

# RANCHO LA LAGUNA APPLICANT'S PRESENTATION BOARD OF SUPERVISORS 8/29/2017

- Presented by:
- **SUSAN F. PETROVICH**

 Brownstein Hyatt  
Farber Schreck

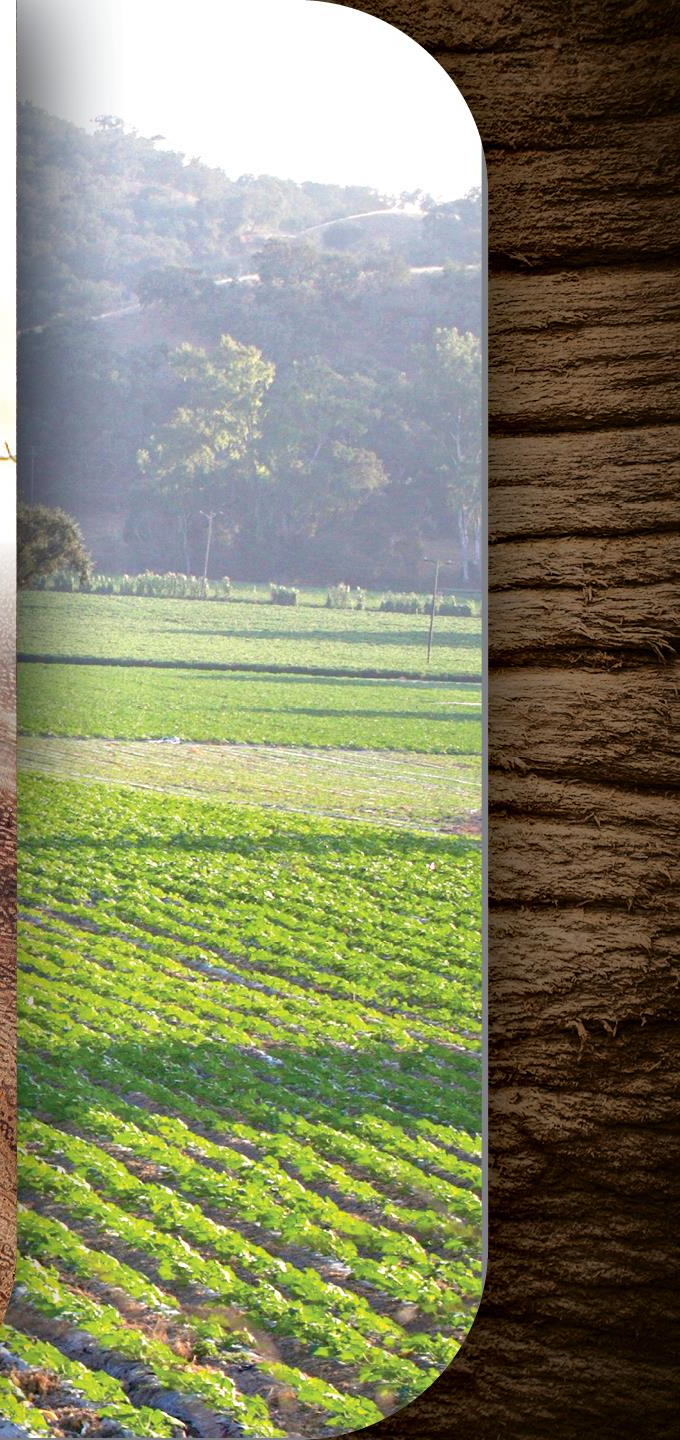


La Laguna

RANCH

RANCHO  
LA LAGUNA

PRESERVING THE TRADITION OF FAMILY FARMS





*RANCHO  
LA LAGUNA*

---









# THE LEGACY OF RANCHO LA LAGUNA

- Chip Hanly – 4<sup>th</sup> generation Solvang family
- Chuck and Stephanie Roven – long-time ranch owners in Foxen Canyon
- In 2003, the Hanlys and Rovens purchased a ranch with no irrigated fields, little water, and inadequate fencing
- Added cross-fencing & state of the art irrigation system for reliable water, resurrected and expanded row croplands



## THE DREAM

- Create a ranch that could stay in the families for generations
- Create enough parcels for the current generation and the next – no other way for the families to live on the ranch
- RDEs to confine residential areas on nonprime ground, avoid sprawl – preserve production agriculture and biological resources
- Use existing ranch roads (minimal widening) & design parcels to conform to farming patterns – follow the fencelines



# ACCOMPLISHING THE DREAM

- Hire the best available agricultural, cultural, and biological experts to study the resources
- Hire Tish Beltranena to provide expert planning advice
- Work with USFWS and CDFG to protect listed species
- Protect oak woodlands and riparian areas
- Work closely with County staff & comply with all County ordinances and policies



# RANCHO LA LAGUNA TODAY

- 11 leases of cropland
- Lessees return year after year
- Reliable, good quality water
- Listed species protection resolved
- Oak woodlands and riparian areas preserved
- Productive, desirable agriculture
- Project won't change any of this



