

Sarah Mayer

Public Comment - Group 3 #1



Rezone

From: Roger Delgado <rogerddelgado@gmail.com>
Sent: Wednesday, April 24, 2024 4:07 PM
To: sbcob
Subject: Housing Element Update Rezone Hearing on April 30th and May 3rd.

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:

I am Rogelio Delgado, a Bailard Avenue resident in Carpinteria since 1998 when

My family bought this condo. I have talked

To hundreds of people and they do not approve the rezoning of agricultural land

To residential. The Santa Barbara Planning

And Development did not approve the change.

Furthermore, there is a safety issue. Currently, there's an entrance to the Bailard Farm. An exit is planned facing the parking alley of units #4 of Birch St. that alley is used daily by children, seniors, dogs, families to get to the Monte Vista Park. Having hundreds of cars turning right or left is a hazard for our community. Besides, currently there is no parking available not even at daytime on any adjacent streets. Kids play soccer, baseball, softball, volleyball. There is even a dog park within the Monte Vista Park creating a more severe parking problem. On emergency medical situations, emergency vehicles block pathways. I have walked safely to the park for years. I am a senior, American Citizen, just underwent a full liver transplant and I have the right to walk safely to the Monte Vista park. Please, I implore you to save the Bailard Farm. May God Bless You.

Respectfully,

Rogelio Delgado

04/24/2024

Rogerddelgado@gmail.com

Sarah Mayer

From: Susie Anderson <susie@ronandersonart.com>
Sent: Wednesday, April 24, 2024 4:01 PM
To: sbcob
Subject: Comment for County Rezone Hearing April 30/May3
Attachments: ATTACHMENT A.docx; ATTACHMENT B.pdf; ATTACHMENT C.docx; ATTACHMENT D Prime Farmland and Farmlands of Statewide Importance.jpeg; ATTACHMENT E Bailard Zoning and Agriculture.jpg; ATTACHMENT F.jpeg; ATTACHMENT G.docx

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

To: The Santa Barbara County Board of Supervisors
From Susie Anderson
410 Palm Avenue Apt A2, Carpinteria, CA

24 April 2024

Re: County Rezone Hearing April 30 and May 3 2024 / Bailard

On the basis of the information below and evidence attached, I do not see that the proposed Red Tail Bailard development qualifies as a Builder's Remedy project per [Government Code Section 65589.5\(d\)\(4\)](#). Bailard should not be rezoned as part of this HEU Rezone Hearing. The Red Tail BR application/rezone application should be required to continue to be reviewed by Planning and Development to determine if it even meets qualifications as a Builder's Remedy.

(II) The housing development project is located on a legal parcel or parcels within an urbanized area and meets one or more of the following criteria: (ia) The housing development project is located within one-half mile walking distance to either a high-quality transit corridor or a major transit stop.

The proposed Bailard development does not meet this criterion. Per the definitions in the code for "high-quality transit corridor" and "major transit stop" Carpinteria's MTD Route 20 does not have transportation every 15 minutes during peak travel times. See Attachment A.

(ib) The housing development project is located in a very low vehicle travel area.

The proposed Bailard development is not located in a very low vehicle travel area and does not meet this criterion. On Sunday April 21, 2024 and Monday April 22 2024 between 6 and 7pm, all the streets connecting to Bailard Avenue, within or bordering the developments of Casitas Village and Villa Del Mar, and adjacent to the proposed Bailard development were documented with photos and car counts representing the OVERFLOW of vehicles, above and beyond the vehicle parking provided to owners and tenants within the developments. The total number of overflow vehicles was 567. The Red Tail proposal adds parking for 300 additional vehicles. See Attachment B Map of Overflow

(ic) The housing development project is proximal to six or more amenities pursuant to subclause (IV) of clause (ii) as of the date of submission of the application for the project.

The proposed Bailard development is not proximal to six or more of the amenities outlined in the code with proximal defined as within 1 mile. See Attachment C.

(id) Parcels that are developed with urban uses adjoin at least 75 percent of the perimeter of the project site or at least three sides of a four-sided project site. For purposes of this clause, parcels that are only separated by a street or highway shall be considered to be adjoined.

The Bailard site is *itself* designated as Prime Farmland and Farmland of Statewide Importance. It has been farmed by the Bailard family for more than 155 years and for over a decade, has been farmed by the current farmer with organic row crops. It is bordered by 10 acre ag above it, avocado orchards to the west and Jim Bailard's avocado orchards to the east. See Attachments D, E, F, G.

Thank you,

Susie Anderson

ATTACHMENT A

Re Major transit Stop or High Quality Transit Corridor

Public Resources Code Section 21064.3 "**Major transit stop**" means a site containing any of the following: (a) An existing rail or bus rapid transit station. (b) A ferry terminal served by either a bus or rail transit service. (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

Public Resources Code Section 21155 "For purposes of this section, a **high-quality transit corridor** means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours."

MTD ROUTE 20 CARPINTERIA Bailard and Via Real

Approximately every 30 minutes during peak commute hours.



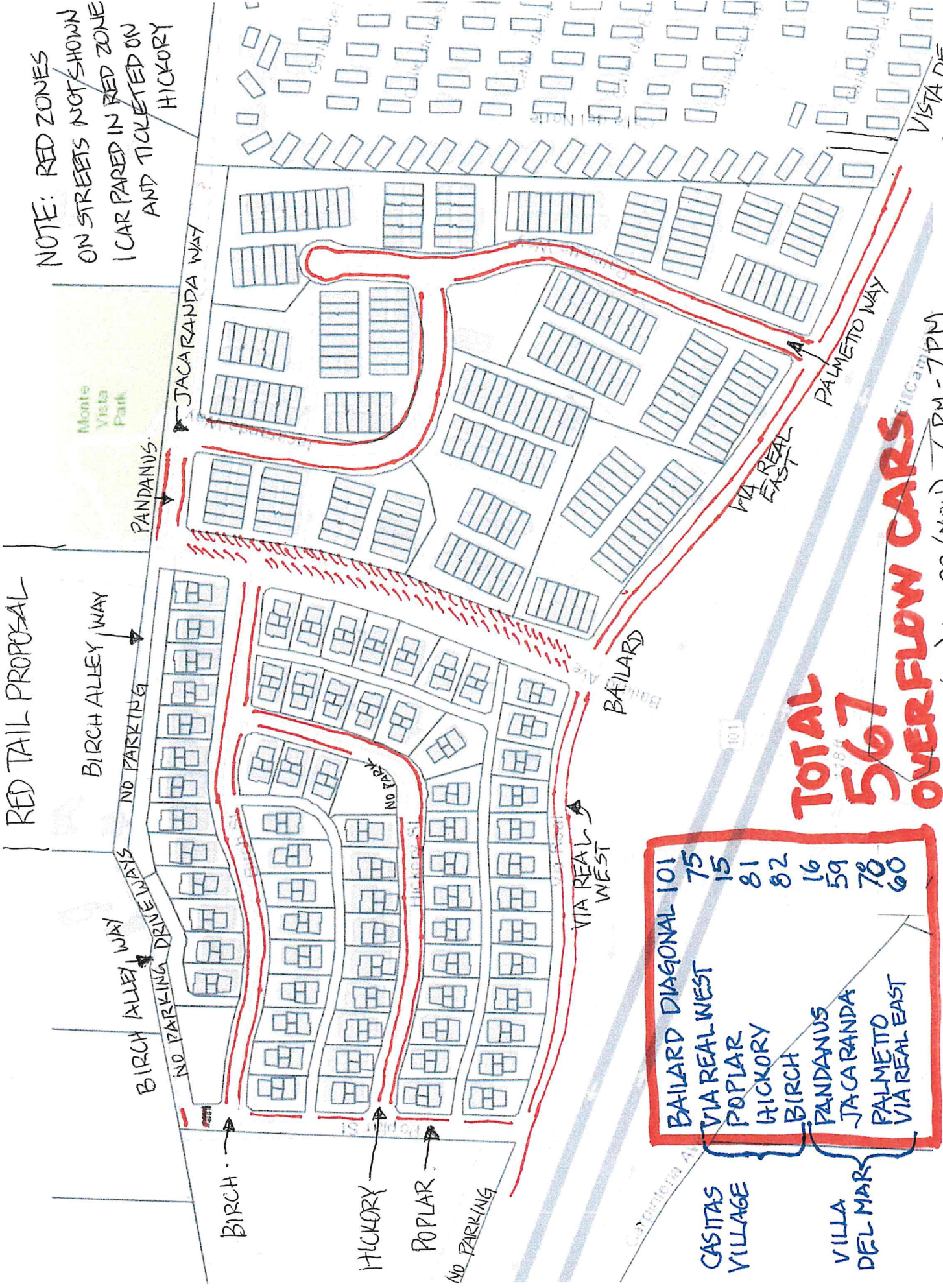
20 Carpinteria

to Santa Barbara

Weekdays <i>dias de semana</i>	Saturday <i>sábado</i>	Sunday <i>domingo</i>
am 5:31	am 6:21	am 6:57
6:02	7:21	7:37
6:32	8:06	8:37
7:02	8:37	9:37
7:32	9:17	10:37
8:02	10:17	11:47
8:32	11:17	pm 12:47
9:02	pm 12:17	1:47
10:02	1:17	2:47
11:02	2:17	3:47
pm 12:02	3:17	4:47
1:02	4:17	5:47
2:02	4:47	6:47
3:02	5:17	7:31
3:32	5:47	8:46
4:02	6:17	
4:32	6:47	
5:02	7:17	
5:32	8:16	
6:02	8:56	
7:02	9:41	
8:02		
9:02		
10:01		
10:46		

RED TAIL PROPOSAL

NOTE: RED ZONES ON STREETS NOT SHOWN I CAR PARED IN RED ZONE AND TICKETED ON HICKORY



Monte Vista Park

BIRCH ALLEY WAY
NO PARKING

BIRCH ALLEY WAY
NO PARKING DRIVEWAYS

BIRCH

HICKORY

POPLAR

NO PARKING

PANDANUS

JACARANDA WAY

VIA REAL WEST

BAILARD

VIA REAL EAST

PALMETTO WAY

VISTA DE SANTA BARBARA

BAILARD	DIAGONAL	101
VIA REAL WEST		75
POPLAR		15
HICKORY		81
BIRCH		82
PANDANUS		16
JACARANDA		59
PALMETTO		70
VIA REAL EAST		60

CASITAS VILLAGE

VILLA DEL MAR

TOTAL 567 OVERFLOW CARS

EACH NIGHT APRIL 21 (SUN) AND 22 (MON) 6PM - 7PM

ATTACHMENT C

Using https://www.mapdevelopers.com/distance_from_to.php for a driving route, which is where the sidewalks are, these are the nearest amenities as listed in [Government Code Section 65589.5\(d\)\(4\)](#). None of closest amenities listed are within 1 mile of the Bailard site

- (la) A supermarket or grocery store. Albertsons 1.46 miles
- (lb) A public park. Adjacent Monte Vista Park
- (lc) A community center. Carp County Health 1.71 Womens Club 1.69
- (ld) A pharmacy or drugstore. CVS 1.46
- (le) A medical clinic or hospital. Sansum Urgent Care 2.02
- (lf) A public library. 1.69
- (lg) A school that maintains a kindergarten or any of grades 1 to 12, inclusive. Carp Middle 1.74 Canalino 1.95 Carp High 2.47 Aliso 2.97

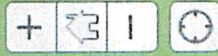
ATTACHMENT D

cGIS v Santa Barbara County Land Use and Zoning Map

Open in Map Viewer Modify Map Sign In

Details Basemap

Share Print Measure 1103 Bailard Avenue, Carpinteria CA 93013 X Q



Contentents (1/1)

