

GVPAC Public Comment Log: Meetings 1-27

Prepared by GVPAC Member Tom Elliott, 2/12/10

The following is a log of all of the Public Comments made during GVPAC meetings 1-27. The comments have been divided into 10 main subject headers. There have been approximately 145 public comments during the first 27 meetings, the most concerning Agriculture Land use.

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1. Comments supporting GVC 2020 Document

Hal Hill, a former Goleta Visioning Committee member, expressed his concern for the importance of the GVC Vision Document, specifically with regard to his concern that low densities will avoid increased traffic along the Hollister Ave commercial corridor at the train trestle. (MM 2)

Ann Crosby expressed her involvement in the 5-year timeline leading up to the initiation of the update of the Goleta Community Plan, the commitment of the community, including the Citizens for Sensible Planning (CSP), and the importance of the GVC Vision document to inform the GVPAC. (MM 2)

Kelly Travers, representing the Coalition for Sensible Planning, stressed the importance of GVC 20/20: A Comprehensive Vision for the Eastern Goleta Valley and urged distribution and continued reference to the visions and goals it provides during the Goleta Community Plan update. (MM 3)

Mary Whalen expressed her thanks for adequate noticing of the meeting by email and in local newspapers (Goleta Valley Voice and the Independent). Ms. Whalen also expressed the importance of GVC 20/20: A Comprehensive Vision for the Eastern Goleta Valley in defining the visions and goals for the update process. (MM 3)

Ms. Crosby provided questions regarding the discussion of the reasons why residential development in the Goleta Valley foothills would not be preferable to new residential development closer to the urban areas and the cities of Goleta and Santa Barbara, and referred to a GVC 20/20 determination that higher density developments should be spread around the whole area and not just in one area. (MM 9, from tour) Stop #4:

Ann Crosby suggested that the County and the GVPAC should clearly state what should happen to address the cumulative impacts of UCSB growth to ensure the neighborhood character of the Goleta Valley is preserved with consideration of the GVC 20/20 document. Ms. Crosby

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also suggested the Turnpike Shopping Center be addressed without considering the adjacent properties, including the Santa Barbara School District property, San Marcos Farms, and Lane Farms, and that the Calle Real area be limited to the commercial areas as focused planning sites. (MM 16)

Patty Close suggested the questions be phrased so people can understand planning and that if an area is valued and liked by the community, planning is not needed to change the area if the 1993 Goleta Community Plan addresses the land use for the area adequately. (MM 17)

Ann Crosby suggested that the GVPAC ask the public what is liked, what is disliked, and what should be changed. Ms. Crosby also expressed support for the GVC 20/20 goal of agricultural land preservation and no net loss of agricultural lands. (MM 17)

Kas Terhorst stated that he is happy that the GVC document is being incorporated into this community plan process; that the proposed Grand Hope Hotel has a Floor Area Ratio (FAR) that is too high; and that a FAR limit should be instituted for hotels in the area. In addition, sustainability is an important goal and should be incorporated in any projects that are approved. (MM 19)

2. Comments on Meeting Location / Times / Notifications

Mary Whalen expressed her thanks for adequate noticing of the meeting by email and in local newspapers (Goleta Valley Voice and the Independent). Ms. Whalen also expressed the importance of GVC 20/20: A Comprehensive Vision for the Eastern Goleta Valley in defining the visions and goals for the update process. (MM 2)

Ann Crosby, representing the Coalition for Sensible Planning, discussed meeting notification via newspaper advertisement as an effective method to draw new public participants to the GVPAC meetings. Ms. Crosby noted that people without computer access or skills would have a difficult time knowing about the meetings and urged the County to pay for advertising space and send press releases for the meetings in the Newspress, the Goleta Valley Voice, and the Independent, in addition to listing the meetings in the available community calendars, to ensure that people who may be interested in attending are informed of GVPAC scheduling. (MM 4)

Bob Field, the former chairperson of the Santa Ynez Valley General Planning Advisory Committee, suggested that a press release be sent at least 10 days prior to the meeting similar to what was done for the Santa Ynez Community Plan effort. Mr. Field explained that heightened noticing would increase community involvement throughout the process, thereby avoiding negative reactions at the end of the process. (MM 4)

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send press releases for the meetings in the Newspress, the Goleta Valley Voice, and the Independent, in addition to listing the meetings in the available community calendars, to ensure that people who may be interested in attending are informed of GVPAC scheduling. (MM 3)

Mary Whalen expressed disapproval of the GVPAC meeting location in the Planning Commission Hearing Room and suggested meeting at the Goleta Water District or Goleta Sanitary District facilities to encourage greater public attendance. Ms Whalen also suggested that the meeting time be changed to 6:30PM or 7:00PM in the interest of greater public attendance. (MM 6)

Ann Crosby expressed appreciation for the level and methods of public notification released for GVPAC Meeting #5. (MM 6)

Patti Close requested relocation of GVPAC regular meetings to the Eastern Goleta Valley to reduce the travel distance to meetings for residents in the interest of public participation. (MM 12)

Shelly Cobb discussed noticing interested parties of GVPAC meeting to encourage participation in local issues such as support for local farmers, the community's carrying capacity for population, water, and traffic. Ms. Cobb identified the Modoc/Hollister area to the Hwy 154/State Street area as problematic for traffic and expressed concern about redevelopment of a hotel at the Hwy 154/State Street intersection. (MM 15)

Estelle Foster expressed concern about adequacy of noticing for GVPAC meetings and suggested the County notify every resident in South Coast of meetings to draw input on issues of pollution, traffic, density, and quality of life. (MM 15)