## WHY THIS MUST BE APPROVED

- They have played by all rules -- Comprehensive Plan, Zoning, Subdivision Map Act
- All parcels have individual agricultural viability – Sage, staff, FEIR
- No Class I impacts & alternatives have same impacts
- 12 other ag land divisions have been approved, with ag viability being the sole criterion for compliance with Ag Element
- RDEs will preserve agriculture and natural resources
- It has a proven, ample water supply with individual wells or shared system for each lot.
- 2400 of 4000 acres will go into Williamson Act contracts, remaining parcels eligible for contracts



# AGRICULTURE IS THE PRIORITY

- Chip & Chuck have spent a small fortune on enhancing the ag production & intend to keep it in agriculture
- The ag leases provide families with their livelihood
- The Hanlys and Rovens are cattle people – they don't plan to put vineyards on the hillsides, but there's ample vineyard land.
- Mesa Vineyard managers know what wine grapes do best here and identified 400-500 ac. of suitable vineyard without damaging oak woodlands or planting on steep slopes
- There's no rational basis for denying this project – it conforms with the Agricultural Element.



## PROJECT BACKGROUND

- Combination of level land in the canyon – smaller parcels – larger parcels in rolling/steeper grazing land
- Abutting lands to the south are similar range of sizes. To the east, west and north, rangeland
- Not in Ag Preserve – non-renewed by Luton Trust – EDC has attached a copy of the non-renewal – 7,931.67 acres under separate ownership --- PPP representing Luton Trust (Rancho San Lucas).
- Applied for shared domestic water system because EHS required proof of water supply for lots.



# MAINTAINING THE INTEGRITY OF EXISTING AGRICULTURE

- Detailed studies of biology, cultural, visual, agricultural resources
- Existing Layout - Parcel lines follow fence lines
- Low Impact - Access roads follow existing ranch roads
- Development Envelopes sited to minimize impacts
- Existing irrigation system – two powerful wells (1500 gpm+), 55,000 gallons of storage, serving crops and troughs



RANCHO  
LA LAGUNA





# THE PROJECT FITS THE LAND

- Why 13 parcels?
- RDEs have been thoroughly studied, by applicants and EIR.
- RDE size is driven by topography, visual considerations, and natural resources. Within each RDE, total residential development confined to max. 2 ac. on Lots 9-13 and 5 ac. on Lots 1-8.
- Lots 9-13 will be enrolled in Agricultural Preserve Program because these are grazing lands that will benefit from the program.
- BAR approval for all houses visible from public roadways.
- Agree not to oppose downzoning of Lots 9-13 to AG-II-320.



RANCHO  
LA LAGUNA

---





## THE PROJECT FITS THE LAND

- Each parcel has been carefully studied – all are ag viable
- Biological resources are protected by adaptive management conditions to mitigate impacts, regardless of where resources are at time of disturbance
- Existing roads provide shared access; all are on moderate slopes and require minimal widening to meet FD standards
- Existing leased land will continue to be leased unless an owner desires to engage in own farming operation.
- Following fallacies



## EXISTING WELL SITES

- Lot 1 – 1 water well near Foxen next to farm field
- Lot 2 – 2 water wells near Foxen next to farm field
- Lot 3 – 3 water wells near Foxen next to farm field
- Lot 4 – 4 water wells near Foxen next to farm field
- Lots 5 & 6 – 1 water well each next to farm field
- Lots 7, 9, 10, 11 – no existing onsite water wells
- Lots 8 & 12 – 1 water well each next to farm field
- Lots with no existing wells are large – 206, 438, 597, 429 acres – ample room to locate wellsites. Creeks run through the ranch, recharging groundwater



## BOGUS ISSUES

- Growth inducement –over 11 years & hundreds of thousands of dollars. During the same time, 12 map approvals WITHOUT AN EIR and without hassles – all based on agricultural viability. Lesson – sequential lot splits
- Water system & roads will allow neighbors to subdivide
- Fractured farming
- Mandatory Williamson Act for parcels – otherwise, owners aren't committed preserving agricultural land
- Inconsistent with Agricultural Element
- Project is just like the denied Mission Oaks Ranch
- “Mr. Rich Guy” will buy one of the smaller parcels then impede agriculture on the other parcels.
- RDE proximity to farm fields will conflict with agriculture



