



From: Graham Updegrove <g.updegrove@gmail.com>
Sent: Tuesday, April 30, 2024 11:09 AM
To: sbcob
Subject: Housing Element Update - Key Site 26 / Richards Ranch

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To Board of Supervisors,

I encourage you to consider re-zoning Richards Ranch (Key Site 26) to allow for mixed-use housing and commercial development. The project intends to deliver both for-purchase and for-rent housing product types and the location is ideal for development with its location adjacent to existing arterial streets and signalized intersection. The property has been vacant for far too long and is already surrounded by housing with the Richards Ranch development providing not only additional housing to help meet RHNA numbers, but would also provide neighborhood servicing commercial uses to reduce vehicle miles traveled for surrounding residents. Thank you for your consideration.

Graham Updegrove

Sarah Mayer

From: Steve LeBard <admin@orcutt.biz>
Sent: Monday, April 29, 2024 2:45 PM
To: sbcob
Subject: Santa Barbara County Board of Supervisors RHNA Hearing April 30, 2024
Attachments: The City of Orcutt2.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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Please accept and distribute to all County Supervisors our letter to the California Governor concerning tomorrow's RHNA hearing.

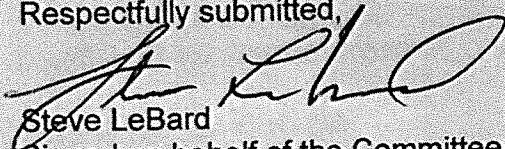
Thank you
Steve LeBard
805-714-1165
Photo signature attached.

Note - Santa Maria tore down their historical downtown and built a shopping mall that continues to struggle. Orcutt residents united forming a non-profit "Old Town Orcutt Revitalization Association" that successfully transformed Old Town Orcutt into a thriving historical downtown.

The foregoing is submitted as our belief and opinion and to the best of our knowledge.

In closing, we hope that you can understand and appreciate our dilemma and that you can bring justice to Orcutt. We know that change is inevitable, all we are asking is that we be allowed to decide our future.

Respectfully submitted,



Steve LeBard

Signed on behalf of the Committee to Incorporate Orcutt
p.p. Barney Eames, Don Flagg

Cc: Santa Barbara County Board of Supervisors via email

Sarah Mayer

From: Steve LeBard <admin@orcutt.biz>
Sent: Monday, April 29, 2024 4:30 PM
To: Sarah Mayer
Subject: Letter for tomorrow's meeting
Attachments: The City of Orcutt2.doc

Follow Up Flag: Follow up
Flag Status: Flagged

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

Here's a MS Word copy. Does that work?

Thanks

Steve LeBard

Sent from Smallbiz Yahoo Mail for iPhone

Committee to Incorporate Orcutt, California

April 26, 2024

California Governor Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, California 95814

Re: Santa Barbara County Board of Supervisors Hearing April 30, 2024 to comply with State Regional Housing Needs Allocation for Orcutt, California is in violation of the California State Constitution and the Orcutt Community Plan.

Dear Governor Newsom,

The citizens of Orcutt, California (established 1904) are not happy because of the actions and inactions of our government.

The very first article of the California Constitution Section 1. states All people are by nature free and independent and have inalienable rights. Among these are enjoying and defending life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, **happiness**, and privacy.

The Santa Barbara County Board of Supervisors is considering the following rezones to comply with RHNA - Key Site 10 (17 acres), Key Site 11 (22 acres), Hummel Cottages (4.5 acres), Mariposa Reale (16 acres), Boy and Girls Club (16 acres) and Key Site 26 "Richards Ranch" (44 acres), totaling 119.5 acres.

Citizens of Orcutt, California have assembled a group of folks to Incorporate Orcutt, California and any rezoning of the above properties will forever destroy any attempts for Orcutt to become the third largest City in Santa Barbara County, larger than Guadalupe, Buellton, Solvang, Carpinteria, Goleta and Lompoc.

To make our case, we call your attention to several Policies and Actions in the Orcutt Community Plan. In our opinion, **the failure to implement said Policies and Actions over the last 25 plus years** has resulted in untold harm, injury and financial loss to the Orcutt Community at the hands of the County of Santa Barbara, the City of Santa Maria, the Santa Barbara County Local Area Formation Commission and the state of California.

Policy LU-O-6: The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout. Boundary adjustments shall be approved only as part of a major Community Plan update.

Action LU-O-6.1: The Board of Supervisors shall formally petition LAFCO to officially recognize **the Orcutt Community Plan boundary as the community's "sphere of influence" and strongly discourage any annexations of this land unless agreed to by the Board of Supervisors.**

Note – The Orcutt Community Plan was adopted in 1997 (27 years ago) if LAFCO had officially recognized Orcutt's "sphere of influence", that includes 34 Key Sites and 14,650 acres of land, then the City of Santa Maria would not currently be processing the annexation of Richard's Ranch, 44 acres of Orcutt Heartland and vital to Orcutt becoming a City.

Policy LU-O-9: Planning & Development, in coordination with the County Administrator's office and LAFCO, shall explore the long-term viability of the formation of a Community Services District (CSD) for Orcutt. **The intent of the CSD is to provide more local control to the citizens of Orcutt and the first step in self governance.**

Action LU-O-9.1: This CSD should include the ownership of Orcutt's water supply, its sewer system, the Parks, Open Space and Landscape Maintenance District (if formed) the Street Lighting District and any other applicable districts or entities, as feasible.

Note – Historically Orcutt has had its own water, a fact that can be confirmed by historical maps, "Water System, Orcutt Town Water Company, Santa Barbara County, Calif." Dated March 22, 1944, revised from January 8, 1925.

Action LU-O-9.2: Development of one of the larger **Key Sites (Site 12 or 22)** may be the preferable point to initiate a CSD as the amount of infrastructure needed to support these sites, and the fees generated by this development, would provide a substantial base from which to start.

Note - Key Site 12 "Rice Ranch" has been developed over the last 10 years (725 homes on 560 acres) yet none of the development fees went into creating an Orcutt CSD.

Policy LU-O-3: The County shall require that adequate resources and service capacity are available to accommodate the growth identified within this Plan.

Note – Resources and services have not kept up with Orcutt's growth and are inadequate to support the existing housing. Adding more state mandated housing will further poison the balance of homes to available resources and services. Due to Orcutt's lack of commercial and industrial development newcomers will be forced to seek employment out of the area.

Note - Orcutt has large housing tracks built in the 1960's that are in decline. In 1945 California enacted the Community Redevelopment Act. On February 1, 2012 California dissolved the state's 400 Redevelopment Agencies. Unless Orcutt becomes a City there is zero chance that Orcutt's old neighborhoods will ever be redeveloped, resulting in further decline.

Note – The most vital resource to any community is water. Orcutt does not have any water for any new development. According to a study by Stanford University dated 2003, “As an unintended consequence, the ability to sell or withhold supplemental water has given Santa Maria some ability to influence land use changes in unincorporated Orcutt.”

Intended or unintended – this is exactly what has happened!

Note - Santa Maria controls any and all water coming into Orcutt. Every time Orcutt has the opportunity for a significant commercial development (needed to support cityhood) Santa Maria plays the “Monopoly Water Card”, refusing to sell supplemental water to Orcutt commercial projects - but happy to annex Orcutt properties and bankroll the city.

Orcutt does not have the resources and services to accommodate state mandated housing.

Action LU-O-3.1: To reduce property owners' time and fees, the County should work with LAFCO, the Laguna County Sanitation District and the Orcutt Lighting District to facilitate a comprehensive annexation to bring all parcels within the urban boundary of Orcutt within the service boundaries of these two districts.

Action LU-O-4: The County shall provide a range of commercial and industrial uses which promote orderly economic development, and improve the balance between jobs and housing.

Note – Because Santa Maria controls Orcutt's water this never happened.

Action LU-O-4.1: The County shall improve Orcutt's jobs/housing balance by providing permitting assistance and by considering fee reductions for commercial and industrial projects which provide substantial numbers of high paying jobs.

Note - Because of failure to implement the above Action, there are a very limited number of jobs in Orcutt and most of those jobs are at the lower

pay scale. The majority of people that live in Orcutt commute to Vandenberg Space Force Base, Santa Maria, San Luis Obispo and Santa Barbara for work.

Policy LU-O-5: To improve fiscal balance in both the development, and operations and maintenance of public infrastructure, the County shall pursue establishment of appropriate funding mechanisms to ensure that development pays its "fair share" of public infrastructure costs.

Note - Because of the failure to enact the policies and actions of the Orcutt Community Plan's Commercial and Industrial development and the ongoing water fiasco the development of public infrastructures has taken place mostly in the City of Santa Maria.

Policy LU-O-3: The County shall require that adequate resources and service capacity are available to accommodate the growth identified within this Plan.

Note - Orcutt citizens have desperately tried to bring social and recreational assets to the Orcutt Community, by volunteering, organizing non-profits and philanthropism. Yet the County of Santa Barbara stood in the way throughout the whole process, administering excessive fees and costing years in time delays that resulted in the failure of the Orcutt Aquacenter and has cost the OASIS Center dearly (7 years). The Orcutt's Boys and Girls Club are faced with selling part of their land in order to fund facilities for Orcutt youth.

Note - At the exact same time, Orcutt is being faced with more state mandated housing, the City of Santa Maria is attempting to annex Richard's Ranch (Key Site 26) into the city. Orcutt desperately needs Richard's Ranch, 44 acres of Orcutt heartland, to be developed according to the Orcutt Community Plan with oversight and input from our County Supervisor, the Santa Barbara County Building and Planning Department, the Architectural Review Board and Orcutt citizens. This parcel of land is vital to Orcutt becoming a City.

Note - With more expendable income Orcutt has exponentially supported Santa Maria's economy - Costco, Home Depot/Lowes, car dealerships, big box stores, hospitals etcetera. Santa Maria reaps the benefits without providing any funding of services back to the Orcutt Community.

Note - Orcutt's Veteran population per capita is more than double that of Santa Maria yet Orcutt has no Veterans Memorial Building. Much smaller cities in Santa Barbara County have Veterans Memorial Buildings including Solvang, Carpinteria and Guadalupe.

Note - Santa Maria tore down their historical downtown and built a

shopping mall that continues to struggle. Orcutt residents united forming a non-profit "Old Town Orcutt Revitalization Association" that successfully transformed Old Town Orcutt into a thriving historical downtown.

The foregoing is submitted as our belief and opinion and to the best of our knowledge.

In closing, we hope that you can understand and appreciate our dilemma and that you can bring justice to Orcutt. We know that change is inevitable, all we are asking is that we be allowed to decide our future.

Respectfully submitted,

Steve LeBard

Signed on behalf of the Committee to Incorporate Orcutt
p.p. Barney Eames, Don Flagg

Cc: Santa Barbara County Board of Supervisors via email

Sarah Mayer

From: Sachi Thompson <SThompson@curvature.com>
Sent: Tuesday, April 30, 2024 11:43 AM
To: sbcob
Subject: Public Comment - May 3 Board of Supervisors Rezone Hearing
Attachments: Curvature Letter of Support_County Rezonesdocx.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.

Dear Santa Barbara County Board of Supervisors,

I hope this message finds you well. I am writing to express my strong support for housing projects in our community. As a concerned resident and advocate for equitable community development, I believe that investing in housing is crucial for our county's future.

By supporting this initiative, we can address several pressing issues:

Housing Stability: Many families in our county struggle to find stable housing, leading to financial strain, homelessness, and displacement. Many of my current employees are commuting over an hour to and from work due to current housing crisis.

Community Diversity: Affordable housing allows for diverse communities where people of different backgrounds, professions, and ages can live and thrive together. I would love to see our engineers be able to live in our community and participate in making in a great place to live.

Economic Growth: Investing in affordable housing creates jobs, stimulates local businesses, and boosts economic growth in our county.

Health and Education: Stable housing is linked to better health outcomes and improved educational opportunities for children, contributing to a healthier and more educated population.

Social Equity: Providing affordable housing is a step towards addressing social inequalities and promoting a fair and just society.

I believe that our county has an opportunity to make a significant and positive impact by prioritizing housing initiatives. I have attached a letter to this email in support of the upcoming rezoning hearing.

