

Rezone

Sarah Mayer Public Comment - Group 2

From: Joanna Knapp <joanna.knapp@yahoo.com>
Sent: Monday, April 22, 2024 7:13 AM
To: CEO Clerk of the Board
Cc: gFisher@countyofsb.org; Joan Hartmann; Supervisor Nelson; Supervisor Das Williams; Steve Lavagnino; Laura Capps
Subject: Rezoning of Goleta Agriculture Parcels

Follow Up Flag: Follow up
Flag Status: Flagged

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 of Santa Barbara Board of Supervisors,

We have been homeowners @ Sungate Ranch for over 10 years and are very concerned with the revelation of rezoning the agricultural parcel @ San Marcos Growers for the high density housing projects that is being proposed for our neighborhood. We need to preserve our food support to our communities & the nursery supplies plants to our landscaping contractors ensuring sustaining green communities.

We currently are impacted with heavy **traffic** congestion @ the intersections of Turnpike & Hollister with 3 schools in this area. Currently on San Marcos road we are unable to exit onto this street when there are a few cars backed up waiting @ the signal light to proceed onto Hollister Ave. This is a **safety** issue in an evacuation (flood, fire, etc.) as we would be in a grid lock with no alternative route.

Parking is already an issue & we will have many more cars that will be using residential streets. This will further narrow the single lane San Marcos road, obstructing /affecting the flow of traffic.

Our mountain **views** will be compromised by projected high density 3 story housing units. This is a negative impact on our community that will affect the quality of our lifestyle & compromise the character of our neighborhood.

We hope you do not rezone the agriculture parcels .We need to keep our much needed agriculture over this development of excessive housing in our community. Thank you for reading my concerns.

Kindest Regards,
 Joanna & Roy Barncastle

Sarah Mayer

From: Sharyn Plunkett <plunkettsharyn@gmail.com>
Sent: Monday, April 22, 2024 7:21 AM
To: sbcob
Subject: Re: Housing Element update Rezone hearing on April 30th

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.

County Board of Supervisors,

I have to believe you have all driven down Bailard Avenue and believe if you have, this would not even be considered. It is a very narrow road, unsafe for adults, children and pets. The angle parking has essentially made this road very unsafe. If you back up from the angle parking you cannot see oncoming traffic. Drivers drive too fast on this tight road. I drive very slowly and I have seen children and pets running across the road and you cannot see them coming due to angle parking and the tight lanes. If I did not drive so slowly it could be devastating. I cannot even fathom 300+ more cars on the very tight narrow road. It will be very unsafe for our children and pets. I have lived in Villa Del Mar Condos for 15 years. For the safety of my family, I would move from this area if this proposal passes. **Please, VOTE NO....**

Sharyn Plunkett

--
Sharyn A. Plunkett
plunkettsharyn@gmail.com
cell (805) 455-3819
fax (805) 617-4807

Sarah Mayer

From: Berni Bernstein <bernibernstein@hotmail.com>
Sent: Monday, April 22, 2024 8:54 AM
To: sbcob; Berni Bernstein
Subject: opposition to Proposed rezone in Carpinteria next to Casitas Village

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Dear County Supervisors,

Thank you for your consideration for Red Tail Housing.

I've heard about this from many concerned neighbors at Casitas Village. This situation will create a parking nightmare and safety challenges for homeowners and tenants at Casitas Village.

I urge you not to move forward. Thank you.

Sincerely,

Marilyn Bernstein

homeowner from Hickory Ave.

Sarah Mayer

From: Lina Garcia <lina.garcia@yahoo.com>
Sent: Monday, April 22, 2024 9:15 AM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30th

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.

County Board of Supervisors:

As a resident of Casitas Village, in Carpinteria, I want you to know that I strongly oppose the rezoning of Bailard Farm.

The rezoning of Bailard Farm does not make sense at all since the location is completely unsafe for building high-density housing and, at the same time, the produce they have been growing for many years are very much needed in our local markets. We cannot lose this productive land, even more now as population in the area is expected to grow and much area in Carpinteria is now dedicated to grow cannabis instead of food.

The objective of rezoning Bailard Farm would be to allow Red Tail to build 168 homes on less than seven acres of land at the end of Bailard Ave. The huge majority of these apartments would be market-priced rentals to be managed by, guess who?...Red Tail. Clearly a big money making opportunity for them, and in their pursuit they have been willing to gloss over basic facts like:

1. There is a single access to the proposed area (Bailard Ave.).
2. There is already a parking space problem in the adjacent area.

Why are these very important factors that make their project unacceptable?

PARKING AND TRAFFIC

Just a few years ago, responding to the parking crisis in this area, Bailard Avenue was reconfigured to hold more parking spaces. We have now **100 (ONE HUNDRED)** parking spaces in the **ONE BLOCK** between Via Real and Birch St, plus **20 additional parking spaces** by the park at the end of Bailard. This block became, de facto, a parking lot, with only one lane in each direction. And still, finding parking at nights and weekends is a problem.

Casitas Village community has 280 units and 3 cars per unit, on average, i.e. about **750 cars**. Across Bailard Ave. another dense community has similar problems.

Now Red Tail is proposing to build 168 apartments using this same stretch of Bailard Ave. to access in/out. And, although some of them will be 3-bedroom apartments (vs.

2-bedroom, max 5 occupancy of Casitas Village's condos), let's assume just the same average number of cars per unit: three. **That will be more than 400 additional cars.** And not all of them will be housed by the project, leaving the overflow to compete for the already insufficient street parking spaces.

This will make the daily live of both communities a continuous struggle and a source of friction, for just the parking. But there is of course the problem of traffic bottleneck in Bailard Ave. to access the freeway, including the fact that the cars parked in the street will be backing up to the traffic at the same time in that one exit lane.

A much worse problem will be if there is an emergency evacuation and everybody needs to leave at the same time in a hurry. Difficult to imagine how the firefighters could possibly reach the area in this scenario. *Who of you, who are thinking of approving this project, will take responsibility for the fatalities?*

In summary, any future project for this piece of land CANNOT be a high density housing project. Therefore, any rezoning, if ever needed, cannot allow such kind of use.

I strongly oppose the rezoning of Bailard Farm.

Thanks for your attention,

Lina García

Lina.Garcia@yahoo.com

Sent from my iPad

Sarah Mayer

From: Lily Strong <lilystrong@gmail.com>
Sent: Monday, April 22, 2024 10:24 AM
To: sbcob
Subject: Comments Regarding 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.

Hello Board of Supervisors,

I am a condo owner at Casitas Vista off Bailard Avenue in Carpinteria.

I am aware that the County Planning and development did not recommend a rezone of the area in their hearing, but the board of supervisors is considering a rezone anyway.

My comment is: the area is already very impacted in both population and in vehicles. In the event of a wildfire I do not think it would be possible for even more cars to exit quickly. Adding 300 + more people/vehicles is frankly terrifying. I'm even concerned about the people that are already here because the street is almost always packed.

I think the County should be concerned about loss of life and massive lawsuits if there is a fire (where people can't get out in time) and they pushed the re-zone through. It is not a responsible choice. Please consider other plans with better exits and more affordable housing units. I know there are several alternative options in the pipeline.

Thank you,

Lily Strong, RN
Co-Founder
Earth Diaper
www.earthdiaper.org

Sarah Mayer

From: ERIC ZOBEL <ezobel@icloud.com>
Sent: Monday, April 22, 2024 10:27 AM
To: sbcob
Subject: pls dont develop st vincent's 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.

Hi,

I'm writing about the housing element update rezone amendments and wanted to please ask you to reconsider zoning the St. Vincent's property bounded by Cienguitas Road and the Foothill onramp to Rt. 154. After the fire burned through there a few years it has grown back considerably and a family of 4 deer now live there in addition to a host of other wildlife. It is also in direct line downhill below the San Marcos Preserve that has burned 3 times in the 10 years I have lived here. With all the major insurance companies no longer offering fire insurance in California it is not a reasonable parcel to build more homes.

Thank you for considering.

Eric

Eric Zobel

805-570-9753

www.zobelzoo.com

[#thezobelzoo](https://twitter.com/thezobelzoo)

Sarah Mayer

From: Peggy Oki <peggy@peggyoki.com>
Sent: Monday, April 22, 2024 10:42 AM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30th

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,

At the Santa Barbara County Planning and Development hearing 3 weeks ago, the Planning Commission did not recommend a Bailard rezone from 2 homes to 168 homes, Project Site No. 37 [Bailard].

I write out of concern after hearing that County Supervisor, Das Williams is in favor of rezoning for the proposed development of 128 market rate apartments (not affordable housing) and only 40 for unhoused and lower income.

The traffic and safety impacts of such a project would adversely affect already existing adjacent multiple family dwellings including Villa del Mar and Casitas Village.

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 Site 15 [Van Wingerden 1, Site 16 [Van Wingerden 2], and Project Site No. 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.

I am strongly opposed to rezoning of Pending Project Site No. 37 [Bailard]. Your response would be appreciated.

All the Best,
Peggy

Sarah Mayer

From: Aracely Rodriguez <ara.rod70@gmail.com>
Sent: Monday, April 22, 2024 11:43 AM
To: sbcob
Subject: Housing Element Update Rezone Hearing

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 writing to let you know that most of us are against this proposition on the construction of 168 homes on Bailar street in Carpinteria Road.

We are concern for more traffic, parking spaces and noise. Also, We constantly are reminded of the water shortage. How will this aliviate the shortness of water , emergency response and more kids on our already crowded schools . Carpinteria is well none for its size and landscape so please don't allow this to change the beauty of this tiny city. SO NO NO NO to more houses here.

