Brianda Negrete General Public Comment - Group 1

LATE DIST

From:

Norah Dunbar <norahdunbar@live.com>

Sent:

Tuesday, February 21, 2023 12:25 PM

To:

PAD LRP Housing Element

Cc:

sbcob; Laura Capps; Supervisor Das Williams; Hartmann, Joan; Bob Nelson; Lavagnino,

Steve

Subject:

Please don't pave over 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.

Hello. I am an avid golfer and a resident of Santa Barbara. I frequently play at both Santa Barbara Golf Club (known as the Muni) and Glen Annie Golf Club. In fact, I am a 5-time club champion of the women's league at Glen Annie and my son attends Dos Pueblos High School and is a member of the boy's golf team there. Glen Annie is their home course and the players can simply walk across the street to practice or play. Glen Annie has been a wonderful supporter of DPHS golf for many years. The recent proposal to re-zone Glen Annie Golf Course has me very concerned. First of all, there are only two affordable public golf courses in Santa Barbara, the Muni and Glen Annie. Currently, a resident can walk the Muni for \$40 and Glen Annie for \$48 on a weekday. Sandpiper is also public but is much more expensive (\$85 to walk on a weekday) for the average golfer which puts it out of reach for regular players. These two courses are always busy and provide affordable recreation for the people of Santa Barbara County. I play at least twice a week, often with my son, and I see many families out there enjoying the outdoors with their kids. If Glen Annie were to close, most of the golfers would play the Muni because of its more affordable price and it would be nearly impossible to get tee times as it is already in very high demand. Some people will be forced to pay the much higher prices at Sandpiper and would likely play less. The DPHS golf team would lose their home course. We simply don't have enough public courses in Santa Barbara to lose one.

Of course, as a resident of Santa Barbara, I recognize our acute housing shortage and the reason the Glen Annie Golf Course was targeted for re-zoning. There are many other solutions to our housing crisis that don't involve paving over green space. The environmental loss of a large open space to be turned into housing with little green space cannot be the answer. Today's LA Times had an <u>article</u> about the fact that so little of our rainwater in Southern California is collected and absorbed into the ground that we can't afford to lose a large turf area like a golf course. It is home to many species of birds and other wildlife and helps retain water. Turf absorbs rainwater and prevents topsoil erosion whereas a housing development with parking lots and roads would simply create more water loss for our area. Golf courses also keep the temperature and pests down compared to development. We simply can't afford to lose such a large and valuable greenspace.

For a summary of the benefits of golf both for people and the environment, I hope you will read this article from the USGA summarizing decades of research on the subject: https://www.usga.org/course-care/water-resource-center/golf-courses-benefit-people-and-wildlife.html

I thank you for your attention and hope another housing solution can be found.

Sincerely,

Norah E. Dunbar, Ph.D.

From: Modoc Preserve <modocpreserve@gmail.com>

Sent: Tuesday, February 21, 2023 9:34 AM

To: Laura Capps; Supervisor Das Williams; Lavagnino, Steve; Nelson, Bob; Hartmann, Joan;

Henson, Chris; sbcob; Hanke, Aaron; Elliott, Darcel; Litten, Jefferson; Bantilan, Cory; Sabrina Venskus; Pettit, Brian; Jordan Killebrew; Jones, Morgan; Sneddon, Chris

Subject: Obern Trail Extension : Modoc Road MUP

Attachments: modoc_mup_barriers.jpg

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 ACKNOWLEDGE RECEIPT OF THIS EMAIL

Good morning Laura,

Thanks for meeting with members of <u>CAMP</u> (Community Association for the Modoc Preserve) on February 10th. We were able to touch on a number of issues that shadow this proposed Modoc Road MUP project...and, would like to expand on several of them in the hope that it will help you as a decision maker better understand our position and our efforts to make this project safer for cyclists while preserving this invaluable greenbelt and it's wildlife habitat...shade canopy...carbon sequestering properties, and, aesthetic quality of life assets that the Modoc Preserve provides.

It has been over 9 months now since Santa Barbara County Public Works put an incomplete and inaccurate MND out for public comment. Folks on either side of the issue considered the rollout an abject failure...we have even heard that from a PW employee...and, evidenced by the fact the MND public comment period was restarted with an appropriate CEQA noticing effort.

