

Dear Supervisors,

I strongly support the County requiring a bluff top location for the California Coastal Trail and protection of bluff top open space as part of development of the Las Varas Ranch! Please urge the Planning Commission to explore creative tools to acquire bluff top open space and the Coastal Trail.

Respectfully,
Mark Wilkinson, Carpinteria

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MS. JANET WOLF, CHAIR
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SANTA BARBARA CA 93101-2025



Touchnote



Alexander, Jacquelyne

From: O'Gorman, Mary
Sent: Thursday, February 12, 2015 11:10 AM
To: Wolf, Janet
Cc: Campbell, Hilary
Subject: FW: Las Varas Ranch

FYI and let me know

From: Cecilia Brown [<mailto:brownsknight1@cox.net>]
Sent: Thursday, February 12, 2015 10:59 AM
To: O'Gorman, Mary
Subject: Las Varas Ranch

hi Mary! To prepare for my meeting with Janet tomorrow on Las Varas Ranch. I want to be helpful in her review of the project and am wondering if she has specific areas of interest so I can concentrate my re-reading of the project material in those areas in order to remember detail, although I am prepared now to discuss the project and its issues broadly. Cecilia

Alexander, Jacquelyne

From: Wolf, Janet
Sent: Wednesday, February 11, 2015 10:25 AM
To: Campbell, Hilary
Cc: O'Gorman, Mary
Subject: FW: Las Varas Tentative Parcel Map/Lot Line Adjustment

From: Wolf, Janet
Sent: Wednesday, February 11, 2015 10:24 AM
To: 'Kevin Snow'
Subject: RE: Las Varas Tentative Parcel Map/Lot Line Adjustment

Thank you.
Janet Wolf

From: Kevin Snow [<mailto:haybarn@cox.net>]
Sent: Tuesday, February 10, 2015 8:30 PM
To: Wolf, Janet
Cc: Michael Cooney; jainsworth@coastal.ca.gov; Joan Hartmann; Farr, Doreen; Russell, Glenn; Supervisor Carbajal
Subject: Las Varas Tentative Parcel Map/Lot Line Adjustment

Dear Janet,

Please review the attached letter from Montecito Trails Foundation regarding the Las Varas Tentative Parcel Map and Lot Line Adjustment application before the County.

Thank you for your leadership and dedication to the people of Santa Barbara County. Your decision on this matter will have long-lasting impact on the future of the Gaviota coast and the quality of critical recreational opportunities for generations to come.

Sincerely,

Kevin Snow, MTF vice-president

Alexander, Jacquelyne

From: Wolf, Janet
Sent: Wednesday, February 11, 2015 10:21 AM
To: Campbell, Hilary
Cc: O'Gorman, Mary
Subject: FW: Las Varas Tentative Parcel Map/Lot Line Adjustment
Attachments: MTF BOS letter 1-26-15.pdf

For folder

From: Kevin Snow [<mailto:haybarn@cox.net>]
Sent: Tuesday, February 10, 2015 8:30 PM
To: Wolf, Janet
Cc: Michael Cooney; jainsworth@coastal.ca.gov; Joan Hartmann; Farr, Doreen; Russell, Glenn; Supervisor Carbajal
Subject: Las Varas Tentative Parcel Map/Lot Line Adjustment

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Thank you for your leadership and dedication to the people of Santa Barbara County. Your decision on this matter will have long-lasting impact on the future of the Gaviota coast and the quality of critical recreational opportunities for generations to come.

Sincerely,

Kevin Snow, MTF vice-president

From: Marc Tappeiner [<mailto:Marc@lifestyledesign.com>]
Sent: Friday, February 13, 2015 3:26 PM
To: Wolf, Janet
Subject: Las Varas

Hello Supervisor Wolf,

I would like to express my concern over the proposed development and process for residential development along the Gaviota coast. The EIR and any future development.

This is an extremely sensitive area and any approval of EIRs or development would set a dangerous precedent and would lead to the demise of one of our most treasured natural resources.

This is the last of the natural open space in our area and is a refuge to all residents and visitors and is part of what makes our area special.

You can choose to preserve or destroy this area for future generations. Your actions will set the standard for what happens now and in the future. Will you please act to preserve that which we all hold so dear.