Thank you in advance for your support on this matter. I hope that you do the right thing to protect our community and don't allow this project to go forward.

Araceli Rodriguez
5926 Hickory street 1
Carpinteria CA 93013

Sarah Mayer

From: Jacquelyne Alexander
Sent: Monday, April 22, 2024 11:52 AM
To: sbcob
Subject: FW: Housing element concerns
Attachments: Board of Supervisors April May.pdf

Please include with Public Comment for next weeks hearings. Thanks!



Jacquelyne Alexander
Chief Deputy Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Suite 407, Santa Barbara, CA 93101
t: 805.568.2245 f: 805.568.2249
jalexander@countyofsb.org

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From: Teresa <teresabc2002@yahoo.com>
Sent: Saturday, April 20, 2024 1:51 PM
To: Joan Hartmann <jHartmann@countyofsb.org>
Subject: Housing element concerns

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 Supervisor Hartmann,
Please find attached my letter regarding the housing element.

Respectfully,
Teresa Caves

Dear County of Santa Barbara Board of Supervisors,

I appreciate the opportunity given for the public to voice their concerns regarding the rezoning of the prime agriculture parcel at San Marcos Growers. My concerns pertain to the following: Food Security, Traffic Congestion and Safety.

FOOD SECURITY, ECONOMY and SUSTAINABILITY

Historically, agricultural production has occurred in the San Marcos/Hollister area for centuries. However, over time these agricultural parcels have been carved away to make room for urban use. The State of California recognizes development of agricultural lands for urban uses continues to have **adverse effects** on the availability of these lands for **food and fiber production and on the economy** of the state **Government Code 65589.5 3(c)**.

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. **Denying rezoning agriculture voids builders remedy.**

Currently, part of the San Marcos parcel is leased by Lane Farms, actively producing fruits and vegetables for the surrounding community. This parcel should be expanded to produce additional food to help support food security and sustainable green communities. This parcel is "**not an infill site**" but a "**prime agricultural site**" that helps to support food security. This site supports farm to table methodology, reduces long distance transportation of fresh food to the communities and should be **expanded** to include rental plots for community members to grow their own organic food, a park for open space and a farming/gardening educational site. Currently, the agricultural parcel supports open space, mental health, healthy nutrition, the economy and employment.

Additionally, the parcel is shared by San Marcos Growers. It is a successful and profitable nursery employing 50 plus dedicated workers some of which have served for over 40 years and will lose their jobs if rezoned. Since 1978, San Marcos Growers "has played an important role in the introduction of new plant material into the California nursery trade. The nursery belongs to numerous Botanic Garden Associations, both here and abroad, and has nursery contacts throughout the world. Representatives from the nursery are active in trade and professional organizations such as the Plant California Alliance (formerly the California Association of Nurseries and Garden Centers), California Landscape Contractors Association, International Plant Propagators Society and the Cactus and Succulent Society of America."

Agricultural Zoning "must be protected", San Marcos Growers parcel must remain zoned agricultural as it plays a vital role in food security, the economy and Sustainable cities. Recently, the Environmental Defense Center (EDC) and Santa Barbara County Action Network (SBCAN) celebrated the withdrawal of an appeal by developers, leaving in place a Superior Court decision in favor of preserving agriculture in the Santa Ynez Valley
<https://www.edhat.com/news/legal-fight-to-preserve-agricultural-heritage-in-santa-ynez-valley-ends-in-success/>

The value of prime agriculture cannot be over stated, it ensures the sustainability of green communities.

TRAFFIC CONGESTION

Is there a traffic study for the San Marcos Grower Area? There appears to be a study for the Housing element as a whole but not specific for the San Marcos Growers site.

Living along the Hollister corridor for the past 24 years, we

experience weekly if not daily traffic accidents. The addition of 996 rental Apartments on the San Marcos Growers parcel, the Tatum project at 545 units, and Montessori at 459 units or more totaling 2000 units, will amplify traffic problems. We will experience 4000 more vehicles in the immediate area with the proposed high density projects.

Evacuation of the area will be grid locked during a natural disaster be it fire, flood or other. This places the current residents at high risk with the community negatively impacted.

California Code, Government Code - GOV § 65583 10 (g)(2) (A) (B)

There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The following are the Annual Average Daily Traffic (AADT) numbers from the SBCAG Regional Data Platform.

El Camino and the 101 Annual Average Daily Traffic(AADT) 47,228,

North Turnpike Road AADT 8,324

South Turnpike Road AADT 8,994

Hollister Avenue AADT 6,905

South San Marcos Road AADT 1,925

Walnut Lane AADT 2,980

Hollister at Patterson AADT 7,204

The rezoning of agricultural to residential at San Marcos Growers area would add an additional 4000 vehicles, making it chaos during a natural disaster trapping residents. With the current traffic flow of

1,925 and an additional 4000 vehicles, it will make the equivalent of the City of Santa Ynez driving through San Marcos Road. Public transit, biking or walking will not be used during evacuations. Vehicles will only be used creating traffic chaos and trapping residents.

and finally

SAFETY

In comparing the crime grade at the Positano Apartment Complex behind Vons (118 apartments, 2 story) and San Marcos Growers area, we find that all crime is higher for the Apartment Complex. Property crime, assault, theft, vandalism, murder, animal cruelty are all higher. The proposed high density development of rental apartments will have an adverse safety impact on the current area. No teacher, doctor, fire fighter wants to rent an apartment nor do they want to live in a high density housing project. What they want is ownership of a home. This high density project at San Marcos Growers /surrounding totaling 2000 units is bad for the community. This will result in high crime further taxing the system. The working class currently present, you seek to attract, do not want this disastrous plan.

Thank you for listening to my concerns. I encourage the Board of Supervisors to vote against the housing element, join other counties in challenging the State, and to enforce **Government Code 65589.5 3(c)** in preserving prime agricultural land. The recent Superior Court Action to preserve prime agricultural land in Santa Ynez is the right action. Do not rezone the prime agricultural parcel at San Marcos Growers. Placing half of the housing element for the County of SB, the size of a City, in one block at San Marcos Growers area is reckless.

Instead retrofit commercial buildings sitting vacant and utilize true infill urban areas (not prime ag) to meet the Housing Element. A Win Win solution.

Respectfully,
Teresa Caves

Sarah Mayer

From: Don Higgins <don1935shops@gmail.com>
Sent: Monday, April 22, 2024 3:50 PM
To: sbcob
Subject: Comments on the Adoption of the 2023-2031 HEU Rezone Amendments

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.

Comments on the Adoption of the 2023-2031 HEU Rezone Amendments
re. the 4/30/2024 and 5/3/2024 hearings

Dear Board of Supervisors,

I am opposed to the proposed rezoning of the St. Vincent's East property, north of Foothill Road, east of Hwy 154, in the unincorporated area adjacent to the Cities of Santa Barbara and Goleta. Proposed rezoning at the DR-20/30 level is too big of a jump from the adjacent residential neighborhoods. Development on that parcel would dwarf the adjacent community, and fundamentally alter the character of that neighborhood. Considering the location of the parcel, the occupants will all have cars, notwithstanding idealistic claims for alternative transportation. This introduces urban levels of traffic congestion and parking issues into what is now a peaceful suburban neighborhood.

Please **do not** select the St. Vincent's East site to be rezoned at the proposed DR-20/30 level.

Respectfully Yours,
Don Higgins
805-280-8624
don1935shops@gmail.com
1435 Crestline Dr.
Santa Barbara, CA

Sarah Mayer

From: rhleason (null) <rhleason@aol.com>
Sent: Monday, April 22, 2024 4:37 PM
To: sbcob
Cc: Steele, Jessica
Subject: Our Concerns Regarding 2023-2031 Housing Element Update Rezone Amendments
Attachments: Scan_20240422 (2).pdf

Follow Up Flag: Follow up
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April 22, 2024

Attn: The Clerk of the Board of Supervisors of

Santa Barbara County

Subject: Adoption of the 2023-2031 Housing

Element Update Rezone Amendments

Please find attached our written comments expressing our concerns regarding the proposed Housing Element Update.

Please distribute to the Supervisors for consideration at the upcoming meeting. These comments were also mailed overnight today.

Thanks.

Sincerely,

Robin Leason, President

RE Hall-Carpinteria, Inc.

CarpMDM Properties, LLC

PO Box 2758

Newport Beach, CA 92659

949-640-4141

CC: Jessi Steele-Blossom

April 22, 2024

Das Williams, Carpinteria Supervisor
and the Santa Barbara County Board of Supervisors

It is our understanding that the March 27 and April 1 planning department public hearings resulted in approval of the rezoning and subsequent development of the Van Wingerden 1 site, which is adjacent to our farming property, parcel 004-013-005.

We also own APN # 004-002-026, 004-002-027, 004-002-028, 004-013-008, and 004-013-010.

Our great grandparents settled in the Carpinteria Valley in 1868 and our family has been farming continuously here since then. We are organic avocado farmers.

We understand the challenges before the county and do not begrudge our neighbor seeking to remedy his own farming challenges along the rural/urban divide. Yet we have grave concerns about the high density Van Wingerden 1 development adversely affecting our farm in a way that may ultimately put us out of business.

Our concerns stem from our accumulated experience farming along the rural/urban divide.

An atmospheric stream of cold air naturally flows from the mountains to the ocean through the Carpinteria Valley. Extremely cold temperatures in winter and early spring can cause frost damage, crop loss, and loss of the actual trees in our orchard. When obstacles interrupt the stream of cold air, this atmospheric phenomenon exacerbates freezing.