Thank you for your attention to this important matter. I look forward to seeing our county continue to grow and thrive, being a resident here for 46 years I would love to continue making Santa Barbara and exceptional place to live and work.

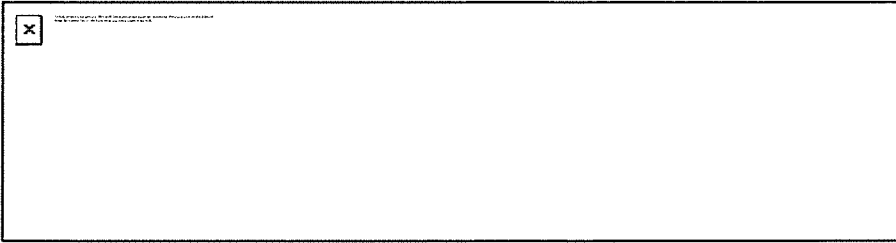
Sincerely,

Sachi Thompson

Sachi Thompson • General Manager, Global Hardware Division
O 805.690.3134 M 805.452.5658

www.curvature.com

Your professional search database was curated by Curvature based on our interest in reaching out to your company. For more information, see our [Privacy Policy](#). To stop receiving sales communications, update your [preferences](#).



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4/30/2024

Chair Lavagnino and Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA, 93101

RE: 2023-31 Housing Element Rezone Amendments

Dear Chair Lavagnino and Supervisors:

As a representative of Curvature I would like to express my support for the Planning Commission's recommendation of sites to be included in the County's Housing Element update. Curvature recognizes the retention, recruitment, and other workforce-related challenges that our County's current housing supply crisis creates for employers like us throughout Santa Barbara County. The proposed rezone sites will lead to much needed housing stock of various types and income levels, alleviating some of the workforce pressure felt by employers in Santa Barbara County.

As a member/Board Member/Executive Board Member/industry partner of the Santa Barbara South Coast Chamber of Commerce, I support their efforts to create an Employer Sponsored Housing Consortium, which will give local employers the opportunity to secure housing for their employees. Not only will this program ensure that a portion of the new market rate housing stock goes to the local workforce, but it also streamlines the relationship between local employers and developers, and it eliminates the employers' administrative burden associated with employer sponsored housing. That is why it is so important that the sites who have agreed to work closely with the Chamber on the development of this program be rezoned.

Currently three of the Chamber's four partner sites are included in the Planning Commission recommendation for sites to be rezoned. It would have been preferable to have all the Chamber's partner sites included; Glen Annie, San Marcos Ranch, the Caird Family Property, and the Orchard Project (Giorgi), as well as the Chamber supported Bailard Project.

The current recommended sites offer a viable path forward to reaching the County's State mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. But more can always be done. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four, as well as the Bailard Project. Thank you for your support of workforce housing, and consequentially of local employers like Curvature.

Sincerely,

Sachi Thompson
General Manager, Hardware Division
Curvature

Sarah Mayer

From: Frank Spada <fwspada@gmail.com>
Sent: Tuesday, April 30, 2024 12:39 PM
To: sbcob
Subject: Re: For the love of Santa Barbara County!

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

Hello Board of Supervisors,

If this housing element update is about bringing affordable housing, Why are there so many above moderate housing units included in the "Above Moderate" category? That's just going to bring more people. Then you'll have to build more because you brought in more moderate income people than lower income people. Won't we still have a problem.

Thanks,
Frank

On Mon, Apr 29, 2024 at 8:02 PM Frank Spada <fwspada@gmail.com> wrote:

Dear Board of Supervisors,

I'm writing to voice my concerns about the findings and direction of the *Final Program Environmental Impact Report* (EIR) for the 2023-2031 HEU and the decisions and recommendations put forth in the Planning and Development Department staff report. Their overall solution is that they can avoid using their alternative solutions by focusing most of the county development in the Goleta Valley. This is absolutely unacceptable and there are better ways. Santa Barbara County is a very special place in this world and it is up to us to keep all of it that way. Agriculture lands and open spaces are our most precious commodity. We have to protect them forever because once you give up on them, they are gone forever.

Please read the recent op-ed piece by Mark Kustura in the *Santa Barbara Independent*, "Development Gone Wrong". "The project comparisons in Table 4-20 of the report emphasize that the impacts on aesthetics and visual resources, agricultural resources, air quality, biological resources, hydrology and water quality, noise, land use, utilities and water supply, wildfire, and transportation will be "significant." The EIR makes it clear: These projects on agricultural land, in such a focused area, will "significantly" impact everyone's quality of life for generations to come." <https://www.independent.com/2024/03/26/development-gone-wrong/>

As well as Supervisor Capps op-ed from *Noozhawk* on 2/12/24. <https://www.noozhawk.com/laura-capps-santa-barbara-county-property-can-be-a-silver-bullet-for-affordable-housing/>

There are so many innovative ways that we can solve the housing problem without giving up on the beauty and quality of life that Santa Barbara County has to offer. Assessing county land that is poorly used or idle for housing is a fantastic idea!

We can set an example for other counties with our innovative, smart solutions. We do need affordable housing, but not at the expense of the current citizens, and certainly not so overly focused on an area of the county, East Goleta Valley (southern third district). Please find a way to scale back and better distribute the proposed projects. And most importantly, PLEASE do not rezone Agricultural land.

Thank you,
Frank Spada (93111)

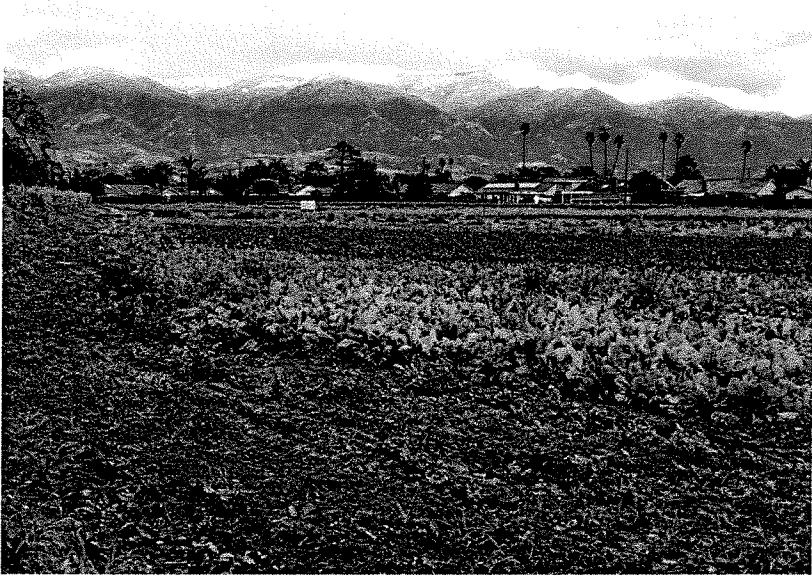


Image of active agricultural activities on the Caird 2 property, after a mountain snowstorm this past winter, looking northeast from the fork of Atascadero Creek and Maria Ygnacio Creek.

Sarah Mayer

From: lzaslove@comcast.net
Sent: Tuesday, April 30, 2024 1:36 PM
To: sbcob
Subject: Bailard development proposal

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 remove the Bailard property from your list of proposed development sites. This is a beautiful organic farm that has provided organic produce for the Carpinteria community for many years.

In addition, the residents of adjacent developments already experience crushing traffic and parking congestion.

The alley is heavily utilized by residents to access their driveways and more traffic there is unimaginable!

Further, sewer hookup is a huge concern.

We must consider appropriate sites for residential housing and not cave in to irresponsible out of town developers whose only concern is personal profit!

Thank you,

Dr. Lisa Zaslove

Sent from my iPhone

Sarah Mayer

From: Michelle Saralegui <msaralegui@sbunified.org>
Sent: Tuesday, April 30, 2024 1:56 PM
To: sbcob
Subject: Housing Zones

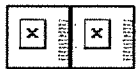
Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear County Supervisors,

It is so wrong to rezone the Glen Annie Golf Course to a residential area. I have worked in this community for thirty years and have been at Dos Pueblos High School for 25. It feels like this proposal is being rammed through with little public awareness and comment. The greed of developers is fueling this to move forward much too quickly. Please stop, ask your constituents and not just those who stand to profit from this how they feel about it, and realize that this would have a horrendous impact on the city of Goleta. And you claim to care about the environment. The environmental impact would be devastating as well as how much traffic that this would cause. It is not OK for this to be in discussion anyway with a study on the traffic impact. It is even more wrong to even want a whole community to invade the Gaviota area. You do not have a care in the world about the environment and its animals and it is simply to satisfy your political views.



Michelle Saralegui
Senior Office Assistant
Dos Pueblos High School
msaralegui@sbunified.org
805.968.2541 x4683



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Santa Barbara Unified School District - "Every child, every chance, every day."

Sarah Mayer

From: Villalobos, David
Sent: Tuesday, April 30, 2024 2:07 PM
To: sbcob
Cc: Steele, Jessica
Subject: FW: BOS HEU meeting public comment 4/30/24

From: Jaime Diamond <jaimesdiamond@gmail.com>
Sent: Tuesday, April 30, 2024 2:05 PM
To: Villalobos, David <dvillalo@countyofsb.org>
Subject: BOS HEU meeting public comment 4/30/24

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

Dear Members of the Board of Supervisors,

I hope this message finds you well. My name is Jaime Diamond, a resident of Carpinteria, parent to three students within the Carpinteria Unified School District, and currently serving as the President of the Carpinteria Unified School District Board of Trustees. I am addressing you today not in my official capacity as a board member, but rather as a concerned citizen deeply invested in the welfare of our community.

I write to express my profound disappointment regarding the recent exclusion of the Van Wingarden properties from the prospective rezone program. Carpinteria is facing a pressing need for housing, a need that cannot be understated. Our teachers and staff, pillars of our community, are struggling to find affordable accommodations. As someone residing within close proximity to one of the identified sites, I wholeheartedly endorse the proposed project.

The Van Wingarden family, longstanding members of our community and ardent supporters, have demonstrated a sincere desire to contribute positively to our town. Their properties present a unique opportunity to address the housing crisis that plagues Carpinteria. With approximately 100 more units, we could drastically reduce the number of School District employee commuters driving in from Ventura County or North Santa Barbara County, easing traffic congestion and lowering carbon emissions.

Beyond the practical benefits, there exists a profound social imperative. Providing our teachers and staff with affordable housing not only fosters a stronger sense of community but also ensures that those who serve our children are able to live amongst them. The intrinsic value of this cannot be overstated.

Furthermore, the ripple effect of this endeavor extends beyond our educational community. By transitioning renters into homeownership, we open doors for countless families yearning to put down roots in Carpinteria. However, the scarcity of affordable housing options impedes their aspirations. This project would catalyze a positive shift, offering hope and opportunity to those currently excluded from homeownership.

In conclusion, I implore you to reconsider the exclusion of the Van Wingarden properties from the rezone program. The benefits are manifold, spanning from environmental conservation to social cohesion. As stewards of our community's well-being, I trust you will make the decision that best serves the interests of all Carpinterians.

Thank you for your time and consideration.

Warm regards,

Jaime Diamond

Sarah Mayer

From: Cole Hufford <chufford@sbunified.org>
Sent: Tuesday, April 30, 2024 2:33 PM
To: sbcob
Subject: Subject: Urgent Opposition to Proposed Housing Developments at 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.

Dear County Supervisors,

I write to you as a concerned fourth-generation resident of Goleta, deeply troubled by the proposed housing developments at Glen Annie Golf Course. Over recent years, I have witnessed the gradual decline of our once-beautiful city, and I fear that this development will only exacerbate the issues we currently face.

The proposed developments will worsen the already intolerable traffic situation near Dos Pueblos High School and the freeway. Our roads simply cannot support the increased congestion that additional housing would bring, putting the safety of our community at risk.

Moreover, the destruction of wildlife habitat at Glen Annie Golf Course is unacceptable. As a longtime resident, I have cherished the natural beauty of our city, and to see it recklessly destroyed for the sake of profit is heartbreaking.

The proposed developments threaten what makes Goleta so desirable to live in. Our city's charm lies in its natural surroundings and sense of community, both of which will be irreparably damaged by this shortsighted development.

Goleta already faces water scarcity issues, and additional development will only exacerbate this problem. We cannot afford to strain our already limited water resources further, especially when we are constantly at risk of entering a drought.