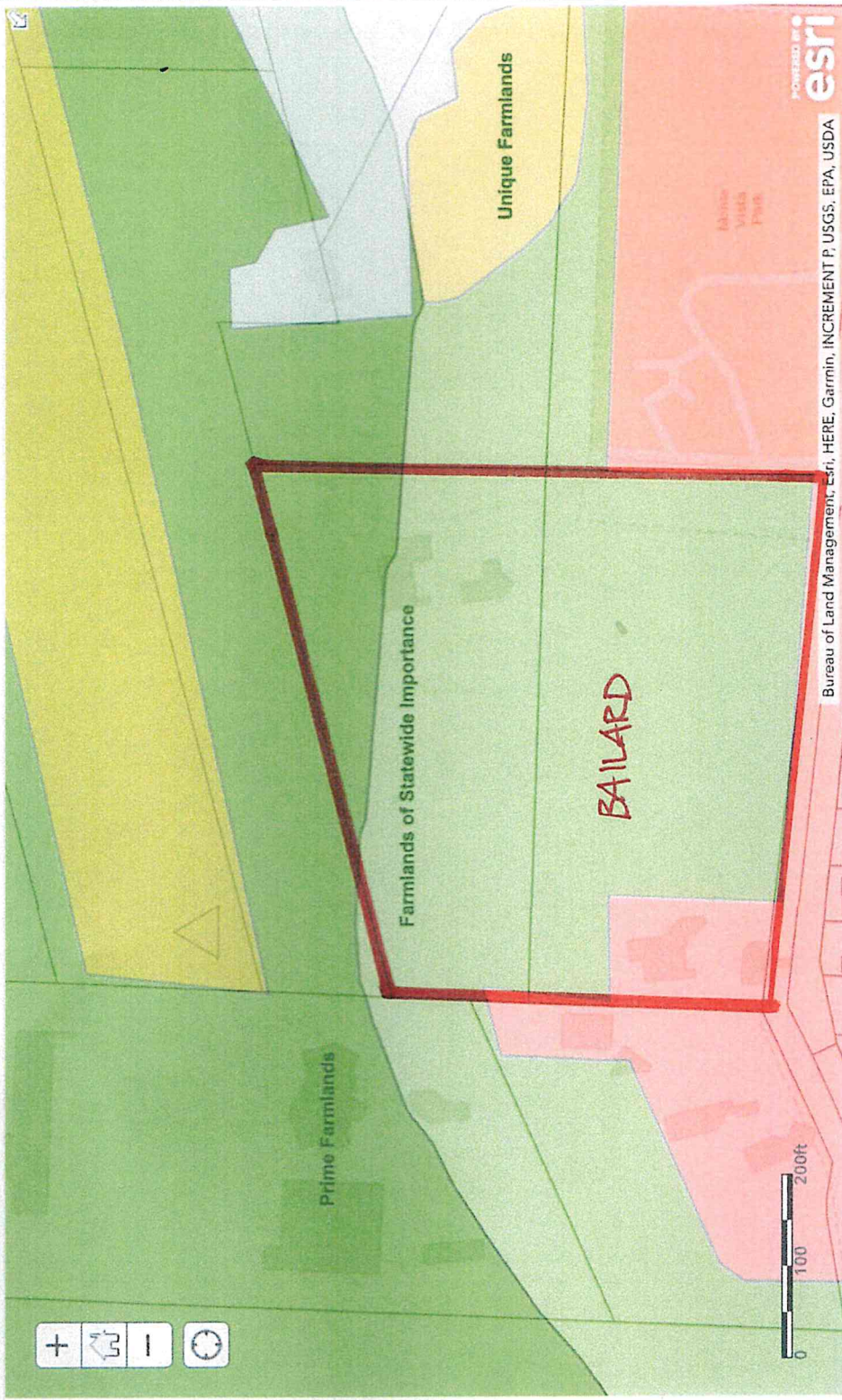
Housing Market Areas (HMAs)

Important Farmland (2018)
(Source: State of CA, Dept of Conservation)

- Prime Farmlands
- Farmlands of Statewide Importance
- Unique Farmlands
- Farmlands of Local Importance
- Grazing Lands
- Urban and Built-Up Lands
- Water
- Other Lands
- Out of Survey Boundary

Key Sites (Orcutt Community Plan)

Trust Center Legal Contact Esri Report Abuse



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



ATTACHMENT F JIM BAILARD ORCHARDS

Assessor Parcel Information Details

Disclaimer/Limitation of Liability

R&T 408.3(d) The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part.

Property Information

Parcel Number:	001-080-039	Value Notice
Address:	BAILARD AVE CARPINTERIA, CA 93013	
Transfer Date:	01/02/1997	
TRA:	059030	
Document #:		
Transfer Tax Amount:	\$440.00	

Property Characteristics

Use Description:	Orchards
Jurisdiction:	County - Unincorporated
Acreage:	3.00
Primary Res SF:	
Year Built:	
Bedrooms:	
Bathrooms:	
Fireplaces:	
Guest SF:	
Garage:	
Carport:	
Pool/Spa:	None

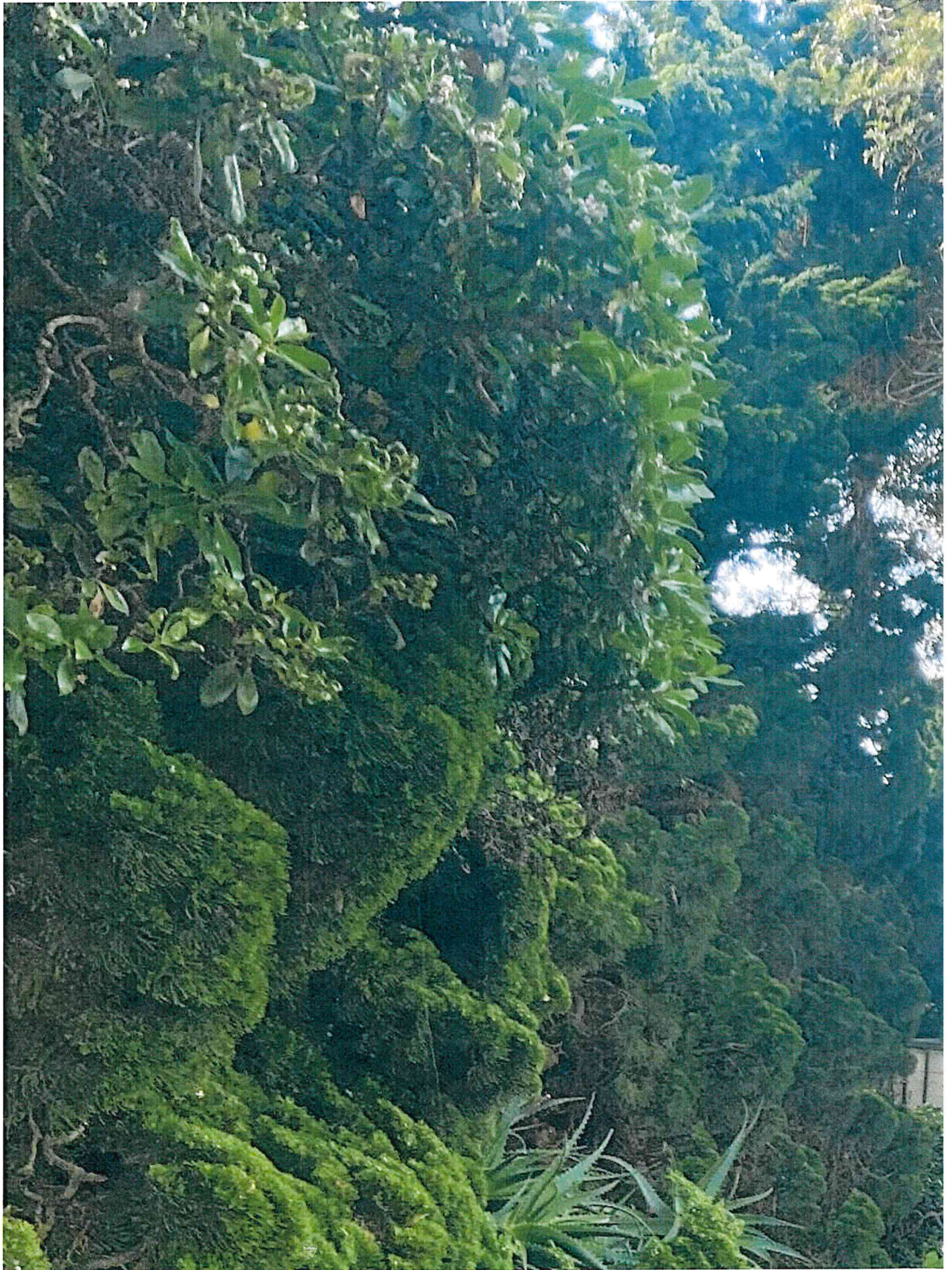
[Assessor Map](#)

2023 Assessed Values

ATTACHMENT G

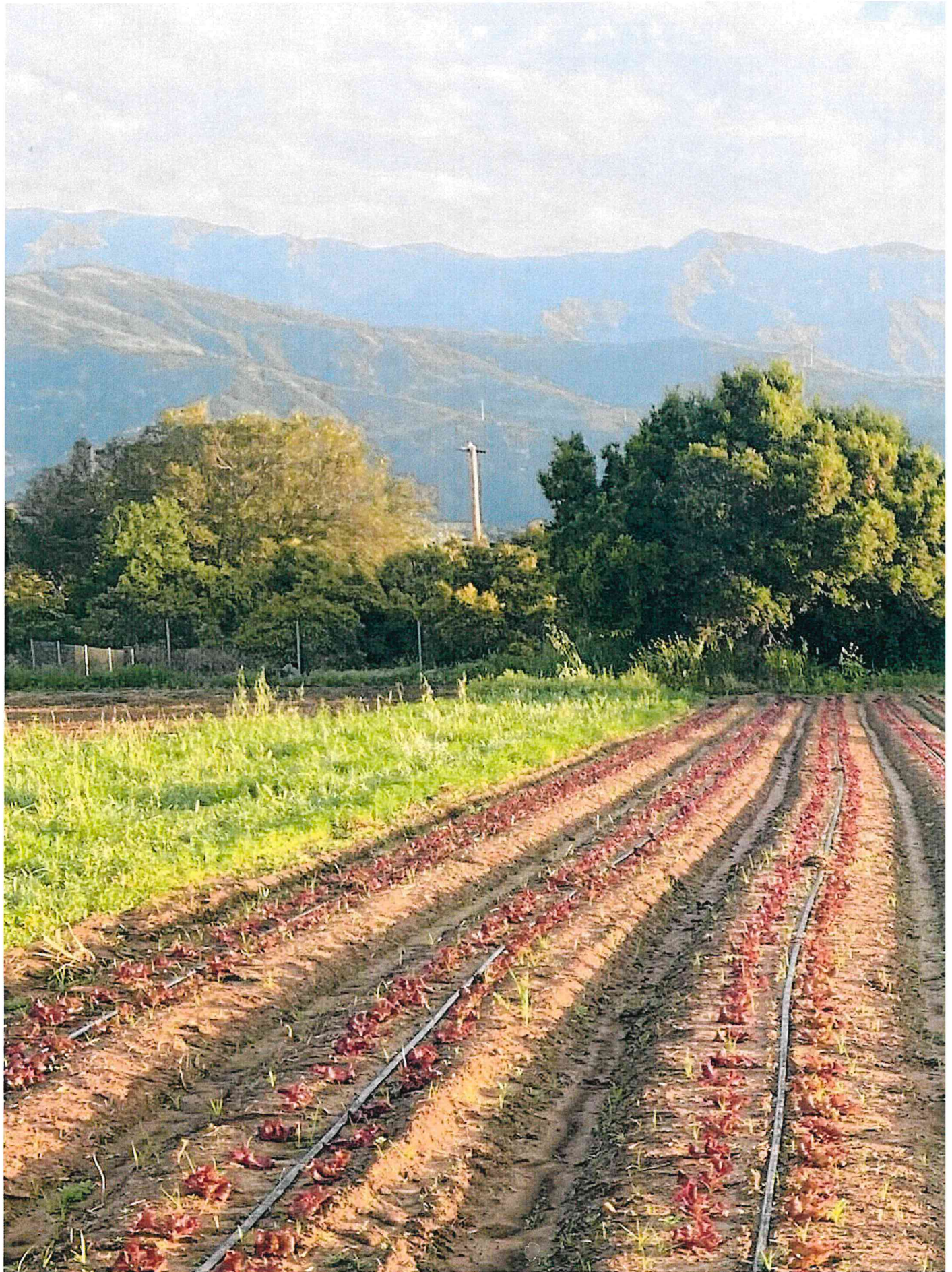
Photos taken on the morning of April 24, 2024 of the organic farm on Bailard showing row crops, ingress/egress onto Bailard Avenue, view to Casitas Village development, Jim Bailard's avocado orchards, and view to 10 acre ag land north of Bailard .