In the 1990s on APN number 004-013-010 we had a freeze which caused the loss of two years of crop, five years of production, and heavy damage to trees. This devastating loss can be traced to the development of Santa Monica Gardens compounded by an extremely cold season. Structures impeded the natural flow, backing up and pooling the cold air and causing long term damage to our trees.

We additionally see perpetual stunting of our trees at the southwestern portion of our property (APN # 004-013-005) adjacent to greenhouses which also interrupt the air flow.

By erecting multi story buildings along the Van Wingerden 1 property line, our concern is the frost damage to our business will be amplified by their height and the subsequent pooling of cold air.

Since our farm extends from that property line all the way up to Foothill Road, the impact of freeze may possibly lead to the loss of our entire farm. It will depend on the design, height and placement of the buildings.

We were heartened to hear Commissioner Parke commenting on how alterations to the plan at Montessori could help mitigate the drawbacks on the neighboring community there. Although our voices are not as numerous, we would appreciate similar consideration in the communal planning process in an effort to avoid hardship where it can be mitigated.



Robin Leason, President
REHall-Carpinteria, Inc.
CarpMDM Properties, LLC

CC:

County of Santa Barbara Planning Commission:

C. Michael Cooney, Laura M. Bridley, John Parke, Roy Reed and Vincent Martinez

Sarah Mayer

From: JIM WITMER <jimwitmer@cox.net>
Sent: Monday, April 22, 2024 4:44 PM
To: sbcob
Cc: artspirits@gmail.com
Subject: Tom Evans re Red Tail proposal
Attachments: Tom Evans re Red Tail proposal.docx

Follow Up Flag: Follow up
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Hello,
I am sending this for Tom Evans.
Would you let me know it has been received.
Thanks,
Jim

Jim Witmer

P O Box 342

2231 Calle Culebra

Summerland, Ca

93067

To: Honorable Santa Barbara County Board of Supervisors

4/22/2024

Poor Mans Parking Study

Dear Sirs and Ladies;

Although I live in Summerland, I have owned my casitas Village Condo since 1974. These units have always been of good functional design and at the lower end of the affordability range both as ownership opportunities and as rentals. Each unit has a garage space and then a driveway apron as parking (2 spaces). All of the units are 800+ square feet 2 BR/1Bath. In addition to the 2 spaces, there are roads within the development that have parking, as well as Bailard Ave and Via Real. The Homeowners Association is able to monitor over-crowding of units and that the garages are used for parking only. These factors are generally true for Villa del Mar, except that Villa del Mar is a mix of 2 & 3 bedroom units with one covered and one uncovered parking spaces. (not tandem) In spite of all this, over flow parking is an issue as it is becoming nearly everywhere. At night and other times it is very difficult to find a space and now people are parking on the south side of the freeway as well.

The Red Tail proposal has fewer than 2 spaces per unit and they are in the interior perimeter roadway. Unlike Casitas Village and Villa del Mar there are no interior roads or adjacent roads to handle parking overflow. There is also a bloated mixed-use proposal nearby to the East on Via Real at the Lagunitas property.

I just wanted to highlight this one easily observable problem in this overly dense project. We do have a housing shortage in certain segments however this approach, especially in this location will bring more problems than solutions. This proposal is mainly favored by the developer and certain misguided or improperly motivated politicians (remember cannabis) at the local and state level. I feel we are better off not having the implied approval of a rezone.

Respectfully,

Tom Evans

P O Box 622

Summerland, CA 93067

805 969-3050

Sarah Mayer

From: Tom Olson <tgaolson@yahoo.com>
Sent: Tuesday, April 23, 2024 12:07 PM
To: sbcob
Subject: Adoption of 2023-2031HEU Rezone Amendment

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:

Please accept my letter of protest to the above referenced Rezoning Amendment, specifically as referring to parcels labeled, Fong1 and Fong2 located on Burton Mesa Boulevard in Mission Hills, Lompoc. I am opposed to the increased Proposed Potential Units from current 14 units to Proposed 70 units for Fong 1. As well, I am opposed to the increased Proposed Potential units from current 9 units to Proposed 45 units for Fong2. My protest to increasing unit potential and population density in this location is due to no retail, no grocery, no medical or health service locations. Bus patrons ride nearly one hour to arrive for city services. The location of Fong 1 and Fong 2 is flanked by affordable housing in Mission Hills upper and lower tract, single family residences who are working class families. Additionally, the Burton Mesa Boulevard parcels are adjacent to the dedicated open spaces of Burton Mesa Ecological Reserve, and La Purisima Mission State Historic Park. Despite other new developments, this location is not suited for high density housing. I am opposed to the increase in zoning capacity in Fong 1 and in Fong 2.

Sincerely,
Grace M Geer-Olson
1445 Calle Pasado
Lompoc, CA 93436

[Sent from Yahoo Mail on Android](#)

Katherine Douglas

From: ROBIN CEDERLOF <rhcederlof@cox.net>
Sent: Tuesday, April 23, 2024 12:39 PM
To: sbcob
Cc: futurehousingsb@gmail.com
Subject: Housing Element, Supervisor Meeting 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.

Dear Honorable Supervisors of Santa Barbara County,

Our letter is in regards to the difficult task before you as you try to satisfy the California housing mandate. Although, we highly dislike state mandates, we do understand a need for increased housing. A better balance is needed.

We are very concerned about various issues in the recommended plan, these are our top three.

- 1). The zoning density of DR 30/40 for the properties in and around the area of Hollister Avenue and South San Marcos Road is way, WAY too intense. We would support a **lesser density zoning** similar to the surrounding neighborhoods.
- 2). More public park space associated with this area is needed. **Open space, connecting trails, and a dog park (or two)** would be a welcome addition to these developments and the surrounding neighborhoods. The area between Patterson Ave and Turnpike road, south of highway 101, is currently void of these amenities.
- 3). All developments **need to have increased parking** for their residence. 1 parking space per unit is not enough. We would recommend *at a minimum*, 1 parking space per bedroom.

Lastly, a question. Since UCSB and SBCC have been increasing their enrollments, but not providing adequate housing for their students..., **how will you and the developers assure us that these new units will be for local workforce residence of the area and NOT be absorbed by UCSB or SBCC students?**

Thank you for your service to our community,

Robin and Reid Cederlof
1485 Holiday Hill Road
805-967-7426

Katherine Douglas

From: Cindy <ccoffeysbch@aol.com>
Sent: Tuesday, April 23, 2024 1:27 PM
To: sbcob
Subject: upzoning and high density

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,

We understand the State and County's obligation to provide housing along the south coast, especially for the workforce that struggles to live in this community. However, we do believe that the Supervisors also have an obligation and responsibility toward those of us who already live in these neighborhoods – the Hollister corridor. From what we have read and seen it appears you are attempting to place a square peg into a round hole without consideration of what this will do to our existing neighborhoods. The very first thought of concern is that of safety and evacuation in an emergency. Hollister quickly becomes a parking lot when the 101 has an issue and there are several neighborhoods on both sides of Hollister that need to evacuate using this route. Bypassing traffic studies to quickly approve of additional housing puts all of us in jeopardy and it is your responsibility to make this as safe as possible.

The projects proposed along Hollister – San Marcos Ranch, the Tatum property and the Montessori property are huge projects for an existing neighborhood. It is really quite appalling that you are considering cramming such high density housing into this area with buildings and architecture that do not fit into the area, barely any open space and not enough workforce units. It makes much more sense to move the highest density and buildings to the Giorgi property as it does not impact an existing neighborhood but still has close access to shopping and public transportation in which according to one of you the renters will have more “luck” using alternative transportation. Of course I certainly hope that you use more than “luck” when considering these projects.

Regarding open space please note – SCHOOLS ARE NOT PARKS!! Yes, they are used for some recreation but you cannot walk a dog at a school, plan a birthday party or picnic or just hang out. It is fairly remarkable that this would be suggested by the supervisors or planners and it makes one wonder if you are actually paying attention to the reality of what you are about to do. Just try and hang out for an afternoon with your dog at San Marcos High School. They don't even want anyone walking on the turf and this is not appropriate

In short – we are asking, urging you to reconsider the density of these projects, and consider the traffic, noise, parking and water problems that will accompany such high density with the increased

number of people living in this area. Upzoning Giorgi property and decreasing the San Marcos Ranch/ Tatum density would be a better solution.

There should be more required open space/park like parcels among the new projects that are available for all of us to use.

Schools are not parks – period! More open space is desperately needed to keep the eastern Goleta Valley appealing. Please consider architecture that fits into the Goleta Valley area – Mission style architecture is nice, but it is too heavy and dense for our farmlands and existing housing areas. Finally and above all, we will ask that you consider our safety and welfare before approving anything – that includes traffic, environment, water and noise pollution. We all have a right to feel safe in our homes and

you have the opportunity to do this right – please listen to us.

Respectfully,
James & Cindy Coffey
5033 San Simeon Dr.

Sarah Mayer

From: Greg Rech <awgreg@aol.com>
Sent: Tuesday, April 23, 2024 2:20 PM
To: PAD LRP Housing Element; sbcob
Subject: 2023-2031 HEU Rezone Amendment Comments
Attachments: 2023-2031 HEU Rezone Comments Rech to Supervisors.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 Supervisors,

Please see the letter attached with comments and questions re: the 2023-2031 HEU Rezone Amendments

Sincerely,

Ruth and Greg Rech
(805) 252-4754

Ruth and Greg Rech
5278 Rhoads Avenue
Santa Barbara, CA 93111

April 23, 2024

Clerk of the Board
Board of Supervisors of the County of Santa Barbara
105 E. Anapamu St., Fourth Floor, Room 407
Santa Barbara, CA 93101

Re: 2023-2031 HEU Rezone Amendments

Dear Supervisors:

We are very concerned with the direction that the 2023-2031 Housing Element rezoning has taken within the south coast of the County. A person need only to take a quick look at the Housing Element Update map to see that the Goleta Valley has been assigned more than its fair share of parcels to be rezoned to higher density residential, while the area east of the City of Santa Barbara has only two smaller parcels, with both of those directly adjacent to the City of Carpinteria. Is it equitable that the Montecito area escapes with zero? No, it is inequitable. The Housing Element rezoning needs to be distributed evenly throughout the south coast.

