

Ramirez, Angelica

Public Comment - Group 1

7

From: Will Cronan <wcronan@robertsondentallab.com>
Sent: Monday, November 1, 2021 11:19 AM
To: sbcob
Subject: Key site 3 & Orcutt Hill trail systems
Attachments: Will E Cronan.vcf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Public Comment

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Orcutt has lost 75% of the social trail network (20 miles down to 8 miles on dedicated network) due to development. Prior, total accessible acreage was about 500 acres - 300 acres remain and are no longer contiguous.

The loss of trails in undeveloped natural surroundings is palpable. Trails are in close proximity to homes. East side trails night-sky views are ruined by high mast lighting illuminating trails. Dogs bark incessantly at passing hikers. Fire requirements dictate brush and low limb removal 200' from homes fences creating environmental impacts.

Orcutt residents are angry! Their recreational areas are lost with no equal or better alternatives implemented.

The following must be implemented for the Orcutt Community in regards to Key Site 3 (KS3):

- Don't reduce the 113 acres of open space – It's fundamental to public access into the Orcutt Hills and future county owned property in the South Hills beyond KS3.
- Using current open space & other developments, extend the Woodmere trail through KS3 and connect South Hill trails with routes back to the Orcutt Creek Trail and Eric Okerblom Trail.
- More trailhead parking. Add at least 50 spaces of trailhead parking with access via public roads.
- Complete Woodmere Trail as a continuous route via a pedestrian tunnel/overpass at Clark Ave to mitigate trail crossings at busy streets and intersections.
- Trails first! Develop trails first, creating a continuous and complete trail system before adding more trail users to it.
- Place existing Orcutt residents recreational needs ahead of new development.

Will Cronan
Orcutt

Ramirez, Angelica

From: D L RIDOLFI <DLRIDOLFI@msn.com>
Sent: Sunday, November 21, 2021 8:09 AM
To: sbcob; Williams, Das; Hart, Gregg; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Cc: dlridolfi@comcast.net
Subject: Project 16RRM-00000-00001 (OASOS) Hearing Date: DEC 7, 2021 Comment
Attachments: OASIS BOS Hearing 7 Dec 2021 Comments.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 & Board of Supervisors,
Please see our attached comments (repeated below for convenience).

Please acknowledge receipt.

Thank You
Don & Lori Ridolfi

Clerk of the Board of Supervisors (sbcob@countyofsb.org)
County of Santa Barbara
via e mail

IN RE: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION, TRACT MAPS 12,679/
13,345 PROJECT 16RRM-00000-00001 HEARING DATE: DECEMBER 7, 2021

DEAR BOARD MEMBERS:

We are owners of lots described by reference to the above referenced Parcel Maps for the Southpoint Estates Subdivision. The proposed conveyance of development rights is being made without our consent and/or payment of just compensation as required by state and federal law for our loss of open space as a covenant which was adopted and recorded as part of the approval process for the Southpoint Estates Subdivision. This property interest was acquired by each and every parcel owner when they purchased their respective lots with reference to the recorded parcel map. It includes the restrictive no development covenant restriction deeded to the County of Santa Barbara as a Public Trust for both the public and the owners of the Southpoint Subdivision under the State Subdivision Map Act and the State Subdivided Lands Act. What is now being proposed is an illegal conveyance of this Trust Property and the cancellation of the no development restriction without the required notice, due process, and findings required by law. The County of Santa Barbara can not make the required finding under its' own ordinance that: " That the modification does not alter any interest, right , or title reflected on the recorded map..." . Our rights, title, and interest in the subject parcel to deny development are being altered by the development. The recorded deed and Map provided notice and intent that this servitude was intended to run with the land as a benefit for all our properties. The loss of this stick in our bundle of rights called real property entitles us to just compensation under the recent United States Supreme Court Case of Cedar Point Nursery vs. Hassid 598 U.S. ____ (June 2021) The proposed Recorded Map Modification is both a taking and impairment of contract under state and federal constitutional guarantees. All owners purchased their respective parcels in reliance on

the then existing tile. Likewise our lenders and title insurers have based their contracts upon the prior appraisals which included the development restrictions shown on the recorded maps. The County needs to carefully review the existing rights which would be altered by the proposed conveyance and cancellation of the development restriction as an alteration of existing rights under the existing maps for open space by deeded and recorded instrument. The County has not considered all the legal rights created by the Subdivision Map process and may not alter any such interest without just compensation and/or consent of all the current Southpoint Estate owners. Please be further advised that all rights at law and in equity are hereby expressly reserved.