*RANCHO  
LA LAGUNA*



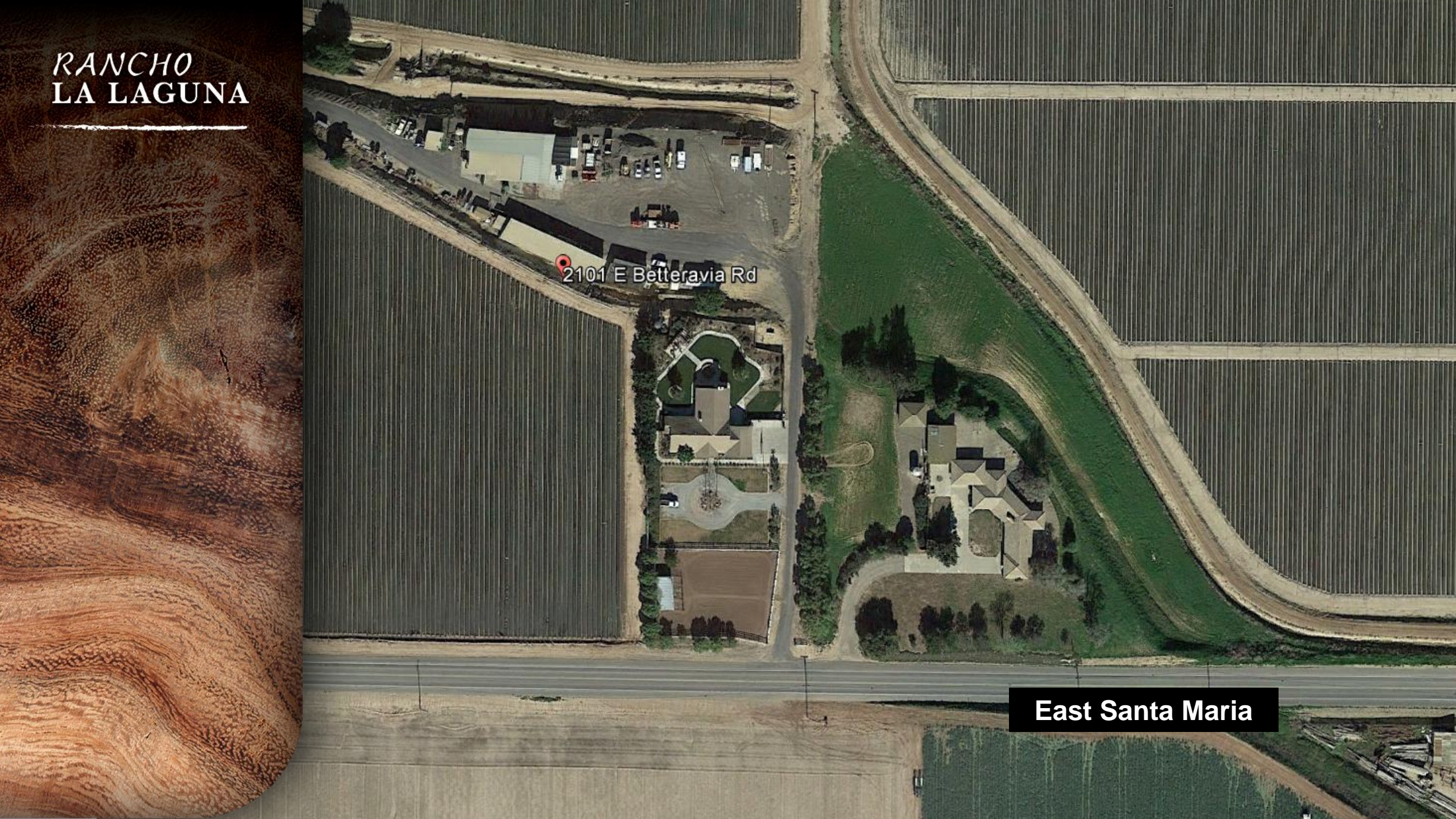
**Santa Maria**



**RANCHO  
LA LAGUNA**

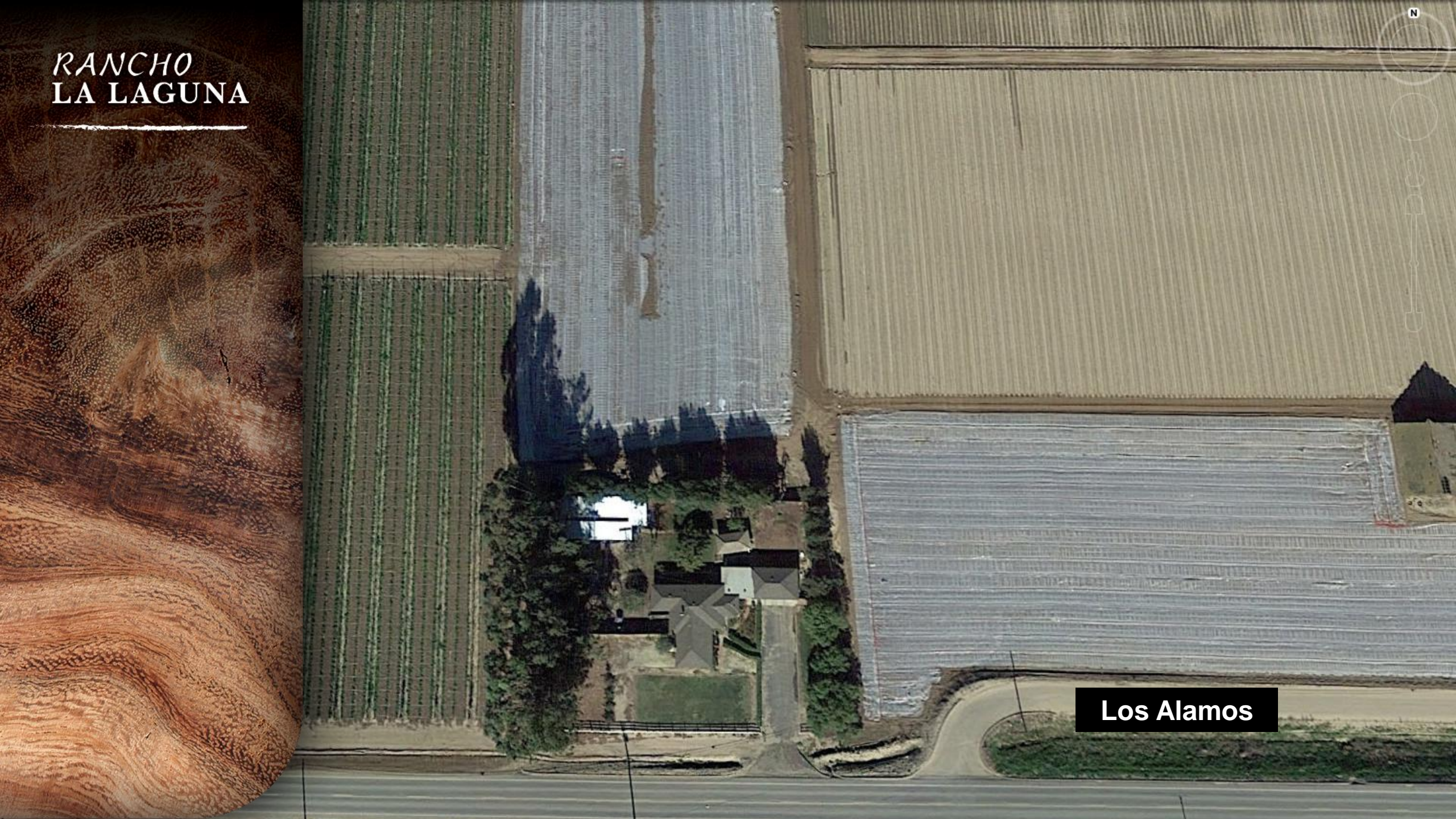
2101 E Betteravia Rd

**East Santa Maria**





*RANCHO  
LA LAGUNA*



**Los Alamos**



**RANCHO  
LA LAGUNA**

---

4300 CA-135

**Los Alamos**

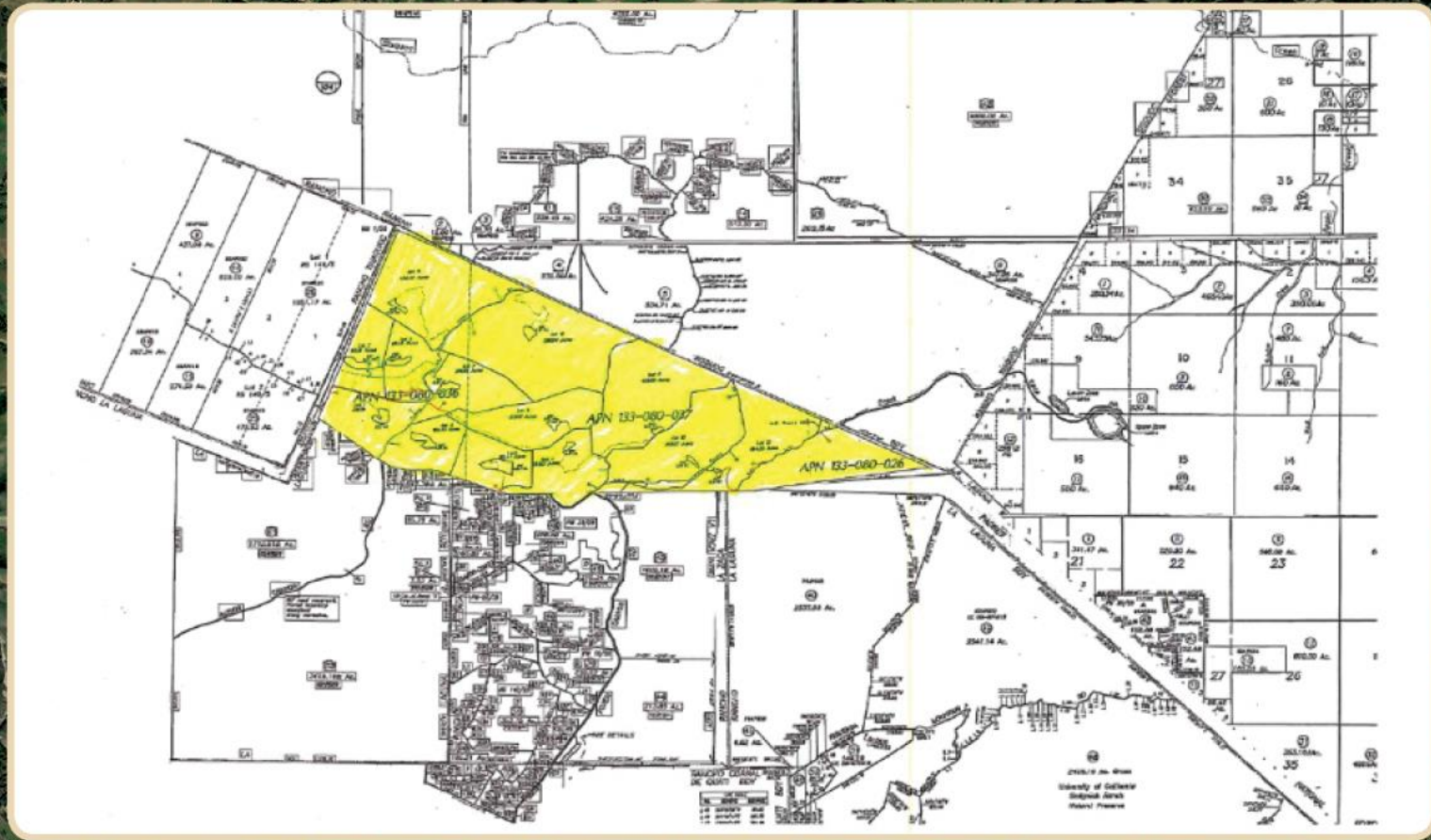


# COMPATIBILITY WITH NEIGHBORS

- Neighboring parcels have a wide range of sizes
- Neighboring parcels range from 12 acres to 1,000s of acres with many sizes in between
- Proposed parcels range from 160 to 605 acres – smaller parcels on canyon floor (prime cultivated crop land) and larger parcels proceeding northward where topography changes
- Topography plays a strong role in parcel sizes in the area
- Following slides depict the wide range of parcels sizes and the corresponding topography