The area south of US 101 between Turnpike Rd. and Old Town Goleta will see massive impacts due to the inequitable concentration of proposed rezoning. Hollister Avenue intersections at Turnpike Rd., San Marcos Rd., Walnut Lane, San Ricardo/Lassen Dr. and Patterson Ave. will be even more congested than they are now – making them even more dangerous for all that pass through including pedestrians and bicyclists. Traffic along Hollister Ave. will become substantial - leading to further deterioration of the nearly unmaintained road. The County cannot afford to take on more maintenance obligations for all the new public roads that will be built because of this rezoning. Noise pollution will increase and air quality will decrease for all residents. Water in the Goleta Valley due to intensive development will become scarce.

Rezoning the **Agriculture land South of Hollister** means:

- Less land to grow fruits and vegetables that feed all residents of the south coast
- It is contrary to sustainable principles that we have all been recently taught
- Loss of farmland designated by the State of California as
 - Prime Farmlands
 - Farmlands of Statewide Importance
 - Farmlands of Local Importance and
 - Unique Farmlands
- Loss of farmland designated by the USDA and the Natural Resources Conservation Service as Prime Soils
- Loss of farmland that is contiguous with other AG zoned lands or open, undeveloped lands from nearly Hollister Ave. all the way to the Pacific Ocean
- More people living in homes, condos and/or apartments within the SBCAG designated Airport Safety Zone
- More people living in homes, condos and/or apartments within the Airport Flight Approach & Clear Zone
- More residents exposed to low flying aircraft noise
- More residents complaining about aircraft noise

In addition to the above, rezoning the **Agriculture land specific to Caird 1 and 2** means:

- Building homes, condos and/or apartments within the County Flood Hazard Overlay
- Immense amounts of grading to raise existing land at least 2 feet above potential flood levels

Specific to Caird 2 rezoning the Agriculture land means:

- Building homes, condos and/or apartments within two FEMA designated Floodways.
 - Atascadero Creek and
 - Maria Ygnacio Creek, which flows through the middle of Caird 2
- Massive amounts of grading to raise existing land at least 2 feet above potential flood levels

Is Caird 2 feasible for development given the Creek Setback Standards required by the Santa Barbara County Flood Control District? Is Caird 2 feasible for development given the setbacks required by the County for the Environmentally Sensitive Habitat that bisects directly through the parcel along with Maria Ygnacio Creek? Is Caird 2 feasible for development given the County designated Scenic Buffer that bisects directly through the parcel along with existing bike path and Maria Ygnacio Creek? Note that the Scenic Buffer occurs near the lower elevations of the parcel. How can a buffer be maintained if the land around it is filled several feet with grading to mitigate flooding? Even single story homes would impact this buffer.

Therefore, the Supervisors of the County of Santa Barbara need to rezone fewer agriculture parcels South of Hollister between Maria Ygnacio creek and Goleta city limits, and distribute rezoning equitably throughout the south coast of Santa Barbara.

Given the prime farmland designations of Caird 1 and 2, and the many development constraints of these two parcels it is imperative that their zoning remain unchanged as AG-I-10 agriculture land.

Sincerely,

Ruth and Greg Rech

Sarah Mayer

From: Grace Rampton <gracerampton@yahoo.com>
Sent: Tuesday, April 23, 2024 3:45 PM
To: sbcob
Subject: Adoption of the 2023-2031 Housing Element Update Rezone Hearing

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.

County Board of Supervisors,

I strongly oppose the housing plan being proposed on Bailard in Carpinteria. I live at 6099 Jacaranda Way, Unit C, facing Monte Vista Park. We are already dealing with a serious parking problem and traffic issues that no one cares to address, and adding more homes in the area will only exacerbate this problem.

Thank you for your time,
Grace Rampton (life-long Carpinterian)

Sarah Mayer

From: Lee Kell <leekell007@gmail.com>
Sent: Tuesday, April 23, 2024 4:00 PM
To: sbcob
Subject: Potential building at San Marcos

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 resident at San Marcos/Sungate Ranch. I, as all of the residents are very discouraged regarding the potential building, plus the size.

Ideally in the San Marcos area housing should be one level, with a few two storehouses. Also there should be more space between, not just a sidewalk and a fence.

I agree with my neighbor Harry Sloan, he has written numerous times explaining the area, excessive congestion, increased car traffic and loss of views.

Mostly i hold you responsible for the loss of property value at Sungate Ranch and the surrounding area. Also we will be surrounded by 2-4 story TOWERS, never to see the sunshine again. Consider this around your houses.

Lee Kell

Sarah Mayer

From: Bell, Allen
Sent: Tuesday, April 23, 2024 4:06 PM
To: sbcob
Cc: Alamilla, Breanna
Subject: FW: Our Concerns Regarding 2023-2031 Housing Element Update Rezone Amendments
Attachments: Scan_20240422 (2).pdf

Hello Clerk of the Board:

Please forward the attached comment letter on the Housing Element Rezone Amendments to the Board of Supervisors. The Board will conduct hearings on the rezone amendments on April 30 and May 3, 2024.

Thanks,



Allen Bell
Supervising Planner
Planning & Development
Long Range Planning Division
123 E. Anapamu Street
Santa Barbara, CA 93101
805-568-2056
abell@countyofsb.org
<https://www.countyofsb.org/160/Planning-Development>

From: rhleason (null) <rhleason@aol.com>
Sent: Monday, April 22, 2024 4:59 PM
To: Bell, Allen <abell@countyofsb.org>
Subject: Fwd: Our Concerns Regarding 2023-2031 Housing Element Update Rezone Amendments

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.

Jessi Steele-Blossom is out of the office and recommended I forward our concerns to you. This letter needs to be delivered to the Board of Supervisors by Wednesday 4/25.

Sent from my iPhone

Begin forwarded message:

From: "rhleason (null)" <rhleason@aol.com>
Date: April 22, 2024 at 4:37:24 PM PDT
To: sbcob@countyofsb.org
Cc: jsteele@countyofsb.org
Subject: Our Concerns Regarding 2023-2031 Housing Element Update Rezone Amendments

April 22, 2024

Attn: The Clerk of the Board of Supervisors of

Santa Barbara County

Subject: Adoption of the 2023-2031 Housing

Element Update Rezone Amendments

Please find attached our written comments expressing our concerns regarding the proposed Housing Element Update.

Please distribute to the Supervisors for consideration at the upcoming meeting. These comments were also mailed overnight today.

Thanks.

Sincerely,

Robin Leason, President

RE Hall-Carpinteria, Inc.

CarpMDM Properties, LLC

PO Box 2758

Newport Beach, CA 92659

949-640-4141

CC: Jessi Steele-Blossom

April 22, 2024

Das Williams, Carpinteria Supervisor
and the Santa Barbara County Board of Supervisors

It is our understanding that the March 27 and April 1 planning department public hearings resulted in approval of the rezoning and subsequent development of the Van Wingerden 1 site, which is adjacent to our farming property, parcel 004-013-005.

We also own APN # 004-002-026, 004-002-027, 004-002-028, 004-013-008, and 004-013-010.

Our great grandparents settled in the Carpinteria Valley in 1868 and our family has been farming continuously here since then. We are organic avocado farmers.

We understand the challenges before the county and do not begrudge our neighbor seeking to remedy his own farming challenges along the rural/urban divide. Yet we have grave concerns about the high density Van Wingerden 1 development adversely affecting our farm in a way that may ultimately put us out of business.

Our concerns stem from our accumulated experience farming along the rural/urban divide.

An atmospheric stream of cold air naturally flows from the mountains to the ocean through the Carpinteria Valley. Extremely cold temperatures in winter and early spring can cause frost damage, crop loss, and loss of the actual trees in our orchard. When obstacles interrupt the stream of cold air, this atmospheric phenomenon exacerbates freezing.

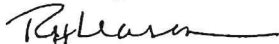
In the 1990s on APN number 004-013-010 we had a freeze which caused the loss of two years of crop, five years of production, and heavy damage to trees. This devastating loss can be traced to the development of Santa Monica Gardens compounded by an extremely cold season. Structures impeded the natural flow, backing up and pooling the cold air and causing long term damage to our trees.

We additionally see perpetual stunting of our trees at the southwestern portion of our property (APN # 004-013-005) adjacent to greenhouses which also interrupt the air flow.

By erecting multi story buildings along the Van Wingerden 1 property line, our concern is the frost damage to our business will be amplified by their height and the subsequent pooling of cold air.

Since our farm extends from that property line all the way up to Foothill Road, the impact of freeze may possibly lead to the loss of our entire farm. It will depend on the design, height and placement of the buildings.

We were heartened to hear Commissioner Parke commenting on how alterations to the plan at Montessori could help mitigate the drawbacks on the neighboring community there. Although our voices are not as numerous, we would appreciate similar consideration in the communal planning process in an effort to avoid hardship where it can be mitigated.



