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Katherine Douglas **General Public Comment - Lesser**

From: A.L. Bardach <albardach@gmail.com>
Sent: Saturday, November 1, 2025 5:30 PM
To: ExecutiveStaff@coastal.ca.gov
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Subject: Re: Public Comment on Nov. 6th, 2025 Agenda Item Th11a - County of SB LCP Amendment - No!

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Dear Commissioners,

The residents of Santa Barbara County are flatly against the proposed SB LCP amendment; some see it as an existential threat. Most all agree that rezoning crucial agricultural land - sites outside the Urban/Rural Boundary converted into high-density residential housing is appalling planning policy and should be denied. In short, the proposed Van Wingerden 1, Van Wingerden 2, and Bailard sites would inflict untold negative impacts to the South Coast.

The importance of the Urban/Rural Boundary and the protections of the California Coastal Act in the Coastal Zone cannot be overstated; they are the foundational cornerstones of wise planning and have been critical to the development of the South Coast, Carpinteria and the Carpinteria Valley for decades. This legacy of sane, thoughtful planning must be continued.

Please note these proposed rezones are the legacy of ousted Supervisor Das Williams, lobbied and pushed through by him in May 2024, *after he had been voted out by county residents* - for precisely such questionable actions.

At the top of negative impacts such ill-conceived development would inflict, unimaginable traffic might be among the worst. **There are only narrow single lane roads** in the area and there are already significant traffic backups daily by Carpinteria High School and adjacent roads. Nor is there any possibility of road expansion in the area without extensive eminent domain; nor is there any infrastructure to support said projects such as schools and medical facilities. Do take a drive by Carpinteria High School any afternoon and see for yourselves or try driving up narrow Cravens Road, which floods every winter during the rains, or try navigating Via Real, the sole road to access the other proposed Van Wingerden development/conversion from Ag to residential.

Moreover, these projects would install 3-story buildings smack in the middle of Carpinteria's scenic corridor.

Question: Affordable housing is important but why *does every* Housing Element proposal target the agricultural lands of either Carpinteria or Goleta - or downtown Santa Barbara -*but never in Montecito*- where the largest swaths of county land are available?

Such inequity has cast much doubt over the housing debate in S.B. County.

We appreciate your consideration of this vital matter.

Sincerely,
Robert Lesser
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