Sarah Mayer

From: richard higa <richhiga@gmail.com>
Sent: Wednesday, April 24, 2024 4:24 PM
To: sbcob

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 in Carpinteria and live on Bailard Ave. and am concerned about
The rezoning of the ranch at the end of Bailard Ave. to Build 168 apartments .
Parking already a problem on Bailard and the surrounding streets so I am against
The rezoning of that property as most of my neighbors thank you .

Richard Higa

Sarah Mayer

From: Gail Herson <devesi@me.com>
Sent: Wednesday, April 24, 2024 4:25 PM
To: sbcob
Subject: Please distribute to Supervisors re: Housing Element meeting May 3

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,

Sites located in the Coastal Zone that are outside the Urban/Rural Boundary should be eliminated from consideration for rezoning, including Rezone Sites 15, Van Wingerden 1 and Site 16, Van Wingerden 2 and pending project site 37, Bailard.

As a small family farmer, I know maintaining the Rural/Urban Boundary is vital to preserve the legacy and current vitality of Carpinteria. Otherwise urban sprawl will ruin our charming town and idyllic lifestyle. Carpinteria is one of the last great California beach/agricultural towns and we need to protect her by maintaining this Urban/Rural boundary. We have already suffered degradation of our town by the cannabis industrial complex, please protect Carpinteria from further diminishment.

The purpose of the County policy defining the Urban/Rural Boundary is to prevent inappropriate development and preserve agricultural land, not as a transitional use but for continued agricultural use generation after generation. We have placed our sacred trust in you to protect our community. Do not dismantle these protections.

It is really important to follow these sound planning principles so the Coastal Commission does not object and cause delays that could throw us into the dreaded oxymoronic Builder's Remedy.

Sincerely,
Gail Herson
Carpinteria

Sarah Mayer

From: Monica Delgado <delgado.m.monica@gmail.com>
Sent: Wednesday, April 24, 2024 4:28 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.

Muy estimados miembros de la junta de supervisores del condado de Santa Bárbara. Les pido por favor que se opongan a la re zonificación del terreno agrícola de Bailar Ave en Carpinteria. Actualmente ya estamos sobrepoblados en esta área. La avenida Bailard el único acceso, es muy estrecha debido a las modificaciones en la forma de estacionarse de los autos, se modificó exactamente porque no podían acomodarse más autos. Ya hemos tenido casos en que por emergencias médicas la calle queda bloqueada por la ambulancia y los bomberos, esto sería aún más peligroso si tenemos más población. Necesitamos esos productos orgánicos que actualmente produce la granja de Bailard, son locales. Por favor ayuden oponiéndose a que sea rezonificada. Gracias.

Sarah Mayer

From: Louis Force Torres <lou.torr@gmail.com>
Sent: Wednesday, April 24, 2024 4:36 PM
To: sbcob
Subject: NO on Bailard Farms

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 Supervisors...

Please do not approve the Bailard Farms project.

There are better areas - this is problematic for many, many reasons.
We have communicated to you through emails, voices, calls, and attendance at meetings.

We have spoken with the various involved parties.

This is a no-go for the area.
Hell, Das Williams lost his seat due to this project. (And others like it.) Though his initial comments were that it "was not ideal for the area."

We DO NOT want Bailard Farms to be developed.

When I called your offices, many of you were unaware of the site, or even the ramifications of placing that many homes/ people/ cars in that area.
It is unfair, unsafe, and unprofessional to vote on a site that many of you have not visited.

Please do the right thing.

NO on Bailard Farms

Sincerely,
Louis Force Torres

Sarah Mayer

From: jnt.wright <jnt.wright@gmail.com>
Sent: Wednesday, April 24, 2024 4:43 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.

Dear supervisors,

PLEASE do NOT rezone the Property on Bailard to high density housing. The traffic in our area (Villa del Mar/Casitas Village) is already maxing out. Parking is very difficult. It would be a disaster in the making if our area had to evacuate quickly for a fire or other disaster-- too many cars trying to leave the area on one main road.

Please listen to your constituency who are audibly against this development in its current configuration!

Thank you,
Janet Wright

Sarah Mayer

From: Susie Anderson <susie@ronandersonart.com>
Sent: Wednesday, April 24, 2024 4:53 PM
To: sbcob
Subject: Bailard Should Not Be Rezoned

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: Santa Barbara County Board of Supervisors
From: Susie Anderson
410 Palm Avenue Apt A2
Carpinteria, CA 93013

Re: South County Rezone Hearing May 3, 2024 / Bailard and Effects of the Business of Agriculture

The proposed rezone of Bailard from two homes to a development of 173 apartments would eliminate Carpinteria's Buffer Zone and expose all those residents to the negative effects of the Business of Agriculture being carried out on three sides of the property.

My sons leased homes from CUSD on their Bailard properties, one for 13.5 years and one for 3.5 years, and the negative effects they endured bordering (non-organic) ag land should disqualify Bailard for Multi-family high density housing.

The drifting odors, dust, and loud noise coming from the farms could be constant throughout daylight hours. But they also were forced to vacate or lock down quickly during routine aerial pesticide spraying, especially when it commenced without prior notice. The concept of this doesn't become a reality until you experience it, or you watch a neighbor's video of the helicopter spewing pesticides along the property line.

These are the very real problems that have driven Mr. Van Wingerden to request to rezone his land **from** agricultural to residential, as he stated at the Planning and Development 27 March Rezone Hearing. He is unable to conduct the business of agriculture due to its impact on his neighbors.

Are 180 families going to agree to be exposed to these aspects of the business of ag? Is it right to create a situation in which they will be subjected to it? Is it right to create a situation where farmers are constrained in their Right to Farm?

The farmers adjacent to Bailard submitted letters to Planning and Development and placed an ad in Coastal View News making it clear that they have a Right to Farm, intend to protect that right, and want Bailard to remain a buffer zone. See References below.

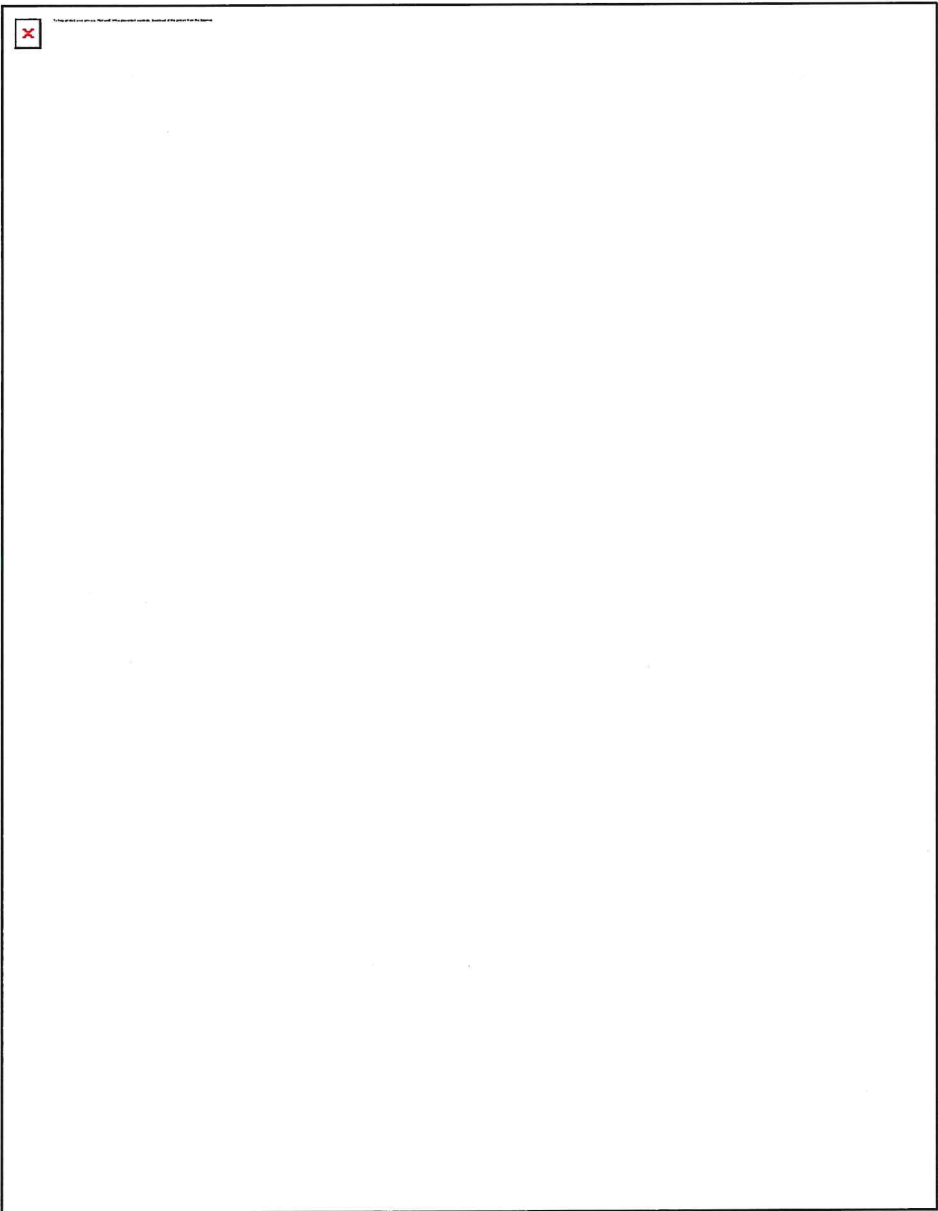
Bailard is not a viable site for dense housing and should not be rezoned.

Thank you,
Susie Anderson

City of Carpinteria Land Use

LU-3o. Approval of any coastal development permit on a parcel which is designated Public Facilities and is located adjacent to the City's Urban/Rural limit line ("development" shall be contingent upon the City's determination that the development is compatible with any agricultural operations on adjacent property. As a precondition to making such a determination, an operation management plan for the parcel for which development is

proposed shall be prepared in coordination with the owners and operators of agricultural operations within 500 feet of the parcel for which development is proposed and must be approved by the City. The operation management plan may be approved only upon the City making all of the following findings: (a) the agricultural operation is able to continue without being restricted or constrained by the existence of the development in a manner that would impact the viability of the agricultural operations, (b) all use of the parcel subject to development can be conducted in a manner that protects the public's health, safety and general welfare with regard to the agricultural operation, (c) upon establishment of the use(s) proposed through the development, the conduct of agricultural operations existing on parcels within 500 feet of the subject site as of July 1, 2002, and as reflected in the records of the County of Santa Barbara Agricultural Commissioner's Office, will not result in mandatory restrictions on the application of chemical herbicides, insecticides and fertilizers, that exceed those restrictions in place on July 1, 2002, and **(d) the owner of the property for which development is proposed has acknowledged that the property may be subject to inconvenience, discomfort, or adverse effects arising from adjacent agricultural operations such as dust, smoke, noise, odors, fumes, insects, and application of chemical herbicides, insecticides and fertilizers. Further, the owner, operator and any successors and assigns of agricultural operations within 500 feet of the parcel for which development is proposed shall be held harmless by the owner of the property for which development is proposed provided the agricultural operation is performed in conformity with the operation of the management plan.**



Sarah Mayer

From: Nadine Hug Martins <nadine.hug.martins@gmail.com>
Sent: Wednesday, April 24, 2024 4:59 PM
To: sbcob
Subject: No to Rezoning of Bailard Organic Farm

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

We strongly oppose the rezoning of the property off of Bailard to build 168+ homes on the small plot of land that serves as a buffer between residential and large-scale agriculture, improving air quality and wildlife corridor. The organic farm currently present even expressed interest in working with residences to incorporate local food waste into regenerative farming practice for those who can't have their own compost bins and avoid trucking food waste miles away.

The homeless and affordable housing crisis needs to be addressed urgently but adding the proposed housing is business as usual when we need to think outside of the box to solve our environmental and societal problems.

I look forward to upcoming smart growth workshop organized by ex-Carpinteria City Manager Dave Durlinger.

Sincerely,

. Nadine Hug Martins .
(805) 452-5394



Virus-free. www.avg.com

Sarah Mayer

From: James Tolar <jellybowler@gmail.com>
Sent: Wednesday, April 24, 2024 5:21 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.