# RANCHO LA LAGUNA

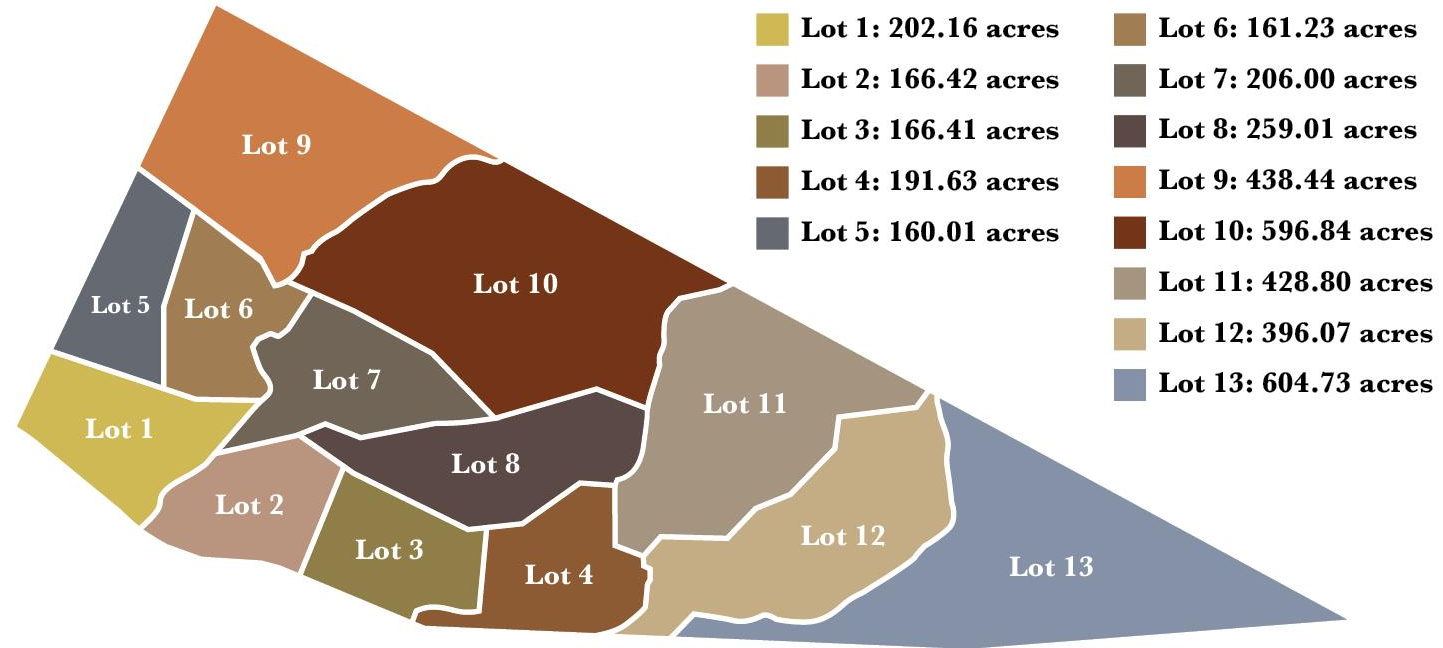


*PRESERVING THE TRADITION OF FAMILY FARMS*



# RANCHO LA LAGUNA

## TOTAL ACREAGE

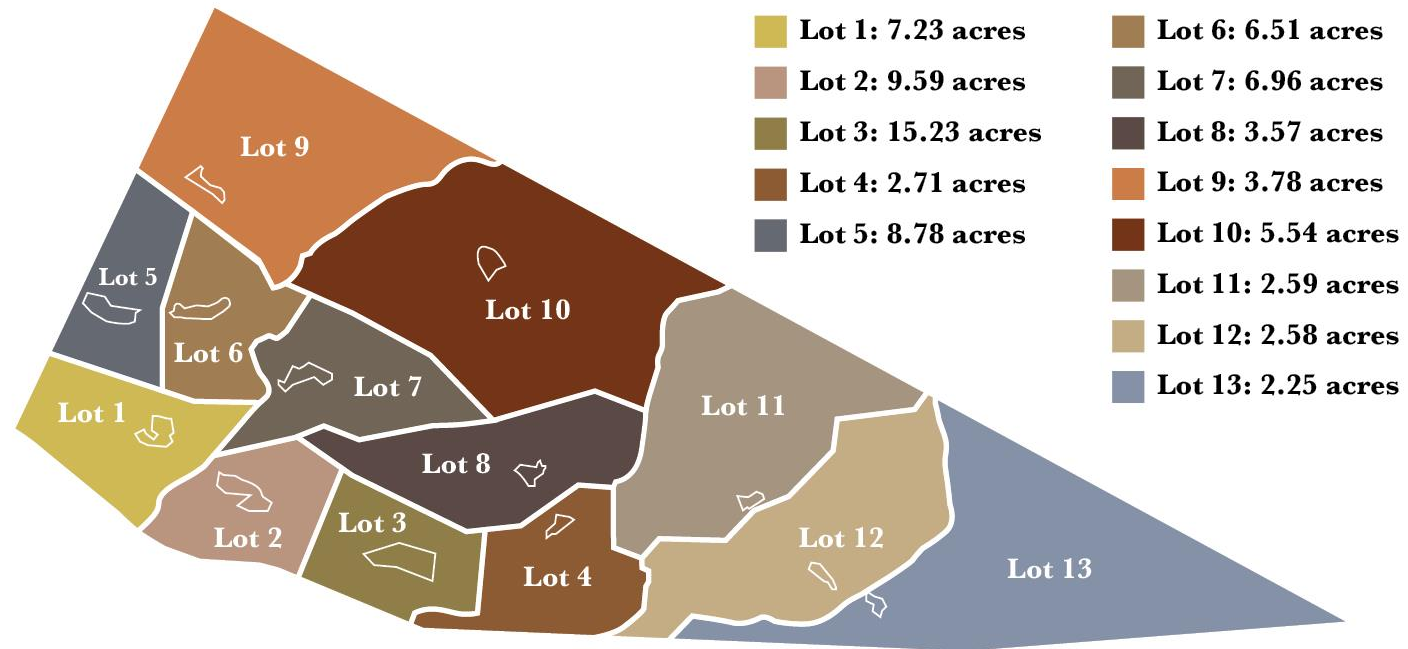


*PRESERVING THE TRADITION OF FAMILY FARMS*



# RANCHO LA LAGUNA

## RDE



*PRESERVING THE TRADITION OF FAMILY FARMS*







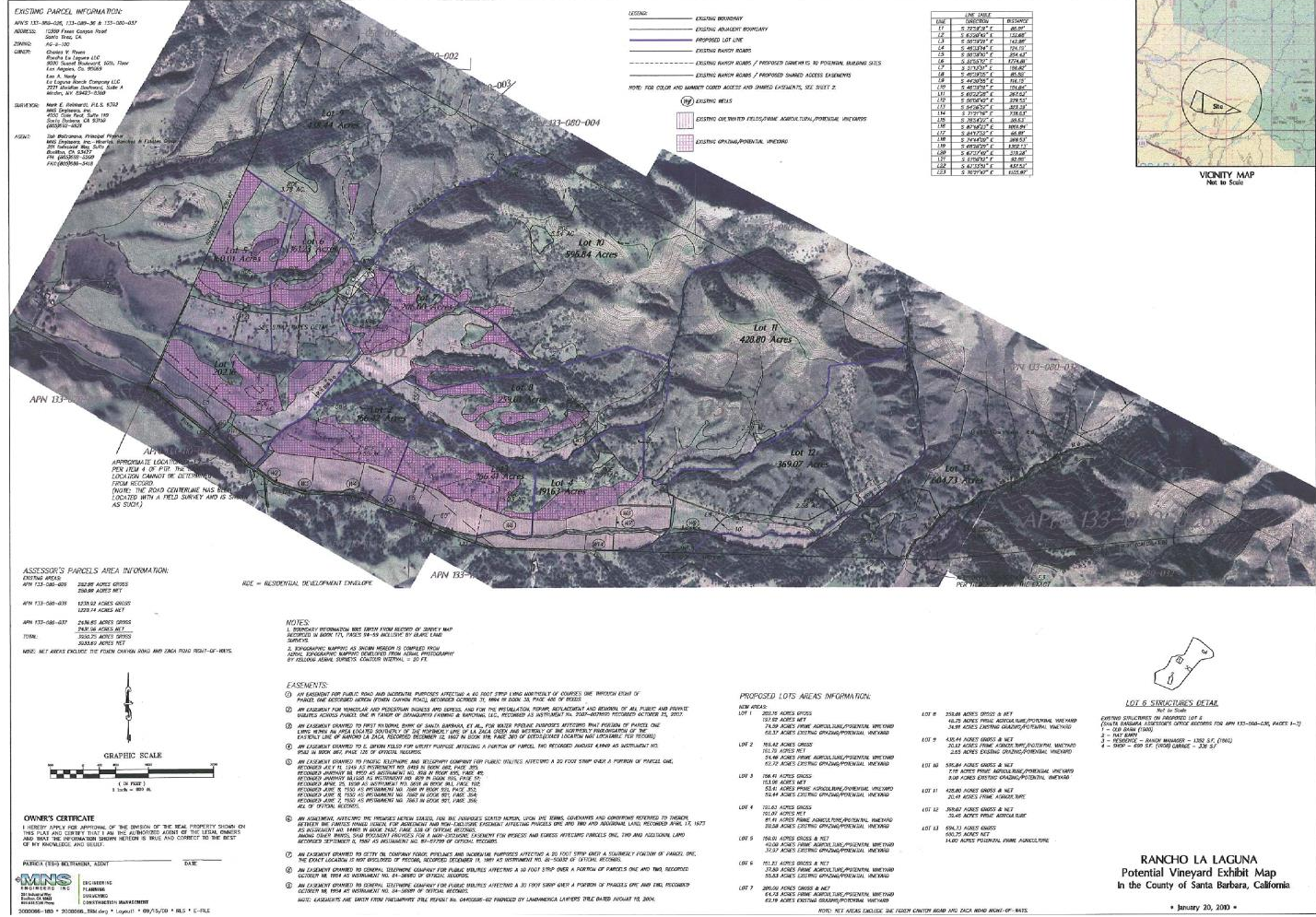
# RANCHO LA LAGUNA



*PRESERVING THE TRADITION OF FAMILY FARMS*

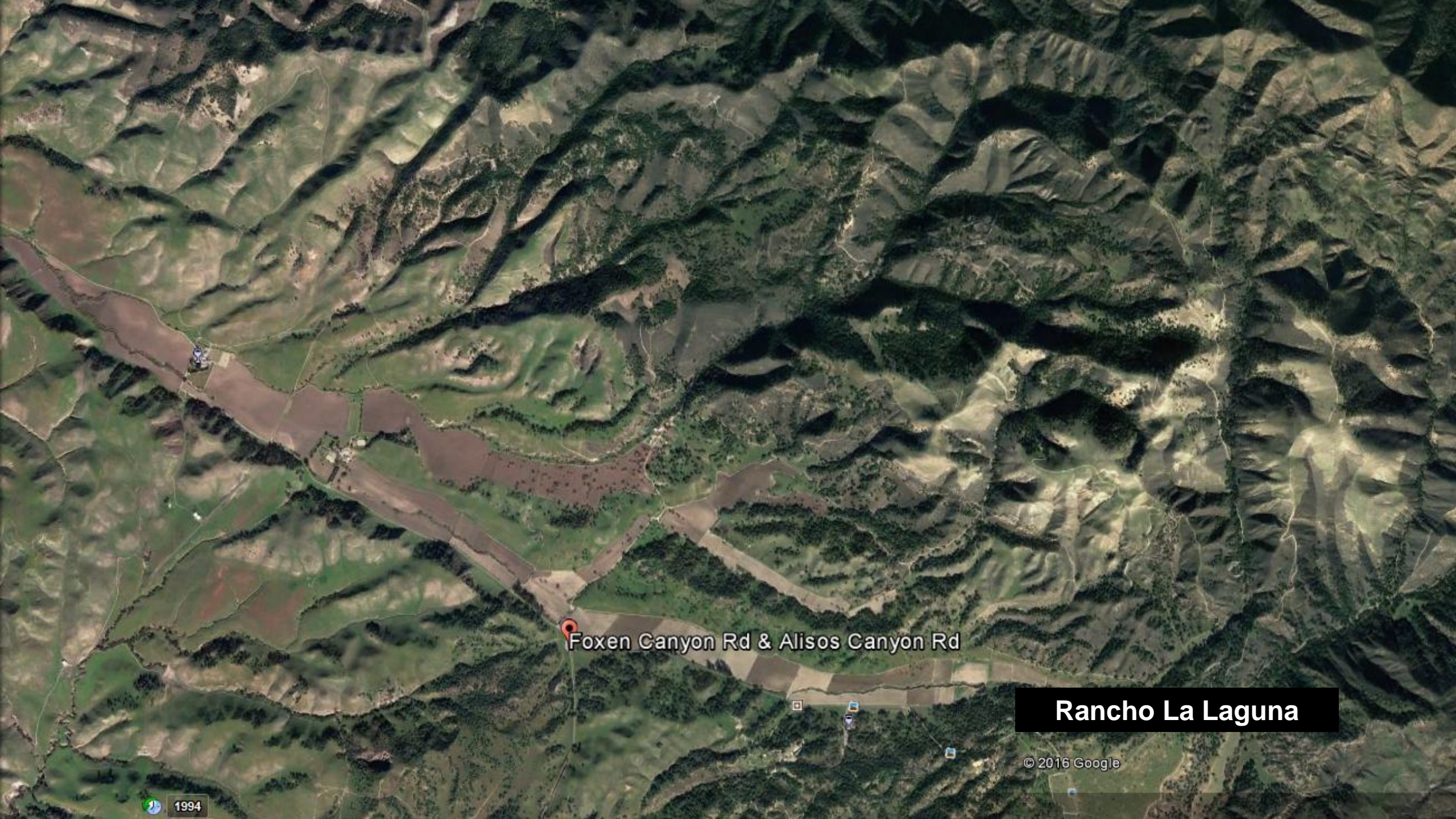


# RANCHO LA LAGUNA



PRESERVING THE TRADITION OF FAMILY FARMS





Foxen Canyon Rd & Alisos Canyon Rd

**Rancho La Laguna**

© 2016 Google

1994



Foxen Canyon Rd & Alisos Canyon Rd

South West of Ranch





RANCHO  
LA LAGUNA



Lot 1



*RANCHO*  
**LA LAGUNA**

---



**Lot 3 and 4**



*RANCHO  
LA LAGUNA*



**Lot 7 and 10**



RANCHO  
LA LAGUNA



Lot 12



## WHY AGRICULTURE MATTERS

- Farming and ranching ideally is a family enterprise that children can inherit from their parents throughout successive generations, rather than having to sell the whole parcel to pay taxes or to satisfy non-farming heirs
