

#1



Sarah Mayer *Public Comment - Group 6*

**From:** Ted Rhodes <rhodes.ted@gmail.com>  
**Sent:** Monday, April 29, 2024 8:48 AM  
**To:** sbcob  
**Subject:** May 3, 2024 County's Housing Element Update 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.**

Dear County Board of Supervisors & staff,

As written earlier to the Santa Barbara County’s Planning Commission regarding the state-mandated “Housing Element Update, I urge that the County eliminate all sites located in the Coastal Zone of the Carpinteria Valley that are outside the Urban/Rural Boundary from consideration for rezoning. This includes Rezone Site 15 [Van Wingerden 1] and Site 16 [Van Wingerden 2] and the Pending Project Site 37 [Bailard].

For years, the County of Santa Barbara Planning Commission and Board of Supervisors worked diligently to maintain our urban/rural boundaries in Carpinteria and to protect the rural, agricultural character of our valley. Much as we need low and affordable housing where we can appropriately allow it, I urge the County to continue to honor and protect our urban/rural boundaries here in Carpinteria and not let any state-mandates undo years and years of careful planning by the City of Carpinteria or the County of Santa Barbara. In addition, eliminating Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2] from the rezone list will still leave a surplus in every income level category as shown in Tables 10 and 11 in the Staff Report.

And the huge elephant in the room seldom mentioned in any of these public discussions and decisions regarding state-mandated housing is how all of these pursuits seem to run counter to any city, county, or state initiatives and goals regarding climate change and sustainability. It's time for counties like Santa Barbara and its many municipalities to stand up and fight against these seemingly developer-led mandates for more housing that currently are trying to ride herd over our local coastal and general plans and planning visions that have taken communities like Carpinteria years to create and maintain.

Thank you.

Sincerely,

Ted Rhodes  
[TedPages.com](http://TedPages.com)  
[805.705.8393](tel:805.705.8393)

## Sarah Mayer

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**From:** Oriana McGee <ostar77@hotmail.com>  
**Sent:** Monday, April 29, 2024 9:12 AM  
**To:** sbcob  
**Subject:** Carpinteria Housing Elements

**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 am a Carpinteria resident and agree with the following points proposed by the Carpinteria Valley Association:

- I urge that the sites located in the Coastal Zone that are outside the Urban/Rural Boundary be eliminated from consideration for rezoning. They are 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.
- Eliminating Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2] from the rezone list will still leave a surplus in every income level category as shown in Tables 10 and 11 in the Staff Report.

Developing these spacing into high density housing is not good for the future of Carpinteria.

Thank you for your time in reading my concerns.

Sent from my cellular device.

**Sarah Mayer**

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**From:** james@moonengineering.com  
**Sent:** Monday, April 29, 2024 9:24 AM  
**To:** sbcob  
**Subject:** Rezoning parcels 15, 16 and 37 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 just wanted to make my feelings known regarding these issues, I am not in favor of these parcels (15, 16 and pending project 37) within the Coastal zone and outside the Urban/Rural boundary line being rezoned for the following reasons:

1. These parcels are within coastal zone and could possibly be tied up in objections from the Coastal Commission triggering further Builders Remedy projects.

2. Eliminating 15/16 will still leave a surplus of housing at every income level per the staff report.

Thanks

James Camp

805-455-5094

**Sarah Mayer**

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**From:** Nancy <nancynpwork@gmail.com>  
**Sent:** Monday, April 29, 2024 10:31 AM  
**To:** sbcob  
**Subject:** April 29 and May 3 Hearing: Petition from SBC residents to urge the County to build Affordable/Workforce Housing Units on Underutilized and Vacant County-Owned Land

**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 County Board of Supervisors,

See the attached for a running petition created by Santa Barbara County Action Network (SBCAN) to urge the county to build affordable and workforce housing units on County-owned land (specifically on vacant or underutilized land).

[https://www.change.org/support\\_affordable\\_and\\_workforce\\_housing\\_SBcounty](https://www.change.org/support_affordable_and_workforce_housing_SBcounty)

As of 10 AM on April 29, there are 58 signatures.