Hello (sorry a few typos),

I am a long time resident of Carpinteria and grew up in the Bailard Avenue area (Villa Del Mar). Now a homeowner / occupant in Casitas Village on the northern edge of the property where it borders the proposed Red Tail envelop, I never would have imagined the development / zoning changes that are being proposed. The small town quality, open space / agriculture, and wildlife including but not limited to a robust and diverse avian population in this part of Carpinteria are very unique.

As you're already aware, this neighborhood is already very densely populated with parking at a premium and the vehicle congestion is dangerous and overwhelming at times. Every night in my neighborhood, vehicles park in red zones, in front of fire hydrants, and in the adjacent Monte Vista Park parking lot. There is no way this area can support high density housing from a parking standpoint alone, not to mention the high risk of incident during emergency conditions should they arise.

I respectfully request the Board vote no on the proposed rezoning at the Bailard Project.

Sincerely,
-James Tolar

On Wed, Apr 24, 2024 at 5:16 PM James Tolar <jellybowler@gmail.com> wrote:

Hello,

I am a long time resident of Carpinteri and grew up in the Bailard Avenue area (Villa Del Mar). Now a homeowner / occupant in Casitas Village on the southern edge of the property where it borders the proposed Red Tail envelop, I never would have imagined the development / zoning changes that are being proposed. The small town quality, open space / agriculture, and wildlife including but not limited to a robust and diverse avian population in this part of Carpinteria are very unique.

As you're already aware, this neighborhood is already very densely populated with parking at a premium and the vehicle congestion is dangerous and overwhelming at times. Every night in my neighborhood, vehicles park in red zones, in front of fire hydrants, and in the adjacent Monte Vista Park parking lot. There is no way this area can support high density housing from a parking standpoint alone, not to mention the high risk of incident during emergency conditions should they arise.

I respectfully request the Board vote no on the proposed rezoning at the Bailard Project.

Sincerely,
-James Tolar

Sarah Mayer

From: Gary or Geri Campopiano <geriandgarycampo@gmail.com>
Sent: Wednesday, April 24, 2024 5:33 PM
To: sbcob
Subject: Rezoning Carpinteria parcels for high density development

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

We plead with you supervisors to not change the zoning of parcels in the Carpinteria valley to allow for high density residential development. Sites 15, 16 and 37 are all within the Coastal zone and are outside of the urban/rural boundary according to county mapping. This would equal SPRAWL. Traffic, parking, infrastructure and natural resources would all be negatively impacted. Please find properties that are already inside of urban boundaries for your rezones.

Gary and Geri Ann Campopiano
5345 8th Street
Carpinteria, CA 93013
(805) 684-2164

Sarah Mayer

From: Diane Bookmyer <diane.bookmyer@gmail.com>
Sent: Wednesday, April 24, 2024 5:55 PM
To: sbcob
Subject: Upcoming Hearing Housing Element Update Rezone Amendments
Attachments: Rezone and New Structure Baillard AV..docx

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

Please see the attached letter regarding the adoption of the 2023-2031 Housing.

Date: April 24, 2024

Diane Bookmyer
5946 Birch St., Unit 1
Carpinteria, CA 93013

Re: Potential Rezone to High Density Residential Sites (Van Wingerden 1 & 2 and Bailard Ave.)

To: The Board of Supervisors of the County of Santa Barbara

As a current resident and homeowner of the Casitas Village Homeowner's Association, I am writing object to your consideration for rezoning sites in the Coastal Zone that are outside of the Urban/Rural Boundary.

My main concern is the consideration and planning of new proposed three-story apartment's to be built in the now Bailard Farm at the intersection of Bailard and Birch Street.

Casitas Village has an ongoing problem with lack of parking spaces. The surrounding area is packed with cars parked in front of our condos, in our designated parking spots, and flooding the streets on Via Real and Bailard.

If the new proposed apartments are built this will create enormous concerns:

- 1) Property values will go down
- 2) More traffic congestion
- 3) An invasion of privacy (Building an outlet in the Birch Alley way)
- 4) Noise pollution, crime and overcrowding
- 5) Cockroach and bug infestation. (Which we currently have)

How can homeless people keep up with the financial and physical responsibilities of living in an apartment? (i.e.) Paying rent, picking up after themselves and the work that's involved to maintain a desirable place to live.

I say this because I struggle every day to pay rent, the association dues, various other bills and trying to stay on top of the upkeep to make this a nice place to live.

I respectfully urge you to reconsider these proposals. Please imagine yourself in our current situation, then decide.

Best regards,

Diane Bookmyer
Homeowner Casitas Village

Sarah Mayer

From: John Brainerd <jbrainerd1@gmail.com>
Sent: Wednesday, April 24, 2024 7:42 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 live in the villa Del Mar association and am strongly opposed to the proposed use of the property. The project is way too dense. I have trouble finding parking as it is. There's also a big development right around the corner at lagunitas. Commercial and residential if I'm not mistaken. Then also a development on the t-time golf range Something's gotta give. If even 2 of these things happened it would be a nightmare for traffic and parking.
> Please rethink the use of the land.

-John

Sarah Mayer

From: Faith Deeter <faithdeeter@gmail.com>
Sent: Wednesday, April 24, 2024 8:19 PM
To: sbcob
Subject: Housing Element Letter
Attachments: Housing Element Letter.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.

Sent from my iPhone

4/25/24

Subject: Support for Housing Projects with Emphasis on Public Open Space and Walking Paths

Dear Board of Supervisors,

I am writing to express my support for housing projects that prioritize the inclusion of public open space and walking paths, as demonstrated by the San Marcos Ranch and Tatum Ranch Projects. These endeavors are not only pivotal for addressing the pressing housing needs within our county but also provide a commendable example for enriching the lives of residents and fostering community well-being.

As both an individual and as a member of the CRAHTAC advisory committee, I have invested significant time and effort into advocating for residential walking paths to enhance pedestrian safety and establish safe routes to schools. The generous commitment of San Marcos Ranch and Tatum Ranch to collectively donate 5 acres of open space, complete with mature oak trees and a meandering stream, along with additional land for a walking path connecting nearby amenities such as a shopping center and Oak Woodland Park, demonstrates their sincere effort to not only provide housing but also to create vibrant and sustainable communities.

Drawing from my professional experience as a licensed Marriage and Family Therapist, I recognize the profound impact that being in nature has on both physical and mental well being. Easy-to-access green spaces that do not necessitate driving to them by car provide important opportunities for physical activity, social engagement, relaxation, and stress reduction. By integrating such amenities into their housing projects, San Marcos Ranch and Tatum Ranch are not only fulfilling the need for housing but also nurturing community well-being.

Thank you for your consideration of this important matter. Given the escalating demand for new housing in our county, I urge you to prioritize projects that incorporate public open space and walking paths such as San Marcos Ranch, Tatum Ranch, and Glenn Annie. These serve as commendable models of how housing development can positively transform lives, improve safety, and foster sustainable environments for present and future generations.

Sincerely,

Faith Deeter, MFT

Sarah Mayer

From: Robert Lesser <albardach@gmail.com>
Sent: Wednesday, April 24, 2024 10:54 PM
To: sbcob
Cc: SB Coalition for Responsible Cannabis; Carpinterians Concerned; Wondolowski Mike; Carrillo Anna; Lee Roy; Clark Al; Nomura Wade; Wade Cowper; Harmon Meagan
Subject: NO to Rezone Sites 15, 16 and Site #37 -Friday meeting on Housing Element

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,

Who benefits from buying and building hundreds of apartments on land owned by the Van Wingerdan family? Not the community which is already sitting in bumper-to bumper traffic *every afternoon* on Via Real trying to get to a gas station or to the market; Likewise, on Foothill Rd the back traffic of folks trying to pick kids up at the high school. There is NO road infrastructure for such projects- and literally no land to add or expand existing roads. NONE! So unless these proposals come *with a heliport*, you would be creating a behemoth of traffic making it dangerous for medical or fire emergencies, plus being a daily nuisance.

Unlike Montecito, *Carpinteria is out of space*, unless we defy the Coastal Commission and Coastal Zone requirements- and/or destroy our priceless agricultural land.

Carpinteria has many mobile home parks, hundreds of apartments and condos and housing tracts. It's time to tell the Governor NO;

And time for the County to find some areas - some quite close to Carpinteria - that have yet to build a single structure for medium or low income housing.

Sincerely,
Robert Lesser
Carpinteria, Cal
805/680-4020

Sarah Mayer

From: Nancy Baron <nancyebaron@gmail.com>
Sent: Thursday, April 25, 2024 4:31 AM
To: sbcob
Subject: Please protect the urban, rural boundary in Carpinteria

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

Dear Santa Barbara County Board of Supervisors,

I am writing to urge you to take the long view for the future of Carpinteria and to eliminate the sites located in the Coastal Zone and maintain and protect the urban/rural boundary.

Please remove sites 15 and 16 (Van Wingerden 1 and 2) and pending project site 37 (Bailard) from areas to be rezoned and developed for future buildout and housing.

Please protect the urban rural boundaries and agricultural lands. It is critically important to prevent sprawl and consider quality of life and healthy environments for all- including nature.

Many studies show that nature — birds and animals— need these agricultural buffers and use these margins to survive. Populations of birds and wildlife are also suffering their own version of the housing crunch with the loss of habitat. Our plans should consider them as well. Birds and wildlife add to the quality of life of our community. Natural surroundings are critical to our mental health and well being as we increasingly realize.

Please concentrate development inside already developed areas rather than expanding- and also consider our need for green space as we grow.

Thank you for wise planning and land use.

Sincerely,
Nancy Baron
Carpinteria, Ca.
805-450-3158

Please excuse my faulty tapping. Sent from my iPhone.

Sarah Mayer

From: Michael Warner <mike@frontageroadstudios.com>
Sent: Thursday, April 25, 2024 9:48 AM
To: sbcob
Cc: Linda Honikman
Subject: A Letter to Santa Barbara County Supervisors Re: Housing Element Up-Zoning

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.

Clerk of the Board,

Please post the following letter so SB County Supervisors have an opportunity to read it:

Honorable SB County Supervisors,

Have you forgotten the campaign promises many of you made to “preserve the character of our neighborhoods” and to “protect local agricultural lands” while working on “common sense solutions” towards affordable housing?

Perhaps you have not forgotten that these promises were major factors that helped you get elected, but it seems that Santa Barbara County planning staff do not adhere to these same principals, and are in fact recommending that you break your promises in very egregious ways.

I realize that our State has put Santa Barbara County in a very difficult situation and some things must be done to address the affordable housing problem, but in my opinion the current Housing element recommendations are misguided and lazy solutions that will cause major traffic and infrastructure problems in the very near future.

The purpose of this letter is to make some “common sense” recommendations for the Board to consider before making any up-zoning decisions:

1. Spread the up-zone developments across as many sites as possible and reduce densities to 20-25 units per acre rather than 30-40. Require county planners to work harder to find additional undeveloped sites rather than destroying our neighborhoods with large scale “in-fill” developments. AND require developers to provide more community recreational space and more AFFORDABLE HOUSING units and less ABOVE MODERATE income housing.
2. DENY up-zoning to the San Marcos Ranch property because it is too dense for neighborhood infrastructure. DO NOT approve the up-zoning of Tatum for the same reason. PLEASE LIMIT WHATEVER YOU CAN HERE to 20-25 units per acre.
3. Consider making the continuation of San Simeon Drive a ONE WAY road from San Marcos Road to Turnpike AND require egress from Tatum and San Marcos Ranch onto this road. This might help prevent San Simeon Drive from becoming a traffic nightmare during rush hours and a throughway for drivers wanting to escape the stoplights on Hollister during other times of day and night.
4. Continue to work hard and fight to protect the character of our neighborhoods. Turning prized and premium agricultural land like San Marcos Growers and the Montessori property into mega housing developments in the middle of a 5-6 unit per acre residential neighborhood is NOT good planning. WE DESERVE BETTER TAHN THIS! PLEASE DO NOT DESTROY OUR NEIGHBORHOODS.

Michael Warner
mike@frontageroadstudios.com
c: 805.455.6364

Sarah Mayer

From: rlapidus@cox.net
Sent: Thursday, April 25, 2024 9:54 AM
To: sbcob
Subject: Housing Element Update

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 25, 2024

To: Board of Supervisors, Santa Barbara County

From: Roxanne Grant Lapidus, 1975 Cravens Lane, Carpinteria, CA 93013

Re: May 3 Hearing on Housing Element Update

I wholeheartedly agree with the comments submitted by the Carpinteria Valley Association, which are well-researched and overwhelmingly convincing. Eliminating the 3 sites that are in the Coastal Zone and outside the Urban/Rural Boundary is not only good planning, but will expedite the completion of the Housing Element Update

I urge you to act accordingly.

