

From: [Nelson, Bob](#)
To: [Ferini, Rene](#)
Subject: Fwd: Key Site 3 project
Date: Monday, May 9, 2022 8:16:54 PM

Please print for the meeting.

From: Jon Blanchard <blanchardj6@aol.com>
Sent: Friday, April 29, 2022 7:39:53 AM
To: Nelson, Bob <bnelson@countyofsb.org>
Cc: dan@ardoin.us <dan@ardoin.us>; Reese, Shannon <sreese@countyofsb.org>
Subject: FW: RE: Key Site 3 project

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Hi Bob,

See below. For the record, I have commented on this project for several years. Not. Nothing I have suggested, cared about, asked for has been incorporated into this project. I think it's a mistake to approve it as is.. And it would be another example of poor planning in Orcutt community.

This is another example of the frustration the trail community has in Orcutt of not being listened to, not being asked for input, not being taken seriously, and not cared about. I feel both the developers and the planning department ignore our requests over and over.

Thank you
Jon

SANTA MARIA VALLEY OPEN SPACE

a registered 501(c)3 Non-Profit organization

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----- Original message -----

From: Jon Blanchard <blanchardj6@aol.com>
Date: 4/29/22 7:35 AM (GMT-08:00)
To: Matt Mansi <matt@aldersgatehome.com>
Cc: dan@ardoin.us
Subject: RE: Key Site 3 project

Hi Matt,

We talked probably 2 year ago. What has the project incorporated that I asked for? I see trails taken away, road and basin in the open space, the loop trail gone.

I wanted ped tunnel below Clark, a reroute of Orcutt Crk trail that avoids Chancellor, more trailhead parking (30 to 40 cars).

The road is unnecessary, but if its there, it should written in the deed that it can never be oaved, can never be used for direct or emergency access to any other property.

The drainage basin does not fit, does not need a fence, and should meld with the open space if its necessary.

This project is a gateway to future open space and trails in the Solomon Hills. It should reflect that and provide for it.

The development includes nothing that connects it to the community (Woodmere trail, Orcutt.Trail). Its an island designed to shut the publi out.

It seems like more poorly thought out, poorly planned, and a more of everything that is wrong with the developments the County has let happen in Orcutt that ruins the "semi-rural character " and an emphasis on public open space, trails and community connections.

What would you like me to say?

Thank you
Jon

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----- Original message -----

From: Matt Mansi <matt@aldersgatehome.com>

Date: 4/25/22 2:49 PM (GMT-08:00)

To: blanchardj6@aol.com

Subject: Key Site 3 project

Hi Jon,

I believe you and I talked a number of months ago. Hope all is well. I wanted to reconnect with you as our project is going before the Board of Supervisors on May 10th. As you may recall, we are dedicating 110 acres as public open space with trails that will connect to the county owned land directly to the south. At this point, I would give our chances for approval around 60/40 in favor of denial. It would go a long way towards getting our project approved if you or any of your colleagues that value open space and trails would come to the hearing and voice your support. You/They could also do it remotely via Zoom or whatever platform the county will be using. I could of course assist in this as well.

Let me know if you have a few minutes this week to discuss the project and I'd love to hear any ideas that you might have. Looking forward to hearing from you.

Sincerely,



From: [Nelson, Bob](#)
To: [Ferini, Rene](#)
Subject: Fwd: Key Site 3
Date: Monday, May 9, 2022 8:19:51 PM

This too

From: Hanke, Aaron <ahanke@countyofsb.org>
Sent: Monday, November 1, 2021 9:04:57 AM
To: Ferini, Rene <rferini@countyofsb.org>; Nelson, Bob <bnelson@countyofsb.org>
Subject: FW: Key Site 3

Rene: FYI

From: Jon Blanchard <blanchardj6@aol.com>
Sent: Sunday, October 31, 2021 6:18 PM
To: Nelson, Bob <bnelson@countyofsb.org>; Hanke, Aaron <ahanke@countyofsb.org>
Cc: dan@ardoin.us; Menzies, Jon <jmenzies@co.santa-barbara.ca.us>; Lindgren, Jeffrey <jlindgren@co.santa-barbara.ca.us>; Reese, Shannon <sreese@countyofsb.org>
Subject: Key Site 3

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Hello Supervisor Nelson.