Mary Whalen expressed concern about adequacy of noticing for GVPAC meetings in newspapers, events calendars, Channel 20 Government TV, and emails. Ms. Whalen also expressed interest in public comment through the staff presentation and GVPAC discussion at intervals instead of waiting until the end of the presentation. (MM 15)

Shelly Cobb inquired into which types of meeting notification have been used to advertise the GVPAC meetings. (MM 16)

Mary Whalen stated that having GVPAC meetings outside the Eastern Goleta Valley is counter productive and that newspaper ads are important to get interested parties involved and worth the cost. (MM 16)

Mary Whalen expressed concern that the level of noticing for the meeting and the location outside the Eastern Goleta Valley were inadequate, and that the timing of the meeting during the holidays was inconvenient. Ms. Whalen expressed concern that a GVPAC member had engaged local agricultural land owners, and that information provided by County staff regarding major developments built since 1993 and GVPAC discussion that indicated there is 1 acre of land per house in the planning area is misleading. Ms Whalen also commented that the updated Community Plan will have significant legal ramifications. (MM 26)

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and the location outside the Eastern Goleta Valley were inadequate, and that the timing of the meeting during the holidays was inconvenient. Ms. Whalen expressed concern that a GVPAC member had engaged local agricultural land owners, and that information provided by County staff regarding major developments built since 1993 and GVPAC discussion that indicated there is one acre of land per house in the planning area is misleading. Ms Whalen also commented that the updated Community Plan will have significant legal ramifications. (MM 27)

3. Comments on Density, Smart Growth, Infill and Sustainability

Hal Hill, a former Goleta Visioning Committee member, expressed his concern for the importance of the GVC Vision Document, specifically with regard to his concern that low densities will avoid increased traffic along the Hollister Ave commercial corridor at the train trestle. (MM 2)

Gary Earle expressed concern about the Montessori School relocation to a property off San Simeon north of Hollister Ave, and suggested it be added to the van tour. His primary concerns include impacts to traffic and air quality. Mr. Earle also expressed concern about the potential for infill housing in the Eastern Goleta Valley to accommodate RHNA allocations from neighboring jurisdictions and the possible jobs-housing imbalance. (MM 5)

Ms. Crosby expressed concern about transit oriented design (TOD) with regard to Lane Farms. (MM 9 Tour stop 12)

Ann Crosby suggested that the County and the GVPAC should clearly state what should happen to address the cumulative impacts of UCSB growth to ensure the neighborhood character (MM 16)

Mary Whalen expressed concern that nodes mean zoning districts that would be incompatible with surround land uses, *that overlays can change potential use of the land*, and that commercial land use may be appropriate in areas serving Hope Ranch and the foothills to avoid increased traffic to reach existing commercial areas. (MM 16)

Kas Terhorst stated that he is happy that the GVC document is being incorporated into this community plan process; that the proposed Grand Hope Hotel has a Floor Area Ratio (FAR) that is too high; and that a FAR limit should be instituted for hotels in the area. In addition, sustainability is an important goal and should be incorporated in any projects that are approved. (MM 19)

Patti Close commented that it is difficult to view the goals as they are transcribed on the projector screen. Ms. Close also commented that she does not support Transit-Oriented Development and/or Smart Growth as a way to get people out of their cars and increase density. Ms. Close also noted that the minutes from GVPAC #24 imprecisely represented her comments. (MM 25)

Patti Close commented that it is difficult to view the goals as they are transcribed on the projector screen. Ms. Close expressed concern that goals to provide affordable housing for all residents are not desirable since the area may not have the infrastructure to support housing for everyone who would want to live in the Eastern Goleta Valley and commented that she does not

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support Transit-Oriented Development, Smart Growth or residential second units as methods to create affordable housing, get people out of their cars, and increase density. Ms. Close also noted that the minutes from GVPAC #24 imprecisely represented her comments and the future minutes should be more specific. (MM 27)

4. Comments on Increased Traffic Problems:

Hal Hill, a former Goleta Visioning Committee member, expressed his concern for the importance of the GVC Vision Document, specifically with regard to his concern that low densities will avoid increased traffic along the Hollister Ave commercial corridor at the train trestle. (MM 2)

Gary Earle expressed concern about the Montessori School relocation to a property off San Simeon north of Hollister Ave, and suggested it be added to the van tour. His primary concerns include impacts to traffic and air quality. Mr. Earle also expressed concern about the potential for infill housing in the Eastern Goleta Valley to accommodate RHNA allocations from neighboring jurisdictions and the possible jobs-housing imbalance. (MM 6)

Mary Whalen suggested the GVPAC request a localized traffic study to determine trip generation rates for Goleta Valley land uses due to the unique traffic conditions and land use patterns of the coastal plain. The suggested traffic study could replace national data currently used to determine fees and improvements in the existing Goleta Transportation Improvement Plan (GTIP). Ms. Whalen also suggested that emergency evacuation routes should be determined in local transportation planning, similar to other areas, such as Florida, which have planned evacuation routes over roadways surrounding nuclear power plants. Also, Ms. Whalen expressed interest in knowing which transportation improvement projects will be proposed as part of the 2009 GTIP update. (MM 9)

Patti Close expressed concern about projected future traffic conditions in the Goleta Valley would require significantly widened roads, as she has observed in the Bay Area and Orange County. Ms. Close identified concerns that widened roads would negatively affect the character and function of the Goleta Valley community considering crowded traffic conditions, particularly at Turnpike Rd. Ms. Close also expressed concern that new residential development in the future would cause severe traffic congestion regardless of mitigation and that national trip general rates and peak-hour traffic studies used to determine impacts and mitigations of new projects do not adequately capture the actual number of peak hour trips from households or the travel patterns of salespeople, service providers, mothers, students and others throughout the day. Ms. Close expressed support of making the connections between roadways, bike paths, sidewalks, and other transportation corridors and discussed lack of safety in general as the primary impedance to children walking to school. Ms. Close recommended restriction of future housing unit development to manage traffic congestion issues. (MM 9)