Thank you for your consideration,

Nancy Avoce  
SBCAN

**Sarah Mayer**

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**From:** Kaye Addington <kaye@crowndpropertymanagers.com>  
**Sent:** Monday, April 29, 2024 11:18 AM  
**To:** sbcob  
**Subject:** Key Site 11

**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 am contacting you to submit a Public Comment regarding Key Sites 10 and 11.

I understand there is a meeting tomorrow which I will not be able to attend due to my office duties.

I am opposed to these projects. My property backs up to the open space and Orcutt Creek where both of these projects are proposed.

Our Orcutt Hills trails have been decimated by the housing in those areas. Now two more areas are proposed to be crammed with housing and commercial development.

I feel these two areas should remain as they are to maintain the open spaces, oak trees, creek area and to abate further traffic congestion.

Is a trail proposed to be below my property as well? 443 El Cerrito.

Let me know if anything further is needed from me to voice my opposition.

Kaye

Kaye Addington,  
Owner/Broker/Property Manager  
Crown Properties



(805) 574-1205  
400 East Clark Avenue,  
Suite C  
Orcutt CA 93455  
CrownProperties1.com  
Cal DRE #00987350  
Broker's License # 02017086  
Stone Heart Enterprises, Inc.



**Sarah Mayer**

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**From:** David Lelande <dslelande@yahoo.com>  
**Sent:** Monday, April 29, 2024 11:55 AM  
**To:** sbcob  
**Subject:** McCloskey Ranch up-zone

**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.**

Hi, my name is David Lelande. I am one of the three partners on Mccloskey Nursery at 5030 off Hollister. I know my aunt is against developing anything in the near future. I just wanted to voice my preference for a re zone bc I would prefer the options a reasons would provide us in the near future should something come up before the next housing element. Ultimately we don't know what will happen in farming and may like to per-sue other options for the property or at least a portion of it. Thank you for the consideration of our situation.

David Lelande  
Dslelande@yahoo.com  
805-698-0794

[Sent from Yahoo Mail for iPhone](#)

**Sarah Mayer**

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**From:** Christine Hall <yogini.chris@gmail.com>  
**Sent:** Monday, April 29, 2024 11:58 AM  
**To:** sbcob  
**Subject:** Re: Rezoning of Carpinteria property (Van Wingerden, etc.)

**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.**

Ladies and Gentlemen:

A SERIOUS VOTE 'NO' on the rezoning of these properties. I have lived here 54 years and have seen the SAD changes of development everywhere!!!!

PLEASE KEEP our rural community as rural as it can be!!!! We need open land; we need space; we don't need more apartments/condos/development to ruin our town.

Christine Hall  
234 Ocean View Avenue, Carpinteria  
Voting: NO



## Sarah Mayer

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**From:** lzaslove@comcast.net  
**Sent:** Monday, April 29, 2024 1:34 PM  
**To:** sbcob  
**Subject:** Bailard 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.

Please do not approve the proposed high density development on this farm land which has taken generations to cultivate and which has contributed organic produce to our community for many years.

On a practical level, this densely populated residential neighborhood is already overflowing with cars and the alley behind the proposed development is currently used by residents who enter and exit their driveways and garages all day. Additional use of the alley by yet another development would inevitably result in accidents and congestion.

Sewer access is another major issue.

Let's not erode the quality of our land and lives by this thoughtless proposal by an out of town developer with a terrible reputation. There are numerous other possible sites far more suited for additional housing.

Thank you for your consideration of this vital issue to our community.

Yours truly,

Dr. Lisa Zaslove

Sent from my iPhone

**Sarah Mayer**

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**From:** Cliff Solomon <cliff\_solomon@msn.com>  
**Sent:** Monday, April 29, 2024 2:54 PM  
**To:** sbcob  
**Subject:** Public Comment for April 30 Board of Supervisors meeting  
**Attachments:** rezoning.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.**

I've attached my comment for tomorrow's April 30 Board of Supervisors meeting concerning the rezoning of Orcutt properties. Thank you.

Cliff Solomon  
[cliff\\_solomon@msn.com](mailto:cliff_solomon@msn.com)  
(805) 266-0518

Supervisors: My name is Cliff Solomon. I live at 4446 Radcliff Lane in Orcutt. I'm writing to ask the Board of Supervisors to carefully consider the rezoning of vacant land in the Orcutt area. I've looked over the five sites that are being considered for rezoning and see significant problems that must be addressed.