Sincerely;

//Signed//

By: Don & Lori Ridolfi
Owner of 424 Hartnell Rd
Contact Info:
e mail: dlridolfi@msn.com
Phone: 805-934-1104

Clerk of the Board of Supervisors (sbcob@countyofsb.org)
County of Santa Barbara
via e mail

IN RE: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION, TRACT
MAPS 12,679/ 13,345 PROJECT 16RRM-00000-00001 HEARING DATE: DECEMBER 7, 2021

DEAR BOARD MEMBERS:

We are owners of lots described by reference to the above referenced Parcel Maps for the Southpoint Estates Subdivision. The proposed conveyance of development rights is being made without our consent and/or payment of just compensation as required by state and federal law for our loss of open space as a covenant which was adopted and recorded as part of the approval process for the Southpoint Estates Subdivision. This property interest was acquired by each and every parcel owner when they purchased their respective lots with reference to the recorded parcel map. It includes the restrictive no development covenant restriction deeded to the County of Santa Barbara as a Public Trust for both the public and the owners of the Southpoint Subdivision under the State Subdivision Map Act and the State Subdivided Lands Act. What is now being proposed is an illegal conveyance of this Trust Property and the cancellation of the no development restriction without the required notice, due process, and findings required by law. The County of Santa Barbara can not make the required finding under its' own ordinance that: " That the modification does not alter any interest, right , or title reflected on the recorded map..." . Our rights, title, and interest in the subject parcel to deny development are being altered by the development. The recorded deed and Map provided notice and intent that this servitude was intended to run with the land as a benefit for all our properties. The loss of this stick in our bundle of rights called real property entitles us to just compensation under the recent United States Supreme Court Case of Cedar Point Nursery vs. Hassid 598 U.S. ____ (June 2021) The proposed Recorded Map Modification is both a taking and impairment of contract under state and federal constitutional guarantees. All owners purchased their respective parcels in reliance on the then existing tile. Likewise our lenders and title insurers have based their contracts upon the prior appraisals which included the development restrictions shown on the recorded maps.

The County needs to carefully review the existing rights which would be altered by the proposed conveyance and cancellation of the development restriction as an alteration of existing rights under the existing maps for open space by deeded and recorded instrument. The County has not considered all the legal rights created by the Subdivision Map process and may not alter any such interest without just compensation and/or consent of all the current Southpoint Estate owners. Please be further advised that all rights at law and in equity are hereby expressly reserved.

Sincerely;

//Signed//

By: Don & Lori Ridolfi
Owner of 424 Hartnell Rd
Contact Info:
e mail: dlridolfi@msn.com
Phone: 805-934-1104

Ramirez, Angelica

From: Trudy Bigelow <trudy.bigelow@yahoo.com>
Sent: Sunday, November 21, 2021 5:59 PM
To: sbcob
Subject: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION, TRACT MAPS 12,679/ 13,345 PROJECT 16RRM-00000-00001 - HEARING DATE: DECEMBER 7, 2021

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/We are owners of lots described by reference to the above referenced Parcel Maps for the Southpoint Estates Subdivision. The proposed conveyance of development rights is being made without our consent and/or payment of just compensation as required by state and federal law for our loss of open space as a covenant which was adopted and recorded as part of the approval process for the Southpoint Estates Subdivision.

This property interest was acquired by each and every parcel owner when they purchased their respective lots with reference to the recorded parcel map. It includes the restrictive no development covenant restriction deeded to the County of Santa Barbara as a Public Trust for both the public and the owners of the Southpoint Subdivision under the State Subdivision Map Act and the State Subdivided Lands Act. What is now being proposed is an illegal conveyance of this Trust Property and the cancellation of the no development restriction without the required notice, due process, and findings required by law.

The County of Santa Barbara cannot make the required finding under its own ordinance: "That the modification does not alter any interest, right, or title reflected on the recorded map...". Our rights, title, and interest in the subject parcel to deny development are being altered by the development.