Ms Crosby questioned the discussion of average daily trips (ADTs) and vehicle miles traveled (VMTs) as measures to assess intersection function and improvements in the future and

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expressed concern that the minutes were editorialized. (MM 9, from tour)

Ms. Crosby expressed concern about transit oriented design (TOD) with regard to Lane Farms. (MM 9 tour stop 12)

Shelly Cobb discussed noticing interested parties of GVPAC meeting to encourage participation in local issues such as support for local farmers, the community's carrying capacity for population, water, and traffic. **Ms. Cobb** identified the Modoc/Hollister area to the Hwy 154/State Street area as problematic for traffic and expressed concern about redevelopment of a hotel at the Hwy 154/State Street intersection. (MM 15)

Kas Terhorst, representing residents of the Shadow Hills neighborhood, encouraged the updated Goleta Community Plan keep **new development to a minimum to avoid traffic impacts on neighbors**. Mr. Terhorst cited the example of the opening day of a new grocery store on State St causing impacts to neighbors. (MM 21)

Patti Close commented that certain segments of the population, particularly the elderly, young families, and professionals who make multiple stops and/or carry supplies are not able to use alternatives to driving, such as biking. **She also commented that arterial roads are needed during emergencies and should not be narrowed or slowed down.** (MM 23)

Ann Crosby suggested that the Bungalow or Arts & Crafts style be used as a unifying style for the Eastern Goleta Valley; **she also mentioned that light rail transit would be a great idea at Modoc Rd and Hollister Ave**, but the high-density condo development at the intersection may cause access problems in the future. (MM 24)

5. Comments on Environmental Issues / Water / Etc.

Molly Pearson, representing the Santa Barbara Air Pollution Control District (APCD) provided a letter to the GVPAC and staff from Bobbie Bratz of APCD indicating the organization's interest in being involved in the update of the Goleta Community Plan to help achieve the **goals and standards set for air quality in the Goleta Valley**. Specifically, Ms. Pearson recommended that the **most important issues to consider are global climate change and greenhouse gas emissions legislation**, and buffers between development and air pollution sources (i.e. 500ft buffer between all freeways and residential development). Ms Pearson recommended we review the "Air Quality Land Use Handbook" available on the APCD web site. (MM 6)

Brian Trautwein discussed the South Coast of Santa Barbara County as a biodiversity "hot spot" where many species and habitat types converge and support a broad range of critical biologic resources and ecosystems. **He identified a list of specific trends and activities in the Goleta Valley that should be decreased or encouraged to protect biologic resources, ecosystems, watersheds, built environments, and water reliability in the future**, including reducing the percentage of impervious surfaces to encourage groundwater recharge, reducing mountain area grading and large-scale vegetation

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clearance to decrease downstream hydrologic problems, focusing development efforts on redeveloping urban core areas to protect undeveloped land, reducing household and business water usage to protect water resources for the endangered Southern Steelhead trout, updating the Conservation Element of the Comprehensive Plan to support modern conservation efforts, and prioritizing avoidance as the preferable tool to protect biologic species, habitats, and ecosystems. (MM 7)

Mary Whalen urged the GVPAC to review the rescinded GGMO in light of the Goleta Community Plan update. Ms Whalen also indicated that the largest contributors to local air pollution originate from marine shipping, oil drilling, and natural seepage in the Santa Barbara Channel. Ms Whalen suggested the committee obtain the most up to date Air Quality information from the APCD.

Bert Bertrando described the Goleta Water District's implementation of a conservation easement on their property near Hope Ranch and suggested conservation easements as a possible tool to preserve open space and agriculture in the Goleta Community Plan. Mr. Bertrando also noted the price for water in the Goleta Valley urban areas where it is metered is much higher than the price for water in Santa Maria or other areas where wells are used. (MM 15)

Wendy Kaysing (c/o Estelle Foster) submitted letter to GVPAC and staff regarding water issues including supply, demand, and quality. (MM 15)

Dave Davis, Executive Director of the Community Environmental Council, commended the GVPAC's efforts to develop community land use goals and encouraged implementation of energy efficiency and renewable energy policies as developed in Fossil Free by '33. (MM 17)

Marsha Zilles, Building Administrator for Hope Ranch Park Homes Association, suggested the opportunity and regulation adjustment for alternative fuels in Hope Ranch and the Eastern Goleta Valley from horse manure and digesters to capture natural gas for local use. (MM 17)

Lauren Hanson discussed building permits in County requiring runoff flow to curb as inconsistent with current urban hydrology approaches and the each new project should have a net-zero effect on overall storm water runoff. (MM 17)

Shelly Cobb suggested a book entitled, "Plan B 3.0" as a good resource for sustainable planning and commented that sustainability and climate change involve topics such as agriculture, peak oil, fire, water supply and other social, environmental, and economic issues. (MM 17)

Lauren Hanson from the Goleta Water District commented that a recycled-water distribution system would be difficult and expensive to implement in the Eastern Goleta Valley, but the use of greywater systems is much more feasible and could be applied to both new and existing development. (MM 19)

Patti Close commented that: recycled products should be made available to the public; the recycling system should be user-friendly;

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plantings (that do not require trimming) can be used as noise buffers; sidewalks up to curbs are better than parking strips; the Safe Water Ordinance should be taken into account and obeyed; promoting native plants means limiting grass which limits the ability of kids to play and the community to interact. She also mentioned that grass can have a cooling effect, and the GVPAC should offer suggestions on how to implement air quality goals. (MM 20)