As a 4th year teacher at Dos Pueblos High School, I understand the struggles of affordable living in our city. However, building more homes will not address this issue; instead, it will only attract more people to our already densely populated area. The recent influx of individuals who do not contribute to our community but instead work remotely for companies based elsewhere only adds to our challenges.

Please do not attempt to mask this development as a solution to the teacher shortage and affordable housing crisis. Such a move would only drive away those of us who have dedicated ourselves to serving our community. It is clear that the only beneficiaries of this development are the developers themselves.

I urge you, as our elected representatives, to listen to the voices of the community and reject this ill-conceived proposal. Let us work together to find sustainable solutions that preserve the character of our city and meet the genuine housing needs of its residents.

Thank you for your attention to this urgent matter.

Sincerely,

Cole Hufford

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Cole Hufford
Biology, Chemistry, Rm. S-5
Dos Pueblos High School
chufford@sbunified.org

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Santa Barbara Unified School District - "Every child, every chance, every day."

Sarah Mayer

From: CONNIE THOMPSON <connijo@aol.com>
Sent: Tuesday, April 30, 2024 4:15 PM
To: sbcob
Subject: 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.

Please do not rezone sites 15 & 16. We need and want all the ag land we have. Have the farmers build some workers housing on the property.

Do not take away the organic farm on Bailard, site 37. Have u even been out there? There is already so many condos & no parking.

I firmly believe that you do not have the right to ruin Carpinteria. Housing is needed & I am not against it, but it has to be done right. Making Carpinteria like LA is not necessary or wanted. Be stewards of the land, not the Board of Supervisors who ruined our beautiful valley.

Connie Thompson. (Who has lived here over 50 Years)
6395 Lagunitas Court
Carpinteria, CA
805-450-3524

Sent from my iPad

Sarah Mayer

From: Cherry Stockton <cherrystockton@gmail.com>
Sent: Tuesday, April 30, 2024 4:50 PM
To: sbcob
Subject: Housing Element Update-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.

1. I urge the Board of Supervisors that the sited located in the Coastal Zone that are outside the Urban/Rural Boundary
be Eliminated from your consideration for rezoning. This is Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2],
and Pending Project Site 37 [Bailard].
2. Doing this 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.

Please consider seriously what I have written above. I am a resident in Carpinteria.

Thank You! Cherry Stockton

Sarah Mayer

From: linda lopez <linda_jlo@att.net>
Sent: Tuesday, April 30, 2024 5:48 PM
To: sbcob
Subject: Mixed use development proposal

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

Dear County Board of Supervisors.

I would like to vote No on the rezoning Key site 11. Santa Maria has so many new buildings in the past few years. For housing and retail stores. The mall is hardly any business, plus a lot of other areas. Your building more retail, and apartments, housing by the Carmen, Sonya St. and New Police station. We have enough. Santa Maria is developed enough. Water storages and still building. Crime rate is up because of more population growth. Plus it brought in more homeless people in the area of Walmart. Unsafe for our children. Us taxpayers do not want to see anymore growth. Please reconsider this area. We have wildlife in this area also and they are being deleted also. The other site near the boys and girls club would be a more suitable site for apartments. via housing., the children and our tax dollars.

Sincerely,

Linda Garber.

Sarah Mayer

From: Kuntsal <kuntsal@aol.com>
Sent: Tuesday, April 30, 2024 8:52 PM
To: sbcob
Subject: Board of Supervisors Hearings on Proposed Housing Element Rezones

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

We, a school librarian and an engineer, have lived in the unincorporated area, better known as Noleta, for almost 35 years, raising our family here.

Yes, housing has become unaffordable for too many. We could not afford our home here now. But the state's short-sighted and cookie cutter solution is turning a blind eye to dangerous consequences.

Massive housing projects will create and or exacerbate numerous serious problems along this narrow strip between the mountains and the ocean. Among the most critical:

- **Limited water supply!** Have we forgotten water rationing after 2 years of winter rains?
- **Fires!** And all that entails, from increased risk due to larger population, to severely limited evacuation routes. Patterson Avenue heading to 101 was at a complete standstill clogged with vehicles trying to evacuate during past fires. How will that work with thousands of new homes? Not to mention that we can barely afford house insurance due to insurance companies designating much of our area as "high fire hazard risk"--that is, if they haven't entirely stopped insuring, or writing new home insurance policies.
- **Traffic!** Even without fires, our limited roads have become more and more clogged with traffic. Even years ago one of our children was involved in serious accident when DPHS traffic backed up onto 101 at the Glenn Annie offramp before school.
- All infrastructure and services including roads, but also schools, police, fire, parks, etc.

Please take the long view, and protect the people of this community who elected you, as well as future generations.

Sincerely,
Mary and Ender Kuntsal
1067 N. Patterson Ave.

Sarah Mayer

From: Laurie Petrolino <lauriepetrolino@gmail.com>
Sent: Tuesday, April 30, 2024 9:05 PM
To: Supervisor Das Williams; Laura Capps; Joan Hartmann; Bob Nelson; Steve Lavagnino; sbcob
Subject: Proposed rezoning for Western Goleta

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 Santa Barbara County Board of Supervisors,

We are longtime Western Goleta residents, and we are extremely concerned about the proposed developments at Glen Annie Golf Course and Kenwood Village.

The traffic impacts in this area are already horrendous. It is impossible to drive along Cathedral Oaks on weekdays from 8am to 9:30 am and also between 2:30 pm and 3:30pm when Dos Pueblos High school students and parents are traveling to and from school.

Additionally, the freeway backup at the Glen Annie exit goes all the way to Los Carneros and almost Fairview. People slam on their brakes, weave into the left lane and It's dangerous and completely irresponsible that you are willing to overlook the impacts of the additional traffic that adding all of this housing would create. The transportation and circulation element was created by you, yet you are willing to disregard it.

Our schools are already full, why would you want to fill these classrooms even more to make it more challenging for our youth to get one on one time with teachers and learn in small classes?

What about when the next wildfire comes through our hills and there are so many cars on the road that no one can get out and people get trapped?

We do not need the brunt of the housing to be rezoned in Western Goleta. We implore you to reconsider rezoning this area with such large projects.

Go visit the golf course, it's such a lovely place to sit and enjoy nature and you can see the ocean. Let's keep Goleta the Goodland. We don't need more large developments.

We appreciate your consideration and hope that you will make the responsible choice for the residents of Goleta.

Sincerely,
Laurie and Salvatore Petrolino

Sarah Mayer

From: Kelly Savio <kmsavio@gmail.com>
Sent: Tuesday, April 30, 2024 9:33 PM
To: sbcob
Subject: Proposed Rezones/Goleta

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 Supervisors,

I am a native Goletian and while I know there are plenty of people out there who will call this letter NIMBYism, I'd like to point out that I have never written to county supervisors about proposed developments in my beloved Goleta before the most recent proposals. To be honest, I don't like all the multi-story apartment buildings and condos that have sprung up all over Goleta in recent decades, particularly in the Camino Real/Storke/Ellwood area. However, I understand that cities must grow, and they must grow responsibly. So, I and many Goletians took the "grin and bear it" approach to these developments. But Goleta development needs to be put on hold while safe, ethical, healthy approaches to future growth are carefully considered.

I have been deeply concerned about the proposal to rezone the Glen Annie Golf Course to a residential area with the potential of building up to 1000 new homes, as well as the proposed development of thousands of homes on the ag land off Hollister. These developments will have forever consequences, even though they are being pushed through just to meet a deadline. Yes, deadlines are important, as are state funds, and yes, the state has put you in a tough spot. However, you ran for election knowing that government officials must solve tough problems that take creative solutions. The best government officials know that the easiest or seemingly obvious solution is not always the best or right one.

I hear and understand the case for more housing. Of course I like the idea of housing for low-income residents, housing for middle-class folks such as teachers and nurses, and housing for Habitat for Humanity. But these housing solutions are a drop in the bucket compared to the number of properties that will be built and immediately out of reach for the working/SED classes in the area. Teachers and nurses will be unable to build equity, and very few will actually benefit from these sites being developed. Meanwhile, in the case of these two developments in particular, but also the Magnolia Shopping Center and other sites, the drastic increase in traffic would create snarls that are not only pushing us even close to LA-style traffic on even our side streets but also dangerous situations. The Patterson overpass is already difficult at rush-hour times, as is the drive through Old Town.

It is unconscionable to offer these developments a traffic impact waiver. It is even more shocking that this waiver was tucked into fine print rather than openly acknowledged. These sites are already high-traffic zones, and the Glenn Annie/Dos Pueblos area is especially crazy and unsafe already. I have taught at Dos Pueblos High School for more than 10 years now. Students at DP have been expressing safety concerns for years, and literally last week there was a hit-and-run involving a bicyclist on Cathedral Oaks near DP in the 20 minutes just before school started. The off-ramp, Cathedral Oaks, and the neighborhood side streets around DP are not designed to handle any more traffic and you know it, or you wouldn't have included the waiver. Old Town is already working to become more pedestrian-friendly to cut down the traffic issues, and this would totally derail that plan. The left-hand turn lane from Patterson onto Hollister regularly backs up to the overpass during busy hours and impacts people trying to go straight across Hollister. The infrastructure just isn't there.

Please hit the pause button on these developments and truly consider the long-lasting negative impacts they will have on Goleta and its residents. Pollution, overcrowding, packed streets and dangerous commutes to school are all

certainties if these proposals go forward, especially with no traffic studies. Please protect the teens of Goleta and the essence of Goleta's character by finding other solutions to our county's housing needs.

Thank you,
Kelly Savio

Sarah Mayer

From: Sara Kelly <sarahays06@gmail.com>
Sent: Tuesday, April 30, 2024 9:36 PM
To: Supervisor Das Williams; Laura Capps; Joan Hartmann; Bob Nelson; Steve Lavagnino; sbcob
Subject: Concern over proposed development & housing element - El Encanto Heights / Glenn Annie Area

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 Members of the Board,

I am writing to express my deep concerns regarding the recent recommendation to exempt Housing Element rezone projects from being subject to the terms of the County's transportation/circulation element. This proposal is particularly alarming given the already significant traffic congestion and poor road conditions in our town.

The County's circulation element is crucial as it sets forth clear guidelines and requirements to manage and mitigate traffic impacts that arise from new developments. By exempting certain projects from these rules, we risk the potential of insufficient traffic mitigations being enforced by the public works staff, who are left to determine the adequacy of such measures on a case-by-case basis. This approach not only undermines the established standards but also jeopardizes our community's safety and the efficiency of our road infrastructure.

Maintaining safe intersections and reducing hazards are essential for ensuring that all modes of travel remain safe and that service levels are acceptable for those who live in this area. This cannot be achieved if exemptions allow developers to bypass critical traffic impact assessments.

I urge the Board to reconsider this exemption and to maintain a robust and enforceable circulation element that ensures all developments contribute positively to the infrastructure and safety of our community. Your commitment to rigorous planning standards is essential in fostering a livable, safe, and well-managed community.

Thank you for your attention to this critical issue.

Sincerely,

Sara Kelly

7386 Calle Real, Goleta, CA 93117

Sarah Mayer

From: Jackie Morris <jackiejcopy@gmail.com>
Sent: Tuesday, April 30, 2024 10:18 PM
To: sbcob
Subject: Comment on Rezone Review for 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 County Supervisors,

I am writing to urge you to eliminate from rezoning consideration those sites in the Coastal Zone that are located outside the Urban/Rural Boundary of Carpinteria. I am specifically talking about Rezone Sites 15 (Van Wingerden 1) and 16 (Van Wingerden 2), and Pending Project Site 37 (Bailard).

While I recognize that your heart might be in the right place, the proposal -- to turn some of the richest agricultural land in the state into high-density housing -- is profoundly short-sighted and detrimental to the environment, the economy, and every resident (present and future) in the area. Despite the demand-driven price tags of our homes, Carpinteria has always been, and still remains, a community of middle-class and working-class people. The reason for the scarcity of available homes is that **HARDLY ANYONE EVER LEAVES CARPINTERIA!!** We love it here!! It is a sanctuary for natural habitat enjoyed by residents and visitors alike every year. But the density you are proposing -- in the locations you are proposing -- would destroy that, making our community just another very congested, messed-up, polluted town.