Robin Leason, President
REHall-Carpinteria, Inc.
CarpMDM Properties, LLC

CC:

County of Santa Barbara Planning Commission:

C. Michael Cooney, Laura M. Bridley, John Parke, Roy Reed and Vincent Martínez

Sarah Mayer

From: Sharon Kysely <akysely@impulse.net>
Sent: Tuesday, April 23, 2024 8:03 PM
To: sbcob
Subject: Regarding Regional Housing Allocation Plan

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 county officials making decisions on where to build ultra dense housing:

My husband and I live in the South Turnpike Hollister area which would be hugely impacted by a proposed development of the San Marcos Growers property to the tune of almost 1,000 proposed units.

Who could swallow the sudden influx of likely 2,000 people and their cars in this busy area? There would be absolute gridlock at the intersections. It is already a headache when school is getting started or letting out at SMH. How could the two grocery stores in the area hope to serve that many new customers?

It really boggles the mind and would be very stressful for the neighborhood. Please, please use some common sense in allocating places and housing numbers to consider what ACTUAL impact these decisions have, and not just the feel good mantra of building more housing.

Thank you
Sharon Baumert-Kysely

Sarah Mayer

From: Thomas Olson <teolson1954@gmail.com>
Sent: Tuesday, April 23, 2024 8:36 PM
To: sbcob
Subject: Adoption of 2023-2031HEU Rezone Amendment

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:

Please accept my letter of protest to the above-referenced Rezoning Amendment, specifically referring to parcels labeled, Fong 1 and Fong 2 located on Burton Mesa Boulevard in Mission Hills, Lompoc. I am opposed to the increased proposed potential units from the current 14 units to proposed 70 units for Fong 1. As well, I am opposed to the increased proposed potential units from the current 9 units to proposed 45 units for Fong 2. My protest to increasing the number of units and the population density at this location is due to the lack of retail, grocery, medical and health service locations nearby. Bus patrons ride nearly one hour to reach such services in the city of Lompoc. The location of Fong 1 and Fong 2 is flanked by affordable housing in the Mission Hills upper and lower tracts, consisting of single family residences that are occupied by working class families. Additionally, the Burton Mesa Boulevard parcels are adjacent to the dedicated open spaces of Burton Mesa Ecological Reserve, and La Purisima Mission State Historic Park. Despite other new developments, this location is not suited for high density housing. I am opposed to the increase in zoning capacity in Fong 1 and in Fong 2.

Sincerely,
Thomas E. Olson
1445 Calle Pasado
Lompoc, CA 93436

Sarah Mayer

From: Heriberto Lara <erilara2017@gmail.com>
Sent: Tuesday, April 23, 2024 8:57 PM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30th

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 Heriberto Lara and my wife Denise Lara owned a condominium at Villa Del Mar and we are against the proposed development of 128 apartments at Bailard.

This area is very crowded already with a lot of cars and we don't need anymore, crime rate and vandalism can go up too and I fear for my daughter's safety. I decided to buy a house here in Carpinteria because of how peaceful and safe it's and I want my daughters to feel safe in their own neighborhood.

Sarah Mayer

From: Susan Torres <susant93013@yahoo.com>
Sent: Tuesday, April 23, 2024 11:22 PM
To: sbcob
Subject: RE: Housing Element update Rezone Hearing on April 30th

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.

County Board of Supervisors,

We have owned and lived in Villa Del Mar for over 30 years. We urge you, **DO NOT REZONE BAILARD FARM**. Losing farm lands is detrimental to the environment, economy and ecosystem. Villa Del Mar and Casitas Village are a high density area with over 511 homes. Beyond our border is a Mobile home park, and Lagunitas with additional construction under review. This is too much to add to our neighborhoods.

Parking is a nightmare, this project would add a minimal of 300 more vehicles to the area. The plan that was previously presented did not provide enough new parking and the three stories will overshadow the surrounding area. The main roads are already busy due to resident traffic and the industrial complex's 1.5 miles down the road. Cell service is slow and the internet drops off and goes out frequently. Adding another 300 plus residents is going to further diminish available services.

This is unfair to surrounding residents. We are currently dealing with issues related to living in highly populated neighborhoods.

PLEASE Do Not Rezone Bailard Farm

Thank You,

Susan & Carlos Torres
6008 Jacaranda Way Apt F
Carpinteria, CA 93013
805-453-1224 OR 805-570-6869

Sarah Mayer

From: Tristine Rainer <tristine@storyhelp.com>
Sent: Wednesday, April 24, 2024 1:55 AM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 24

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:

Please don't rezone the Bailard Farm or you will create a traffic backups on the 101 Bailard entrance/exit for all county residents commuting South from Santa Barbara and driving North after work. For the residents in this neighborhood the backup onto the Freeway in the event of a fire or other emergency would likely cost lives.

Please also understand that many Hispanic families who have raised their kids here at Casitas Village work hard all day to be able to live near to their jobs and their families. Sometimes a lot of people have to share the two bedroom condos, and they all are working and all have to have cars and trucks for everything because there is no adequate public transportation here, no businesses, no shopping. As it is, residents have to hunt for a rare parking space when they get home from work. On the weekends, the parking overflows into the Bluff's parking lot across the freeway because there is no place to park anywhere on Via Real or on Bailard. The pedestrians cross in front of the freeway exit to get home. In addition, the turn onto Bailard from Casitas Village is dangerous because it is hard to see a car coming due to the way the parking places stick out onto the street in an attempt to create more parking. (The Red Tail plans don't show this perpendicular parking on Bailard.)

The housing here in Casitas Village was a model of good worker housing, built in the 1950's under the Coastal Commission. Good design led to working families being able to buy a little condo and keep it in the family. The families thrived and created a peaceful community. Please don't destroy that by adding more than 300 cars to the inadequate parking on Bailard and Via Real.

As a further hardship, the city of Carpinteria would have to deal with whatever business practices Red Tail brings to us. Since the Red Tail management arm has an "F" rating with the Better Business Bureau we are not optimistic. <https://www.bbb.org/us/ca/irvine/profile/property-management/red-tail-residential-1126-1000102770/complaints?page=2>

The people voted out Das Williams because, in my opinion, we are afraid of his selling out the very working people her claims to represent. Please don't change the zoning of Bailard Farm in order to allow a dense and ill designed, mostly market-rate, apartment complex onto the working people who are just getting by in this already very congesting neighborhood of Casitas Village condos.

Sincerely,

Tristine Rainer

Sarah Mayer

From: Reception Heathdentalgroup <reception@heathdentalgroup.com>
Sent: Wednesday, April 24, 2024 9:35 AM
To: sbcob; Steele, Jessica
Subject: Vandenberg Village 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 Board of Supervisors:

I am very opposed to the proposed development plan in Vandenberg Village. I have lived in Vandenberg Village for 50 of my 62 years of life. Additionally, I own the building and work in my dental practice since 1992 at 3759 Constellation Road. The proposed hotel and housing are directly across the street and directly behind the commercial property I own. Obviously, I have a long term perspective that deserves your consideration. Please listen to those who live in Vandenberg Village.

Please allow the newly remodeled Village Inn a change to open and grow its business before any further development is approved. I know there are housing issues throughout the county and state, but Vandenberg Village is the wrong place to cram in a hotel and housing. There must be other places in the county that can be utilized instead of ruining our beautiful community. Please allow the Village Inn to thrive after years of struggle and challenge.

Obviously, I have a concern for the negative impact this proposed development would have on my business and those around me. Listed below are explained below.

The other areas of concern are:

1. Police and Firefighter safety: not sufficient access for emergency vehicles for a 3-story structure. Do SB County Fire Engines even have engine ladder units? Will there be an increase in Police, Firefighter, and EMS staff to address an increase in occupancy?
2. Can Buena Vista School accommodate more students (Grade 1 may not)
3. Will there be any more commercial property land remaining in the Village?

4. There are no other 3-story buildings in all of Vandenberg Village or Mission Hills. Is the proposed 3-story hotel zoned for such?
5. Safety: large increase in traffic. The intersection of Apollo Way, Constellation, and Burton Mesa are already gridlocked during commute hours, and school day start and end times. Constellation Road exit off of Hwy 1 will be heavily impacted with a great potential for accidents on Hwy 1 as numerous cars exit and get backed up at the traffic signal. The intersection at the light is often gridlocked with cars blocking the intersection trying to get back onto Hwy 1 southbound.
6. 3-story hotel project proposes 24-hour lighting. No other building in the Village has that. This will also have a huge impact on senior apartments behind the project.
7. Pedestrian safety: many elders walk with assistive devices and pets along Burton Mesa and Constellation. With automobile traffic increase, this will put seniors at risk of injury. Children also walk to school along Constellation.
8. Children's Park: safety concern for our community children at the playground with clients of 3-story building looking down on the park.
9. Senior citizen safety: safety concern for our seniors living in apartments behind the hotel with clients of 3-story building looking down on their residences.
10. Old-growth oak trees: will CEQA be done to determine environmental impact. Are there any endangered species in the hotel project area?
11. Impacts to Conservation District: is there sufficient water and sewage treatment available to accommodate an increase?
12. Emergency evacuation of the Village: can Hwy 1 accommodate an immediate evacuation route?

Thank you for your service and the consideration of the issues presented in my letter.

Sincerely,

William Heath, DDS.

(805) 588-8564

Business and Property owner in Vandenberg Village.

Sarah Mayer

From: Christine Campos <campcc@hotmail.com>
Sent: Wednesday, April 24, 2024 9:54 AM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30

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 Board of Supervisors:

As a concerned resident of Carpinteria, I urge that the proposed **Bailard** rezone property **not** be rezoned.