I worry that the building on these sites will significantly impact the traffic on Union Valley Parkway. We already have major issues with this road. We need to look no further than the tragic accident that recently happened at the Hummel Drive pedestrian crossing. It is truly unfortunate that UVP is not four lanes its entire length and that there is no stop light at Hummel Drive. Traffic is going to increase if the rezonings are approved and we must take steps to mitigate the dangers.

The construction on these sites will have major environmental impact on the wildlife and the insect populations living there. Several of the sites are adjacent to monarch butterfly habitats. We all know how that population is struggling and so we must carefully evaluate the impacts that this construction will have on the butterflies and the other animals that live in these areas.

Finally, the Key Site 11 rezoning request places construction on a major flood plain. I can't understand how that canyon is considered an acceptable location for the construction of residential and commercial buildings. I urge you to deny this request.

Thank you.

## Sarah Mayer

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**From:** Robin Selzler <rselzler@sbunified.org>  
**Sent:** Monday, April 29, 2024 3:00 PM  
**To:** sbcob  
**Subject:** Proposed Glenn Annie 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.**

As a teacher at DPHS, I have two major concerns:

- 1. Traffic and student safety.** The roads around the school are already gridlocked mornings and afternoons at school start and end times. It is my understanding that the developer is not being held responsible for mitigating the increased traffic that will occur with 1000 (!) new residences which all feed out onto Foothill road right across from the school. If not the developer, then who will be responsible to add safety features, additional road lanes and possibly other routes to connect the new development to the freeway and to Goleta city centers that exist South and West of Glenn Annie?
- 2. Regarding the provision of low-income housing:** I support the principle 100%. My questions are: Is the developer providing AT OR ABOVE the state-required minimum number of units in the development? I read that they are not. Will the development as a whole truly serve our community by creating the housing NEEDED by those who serve our community (landscapers, nurses, house-cleaners, local business owners, teachers), or is this just going to be one more place that most locals can't afford to live, while also increasing the part of the population that relies on the services of those who have to commute in to serve them (i.e. remote tech workers)? Is there a mechanism for making sure that the people who live in that housing development (whether low-income or not) a) work in our community, and b) have the ability to build a respectable amount of equity in the home so that they aren't stuck there forever if their situation and needs change? (ie young couples with growing families).

Thank you for your consideration and response,  
Robin Selzler



Robin Selzler  
English Teacher & Embedded Support Coordinator  
Santa Barbara Unified School District  
[rselzler@sbunified.org](mailto:rselzler@sbunified.org)  
[dphs.sbunified.org](http://dphs.sbunified.org)  
805.968-2541  
x4592 (messages only at this time)

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Santa Barbara Unified School District - "Every child, every chance, every day."



## Sarah Mayer

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**From:** Ron Ehmsen <ron.ehmsen@gmail.com>  
**Sent:** Monday, April 29, 2024 3:23 PM  
**To:** sbcob; Laura Capps; Joan Hartmann; Bob Nelson; Steve Lavagnino; sbcob  
**Subject:** Traffic and Safety Concerns re: 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.**

Ladies and Gentlemen,

We are writing to express our concerns about Santa Barbara

County's proposed rezoning of the Glen Annie Golf Club for housing units. Our concerns are outlined below:

1. Even under current conditions, traffic frequently backs up on the Glen Annie/Storke Rd. exit ramp onto the northbound lanes of the CA 101 freeway. Adding 1,000 or more vehicles would greatly aggravate this situation and create hazards to safety. How does the county and city propose to handle this dangerous backup? Will accidents in the area become a financial liability? Could the city and county be sued because they approved this project while knowingly being aware of the hazards and prior traffic situation?
2. The intersection of Glen Annie and Cathedral Oaks Rd. is the major ingress to and egress from Dos Pueblos High School. The additional traffic resulting from the proposed development will undoubtedly cause major congestion during morning and afternoon hours before school starts and after school hours end. This will expose students and parents to greatly increased risks of auto and bicycle accidents, potential injuries and deaths. It is important to bear in mind that high school students are inexperienced drivers and are more likely to be involved in such incidents.
3. There will be numerous additional negative demands on City of Goleta services and infrastructure, including additional police, road infrastructure, traffic control, public transportation, parking spaces and school services within the city of Goleta. Please outline in detail how these requirements would be addressed and funded.
4. Has the SBMTD been contacted to provide input into the expanded need for mass transit if the proposed development were to proceed?
5. Open space on the current golf course provides a vital wildfire break for the City of Goleta neighborhoods below Dos Pueblos High School. Under the proposed development, such open spaces would be destroyed.
6. Has the need for a substantially increased requirement for a fire evacuation corridor been taken into account? Currently, US 101 is barely adequate to carry the vehicles that would be involved in an evacuation in the event of a major wildfire or other natural disaster. What provisions are being included in the planning of the Glen Annie development?
7. The physical movement of land on the golf course is evidenced by the fact that tee boxes currently continually slide, rise and sink on the course and irrigation pipes are compromised on a frequent basis due to ongoing earth movement. How have geological concerns been addressed with regard to the increased weight of buildings and roads on land that is already known to be shifting, and how will the potential hazardous impacts on current housing below the hill be mitigated?
8. Traffic, safety, and noise impacts of existing developments on Cathedral Oaks, Glen Annie Road, and the corresponding overpass would be severe. How will such negative impacts be mitigated?
9. Adding traffic to some of the most high volume intersections in the City of Goleta is not practical or advisable unless the current dilapidated infrastructure is substantially improved. How will this be addressed?
10. How will the substantially increased traffic be controlled to protect the safety of pedestrians and bicyclists on one of the most heavily traveled corridors currently in use. There have already been multiple human and animal fatalities on these thoroughfares.
11. Noise on an already congested traffic corridor presents health and quality of life concerns for residents whose homes are near Cathedral Oaks Rd. Will the County provide sound walls for those residents to mitigate the noise impacts?
12. Glen Annie Golf Club primarily uses reclaimed water. Where will the water be obtained to support additional development and residents? What does the Goleta Water District propose to do now and during future droughts.
13. When will a complete environmental impact study be carried out and when will public hearings begin to assess the effects of such heavy development on human health and that of the local flora and fauna?
14. The golf course currently takes into consideration the endangered Red Legged Frog. Has the proposed development taken into account this issue that has Federal implications?
15. What precedent would this proposed development set for other areas north of Cathedral Oaks in western Goleta, specifically the adjacent large tracts with agricultural water rights such as the property on Northgate and Cathedral Oaks and further to the west side of the Evergreen terrace apartments?

For these reasons, we strongly oppose the rezoning of Glen Annie Golf course for housing units as currently proposed. There are too many issues that appear to not have been adequately addressed yet.

We strongly recommend that multiple additional sites in Santa Barbara County, including "Noleta," Montecito, Carpinteria, etc. be taken into consideration that would distribute the population load.

Thank you for your attention.

Respectfully,  
Ronald J. and Jean K. Ehmsen  
33 Touran Lane  
Goleta, CA 93128

Sent from my iPhone 15 Pro Max



**Sarah Mayer**

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**From:** Steve LeBard <admin@orcutt.biz>  
**Sent:** Monday, April 29, 2024 2:45 PM  
**To:** sbcob  
**Subject:** Santa Barbara County Board of Supervisors RHNA Hearing April 30, 2024  
**Attachments:** The City of Orcutt2.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.**

Please accept and distribute to all County Supervisors our letter to the California Governor concerning tomorrow's RHNA hearing.

Thank you  
Steve LeBard  
805-714-1165  
Photo signature attached.

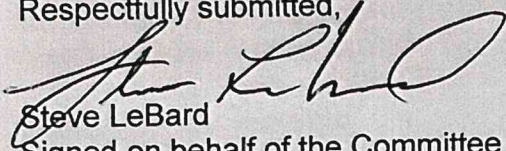


**Note - Santa Maria tore down their historical downtown and built a shopping mall that continues to struggle. Orcutt residents united forming a non-profit "Old Town Orcutt Revitalization Association" that successfully transformed Old Town Orcutt into a thriving historical downtown.**

The foregoing is submitted as our belief and opinion and to the best of our knowledge.