As you know, Santa Maria Valley Open Space does not support or oppose development projects. We do however review the plan for these projects and want to make sure that opportunities for trails and open space, especially those identified in the Orcutt Community Plan, are not overlooked or dismissed. Key Site 3 includes trails and open space that are not only beneficial to the project but are particularly well situated to create future connections into the Solomon Canyon Area and the 100-acre parcel the County recently purchased for recreational trails and open space immediately to the south. The project also is a keystone piece of trail connections to make these open spaces and community trail system accessible to the public. In our discussions the developer has seemed open to and embraces the concept of including trail amenities in their project. Whether the project moves forward as-is or is modified to address the Board's input, the following are key components of the project that should be added or preserved in considering this project and how it would best benefit the active community lifestyle we have all worked to build into Orcutt.

1. The current layout includes 113 acres of natural open space and multi-use trails that allow for passive and spontaneous recreation such as hiking, trail running, horseback riding and dog walking. No modifications to the current or a future project should reduce this open space component. The open space is an important part of the Orcutt Community Plan and a key site for expanding public trail access into the Solomon Canyon area and Orcutt Hills to the south.
2. The trail network in the Orcutt Community Plan includes the Orcutt Creek Trail following the creek into this site, and the Woodmere Trail (W-1 in the Orcutt Community Plan) providing an arterial trail along Highway 101 through the site. The development of Key Sites 1, 2 and 3 should complete the Woodmere Trail and include a pedestrian undercrossing at Clark Avenue, just west of the Highway 101 Interchange to connect the community trail system to the hills and open spaces. Those parts of the trail should all be completed before any of these sites proceed with development. We would like to see the trails built first to ensure a complete and continuous trail system.
3. Extending the Orcutt Creek Trail along Chancellor seems unwelcome by that community, and really is not essential to the project or the Orcutt Community Plan if the County can complete the

Woodmere Trail and support extension of the arterial trail system from the Orcutt Creek (Eric Okerblom Trail) through Key 7 that is currently being developed. The County should facilitate extending the Graciosa Trail (GC-1 in the Orcutt Community Plan) from Eric's trail (OC-1) to meet up with the Woodmere Trail at the Solomon Canyon property the County now owns. Key Site 3 is important to be able to make that happen.

4. The lack of trails, and disruption to the current Orcutt Trail system by the Rice Ranch Development, demonstrate why the County needs to consider the big picture views and make efforts to build out as much of the trail system as possible when considering these developments.

5. The proposed trailhead parking is inadequate. The parking area should be accessible by public roads, allow for at least 50 parking spaces, and be a key access point for accessing the Orcutt Hills. As planned, we expect trailhead parking will overflow into the community. The County may even consider including a visitor center or Park Ranger Station at this location to better serve the development and future trails into Solomon Canyon.

Please feel free to give me a call or email if you have questions or would like to discuss. We appreciate your dedication to trails and open space and continued service to the County.

Happy Trails,

Jon Blanchard
mob.805-878-7784
support Orcutt Trails at www.smvos.org

From: [Nelson, Bob](#)
To: [Ferini, Rene](#)
Subject: Fwd: Key Site 3 Comments from Santa Maria Valley Open Space
Date: Monday, May 9, 2022 8:21:24 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image002.png](#)
[image003.png](#)

One more

From: blanchardj6@aol.com <blanchardj6@aol.com>
Sent: Monday, November 2, 2020 8:38:59 AM
To: Reese, Shannon <reese@co.santa-barbara.ca.us>; 'George Amoon' <george@gkaconsulting.com>
Cc: Nelson, Bob <bob.nelson@countyofsb.org>; dan@ardoin.us <dan@ardoin.us>; Owen, Holly <howen@co.santa-barbara.ca.us>; Seawards, Travis <tseawards@co.santa-barbara.ca.us>
Subject: RE: Key Site 3 Comments from Santa Maria Valley Open Space

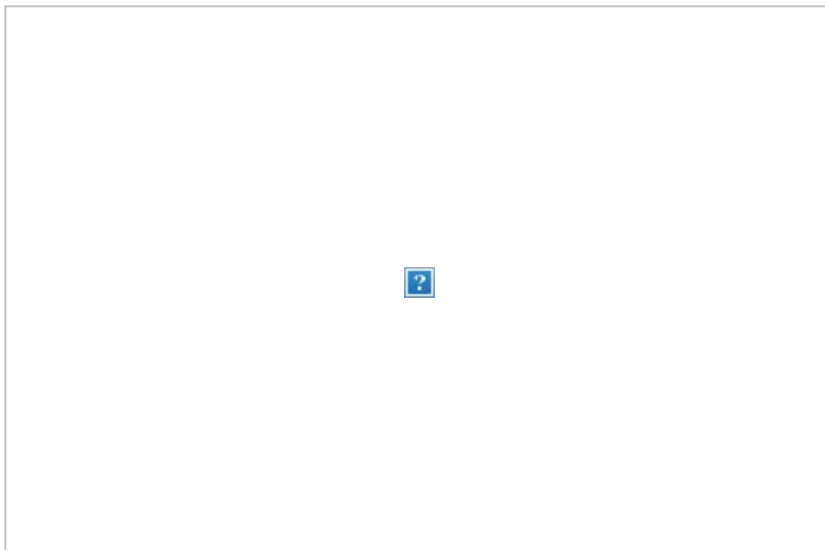
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Hi Shannon

Thank you for the response so early on a Monday! I always feel a little awkward submitting comments so late in the game, because I know you folks have put a lot of time, thought and compromises into it to get to this point.