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:30 AM
To: sbcob
Subject: FW: Proposed Glen Annie development

-----Original Message-----

From: Joe <pbandjnsb@cox.net>
Sent: Thursday, March 21, 2024 3:29 PM
To: PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Proposed Glen Annie development

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

We are opposed to the development being considered for this property as the area is already very congested. There is also the potential for further droughts and adding 800-1000 new homes and 2000 plus additional people does not make sense.

Sincerely,
Joe and Pat Boris
Sent from my iPhone

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:31 AM
To: sbcob
Subject: FW: Glen Annie Golf Course

-----Original Message-----

From: Edith <edithogella@msn.com>
Sent: Friday, March 22, 2024 9:06 AM
To: PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Glen Annie Golf Course

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 do not agree with turning in the golf course into housing. In the first place, that was originally ag land, and an allowance was made to turn it into a recreational area. That was only approved because it gave west county citizens a place to relax and unwind. Later, it turned into a godsend when it stopped the fire that threatened the area around Dos Pueblos, which could have destroyed a vast swath of western Goleta. That barrier would be erased should homes be allowed.

Another point would be water. The golf course did consume more water than the ag property did. However, homes would possibly triple the water use. I imagine at least one pool would be allowed, and the evaporation off that pool would be astronomical.

I am aware of the water use of pools because I have an acquaintance of someone north of Cathedral Oaks. Before they installed a cover, the pool dropped one foot a week in the summer months. A large pool meeting the needs of a number of home owners would be horrific.

I also watched the allowances given to a tract on the eastern side of the 101. They were to have only restricted water use in their yards, a visit around the area reveals that requirement is flaunted. Green grass thrives, even in common areas. The county has done nothing to enforce the original requirement. I will not suggest that funds have been exchanged under the table to prevent enforcement, but it comes to mind.

Please consider these observations, and reject the idea.

Sincerely, Edith Ogella

--

This email has been checked for viruses by Avast antivirus software.

[https://urldefense.com/v3/__http://www.avast.com__;!!fs0MJmijOm0!smhuqs2yAkfHe4fwDyuKA-7KNbJCNBhjclFELHnuQSJAGa8MkMGw3kxl7Qn1IrrIF6K_Y3YEv8-zMm_jgK1tf6T5kEU\\$](https://urldefense.com/v3/__http://www.avast.com__;!!fs0MJmijOm0!smhuqs2yAkfHe4fwDyuKA-7KNbJCNBhjclFELHnuQSJAGa8MkMGw3kxl7Qn1IrrIF6K_Y3YEv8-zMm_jgK1tf6T5kEU$)

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:31 AM
To: sbcob
Subject: FW: Stop Glen Annie development plans!

-----Original Message-----

From: William Vasquez <willvasquezvmg@gmail.com>
Sent: Friday, March 22, 2024 12:46 PM
To: PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Stop Glen Annie development plans!

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 SBCBOS,
>
> Please remove Glen Annie from the list of proposed sites for new housing! I just read another Newshawk article which shows that things are clearly moving forward from the county's perspective on assessment of Glen Annie for redevelopment.
>
> We cannot stress enough how important Glen Annie is to our community.
>
> It serves local high school team events, serves as one of the only event-locations that is "nice" here in Goleta, is a core recreation facility as well. And there is no more room for thousands of people - and their cars!! Have you been to the site in the morning as school come in?
>
> If allowed to go through, this will significantly diminish the quality of life we desperately want to preserve.
>
> Lastly, the county owns so much land - bring in infrastructure to areas that are sparsely populated!! It's a long term solution, someone please take a leadership position here.
>
> Thank you,
>
> William Vasquez
> 7880 Rio Vista Dr
>
>
>
>
> Sent from my iPhone

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:32 AM
To: sbcob
Subject: FW: Glen Annie

-----Original Message-----

From: Dawn O'Bar <yogabydawn@gmail.com>
Sent: Friday, March 22, 2024 4:57 PM
To: PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Glen Annie

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

Please do not develop the golf course.
The impact to the area with traffic and extra water demands is too great.

Keep the golf course.
Dawn OBar
Sent from my iPhone

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:33 AM
To: sbcob
Subject: FW: Affordable homes
Attachments: Letter to Planners - No to Bailard Development.pdf

From: Nadine Hug Martins <nadine.hug.martins@gmail.com>
Sent: Thursday, March 28, 2024 10:12 AM
To: Villalobos, David <dvillalo@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Affordable homes

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 Mr. Villalobos
Attached please find my letter to County Planners in regards to rezoning/affordable home development on Van Wingerden and Bailard properties.

Thank you

. Nadine Hug Martins .
(805) 452-5394

PER E-MAIL

Santa Barbara County Planning Commission

dvillalo@countyofsb.org

Santa Barbara Long Range Planning Division

housingelement@countyofsb.org

March 28, 2024

Housing Element Update Rezone Hearings

Exclude Van Wingerden 1 and 2 and Bailard from Rezoning/Housing Development

Dear Planners,

Thank you for this hearing, the interactive map, the “balancing act” interactive tool in an effort to create more affordable housing within Santa Barbara County. It’s my understanding that you’re also considering rezoning a number of properties in the Coastal Zone including “Van Wingerden 1 and 2” and “Bailard” properties. Due to my limited time available to do an in-depth analysis for alternative sites within the entire Santa Barbara County, I can only speak to these areas I know best because I live and work within their proximity.

The Bailard, Van Wingerden 1 and 2 properties serve as important buffer zones between larger-scale agriculture and rest of community, and provide significant mixed-use possibilities such as the current regenerative small farm, a school or other mixed use, benefitting the community at large. Squeezing 170+ homes onto less than 7 acres on the Bailard property would effectively destroy this mixed use buffer on the the bluff’s edge overlooking the Carpinteria Valley. Rezoning to build more residential homes on these properties within the Coastal Zone would expand a monoculture of residential sprawl/cookie-cutter homes and effectively discriminate against lower income areas by making them even more dense and removing their mixed-use buffer zones.

I urge you to find more innovative ways to create affordable housing that maintain or create more mixed-use buffer zones that enhance our greater communities at large.

Sincerely,

Nadine Hug Martins

nadine.hug.martins@@gmail.com

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:36 AM
To: sbcob
Subject: FW: Upcoming vote on May 3, 2024
Attachments: May 3 Supervisors Mtg..pdf

From: Kathryn Miller <kathryn_miller@pitzer.edu>
Sent: Wednesday, April 10, 2024 5:26 PM
To: Laura Capps <lcapps@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>
Subject: Upcoming vote on 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 Board of Supervisors
Attached is my letter regarding the vote on Friday, May 3, 2024. Thank you.

Kathryn Miller
Professor of Art
Pitzer College

874 Fortuna Lan.
Goleta, CA

<http://www.kathrynamiller.com>

April 10, 2024

Dear Board of Supervisors,

This letter is being sent in reference to the Board of Supervisors upcoming Friday, May 3, 2024 final vote on the housing element.

In the past we were told that all the recent major high-density buildouts of apartments and condos in Goleta were necessary to accommodate workforce housing. Well, if anyone bothers to check, there are vacancies in most of them with big leasing signs on the properties. Why are they empty or need to be leased? Because the workforce renters can't afford the rents they are charging. So once again, developers come out on top and don't give a shit what they have done to the community. No one has control over the outcome of who will own those properties and the high rental costs that will ensue.

Honestly, I won't fall for that one again. Once again, we are faced with the same desperate need for "workforce" housing that was not remedied by all the previous developments and promises.

Vote NO on dumping more of the same in Goleta. We've done our share. Agricultural lands are part of the fabric here, and people want it to stay that way. The agricultural areas (especially along Cathedral Oaks) are instrumental fire breaks. The past fires have proven this. Yes, some avocado trees got scorched and some avocados were baked, but the ag. lands are what allowed the fire fighters to stop the fires from reaching the homes below them. Northern Goleta is in the wildfire zone. Just look at how many people have had their home insurance policies cancelled because of where they live.

I am familiar with the fire patterns because each time there is one in the hills, friends and family and their pets evacuate to my house in Isla Vista like clockwork. Their homes were often saved because of the ag. lands buffer zone.

All the designs I've seen for the Glenn Annie golf course smack of over-orchestration with—oh--so many amenities for the new 1,000 homes (an attempt to wow people?) and, not for the general public, that the golf course currently serves.

Goleta seems to be the new dumping ground for the state housing mandate. Why? Because we still have some open spaces and do not have the clout of Montecito, Hope Ranch, etc. We are being punished for having wide open spaces that everyone here loves.

By saying we want “more transparency” in the housing element process implies that there HAS NOT been enough honest and open discussions about cause and effect, hence “transparency”. Why was that not a requirement from the beginning of this process?

At the end of all this NEW phase of building out Goleta, the only people who will benefit are the contractors/builders and all the wealthy people who step in and buy (anything that is not designated low income) for their retirement home or a second home for rental income. Let's be real here. This is not a sound ecological move for the people and wildlife of Goleta. It is a myopic spur-of-the moment issue that has not been considered properly on so many levels and will have resounding consequences, some predictable and others not yet predictable. Once everything is covered over with buildings and asphalt there is no going back (unless it all burns down).

If there is county owned land near transportation hubs with sufficient infrastructure to handle more housing, that would be a huge cost-saving measure as opposed to inserting all that new infrastructure to develop previously open spaces. You will never be able to build “affordable housing” without some kind of state and county law/mandate that has some teeth in it. None of this does right now.

If all these new homes are built as planned with many at market value, we will definitely have to build more workforce housing for all the people that work for the new homeowners such as teachers, nurses, housekeepers' landscapers/gardeners, among others. It's a no brainer in my opinion.

Please do the right thing for Goleta and all its inhabitants.

Thank you,

Kathryn Miller

Professor of Art Emerita

Goleta, CA

Tell me if this is the workforce housing that we were told had to be built here in Goleta...Insane

The image shows a screenshot of a Zillow real estate listing. The browser's address bar shows 'zillow.com'. The listing is for a property at 5663 Surfrider Way UNIT 101, Goleta, CA 93117. The price is \$1,648,000. The property features 3 beds, 3 baths, and 2,229 sqft. The estimated monthly payment is \$10,527/mo. The listing includes a main photo of the exterior and several interior photos showing the living and dining areas. A 'Request a tour' button is available, along with a 'Contact agent' button. The Zillow logo and navigation options are visible at the top of the listing page.

For sale

Liking this home?
Sign in to save homes you like and improve your recommendations.

\$1,648,000

5663 Surfrider Way UNIT 101, Goleta, CA 93117

3 beds **3** baths **2,229** sqft

Est. **\$10,527/mo** [Get pre-qualified](#)

Request a tour
as early as tomorrow at 9:00 am

[Contact agent](#)

[See all 53 photos](#)

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 10:36 AM
To: sbcob
Subject: FW: Caption for picture sent by Kathryn Miller

From: Kathryn Miller <kathryn_miller@pitzer.edu>
Sent: Wednesday, April 10, 2024 5:33 PM
To: Laura Capps <lcapps@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Caption for picture sent by Kathryn Miller

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.

Should read "Tell me if this is the affordable workforce housing that we were told would be built here in Goleta." Currently there are 5 homes for sale on Surfrider Way, all in that price range. Not just one, but five right now.

Kathryn Miller
Professor of Art, Emerita
Pitzer College

874 Fortuna Ln
Goleta, CA
<http://www.kathrynamiller.com>

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:09 AM
To: sbcob
Subject: FW: Preserve Agricultural Land from SB County Housing Element Rezoning

From: Phil and Sue DeRogatis <psderogatis@gmail.com>
Sent: Thursday, March 21, 2024 9:01 PM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>
Subject: Preserve Agricultural Land from SB County Housing Element 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 Chair Williams,

It has recently come to the attention of many County Residents that the draft Housing Element suggests rezoning significant portions of open land immediately adjacent to the City of Goleta. The current draft Housing Element proposes turning acres of neighborhood agricultural land into thousands of high density units, which is where many people get their produce and connection to local resources. Your SB County housing element has added nearly 5000 high density units within 2 square miles (red areas below).