This fact has also been verified by public records obtained through CPRA requests.

In fact, the rollout and neighborhood noticing failures were the impetus to start a petition to <u>Save Modoc Road Trees</u>, which now has 5775 supporters and over 200 comments...

https://www.change.org/SaveModocRoadTrees

https://modocpreserve.com/petition-comments

For the record, your 2nd Supervisorial District predecessor, Gregg Hart, told the press that he would have signed our petition based on the original plan to destroy 63 iconic, mature, healthy heritage trees along Modoc Road...many of them planted with the guiding hands of <u>Harold S. Chase</u>...brother of Santa Barbara's revered community leader Pearl Chase...and, he was also the first president of the La Cumbre Mutual Water Company (LCMWC established 1925)...a major stakeholder in this process as landowner of the property which includes the Modoc Preserve.

As you are aware, we have initiated litigation to address a number of CEQA issues with this project...this wasn't done frivolously...our hope is by the time of the next settlement conference, there will be a good faith effort from Public Works that a settlement could be reached at some point in this process...before, the December 13th trial date in front of Judge Anderle.

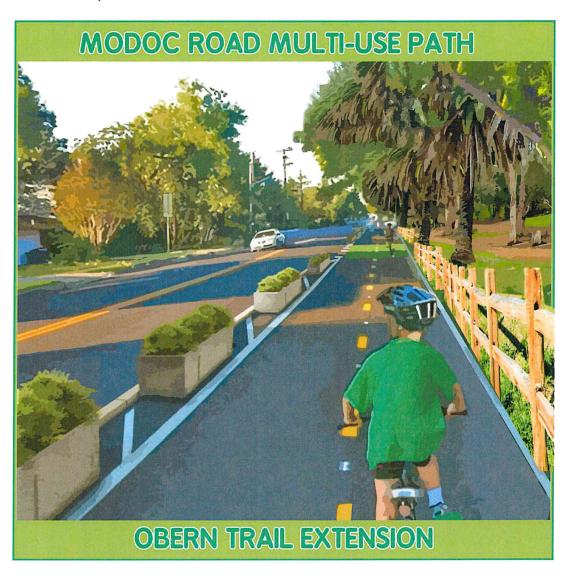
However, we feel that before we get to that point, there could be a common sense solution...that effectuates a win/win/win (cyclists/walkers/equestrians/ADA) scenario worked out between the parties involved...increasing safety aspects bike/vehicle...bike/pedestrian...bike/equestrian...ADA...and, that would maintain the wildlife habitat / shade canopy...and, keep the aesthetic qualities of this beautiful...but, thin and fragile greenbelt corridor...completely

intact...protected from development "forever" and "in perpetuity" for this, and future generations, as the 1999 Deed of Conservation Easement intended.

As we discussed at our 2/10 meeting, we have been in regular communication with board members of LCMWC...and, also Meredith Hendricks, Executive Director of Land Trust for Santa Barbara County (LTSB)...and, have discussed our Obern Trail Extension design with them.

We have described this alternative proposal as simply a 3/4 mile long extension of the 4.5mile Obern Trail with a vehicle barrier outside of the Preserve and north of the tree line...which is how the western half of this project is already designed by SBC Public Works...and, what an EIR would have required to have been considered along with others, including the "no build" alternative...etc...

Since a picture is worth 1000 words...and, may be able to save \$1MM+...we have a rough rendering that we would like to share with you below:



It would be 10' wide with a 2' wide vehicle barrier that includes heavy planting containers (native plants)...we have attached a potential source below...and, a wood pole fence to help mitigate bike encroachment into the Preserve which is currently an issue...trail rutting and pedestrian/dog walker near-misses...etc...

Constructed entirely in the existing asphalt infrastructure County ROW (right-of-way)...with a Modoc Road reconfiguration that eliminates the existing Class II bike lanes as originally proposed in the \$5.35MM ATP grant to secure

the bulk of the \$8MM cost...