Street parking would be fine, especially if it is not directly in front of homes. I would be hesitant to use visitor space inside the development unless they are areas specifically called out as trailhead parking. Maybe consider designating parking along Outrider for trail access and trying to keep people from parking in the neighborhood.

Another location I have thought about is there is a double lot at the SW corner of Black Oak and Stillwell. It is large enough to do a large gravel lot, and maybe a trailhead for "east side" of Orcutt, future access to arterial trails etc. Something to think about when the County is looking for property to buy.



And generally, I think it is important to start getting the arterial trails complete. This is the biggest gap in the Orcutt Community Plan. There are lot of little pieces of trail easements, plans. Etc. but we need to use these few remaining opportunities to build and complete large segments of these trails (OC-1 and W-1) while or before these developments. I feel this is a key reason why Orcutt is becoming a less desirable place for locals who grew up here (like you!) to live.

Thank you for your time and thoughtful response. Good luck Wednesday! You are doing a great job keeping the community in mind in reviewing these projects, and it shows in your response. I owe George a call to get caught up on his thinking also.

Jon

Jon Blanchard

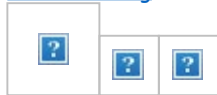
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Blanchardj6@aol.com

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From: Reese, Shannon <sreese@co.santa-barbara.ca.us>

Sent: Monday, November 2, 2020 7:41 AM

To: 'blanchardj6@aol.com' <blanchardj6@aol.com>; 'George Amoon' <george@gkaconsulting.com>

Cc: Nelson, Bob <bob.nelson@countyofsb.org>; 'dan@ardoin.us' <dan@ardoin.us>; Owen, Holly <howen@co.santa-barbara.ca.us>; Seawards, Travis <tseawards@co.santa-barbara.ca.us>

Subject: RE: Key Site 3 Comments from Santa Maria Valley Open Space

Hi Jon,

Thank you for taking the time to go over the project and provide feedback – I'll make sure that David sends it on to the Planning Commission as well. I have information that may address some of your comments. I've also cc'd George Amoon from Parks here.

Parks has conditioned the project to require a public easement over the sidewalk areas and road to Chancellor (the secondary access route) and the Fire Department has conditioned pedestrian access through Chancellor due to wildland fire concerns – effectively, the gate will have to be removed or relocated to a location that meets Fire Code (which would require significant improvements for appropriate turnarounds), and cars and pedestrians must have unrestricted access, facilitating a link for the public to Cobblestone Open Space for OC-1. Chancellor is a private road (over which the applicant has an easement for public road uses) and we are limited in the improvements that County departments can require offsite.

As far as parking goes, it's true that this trailhead parking only includes 5 spaces, however Road 'A' (Outrider Road, the public road coming in from Clark) allows off-street parking on both sides for its entire length onsite. There are 25 visitor parking spaces onsite, and parking on both sides of Outrider Road, on both sides of Corran Place, on both sides of Virago Ct, and on both sites of the 36-ft. wide sections of Dash Road. Keep in mind that the MR-O 8-acre site buildout will also include additional parking. It's very steep at the edges of the mesa, so it's challenging to provide additional parking immediately adjacent to the open space, but there is significant parking available onsite and additional parking will be provided on Key Site 2 as well when those properties are developed. I could

see the Planning Commission asking for additional parking in the greenbelt (Lot 127) between the proposed trailhead parking and the 101, but it's not proposed at this time. George can speak to why we can't condition the project to build the Woodmere trail out all the way to Clark at this time, but the primary access road for the project will have sidewalks all the way to Clark for the time being.

George is more familiar with the recent County acquisitions, funding/maintenance constraints, and what Parks is able to require from the developer, so I'll leave the other items to him.

Thanks again,
Shannon



**Shannon Reese
Planner**

Planning & Development
624 W. Foster Rd., Ste. C
Santa Maria, CA 93455
805-934-6261
<http://www.countyofsb.org/plndev/home.sbc>

In light of the measures recommended by the CDC and State Government, Planning & Development has enacted a "work remotely" program. We are committed to advancing projects and will stay in regular communication. While we regularly check voicemail, it is best to contact us via email. Thank you.