On top of losing precious agricultural land to more dense urban housing, there are significant concerns that the current draft Housing Element adds thousands of units to low income areas which lack sufficient carrying capacity for the proposed new development. Additionally, the new development may fall under housing-related environmental exemptions, which would leave the area further disadvantaged. We are writing in opposition of the SB housing element proposal to convert agricultural properties. We also ask the board find more equitable solutions to spread out RHNA requirements across the county and take into account proper planning for adequate supporting infrastructure.

Sincerely,

Phil DeRogatis

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:09 AM
To: sbcob
Subject: FW: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

From: Leonard Brown <lbjbinsb@yahoo.com>
Sent: Sunday, March 24, 2024 2:50 PM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Villalobos, David <dvillalo@countyofsb.org>
Subject: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

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 SB County Board of Supervisors,

Thank you for your tremendous support in addressing housing in our community and making the Housing Element Update Program and potential impacts more transparent. We support your calls to action over the course of the Housing Element Update and earnestly request the County Board of Supervisors strongly consider the need to balance new housing with the greater needs of the community, and that you reduce the amount of rezoning currently programmed for review. As you have stated, the overwhelming amount of new development is being thrust upon a small and disproportionate part of the County in the East Goleta Valley agricultural area. The County Housing Element Program EIR clearly outlines that "significant" negative impacts will occur if even a portion of the rezoning occurs.

What was clearly demonstrated in last week's presentation from potential developers is that they are all banking on the existing resources should the rezoning of the East Goleta Valley agricultural area occur. Of the over three thousand housing units (site) proposed, they all relied on the same transportation corridors, critical care facilities, schools, and shopping centers for basic needs. As residents of the East Goleta Valley area, we can attest that all these facilities are already fully subscribed. Daily, transportation backs up onto freeways and neighborhoods, medical appointments take months, schools are overcrowded, and grocery lines extend down aisles to the back of stores.

The carrying capacity of our neighborhood is already stretched, and rezoning too many parcels poses a great risk to our environment. The Housing Element Program EIR identifies multiple Alternatives that will allow us to meet State requirements and warns against the "significant" impacts to the quality of life in South Patterson Agricultural Area, East Goleta Valley, and the greater County region. The proposed rezoning of "Prime Farmland, Unique Farmland, and Farmland of Statewide Importance," the hallmark of our community, with so much high-density housing in such a short period of time will have huge downstream negative impacts for the foreseeable future.

The threat of overdevelopment is clear. We ask that the Board wholeheartedly consider the degradation of our environment and reduce the rezoning as outlined in the EIR's Alternative A, and additionally remove the Giorgi, Montessori, and McKloskey Lelande properties from rezoning. This preserves the environment of South Patterson Agricultural Area, while also equitably distributing RHNA units across the County. We also ask that you prioritize homeownership and workforce housing as it better guarantees the needs of the community and helps prevent the "renovictions," of tomorrow. Furthermore, we have yet to experience the collective impact of what's to come with adding approximately 14,881 housing units to the South Coast over such a short period of time.

Lastly, congratulations on ending the housing lawsuit with UCSB. The settlement ensures UCSB takes greater ownership of their housing needs, and we hope the additional 1,874 units they plan to build brings significant relief to housing and helps meet the County's RHNA requirement. Growing the community responsibly and protecting the environment is what makes Santa Barbara a special place, and we applaud your efforts.

Sincerely,

Leonard J Brown, Jr

144 Santa Paula Ave

Santa Barbara CA 93111

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:10 AM
To: sbcob
Subject: FW: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

From: Len Brown <leonardbrown3@icloud.com>
Sent: Sunday, March 24, 2024 2:53 PM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Villalobos, David <dvillalo@countyofsb.org>
Subject: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

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Dear SB County Board of Supervisors,

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What was clearly demonstrated in last week’s presentation from potential developers is that they are all banking on the existing resources should the rezoning of the East Goleta Valley agricultural area occur. Of the over three thousand housing units (site) proposed, they all relied on the same transportation corridors, critical care facilities, schools, and shopping centers for basic needs. As residents of the East Goleta Valley area, we can attest that all these facilities are already fully subscribed. Daily, transportation backs up onto freeways and neighborhoods, medical appointments take months, schools are overcrowded, and grocery lines extend down aisles to the back of stores.

The carrying capacity of our neighborhood is already stretched, and rezoning too many parcels poses a great risk to our environment. The Housing Element Program EIR identifies multiple Alternatives that will allow us to meet State requirements and warns against the “significant” impacts to the quality of life in South Patterson Agricultural Area, East Goleta Valley, and the greater County region. The proposed rezoning of “Prime Farmland, Unique Farmland, and Farmland of Statewide Importance,” the hallmark of our community, with so much high-density housing in such a short period of time will have huge downstream negative impacts for the foreseeable future.

The threat of overdevelopment is clear. We ask that the Board wholeheartedly consider the degradation of our environment and reduce the rezoning as outlined in the EIR’s Alternative A, and additionally remove the Giorgi, Montessori, and McKloskey Lelande properties from rezoning. This preserves the environment of South Patterson Agricultural Area, while also equitably distributing RHNA units across the County. We also ask that you prioritize homeownership and workforce housing as it better guarantees the needs of the community and helps prevent the “renovictions,” of tomorrow. Furthermore, we have yet to experience the collective impact of what’s to come with adding approximately 14,881 housing units to the South Coast over such a short period of time.

Lastly, congratulations on ending the housing lawsuit with UCSB. The settlement ensures UCSB takes greater ownership of their housing needs, and we hope the additional 1,874 units they plan to build brings significant relief to housing and helps meet the County's RHNA requirement. Growing the community responsibly and protecting the environment is what makes Santa Barbara a special place, and we applaud your efforts.

Sincerely,

Julie J Brown

144 Santa Paula Ave

Santa Barbara CA 93111

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:10 AM
To: sbcob
Subject: FW: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

From: Christel Smith <christelline@gmail.com>
Sent: Tuesday, March 26, 2024 9:09 AM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Villalobos, David <dvillalo@countyofsb.org>
Subject: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

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 SB County Board of Supervisors,

Thank you for your tremendous support in addressing housing in our community and making the Housing Element Update Program and potential impacts more transparent. We support your calls to action over the course of the Housing Element Update and earnestly request the County Board of Supervisors strongly consider the need to balance new housing with the greater needs of the community, and that you reduce the amount of rezoning currently programmed for review. As you have stated, the overwhelming amount of new development is being thrust upon a small and disproportionate part of the County in the East Goleta Valley agricultural area. The County Housing Element Program EIR clearly outlines that “significant” negative impacts will occur if even a portion of the rezoning occurs.

What was clearly demonstrated in last week’s presentation from potential developers is that they are all banking on the existing resources should the rezoning of the East Goleta Valley agricultural area occur. Of the over three thousand housing units (site) proposed, they all relied on the same transportation corridors, critical care facilities, schools, and shopping centers for basic needs. As residents of the East Goleta Valley area, we can attest that all these facilities are already fully subscribed. Daily, transportation backs up onto freeways and neighborhoods, medical appointments take months, schools are overcrowded, and grocery lines extend down aisles to the back of stores.

The carrying capacity of our neighborhood is already stretched, and rezoning too many parcels poses a great risk to our environment. The Housing Element Program EIR identifies multiple Alternatives that will allow us to meet State requirements and warns against the “significant” impacts to the quality of life in South Patterson Agricultural Area, East Goleta Valley, and the greater County region. The proposed rezoning of “Prime Farmland, Unique Farmland, and Farmland of Statewide Importance,” the hallmark of our community, with so much high-density housing in such a short period of time will have huge downstream negative impacts for the foreseeable future.

The threat of overdevelopment is clear. We ask that the Board wholeheartedly consider the degradation of our environment and reduce the rezoning as outlined in the EIR’s Alternative A, and additionally remove the Giorgi, Montessori, and McKloskey Lelande properties from rezoning. This preserves the environment of South Patterson Agricultural Area, while also equitably distributing RHNA units across the County. We also ask that you prioritize homeownership and workforce housing as it better guarantees the needs of the community and helps prevent the “renovictions,” of tomorrow. Furthermore, we have yet to experience the collective impact of what’s to come with adding approximately 14,881 housing units to the South Coast over such a short period of time.

Lastly, congratulations on ending the housing lawsuit with UCSB. The settlement ensures UCSB takes greater ownership of their housing needs, and we hope the additional 1,874 units they plan to build brings significant relief to housing and helps meet the County's RHNA requirement. Growing the community responsibly and protecting the environment is what makes Santa Barbara a special place, and we applaud your efforts.

Sincerely,

Christel Smith

Noleta Resident

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:10 AM
To: sbcob
Subject: FW: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

From: Catherine Myklebust <catherinemyklebust@gmail.com>
Sent: Tuesday, March 26, 2024 10:01 AM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Villalobos, David <dvillalo@countyofsb.org>
Subject: Public Comment for March 27th, 2024 Planning Commission Agenda Item I

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 SB County Board of Supervisors,

Thank you for your tremendous support in addressing housing in our community and making the Housing Element Update Program and potential impacts more transparent. We support your calls to action over the course of the Housing Element Update and earnestly request the County Board of Supervisors strongly consider the need to balance new housing with the greater needs of the community, and that you reduce the amount of rezoning currently programmed for review. As you have stated, the overwhelming amount of new development is being thrust upon a small and disproportionate part of the County in the East Goleta Valley agricultural area. The County Housing Element Program EIR clearly outlines that “significant” negative impacts will occur if even a portion of the rezoning occurs.

What was clearly demonstrated in last week’s presentation from potential developers is that they are all banking on the existing resources should the rezoning of the East Goleta Valley agricultural area occur. Of the over three thousand housing units (site) proposed, they all relied on the same transportation corridors, critical care facilities, schools, and shopping centers for basic needs. As residents of the East Goleta Valley area, we can attest that all these facilities are already fully subscribed. Daily, transportation backs up onto freeways and neighborhoods, medical appointments take months, schools are overcrowded, and grocery lines extend down aisles to the back of stores.

The carrying capacity of our neighborhood is already stretched, and rezoning too many parcels poses a great risk to our environment. The Housing Element Program EIR identifies multiple Alternatives that will allow us to meet State requirements and warns against the “significant” impacts to the quality of life in South Patterson Agricultural Area, East Goleta Valley, and the greater County region. The proposed rezoning of “Prime Farmland, Unique Farmland, and Farmland of Statewide Importance,” the hallmark of our community, with so much high-density housing in such a short period of time will have huge downstream negative impacts for the foreseeable future.

The threat of overdevelopment is clear. We ask that the Board wholeheartedly consider the degradation of our environment and reduce the rezoning as outlined in the EIR’s Alternative A, and additionally remove the Giorgi, Montessori, and McKloskey Lelande properties from rezoning. This preserves the environment of South Patterson Agricultural Area, while also equitably distributing RHNA units across the County. We also ask that you prioritize homeownership and workforce housing as it better guarantees the needs of the community and helps prevent the “renovictions,” of tomorrow. Furthermore, we have yet to experience the collective impact of what’s to come with adding approximately 14,881 housing units to the South Coast over such a short period of time.

Lastly, congratulations on ending the housing lawsuit with UCSB. The settlement ensures UCSB takes greater ownership of their housing needs, and we hope the additional 1,874 units they plan to build brings significant relief to housing and helps meet the County's RHNA requirement. Growing the community responsibly and protecting the environment is what makes Santa Barbara a special place, and we applaud your efforts.

Sincerely,

Cat Myklebust

www.CatMyklebust.com

Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:11 AM
To: sbcob
Subject: FW: Please do not develop on agricultural land for the SB County Housing Element Rezoning
Attachments: Farm between Atascadero Creek and Maria Ygnacio Creek 2.jpg; Farm between Atascadero Creek and Maria Ygnacio Creek.jpg

From: Mattheus Bovbjerg <bovbjergm@gmail.com>
Sent: Tuesday, March 26, 2024 8:36 PM
To: Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Villalobos, David <dvillalo@countyofsb.org>
Subject: Please do not develop on agricultural land for the SB County Housing Element Rezoning

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Chair Williams,

For a number of reasons, it is very concerning that the draft Housing Element is targeting agricultural land for rezoning and development, rather than increasing unit density on already developed areas which have the existing infrastructure to support it and do not come at great cost to the environment and existing nearby residents. Additionally, it appears that the proposed housing does not benefit those in need of affordable housing as much as I would expect such an initiative to.