The recorded deed and Map provided notice and intent that this servitude was intended to run with the land as a benefit for all our properties. The loss of this stick in our bundle of rights called real property entitles us to just compensation under the recent United States Supreme Court Case of Cedar Point Nursery vs. Hassid 598 U.S. (June 2021)

The proposed Recorded Map Modification is both a taking and impairment of contract under state and federal constitutional guarantees. All owners purchased their respective parcels in reliance on the then existing title. Likewise, our lenders and title insurers have based their contracts upon the prior appraisals which included the development restrictions shown on the recorded maps.

The County needs to carefully review the existing rights which would be altered by the proposed conveyance and cancellation of the development restriction as an alteration of existing rights under the existing maps for open space by deeded and recorded instrument. The County has not considered all the legal rights created by the Subdivision Map process and may not alter any such interest without just compensation and/or consent of all the current Southpoint Estate owners. Please be further advised that all rights at law and in equity are hereby expressly reserved.

Sincerely,

Trudy Bigelow

Owner of - 324 Hartnell Rd., Santa Maria, CA 93455

Email - Trudy.Bigelow@yahoo.com

Phone - (805) 268-8026

Ramirez, Angelica

From: John Walk <jwalksm@gmail.com>
Sent: Monday, November 22, 2021 11:20 PM
To: sbcob
Subject: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION, TRACT MAPS 12,679/13,345 PROJECT 16RRM-00000-00001 Related to the OASIS Meeting Center Case No.14GPA-00000-00020 and others. HEARING DATE: DECEMBER 7, 2021
Attachments: 211122 LTR to SBCO BOARD of SUPERVISORS.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.

Clerk of the Board,

Attached is our letter to the Board of Supervisors related to the OASIS MEETING CENTER Case No. 14GPA-00000-00020 hearing scheduled for December 7, 2021. We are objecting to the Recorded Map Modification Southpoint Estates Subdivision, Tract Maps 12,679/13,345 Project 16RRM-00000-00001. Please add our letter of opposition to the hearing record for this item.

Thank you,

John and Fran Walk

Ramirez, Angelica

From: eddie.taylor525@gmail.com
Sent: Tuesday, November 23, 2021 5:51 PM
To: Williams, Das; Hart, Gregg; Hartmann, Joan; Nelson, Bob; Lavagnino, Steve
Cc: eddie.taylor525@gmail.com; sbcob
Subject: Southpoint Estates Development Rights - Illegal Conveyance
Attachments: Southpoint Estates - Objection to Sub-division Modification.pdf

Importance: High

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.

My contact information is included in the attached letter.

Eddie Taylor

**Clerk of the Board of Supervisors
County of Santa Barbara**

RE: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION,
TRACT MAPS 12,679/ 13,345 PROJECT 16RRM-00000-00001 HEARING DATE: DECEMBER 7,
2021

TO: Santa Barbara County BOARD OF SUPERVISORS MEMBERS:

I, along with my wife, am one of the owners of lots described by reference to the above referenced Parcel Maps for the Southpoint Estates Subdivision. As you know from our past communications, I am not opposed to development in most cases. However, as I have expressed, I am very opposed to the use of misleading language and actions.

We are aware that the proposed conveyance of development rights is being made without our consent and/or payment of just compensation as required by state and federal law for our loss of open space as a covenant which was adopted and recorded as part of the approval process for the Southpoint Estates Subdivision.

This property interest was acquired by each parcel owner when they purchased their respective lots with reference to the recorded parcel map. It includes the restrictive no development covenant restriction deeded to the County of Santa Barbara as a Public Trust for both the public and the owners of the Southpoint Subdivision under the State Subdivision Map Act and the State Subdivided Lands Act.

What is now being proposed is an illegal conveyance of this Trust Property and the cancellation of the no development restriction without the required notice, due process, and findings required by law. The County of Santa Barbara cannot make the required finding under its' own ordinance that: "That the modification does not alter any interest, right, or title reflected on the recorded map..."