- Long-term agriculture viability is enhanced by wise land division resulting in each parcel being able to sustain agriculture, in the long term, as an individual unit
- Multiple parcels provide collateral for loans – capital improvements or hard times
- APAC concurs that parcels will be agriculture viable & eligible for Agriculture Preserve Program



## IN RESPONSE TO THE COUNTY

- Claim that the project threatens the agricultural future of the ranch
  - The current owners purchased a ranch that was not producing to its potential & enhanced agricultural production throughout:
  - Fixed existing fences and expanded cross-fencing to allow for most efficient grazing – rotational.
  - Restored and expanded crop land
  - Drilled new water wells, built storage tanks, and installed an efficient irrigation system for all of the agriculture needs.



## IN RESPONSE TO THE COUNTY

- Project violates Agricultural Element by introducing urban influences into agricultural area, threatening ag viability on property and on neighboring properties – “urban” means “In, relating to, or characteristic of a town or city.” County says the owner’s home on ag land is urban.
- Conservation Element says subdividing large ranches into smaller lots increases taxes for neighbor properties – the concept became outdated and wrong in 1970’s with adoption of Prop. 13
- Ag Element says that once ag viability is lost, there will be pressure to further divide the parcels and convert to urban – these parcels all are viable stand-alone agricultural units



## IN RESPONSE TO THE COUNTY

- The resulting parcels will cease to be used for agriculture – this was pure speculation on the part of the majority of Commissioners and makes no sense at all. Prime agriculture land in a rural setting.
- Building sites cannot total more than 46.3 acres (max. 5.0 acres on 1 through 8 – some are less; max. 2 acres on 9 through 13) – less than 1% of ranch acreage
- Agriculture will occupy over 99% of the ranch.



## IN RESPONSE TO THE COUNTY

- Project has 64 biological conditions vetted by experts – County staff, Rincon, Rosie Thompson
- 29 conditions avoiding and mitigating bio impacts in every conceivable situation.
- Building sites cannot total more than 46.3 acres (max. 5.0 acres on 1 through 8 – some are less; max. 2 acres on 9 through 13) – less than 1% of ranch acreage



# EIR ALTERNATIVES

- No Project – not feasible and same level of impacts
- Agriculture Cluster – infeasible -- would disrupt ag operation if placed near headquarters – visual & oak impacts if placed along slopes facing Foxen Canyon Road – Lots 3 & 4
- Reduced # of Lots – doesn't change level of impacts; doesn't eliminate mitigation measures; infeasible for applicants because deprives them of principal reason for project – to have sufficient # of lots to meet family needs.
- NO JUSTIFICATION FOR IMPOSING ALTERNATIVE OR DENYING PROJECT.
- NO CLASS I IMPACTS
- EQUAL PROTECTION – OTHERS ALLOWED TO DIVIDE ON SIMILARLY SITUATED PROPERTIES



## IN REVIEW

- Ask your support for the project so these owners can continue to provide ag viable parcels for themselves, their children and grandchildren.
- All State and County requirements have been met.
- It complies with all ordinances and General Plan policies.
- There is no rational basis for denying all of those other projects but denying this one.
- Questions?





*THANK YOU*