I live on Gwyne Avenue, which abuts the organic farm on the Caird property. The draft put forward for the Caird property should not be approved for the following reasons, and I will focus primarily on the southeastern portion, which includes the creeks and farm.

1. Paving over farmland and increasing our sprawl cannot be the answer versus increasing the density of the urban centers which the report claims this farmland is near. Much of the property, including the entire farm nestled in the triangle between Atascadero Creek, Maria Ygnacio Creek, and our homes, is unpaved and indeed actively farmed without the use of pots as the Chadmar Group has asserted. Attached are two photos taken this week showing the farm just before and after harvest/tilling *directly in the ground*.
2. This is a FEMA flood zone, because of which we pay yearly flood insurance. The Chadmar Group conveniently ignores this fact, although the draft Housing Element does discuss flooding and other environmental constraints without a plan for how this will comply with existing laws and regulations. Paving even half of this land is a terrible idea and poses a legitimate danger to us as existing residents and to any potential new residents, even if those new units are raised (thereby putting our homes downhill). Without the farm at the crux of the flood zone, that flood water will become runoff as opposed to having some chance of being absorbed into the earth before it reaches our neighborhood.
3. If a flood were to occur, having these extra units all latching onto the one possible evacuation route is a further danger to everyone here in a known flood zone. As demonstrated by the inclusion of SB 99 in the Safety Element Update we know the risks of relying on one road out for too many people in a hazard zone. Why would we knowingly, and with forethought, create that situation?

4. [The Santa Barbara Area Coastal Ecosystem Vulnerability Assessment](#) (SBA-CEVA) additionally states in clear terms that models consistently forecast an increase in storm intensity and atmospheric rivers as the result of shortened rainy seasons with the same level of precipitation. Rainfall and flooding will get worse within the coming decades--we cannot make an existing flood zone less capable of handling floods that we know will come.
5. SBC Code of Ordinances [Chapter 15A - Floodplain Management](#) and [Chapter 15B - Development Along Watercourses](#) are additional examples of the seriousness of flood areas and the lengths to which one must go to gain approval to build in them and around waterways--this farmland is both a flood zone and two of three sides are watercourses with huge watersheds. If these vital watercourses need to be expanded upon in the future to manage increased flow from storms, they will not be able to if new development is in the way. From 15A-2. - Findings of Fact: "The flood hazard areas of Santa Barbara County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare."
6. Local residents and animals alike benefit from this organic farm. We buy food from them at the farmers market every weekend, and we see tons of birds, from small ones all the way up to hawks, in and around the farm. Just as the creeks are, the farm is clearly an active ecosystem in addition to a food source for residents. Atascadero creek is also not fully highlighted in the Chadmar Group's maps as protected, which would show that this farm is 100% surrounded by protected creeks and existing homes.
7. Finally, having lived under the flight path for SBA, I can assure you that being any closer to the airport and experiencing the planes flying even lower as they land (which is louder and lengthier than takeoff) will be extremely unpleasant for potential new residents.

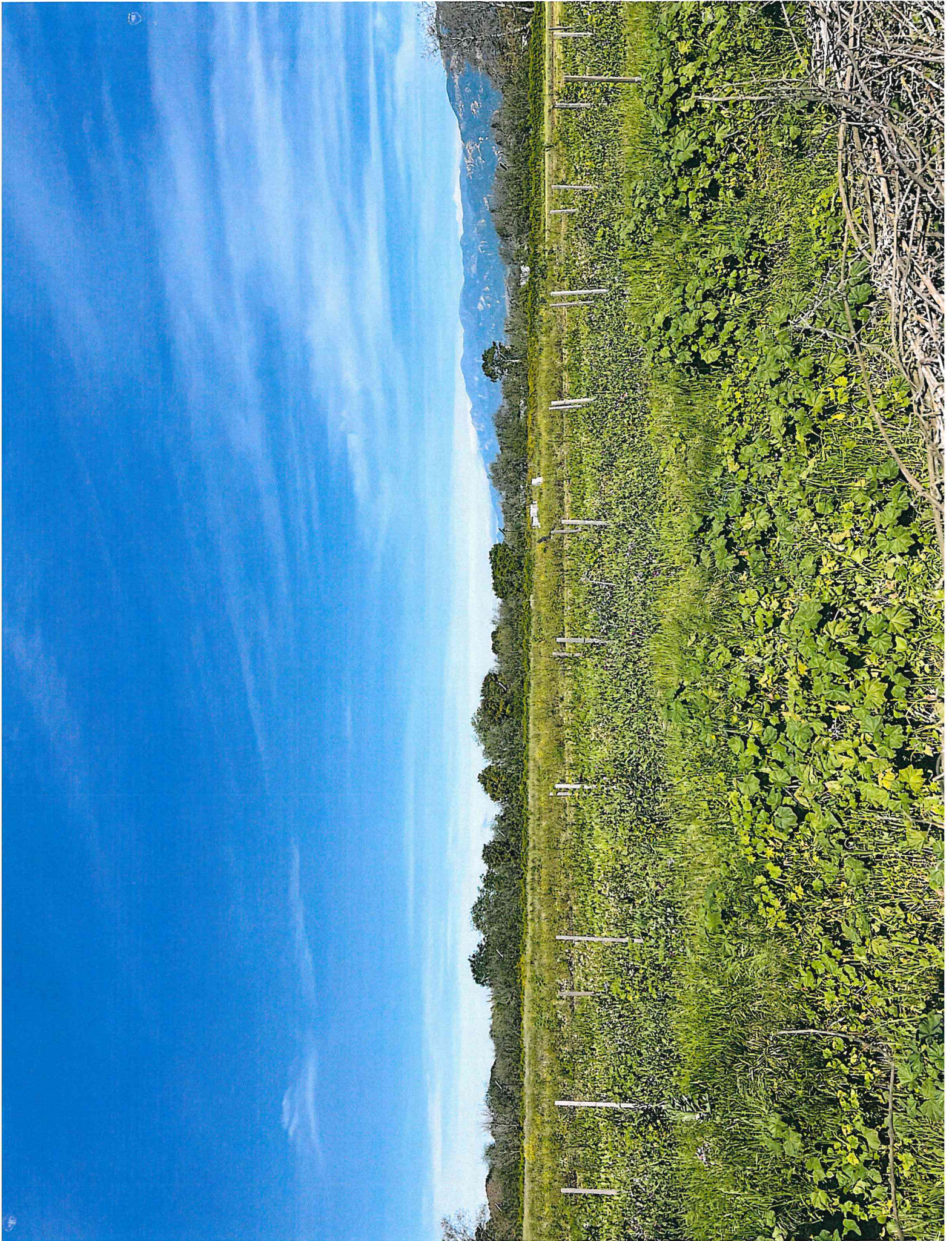
I firmly believe in what I understand this program to be about--creating higher density, affordable housing in Santa Barbara County, which will benefit existing residents, new residents, and employers. However, the draft Housing Element in its current state seems to greatly benefit developers at the expense of the environment, existing residents, and even the safety of potential future residents being thrown into a FEMA flood zone with only one street as a means to evacuate.

Please do not move forward with this plan as it stands.

Thank you for your consideration,

Mattheus Bovbjerg
883 Gwyne Ave, Santa Barbara CA 93111





Sarah Mayer

From: PAD LRP Housing Element
Sent: Thursday, April 25, 2024 11:12 AM
To: sbcob
Subject: FW: Comments on Santa Barbara County's Housing Element Project Proposals -- Please reduce density

From: Gail Johnson <gsjoh50@gmail.com>
Sent: Thursday, March 28, 2024 6:07 PM
To: Villalobos, David <dvillalo@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Das Williams <DWilliams@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Supervisor Nelson <Nelson@bos.countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>
Cc: PAD LRP Housing Element <housingelement@countyofsb.org>
Subject: Comments on Santa Barbara County's Housing Element Project Proposals -- Please reduce 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 County Board of Supervisors,

My name is Gail Johnson and I have resided in the Eastern Goleta Valley for over 26 years, in More Mesa Shores. My children were born and raised here and they were enormously blessed with opportunities growing up here, particularly a good education and outdoor recreation. None of them can afford to live here today. Sadly, the quality of life has eroded in this area and if the County's Housing Element plans go forward, as proposed, this region will be irretrievably degraded beyond imagination.

Last week, I watched owners, non-profit board members, project planners, and developers present their proposals for high-density housing to the County Board of Supervisors as solutions for increased housing in South Santa Barbara, as required by the State's Housing Element. Many projects are geographically contiguous and there are no projects in the Montecito area even though there are dozens of service workers employed there.

Developer after developer showcased individual multi-story projects that will completely eliminate all agricultural lands and open space along the Hollister Road corridor from Turnpike to Ward Drive, because of high-density housing on upzoned properties. Each project, taken on its own, was well-presented. However, the cumulative effects of these projects on each other and the region will destroy this area forever if allowed to proceed with their current proposals. Why small houses, called casitas in some Southern California communities, were not included as less dense housing is sad and makes it even more difficult for working families to live here. Is this the legacy that the County Board of Supervisors and the Planning Department want to leave behind?

And while all developers touted close proximity to shopping and public transit, selling the idea that residents will give up their cars to get their groceries, go to their doctors and dentist appointments, take their children to and from school, and get to/from work, is absolute nonsense. Inadequate parking on these sites will result in cars parked along all roads where it is permitted, adding to the congestion in this area. Further, the current road infrastructure and public transit are inadequate to meet the traffic demands of the proposed number of new residents and must be addressed before any of these projects are approved and development commences. Only the Georgi project appeared close enough to transportation hubs to mitigate traffic congestion along Hollister Avenue, Ekwill, South Patterson, and Turnpike Road.

In addition, the County of Santa Barbara did not present anything that would utilize County property to provide affordable and adequate housing for its own employees and the community. Derelict buildings where the Public Health Department resides include old dormitories that can be demolished and repurposed for housing. Hundreds of undeveloped acres are owned by the County, and therefore County tax payers, that can be rezoned for housing around the San Antonio and Camino Remedio campuses and beyond across Cathedral Oaks near the Emergency Operations Center. Even UCSB, which has undergone enormous criticism and pressure because of inadequate housing, made presentations to demonstrate their plans to meet the housing needs for their faculty, staff, and students. Where was the County?

This list of negative impacts is lengthy and I am asking members of the Planning Commission and the County Board of Supervisors to reduce the density of all these projects, preserve some of the agricultural land, utilize County land, restrict usage by UCSB students, and insist that affordable housing be built by the developers in other places in the South County. Further, the County must be transparent in how they plan to address inadequate roads, parking, and infrastructure in these areas.

While I appreciate and agree with the need for more affordable housing, the Housing Element proposals are not the solution. I encourage the County's planners and Board to do whatever is possible to reduce the negative impacts of these proposals that benefits the community more than the project developers.

Sincerely,

Gail Johnson
5162 Via Valverde
Santa Barbara, CA. 93111

--
Gail Johnson

Sarah Mayer

From: Laurie Lara <Laurie@westlandfloral.com>
Sent: Thursday, April 25, 2024 11:41 AM
To: sbcob
Subject: Letter - Proposed Housing Project
Attachments: Letter Housing Project.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.

Hello,

Please see attached.

#fightCOVID-19 #stayhomewhensick 🤒

Best Regards,

Laurie Lara
Human Resources Director

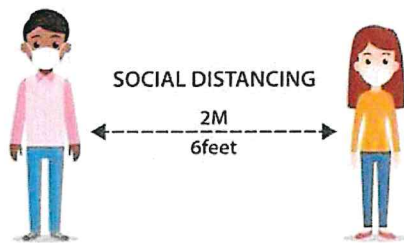
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P.O. Box 1323 | Carpinteria, CA 93014
(P) 805.881.5508 | (C) 805.450.8018 (F) 805.684.0579



April 25, 2024

Re: Site 15 [Van Wingerden 1] and Site 16 [Van Wingerden 2]

Dear Board of Supervisors of the County of Santa Barbara,

My name is Laurie Lara, I am the Director of Human Resources for Westland Floral Company, Carpinteria, Inc. I support rezoning the proposed site 15 [Van Wingerden 1] and site 16 [Van Wingerden 2]. The proposed project will open opportunities to many employees that could only dream of living in a town like Carpinteria.