I come from New York City but I grew up in the suburbs. Manhattan was "unaffordable" -- even though I worked there. But like all my neighbors, I didn't think twice about it: I took the bus and the subway into the city. People do it all the time! And if you put some creative thought into alternative methods of transportation to help people get to work, you could create that situation in coastal towns like Carpinteria as well.

The fact is: Not everyone can live where they want to live. It's just a sad fact. But to ruin an entire town -- and destroy invaluable farmland -- just to fit more people in is nothing short of absurd. It's like saying, "If *everyone* can't live in paradise, no one should be able to! We will ruin it for everyone!!"

Compounding this tragedy, as the CVA has pointed out, is that the destruction of these three properties is unnecessary! Removing them from the rezone list will still leave a surplus in every income level category as shown in Tables 10 and 11 in your Staff Report.

Please, please reconsider this irrevocable decision. Once you pave paradise, you can't get it back.

Sincerely,

Jackie Morris

Sarah Mayer

From: Steele, Jessica
Sent: Wednesday, May 1, 2024 8:56 AM
To: sbcob
Subject: FW: Letter to Board of Supervisors Regarding Rezone Hearing
Attachments: Letter to Co. of SB BOS Dated 4.30.24.pdf

Good morning:

Can you please add this public comment letter to the record for the 4/30 and 5/3 hearings?

Thank you,



Jessi Steele-Blossom
Planner III
Planning & Development
Long Range Planning Division
123 E. Anapamu St.
Santa Barbara, CA 93101
805-884-8082
jsteele@countyofsb.org
<https://www.countyofsb.org/160/Planning-Development>

From: John Mullen <john_mullen@jmdi.com>
Sent: Tuesday, April 30, 2024 12:59 PM
To: Steele, Jessica <jsteele@countyofsb.org>
Cc: John Schuck <jschuckusc@aol.com>; Jim Firth <jfirth@hopesb.com>; Plowman, Lisa <lplowman@countyofsb.org>
Subject: Letter to Board of Supervisors Regarding Rezone Hearing

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

Jessi, I'm attaching my letter to the Board of Supervisors outlining our support for the rezone of our property at 560 N. La Cumbre. We request that you include this letter in your planning packet for the Housing Element Rezone hearing this Friday, May 3, 2024. Thank you so much for working with us and please call me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'John D. Mullen', written in a cursive style.

John D. Mullen, RCE 38,528
Managing Partner
Franciscan Real Estate, LLC
360 S. Hope Ave, Suite C-300
Santa Barbara, CA 93105

(805) 705-3341
john.mullen@jmdi.com



April 30, 2024

County of Santa Barbara
Board of Supervisors
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Proposed Housing Element Rezone/560 N. La Cumbre

Dear Supervisors,

I am the authorized agent for Hope Church regarding their 2.95 acre property located at 560 N. La Cumbre, and also known as APN 057-143-001.

Our property is included in the County of Santa Barbara Housing Element rezones and is proposed by the County to be rezoned to DR 20-30. I am writing to confirm that we support the proposed density for this property.

We are also in support of this increased density because it could provide our community with much needed affordable housing. As part of any future development on this property, we are committed to providing a minimum of 20% of the units as below-market affordable housing.

Please feel free to contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John D. Mullen". The signature is fluid and cursive, with a large loop at the end.

John D. Mullen, RCE 38,528
Managing Partner
Franciscan Real Estate, LLC
360 S. Hope Ave, Suite C-300
Santa Barbara, CA 93105
(805) 705-3341
john.mullen@jmdi.com

Sarah Mayer

From: deborah holmes <deborahparkholmes53@icloud.com>
Sent: Wednesday, May 1, 2024 10:02 AM
To: sbcob; Laura Capps; Joan Hartmann; Supervisor Das Williams
Cc: Craig Park
Subject: South County Rezones

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:

This letter addresses the upcoming Friday May 3, 2024 final vote on the housing element.

I am writing to express my grave concern about the rezoning of Glen Annie Golf course, adding up to 1,000 units of housing. I urge you to vote "No" on this proposal.

Firstly, it seems grossly unfair that 75% of the county's proposed new housing is being built on parcels directly abutting the City of Goleta, so the impacts would be dramatic in terms of traffic flow, strains on the existing infrastructure, services, and quality of life for Goleta residents.

Even more alarming is the proposal to remove "level of service" standards, which are part of the Circulation Element of the County's General Plan, but specifically for the housing redone sites. This would unleash a nightmare of dangerous intersections, increased hazards for pedestrians, bikers and drivers and heavy congestion on the 101 highway off and on ramps.

The commute to Dos Pueblos High School is already heavily congested, as is the Hollister-Storke intersection. The proximity of the new housing to DPHS would make the Alameda intersection and routes to school into a dangerous commute. Cathedral Oaks was not built for this extra volume of traffic. In addition, hundreds of housing units proposed by the City of Goleta are in the same neighborhood, using the same roads and intersections. This is not good planning.

I am shocked and angry that the County would even consider waiving the required mitigation. By supporting this proposal, the developer is not required to document the financial hardships and project infeasibility resulting from adequate mitigation. This is dishonest, unethical and grossly bad planning.

This rezoning will put immense strain on this Goleta neighborhood. One set of neighbors should not bear a disproportional share of the burdens of housing development, particularly when mitigations are being waived, the General Plan is not followed, and the burden is excessive and unreasonable.

I am not against housing development, but believe that we need first and foremost, affordable housing with consideration for safety, traffic congestion, infrastructure, and quality of life and a strict adherence to the "levels of service" standards in the General Plan. Please drop this proposal.

Sincerely,

Deborah Holmes
7910 Rio Vista Drive
Goleta, CA 93117

805 453 6694

Sent from my iPad

Sarah Mayer

From: Bob & Donna Jordan <bdjordan@cox.net>
Sent: Wednesday, May 1, 2024 10:54 AM
To: sbcob
Subject: Submittal of public comment for BOS Hearing of May 3, 2024
Attachments: Ltr to sbcob.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.

May 1, 2024

To SB County Board of Supervisors for their hearing of May 3, 2024
Regarding the Housing Element Rezone Amendments

Dear Supervisors:

Counties and cities are expected, for the benefit of their shared constituents, to be partners in planning, not antagonists. I hope your decision today will support that expectation.

While acknowledging the need for additional housing, especially in the affordable ranges, good planning is still good planning and is based on long-established principles designed to develop communities that are viable and livable.

The rush to rezone the properties in the Carpinteria Valley, which are outside the Urban/Rural Boundary, seriously conflicts with the City of Carpinteria's carefully crafted plan for well-ordered urban development, one that addresses housing needs and the jobs/housing balance while preserving agriculture and precious coastal resources.

The three proposed rezones in the Carpinteria Valley and resulting leap-frogging of high-density development outside of City services is just bad planning that cannot later be undone.

Please prioritize good planning over a poorly thought-out "quick fix" to this critical issue by removing from rezone consideration the three sites in the Carpinteria Valley: #15, #16 and #37.

Thank you.

Donna Jordan
1360 La Mesa Plaza
Carpinteria, CA 93013

Sarah Mayer

From: Greg Karpain <gregkarpain@comwrite.net>
Sent: Wednesday, May 1, 2024 10:24 AM
To: sbcob
Subject: Large Housing Projects Public Comment from Greg Karpain, long-term Carpinteria resident

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 Mayor and City Council members,

I am a long time Carpinteria resident, since 2015, and I moved here from Summerland and spent most of my time here even though I lived then in summerland. My Father, a 51 year Mason at the local Lodge and honored as such, is also a long term Carpinteria Resident, as is my Wife, Margaret Connors, recently retired from her volunteer position on the new Carpinteria Library Board, as well as being active in the Community with Film and the Arts center, etc.

So, in summary, we are very concerned and active and responsible Carpinteria citizens.

- I urge that the sites located in the Coastal Zone that are outside the Urban/Rural Boundary be eliminated from consideration for rezoning. They are 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.
- Eliminating Rezone Sites 15 [Van Wingerden 1] and 16 [Van Wingerden 2] from the rezone list will still leave a surplus in every income level category as shown in Tables 10 and 11 in the Staff Report.

Please do all you can to implement the above suggestions. Carpinteria is a very rare gem on the coast, a "hold out". We, as a city face the same challenges that all wonderful small, lovely, genuine towns face - growth and also exploration. I actually spent a good amount of my childhood in Avalon, Catalina, where my Father, Felix Karpain, was the City Manager. Avalon was then 2400 residents and makes Carpinteria look like a big metropolis in comparison. The reason I bring this up is that I am a truly small town Guy and, having a City Manager as a Father, know that so many issues are complex and require a strong vision and backbone at times — to fight for the natural quality of life that each town has. Carpinteria is a magical place. Please preserve this magic by standing up for our rural-like township and advising the country and state to choose more appropriate areas for increased housing. Especially since we are also, as a community, still in the throes of trying to solve the issue of actually unhealthy to our lungs, and our children's lungs, and very bad smells from the ongoing Cannabis problem.

Please call or email if you wish to talk.

Thank you,

Greg Karpain
1053 Casita Pass Road
Apt. 107
805-453-1949

PS. I have been a long standing Board member on the Gaviota Coast Conservancy (GCC) [note: which is not related to this issue] but which I mention because GCC has been fighting the good fight to retain the existing rural open coast and AG zoning for above Goleta to Point Conception. I am no stranger to the ongoing battle to maintain the integrity of the land, the people, and the community. Please call on me if you want to brainstorm.

Sarah Mayer

From: cat vallance <coastalclaygirl@yahoo.com>
Sent: Wednesday, May 1, 2024 11:25 AM
To: Steele, Jessica; sbcob; Laura Capps
Subject: Concerns with the 2023 -2031 Housing Element update rezone amendments SOUTH OF PATTERSON AVE.

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

I am writing to voice my deep fear and concerns that the Board of Supervisors and County Planners are making a grave and permanent ruination of community through massive congested development in an area I have lived in for 25 years, by developing approximately 3800 units on agricultural lands between South Patterson Ave. including San Marcos Growers, to satisfy the state mandate for more housing. The SCALE of the development in our area is my MAIN OBJECTION AND THE LIGHT SPEED DECISION TO FULFILL THE MANDATE IS FAR TOO LARGE FOR GOLETA AND UNINCORPORATED SANTA BARBARA. THE HUGE NUMBERS PLANNED FOR DEVELOPMENT ARE UNFAIR AND DISPROPORTIONATE IN VOLUME IN CONTRAST TO THE REST OF SANTA BARBARA COUNTY.

After speaking for over an hour with Commissioner Laura Bridley, I came away completely demoralized. I understand that because of the massive planning for development throughout Santa Barbara, there is a certain lack of staffing capabilities. However to date, NOT A SINGLE QUESTION has been answered, and yet the Board will vote to inject 2843 units across the street from our homes without proper study, research, and fact finding. Without information on so many critical issues- DEVELOPERS ARE PLACING TOO MANY PEOPLE AND UNITS INTO THIS AREA -WITHOUT HAVING DONE THE VERY NECESSARY RESEARCH WHICH WILL PERMANENTLY AND DETRIMENTALLY IMPACT US ALL.

Where will the floodplain run-off water go for the 38 -2 story units planned in the "Triangle plot" and Caird 2 which is zoned as a flood area? The land at end of Patterson Ave. is where hundreds of people walk daily and as part of a weekend destination along the Maria Ignacio bike path. Families enjoy the idea of open space and beautiful section of land currently farmed which serves local families with food. Residents in this area and users of the bike path, do not want 2 story homes in their backyards impacting Gwyne Ave traffic as well. How will the developers safeguard the existing homes by building in a flood zone, and how will the Maria Ignacio Creek be impacted? When will an environmental impact report be released?

Why is the rezone commission now changing position in deciding to permit in-ground planting of agriculture- used for local food production, specifically in the "Triangle Plot" and developing it against previous statements of not using in the ground agriculture as well as developing the Giorgi property and lemon orchards, turning it also into housing-contradicting statements made at the last meeting of Commissioners?

Where is the bridge that is discussed in the map entering to Gwyne Ave? Is that a foot bridge or vehicle bridge? Since the density decision limits low income housing to one

vehicle, is the plan to take over the street parking on Gwyne Ave. to satisfy the fact that one vehicle is not realistic, especially for low income families needing to travel to work? Will the overflow parking send our street into chronic congestion to ameliorate the lack of realistic vehicle planning?

