

Sheila de la Guerra **Public Comment**

#5

From: Nicole Biergiel <nicole@sepps.com>
Sent: Monday, July 14, 2025 5:06 PM
To: sbcob
Cc: Steve Welton
Subject: Public Comment for 7/15/25 Board of Supervisors Meeting, Agenda Item #5Hello
Attachments: Letter to Board 7-14-2025.pdf

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Hello,

Please find public comment attached, with regards to item #5.

Thank you,
Nicole

Nicole R. Biergiel
Associate Planner II



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Please note: my hours are M – Th, 8:30 am – 5 pm.



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July 14, 2025

Santa Barbara County Board of Supervisors
105 East Anapamu St
Board of Supervisors, 4th Floor
Santa Barbara, CA 93101
sbcob@countyofsb.org

Re: Departmental Agenda Item 5 – Supplemental Special Flood Hazard Area Mapping

Dear Chair Capps and Honorable Members of the Board,

I am the owner of record of several properties in the “hedgerow” area of Montecito -- specifically, 234 and 236 Miramar Avenue, and 253 Santa Rosa Lane. I have previously communicated with Supervisor Lee regarding my thoughts on being able to improve and use the subject three parcels in a coordinated manner as a low-key, residential compound for the use and enjoyment of ownership's immediate family and close friends.

Substantial portions of the hedgerow area and other parts of Montecito were adversely impacted by the January 9, 2018 debris flow which followed the Thomas Fire. While none of the subject properties experienced flooding, the two Miramar Avenue properties, together with most of the hedgerow and other topographically lower portions of Montecito, were mapped as being within the Recovery Map High Hazard Area (HHA). This had the effect of rendering the finished floor elevations of many homes as non-conforming and required that all new structures be elevated 2 feet above the AFE (Zone A, FEMA Elevation). For properties such as mine, the current guidelines can result in a 5 feet difference in elevation between the first step up from an at-grade motor court or entryway to a structure's front door.

I encourage your Board to adopt Staff's recommendation and move forward with (i) rescinding the use of the Federal Emergency Management Agency's Interim Advisory Flood Maps for Santa Barbara County, added on June 19, 2018, and (ii) replace that mapping with the recently adopted Preliminary FEMA maps pending issuance and adoption of Final FEMA maps. My belief is that this action will have broad community support and benefit in terms of releasing substantial areas of Montecito from what we now know to be unnecessary constraints and review procedures that were imposed on an emergency basis in response to the devastating 2018 debris flow. The bottom line is that site specific analysis and watershed recovery studies conducted by the knowledgeable experts have concluded that the maintaining the HHA as currently mapped is unnecessary from a health and safety standpoint.

Thank you for considering my input on this matter.

Sincerely,

Enza Cohn, Trustee





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