As a member of our organization who leads recruitment efforts it has been challenging to meet our hiring demands. Without affordable housing in Carpinteria we are unable to hire and retain quality talent locally. Many employees seek opportunities in other counties closer to home at a reasonable distance from their families and especially their children. It is extremely challenging for parents to have the ability to respond quickly to an emergency that may unexpectedly arise. With the current housing market available in Carpinteria it would not be affordable for most of our employees to find local housing. A huge percentage of our workforce lives in other counties due to the financial constraints that currently exist in Carpinteria. Employees seeking housing in the area have shared their experience in finding single bedrooms for rent priced anywhere from \$1,000-2,000. A single bedroom is adequate for one person, leading them to look in other areas. Most employees do not earn enough to have the ability to rent a room.

I have been part of the Carpinteria workforce for 13 years. My first job at Agilent Technologies Company for six years and seven in my current role. I personally know the struggles of leaving my young child behind most of the day. I often miss dinners, school events, sports activities, rides to and from school, and the little things in life that count like a walk to the park to enjoy the evening by my child's side. My commute from Ventura County to Carpinteria accounts for a couple hours a day. Unfortunately often driving up to the sight of my daughter sitting on the couch facing the window to see when I arrive. From a financial perspective there is much wear and tear on my vehicle and with gas prices at their highest I could spend roughly about \$400 a month. Although I love what I do and am committed to the company's success this situation has always made me want to find a job that is closer to home. If my daughter ever faced an emergency, I would be 40-60 minutes away unable to get to her quickly. Living in the community I work for would mean a better quality of life for my child and I. Becoming part of the Carpinteria community would allow my child to part take in more activities, have access to better schools, and most importantly feel the support needed from a present parent. Many people like myself and our workforce would benefit tremendously if the proposed project was approved. Thank you for your time and consideration.

Best Regards,

Laurie Lara

Sarah Mayer

From: Villalobos, David
Sent: Thursday, April 25, 2024 11:42 AM
To: sbcob
Subject: FW: Letter to SB County Board of Supervisors

From: Coastal Housing Coalition <craig-coastalhousing.org@shared1.ccsend.com>
Sent: Thursday, April 25, 2024 11:08 AM
To: Villalobos, David <dvillalo@countyofsb.org>
Subject: Letter to SB County Board of 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.

Thank you for your continued support. We're reaching out to encourage you to voice your support for the upcoming Rezone Sites proposition to your local legislators. Attached, you'll find a pre-written letter that you're welcome to use and send to express your endorsement. Together, we can make a difference in shaping the future of our community. Thank you for your advocacy!

April 22, 2024

Santa Barbara County Board of Supervisors
c/o Clerk of the Board (sbcob@countyofsb.org)
123 East Anapamu Street
Santa Barbara, CA 93101

Subject: Santa Barbara County Housing Element Update to Select Rezone Sites

Dear Chair Lavagnino and Members of the Board:

Our organization, _____, supports the Coastal Housing Coalition's recommendations to the Board to 1) rezone all of the sites identified in the County's Housing Element sites inventory, and 2) to prioritize our collective efforts to craft policies that will incentivize the types of housing and community benefits most important to our community.

We, too, appreciate the County's efforts to date and understand the Board's goals with this process, but we urge Board members to take accountability for our housing needs not out of obligation, but as an opportunity to proactively and adequately plan for the future of our local, regional, and statewide needs.

Thank you,

Coastal Housing Coalition | PO Box 1076, Santa Barbara, CA 93102

[Unsubscribe dvillalo@co.santa-barbara.ca.us](mailto:dvillalo@co.santa-barbara.ca.us)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by craig@coastalhousing.org powered by



Sarah Mayer

From: Soeren Thust <sthust@yahoo.com>
Sent: Thursday, April 25, 2024 11:55 AM
To: sbcob
Subject: Concern about Tatum and San Marcos Ranch upzone plans

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.

Honorable SB County Supervisors,

I realize that our State has put Santa Barbara County in a very difficult situation and some things must be done to address the affordable housing problem, but in my opinion the current Housing Element recommendations are misguided solutions that will cause major traffic and other infrastructure problems for our community in the very near future.

The purpose of this letter is to make some "common sense" recommendations for the Board to consider before making any up-zoning decisions:

1. DENY up-zoning to the San Marcos Ranch property because it is too dense for neighborhood infrastructure. DO NOT approve the up-zoning of Tatum for the same reason. PLEASE LIMIT WHATEVER YOU CAN HERE to 20-25 units per acre.
2. Spread the up-zone developments across as many sites in North and South County as possible and reduce densities to 20-25 units per acre rather than 30-40. Require county planners to work harder to find additional undeveloped sites rather than destroying our neighborhoods with large scale "in-fill" developments. AND require developers to provide more community recreational space and more AFFORDABLE HOUSING units and less ABOVE MODERATE income housing.
3. Consider making the continuation of San Simeon Drive a ONE WAY road from San Marcos Road to Turnpike AND require egress from Tatum and San Marcos Ranch onto this road. This might help prevent San Simeon Drive from becoming a traffic nightmare during rush hours and a throughway for drivers wanting to escape the stoplights on Hollister during other times of day and night.
4. Continue to work hard and fight to protect the character of our neighborhoods. Turning prized and premium agricultural land like San Marcos Growers and the Montessori property into mega housing developments in the middle of a 5-6 unit per acre residential neighborhood is NOT good planning. WE DESERVE BETTER THAN THIS! PLEASE DO NOT DESTROY OUR NEIGHBORHOODS.

Thank you for your careful consideration of this matter.
Soeren Thust 805-451-9927

Sarah Mayer

From: Eric Rios <eric@westlandfloral.com>
Sent: Thursday, April 25, 2024 11:55 AM
To: sbcob; Steele, Jessica
Subject: Board of Supervisors
Attachments: Van Wingerden 1 2.docx

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

Hello,

Attached is my letter in support of the two proposed rezone projects Van Wingerden 1 and Van Wingerden 2.

Best regards,

Eric Rios

Accounting Clerk

(805)881-6568

AR@westlandfloral.com



P.O. Box 1325, Carpinteria, CA, 93014

April 25, 2024

Santa Barbara Board of Supervisors

Dear Board of Supervisors,

I am writing this letter in support of the two proposed rezone projects Van Wingerden 1 and Van Wingerden 2.

As an employee working for one of the Van Wingerden farming operations, I feel that the opportunity to find affordable living in Carpinteria would improve my life and many others in the same position.

If given the opportunity it would save me time, stress, guilt, and most of all keep me safer. As stated by Edhat Staff on February 1, 2024, it's reported that "around 11,100 trips are made (towards Santa Barbara) for work purposes". Having this many people commuting causes some anxiety when driving to work in the morning. This anxiety is amplified by jammed traffic, accidents, road rage, etc. Not only do we have these issues with traffic every day, but it doesn't feel good knowing how much gas I go through every week. I drive roughly 60 miles total to work and back home with the average person living in Ventura County driving slightly over 25 miles just to work a day. This adds up to about 250-300 miles a week, strictly for work purposes. Combining everyone's drive to work and back brings the total number per week anywhere between 550,000 – 650,000 miles driven throughout a single week. Having affordable farmworker housing in Carpinteria would cut back on all the people having to commute every day, helping solve these issues.

Sincerely,

Eric Rios

Sarah Mayer

From: Pankaj Joshi <pankajuj@gmail.com>
Sent: Thursday, April 25, 2024 1:20 PM
To: sbcob
Subject: Concerns Regarding Tatum and San Marcos Ranch Upzone Plans

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.

Honorable SB County Supervisors,

I realize Santa Barbara County is addressing a real issue of affordable housing, but in my opinion the current Housing Element recommendations are misguided regarding upzoning Tatum and San Marcos Ranch. These recommendations will cause major infrastructure issues, require large demand on energy supplies, and will cause traffic havoc which the community is not set up to absorb. There will be no going back once we take up these steps and will change not just the landscape of the community but its essence. I urge you to think of a better alternate solution that does not alter the daily experience of this community for the worse.

Thank you for your careful consideration of this matter.
Pankaj Joshi 419-494-3142

Sarah Mayer

From: Tanis Marble Thust <tanianne88@yahoo.com>
Sent: Thursday, April 25, 2024 2:11 PM
To: sbcob
Subject: San Marcos Ranch & Tatum

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.

Honorable SB County Supervisors,

I realize that our State has put Santa Barbara County in a very difficult situation and some things must be done to address the affordable housing problem, but in my opinion the current Housing Element recommendations are misguided solutions that will cause major traffic and other infrastructure problems for our community in the very near future.

The purpose of this letter is to make some "common sense" recommendations for the Board to consider before making any up-zoning decisions:

1. DENY up-zoning to the San Marcos Ranch property because it is too dense for neighborhood infrastructure. DO NOT approve the up-zoning of Tatum for the same reason. PLEASE LIMIT WHATEVER YOU CAN HERE to 20-25 units per acre.
2. Spread the up-zone developments across as many sites in North and South County as possible and reduce densities to 20-25 units per acre rather than 30-40. Require county planners to work harder to find additional undeveloped sites rather than destroying our neighborhoods with large scale "in-fill" developments. AND require developers to provide more community recreational space and more AFFORDABLE HOUSING units and less ABOVE MODERATE income housing.
3. Consider making the continuation of San Simeon Drive a ONE WAY road from San Marcos Road to Turnpike AND require egress from Tatum and San Marcos Ranch onto this road. This might help prevent San Simeon Drive from becoming a traffic nightmare during rush hours and a throughway for drivers wanting to escape the stoplights on Hollister during other times of day and night.
4. Continue to work hard and fight to protect the character of our neighborhoods. Turning prized and premium agricultural land like San Marcos Growers and the Montessori property into mega housing developments in the middle of a 5-6 unit per acre residential neighborhood is NOT good planning. WE DESERVE BETTER THAN THIS! PLEASE DO NOT DESTROY OUR NEIGHBORHOODS.

Thank you for your careful consideration of this matter.

Tanis Thust, MA
[805-689-6333](tel:805-689-6333)

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Sent from my iPhone

Sarah Mayer

From: Lawrence Stehmeier <lstehmeier@sbunified.org>
Sent: Thursday, April 25, 2024 2:59 PM
To: sbcob
Subject: concerns of the up-zone Action

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.

Clerk of the Board

Attn: County board members and (in particular) Laura Capps and Laura Bridley

As a residence of the Turnpike to Walnut neighborhood I am deeply concerned with the lack of foresight you have demonstrated by allowing these up-zoning projects to get this far. As I have listened to the meetings, I am appalled at your lack of concern for the residents of this area and for the lack of foresight from the board members as to what these developments will do to the neighborhood.

My concerns are as follows:

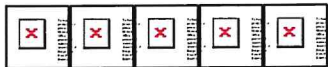
- 1) The number of units that are proposed for the San Marcos Ranch, Tatum, and Montessori projects are too high for the traffic and community. Such a small area cannot handle doubling the population.
- 2) Parking is a concern. You have heard many comments on the concern of this topic and yet you have done nothing to change the number of units or to adhere to the county requirement of 4 off street parking spaces per unit (this was a policy I had to heed when I wanted to add a second unit to my property). According to the Census Bureau ACS 5-year Estimate, only 30 % of the households in Santa Barbara, CA have 1 or fewer cars. That means that 70% of households have 2 or more cars. This development should follow the data and the county policy. To be clear: there should be 2 off-street parking places per unit and any unit with 3 or more rooms to have an additional off-street parking place per room.

Please reduce the number of units to 20-25 per acre thus allowing room for parking and open space parks. We understand the pressure from the state for low income housing. As a parent of 2 adult children and an employee of Santa Barbara School District, I understand the need for low income housing. However, the dream of many is not to rent but, rather, to be able to own a home. So, please consider the option of having some of the units be low income condominiums so that any families in need can build some equity. Let's support the American Dream for all families: to own a home.

Sincerely



Lawrence Stehmeier
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Sarah Mayer

From: Ken and Ann <kamw@earthlink.net>
Sent: Thursday, April 25, 2024 3:09 PM
To: sbcob
Subject: Housing Element Update and Potential Rezone

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 Directors:

I am writing out of deep concern over the potential rezone of several sites associated with the state's housing element update order. Specifically,

- 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.

Thank you very much,

Kenneth W. M. Wozniak, PhD