What is the emergency plan for safety and evacuation in event of emergency needs in proximity to GVCH and other issues such as fire? Will the state and County truly abandon reasonable traffic safety measures in order to ensure high density development?

When will you provide studies on the effect of noise pollution and environmental pollution emitted from the overhead planes and jet fuel contaminants flying in and out of the airport? How can the Board, in any conscience, submit low income families to living in 4 STORY HOUSING under constant air traffic in close proximity? There are no 4 story housing units in all of Goleta and in Unincorporated Santa Barbara, with the exception of UCSB. The flight path on Caird's map is NOT REALISTIC with how planes actually fly into the airport. The residents in my neighborhood are already trying to mitigate noise with the airport in dispute of pilots not adhering to the recommended approach path into the airport. Planes now fly out of the airport beginning at 5 am and extending to 11:20 PM waking folks up through More Mesa, Hope Ranch, and much of the South Patterson area. The guaranteed 79% increase in flights and the increased scale in plane size is WRONG with the intent to situationally/ purposefully subject low income families in a calculated manner to reside way too close to flying planes. Ask any resident on Ward Dr. in the trailer park to express their experiences of plane traffic on a daily basis.

I mentioned in my previous letter there is no mention or analysis of serious health effects upon future residents- documented heart disease, birth and learning disabilities, hypertension etc. resulting from the ultra-fine particulate matter from jet fuel. When will staff reveal the report on investigating air traffic impact on health issues resulting from this placement?

Since September of 2009, I have appealed to Jordano's Food and Beverage Distribution company to hold accountable the noise, light, and air pollution emitted from their 5 acre parcel. The letter I received from the County states I am within 300 ft of potential development of Por La Mar Nursery/Caird Land which is ADJACENT to Jordano's. This company has been fined by the state indirectly for contracting with dirty idling trucks parked on Eckewll. There is constant light pollution from Jordanos company which shines in resident's homes and total unchecked noise pollution from the loading and unloading of trucks 24 /7, especially before the weekend. Three different homeowner's /my neighbors on Gwyne Ave., can't even SLEEP in their master bedrooms during the summer because of this noise pollution which extends 1000 yards, to San Ricardo and beyond, into the area on quiet evenings. How will the county manage putting low income high density housing next to the 5 acre largest food and beverage distribution company on the South Coast, in addition to subjecting residents to a massive increase in plane traffic? When can staff prepare a study of the the actual pollution from Jordanos with the amendment to build high density housing adjacent to this commercial company?

While I truly appreciate that Mr. Caird is not using the Builder's Remedy to expedite development and is considering limiting the amount of buildings to 20- 25 per acre, I feel it is absolutely reckless and dangerous for the future of Santa Barbara to rush the building process for rezoning of agricultural land. I purchased my home for the specific reason of the

enjoyment of the surrounding open space. I walk daily past the "Triangle Farm" and along the path which currently is an environment of horticulture and agriculture. Putting 1 to 4 story buildings of the enormous scale proposed is an abomination in conjunction with the increased air traffic and noise from the commercial company Jordanos. The vehicle traffic resulting from such an expansion of this size basically creates a whole new urban area of Santa Barbara with concerns that a whole new city would need more infrastructure to support. When the County takes away the simple, basic ability of watching a Santa Barbara sunset from my neighborhood because of development of high density, multiple storied homes, my family will leave behind two plus decades in the service of education in this town.

Scale back the numbers in this area of Santa Barbara, and create a more balanced, fair development to positively serve both current and future populations.

Catherine Vallance

Sarah Mayer

From: PAD LRP Housing Element
Sent: Wednesday, May 1, 2024 11:25 AM
To: sbcob
Subject: FW: Housing Element

From: LARRY DISHAROON <dgalroon@cox.net>

Sent: Wednesday, May 1, 2024 10:20 AM

To: Supervisor Nelson <Nelson@bos.countyofsb.org>; Das Williams <DWilliams@countyofsb.org>; PAD LRP Housing Element <housingelement@countyofsb.org>; Laura Capps <lcapps@countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>

Subject: 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.

To the Supervisors of Santa Barbara County,

Along with many County Residents, I am deeply concerned 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. As you are aware, Your SB County housing element has added nearly **5000 high density units** within 2 square miles .

Please address these concerns shared by me and by thousands of your constituents who will be directly impacted:

- 1) We will lose more precious agricultural land, a likely irreversible loss. I OPPOSE degrading our agricultural spaced to high density housing. Our agricultural areas are vital for so many reasons.
- 2) We have all experienced water shortages during expected drought years - how is water to be available to all this additional housing?
- 3) Safety - increased traffic, inadequate parking, inadequate public transportation. Intense impact on neighborhoods that will carry the additional traffic load, air quality, noise pollution.

I implore you to find more equitable solutions - I know that, with some boots-on-the-ground work, Supervisors Capps and Hartmann were able to find potential sites for housing that didn't use up ag spaces, *Please do more of the same!*

Lastly, *please* do not participate in turning our beautiful Goleta Valley into Orange County-like density.

Sincerely,
Diane Galvan
zip code 93111

Sarah Mayer

From: Sullivan Israel <sullivanisrael1@gmail.com>
Sent: Tuesday, April 30, 2024 11:53 AM
To: sbcob
Subject: Public Comment from STSB
Attachments: Housing Element 4-30-24.docx

Follow Up Flag: Follow up
Flag Status: Completed

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Hello.

Attached please find public comment from Strong Towns Santa Barbara on the Housing Element rezones.

Thank you,

--Sullivan Israel

STRONG TOWNS

SANTA BARBARA

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:

My name is Sullivan Israel and I am writing to you today on behalf of Strong Towns Santa Barbara, a local chapter of the national education and advocacy-focused organization Strong Towns. Strong Towns was founded with the aim of working closely with local officials to promote and enact policy which embodies the urban planning principles necessary for resilient and financially sustainable city/town design. Since we began in 2023, we've brought together over 300 locals to help make Santa Barbara more more resilient, fiscally sound, and people-oriented — one step at a time.

Our organization, Strong Towns Santa Barbara, 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,

Sullivan Israel, *Local Conversation Leader*

Tristen Miller, *Member*
Kira Pusch, *Member*
Luca D'Agruma, *Member*
Joanna Kaufman, *Member*
Marie Hébert, *Member*
Carolina Frey, *Member*
Douglas Ridley, *Member*
George Nicks, *Member*
Alex Gravenor, *Member*
Gordon Blasco, *Member*
Cameron Morris, *Member*
Yen Seay, *Member*
Dan Ary, *Member*
Gordon Blasco, *Member*
Peter Smith, *Member*
Finnegan Israel, *Member*
John Dagger, *Member*
Tomaso Todosi, *Member*
Nick Stor, *Member*
Malcolm Brabec, *Member*
Ben Parnas
John Semancik
Aidan Barcia-Bacon

Melissa Cunningham
Emma Meyer *Cal Poly Urbanists*
Barry Remis *MOVE Santa Barbara*
County
Rebecca Vincent
Emily Foley
Grace Vazquez
Colleen Reynolds
Blythe Wilson
Sheridan Green
Kiaya Batkin
Zoe Klement
Aaron Posternack
Emma Roeller
Bojana Hill
Gabe Starkey
Brian Legal
Kat Ackerman
Ethan Keller
Anika Clements
Sophia Keane
Guthre Leonard

Sarah Mayer

From: Scott Cooper <sdcooper@ucsb.edu>
Sent: Wednesday, May 1, 2024 12:43 PM
To: sbcob
Subject: Comments on County of Santa Barbara HEU and proposed rezones
Attachments: County HEU and proposed rezones -comments - Cooper and Wiseman.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.

Dear Clerk of the Board,

We would like to have the attached comments entered into the record and distributed to the County of Santa Barbara's Board of Supervisors before Friday's Board of Supervisor's hearing on the HEU rezone sites. Could you verify that you received this email and attachment fine? Thank you for your time and consideration.

Sincerely,

Scott Cooper and Sheila Wiseman

May 1, 2024

To: Board of Supervisors, Santa Barbara County, 105 E. Anapamu Street, Santa Barbara, CA 93101

From: Scott Cooper and Sheila Wiseman, Goleta

Dear Chair Lavagnino and Members of the Board of Supervisors for the County of Santa Barbara

We provide the following comments on the County of Santa Barbara's Housing Element Update (HEU) and the proposed rezones to comply with State Regional Housing Needs Allocations (RHNA's). We are long-time (45 years) residents of Goleta, who would like to thank the County, particularly the Planning and Development Department, for collating and analyzing immense amounts of data about the demographics, housing, environment, and other characteristics of the County, and for County staff and elected officials for developing a comprehensive Housing Element Update, rezone plan, and final Programmatic Environmental Impact Report (PEIR).

We support efforts to provide affordable housing for our local workforce (very low, low, and moderate income groups) and appreciate the difficulty of balancing local concerns about the impacts of development with state housing mandates. In its current form, however, we believe that the County's HEU and proposed rezones will not adequately meet our County's workforce housing needs and will have numerous impacts on the character, amenities, services, environments, and safety of our local communities for the foreseeable future, representing a sea change in how we operate in and view our communities. We particularly decry the County's proposals to abrogate long-standing policies, such as countenancing development above urban limit lines, which will engender sprawl, impact natural resources, and stress public services, and exempting housing developments from area road and intersection standards, which threatens the safety, efficiency, and health of our local citizens. A particularly egregious example of poor planning is the proposed Glenn Annie development, which would extend public services and infrastructure into a designated Rural area, have a variety of impacts on environmental resources (air and water quality, wildlife movement corridors, ESHAs including riparian zones), greatly increase wildfire risk, and clog and overwhelm transportation corridors in an area with many schools. We strongly urge the Board to reject South Coast rezones engendering high density development in rural areas and reject proposed exceptions or amendments to road and intersection standards in the Circulation Element. We also strongly urge the Board to delete the Glenn Annie site (Site No. 11) from its list of rezoning sites because it is not consistent with good zoning and planning practices, is not in the public's interest, and diminishes general community welfare. Our use of the County's Balancing Act tool shows that the County can meet its affordable housing targets **without** the Glenn Annie rezone. We elaborate on these and other issues below.

The PEIR notes that the HEU and rezone plan will result in significant, unavoidable impacts to viewsheds, agricultural areas, air and water quality, biological and water resources, public and transportation services, utilities, and fire protection with large effects on the quality of life for South Coast residents. The construction of adequate affordable infill housing might justify these

numerous impacts; however, the current state mandates and local governmental responses have not been effective in providing the needed housing because most housing projects are tied to commercial rest estate developments that often provide, at best, only a modest amount of workforce housing. As long as “above moderate” income housing development outstrips affordable housing development then the affordable housing crisis will continue, because residents of higher end housing require workforce services. Although the County’s goal of providing 50% lower, 25% moderate, and 25% above moderate income housing in its plans is laudable, the County’s HEU and proposed rezones do not come close to meeting those goals, particularly when large developments, such as those proposed for the Giorgi and Glenn Annie properties, are included. It is not at all clear why the largest proposed developments are exempt from these targets, particularly given the economies of scale that accrue to larger developments. As it stands, the state’s mandates and processes appear to subsidize the construction, real estate, and development industries, perhaps as a means to stimulate the economy and increase state tax revenues. As outlined by the League of Women Voters, then, possible solutions to the affordable housing crisis revolve around developing funding to provide or subsidize public housing, often working more extensively with the local Housing Authority, facilitating development on publicly-owned land, mandating preferential housing treatment for local residents, and ensuring that developers deliver on their affordable housing promises, such as via deed or price restrictions.