In closing, we hope that you can understand and appreciate our dilemma and that you can bring justice to Orcutt. We know that change is inevitable, all we are asking is that we be allowed to decide our future.

Respectfully submitted,



Steve LeBard

Signed on behalf of the Committee to Incorporate Orcutt  
p.p. Barney Eames, Don Flagg

Cc: Santa Barbara County Board of Supervisors via email



**Sarah Mayer**

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**From:** Tina Culver <christinec13@yahoo.com>  
**Sent:** Saturday, April 27, 2024 2:04 PM  
**To:** sbcob  
**Subject:** Upcoming meeting on rezoning for housing element update  
**Attachments:** Letter re rezoning 424.pages; pdfHousing rezoning 24 pdf.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 County Board of Supervisors,**

**April 2024**

I am a resident of SB county and have been for 50 years, 40 of those years in Carpinteria. I am writing to you to urge/beg you to remove certain sites in the Carpinteria Valley from the rezoning list as you update the state's Housing Element mandate. Below are some of the advantages to removing them. The following are excerpts copied from a much more articulate author than myself on why it is important and advantageous.

**Advantage #1: Adherence to good planning principles:**

The three Carpinteria Valley sites that are in the Coastal Zone (Potential Rezone Sites 15 [Van Wingerden 1]) and 16 [Van Wingerden 2], and Pending Project Site 37 [Bailard]) are all also located outside the County's mapped Urban/Rural Boundary. In fact, they are the only sites in the entire County being analyzed in this PEIR that are outside the Urban/Rural Boundary.

The existing carefully defined and stable Urban/Rural Boundary is an important planning tool for preventing sprawl and its associated problems. The purpose of the Urban/Rural boundary is to mark the outer limit beyond which urban development will not be allowed. Its aim is to discourage sprawl by containing urban development.

It is unacceptable to expand this boundary solely because it is inconvenient and restricts where new high-density housing can be built. The whole point of County policy defining the Urban/Rural Boundary is to prevent development that is inappropriate in this location.

Section 3.8.2 of the County's Coastal Land Use Plan states: "Within the County's coastal zone, the need for clearly defined urban/rural boundaries is especially apparent on the South Coast, where prime coastal agriculture has given way to urban expansion in a rapidly developing area." That document continues with a description of how the Urban/Rural Boundary was determined for the purpose of preserving existing agricultural lands, not as a transitional land use but for agricultural use over the long term. Expanding the Urban/Rural Boundary now disregards existing County policy and sound planning principles.

**Advantage #2: Expediency in completing the Housing Element Update by avoiding the need for Coastal Commission approval of rezones in the Coastal Zone.**

Coastal Commission approval is required for rezones in the Coastal Zone. Rezoning sites that are outside the Urban/Rural Boundary and therefore expanding the Boundary is likely to be met with resistance (possibly significant resistance) from the Coastal Commission. Working through this is likely to delay completion of the Housing Element Update compared to completion of a Housing Element Update that does not include rezones that expand the Urban/Rural Boundary.

Any further delay to completion of the Housing Element Update extends the window where further Builder's Remedy projects may come in. That would be very undesirable.

**CONCLUSION:**

Therefore, we urge that the sites located in the Coastal Zone that are outside the Urban/Rural Boundary be eliminated from consideration for rezoning. These are 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.

Oh, and by the way, eliminating Rezone sites 15 and 16 from the rezone list will still leave a surplus in every income level category as shown in Tables 10 and 11 in the staff report.

Respectfully and Hopefully,  
Christine Culver  
5195 8th Street  
Carpinteria, CA 93013



**Dear County Board of Supervisors,**

**April 2024**

I am a resident of SB county and have been for 50 years, 40 of those years in Carpinteria. I am writing to you to urge/beg you to remove certain sites in the Carpinteria Valley from the rezoning list as you update the state's Housing Element mandate. Below are some of the advantages to removing them. The following are excerpts copied from a much more articulate author than myself on why it is important and advantageous.

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Respectfully and Hopefully,  
Christine Culver  
5195 8th Street  
Carpinteria, CA 93013