Lauren Hanson representing the Goleta Water District, commented that community acknowledgement of responsibility for water conservation and stewardship should be a goal, in concert with imposing restrictions and requiring water conservation. Regarding groundwater recharge, Ms. Hanson noted the difference between general basin overdraft or the irresponsible use of private wells in the foothills, commenting that private well users have a responsibility to the community. (MM 21)

Lauren Hanson commented that GVPAC should be clear about what "full potential" means with regard to future development to ensure it is not misinterpreted and that goals should strongly support requirements for energy and resource efficiency in all future land use and development projects. (MM 27)

6. Comments on Need for Emergency Services:

Ann Crosby suggested that the GVPAC add a section to the updated Goleta Community Plan to include emergency preparedness, services, response, and evacuation as topics related to natural disasters, such as earthquakes, tsunamis, landslides, and other hydrologic or geology events. (MM 6)

Patty Close discussed the opportunities for the Goleta Community Plan update to include expertise from other County employees and departments, including the Office of Emergency Services, to inform the development of (MM 6)

Craig Minus suggested further discussion and understanding of the use of development impact fees (DIFs) as funding for public facilities, specifically with regard to fire and sheriff facilities (MM 8).

Mary Whalen suggested the GVPAC request a localized traffic study to determine trip generation rates for Goleta Valley land uses due to the unique traffic conditions and land use patterns of the coastal plain. The suggested traffic study could replace national data currently used to determine fees and improvements in the existing Goleta Transportation Improvement Plan (GTIP). Ms. Whalen also suggested that emergency evacuation routes should be determined in local transportation planning, similar to other areas, such as Florida, which have planned evacuation routes over roadways surrounding nuclear power plants. Also, Ms. Whalen expressed interest in knowing which transportation improvement projects will be proposed as part of the 2009 GTIP update. (MM 9)

Ms Crosby: commented on County staff example of residential sprinkler systems as conditions of approval for any future development on More Mesa. Ms. Crosby expressed concern

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that sprinkler systems alone would not adequately address public health and safety without consideration of emergency access and evacuations of the area. (MM 9, from tour stop14)

Patti Close discussed emergency preparedness as an issue to address as a coordinated effort with the Office of Emergency Services (OES), particularly with regard to traffic on the highway in a major emergency or evacuation. Ms. Close also discussed the GVC's approach to higher density developments to cluster development on half of property to preserve open space and pocket parks and to avoid developments that do not consider neighborhood compatibility and increased congestion. Ms. Close expressed interest in not rezoning land in the Eastern Goleta Valley because demand for housing in California has diminished due to recession. (MM15)

7. Comments on Agriculture Land Use:

Craig Minus, representing the Towbes Group as agent for ownership of the San Marcos Growers property, provided additional information regarding the San Marcos Growers property for the upcoming van tour. Mr. Minus explained that though there is no official application or proposal currently recorded by the County for development of the San Marcos Growers property, conceptual plans and concrete ideas for the future use of the site as housing have been developed by the owner and the agent. Mr. Minus also stated that the San Marcos Growers property is primarily an above-ground nursery operation. (MM 8)

Jack Ruskey, a farmer from Zone 1 of the Goleta Valley Planning Area, expressed interest in leaving the 1993 policies for agriculture unchanged to preserve agricultural land use designation, create fire break between urban uses and rural foothills, and preserve agricultural character that people like. Mr. Ruskey discussed high land prices as a result of such character and quality of life and that agricultural land values should not be determined based on what the land could be used for under a different land use designation like residential or commercial. (MM 15)

Anne Crosby characterized staff as planners, not farmers, who abstracted agricultural issues in the Goleta Valley and urged the GVPAC to consider viability of agriculture from farmers' perspective, in light of water availability, and in the interest of food security, in addition to the technical land use planning perspective. (MM 15)

Patti Close suggested the GVPAC terminate the policies from the Goleta Community Plan to provide affordable housing to all Goleta residents. Ms. Close discussed the definitions of rural, urban and suburban areas and urged the GVPAC to protect suburbia in the Eastern Goleta Valley with track houses instead of multi-story developments. Ms. Close also expressed interest in preserving agricultural lands in the interest of food security when transport is unable to ship food to local grocery stores, and subsidizing farmers similar to how cities subsidize affordable housing developments. (MM 15)

Suzanne Elledge, from Suzanne Elledge Planning Services

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representing Ron Caird, asked that the GVPAC consider rezoning 2 small areas of the Caird property in the S. Patterson Agricultural Area to new land use designations, specifically 3.5 acres to professional/institutional (PI) and 5 acres to Residential (7-R-1). This request was made to balance agricultural interests with economic interests of property owners, preserve open land and agricultural operations, and alleviate cost pressures due to water, labor, and services in the urban area. (MM 15)

John Givens, representing John Givens Farms, described difficulties in farming in the Eastern Goleta Valley and urban areas in general due to lack of available land, labor supply and cost, lack of infrastructure and services for farm equipment, lack of local demand for crops (20% of crops sold at local farmers markets, 80% sold across country), and lack of incentive to buy and farm land. (MM 15)

Ron Caird, representing the Caird properties, described the ease of farming in other areas of the County, like Santa Maria, over the housing, lighter regulations, a supportive agricultural community, and large areas of viable agricultural land instead of pockets. Mr. Caird explained that high intensity agriculture is valuable, but costly (his land use permit to construct greenhouses in the Patterson Agricultural Area cost \$1.5 million, will cost \$35/sq ft to build, and will not provide a return on the investment for 35 years). Mr. Caird explained that rezoning a portion of his agricultural land would help sustain his other agricultural operations, which are primarily cut flowers and not food crops. (MM 15)

Stan Giorgi, representing the Giorgi Family farms, explained that his farms primarily produce lemons in large quantities beyond the demand locally which requires their sale nationally. Mr. Giorgi expressed concern over high land costs which prevent new farming operations or sale of farms to other farmers due to little return on investment in the business. (MM 15)