As importantly, the state’s HEU/RHNA mandates and processes also undermine, contradict, and usurp the tremendous amounts of money, time, effort, and thought that have been devoted to local planning efforts over many years, including General Plans, Local Coastal Plans, ordinances, and zoning. On the other hand, the State would probably argue that the well-documented affordable housing crisis was engendered by the failure of past local planning efforts, which have approved commercial and high-end residential development without the commensurate development of workforce housing, justifying State mandates and intervention. To some degree, some workforce housing demands were generated by state and federal facilities, such as UCSB and VAFB, and we applaud the settlement of the County’s (and City of Goleta’s) lawsuit against UCSB. To some degree, however, the County’s affordable housing crisis was self-inflicted, because the County did not require new businesses, developments, and industries to provide housing for their workers. We suggest that, in the future, approval of any new developments be tied to the required provision of adequate, affordable workforce housing, even beyond what is required by this HEU/RHNA process. At this point, the County must meet its RHNA targets or lose State funding; however, the County still has control over designating rezoning sites and enforcing standards and policies developed over many years that protect the safety, health, natural and recreational amenities, and services of its citizens. As a consequence, we argue that the County should hold to its current beneficial policies and standards, such as eschewing high-density development in Rural areas, recognizing current urban limit lines, and addressing development impacts on transportation services, such as maintaining intersection standards.

As citizens of Goleta, we enjoy a high quality of life, not only owing to our climate and landscapes, but also because basic services and amenities are provided. We certainly recognize the need for more affordable housing in this area but, following modern planning concepts, believe that this housing should be primarily developed as infill on land that has already been

developed or that is surrounded by development. We don't think that South Coast residents, all County taxpayers, want old planning prescriptions based on sprawl outside the urban limit line or the loss of environmental amenities, such as open, green, agricultural, and environmentally sensitive spaces, which make our incorporated and unincorporated areas so livable.

A key component of the HEU and proposed rezoning is the 1000-unit, high density development proposed for the Glenn Annie Golf Course (Site No. 11). The rezones and housing plans for Glenn Annie constitute a prime example of sprawl, which would extend utilities, services, roads, and housing into the wildland-urban interface (WUI) above the urban limit line. Although the rezoning plan has concentrated much of the proposed Glenn Annie housing along the Cathedral Oaks corridor (DR to RES 20-30, Appn 077-530-021), this still represents intrusion into a Rural WUI zone, placing potential residents closer to fire hazards and further away from public services. Many analyses have shown that the extension of public services into outlying areas, outside urban-rural limit lines, is not cost-effective for local governmental units, with the cost of providing services exceeding any possible tax revenues. Further, development along this corridor, consisting of tall, dense multi-unit housing as indicated by its proposed rezoning designation, would not be compatible with the neighborhood along the other side of Cathedral Oaks, which consists primarily of single family housing. It is almost unfathomable that the County would rezone Glenn Annie for dense housing in a Rural zone in the WUI with all of its attendant impacts. Another part of the Glenn Annie rezoning plan (DR-5, proposed RES-5.0; Appn 074-530-020 and 077-530-012) makes little sense, because this parcel would be developed as high-end housing, which is the last thing that the County needs to meet its affordable housing mandates, while stretching services and impacts. This specific parcel is surrounded by open space or the golf course, as recognized in the PEIR, so represents a considerable intrusion into the Rural and WUI zones and would require the extensive development of infrastructure (roads, utilities, services) and increased fire protection support.

Further, housing development at Glenn Annie Golf Course would generate a considerable demand for water resources. Currently, the Golf Course uses primarily reclaimed water, but any housing development at this site would require potable water, which is in very limited supply in the Goleta area. Although the Goleta Water District (GWD) has begun to issue new water allocations after two very wet years, the considerable water needs of proposed developments like Glenn Annie would likely strain limited water resources during inevitable dry times or drought. GWD customers have one of the best water conservation records in the state, but we do not think that they are likely to countenance rezones and development plans that put further strains on our limited water supplies. We think the County's planning process needs to recognize the severely limited water supplies in this area. Given inevitable drought periods, which are predicted to become more intense and longer in duration owing to climate change, we really don't believe that many of these projects will come to fruition given limited water supplies.

As numerous studies have shown, human development and activities in the WUI considerably enhance fire risk, and increase fire protection and firefighting costs. Currently, the Golf Course acts as a wet, green buffer from wildfire for the City of Goleta. As a number of California wildfires has shown (e.g., the Camp Fire), buildings in the WUI, themselves, constitute fuels that encourage fire spread. The Glenn Annie property is designated as a High Fire Risk area (PEIR Fig. 16-1), emphasizing the vulnerability of this area to wildfire. On the wildfire issues, alone,

housing development in the WUI on the Golf Course would place many adjacent areas at enhanced fire risk, increase fire insurance costs for residents of this and adjacent developments (if they can get it at all), and ultimately necessitate considerable costs to the County and City. Further, evacuation from this development during times of high fire risk would place considerable strains on a transportation system that is already overtaxed. If this development goes forward, emergency routes would likely become clogged during evacuations, presenting considerable hazard risks for residents. Although the PEIR addresses some aspects of wildfire risks, such as defensive space, it is totally inadequate in addressing the numerous transportation, warning, evacuation, house hardening, and other measures needed to reduce wildfire risks for residents and their properties. This is an extremely inadvisable and potentially dangerous part of the Housing Element Update and proposed rezones, and is best addressed by prohibiting development on the Glenn Annie property at all.

We believe that the County's housing issues are complex, and require coordination and collaboration between the County and all the County's municipalities. Much of the County's HEU and many proposed rezones for the South Coast will have numerous impacts on the City of Goleta. We would like to stress that we are citizens of both the City of Goleta and the County of Santa Barbara, so it is incumbent on the County, including its staff and elected officials, to consider the impacts of its plans and rezones on all of its citizens, including those residing in cities, such as Goleta. Regarding the proposed Glenn Annie rezone, Goleta has long requested that Glenn Annie Golf Course be included in its sphere of influence, a request strongly supported by LAFCO staff in 2009, albeit, suspiciously, not by the Commission, because LAFCO staff recognized that any proposed development at the Golf Course would have numerous, profound impacts on the City of Goleta. In examining the rezone plan, it appears that input from Goleta's citizens and elected officials about rezoning this site has been largely ignored. As a matter of good faith, recognizing that Goletans are County citizens and taxpayers, and that the Glenn Annie rezone would have numerous potential impacts on Goleta, the Board could best proceed by removing the Glenn Annie property from its list of sites for rezoning.

Thank you for your time and consideration.

Scott Cooper and Sheila Wiseman

Sarah Mayer

From: brandy hogg-duncan <bhoggduncan@gmail.com>
Sent: Wednesday, May 1, 2024 12:56 PM
To: sbcob
Subject: Rezoning of our neighborhood

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 whom it may concern,

My family and I live in the Santa Monica neighborhood in Carpinteria on Trieste Lane. This is directly off of Venice Lane, which we have heard is proposed to be opened up, currently where there is a dead end meeting an area of land that is being farmed upon. My family and I have three very small children (9, 4 and an infant), and there are multiple children within the neighborhood that are school-age who frequently enjoy riding their bikes, skateboards, scooters, and just running around without care!

We have this luxury in this neighborhood, living on a cul-de-sac with multiple other cul-de-sacs and a dead end , discouraging excess traffic and high-speed traffic. This proposed zoning, as I understand would create housing opportunities for lower income individuals, also poses new threats to the current neighborhood and the families that have lived in this area for many years.

Currently there is not a lot of concern for high traffic or safety in our neighborhoods. This would all change very rapidly if the rezoning took place and Venice Lane was opened up. The peace and quiet of the neighborhood would be no longer.

Another concern is that where there is currently an agricultural area, would you be taking that away from a family, whom might be relying on that as a source of income, as several families do in Carp.

There is a risk for increased crime rates in the area with increased traffic and activity.

We feel so safe, that some of us don't even worry about locking our doors when we leave during the day.

I hope you will take these thoughts into further consideration in the rezoning process. If anything, it would be my suggestion to not open up Venice Lane for further traffic , that could decrease safety for the neighborhood children.

I would hate for inhibiting factors to not allow the children of our neighborhood to enjoy the wonders of our beautiful environment, it would be sad that this rezoning could decrease their feeling of safety!

Brandy Hogg-Duncan
805-220-3460
1317 Trieste Lane
Carpinteria, CA 93013

Sarah Mayer

From: lizfjones@outlook.com
Sent: Wednesday, May 1, 2024 12:56 PM
To: sbcob
Subject: May 7 - public comment

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 Officials,

I am writing to you as an early education worker in our community. I have witnessed firsthand the challenges faced by childcare providers and families in our community. The lack of new resources for daycare businesses is alarming, and it's disheartening to see providers struggling to keep their doors open, when we really need them! We urgently need county leaders to allocate funds towards small business daycare owners and invest in modern technology to help them streamline their day-to-day operations. As a fairly recent grad, I can assure you— their current systems are outdated and are no longer adequate for the families they serve and challenges they face.

Without adequate support, we risk losing valuable childcare services that are essential for working families. Childcare providers worked hard to open their businesses and continue to work hard daily (and for, in my opinion, too low of pay).

Please quickly realize the importance and urgency of initiatives that support early education workers to ensure the well-being of our children and the sustainability of our community.

Respectfully,
Liz Jones

Sarah Mayer

From: Aida Cordero <cordero.casa@gmail.com>
Sent: Wednesday, May 1, 2024 1:16 PM
To: sbcob
Subject: Housing - May 3, 2024

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San Marcos/Tatum Neighborhood:

Cannot understand how the new housing plans identify such a small percentage as low income. Our current workforce needs are for housing in very low income and low income status. The moderate income is not actually afforded by the majority of our current workforce. Hence, these homes are for out of area homeowners that will charge outrageous rent; and, the housing cycle continues for our community workforce as our local workforce still does not have home ownership.

-What happens to our air pollution with the exorbitant number of units with cars targeted in the San Marcos/ Tatum area. The historical trees are irreplaceable.

-The traffic and infrastructure in the area will be unimaginable as the current neighborhood already is congested with the local elementary school student being dropped off by parents. The Turnpike/Hollister area with the high school is a challenge to maneuver.

-The current water situation is good but it is a well-established fact that this area is an arid area with water supply being monitored throughout the last decades.

The need for housing is understood. However, placing an extremely large number of units in this area and removing the needed trees is not good.

There must be a better response to a housing crisis that does not seem to affect those individuals that are making the decisions.

Lewis & Aida Cordero

--

Pace è bene

Sarah Mayer

From: durgama@silcom.com
Sent: Wednesday, May 1, 2024 12:27 PM
To: sbcob
Subject: proposed rezoning at Glen Annie Golf Course, for May 3 meeting
Attachments: letter to the SB Cty. BOS from Deborah Park.rtf

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 all SB County Supervisors:

I am a resident of Goleta in Winchester Canyon and I am concerned about the proposed rezoning of the area at Glen Annie Golf Course for residential development. I am attaching a copy of a letter sent by Deborah Park, a neighbor. It is so well written and covers all of the issues involved, and I agree 100% with everything she has written.

Please do vote no on this rezoning proposal. Thank you.

Sincerely,

Durga Andre

To the Santa Barbara County Board of Supervisors:

This letter addresses the upcoming Friday May 3, 2024 final vote on the housing element.

I am writing to express my grave concern about the rezoning of Glen Annie Golf course, adding up to 1,000 units of housing. I urge you to vote "No" on this proposal.

Firstly, it seems grossly unfair that 75% of the county's proposed new housing is being built on parcels directly abutting the City of Goleta, so the impacts would be dramatic in terms of traffic flow, strains on the existing infrastructure, services, and quality of life for Goleta residents.

Even more alarming is the proposal to remove "level of service" standards, which are part of the Circulation Element of the County's General Plan, but specifically for the housing redone sites. This would unleash a nightmare of dangerous intersections, increased hazards for pedestrians, bikers and drivers and heavy congestion on the 101 highway off and on ramps.

The commute to Dos Pueblos High School is already heavily congested, as is the Hollister-Storke intersection. The proximity of the new housing to DPHS would make the Alameda intersection and routes to school into a dangerous commute. Cathedral Oaks was not built for this extra volume of traffic. In addition, hundreds of housing units proposed by the City of Goleta are in the same neighborhood, using the same roads and intersections. This is not good planning.

I am shocked and angry that the County would even consider waiving the required mitigation. By supporting this proposal, the developer is not required to document the financial hardships and project infeasibility resulting from adequate mitigation. This is dishonest, unethical and grossly bad planning.

This rezoning will put immense strain on this Goleta neighborhood. One set of neighbors should not bear a disproportional share of the

burdens of housing development, particularly when mitigations are being waived, the General Plan is not followed, and the burden is excessive and unreasonable.

