

## Lenzi, Chelsea

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**From:** Mary Tingaud <acupuncturemaryt@gmail.com>  
**Sent:** Monday, August 24, 2015 4:28 PM  
**To:** sbcob  
**Subject:** Las Varas Proposed Development

To whom this May Concern,

Within the last year, I have noticed many empty lots used to support nature and provide the rural environment for which most of us citizens of Santa Barbara have been proud of, become construction projects. I am very concerned that we are not valuing the uniqueness of our beautiful city and county. What happened to slow growth?

The Gaviota Coast is the 'last frontier'.

Please base your decisions with the protection of our beautiful coast in mind. If this project is approved, there will be no stopping another developer with another brilliant idea to increase urbanization.

### **TALKING POINTS – LAS VARAS RANCH PROJECT:**

- The Las Varas Ranch Project is inconsistent with County policies protecting agricultural land:
  - The Project would facilitate the sale of individual lots to different owners, fragmenting the ownership of lands currently owned and managed as a single viable agricultural operation.
  - Individual lots are not agriculturally viable, and collective management of the ranching operation cannot effectively be enforced with CC&Rs as proposed.
  - Proposed development envelopes will enable spill-over of residential uses that will adversely impact the agricultural operation.
  - Locating future residential development in the midst of orchards and cattle pastures would introduce significant land use conflicts that will further impact the agricultural operation.
- The Project is inconsistent with County policies protecting visual resources:
  - The Project intensifies residential development potential in the iconic viewshed and Rural Historic Landscape on Las Varas Ranch visible from Highway 101, and on the coastal bluff visible from the railroad, beach, and ocean.
  - Up to two-acres of contiguous residential development and additional structures including horse stables and agricultural employee dwellings will degrade scenic coastal views across these open and historically significant landscapes.
- The Project is inconsistent with County biological resource protection policies:
  - New residential uses including introduced pets and equestrian use will adversely impact sensitive native plant communities and sensitive wildlife species including California red-legged frog, southwestern pond turtle, and many species of sensitive raptors and bats.
  - Future development of large rural estates including unlimited amounts of agriculturally related structures such as horse stables and greenhouses will fragment foraging areas, interrupt wildlife movement, and degrade native vegetation.
- The Project is inconsistent with County cultural resource protection policies:

- The Project site qualifies as a significant cultural resource with both a Rural Historic Landscape and significant archaeological resources including CA-SBA-80.
- The Project intensifies development potential within the Rural Historic Landscape and in proximity to CA-SBA-80 in a manner inconsistent with County policy requiring the avoidance of development on significant historic and archaeological sites when possible.
- Project infrastructure and future residential development will degrade the site's significant cultural resources.

## Mary

Mary Tingaud L.Ac.  
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Acupuncture, Herbal Medicine,  
Nutrition & Integrative Bodywork  
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## Lenzi, Chelsea

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**From:** Jeff Phillips <ljefe00@gmail.com>  
**Sent:** Monday, August 24, 2015 2:00 PM  
**To:** sbcob  
**Subject:** Las Varas Ranch comment

Dear Supervisors,

I urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Sincerely,  
Jeff Phillips  
3852 B Crescent Drive  
Santa Barbara, CA 93110

## Lenzi, Chelsea

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**From:** shields3033@netscape.net  
**Sent:** Monday, August 24, 2015 2:37 PM  
**To:** sbcob  
**Subject:** Las Varas Ranch project

To the members of the Board of Supervisors of Santa Barbara County

I urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Susan Shields  
3033 Calle Rosales, Santa Barbara, CA 93105

**Lenzi, Chelsea**

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**From:** cathykarolc@aol.com  
**Sent:** Tuesday, August 25, 2015 6:59 AM  
**To:** sbcob  
**Subject:** Las Varas Ranch Project

I urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Sincerely,  
Cathy Karol-Crowther

## Lenzi, Chelsea

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**From:** Sally Arata <sjarata@aol.com>  
**Sent:** Tuesday, August 25, 2015 4:53 AM  
**To:** sbcob  
**Subject:** The development

I urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Sent from my iPhone

## Lenzi, Chelsea

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**From:** Look Archie <tokyolooks@mac.com>  
**Sent:** Monday, August 24, 2015 10:45 PM  
**To:** sbcob  
**Subject:** Hearing at the Board of Supervisors on the Las Varas Ranch Project

To: The Board of Supervisors

- I urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Sincerely yours,

Archie M. Look

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**From:** gino@cspmovies.com  
**Sent:** Monday, August 24, 2015 8:34 PM  
**To:** sbcob  
**Subject:** Say no to Las Veras Ranch

Our Family of eight,

Urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

The Pagliaro's 40 years living in Goleta



## Lenzi, Chelsea

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**From:** Marvin Sperlin <msperlin@att.net>  
**Sent:** Monday, August 24, 2015 8:26 PM  
**To:** sbcob  
**Subject:** Las Varas Ranch Project

- We urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Thank you,

Marvin Sperlin  
Carol Sperlin  
Ventura, Ca.

## Lenzi, Chelsea

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**From:** Teresa J. Mullins <TMullins@bpw.com>  
**Sent:** Tuesday, August 25, 2015 9:06 AM  
**To:** sbcob  
**Subject:** Las Varas Ranch Project - NO!

I urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Regards,  
Teresa Mullins

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## Lenzi, Chelsea

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**From:** Jim Jeter <jeter\_jim@yahoo.com>  
**Sent:** Monday, August 24, 2015 4:33 PM  
**To:** sbcob  
**Subject:** Opposition to Las Varas Ranch Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

- We urge the Board of Supervisors to follow the Planning Commission's recommendation and deny the Las Varas Ranch Project. The proposed fragmentation of a historic Gaviota Coast working ranch is inconsistent with County policies protecting agriculture, and with the community's vision for the Gaviota Coast. The project, including the residential development it facilitates, will degrade important public views and compromise sensitive resources. Please uphold County policy and deny the Las Varas Ranch Project.

Jim & Carol Jeter

## Lenzi, Chelsea

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**From:** George Surmeier <georgesurmeier@gmail.com>  
**Sent:** Thursday, August 27, 2015 11:45 AM  
**To:** Board Letters  
**Subject:** Las Varas Ranch Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chair Janet Wolf and Honorable Supervisors,

I have lived at 10695 Calle Quebrada in the El Capitan Ranch for roughly thirty years. The south side of our property adjoins the Las Varas Project. I strongly urge you to vote in favor of the project as part of a logical plan for the Gaviota Coast, which I love.

I support the project in terms of logical planning and equity for the property owner. I also support the project because it provides practical parking and reasonable beach access. Most importantly, from a personal perspective, I support the project because I believe it will effectively block the illogical push to have a bluff trail from El Capitan Ranch Road to the proposed Las Varas trail.

I believe that once people can get to the beach at Las Varas and walk along the ocean to El Capitan State Park the push for a bluff trail to El Capitan Ranch Road will simply go away. I have walked this section of the beach many times over the last thirty years and I have never felt a need to get on top of the bluff. This section of the proposed bluff trail has many logic and cost issues: parking at El Capitan Ranch Road; freeway and railroad crossing; arroyo crossings; and trail construction and maintenance on the bluff. Once people have easy access to the beach and can walk to El Capitan State Park I believe that a large majority of individuals will agree with me that a bluff trail simply is not needed.

Again I urge you to vote in favor of the project.

George Surmeier