Our rights, title, and interest in the subject parcel to deny development **are** being altered by the development. The recorded deed and Map provided notice and intent that this servitude was intended to run with the land as a benefit for all our properties. The loss of this stick in our bundle of rights called real property entitles us to just compensation under the recent United States Supreme Court Case of Cedar Point Nursery vs. Hassid 598 U.S. (June 2021) The proposed Recorded Map Modification is both a taking and impairment of contract under state and federal constitutional guarantees. All owners purchased their respective parcels in reliance on the then existing title. **Likewise, our lenders and title insurers have based their contracts upon the prior appraisals which included the development restrictions shown on the recorded maps.**

Therefore:

1. The County needs to carefully review the existing rights which would be altered by the proposed conveyance and cancellation of the development restriction as an alteration of existing rights under the existing maps for open space by deeded and recorded instrument.
2. The County has not considered all the legal rights created by the Subdivision Map process and may not alter any such interest without just compensation and/or consent of all the current Southpoint Estate owners.

Please be further advised that all rights at law and inequity are hereby expressly reserved.

Sincerely,

Edward Taylor
Edward Taylor

Contact Info: Email: eddie.taylor525@gmail.com Phone: (805) 717-1833

Ramirez, Angelica

From: Deanne Rosing <drosing98@yahoo.com>
Sent: Monday, November 29, 2021 12:56 PM
To: sbcob
Subject: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION , TRACT MAPS

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November 29,2021

Clerk of the Board of Supervisors

County of Santa Barbara

IN RE: OBJECTION TO RECORDED MAP MODIFICATION SOUTHPOINT ESTATES SUBDIVISION , TRACT MAPS

12,679/ 13,345 PROJECT 16RRM-00000-00001 HEARING DATE: DECEMBER 7, 2021

County Clerk to the Superviosrs :

Please make sure the 5 supervisors receive this letter before the December 7 Board Meeting.

I am an owners of lots described by reference to the above referenced Parcel Maps for the Southpoint Estates Subdivision. The proposed conveyance of development rights is being made without our consent and/or payment of just compensation as required by state and federal law for our loss of open space as a covenant which was adopted and recorded as part of the approval process for the Southpoint Estates Subdivision. This property interest was acquired by each and every parcel owner when they purchased their respective lots with reference to the recorded parcel map. It includes the restrictive no development covenant restriction deeded to the County of Santa Barbara as a Public Trust for both the public and the owners of the Southpoint Subdivision under the State Subdivision Map Act and the State Subdivided Lands Act. What is now being proposed is an illegal conveyance of this Trust Property and the cancellation of the no development restriction without the required notice, due process, and findings required by law. The County of Santa Barbara can trnot make the required finding under its' own ordinance that: " That the modification does not alter any interest, right , or title reflected on the recorded map..." . Our rights,

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The County needs to carefully review the existing rights which would be altered by the proposed conveyance and cancellation of the development restriction as an alteration of existing rights under the existing maps for open space by deeded and recorded instrument.

The County has not considered all the legal rights created by the Subdivision Map process and may not alter any such interest without just compensation and/or consent of all the current Southpoint Estate owners. Please be further advised that all rights at law and in equity are hereby expressly reserved.

Sincerely;

Deanne Rosing

By:

Owner of Property: 400 Hartnell Road

Contact

e mail: drosing98@yahoo.com

Phone: 805-455-5309

RECEIVED

2021 NOV 30 P 1:25

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

Nov. 27, 2021

BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

**(CLERK PLEASE FORWARD A COPY OF THIS LETTER
TO EACH SUPERVISOR)**

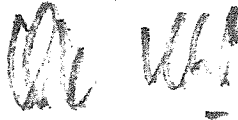
RE: LETTER OF STRONG SUPPORT FOR
PROPOSED NEW OASIS COMMUNITY CENTER

Dear Supervisors,

I am the owner of all the commercial property along Clark Avenue (600 feet of street frontage), excepting the corner property owned by Mr. Steve LeBard, that abuts the new proposed Oasis Community Center. It is with much enthusiasm that I extend my strong support for the Oasis project. The proposed use of the property, as outlined to me at a recent meeting, is just what the community of Orcutt is in need of at this time. It will provide both indoor and outdoor use for the property and it is important to keep the Old Orcutt Western theme for the buildings they have planned as that is the heart and soul of the Old Town revitalization effort.

After my review of the group's plans they have my strong support and cooperation in these efforts. Please feel free to review this letter with county staff and others to verify my strong support during your permitting process.

Best wishes!



Kenneth McCalip, Trustee
McCalip Family Trust-UDT April 6, 1979

cc: Michelle Southwick, OASIS Executive Director