This shared link contains composite maps that we have pieced together from the 35% project plan maps we received from SBC Public Works and overlaid them on a Google Map with annotations...we only included the lower resolution versions (3000 pixels wide) since the original files are another order of magnitude bigger...

https://drive.google.com/drive/folders/17cPy7zvVQhQwgBhThVHE z4sQXvOcRoK?usp=sharing

This video shows 24 potential bike/vehicle contact points in this short 3/4 mile segment on the westbound Class II bike lane on the north side of Modoc Road...

https://youtu.be/ifjVcpapMrU

Many larger service vehicles use these same 24 access points...they park in the westbound Class II bike lane to service residents who are immediately on the north side of Modoc Road...these service vehicles include weekly trash, green waste, & recycling Marborg trucks, daily USPS mail vehicles, UPS, Fedex, Amazon, Cox Cable, SCE electrical maintenance, potable water delivery...etc...

It would be <u>NEGLIGENT</u> of SB County Public Works to not act on and follow their own arguments that they made in the <u>ATP grant application</u> to improve bike and motorist safety along this section of Modoc Road. The main intent of the ATP grant was to **REPLACE** the westbound Class II bike lane on the north side of Modoc Road and upgrade it with a Class I MUP separated from traffic on the south side of Modoc Road.

Highlighted on Page 25 (reference image here)

"Finally by removing the need for westbound travelers to cross midblock at the Obern Trail, yield compliance issues would be mitigated for some users."

This means that the westbound lane on the north side of Modoc Road would be removed eliminating the need to turn left across eastbound traffic onto the Obern Trail at West Encore Dr.

"The replacement of the westbound bike lane with the path on the same side as the Obern Trail will ameliorate the problem of visibility and poor driver yield compliance."

This clearly states that the westbound Class II bike lane which is on the north side of Modoc Road, would be replaced as proposed in the ATP grant application.

As we told you at our meeting, there have been two recent Modoc Road westbound <u>bike lane accidents</u> in the area of the left turn across two lanes of traffic to enter the Obern Trail...unfortunately, a serious injury or fatality, would likely turn into a lawsuit against the County easily matching the ATP grant money...

The road engineering group would likely need to include a shoulder on the north side...and, they may need to "reclaim" some County ROW space with proper retaining walls on the north side to mitigate "pinch points" to make it fit and save trees...etc...





Thanks in advance for reading this email and linked contents...and, considering this proposal that would accomplish increasing bike safety while maintaining the environmental and conservation values of the Modoc Preserve for current and future Santa Barbara residents/visitors to enjoy.

It truly is a gift to be cherished. Once it's gone...it's gone forever.

Warm regards,
Warren and Deb Thomas
Founders - CAMP (Community Association for the Modoc Preserve)
https://modocpreserve.com

https://www.facebook.com/modocpreserve https://www.instagram.com/modocpreserve https://www.twitter.com/modocpreserve



Preserve the Preserve



From: Sandy Rodgers (sandyarodgers@gmail.com) Sent You a Personal Message

<kwautomail@phone2action.com>

Sent: Tuesday, February 14, 2023 5:53 PM

To: sbcob
Subject: Support fossil-free new buildings for 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.

Dear County of Santa Barbara,

I support taking climate action and making new buildings sustainable and carbon-free!

New all-electric buildings will improve people?s health by reducing toxic air pollution; combat climate change by reducing greenhouse gas emissions; and improve housing affordability by saving construction costs and lowering utility bills.

A study for the LA Dept of Water and Power finds that "all-electric new construction results in savings of \$130-\$540 per year relative to a gas-fueled home over the life of the equipment."

All-electric buildings are less expensive to build and less expensive and healthier to live in.

Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Sandy Rodgers 1351 E 8th St Beaumont, CA 92223 sandyarodgers@gmail.com (916) 999-9999

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at core.help@sierraclub.org or (415) 977-5500.

From: Edward Landler (edlandler@roadrunner.com) Sent You a Personal Message

<kwautomail@phone2action.com>

Sent: Tuesday, February 14, 2023 5:38 PM sbcob

Subject: Support fossil-free new buildings for Santa Barbara County!

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Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Edward Landler 1900 Alder Dr. Los Angeles, CA 90065 edlandler@roadrunner.com (323) 225-5955

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at core.help@sierraclub.org or (415) 977-5500.