Mary Whalen discussed a past proposal to develop San Marcos Grower's property with 1200 units as inflating the value of the land under a presumed rezone to allow the development. (MM 15)

Patty Close expressed concern that encroachment of the built environment into farmland operations will make it more difficult for farmers to continue viable agricultural operations. (MM 16)

Bob Alm, owner of agricultural property at 529 Shoreline Dr used for potted plant/nursery business, requested that his property be considered for residential rezoning similar to adjacent neighborhood due to difficulties associated with cost of water and labor, and problematic markets. (MM 18)

Dean Lowery, owner of Diegard Nursery in the South Patterson agricultural area, expressed interest in working with the community to convert some agricultural land as a public service, such as circulation, accessibility, and safety, to connect the community with the coast while creating a "win-win" situation for private property owners and the public. (MM 21)

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Karen Alm, representing **Diegard Nursery**, requested the GVPAC and the County consider conversion of the nursery to residential uses in exchange for a coastal park, bike trails, benches, and other public uses. Ms. Alm express interest in exchanging land uses to benefit the community and to work with adjacent landowners to achieve community goals for connectivity, recreation, and open space. (MM 21)

Bob Alm, representing **Diegard Nursery**, requested the GVPAC and the County consider conversion of the nursery to residential uses in exchange for a coastal park, bike trails, benches, and other public uses. Ms. Alm express interest in exchanging land uses to benefit the community and to work with adjacent landowners to achieve community goals for connectivity, recreation, and open space.(MM 21)

Patti Close, expressed concern about specific proposals to create parks, recreation and/or open spaces and houses through **agriculture conversion to the detriment of water supply, food supply, and other impacts to the community.** (MM 22)

Mark Mollica, representing **Deigaard Nursery** in the South Patterson agricultural area, extended an invitation to each of the GVPAC members to visit the Deigaard Nursery and view the property before the upcoming Agricultural Land Use meeting. (MM 23)

Jeff Foltz, representing his family which owns Groen Rose **Company in the S. Patterson Agricultural Area**, commented that in 1993, his family closed the greenhouse operation due to property taxes, insurance and the aging of the wooden greenhouse; currently, the property is leased for potted plant agriculture. **He would like the County to consider possibilities for future subdivision and/or development of his property.** (MM 24)

Pat Elton, representing Old San Marcos Rd Property Owners, suggested that **Zoning should be changed to reflect actual parcels and parcel sizes,** so that public services and utilities are not short of necessary funding. (MM 24)

Teresa Seiley stated that her property on Old San Marcos Rd is zoned MTGol-100, which is very restrictive; she would like the **County to review that zoning designation during this Community Plan update.** (MM 24)

Paul Nielsen, representing the Groen Rose Company, commented on the hardships of farming in the Eastern Goleta Valley as well as the many changes that have occurred since 1949; **he suggested small area plans could be applied to small agricultural areas to implement an alternative land use** but maintain the same open-space atmosphere. (MM 27)

Steve Halsey, president of the Groen Rose Company, commented on the difficulties the company has had being competitive in the flower business, until finally ceasing operations to lease land to others; he suggested that **creative land use planning could preserve open space and prove viable in the long term.** (MM 27)

Jeff Foltz, a **South Patterson land owner**, commented that his land does not benefit anyone currently, but there is an opportunity for public

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benefit since it is adjacent to the bike path, near the hospital, near the university, and could possibly be used for workforce housing and parks. (MM 27)

Stan Giorgi, representing the Giorgi family, noted that 7 property owners proposed a small area plan for the Patterson Park Golf Community, which was not approved, at the time of the 1993 Goleta Community Plan and expressed concern that land use planning will be piecemeal unless there is a coordinated effort. (MM27)

Larry Saltzman, representing Transition Town, promoted creative agriculture and permaculture options, such as a food forest and community gardens, to provide local food, as well as maintaining lands available for intensive food agriculture for future conditions. (MM 27)

Bob Alm, representing Deigaard Nurseries, presented photos from the property and urged creativity in future opportunities for residential land uses in the area which could provide a public benefit, such as a coastal park and trails. (MM 27)

Dean Lowrey, owner of Deigaard Nurseries, stated that agricultural operations in the South Patterson Agricultural Area are not competitive, that change on the Mesa is inevitable in the near future, and a rethinking of the area is necessary. (MM 27)

Kim Miller and Marnie Leland, owners of 5030 Hollister Ave, expressed concern that if the Montessori school is built behind their property, existing agricultural operations will be impracticable due to conflicts between school and agricultural uses. Ms. Miller and Ms. Leland requested consideration of a rezone to allow for residential land uses. (MM 27)

George Tharakan commented that the Montessori school should be built to improve the neighborhood and create a buffer zone around the school, in which to provide education about agriculture. (MM 27)

Christina McGinnis, from the OPEN project, commented that agriculture often has to adapt to changing economic conditions by incorporating innovations and that agriculture is an important component of the community. Ms. McGinnis also commented that Transfer of Development Rights (TDR) should be considered to preserve agriculture to the extent possible. (MM 27)

Ron Caird, a farmer and property owner in both the South Patterson Agricultural Area and in Santa Maria, cited prohibitive costs of labor and water in the Eastern Goleta Valley and suggested that a comprehensive small-area plan be made for the South Patterson Agricultural Area. (MM 27)

Ann Crosby, a permaculture advocate and designer, commented that traditional agriculture is not the only option for agricultural land, that permaculture, small farms, and a self-sustaining food supply is possible for food security, especially in emergencies, as the best use of the land. (MM 27)