Thank you,

Marc



Marc TAPPEINER

President & Principal Designer

5324A Ekwill Street | Santa Barbara | CA 93111

Studio 805 967 0700 | Mobile 805 886 3966

email: marc@lifestyledesign.com

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Campbell, Hilary

From: Wolf, Janet
Sent: Monday, February 16, 2015 10:25 AM
To: Campbell, Hilary
Cc: O'Gorman, Mary
Subject: FW: La Varas Ranch Project

Please print this email and put in my folder.

From: KBHZappala@aol.com [KBHZappala@aol.com]
Sent: Monday, February 16, 2015 10:06 AM
To: Wolf, Janet
Subject: La Varas Ranch Project

Dear Supervisor Wolf-

I cannot be at the Board meeting tomorrow, but would like to urge you to reject the Las Varas Ranch Project EIR and send the Project back to the Planning Commission for denial. The EIR fails to recognize and mitigate the many significant impacts of future residential estate development on the Gaviota Coast. Additional environmental review would not be productive because the Project should be denied based on its inconsistency with policies protecting agricultural land, coastal resources, and recreation.

Thank you very much,

Katy Zappala

1241 Dover Lane

Santa Barbara, CA 93013

Campbell, Hilary

From: Wolf, Janet
Sent: Sunday, February 15, 2015 10:50 AM
To: Campbell, Hilary; O'Gorman, Mary
Subject: FW: Las Varas Ranch - Tuesday's meeting

Please print this letter for me for Tuesday.

From: Robin [rhcederlof@cox.net]
Sent: Saturday, February 14, 2015 4:52 PM
To: sbcob; Doreen Farr; Wolf, Janet
Subject: Las Varas Ranch - Tuesday's meeting

Dear Honorable Santa Barbara County Supervisors,

Please vote no on the Las Varas Ranch Project EIR.

The EIR fails to recognize and mitigate the many significant impacts of future residential estate development on the Gaviota Coast.

It is also inconsistent with policies protecting agricultural land, coastal resources, and most of all, multi use recreation.

Sincerely,

Robin

Robin Hill Cederlof
1485 Holiday Hill Road
Goleta, CA 93117
Cell 455-5257
Home 967-7426
rhcederlof@cox.net

Aguilera, Esther

Subject: FW: Las Vargas Ranch
Attachments: Vargasltr_Jan-19-2015.docx; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: "Farr, Doreen" <dfarr@countyofsb.org>
Date: February 13, 2015 at 3:08:46 PM PST
To: "Esther Aguilera (esther.aguilera1@gmail.com)" <esther.aguilera1@gmail.com>
Subject: FW: Las Vargas Ranch

From: Kerry Kellogg [<mailto:kkellogg1010@gmail.com>]
Sent: Monday, January 19, 2015 9:21 AM
To: Farr, Doreen
Subject: Las Vargas Ranch

Please accept my letter is support of the Coastal Trail in regards to the development of the Las Vargas Ranch.
Kerry Kellogg

January 19, 2015

Chair Janet Wolf
Santa Barbara County Board of Supervisors
123 East Anapamu Street
Santa Barbara, CA 93101

Las Varas Ranch Development Project

Dear Chair Wolf and Board Members,

I am writing the Commission to request that the County Planning Commission pursue acquisition of a near shoreline easement for the California Coastal Trail (CCT) across Las Varas Ranch. I am a former recreation trails planner for the Los Padres National Forest with over 30 years of experience planning for, designing and building trails in rugged remote areas of the County. As the recreation trails planner for the Santa Barbara Ranger District, I oversaw management of a trails system well in excess of 100 miles in length on this District's several hundred thousand acres. In this capacity I managed the majority of the front country trail system in the foothills along the South Coast of Santa Barbara County.

In addition to managing the heavily used front country trail system, I oversaw trail projects throughout the District's remote extensive back country areas. Trail projects in these rugged remote areas could be challenging. Such projects often involved supplying crews for 7-10 day shifts using mule teams. In addition, in more rugged terrain, our crews would on occasion resort to blasting to create new or repair existing trail corridors. Further, many of the trails in the Los Padres National Forest back country cross major rivers and streams such as the Santa Ynez River, Santa Cruz Creek or the Sisquoc River, drainages far larger and more challenging than those along the Gaviota Coast. . Where our trails intersect such major drainages, careful siting and design was required to ensure provision of safe crossing points.