From: blanchardj6@aol.com <blanchardj6@aol.com>

Sent: Sunday, November 1, 2020 2:06 PM

To: Reese, Shannon <sreese@co.santa-barbara.ca.us>

Cc: Dan Ardoin <dan@ardoin.us>; Villalobos, David <dvillalo@co.santa-barbara.ca.us>; Nelson, Bob <bob.nelson@countyofsb.org>

Subject: Key Site 3 Comments from Santa Maria Valley Open Space

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.

Hi Shannon

The following presents a few comments specific for Key Site 3 for the Planning Commission Hearing on Tuesday, November 3, 2020.

Santa Maria Valley Open Space was founded in 2011 with the mission of building and maintaining trails on natural open spaces for hiking, trail running, horseback riding and mountain biking. We provide an average of about 600 volunteer hours per year maintaining local trails. We are a 100% volunteer nonprofit corporation and the only entity maintaining the trails and open space at Rice Ranch for County Parks. We represent 500 local residents that have registered with Open Space through our website and host social media sites on Facebook and Instagram with over 1,300 members of mostly Orcutt Residents. We have attached Exhibit 1 that shows geographic references from the Orcutt Community Plan to these comments.

1. The Orcutt Community Plan represents the vision of how our community was to be built out and look as development occurred. Since the Plan was adopted in 1997, nearly all of the development is built out. However, few of parks, multi-use trails and open spaces included the

plan have been delivered. Parks and open spaces are often put under a home-owners association and do not have public access. As a result, the one natural area with public trail access is the open space at Rice Ranch. The trails are overused, require perpetual maintenance, and simply are not enough to accommodate the demand for recreational trail use.

2. Key Site 3 offers substantial open space of more than 100 acres that will draw the immediate attention of the community at a time when trail use and outdoor recreation is at a peak in response to the Covid19 pandemic. Access from Chancellor Street is prevented by a locked gate. There are only 4 or 5 parking spaces shown at the trailhead. On any given day, there are up to 30 to 50 vehicles parking to use open space by Orcutt Hill Road and Rice Ranch Road. Adequate provisions for the general public from the Orcutt Community to access the open space is omitted. Road access, trailhead parking, and connections to existing public trail corridors in the vicinity of KS3 should be public and included in the development plan.
3. KS3 includes important trail corridors in the Orcutt Community Plan. The development of this site adds more users to the already overcrowded Orcutt Trails. The planning for KS3 should not only consider onsite improvements but how those trails and residents will fit into the overall Orcutt Community. Connections should be made to arterial trail corridors consistent with the Orcutt Community Plan: The Woodmere Trail (W-1) should be extended and completed to Clark Avenue; the Orcutt Creek Trail (OC-1) should be extended and completed to Stillwell Road (the Cobblestone Open Space). The trails serve not only for recreation, but also allow foot traffic, bicycles, horses and runners to access other part of the community, shopping centers and eateries, and improve the social well-being and health of the residents at KS3 and their new neighbors that have been waiting for those trail connections for 30 years. Trails are known to add an active living component to developments that increases the value of homes and properties near them and throughout the community. Leaving gaps in these trails will result in problems with parking, and development of uncontrolled social trails.
4. The public has received permission to access the 40-acre Brodie property due west of southwest corner of KS-3 (see the exhibit) for recreational trail use. Open Space has built trails on that property and continues add amenities. The S-1 connector trail between KS-3 and the Brodie property Open Space should be completed as part of the development.
5. Continued development adds not only more trail users, but more traffic to busiest intersections and corridors in the Orcutt Community. How and where arterial trails meet with arterial streets and highways. Open Space has identified three locations where pedestrian tunnels or overcrossings are needed to help future trail users safely and efficiently cross busy streets and highways. One of these location is the Woodmere Trail Crossing at Clark Avenue. A pedestrian tunnel (a standard reinforced concrete box culvert with lighting that is buried in the road embankment) is needed at this locations, especially when considering the combined impact of Key Sites 1 and 3 and the current demand for trails.
6. The planning documents show that the contractor will be build the onsite trails and maintain them for 2 years. We have found that developers do not always have access to qualified designers or solicit input from local trail builders and often build trails that are poorly laid out and difficult to maintain. It requires much more effort and resources to maintain a poorly built trails than to build a new one. We suggest that the County please relieve the developer of that obligation, and allow Open Space to work with them to build and maintain the trails, and ensure that they are built in a sustainable manner that easy to maintain.

Thank you for your time and consideration.

Please feel free to contact me if you have questions or would additional information regarding our thoughts and comments.

Jon

Jon Blanchard

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805-878-7784

Blanchardj6@aol.com

www.smvos.org

