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November 5, 2010

Board of Supervisors
County of Santa Barbara
Fourth Floor
105 East Anapamu Street
Santa Barbara, California 93101

Hand Delivered

**Re: California Coastal Commission's Proposed Modifications to
Santa Barbara County's Land Use Development Code**

Dear Supervisors,

I represent the owners of El Capitan Canyon, Ocean Mesa RV and Campground and El Capitan Horse Ranch each of which is partly within the Coastal Zone.

My clients agree with and support all of the substantive objections raised by many individuals and organizations such as lack of adequate notice, lack of CEQA review, the overstepping of authority by the Coastal Commission, but as they reviewed the proposed modifications in more detail, they became more and more concerned about the specific impact these proposed changes will have on their properties and the present uses now fully permitted thereon.

Their current CUPs on the properties are the result of a long and collaborative undertaking with the County and its staff over many years in an arduous and expensive process. My clients feel that they have accomplished remarkable goals during that long process to protect coastal resources, watersheds, vistas, view-sheds and native habitats. These CUPs however, would be of little value under the changes as proposed and this process would only commence once again upon a sale



or transfer of the property. How that could possibly benefit those many existing accomplishments is unknown and unknowable.

In addition during their ownerships, they worked closely with the Land Trust for Santa Barbara County and the Trust for Public Lands to provide valuable conservation easements and over 2500 acres of new public lands. These achievements could never have been possible under the modifications as proposed.

That ever so necessary marriage between private benefit and public participation that so clearly drives an effective land conservation process would be stymied and possibly eliminated altogether under this current proposal.

Perhaps most importantly, during this CUP process, they found you, our elected Supervisors to both well understand and sincerely appreciate the history of these unique properties and the many benefits these well reviewed accomplishments have created and preserved for our local community.

Many of the suggested modifications will shift the decision making away from the County which can only weaken the County's land use authority. The fear is that a far less accountable and far less locally connected Coastal Commission will make decisions not always as appropriate for or consistent with the needs and desires of the local community as your decisions have been.

In the case of the El Capitan Horse Ranch, its very purpose is keeping, breeding and riding horses which will no longer be a permitted use. It is difficult to see any logical goal achieved by now restricting a use that has existed comfortably and compatibly for over half a century.

Based upon equestrian uses as its future permitted use, most other possible uses were conveyed to the Land Trust some years ago in a conservation easement so to now deny this basic intended purpose is essentially to deny and eliminate the underlying value of this property.

While my clients do not oppose the basic concept of the Zoning Ordinance Reformatting Project and streamlining the planning process, in the end, the only way any modifications to the LUDC can be made is after an exhaustive review of



each modification and its impact on each property and proper legal notice to all of these impacted landowners.

Since neither of those has yet been part of this process, they strongly oppose these changes and request that the Board reject them entirely.

Very truly yours,



ROBERT F. EGENOLF

RFE:hs

Cc Zacara Ranch LLC
Cima del Mundo LLC