

## Alexander, Jacquelyne

---

**From:** Gerry Shepherd <shepherd@west.net>  
**Sent:** Friday, August 25, 2017 3:03 PM  
**To:** Board Letters  
**Cc:** Lavagnino, Steve; Hartmann, Joan; Williams, Das; Adam, Peter; Wolf, Janet  
**Subject:** Departmental Agenda Item #4- Case #17-00512

To Board of Supervisors,  
County of Santa Barbara:

Please accept this message urging you to uphold the long-standing tradition in Santa Barbara County of blending reasonable development while upholding our agricultural viability. Please show your support by voting on Tuesday, August 29, in favor of the La Laguna Ranch appeal, Agenda Item #4-Case #17-00512.

The La Laguna Ranch project is an opportunity for the County of Santa Barbara to encourage small farm-family continuity. This project sweeps in 2,400 acres for the Ag Preserve program, while providing family housing for willing farmers. That's a win-win, folks!

I can understand why your Planning Department staff initially recommended approval. It is a project that benefits the state (additional ag preserve land), the county (additional property valuation), the constituents (additional housing, employment). I was dismayed to see them later reverse their recommendation under pressure from the Planning Commission's 3 to 2 negative vote.

Looking to our future, I hope you will see your opportunity to encourage small farm agriculture while maintaining and containing reasonable development with a vote to uphold and approve this project.

Thank you,  
Gerry B. Shepherd  
Small Farmer  
Santa Ynez

*Gerry Shepherd*

shepherd@west.net  
805-688-3120

## Alexander, Jacquelyne

---

**From:** Christiane Schlumberger <c.schlumberger@me.com>  
**Sent:** Friday, August 25, 2017 3:13 PM  
**To:** sbcob  
**Subject:** Rancho La Laguna

Dear Supervisor,

Spanning 4,000 acres, the incredibly rich and scenic farmland known as Rancho La Laguna, located in the San Rafael Mountains overlooking the Santa Ynez Valley, is proposed to be subdivided and developed with upscale estates. The land – full of rolling hills, deep canyons, and oak forests - is home to amazing biodiversity. A proposal to divide this land into smaller lots for development will undermine both its agricultural integrity and nearby farms, and will eliminate much of the natural resources that make this area so beautiful.

I respectfully request that you deny this project and protect this amazing landscape for wildlife and local agriculture.

Thank you for your consideration.

Christiane Schlumberger  
Santa Barbara

**Alexander, Jacquelyne**

---

**From:** Ken Verkler <kverkler@yahoo.com>  
**Sent:** Friday, August 25, 2017 1:33 PM  
**To:** Board Letters  
**Subject:** Rancho La Laguna Project

To the Board-

This project seems to follow all the rules for development. I don't see the justification from the Planning Commission. Please let these good community members use their property in a fair way.

Ken Verkler

Solvang, CA

August 25, 2017

Joan Hartmann, Chair  
Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, CA 93101

Re: Rancho La Laguna

Dear Santa Barbara County Supervisors,

I have leased a portion of Ranch La Laguna for the past 5 years to run cattle on and am writing you to support sub dividing 3,951 acres of the ranch into 13 parcels ranging in size from 160 acres to 605 acres.

I strongly believe that this is a very viable use for this ranch and feel that the size of the parcels will continue to support agriculture in a manner that this area is accustomed to. Knowing the ranch, the smaller parcels are on the most farming friendly part of the ranch with the larger parcels being more suited for multiple uses to include both farming and livestock. I believe that with parcels of this size that you will find that the ranch will maintain a nice balance of farming, ranching as well as continue to support the current wildlife that calls this ranch their home.

I urge the Board of Supervisors to approve the current proposed tract map.

Sincerely,

  
Rick A. Machado

## Alexander, Jacquelyne

---

**From:** Andy Mitchell <andy@syvcc.us>  
**Sent:** Friday, August 25, 2017 8:39 AM  
**To:** Board Letters  
**Subject:** Rancho La Laguna project - please approve

Supervisor Hartmann  
Clerk of the Board Santa Barbara Co. Board of Supervisors  
Santa Barbara, CA

Sent by email to: [boardletters@co.santa-barbara.ca.us](mailto:boardletters@co.santa-barbara.ca.us)

Dear Chair & Supervisors:

Three uninformed Planning Commissioners voted to deny the Rancho La Laguna map, against the recommendations of their own staff to approve it. What those three Planning Commissioners did to these people is criminal. They took hundreds of thousands of dollars worth of analysis by qualified people and threw it in the trash!

I hear Commissioner Brooks retired after her NO vote. Maybe her replacement will learn the rules she is supposed to be upholding before voting on million dollar decisions. Do Planning Commissioners get any formal training on Ag Preserve rules and ag zoning and the ag element?

Supervisors, you must approve this map. In all fairness to these applicants who bent over backwards to meet and go beyond all of your standards.

Thank you,

Andy Mitchell

**Alexander, Jacquelyne**

---

**From:** douglas Randall <dougsrandall@yahoo.com>  
**Sent:** Thursday, August 24, 2017 8:48 PM  
**To:** Board Letters  
**Subject:** Rancho La Laguna Project--August 29,2017

Dear Chair Hartmann & Supervisors:

I am writing to protest the action taken by the Planning Commission to deny the Rancho La Laguna project. This project will create large ranches and farms, not urban parcels for housing. The three expert studies say all of the parcels are good stand alone farms, so what is the justification for denial.