From: Saran K. (sarank@mac.com) Sent You a Personal Message

<kwautomail@phone2action.com>

Sent: Friday, February 17, 2023 5:47 PM

To: sbcob

Subject: Support fossil-free new buildings for 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.

Dear County of Santa Barbara,

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Thank you for maintaining Santa Barbara County's environmental leadership.

Sincerely,

Saran K. 1710 Bagley Los Angeles, CA 90035 sarank@mac.com (310) 588-0000

This message was sent by KnowWho, as a service provider, on behalf of an individual associated with Sierra Club. If you need more information, please contact Lillian Miller at Sierra Club at core.help@sierraclub.org or (415) 977-5500.

From:

Randy Baldwin < RBaldwin@smgrowers.com>

Sent:

Tuesday, February 21, 2023 11:31 AM

To:

sbcob

Subject:

Amending a comment made regarding the Draft Housing Element Update

Attachments:

SB Housing Element San Marcos Growers property_Revised.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.

Dear Ms. Steele,

I am wondering if is possible to amend or retract the letter that I sent in on 2/10/2023 regarding rezoning of the San Marcos Growers property for the upcoming Housing Element Update?

While I stand by the statements and concerns I expressed in my letter, it was wrong of me to use my title as the corporate president of San Marcos Growers. While I am the president, my opinions were not those necessarily shared by other members of our board of directors, so my letter should not have been written as though coming from the San Marcos Growers corporation. I realize that portions of this letter were already published in local media outlets, but I am at least hopeful that I can change my statement on the public record.

I have attached a revised version in case the original can be retracted and this one substituted for it.

Sincerely, Randy Baldwin

Randy Baldwin

San Marcos Growers 125 S. San Marcos Rd. Santa Barbara, CA 93111 805.683.1561 x 134 rbaldwin@smgrowers.com



Ms. Jessi Steele Santa Barbara County Planning and Development Department, Long Range Planning Division 123 East Anapamu Street, Santa Barbara, CA 93101.

Dear Ms. Steele,

My name is Randy Baldwin. I am the General Manager of San Marcos Growers, the nursery that occupies one of the sites identified as a possible property to be rezoned for over 800 residential units. In this statement I am NOT representing the Hodges Family, the owners of the property, but am representing myself and the wholesale nursery that has been on this property for forty-three years. I am also speaking for the benefit of the 52 other county residents who we employ full time, including professional sales, accounting and shipping staff, credentialed horticulturists, and trained nursery field workers. I have worked at San Marcos Growers since 1981 and there are many others who have nearly as much tenure in this company as I do.

Many area residents might not know very much about our nursery operation as we are a wholesale nursery and do not sell to the public, but we sell our plants to all of the area's independent retail nurseries and landscape professionals and ship plants sustainable in our mediterranean climate throughout California and beyond. We are also well regarded nationally for our website that provides useful and accurate information about the plants we grow. We provide plants to the county and Santa Barbara City, and are involved as committee or board members of all of the local botanic gardens, horticultural societies and plant clubs; they and local elementary schools such as El Camino School next door to us or the nearby Hollister School have regularly toured our nursery and gardens and the Santa Barbara City College horticulture program does this annually as well. We also donate plants to non-profit organizations, just last month we provided 100 oak trees to Santa Barbara Beautiful and we donate plants for school gardens and also lend them plants to decorate the stages for graduation ceremonies or other events. In short, I think we have been good neighbors to our community.

My family has also lived on the property for thirty seven years with our children attending all local schools and living in the same house that the John Troup family occupied while farming this property after arriving in the Goleta Valley in the late 1880s. I mention all of this as I think this committee needs to know that while rezoning agricultural property may seem like an easy solution to the community's needs, it comes with a considerable cost. Not only will we forever lose the open space but a nursery such as ours with existing greenhouses, shade houses, office buildings, irrigation and other infrastructure is not something we can just up and move, so this development of the property would mean the forced demise of our viable business with loss of jobs and the end of our horticultural legacy.