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Patti Close commented that efforts should be made to assist farmers to save open space and farm operations. Ms. Close expressed concern about problems resulting from the Montessori School for the San Marcos/Hollister neighborhood, including traffic. Ms. Close also suggested that members of the GVPAC and staff should see the film "Fresh" to learn about highly productive rotational crops in urban areas. (MM 27)

Craig Minus, representing the Towbes Group and interests in the San Marcos Growers property, pointed out that maintaining agriculture for open space comes at the expense of land owners, and the County should buy the property for public open space. Mr. Minus also requested consideration of alternative land uses and the removal of the requirement for agriculture preservation. (MM 27)

Ann Crosby commented that preservation of farmland is important for the common good to ensure food security and local food supply for the areas populations. Ms. Crosby commented that the Goleta Visioning Committee's goal of „no net loss“ of agricultural land is essential for security of local food sources. (MM 27)

Mary Whalen clarified her comments recorded in the GVPAC meeting minutes for Dec 16, 2009 regarding concerns about legal interpretation of the GVPAC's recommended goals. Ms. Whalen also expressed concern that the draft goals for residential and agricultural land use were not reflective of the desires of the community for development in the future and were more reflective of the County's goals. (MM 27)

Christina McGinnis, from the OPEN project, commented that retaining current agricultural designations should be considered in the interest of resource protection. Ms. McGinnes also recommended adjustments to draft goals for residential land use to ensure consistency and remove potential for conflicts. (MM 27)

Shelly Cobb presented her findings regarding community support for agriculture, food security and preventing redesignation of agricultural land based on a petition of approximately 1,100 signatures. Ms. Cobb supports newly designating land for agriculture instead of designating existing agriculture into other land uses. (MM 27)

Dean Lowrey, owner of Deigaard Nurseries, commented that the S. Patterson Agricultural area, especially the mesa neighborhood, produces nursery and container products and that the area does not produce food, whereas other areas with good soil can produce food. Mr. Lowrey also expressed concern that competition in the nursery business is driving the decline of the industry in the S. Patterson Area and that the unique qualities of the mesa neighborhood should be accounted for in the plan to prevent the failure of the business. (MM 27)

Jeff Foltz, a South Patterson land owner, commented that his agricultural business is facing bankruptcy and change is needed. Mr. Foltz explained his options include either expanding the allowable uses of the property or selling the property for housing estates and that in order to keep the property as open space, the government would have to buy it. (MM 27)

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Sandy Lejeune, representing Fairview Gardens as an organic farmer, explained the difficulties and conflicts that exist for urban farmers where farm operations, including chickens, are opposed by residential neighbors and that the “right to farm” ordinance should be strictly enforced in the urban area. Mr. Lejeune also addressed the issue of water costs and local soil fertility, where food crops require soil amendments to retain the soil viability from local sources, not outside the area. (MM 27)

8. Comments on Bike Paths and Trail Improvements and Parks

Eva Inbar expressed support of a multi-modal approach to future transportation improvement planning, but also expressed concern regarding the opportunities to implement bikeway and other improvement due to limited funding and the preexisting traditional roadway system. (MM 9)

Wilson Hubbell, Vice President of the Santa Barbara Bicycle Coalition, conveyed the organization’s interest in working with the GVPAC to realize improvements to bicycle facilities in the Goleta Valley. Mr. Hubbell referred to past agreements with UCSB to make improvements to bicycle facilities as part of development impacts mitigation agreements, but noted that most of the improvements occurred in areas now incorporated in the City of Goleta; future agreements with UCSB should focus on improvements for the Eastern Goleta Valley. Mr. Hubbell also expressed concern that traffic studies undercount bicycle riders and do not include students, shoppers, trips to dentist, and other trips that could be done on bicycles. He suggested that existing infrastructure be upgraded and future improvements be implemented with design standards to connect cyclists with the same destinations that drivers frequent. (MM 9)

Patti Close expressed concern about projected future traffic conditions in the Goleta Valley would require significantly widened roads, as she has observed in the Bay Area and Orange County. Ms. Close identified concerns that widened roads would negatively affect the character and function of the Goleta Valley community considering crowded traffic conditions, particularly at Turnpike Rd. Ms. Close also expressed concern that new residential development in the future would cause severe traffic congestion regardless of mitigation and that national trip general rates and peak-hour traffic studies used to determine impacts and mitigations of new projects do not adequately capture the actual number of peak hour trips from households or the travel patterns of salespeople, service providers, mothers, students and others throughout the day. Ms. Close expressed support of making the connections between roadways, bikepaths, sidewalks, and other

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transportation corridors and discussed lack of safety in general as the primary impedance to children walking to school. Ms. Close recommended restriction of future housing unit development to manage traffic congestion issues. (MM 9)

Ann Crosby requested that the GVPAC consider a standard population-to-parks/recreation acreage that could potentially be unique for the Eastern Goleta Valley. (MM 10)

Dan Gira, representing the Santa Barbara Trails Council's Trail Planning Sub-Committee, commented that trails for hikers, bikers, equestrians, and other uses are needed for the Goleta Valley. Mr. Gira recommended that existing proposed trails should be implemented and new trails should be acquired through cooperative land use and development opportunities between the County and private land owners in the interest of interconnectivity (MM 21)

Bob Alm, representing Diegard Nursery, requested the GVPAC and the County consider conversion of the nursery to residential uses in exchange for a coastal park, bike trails, benches, and other public uses. Ms. Alm express interest in exchanging land uses to benefit the community and to work with adjacent landowners to achieve community goals for connectivity, recreation, and open space.(MM 21)

Patti Close, expressed concern about specific proposals to create parks, recreation and/or open spaces and houses through agriculture conversion to the detriment of water supply, food supply, and other impacts to the community. (Meeting 22)