Currently there are 2 homes on the property and the area is **already crowded** with limited parking and limited exit roads in case of emergencies, both of which are causes of concern for me.

Rezoning will increase the units on the property to 168 apartments of which 128 are market rate apartments - **which are not affordable housing** - with only 40 for lower income residents. Assuming each unit has 2 cars, that's about 336 more cars in this area.

I further urge that the Board consider ways of helping those in need of housing - long-time low-income and middle-income residents of Carpinteria who struggle with the current low inventory and high prices - **without** adding market rate apartments which primarily benefit the developers and commercial property owners (the rental rates are high even for middle-income residents).

Thank you.

Christine Campos
6027 Jacaranda Way
Apt I
Carpinteria
CA 93013
Mobile: 856.816.8101

Sarah Mayer

From: david@reffcpa.com
Sent: Wednesday, April 24, 2024 10:46 AM
To: sbcob
Subject: Re: 2023-2031 HEU Rezone Amendments written comments, Hearings 4/30/24 and 5/3/24

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 in favor of adopting the HEU update as currently being presented.

I am also very much in favor of the necessary rezoning General Plan Amendment to enable the Bailard – 1101 Bailard Ave, Carpinteria project to move forward for the construction 168 units being proposed even though it is not in my best financial interest.

With my brothers I have owned a condominium on Bailard Ave since 1979. Based on the current rents and demand it is clear that the South Coast including the Carpinteria area needs more housing.

Yes, parking is an issue on Bailard. As the rents and demand has increased more residents are living in each unit and hopefully additional inventory will decrease the number of residents per unit.

Yes, there is will be more traffic on Bailard, but that is a necessary evil of building more dwelling units. Just because Bailard dead ends now and extending the road would cause more cars to use the road is no reason to stop further development. I do however believe that something should be done with the lanes on Bailard where the northbound 101 exits on to Bailard going east. Currently when existing and taking a right turn if you want to go straight on Bailard instead of turning right on Via Real you must move very quick to be in the correct lane. I am not sure what the answer to this problem is but hopefully this can be remedied.

If more housing is not built on the South Coast, traffic will continue to get worse as workers have to commute longer, wages will go up more than comparable areas and the cost of goods and services will also increase all leading to decrease in the quality of life for all residents and visitors.

Thank you,

David M. Reff

Sarah Mayer

From: Valerie Janssens <valerie.janssens@ymail.com>
Sent: Wednesday, April 24, 2024 11:32 AM
To: sbcob; Joan Hartmann; Supervisor Nelson; Supervisor Das Williams; Steve Lavagnino; Laura Capps
Cc: Linda Honikman; Kathy
Subject: San Marcos Road- From Orange Groves to Orange County
Attachments: Letter to Supervisors.pdf

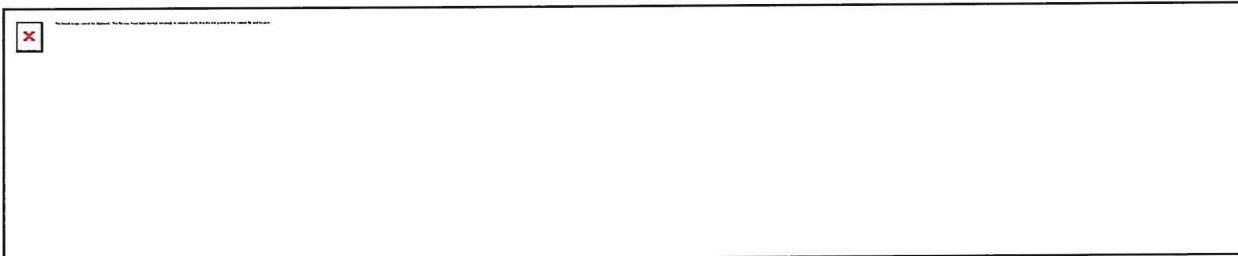
Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

April 24, 2024

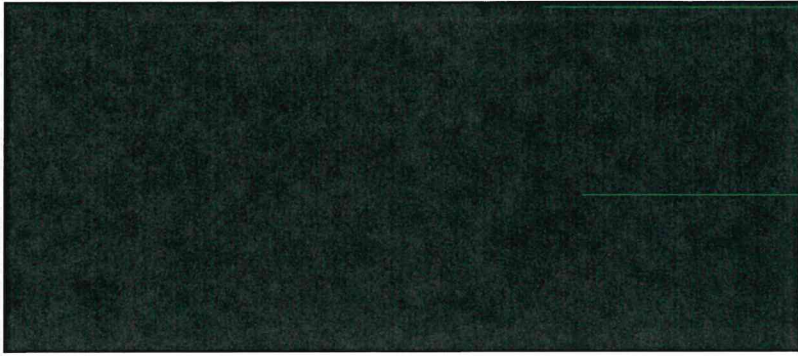
Dear County Board of Supervisors,

It is with great respect for the difficulty of your roles in balancing critical housing needs with overall quality of life that I write to you with my deep concerns over the sheer volume of residential housing projected for our small rural area of San Marcos Road and Turnpike.

I believe the suggestion is to drop the population of Buellton into our area. As my Sungate neighbor Harry Sloan noted, it appears we may have 10,000 residents within a 2-mile radius. According to the US census website, albeit with 2020 data, Eastern Goleta Valley has a population of 1,726 per square mile. I simply can't imagine going to 3 times that ratio of 5,000 residents per square mile. Quality of life will suffer tremendously, and we will be no different than Los Angeles or Orange County as to congestion, traffic, and density.



[Census.gov](https://www.census.gov)



Census.gov

US Census Bureau

The Census Bureau's mission is to serve as the nation's leading provider of quality data about its people and ec...

As someone who moved away from Orange County CA in 2021 for a better quality of life here in rural Sungate Ranch, I am entirely disheartened to see development of such high density for our small area. I am deeply concerned that no environmental impact reports (CEQA) have been done on impacts to roads, traffic, infrastructure, and other vital resources such as water. Were a fire or other emergency to happen in our foothills San Marcos Road would become a parking lot.

I urge you to consider other areas with more land and higher density for our critical housing needs. For example, areas closer to the 217 Highway offer far less congestion for residents.

I also ask you consider the reasons you choose to live in our area as opposed to others with higher density. How would your life change if an additional 10,000 residents came to your neighborhood?

Kind Regards,
Valerie Janssens

April 24, 2024

Dear County Board of Supervisors,

It is with great respect for the difficulty of your roles in balancing critical housing needs with overall quality of life that I write to you with my deep concerns over the sheer volume of residential housing projected for our small rural area of San Marcos Road and Turnpike.

I believe the suggestion is to drop the population of Buellton into our area. As my Sungate neighbor Harry Sloan noted, it appears we may have 10,000 residents within a 2-mile radius. According to the US census website, albeit with 2020 data, Eastern Goleta Valley has a population of 1,726 per square mile. I simply can't imagine going to 3 times that ratio of 5,000 residents per square mile. Quality of life will suffer tremendously, and we will be no different than Los Angeles or Orange County as to congestion, traffic, and density.

Population Estimates, July 1, 2022, (V2022)	X	△ 5,106
GEOGRAPHY		
Geography		
Population per square mile, 2020	1,726.8	3,262.3

<https://www.census.gov/>

As someone who moved away from Orange County CA in 2021 for a better quality of life here in rural Sungate Ranch, I am entirely disheartened to see development of such high density for our small area. I am deeply concerned that no environmental impact reports (CEQA) have been done on impacts to roads, traffic, infrastructure, and other vital resources such as water. Were a fire or other emergency to happen in our foothills San Marcos Road would become a parking lot.

I urge you to consider other areas with more land and higher density for our critical housing needs. For example, areas closer to the 217 Highway offer far less congestion for residents.

I also ask you consider the reasons you choose to live in our area as opposed to others with higher density. How would your life change if an additional 10,000 residents came to your neighborhood?

Kind Regards,
Valerie Janssens

Sarah Mayer

From: Sally Lyons <selyons64@gmail.com>
Sent: Wednesday, April 24, 2024 11:44 AM
To: sbcob
Subject: Proposed Bailard Farm 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.

To:
The Board of Supervisors
As a 40+ year Casitas Village condominium owner, I am AGAINST the rezoning and development of a 173-unit property being built on the Bailard Farm property.

My reasons are as follows:

- The proposed property will block my mountain views. Coming out of my home each morning, I will be looking directly toward a 3-story building and covered/open parking spaces. I currently have a majestic view of the mountains and open space with farmland.
- The alley behind my condo belongs to Casitas Village and is proposed to be used as a secondary Emergency exit for the tenants of this new development. This alley allows Casitas Village homeowners and renters entry and exit to/from their properties from their garages. It is also used for delivery vehicles, garbage/recycling trucks and people/children walking to Monte Vista Park. I envision tenants of the proposed development will access my alley regardless of Emergency only access. With more traffic, this alley will not be workable for Casitas Village owners/tenants to safely exit/enter their garages.
- The noise level with more housing and people would be incrementally increased. This is a very quiet complex of young children and their families and older retired people who enjoy the beauty and quiet of their neighborhood environment.
-

Parking is limited on Bailard and Via Real Avenues and on streets within Casitas Village. I envision parking would be accessed by people/guests of the proposed development.

•

The proposed development would heavily impact traffic on my alley, exiting onto Bailard, crossing Via Real and entering the north-or-southbound freeway or crossing over the overpass and turning left or right onto Carpinteria Avenue.

I AM AGAINST THE REZONING AND DEVELOPMENT OF A 173-UNIT PROPERTY BEING BUILT ON THE BAILARD FARM PROPERTY.