As the Commission may be aware, the Los Padres National Forest also hosts tens of thousands of acres of cattle allotments with thousands of head of cattle where Forest Service land are leased to adjacent ranches or private cattle operators. Many of these grazing allotments were located in popular recreational areas. These include Santa Barbara, Montgomery and Salisbury Potreros, lower Manzanita Creek, and Cachuma allotments. These cattle allotments were traversed by miles of unfenced recreational trails, sometimes popular routes. Hikers who often shared facilities with the grazing operations would be required to close gates and share routes with cattle. During my 30 years of service, I am unaware of any significant conflicts between these cattle grazing operations and trail users.

Finally, I have substantial experience with working with local agencies such as the City and County of Santa Barbara as many of these agencies' trails connect with those on US Forest Service lands. I am also familiar with many of the private non-profit trail organizations such as the Santa Barbara Trails Council, the Montecito Trails Foundation and the Santa Barbara Mountain Bike Trail Volunteers. During these lean budget times, local governments and even the US Forest Service have come to increasingly depend upon the expertise and abilities of these community organizations to plan, design and implement trail projects. These organizations have considerable expertise in all aspects of trail planning and construction.

I wished to give the Planning Commission input on this important trail based on my 30 years of professional governmental experience with recreation and trails planning as follows:

1. A well designed and sited California Coastal Trail along the Gaviota Coast would be a trail of both local and statewide importance, with a trail near the coast on Las Varas Ranch an important part of this system
2. Compared to the challenging trails in the Los Padres National Forest, construction of a trail along the coastal terrace is not physically challenging.
3. The Commission should remember that trail projects can take a decade or more to complete and that implementation of the Gaviota Coastal Trail will take time.
4. Creeks crossings along this level coastal plain should generally present no major physical challenges. Trail crews from the Trails council and Montecito Trails Foundation have experience with designing trail across rushing foothill and mountain streams and should be well able to address required creek crossings.
5. Although protection of stock is always a legitimate concern, the Los Padres national Forest has a long and proud tradition of accommodating both grazing and recreational trails. There is no reason why these uses should be viewed as incompatible.

I hope that the Planning Commission will consider the long term benefits of acquiring a near shoreline easement for the Coastal Trail. Such a trail would be a true jewel in the county's already impressive trail system. A scenic near shoreline coastal trail across the Las Varas Ranch would benefit county residents and visitors alike.

Regards,

Kerry M Kellogg

Kerry Kellogg
Santa Barbara Ranger District Trails Planner, Retired

cc. Doreen Farr, 3rd District Supervisor
Glen Russell, Director, Planning and Development Department
Steve Hudson, California Coastal Commission

Aguilera, Esther

Subject: FW: Las Varas Ranch Project to go Before Board of Supervisors

From: Janet Koed [<mailto:gavcoast@silcom.com>]
Sent: Thursday, February 05, 2015 11:16 AM
To: Farr, Doreen
Subject: Las Varas Ranch Project to go Before Board of Supervisors

Doreen --

Janet Koed
<http://gaviota.nationbuilder.com/>

LAS VARAS RANCH PROJECT TO GO BEFORE BOARD OF SUPERVISORS

Las Varas Ranch is an approximately 1,800-acre Gaviota Coast working ranch, located one mile east of El Capitan State Beach. The proposed Project divides up the ranch with a series of lot line adjustments and a subdivision, INCREASING THE NUMBER OF HOUSES THAT COULD BE BUILT south of Highway 101. The Project also creates 2.5 to 5 acre residential development envelopes and infrastructure improvements to serve that future development, EVEN THOUGH THE LANDS ARE ZONED FOR AGRICULTURE. The County Planning Commission considered the Project in September 2014, and determined that the Environmental Impact Report (EIR) was inadequate and recommended that the Board not certify the EIR. The Board of Supervisors will consider the Project on February 17.

