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Sarah Mayer *Public Comment - Agriculture Advisory Committee*

**From:** Mel Graham  
**Sent:** Tuesday, April 30, 2024 3:18 PM  
**To:** sbcob  
**Cc:** Lottie Martin; paulvanleer@ucsb.edu; Jose Chang; Tashina Sanders  
**Subject:** AAC Signed Letter to the BOS, RE County Housing Element Proposed Rezones, 5-1-24.pdf  
**Attachments:** Scan-AAC Signed Letter to the BOS, RE County Housing Element Proposed Rezones, 5-1-24.pdf

Clerk-

Please see attached a letter from the Ag Advisory Committee to the Board of Supervisors and please let me know if you have any questions.

Also, can you please reply to let me know you received this email.

Thank you.

-Mel



**Mel Graham**

Agricultural Integrated Pest Management Specialist

Agricultural Commissioner's Office

624 West Foster Road, Santa Maria, CA 93455

Phone: (805) 934-6200 | Fax: (805) 934-6202

[mgraham@countyofsb.org](mailto:mgraham@countyofsb.org)

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## COUNTY OF SANTA BARBARA AGRICULTURAL ADVISORY COMMITTEE

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May 1st, 2024

Santa Barbara County Board of Supervisors  
County of Santa Barbara  
105 East Anapamu Street  
Santa Barbara CA 93101

RE: County Housing Element Proposed Rezones

Dear Chair Lavagnino, Fellow Supervisors:

The Agriculture Advisory Committee has reviewed several parts of the Housing Element and recently discussed several of the properties in agriculture zones that are in consideration for rezoning to meet the housing elements needs and RHNA allocations. Specifically, we reviewed parcels currently zoned agricultural and/or in agricultural production located on the Hollister Avenue corridor, parcels identified as the South Patterson Ag Block, Glen Annie, Van Windgerden 1, and Van Wingerden 2 as well as properties nearby.

Generally, and in recognition of the AAC's desire to support the Santa Barbara community at large and to see our agriculture workers have more housing options, we recognize the need for an increase in housing inventory and strongly recommend that solutions devised by the county use mechanisms that preserve agriculture lands at the same time. As a result, we strongly recommend an increase of minimum and maximum density to 60 units per acre minimum and 80 units per acre maximum. Increasing these housing unit rates allows the county to achieve its mandate on less land and requires less conversion of agricultural land to housing. We make these recommendations fully understanding that EIR findings may need limited revisions, but feel such effort now is worth the time and effort to preserve future agricultural and rural lands as housing demands continue to grow.

For the benefit of the Board of Supervisors and the public, we would like to inform you that the following recommendations for specific properties contemplated for rezone included the disclosure of potential conflicts of interest and recusal of AAC members as appropriate.

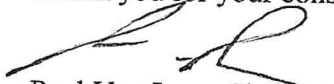
The AAC unanimously made the following recommendations regarding potential rezone sites on the South Coast:

1. Hollister Avenue corridor and South Patterson Ag Block: while we are always reluctant to convert agricultural land, in recognition of the housing crisis, the AAC does not oppose the rezone of these Ag parcels. In reaching this unanimous decision, the Committee discussed the current difficulty of incursions of urban uses onto agricultural operations at these locations and the benefits of infill development in an urban area.
2. Glen Annie: the AAC opposes the rezone of Glen Annie due to its proximity to other Ag operations. Although the property itself is not currently in agricultural production, the Committee felt concern with the potential for significant impacts of this land use change to surrounding viable agricultural operations and the potential for subsequent land use conflicts and expansion of urban uses in the County.
3. Van Wingerden properties 1 and 2:

- o The AAC questions the need of converting these two properties. If the minimum and maximum units were increased to 60 and 80 dwelling units per acre respectively in the County.

The AAC appreciates the challenging of addressing multiple needs and objectives related to the Housing Element Update and Potential Rezones. We urge the Board of Supervisors to direct the limited revision to the EIR to accommodate the increase in dwelling units per acre, which has been previously recommended by the AAC to Staff during the comment period, and to accept our recommendations regarding specific parcels on the South Coast.

Thank you for your consideration,



Paul Van Leer, Chair

**Committee Members**

Bradley Miles  
Ron Caird  
Paul Van Leer, Chair  
Brett Ferini, Vice Chair

Lacy Litten  
Claire Wineman  
Russel Doty  
June Van Wingerden  
Tyler Thomas  
Bill Giorgi, *Alternate*  
Chrissy Allen

**Representing**

1<sup>st</sup> District Supervisor, Das Williams  
2<sup>nd</sup> District Supervisor, Laura Capps  
3<sup>rd</sup> District Supervisor, Joan Hartmann  
4<sup>th</sup> District Supervisor, Bob Nelson  
5<sup>th</sup> District Supervisor, Steve Lavagnino  
California Women for Agriculture  
Grower-Shipper Association of SB and SLO Counties  
Santa Barbara County Farm Bureau  
Santa Barbara Flower & Nursery Growers' Association  
Santa Barbara Vintners  
Santa Barbara County Cattlemen's Assn.  
California Strawberry Commission