I am not against housing development, but believe that we need first and foremost, affordable housing with consideration for safety, traffic congestion, infrastructure, and quality of life and a strict adherence to the "levels of service" standards in the General Plan. Please drop this proposal.

Sincerely,

Deborah Park

Sarah Mayer

From: Juliana Ramirez <juliana@jrbookkeepingservices.com>
Sent: Wednesday, May 1, 2024 1:42 PM
To: sbcob
Subject: Public Comment - May 3 Board of Supervisors Rezone Hearing
Attachments: JRB Public Comment - May 3 Board of Supervisors Rezone Hearing.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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,

As a member and board member of the South Coast Santa Barbara Chamber, I wanted to reach out and express my support for the sites that are collaborating with the Chamber on our Employer Sponsored Housing Consortium efforts. I've attached my letter of support for your reference.

Thank you,




Juliana Ramirez
President & CEO, JR Bookkeeping

805-755-6721 • jrbookkeepingservices.com



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"In the world of business, the people who are most successful are those who are doing what they love."

"En el mundo de los negocios, las personas que tienen más éxito son las que hacen lo que aman"



May 1, 2024

Chair Lavagnino and Supervisors
Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA, 93101

RE: 2023-31 Housing Element Rezone Amendments

Dear Chair Lavagnino and Supervisors:

As a representative of JR Bookkeeping, serving businesses in Santa Barbara County, I would like to express my support for the Planning Commission's recommendation to include sites in the County's Housing Element update.

JR Bookkeeping recognizes the retention, recruitment, and other workforce-related challenges that our County's current housing supply crisis creates for employers like us throughout Santa Barbara County. The proposed rezone sites will lead to much-needed housing stock of various types and income levels, alleviating some of the workforce pressure felt by employers in Santa Barbara County.

As a Board Member of the Santa Barbara South Coast Chamber of Commerce, I support their efforts to create an Employer Sponsored Housing Consortium, allowing local employers to secure employee housing. Not only will this program ensure that a portion of the new market-rate housing stock goes to the local workforce, but it also streamlines the relationship between local employers and developers, and it eliminates the employers' administrative burden associated with employer-sponsored housing. That is why it is so important that the sites that have agreed to work closely with the Chamber on the development of this program be rezoned.

Currently, three of the Chamber's four partner sites are included in the Planning Commission's recommendation for sites to be rezoned. It would have been preferable to have all the Chamber's partner sites including Glen Annie, San Marcos Ranch, the Caird Family Property, and the Orchard Project (Giorgi), as well as the Chamber-supported Bailard Project.

The currently recommended sites offer a viable path forward to reaching the County's State-mandated housing goals, the dire housing needs of our local communities, and, most importantly, toward providing housing stock appropriate for our local workforce. But more can always be done. I urge you to at least approve the Planning Commission's recommendation which includes three of the Employer Sponsored Housing Consortium partners, if not a plan that includes all four, as well as the Bailard Project. Thank you for your support of workforce housing, and consequentially of local employers like JR Bookkeeping.

Sincerely,

Juliana Ramirez
President – CEO
JR Bookkeeping

Sarah Mayer

From: Sue Sadler-Pare <Sue-Sea@outlook.com>
Sent: Wednesday, May 1, 2024 1:54 PM
To: sbcob
Subject: Please do NOT destroy our fire buffer, Glen Annie Golf Course, for increased housing, congestion, strain on our resources! Goleta has had enough!

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

Dear County Board of Supervisors,

I am a 61-year-old homeowner of West Goleta, specifically near the Glen Annie Golf Course and DPHS. I have lived and owned my property in El Encanto Heights for 32 years, over half my life. I am DEEPLY worried about the County Planning Commision's recommendation of destroying the golf course in favor of building 1,000 new residential units!

There are multiple choices in which to build this new housing in the County, but I would like to share with you my decades' worth of observations as to why this is NOT a feasible choice! Our neighborhood is already suffering from too much congestion. Please consider the following:

1. The northbound (NB) 101 freeway at Glen Annie-Storke Rds. is already a nightmare most times of the day, but is even worse during DPHS drop off and pick up times, special, and athletic events. But DPHS is a part of our neighborhood and they are not the problem.
2. UCSB students and visitors use this freeway exit and entrance to come and go from Isla Vista and we experience even heavier traffic around special events like Deltopia, Halloween, Graduation, and other school or IV events. The amount of TRASH that is left behind after these events spills over into the surrounding neighborhoods; I am a volunteer to help keep our streets free of litter so I have 1st hand knowledge.
3. Girsh Park, our only community park for youth sports, draws hundreds if not thousands of visitors every day especially during the summer months. Parking is very limited here and many stores feel the impact of those parking in their lots nearby. Adding more residential units will overwhelm this area even more.

4. Target is our most recent addition to the congestion as it is much more popular than KMart was and draws many more people to use this overpass. With skyrocketing inflation, it is the most affordable place to go in the SB area for students and residents alike to buy everyday items.

5. Our biggest congestion problem currently lies with the Camino Real Marketplace where everyone must use this corridor. Workers and shoppers MUST use the GA- Storke Rd. exit, there is no other alternative that is reasonable. This means heavy congestion during the 8 am and 5pm timeframes in addition to the many private companies and hotels at the Hollister and Calle Real intersection. This is by far the heaviest congested area around the holidays as I hope you can imagine and have experienced.

6. Lastly, let us not forget the Goleta fires that occurred a few years back that encroached on our agricultural areas nearby. If it wasn't for these and the golf course acting as a natural green belt, these fires would have definitely destroyed an untold number of our homes! By taking away any ag land or the golf course, we are at the same risk as SB where development into the foothills is at risk each and every summer due to a lack of greenspace. The county may own the foothill area, but that doesn't mean it should wipe out the green space for more homes! There has to be a better place, there MUST BE another place!

Now, you are considering whether to add an additional 1,000 new residential units, and likely many more thousands of people, to our neighborhood that has already been given the lion's share of the burden of congestion and increased safety issues caused by the EXISTING traffic due to the above reasons. We CANNOT afford to add this many people and cars plus visitors and servicing vehicles that will come with this development nor can our environment withstand the extra burden on its resources not to mention removing our fire buffer zone.

PLEASE, DO NOT LET THIS HAPPEN! I invite you to spend a day or a few hours watching the rush-hour flow of traffic, pedestrians, and bicyclers that must run the gauntlet through this overwhelmed overpass! The negative impacts to our neighborhood and strain on our Emergency Services system is far too great. I implore you to choose another site, preferably in the North County where the impact would be far less.

Respectfully,

Sue Sadler
7553 San Como Way
Goleta, Ca. 93117

Sarah Mayer

From: Jeff Nelson <jeff@jeffnelsonlaw.com>
Sent: Wednesday, May 1, 2024 1:59 PM
To: sbcob
Cc: Villalobos, David; Jason Nelson
Subject: Submittal for May 3rd Housing Element Hearing
Attachments: Oak Creek Co. to Supervisors for May 3 2024 Housing Element w Attachments.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.

Please put this in to the record and distribute to the Supervisors and staff.
Thanks very much.

JEFF NELSON
The Oak Creek Company
Santa Barbara, CA
Tel: 805-698-0795

THE OAK CREEK CO.

Santa Barbara, California

May 1, 2024

Chair Lavagnino and Supervisors
Board of Supervisors
Santa Barbara County
105 E. Anapamu Street
Santa Barbara, CA 93101

via e mail: sbcob@countyofsb.org

RE: Housing Element Hearing- May 3, 2024

Dear Chair Lavagnino and Supervisors:

We are the Developer partner of the Giorgi family, planning a fine project for this perfectly located infill site.

On April 1, 2024, the Planning Commission recommended rezoning of 16 of the 18 possible south County sites for housing but left out of rezoning, the Giorgi Property. We are asking that the Supervisor rezone the Giorgi property as well.

We believe this property is the best candidate for a diversity of housing now:

- 64.7 acres located on the environmentally superior alternative of property fronting on the Hollister corridor, a High-Quality Transportation Corridor.
- This is located a five-minute walk from Goleta Valley Cottage Hospital, an 8-minute bike ride to Goleta Beach and walkable to nearby businesses. Also, it is outside the Coastal Zone.
- This property has established water rights for water meters now through the Wright vs. Goleta suit, which the County is a party to. That suit was 1972-1989.
- It is best located for sewer capacity as it is very near the plant, with high-capacity lines including on the property, with the sewer easement dedicated to GSD in 1957. Other more remote locations have line capacity issues per the Housing Element EIR.
- The Nelson family and their family company- The Oak Creek Company, developer, has the most history and success at creating quality housing and diverse housing types in Eastern Goleta. We have lived there for decades too, and have created high quality diverse communities and vast equity for others who have bought homes in their projects.

- This location has the least impact on schools, and traffic. San Marcos Growers is next to San Marcos HS, and Glen Annie is next to Dos Pueblos HS.
- We offer the best combination of Affordable (Low), Moderate, and Missing Middle (200% of AMI), plus we are in the Chamber program as well. 40% in total with a rezone.
- We have added a 6-acre Public Park and childcare facility if the property is rezoned.
- The many new residents in The Orchard will be a boost to the Goleta Old Town businesses.
- This location is safer from a fire safety standpoint and evacuation than other sites that are close to the foothills and outside of the Urban Boundary.
- We have engaged one of the leading Affordable Housing companies in the US through a personal connection, The Related Company- Affordable Division. They were chosen to do the affordable at Great Park and at Stanford Research Park.
- This site ranks high for affordable tax credits because of its excellent location.
- At 18 units per acre, this project is less dense than the other Hollister corridor projects – San Marcos Growers, and Montessori, which are at about 37 units per acre.
- An SB330 Application was filed to try to avoid the 12 to 15 year “start to finish” timeline on several of our other eastern Goleta projects. We think a Development Agreement is in order with or without a rezone like you did for Key Site H to bridge the gap between the SB330 process and normal planning.
- We have offered a multitude of changes responsive to the Rezone criteria. See Exhibit 1 .

If the Board of Supervisors accepts the Planning Commission recommendation and does not rezone Giorgi, that would be seemingly lead to the County failing to meet its RHNA obligation, but would be out of sync with its Housing Element EIR, and would exclude this project which is the best building block for meeting your State required numbers.

County staff has had the daunting responsibility on the Housing Element update which has been an unparalleled degree of difficulty and time pressure by local standards. The staff has done a fine job in its initial site selection process and in navigating the complex issues presented.

The Giorgi Property Has Better Urban Services than any other Housing Candidate.

Water meters from the Goleta Water District have also been a limiting factor in actual development of new homes in Eastern Goleta for a very long time. At present the pool of applicants for water meters between Eastern Goleta and the City of Goleta are only entitled to 1% of the Goleta Water District supply unless they have special other rights. Giorgi has rights independent of the 1% cap. Most of the other properties that were selected for rezone do not have such rights so cannot be assured of being developed in the near term. If in its final action the County selectively mismatches a basic urban service, water and zoning, the County will in fact effectively thwart new housing, except on a limited scale.

Agriculture

The recommended rezones will leave the Giorgi site as a remnant agricultural parcel surrounded by housing and housing-related development on all sides. Due to the urban/rural conflicts associated with the noise, dust and airborne drift of agricultural chemicals used in commercial farming operations, the Giorgi site will no longer be a viable location for food crop production.

Sorting Criteria and State Housing Law & RHNA Numbers

In this process, the Supervisors created a sorting criterion to weigh all of the attributes that it believes should be considered in terms of selecting sites for rezoning. This process then requested that each candidate provide a Letter of Intent (LOI) to identify how many Affordable units and Moderate units that it promised to include in the project. The County has, so far, not used those LOI numbers in coming up with its calculation of Lower Income and Moderate units that it will presumably be reporting to the State.

Therefore, if the Board accepts the County Planning Commission's recommendation regarding rezones for only 16 of the 18 identified sites, we believe the County will not meet its RHNA obligation for the current cycle.

The Giorgi Project proposed the greatest number of Low Income and Moderate-Income units and the highest percentage of affordable units of other South County sites. Adding Giorgi to the rezone list eliminates the Low-Income shortfall and significantly reduces the Moderate-Income shortfall.

