



## NEWSLETTER March 2023

### The Board of Directors and Committees would like to share what is going on in our community!

#### A big thank you!

To all Members who attended our *Annual Meeting* held at the Goleta Valley library, thank you for your participation. The BOD presented this year's budget and the good news that there will be no increase in annual fees this year. A new State law was passed in January 2022 and Board elections are not required for uncontested elections, as was the case this year. This is also called Elections by Acclamation. This year's Board of Directors are as follows: President-Jim Peterson, Treasurer-Greg Novak, Vice Presidents (2) Sandra Austin and Reed Jolley, and Secretary- Axel (Ted) Johnson.

#### Welcome new neighbors

The Board welcomes new community members including Alex Dodds and the Caruso family on James Road. From the Caruso Family:



"Hi, we're the Caruso family. We moved here in August and have been loving it. A bit about us...

I (Kyle) work in design and have been loving bike rides and runs on More Mesa. Jess works in wealth management and has a goal to jump in the ocean 52 times this year. Everett is 7 and in 1st grade at Hollister school. Alden just turned 5 and is really into riding his bike up and down James Rd. Callum is 2.5 and is kinda obsessed with Spider Man so he might web you if he sees you."

#### Committee Reports

Our community is strong because of the hard work and dedication of our committees. Consider volunteering for a committee which is rewarding and an opportunity to meet other members. Here is a roundup of the latest news:

##### *Architectural Committee (Cathy Moseley, Committee Chair)*

The Committee reminds everyone that they have published an excellent handbook on how to develop or remodel your property that are within the guidelines published in our CC&Rs. It can be found on the More Mesa Shores website ([moremesashores.org](http://moremesashores.org)). Please review your proposed plans with the Architecture Committee before beginning the County permit process. Since our roads are private and susceptible to damage from heavy construction equipment, many projects will require a Road Bond that is refundable after your project is completed if there is no road damage.

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(Architectural Review cont'd) If you have an approved project ready to start, please respect the privacy of your neighbors and restrict construction to hours of 8am-5pm.

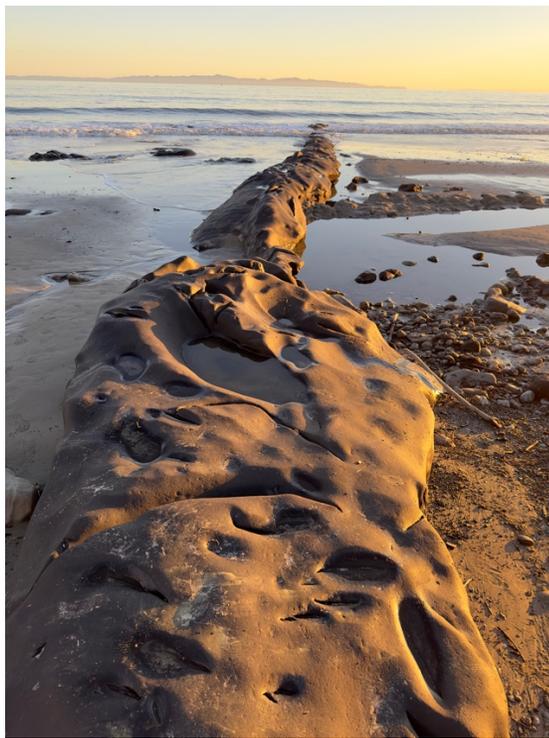
***Beach and Stairwell (Karen Novak, Committee Chair)***

There has been considerable erosion to the cliffs all along the bluffs of More Mesa so be very careful. Stay back from the cliffs. All the sand is gone now because of the winter storms but historically this is normal. Spring will bring back favorable tides and weather conditions conducive to sand enhancement of the beach. Maybe some of the Montecito silt being deposited onto Goleta Beach will make its way down the coast to the More Mesa Shores beach as well.

***Did you Know?***

Our beach has a name other than More Mesa Shores Beach; do you know what it is?

Answer: ***Black Rock Beach!*** The name is very appropriate when taking in the view looking up to where the seals hang out and the long black reef to the east of the stairwell!



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## **Airport Noise Abatement (Greg Novak, Committee Chair)**

*By Greg Novak*

The Santa Barbara airport's new director Chris Hastert met with the community in December to present the plans for the airport expansion as well as concerns over aircraft noise. Many residents were given the opportunity to speak and were quite vocal about noise especially on the early morning departures. Mr. Hastert stated he will do his best to address these concerns.

Construction for the expansion of the airport is scheduled to begin in 2026 and completed in 2028. It includes terminal expansion and the addition of a parking structure. The demand for future passenger enplanements is anticipated to increase by 79% by the year 2032.