We will send out another email before the hearing to include updates and talking points. Briefly, some of the reasons to oppose this Project: it intensifies residential development potential in the coastal zone, damages scenic coastal views, undermines agricultural viability, threatens historic and cultural resources, and compromises public

access and recreation; it has not undergone adequate environmental review, and is not consistent with County policy.

Help us by attending the February 17th hearing if you possibly can. Let Supervisors know we care about what happens to the Gaviota Coast!

For more information, contact Janet Koed at 805-683-6631

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Gaviota Coast Conservancy · United States

This email was sent to dfarr@countyofsb.org. To stop receiving emails, [click here](#).

You can also keep up with Janet Koed on [Facebook](#).

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Created with [NationBuilder](#), the essential toolkit for leaders.

■

Weber, Erin

From: Farr, Doreen
Sent: Friday, February 13, 2015 4:27 PM
To: Esther Aguilera (esther.aguilera1@gmail.com); Weber, Erin
Subject: FW: Las Varas

Fyi. I need one of you to turn this email into a PDF and send it to the Clerk of the Board for the Las Varas file for the hearing next week. Thank you.

From: Marc Tappeiner [<mailto:Marc@lifestyledesign.com>]
Sent: Friday, February 13, 2015 3:27 PM
To: Farr, Doreen
Subject: Las Varas

Hello Supervisor Farr,

I would like to express my concern over the proposed development and process for residential development along the Gaviota coast. The EIR and any future development.

This is an extremely sensitive area and any approval of EIRs or development would set a dangerous precedent and would lead to the demise of one of our most treasured natural resources.

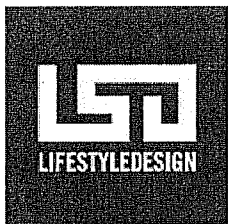
This is the last of the natural open space in our area and is a refuge to all residents and visitors and is part of what makes our area special.

You can choose to preserve or destroy this area for future generations. Your actions will set the standard for what happens now and in the future. Will you please act to preserve that which we all hold so dear.

Thank you,

Marc

BTW- I put a lot of energy into supporting your campaign for reelection. This is because I know you have the right set of values.



Marc TAPPEINER

President & Principal Designer

5324A Ekwil Street | Santa Barbara | CA 93111

Studio 805 967 0700 | Mobile 805 886 3966

email: marc@lifestyledesign.com

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Biely, Yvonne

From: Lavagnino, Steve
Sent: Friday, February 13, 2015 3:53 PM
To: Biely, Yvonne
Subject: FW: Las Varas

Ex Parte Las Varas

2/17/15

From: Marc Tappeiner [<mailto:Marc@lifestyledesign.com>]
Sent: Friday, February 13, 2015 3:28 PM
To: Lavagnino, Steve
Subject: Las Varas

Hello Supervisor Lavagino,

I would like to express my concern over the proposed development and process for residential development along the Gaviota coast. The EIR and any future development.

This is an extremely sensitive area and any approval of EIRs or development would set a dangerous precedent and would lead to the demise of one of our most treasured natural resources.

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Thank you,

Marc



Marc TAPPEINER
President & Principal Designer

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Studio 805 967 0700 | Mobile 805 886 3966
email: marc@lifestyledesign.com

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Biely, Yvonne

From: Lavagnino, Steve
Sent: Friday, February 13, 2015 3:53 PM
To: Biely, Yvonne
Subject: FW: February 17 Meeting -- Sierra Club Letter re Las Varas Ranch EIR
Attachments: Sierra_Club_Las_Varas_Ranch_Letter.doc

Ex Parte Las Varas 2/17/15

From: David [<mailto:davidgold4@aol.com>]
Sent: Friday, February 13, 2015 3:37 PM
To: CAO email
Cc: SupervisorCarbajal; Wolf, Janet; Farr, Doreen; Adam, Peter; Lavagnino, Steve
Subject: February 17 Meeting -- Sierra Club Letter re Las Varas Ranch EIR

To the Supervisors --

Please accept the attached letter from the Sierra Club opposing certification of the Las Varas Ranch EIR, to be discussed at your hearing on February 17.

Thank you for your consideration.

David Gold,
Chair -- Sierra Club Los Padres Chapter