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July 6, 2010

Via FAX and e-mail

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

Re: Proposed Modifications to LUDC

Dear Members of the Board:

I am a 25 year owner of agricultural property in Santa Barbara County's coastal zone.

The County should vigorously oppose the Coastal Commission Staff's proposed modifications to the County Land Use and Development Codes for a number of reasons, including:

- The lack of adequate notice and opportunity for public input and debate on the proposed modifications;
- The likely negative impacts the proposed modifications would have on:
 - The continued viability of small farmers and ranchers, local food options, and sustainable agriculture;
 - Voluntary habitat restoration projects; and
 - Public safety (loss of private stairways for use by emergency rescue personnel);
 - The longstanding practice of zoning categories allowing for lesser included uses;
 - Property rights and 5th Amendment "takings" issues (and potential litigation under the United States Supreme Court Nolan line of cases);
- The lack of required CEQA review (and likely litigation that would result absent such review); and
- The need to assert the County's primary role in setting local land use policies and regulations.

The Coastal Commission Staff did not provide any meaningful notice or opportunity for public input during the process of its development of its numerous proposed major substantive changes to the County's LUDC. That flies in the face of the spirit if not the letter of the Coastal Commission's own longstanding policies.



The County's own process to date has not been anywhere near sufficient to provide what could be regarded as reasonable notice and opportunity for public input, especially in view of the major proposed changes to land use regulations.

Several very knowledgeable individuals and organizations have expressed significant concerns regarding the likely effects of the CC Staff's proposed substantive changes to the County's LUDC. Those have been set forth in Op-Ed pieces and in various letters to your Board. I share many of those concerns.

Your Board should insist upon a full and fair opportunity for the public to participate in the discussion and debate as is normally the case when the County considers major changes to its land use policies and regulations. That is necessary in order to make fully informed decisions in the best interests of your constituents.

Thank you for considering my views and for your service.

Sincerely,

Robert F. Rebstock

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