Sara Lyons, Resident of Carpinteria

Sarah Mayer

From: Lisa Willis <lisawillisphoto@gmail.com>
Sent: Wednesday, April 24, 2024 11:56 AM
To: sbcob
Subject: Housing Element update rezone hearing April 30th

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,

I have been a homeowner in Villa Del Mar, in the Bailard neighborhood, for over 17 years. I have raised two boys here and know how much traffic is around here. Our neighborhood is so dense, we can't afford to add even more condos. Access to the neighborhood park would be more dangerous with the added traffic and the parking is already horrendous.

Please remove the Baiard farm from the list to be re-zoned.

Sincerely,
Lisa Willis

Sarah Mayer

From: Julie Jeffries <sbjuliej@gmail.com>
Sent: Wednesday, April 24, 2024 12:52 PM
To: sbcob
Subject: Comments re" Adoption of the 2023-2031 Housing Element Update Rezone Amendments

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.

April 24, 2024

Comment re: Housing Element Update Rezone Amendments

I received a letter from the Board of Supervisors of the County of Santa Barbara because I reside within 300 ft of a proposed rezone site and meetings will address this on Tuesday, April 30, 2024 in Santa Maria and on Friday, May 3, 2024 in Santa Barbara.

Comments here are about appropriate planning and rezoning. It is not about NIMBY, but finding a solution that fits well with an existing neighborhood of single family homes.

My comments are as such:

1. A major concern is the proposal to rezone the Montessori School between Hollister/San Marcos/Walnut/San Simeon Dr and add approximately 172 units, an agricultural site that Montessori purchased to use as a school site. Montessori now has offered it up to the County.
 - a. **This land abuts single family homes and if this is rezoned for residential usage, it should be rezoned only for single family homes.**
 - b. **There are many other agricultural sites, even in this neighborhood, that are being considered for rezoning and development . These sites provide a better solution for multi-story units that do not encroach on the living environment we have as residents of single-family homes.**
 - c. A multi-story development would look down in our backyards and rob us of our privacy. There would also be an increase in noise generated from multiple families, an increase in street traffic through the neighborhood, cars going in and out of carports behind us, garbage collection noise, etc. In most single-family neighborhoods there is a street, a house and a backyard and to the rear is a neighboring backyard, then house and street. Traffic and garbage collection is picked up on the street in front of that house to the rear and thus noise is reduced by being separated by that back neighbor's backyard and house. Apartments tend to have carports and parking in the rear of the building. This would put the noise and pollution directly behind our existing backyards with no real separation.

2. Plans are also being made to rezone the San Marcos Growers and Granny's field (owned by SB School District), both along San Marcos Road. Both properties are near the above Montessori site. The plans are for very high-density multi-unit structures. Traffic would be too dense for this one area. During high traffic hours Hollister Ave does not flow well and gets backed up. When there are traffic problems on Hwy 101, Hollister Ave is the alternate route and can be at a standstill. Plans have been adopted to turn Hollister Ave through Old Town Goleta into one lane each way. Adding over 3000 units in Eastern Goleta (along Hollister Ave would add at the very least 4000 automobiles. This will create a bottleneck, especially when approaching Old Town Goleta with the planned one lane each way of traffic. Having lived in this neighborhood for more than 40 years, I also know that many residents and parents transporting students to and from the local elementary school use San Simeon Dr to avoid the four traffic lights between Turnpike and Patterson (traffic lights are at San Marcos Rd, Walnut Ave, entrance to the Magnolia shopping center, and at Lassen St). Why stop and wait at four extra lights when you can zip through on San Simeon Dr and find your way to either Patterson or Turnpike without having to stop! What will it be like when you build out all these proposed sites and all these people are using the neighborhood as a throughway?

3. There are no plans for infrastructure improvements.

a. It takes 4-6 months to get a doctor's appointment in Santa Barbara and Goleta. What will happen when over 4000 new units are added to this area with approximately 12,000 to 16,000 additional residents?

b. There are not enough people willing to work at the grocery store and so there is usually only one or two lanes open plus a self-check-out area. I foresee long lines to just pay for groceries at the local markets.

c. What will happen during fires and emergencies (we have had to evacuate several times in the past)? There have been problems during emergencies with traffic congestion and yet there are no improvements for traffic circulation and emergency conditions on the table.

Please consider the needs of the existing residents, taxpayers, and constituents. Many people want to live in southern Santa Barbara County, but do they have more rights and regard than we existing taxpayers? Is it our responsibility to provide housing for everyone desiring to live in southern SB County because of mandates from Sacramento? This is a never ending problem. Commuting and traffic problems to Santa Barbara will always be a problem. There will always be a need for more housing, as the desire to move to southern Santa Barbara County will continue, and along with that comes increased traffic congestion and demands on local services. .

Thank you,

Julie Jeffryes

5063 San Simeon Dr

Santa Barbara, CA 93111

Sarah Mayer

From: Theresa O'Boyle <theresaflanagan10@gmail.com>
Sent: Wednesday, April 24, 2024 1:18 PM
To: sbcob
Subject: Re: Housing Element Update Rezone Hearing on April 10th

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 writing in opposition to the rezoning of the Pending Project Site No. 37 (Bailard) from 2 homes to 168 homes.

My family and I are residents of Carpinteria and are concerned the significant addition of housing will adversely affect traffic and safety. The already existing multiple family dwellings of Villa del Mar and Casitas Village already struggle to provide appropriate parking spaces. Adding an additional multiple dwelling units without adequate parking would exacerbate this problem. I am concerned an influx of cars would make it unsafe for pedestrian and bike traffic.

I am strongly opposed to the rezoning of Pending Project Site No, 37 (Bailard). Your response would be appreciated.

Best,
Theresa O'Boyle

Sarah Mayer

From: Stephanie Allen <swallen228@gmail.com>
Sent: Wednesday, April 24, 2024 2:05 PM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30 and 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.

Dear County Board of Supervisors,

My husband Mike and I live in the Villa Del Mar complex and we own our condo that is positioned right on Bailard Avenue.

We are grateful for the current parking designation on Bailard Avenue due to a great need for parked car spaces. However, the often cramped and very busy Bailard Avenue simply cannot afford any more traffic congestion.

We are very concerned about the density, congestion and amount of traffic that will be inevitable if the proposed rezoning and development at the end of Bailard is approved.

This Rezoning and Housing proposal will need to at least have a different entrance and exit on to Via Real away from Bailard Ave. or this just doesn't seem safe or feasible at all.

Thank you for your consideration on this important matter,

Sincerely,

Charles Mike and Stephanie Allen

Sarah Mayer

From: NortonDR <nortondr@yahoo.com>
Sent: Wednesday, April 24, 2024 2:40 PM
To: sbcob
Subject: "Housing Element Update" process concerns

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.

Hello Clerk of the Board-

This message is to express my concern about rezoning to accommodate more urban housing.

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.

Thanks for informing the Commission of my position by reading this into the record.

-Doug Norton
Carpinteria

Sarah Mayer

From: Harry Sloan <sloans5@verizon.net>
Sent: Wednesday, April 24, 2024 2:45 PM
To: sbcob
Subject: Fw: Input for Rezoning Vote by Supervisors

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 pass on to the Supervisors.

Thanks

Harry Sloan

Subject: Input for Rezoning Vote by Supervisors

Dear Supervisors,

Before voting on rezoning during the Planning Commission meeting held April 1, Representative John Parke of the Planning commission stated in the strongest terms, his reservations about approving the current rezoning plan that could add over 7000 new residents in a 200 acre area near Turnpike. He equates this to dropping the entire population of Guadalupe, the 5th largest city in Santa Barbara County, into a 200 acre area. He called it the "new city of South Patterson". He wanted to vote no but felt he couldn't stop the development train. **These are his numbers and clearly he feels this is too much density for a such a small area.**

I don't think I have heard any official say this is a good idea. Certainly residents of this area are angry and feel they are being targeted due to their "unincorporated" status. Residents feel southern Goleta is the dumping ground for the growth that nobody else wants in their neighborhood.

Accordingly, the density of units in the area that includes San Marcos Growers, Montessori, and Tatum should be reduced and the type of housing should more closely aligned with the surrounding neighborhoods. The following points should be considered:

1) **Reduce the density allocated for San Marcos Growers.** Three story structures are currently planned for the San Marcos parcel and it was inferred by the developer during the April 19th SBCAN Roundtable that residents **are lucky it isn't four stories** (there is a recording of this meeting). There are no existing three story buildings in this area as the predominant housing consists of one and two story single family homes. Three story buildings are out of character and would completely destroy views from existing properties. A reasonable compromise is to reduce the zoning density allowed for this parcel. This could be done by reducing the number of three story buildings and placing those buildings on the parcel in a manner more in keeping with the existing neighborhood. Two story units should be placed adjacent to San Marcos road. These two story buildings provide a more gradual assimilation from single and two story homes to the use of three story buildings. This also maintains

reduced, but palatable, views for the existing properties of Sungate Ranch. Three story buildings can be placed throughout the rest of parcel with the majority on the Turnpike side of the Frontier building and close to the Turnpike Plaza. Another option is to build a park along San Marcos which would also protect views and facilitate the graduated approach to three story buildings.