I think that everyone at this meeting recognizes the need for more affordable housing and I also feel that property owners have the right to decide what they feel is the best use of their property. This being the case, I also believe that everyone must recognize how such a dense development as being proposed would also change quality of life in the eastern Goleta Valley. With the adjacent 23-acre Tatum Property zoned at 20 units per acre already in the planning process, adding the proposed 800 units to this property will adversely change the character of the area, with less open space and more traffic on our already overcrowded roads.

Sincerely,

Randy Baldwin, General Manager

San Marcos Growers 125 S. San Marcos Rd. Santa Barbara, CA 93111

From:

golfschlut@aol.com

Sent:

Wednesday, February 22, 2023 8:08 AM

To:

PAD LRP Housing Element; sbcob; Laura Capps; Supervisor Das Williams; Hartmann,

Joan; Bob Nelson; Lavagnino, Steve

Subject:

Fwd: Please don't pave over 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.

The letter below reflects my opinion and feelings exactly. Please do not pave over Glen Annie Golf course. Golf courses maintain a green element to the cities of Santa Barbara, Goleta, and Ventura. We desperately need these areas. Please don't give in to the developers' desires.

Maureen M. Masson

----Original Message----

Sent: Tue, Feb 21, 2023 12:40 pm

Subject: Fwd: Please don't pave over Glen Annie golf course

To: housingelement@countyofsb.org

Cc: sbcob@countyofsb.org, lcapps@countyofsb.org, supervisorwilliams@countyofsb.org, jhartmann@countyofsb.org, nelson@bos.countyofsb.org, steve.lavagnino@countyofsb.org

Subject: Please don't pave over Glen Annie golf course

Hello. I am an avid golfer and a resident of Santa Barbara. I frequently play at both Santa Barbara Golf Club (known as the Muni) and Glen Annie Golf Club. In fact, I am a 5-time club champion of the women's league at Glen Annie and my son attends Dos Pueblos High School and is a member of the boy's golf team there. Glen Annie is their home course and the players can simply walk across the street to practice or play. Glen Annie has been a wonderful supporter of DPHS golf for many years. The recent proposal to re-zone Glen Annie Golf Course has me very concerned. First of all, there are only two affordable public golf courses in Santa Barbara, the Muni and Glen Annie. Currently, a resident can walk the Muni for \$40 and Glen Annie for \$48 on a weekday. Sandpiper is also public but is much more expensive (\$85 to walk on a weekday) for the average golfer which puts it out of reach for regular players. These two courses are always busy and provide affordable recreation for the people of Santa Barbara County. I play at least twice a week, often with my son, and I see many families out there enjoying the outdoors with their kids. If Glen Annie were to close, most of the golfers would play the Muni because of its more affordable price and it would be nearly impossible to get tee times as it is already in very high demand. Some people will be forced to pay the much higher prices at Sandpiper and would likely play less. The DPHS golf team would lose their home course. We simply don't have enough public courses in Santa Barbara to lose one.

Of course, as a resident of Santa Barbara, I recognize our acute housing shortage and the reason the Glen Annie Golf Course was targeted for re-zoning. There are many other solutions to our housing crisis that don't involve paving over green space. The environmental loss of a large open space to be turned into housing with little green space cannot be the answer. Today's LA Times had an <u>article</u> about the fact that so little of our rainwater in Southern California is collected and absorbed into the ground that we can't afford to lose a large turf area like a golf course. It is home to many species of birds and other wildlife and helps retain water. Turf absorbs rainwater and prevents topsoil erosion whereas a housing development with parking lots and roads would simply create more water loss for our area. Golf courses also keep the temperature and pests down compared to development. We simply can't afford to lose such a large and valuable greenspace.

For a summary of the benefits of golf both for people and the environment, I hope you will read this article from the USGA summarizing decades of research on the subject: https://www.usga.org/course-care/water-resource-center/golf-courses-benefit-people-and-wildlife.html

I thank you for your attention and hope another housing solution can be found.

Sincerely,

Norah E. Dunbar, Ph.D.