We believe the County will not meet its RHNA obligation under the currently-recommended proposal because the project Letters of Intent disproved the numbers in the County's RHNA assumptions.

- Given the context of this process as a contest to win a rezone, it can be safely assumed that the Letters of Intent, and subsequent revisions after the workshop, represent the Best-Case Scenario for each site. The numbers provided in the LOIs are far lower than those in the Balancing Act tool assumptions.
- Attached Exhibit 2 shows the demonstrated shortfall of Low-Income units will be 226, and the demonstrated shortfall of Moderate units will 391. The Giorgi project

with a rezone eliminates the shortfall for low and substantially reduces the Moderate shortfall

The County's Rezone Criteria looked to applicants to relinquish or forfeit their SB330 applications in exchange for a more favorable result in the rezone process. We have offered to enter into a Development Agreement which could end in that result but which would provide clarity on processing with this untested State tool. Since SB330 rights are State law rights, we question whether the County can penalize a property for exercising those rights, particularly when the project otherwise meets all of the Board-requested criteria.

The Planning Commission selections were inconsistent with the available urban services and inconsistent with the Housing EIR and basic Planning Principles.

The Planning Commission site selection ignores basic planning principles by including four properties outside the urban boundary line, while excluding properties that are classic infill sites located on a high-quality transportation corridor as favored by the Housing Element EIR.

The County programmatic EIR includes rezoning properties like Giorgi, adjacent to Hollister Avenue - which is the County's only high-density transportation corridor - in the environmentally superior alternative¹. The County Planning Commission specifically excluded two of the parcels on that corridor in favor of more speculative projects located more remotely from the urban core, contrary to the Programmatic EIR.

Conclusion

In short, we respectfully submit that the way to a compliant housing element, and to achieve the entire purpose of this effort is to rezone all 18 of the south coast rezone sites. That way the actually feasible projects will be able to emerge as market and regulatory forces allow.

If any sites are not included in the rezones, it should not be the Giorgi site that is excluded,

Sincerely,



Jeffrey C. Nelson
The Oak Creek Company
(805) 698-0795
Jeff@jeffnelsonlaw.com
<https://oakcreekco.com/>

¹ The Giorgi Property is also included as a rezone site in the Sustainable Communities Strategy, and the Reduced Project A and B Alternatives

Exhibit 1

Changes from SB330 Application for Rezone approval Project, Giorgi- The Orchard

Before- SB 330 (Giorgi)

- No moderate required
- No Public Park
- 20% Low
- No preschool/ Child Care
- You can't use it for numbers with the state
- CEQA and CEQA challenge?- Uncertain timeline & Outcome?
- Will it actually happen? You can't use these units with the State if it is thwarted.
- Disjointed planning timeline with other sites near Giorgi

After- If Rezoned (Giorgi)

- Results in a 40% affordable project overall as compared to 20%
- Affordable 55 yr. restrictions and beyond 20%
- **120 Moderate (120% AMI)**
- **60 Missing Middle (200% of AMI)+ Chamber**
- If we lose Live/Work in Zone 2 it will not impact affordable numbers ("Live/Work units" Ok per p. 3-18)
- 6 Acre Public Park, OK to zone this Recreation
- Preschool- Child Care Center ("Day Care Facility" OK in Zone 2 (P. 3-19)
- Offer of **Development Agreement just like for Key Site H-** that displaces B/R rights.
- Will Plan Parks and Roads together with Caird and others
- You can use it for numbers with the State (minimizes chance County is out of compliance with the State from the beginning).
- Ekwill public road extension happens sooner, others need that. Hollister improvements also.
- Can keep project development team together and move forward now.

Exhibit 2

Planning Commission Action April 1, 2024, with Oak Creek Co additional calcs.

Existing Capacity	Lower	Moderate	Above Moderate	Included in pending projects:
Vacant Sites under Existing Zoning	14	34	357	Ballard pre-rezone numbers: 41 L, 0 M, 141 AM
Projected ADUs	81	86	285	Tatum with rezone numbers: 110 L, 27 M, 408 AM
Pending Projects*	363	260	1637	Hollister Lofts (County-owned): 36 L, 0 M, 0 AM
Total Starting Capacity	458	380	2279	
Rezones and County Sites Selected				
Montessori	80	40	77	
St. Athanasius	150	75	75	
Scott	123	62	61	
Ekwill (Part of Caird)	109	55	54	
Caird 1	96	48	48	Caird/Ekwill assumed
Caird 2	38	19	19	LOI. Caird
Caird 3	195	98	97	shortfall, Caird/Ekwill
Glen Annie	300	350	350	Glen Annie Assumed
St. Vincent's East	75	0	0	LOI from Glen Annie
St. Vincent's West	100	0	0	Shortfall Glen Annie
Hope Church	25	13	12	
Van Wingerden 1	118	59	59	total shortfall
Van Wingerden 2	90	45	45	
Friendship Manor	18	9	9	
San Marcos Growers 1 and 2	200	50	746	
County Juvenile Hall	0	45	30	
Probation Building	0	36	12	
Flag Lot	13	0	0	
Food Bank	14	0	0	
Site btw Page and Fire Station	18	0	0	"Pending"
Archives Parking Lot	0	59	0	assumed
Child Family Services Lot	18	0	0	Listed
Above BeWell Park Deck	20	19	0	shortfall from Pending
			updated shortfall	
				(lower)
				(Moderate)
				645 Compare to County "Surplus" in green
Total Unit Potential	2258	1462	3973	
RHNA + Buffer Requirement	2030	1208	1325	So there is a demonstrated shortfall of State required Units from the SB County PC
Final Unit Surplus	228	254	2648	Action of April 1, 2024, Shortfall of Lower and Moderate Units

All of the above is County Data

Minus demonstrated Shortfall

Additional Required Units

(Lower) (Moderate)

Sarah Mayer

From: Plowman, Lisa
Sent: Tuesday, April 30, 2024 5:06 PM
To: Board Letters
Subject: FW: SBAOR Comments re: Housing Rezone
Attachments: County Housing Element Rezone 4-30-24.pdf

fyi



Lisa Plowman
Director
Planning & Development
123 E. Anapamu St.
Santa Barbara, CA 93101
805-568-2086
lpowman@countyofsb.org
<http://www.countyofsb.org/plndev/home.sbc>

From: Krista Pleiser <kpleiser@sbaor.com>
Sent: Tuesday, April 30, 2024 2:33 PM
To: Bob Nelson <bnelson@countyofsb.org>; Das Williams <DWilliams@countyofsb.org>; Gregg Hart <gHart@countyofsb.org>; Joan Hartmann <jHartmann@countyofsb.org>; Steve Lavagnino <slavagnino@countyofsb.org>
Cc: Plowman, Lisa <lpowman@countyofsb.org>
Subject: SBAOR Comments re: Housing 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.

Greetings,

Attached are the Santa Barbara Association of REALTORS® comments regarding the County Rezoning. Should you have any questions, please do not hesitate to contact me.

Krista Pleiser, MPP, RCE

Chief Government Relations Officer
Santa Barbara Association of REALTORS®
1415 Chapala Street | Santa Barbara, CA 93101
(805) 884-8609 (Direct) | (805) 963-3787 (Main) | (805) 966-9664 (Fax)
kpleiser@sbaor.com

For more information please visit www.sbaor.org

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April 30, 2024

Supervisor Steve Lavagnino, Chair
Supervisor Laura Capps, Vice-Chair
Supervisor Joan Hartmann
Supervisor Bob Nelson
Supervisor Das Williams
105 East Anapamu Street
Santa Barbara, CA 93101

RE: Housing Element Rezone

Dear Chair Lavagnino and Supervisors,

The Santa Barbara Association of REALTORS® (SBAOR) represents roughly 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, landlords, tenants, and commercial owners. We thank you for this opportunity to comment on the Housing Element Rezone.

SBAOR supports the rezoning of ALL parcels in the unincorporated portion of Santa Barbara County and . We have a major deficit in housing per the most recent Regional Housing Needs Assessment (RHNA) report and it is imperative that we increase our housing supply. In addition to the RHNA report, in 2022 SBAOR commissioned Rosen Consulting Group to conduct a study titled "Housing Affordability in the South Coast: Impacts of Past Policies and Potential Pathways for the Future". Some highlights from this study include:

Relative to the historical average from 1980 to 1999, the shortfall in housing production for the Greater South Coast totaled 8,900 housing units from 2000 to 2020. In fact, if the Greater South Coast permitted at double the pace of recent years (permits averaged 580 units annually from 2016 to 2020), it would take more than 15 years to fill this housing shortfall.

Household formation and population growth in the South Coast slowed significantly in recent decades, a trend that largely reflected the underlying lack of housing development. Without housing units to move into, new residents were not able to move to South Coast communities, and current residents could not form new households or find affordable homes to start families.

The total student population in the South Coast in 2019 was nearly 43,000, representing almost one-quarter of the total adult population. Students are a major source of housing demand, especially for smaller and lower-cost rental units.

The scarcity of developable land in the South Coast contributes greatly to the high cost of land and adds significantly to the cost of housing production.

This is the time for the County to step up and plan for more housing. By rezoning ALL parcels you are laying the foundation for more housing. This does not mean that all parcels will be developed with housing, but it does eliminate the first of many hurdles.

Santa Barbara Association of REALTORS® | 1415 Chapala Street | Santa Barbara, CA 93101

(805) 963-3787 | (805) 966-9664 FAX | www.sbaor.com

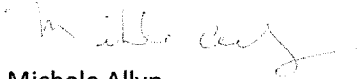


REALTOR® is a registered trademark that identifies a professional in real estate who subscribes to a strict code of ethics as a member of the National Association of REALTORS®

Our organization concurs with the Coastal Housing Coalition submitted letter on this subject and we are interested in the Santa Barbara South Coast Chamber of Commerce Employer-Sponsored Housing Consortium. Our community is lucky in that we have a multitude of organizations that have a passion for housing and are willing to bring forth ideas. Private-public partnerships are the key element in producing more housing in our County, but it starts with you rezoning all parcels.

Should you have any questions regarding our comments, please contact Krista Pleiser, Chief Government Relations Officer, at kpleiser@sbaor.com or (805) 884-8609. Thank you.

Sincerely,



Michele Allyn
2024 President

Santa Barbara Association of REALTORS® | 1415 Chapala Street | Santa Barbara, CA 93101

(805) 963-3787 | (805) 966-9664 FAX | www.sbaor.com



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Sarah Mayer

From: Albert Ronyecz <aronyecz@msn.com>
Sent: Wednesday, May 1, 2024 3:32 PM
To: sbcob
Subject: Public Comment for Meeting of 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.

Please accept the following as my comments on the DEIR for the Housing Unit Update. All comments below are directly related to the designation of the parcel known as the Glen Annie Golf Course (GAGC) located north of the City of Goleta as a potential rezone site. I am more familiar with this location as I live adjacent to it.

I am opposed to designating the GAGC as a potential rezone site for the following reasons:

1. Rezoning this property for housing is the wrong designation for the wrong location. The parcel is located at the far northern edge of the Goleta city center allowing leapfrog development beyond the city limits on property currently zoned for agricultural/recreation. Good planning has historically discouraged leapfrog rezoning of agricultural land for construction.
2. The only transportation access to the property is Cathedral Oaks to the south. From experience living here, this major thoroughfare is already overburdened with traffic, especially during peak hours and when Highway 101 is closed down due to an emergency. Public transportation is minimal. Isn't the Goleta city housing plan to develop housing along the Hollister Avenue corridor to accommodate a robust public transportation system? Locating houses away from Hollister countermands the Goleta plan.
3. The property is landlocked to the north, east and west. There is no egress for GAGC other than south to Cathedral Oaks making current and future residents trapped in the case of a wild fire or other disaster requiring quick evacuation. The property to the north is fire prone open fields and national forest. With the rezoning and development bringing additional GAGC residents, Glen Annie Road and Cathedral Oaks will be gridlocked as the flame front rapidly approaches.
4. As a general comment regarding the State requirement for additional housing, where will the additional water and trash service be accommodated? We are in a perpetual drought mode and Tajiguas landfill is due to close soon. Doesn't good planning mean we should develop viable water and trash infrastructure before property rezoning and importing more housing units?

Thank you for the opportunity to register my comments.

Al Ronyecz

Goleta resident