In January the Goleta City Council voted unanimously to send a letter to the Santa Barbara City Council expressing the need for an airport action plan, to address concerns of Goleta residents regarding airport operations and the affects impacted on Goleta residents.

Efforts are being made by Gordon Feingold (aircraft owner and former MMS resident) to reinstate the airport noise committee that had been discontinued approximately 10 years ago, Mr. Hastert indicated he was receptive to the idea.

Concerning airplane over flight of our community, 3 of the 4 airlines that serve Santa Barbara have developed their own Proprietary GPS Approaches, that guide inbound airplanes arriving over the More Mesa open space to avoid over flight of residential areas. This was prompted by the complaints received on the airport noise hot line.

The Board asks everyone to continue to use the hot line for it does help document non-compliant aircraft SB noise abatement Hot Line PH # 805 967 1900.

Gordon and I continue to work to change the runway 7 departure procedure such that aircraft, especially early morning departures climb to a higher altitude before beginning their turn to over fly our community. This change would directly involve the FAA and may be difficult to achieve, however there are airports that do have such procedures and our goal is to have these initiated at SBA.

## **Roads (Sandra Austin, Committee Chair)**

After months of planning and workshops with the Road Captains, roadwork on Orchid and all the side roads will begin on Tuesday April 4, 2023. (Continued on Page 3)

- Road repair will begin on April 4th and completed by April 20<sup>th</sup>.
- The schedule and coordination or road access will be communicated by your road captain and posted on the MMS website in March.
- By April 1, homeowners must remove all dirt and vegetation 1' back from the road.
- The Roads Committee greatly appreciates your assistance throughout this process.

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## Community News

### Santa Barbara County Housing Element DRAFT

The Santa Barbara Housing Element DRAFT is published, and big changes are planned where the Por La Mar Farms now exists. Please submit your comments by 5:00 p.m. on Wednesday, March 1, 2023, to [housingelement@countyofsb.org](mailto:housingelement@countyofsb.org).



#### New Housing Development on Patterson Avenue

##### Proposed County's Housing Plans

2,834 units on the South Patterson Ag block just off Hollister between S. Patterson and Ward Drive.

Please submit your comments by 5:00 p.m. on Wednesday, March 1, 2023.  
[housingelement@countyofsb.org](mailto:housingelement@countyofsb.org)

Planning and Development Department released the Draft Housing Element Update for a 30-day public review and comment period.

If you wish to provide comments regarding the draft, please submit them in writing, either by email at [housingelement@countyofsb.org](mailto:housingelement@countyofsb.org) or to Santa Barbara County Planning and Development Department, Long Range Planning Division, Attn: Jessi Steele, 123 East Anapamu Street, Santa Barbara, CA 93101.

Article: <https://www.edhat.com/news/op-ed-its-go-time-to-comment-on-sb-countys-housing-element>

## More Mesa Shores Entrance Gate Proposal

Several MMS members are in the process of researching the option of installing a gate at the More Mesa Shores entrance, where Orchid Drive and Shoreline Drive merge.

Jacques Habra writes:

“A gate at this point *currently* has the support of County permitting staff. County Fire, Transportation, and Planning proposed location since the County wants to install a turnaround and expand parking for County Open Space visitors on Shoreline Drive.



The gate does not need to be built right now but the membership is encouraged to pursue the permitting process as this window of time is short. If not pursued now, it is possible the County will not support the project in the future or will require the gate to be installed at the top or Orchid Drive which is much less desirable.

The gate permit will allow MMS to construct a gate/pedestrian door in the future for privacy, security, and access. Currently, there is a tremendous amount of daily pedestrian and vehicular traffic that does not belong in the MMS community and may be a liability for MMS. We are also allowing anyone to cruise through and examine our properties for potential thefts, crimes, trespassing, illegal parking, etc. There is no control or surveillance at the entry/access into MMS. A gate will prevent this.

Keep in mind that Patterson Road is now subject to new development proposals which will see hundreds if not thousands of new residents who venturing to the trail access point on Orchid and further reduce our general safety, security, and privacy. A gate will solve many issues today and in the future.

The community is urged to recognize this closing window of opportunity to permit the gate in the most desirable location at the intersection of Shoreline and Orchid Drives. If we do not act now, we may lose the opportunity to install a gate in the future.”

The cost for the permit is ~\$21,000 and to construct the gate is ~\$150,000 to ~\$175,000. Any decision on a gate would be done by a vote of the membership.

## **DRAFT Rental Documents**

The Board apologizes for not having a discussion on these documents at our Annual Meeting and know that many of you were prepared to comment. We remain dedicated to getting these documents back on our Monthly Agenda for discussion and get something passed that meets the needs of our Association. We realize there has been a lot of hard work and dedication from Committee members and we want to assure MMS members that we are working on it.



***From the More Mesa Board of Directors***