Mark Holmgren, representing the San Marcos Foothills Coalition, encouraged the rezoning and redesignation of publicly-owned areas of the San Marcos Foothills to Recreation/Open Space with ESH-overlay from PRD-75 as part of the Goleta Community Plan Update. Mr. Holmgren is interested in protecting this public open space into perpetuity. (Meeting 22)

Christina McGinnis commented on specific goals for open space and passive parks to ensure that potential improvements would not inadvertently pose harm to habitat values and ecological function. (MM 22)

Mark Mollica, representing Deigaard Nursery at 5295 Shoreline Dr., requested the GVPAC and the County consider conversion of the nursery from agricultural to residential use] in exchange for a coastal park, bike trails, loop trails, benches, and other public uses. Mr. Mollica expressed interest in exchanging land uses to benefit the community and to work with adjacent landowners to achieve community goals for connectivity, recreation, and open space. (MM 22)

9. Comments on Residential Land Use and Site ID

Mary Whalen suggested that identification of park and recreation needs of areas south of Hollister Ave as a priority for the GVPAC during the van tour should be added to the van tour minutes for Stop #6. Ms. Whalen also expressed concern that the van tour agenda did

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not include all the developable sites reviewed by the Neighborhood Council and the Goleta Visioning Committee, particularly the County's Calle Real Campus, St. Vincent's at Foothill and Hwy 154, and areas along Hollister Ave and North Patterson, and urged the GVPAC and County staff to hold a second van tour workshop later in the planning process to revisit specific sites to discuss land use and development potential. (MM 9)

Anne Crosby addressed the SBCAG finding that cities should provide houses for employees since cities are the main job creators and economic centers. Ms. Crosby contributed that the County is missing out on revenue from commercial revenue collected by the cities while paying for infrastructure and service needs of city employees living in the unincorporated areas. (MM 13)

Patty Close, representing the Coalition for Sensible Planning, expressed concern about potential changes to the Eastern Goleta Valley causing increased costs and changes to residents' lifestyles. Ms. Close expressed a desire to leave the Eastern Goleta Valley unchanged in the update of the Goleta Community Plan. (MM 13)

Mary Whalen discussed the specific differences between rural, urban, and suburban areas in terms of allowable residential units per acre densities. Ms. Whalen described the built environment of the Eastern Goleta Valley as suburban in form and function, not urban or rural. (MM 13)

Craig Minus expressed appreciation for the efforts of the GVPAC to envision potential changes to the Eastern Goleta Valley and improve the status quo through the update of the community plan. (MM 13)

Ann Crosby discussed the impacts of increased residential density and population outside cities, which provide a majority of employment opportunities, as a financial and service burden on the County in both the short and long terms. Specifically, Ms. Crosby discussed the County's RHNA housing allocation from SBCAG and the determination that the jurisdictions that generate employment opportunities must provide adequate housing opportunities to balance initial and continuous costs. (MM 14)

Ann Crosby discussed the Santa Ynez Valley Community Plan as a plan that did not change the unincorporated Santa Ynez Valley and a good model for Goleta Valley. Ms. Crosby described the role of the PAC members as representatives of the community as a whole; in particular, Ms. Crosby questioned whether the neighborhood wants changes to the Turnpike Shopping Center or other areas using tools like form-based code and suggested consideration of down zoning to increase minimum parcels size to reduce impacts from residential development. (MM 15)

Patti Close suggested the GVPAC terminate the policies from the Goleta Community Plan to provide affordable housing to all Goleta residents. Ms. Close discussed the definitions of rural, urban and suburban areas and urged the GVPAC to protect suburbia in the Eastern Goleta Valley with track houses instead of multi-story developments. Ms. Close also expressed interest in preserving agricultural lands in the interest of food security when transport is

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unable to ship food to local grocery stores, and subsidizing farmers similar to how cities subsidize affordable housing developments. (MM 15)

Patti Close discussed emergency preparedness as an issue to address as a coordinated effort with the Office of Emergency Services (OES), particularly with regard to traffic on the highway in a major emergency or evacuation. Ms. Close also discussed the GVC's approach to higher density developments to cluster development on half of property to preserve open space and pocket parks and to avoid developments that do not consider neighborhood compatibility and increased congestion. Ms. Close expressed interest in not rezoning land in the Eastern Goleta Valley because demand for housing in California has diminished due to recession. (Meeting 16)

Steve Maas, representing the Metropolitan Transit District (MTD), reported that no project has been proposed for the vacant MTD property on Calle Real. Mr. Maas also noted the likelihood that transit-oriented development (TOD) would be considered for the property in the future and would be happy to work with the County and the GVPAC for the Goleta Community Plan update. (MM 17)

Craig Minus suggested that commercial areas function best with a 'critical mass' of residential areas nearby and vice versa; he questioned whether the Turnpike Shopping Center/San Marcos High School area contains this 'critical mass.' (MM 24)

Patti Close stated that the owners of houses surrounding the Magnolia Shopping Center may not want new entrances created, causing more traffic and less privacy. She also would support mixed-use projects with low numbers of residential units, but not 25-30 units because that would change the climate of the neighborhood. (MM 24)

Ann Crosby suggested that the Bungalow or Arts & Crafts style be used as a unifying style for the Eastern Goleta Valley; she also mentioned that light rail transit would be a great idea at Modoc Rd and Hollister Ave, but the high-density condo development at the intersection may cause access problems in the future. (MM 24)

Ann Crosby commented that the language used in the Residential Land Use Goal Matrix could be legally misinterpreted in the future to imply high density housing on all available open land, including agricultural land, in the EGV. Ms. Crosby expressed concern that the draft goals may not achieve the intended goals for the community, specifically in regards to housing and density. Ms. Crosby suggested that legal counsel review how the goals can be interpreted. (MM 27)