2) **Realistically Face Traffic Issues/Emergency Evacuations.** A statement made during the SBCAN Roundtable provides one of the most sobering assessments of traffic problems associated with development of this parcel and the density potentially added to this area. **The developer does not know how residents will get in and out of this parcel. Please read that again.** The developer, when asked during the meeting, has no idea how traffic will move in and out of the San Marcos parcels. They *guess* that the county will punch a road out to Turnpike but have no idea. How can you plan for housing impact to transportation infrastructure without knowing how people get in and out? The existing traffic problems in this area are complicated by the location of the High School on the corner of Turnpike and Hollister and the associated pedestrian traffic from students. Now we add 7000 residents with no idea how they get in or out on a daily basis or God forbid during an emergency? This makes no sense. Remember, this area is below the San Marcos pass and is subject to intense Santa Ana wind events that make fire control impossible. The Sungate Ranch development exists because the Painted Cave fire burned through this area and destroyed the existing Avocado orchards. The need for clear, effective evacuation corridors is not a pie-in-the-sky scenario but a reality of living in the fire prone south coast, **especially below the pass.**

3) **Develop the Giorgi Property.** Let's please face reality. This property is a "Builder's Remedy" project and is going to be built. The county planner's acknowledged this during the April 1 meeting. The Santa Barbara Independent labeled this property as the "star of the show" during a recent article on rezoning/housing and everyone was floored at the Planning Commission meeting when the planners said they wanted to hold this in reserve. How and for what??? It is going to be built as part of Builders Remedy and avoiding this reality and not including it to reduce excessive densities elsewhere makes no sense. Why not just upzone and use it in housing calculations to reduce the burden for the San Marcos area? This property is also at the end of existing developments which eliminates the infill issues that plague the San Marcos project. It also borders the underutilized Highway 217 which can provide easy access to 101, Hollister and downtown Goleta for all traffic generated by this development. The area around this parcel is also the target of a major infrastructure project by the City of Goleta that will optimize traffic flow in the area and reduce area flooding problems. Why not leverage these currently planned infrastructure improvements to build a development that is more sensibly integrated with the surrounding area as proposed by the Giorgi developers? The developers request rezoning to allow them to more effectively participate in the planning process to bring online more affordable units, provide community services that assist the workforce and take advantage of the planned infrastructure improvements. They clearly state that leaving them out of this process will result in a more compartmentalized approach that doesn't take advantage of the opportunities that a more comprehensive, integrated plan can provide. With all the potential benefits, the fact that this property was not presented for rezone by the Planning Commission is incomprehensible.

The impression from outsiders mirrors the conclusions reached in a recent Noozhawk article, that this is not being considered because the City of Goleta and county planners do not get along. So we are going to make shortsighted decisions impacting the quality of life for South Goleta residents because our government officials can't get along?? If this is going to happen anyway why would this be an issue? Everyone must put aside egos, roll up their sleeves and work together for the benefit of the community.

4) **Parking.** The roadways around the existing rental properties bordering Turnpike and the back part of the Turnpike Plaza are overwhelmed with street parking. Drive down those streets. It is loaded with cars and hazard cones attempting to control spaces. The plaza is full of parked cars. The housing planned for the San Marco area should assume 2 cars per unit. Where are they going to park? The assumption being put forward is parking is not a big deal as low and middle income residents will walk, bike or take the bus to work. This is not realistic as the majority of these units will be market based and not the low income folks that they expect will use public transport. There are no employers in this immediate area and most people will drive to work due to time and distance constraints. If someone can afford market rates they will most likely own a car. To reduce expenses they will do as many do in the area, they will double up, rent out rooms, etc. Knowing this there will be more cars as each occupant will need one. Again, this area is not close to UCSB or any major employers. People will have to drive and will need to park.

5) **Tatum Property.** Increase the density planned for this property. It is government owned. Every inch of the property should be used for low and middle income units. Don't put a park here, build units. There is already open land here and no one uses it. Put the park on San Marcos Growers bordering San Marcos road. This Tatum property also has no infill related problems and there is access to Turnpike closer to 101 that is past the High School and the overwhelmed Turnpike/Hollister intersection. This exit could also be utilized by new San Marcos residents since there is no current solution.

6) **We are overbuilding.** The one thing **everyone** seems to agree on is that we are not getting the type of units we need. Low and middle income. We are putting in an excessive amount of market based units that will do nothing to help affordability. We don't need all this market based housing and congestion to get a few reasonably priced units. These units will be probably be filled with college students which only relieves UCSB from their responsibility to provide promised housing. Developers **want to build** and if pushed they will make reasonable concessions. They will find a way to make a profit without destroying our community with overbuilding if officials hold the line.

7) **We are not planning for aggregate.** **All these projects** should be considered in aggregate to effectively plan infrastructure improvements and ensure quality of life for existing residents. A CEQA review addressing the combined impact of **all** projects should be conducted. This is the only way to tie this all together responsibly.

Respectfully submitted for your consideration.

Harry Sloan

Sarah Mayer

From: Marianne Hoffarth <mhoff35738@gmail.com>
Sent: Wednesday, April 24, 2024 2:51 PM
To: sbcob
Subject: Villa del mar

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 live in the mobile park very close to this proposed project.

I don't want any housing built here. It will cause more traffic than we have now. The parking spots will never work because other people are going to occupy their homes besides the ones that purchase or rent them which causes more problems.

There is always complaints about no water. Where are they going to get the water?

Not to mention the crime.

Please rethink this plan and do the right thing.

Thank you.

Marianne Hoffarth

Sarah Mayer

From: Susan Shields <shields3033@netscape.net>
Sent: Wednesday, April 24, 2024 2:53 PM
To: sbcob
Subject: Re: building affordable workforce housing

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 Board of Supervisors of Santa Barbara County

I strongly support the idea of the County of Santa Barbara utilizing under-used land owned by the county to develop the affordable workforce housing that is so direly needed in our county. This sounds like a no-brainer.

Susan Shields
City of Santa Barbara Resident

Sarah Mayer

From: Ralph Barbosa <ralfie72@gmail.com>
Sent: Wednesday, April 24, 2024 2:54 PM
To: sbcob
Cc: Supervisor Das Williams; Laura Capps; Joan Hartmann; Steve Lavagnino; Supervisor Nelson
Subject: Housing Element Update Rezone Hearing on April 30th

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 ask 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.

The Urban/Rural Boundary and the protection of the California Coastal Act are in place as good planning and have been critical in protecting the Carpinteria Valley. I would like you to continue this sound planning for the well-being of the area and for the future of those who want to maintain a safe and well-balanced environment.

Living at Bailard and Panadus, I've seen firsthand the significant impacts we have on the local resources. On any given day in the morning or afternoon, our already overcrowded streets are congested by the significant commuter population. The egress in and out of this area is limited and is not sufficient to safely support the need. During the evacuations of the recent past, people were scrambling and it looked like a war zone. Additionally, there are several children on both sides of Bailard, of which I have personally witnessed two hit by cars at the Panadus/Bailard intersection passing to the park. This does not include the number of near-misses.

There are several other safety concerns, mostly related to egress from the area in an emergency but parking and overcrowding are just a few.

Please DO NOT rezone the Bailard and Van Wingerden projects.

Sincerely,
Ralph Barbosa
Carpinteria Resident at Bailard and Panadus.

Sarah Mayer

From: Jerel <jerelc@protonmail.com>
Sent: Wednesday, April 24, 2024 3:08 PM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30th

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 our board of Supervisors, and Das Williams,

As residents on Bailard avenue in Carpinteria we are deeply concerned with the plans to add 168 homes and over 300 cars to this tiny area. There is no way we can absorb such growth without a major impact to our community. There are already major developments scheduled to hit the east side of Carpinteria that will forever change the small town feel and environment, and this is adding insult to injury. Our small town should not be held to the same growth requirements as larger cities in the county just because some person or committee in government decided it was "fair". I've seen the plans with the options, and the housing expansion can occur in many places that will not experience any negative impacts.

We strongly object to this plan of adding so many new housing units and attendant traffic to this sensitive area.

Regards,

Jerel & Tia Crosland
1020 Bailard Ave, Unit B
Carpinteria

Sent from [Proton Mail](#) for iOS

Sarah Mayer

From: Susan Everett <susanincarp@hotmail.com>
Sent: Wednesday, April 24, 2024 3:10 PM
To: sbcob
Subject: Rezoning Site in Carpinteria for the HE

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 Board of Supervisors,

My name is Susan Everett, and I am a resident of Carpinteria.

I have been watching the Housing Element update with some interest as several of the sites in the Rezone list are in Carpinteria. These sites are Rezone Sites 15 (Van Wingerden 1) and 16 (Van Wingerden 2), and Pending Project Site 37 (Bailard). These Sites are in the Coastal Zone and 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. I believe that these three sites should be eliminated from consideration for rezoning. Inclusion of these site in the Rezoning list would likely face very substantial objections from the Coastal Commision, which in turn would significantly delay completion of the Housing Element Update. Don't risk a delay in the Housing Element and being out of compliance allowing for the extension of the window where further Builder's Remedy projects may come in and override local control.

Thank you for your time,

Susan Everett
5010 Pacific Village Drive
Carpinteria, CA 93013

Sarah Mayer

From: Ruth Briggs <tcd daycarekids@gmail.com>
Sent: Wednesday, April 24, 2024 3:19 PM
To: sbcob
Subject: Re zoning "37" Bailard

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 reconsider the rezoning of Baillard agricultural land to provide for high density residential units. I live in this area, the street parking is bumper to bumper, with all the residents of the condos & townhouses. It would be unpleasant for all residents to go forward with this plan. The streets and town cannot accommodate more housing. Carpinteria can't even provide public services, like pothole repairs, traffic and police services. This decision would be an unpleasant burden for residents. And we would lose our farm land, very sad.

Ruth Briggs
6180 Via Real. Unit 4
Carpinteria, CA 93013
Sent from my iPhone