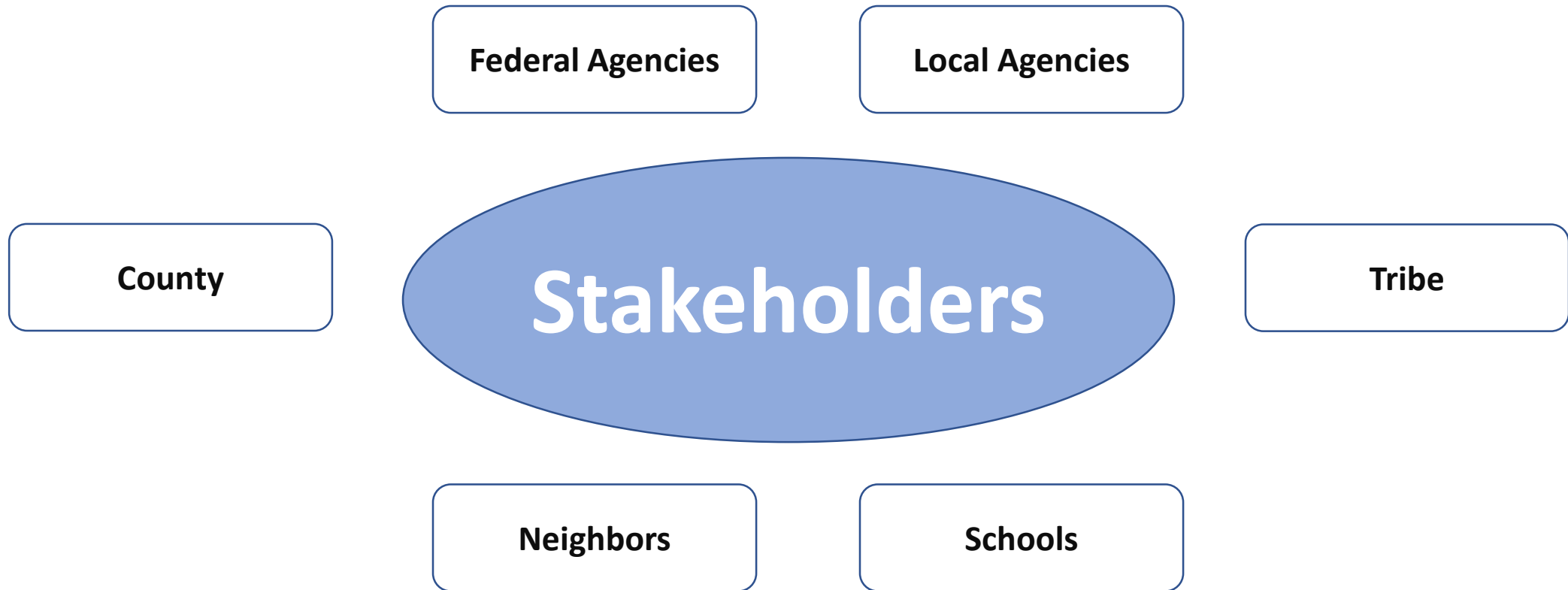


“I care deeply about  
collaborative  
decision-making.”

An Historic Opportunity to  
Model **Open, Frank,**  
**Respectful,** and **Productive**  
Communications



# Federal Agencies

- ❑ US Army Corps of Engineers
- ❑ US Fish and Wildlife Service
- ❑ US Environmental Protection Agency

Permitting &  
Construction

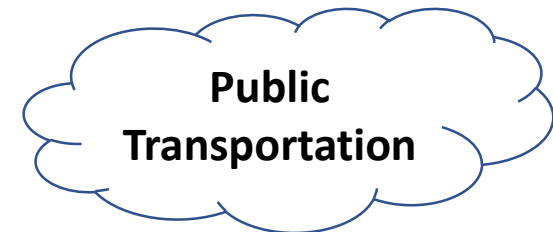
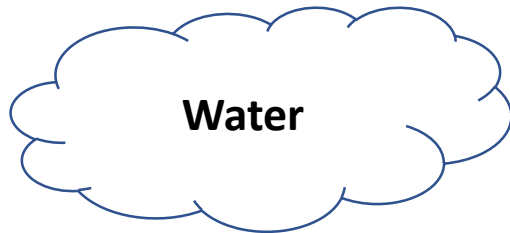
Environment

Endangered  
Species

Water & Air  
Quality

# Local Agencies

- ❑ Santa Ynez Community Services District
- ❑ SY River Water Conservation District ID1
- ❑ City of Solvang
- ❑ City of Buellton



# Neighbors

- Linda Vista Dr families
- Shepherd Ranch
- San Lucas Ranch
- Happy Canyon families
- Baseline Avenue families
- Meadowlark Ranches families

# Schools

**More Houses =  
More Students**

- College School District (Santa Ynez Elementary)
- Los Olivos School District
- Santa Ynez Valley Union High School District
- Allan Hancock Community College

**Property Taxes  
For Classroom**

**Bond  
Assessments**

**Developer Fees  
\$8000/house**





An Historic Opportunity to  
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Communication.



# Top-Down, Command-and-Control

**You have  
FAILED  
Our Community**