Ann Crosby commented that cumulative impacts of future development should be addressed in the community plan in advance of the environmental review and that goals for residential land use should be clear about what is meant by infill housing development over the next 20 years, where slow growth is prioritized. (Meeting 27)

Patti Close commented that the purpose and goal of the community plan is to protect the community from undesirable development, such as the development patterns in Los Angeles and development that provides for increased population in the future. Ms. Close expressed

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concern that the planning area does not have enough land to develop and that existing land suitable for agriculture should be retained in agricultural designations. (MM 27)

Mary Whalen commented that the goals recommended by the GVPAC do not represent the desires of the community and is concerned that County staff wants to redesign the community when the community does not need new development or redevelopment. Ms. Whalen commented that the goal should be to protect the overall health of the community and to grow slowly and that recent activities such as the proposed annexation of Foothill Centre and the increased speed limits on Turnpike are not aligned with the desires of the community. (MM 27)

10. Misc Comments:

Jack Armstrong, representing the Coalition for Sensible Planning (CSP), indicated that the citizens group would forward the email notifications of GVPAC meetings sent by the County to the CSP interested parties list. (MM 6)

Mary Whalen suggested that identification of park and recreation needs of areas south of Hollister Ave as a priority for the GVPAC during the van tour should be added to the van tour minutes for Stop #6. Ms. Whalen also expressed concern that the van tour agenda did not include all the developable sites reviewed by the Neighborhood Council and the Goleta Visioning Committee, particularly the County's Calle Real Campus, St. Vincent's at Foothill and Hwy 154, and areas along Hollister Ave and North Patterson, and urged the GVPAC and County staff to hold a second van tour workshop later in the planning process to revisit specific sites to discuss land use and development potential. (MM 9)

Mary Whalen requested that staff continue to provide detailed minutes of public comment and GVPAC meeting proceedings to retain records of discussions, ideas, and comments. (MM 11)

Karen Quimby, representing the 2nd Supervisorial District Office, announced the upcoming Green Gardening Day at La Sumida Gardens (165 S. Patterson Ave) on Saturday March 7th, 2009 from 11:30AM – 1:30PM and invited the GVPAC and all interested parties to attend. (MM 11)

Ann Crosby suggested that the County and the GVPAC not rely on developers to implement the goals for commercial development, streetscape improvements, and other facilities development in the Eastern Goleta Valley, and that the community could look to its own resources for help with implementation, including:

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Goleta Beautiful: plantings, streetscape maintenance, grants for water use and installations;

Community gardens and edible landscaping in public areas;
Businesses working with community, like Fairview Gardens or Christmas Tree Farm;

San Marco High School frontage improvements and community gardens, student gardeners and apprenticeships in public improvements;

Guerilla gardening to improve easements and/or vacant properties. (MM17)

Ann Crosby suggested that the workshop provide opportunities to receive input on a variety of topics, including:

- Emergencies and public services designed to function well in different types of emergencies;
- Watersheds and Water Quality/Supply designed to handle drought conditions and energy shortages;
- Parks to include community gardens and policies for food security;
- Agricultural land use to address food security, energy, and food prices;
- Traffic with regard to congestion impacts, air quality, and noise. (MM 15)

Shelly Cobb expressed concern regarding whether there would be enough chairs/space for everyone who attends the workshop and whether the facilitator will be able to record the discussions adequately. (MM 16)

Patti Close suggested that the survey be printed in the newspaper so people could cut it out and mail to the County. (MM 16)

Ann Crosby requested the focus questions for the workshop be straight-forward and devoid of technical planning jargon. (MM 16)

Shelly Cobb expressed concern that the wide range of topic, including planning issues and specific neighborhoods, will be confusing to workshop participants. (MM 16)

Patty Close expressed concern that those who have a financial interest in land use planning would dominate the attendance at the workshop over the average citizen. (MM 16)

Mary Whalen objected to the Foothill Centre office building project proposed to the City of Santa Barbara and suggested the area would better support a neighborhood shopping center. (MM 17)

Patti Close expressed concern that community survey results would be open to discretionary interpretation by reader and that the results are not statistically significant. (MM 17)

Mary Whalen objected to the Foothill Centre office building project proposed to the City of Santa Barbara and suggested the area would better support a

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neighborhood shopping center. (MM 17)

Patti Close expressed concern that community survey results would be open to discretionary interpretation by reader and that the results are not statistically significant. (MM 17)

Shelly Cobb found the community survey too long and unclear. Ms. Cobb also supports the preservation of local farmland to address peak oil conditions and secure the opportunity to buy food locally. (MM 17)

Patti Close expressed concern about the Foothill Centre project requiring a rezone, which would undermine the provisions for the Goleta Community Plan update. (MM 17)

Mary Whalen requested a special meeting to discuss the Foothill Centre project and a letter to the Board of Supervisors from the GVPAC against the project in favor of neighborhood commercial as a better project for the area. Ms. Whalen also requested a second community planning workshop. (MM 17)

Michael Towbes, applicant and owner of the Foothill Centre project submitted to the City of Santa Barbara, discussed a brief history of the property and the proposed project description. (MM 18)

Patti Close expressed appreciation for the GVPAC's public process, including the community planning workshop. Ms. Close enjoyed the workshop and wished more people attended. (MM 18)

Patti Close expressed concern that the presentation given by Michael Towbes during Public Comment at the August 19th GVPAC meeting was too extensive and suggested that, in the future, such presentations should be agenzized. (MM 20)

Craig Minus stated that it might be better to use positive action words, such as create or encourage, rather than negative words and that GVPAC members should carefully consider the impacts of the goals they approve. (MM 20)

Tom Elliott
February 12, 2010
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