From: Catherine Taylor <cathytaylor0017@gmail.com>

Sent: Wednesday, February 22, 2023 3:45 PM

To: PAD LRP Housing Element

Cc: sbcob; Laura Capps; Supervisor Das Williams; Hartmann, Joan; Bob Nelson; Lavagnino,

Steve; sbcob; Laura Capps; Supervisor Das Williams; Hartmann, Joan; Bob Nelson;

Lavagnino, Steve

Subject: Please preserve rather than re-zone Glen Annie golf course, as is being proposed by AB

672

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 of Santa Barbara staff,

I am writing in support of preserving Glen Annie golf course (Glen Annie), and not re-zoning it for housing, as is being proposed under AB 672. Glen Annie is one of only two affordable golf courses on Santa Barbara's south coast.

I am both an avid golfer and a Glen Annie course marshal. I am always impressed with the diversity of those who come to play the course – young, old, male, female, multi-cultural, ethnically diverse, special needs, etc., and all having a wide range of golf skills. Golf at Glen Annie is available to everyone who wants to get outside for fun with friends and to make some new ones.

Targeting a public golf course to help solve the state's housing problems is short-sighted. Glen Annie is not just a golf course. It is a community resource and contributes greatly to the entire south coast area in many ways. Glen Annie is the home course for Dos Pueblos' boys and girls golf teams. It supports local corporations' golf leagues; and is also the venue for the very popular GNO (Girls Night Out) program which has introduced hundreds of women to the game of golf.

As a course marshal, I have learned that many people travel to the area to play Glen Annie. They stay in local hotels, and eat and shop in local restaurants and stores, which helps our local economy. Losing Glen Annie would force these people, as well as locals, to travel elsewhere to play golf, sending these dollars to other communities.

Glen Annie serves as a venue for charitable fundraising events. Many non-profits depend on their annual charitable golf tournament to survive. Glen Annie is the venue for the Santa Barbara County Auto Expo, which benefits our local youth's education. Glen Annie is home to countless charitable golf tournaments which benefit our local schools and colleges, especially their sports programs, which are generally underfunded. A partial list of charitable golf tournaments held at Glen Annie follows at the bottom of this email.

Glen Annie is a popular place for holding both indoor and outdoor events. It has a 350-person private outdoor dining area. The venue is popular for weddings, rehearsal dinners, banquets, corporate events, and celebrations of life. Glen Annie also regularly hosts wine pairing dinners, highlighting local wineries. All these events attract people to the area, which helps the local economy.

Glen Annie is home to an incredibly diverse wildlife including coyotes, deer, raptors, and reptiles. Converting their habitat to a housing development would further stress these animals and pressure their very existence.

In the event of a wildfire, Glen Annie serves as a protective buffer to nearby neighborhoods. Converting the course to houses would eliminate the buffer. It would also endanger those living in and around the site in times of wildfire, as Cathedral Oaks and Glen Annie roads are single-laned and are already congested with traffic from Dos Pueblos High School.

Lastly is the water issue. Whereas Glen Annie uses reclaimed water to for its fairways, new housing would put an even greater stress on our water supplies. While Lake Cachuma is currently full, it is for the first time in 12 years, where historically it has filled every two to four years. Goleta's groundwater basins are well below historical average levels, and the annual state water allotment is currently at 5%. Having sufficient water supplies is a serious concern, and adding additional housing will only add to the problem.

I understand that California has a housing problem. The solution will be multi-faceted and much more complex than the simple and misguided action of closing a public golf course. Losing Glen Annie would a huge loss for the community that could never be regained.

Respectfully, Catherine Taylor, PE 805-705-4902 817 Santa Marguerita Drive Goleta, CA 93117

Partial list of charitable golf tournaments held at Glen Annie:

- Breast Cancer Awareness
- CALM
- Devereux Advanced Behavioral Health
- Retired Employees of Santa Barbara County
- Santa Barbara City Firefighters Association
- Santa Barbara Contractors Association
- Santa Barbara County Farm Bureau
- Santa Barbara Junior Golf Association
- Santa Barbara Mariachi Association
- Santa Barbara Rental Property
- Santa Barbara Trust for Historic Preservation

- Rotary Club
- Goleta Lions Club
- Saint Vincent
- Channel Islands YMCA
- Sam Adams Celebration
- Goleta Valley South Little League
- LPGA Amateurs
- Pacific Pride Foundation
- Bishop Diego High School
- Dos Pueblos High School Foundation
- San Marcos High School Alumni Foundation