Why did they ignore your planning staff's recommendation for approval and instead send them back to make up findings for denial. This project map follows the many and often times over burdensome county rules.

I have known Chip Hanly for over five decades. He was raised in Santa Barbara County; earned a college degree from Cal Poly SLO in the School of Agriculture; remains an avid horseman; and truly accepts the responsibility of helping to keep farming a viable part of this county's economy.

Chip Hanly deserves an approval on this project.

Sincerely,

Douglas S. Randall

## Alexander, Jacquelyne

---

**From:** Darlene Bartosh <brandybartosh@me.com>  
**Sent:** Thursday, August 24, 2017 9:31 PM  
**To:** sbcob  
**Subject:** Rancho La Laguna

Dear Board of Supervisors,

As a longtime Santa Barbara County resident, and as someone who cares dearly for the land of California, and particularly the central coast, we must not allow the building of “luxury” estates on the beautiful open land that has the potential to feed us, whether farmed, planted or not.

In this time of climate change, the effects of which will only be increasingly severe, the costs of building these homes will far outweigh the potential tax revenues. Already we know how costly and damaging fires are. If these homes are built, fire protection costs will increase—and use water resources that are simply no longer reliably available.

The drain on the environment for supporting such building projects and communities—recall that the construction will be damaging, intrusive, and destructive to habitat in the building phase, and once completed, so much on-going traffic will be required to service the homes, including delivery vehicles, service vehicles, workers, etc.—is more than we can afford.

Please—be a part of the solution. Stop the rape and pillage of habitat and open land. Can we not proceed in the best interests of the natural environment for the future? Can we not proceed in the best interests of land that can feed us? This is the time to say, “no” to building on every square inch of land in the valley.

The precious open California oak scrub land is too short supply. Please be counted among those who can openly and honestly say, “Yes, I stand for preserving California for future generations.”

Thank you.

Darlene M. “Brandy” Bartosh  
805-252-0535

## Alexander, Jacquelyne

---

**From:** Taylor, Lindsey M. <LTaylor@BHFS.com>  
**Sent:** Thursday, August 24, 2017 3:50 PM  
**To:** sbcob  
**Subject:** Rancho La Laguna Appeal- Hearing Date 8/29/17- EMAIL 3 of 3

Hello,

Please find below a Sharefile link containing 3 letters to be filed today with the Clerk of the Board for the above-mentioned matter. Please do not hesitate to contact either myself or Susan Petrovich with any questions or concerns. Please confirm receipt of this email.

<https://bhfs.sharefile.com/d-se614da18f8c40fa8>

Thank you.

**Lindsey M. Taylor**  
Legal Secretary  
**Brownstein Hyatt Farber Schreck, LLP**  
1020 State Street  
Santa Barbara, CA 93101  
805.882.1468 tel  
[LMTaylor@BHFS.com](mailto:LMTaylor@BHFS.com)

STATEMENT OF CONFIDENTIALITY & DISCLAIMER: The information contained in this email message is attorney privileged and confidential, intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please notify us immediately by calling (303)-223-1300 and delete the message. Thank you.



## Alexander, Jacquelyne

---

**From:** Villalobos, David  
**Sent:** Friday, August 25, 2017 10:27 AM  
**To:** sbcob  
**Subject:** FW: CPA letter re Rancho La Laguna  
**Attachments:** CPA 2017- Rancho La Laguna.doc

-----Original Message-----

From: Mary Ellen Brooks [<mailto:mebrooks@sbceo.org>]  
Sent: Friday, August 25, 2017 10:23 AM  
To: Villalobos, David <[dvillalo@co.santa-barbara.ca.us](mailto:dvillalo@co.santa-barbara.ca.us)>  
Subject: CPA letter re Rancho La Laguna

Hi David, I am attaching the letter I sent before the July hearing. Please add it to the packet if it is not there already. Thanks. Marell



July 30, 2017

Re: Rancho La Laguna

Dear Santa Barbara County Board of Supervisors:

For more than 55 years, the Citizens Planning Association has studied land use issues in Santa Barbara County. Our organization has actively participated in crafting land use regulations and zoning ordinances. We especially support policies which serve to protect agricultural lands in the County.

CPA supports the decision of the Santa Barbara County Planning Commission to deny the parcelization of Rancho La Laguna as proposed in this tract map. CPA agrees that the project is not compatible with goals and policies contained in the Santa Barbara County Comprehensive Plan Agricultural Element.

CPA agrees with staff that the construction of additional residences and accessory structures and associated lighting, fencing, and utilities on the 12 new lots will have the effect of creating an adverse influence within the rural project site area. In addition, the proposed subdivision will not ensure the continuation of the existing agricultural operations on the project site due to the potential for conflicts (e.g. odor, dust, pesticide use) between agricultural and residential uses, and the division of the existing agricultural operations onto smaller lots which may be separately owned and operated.

CPA believes these types of conflicts on Rancho La Laguna could lead to adverse modifications or reductions in the existing agricultural operations on the site which will violate the integrity and discourage the expansion of the existing agricultural operations.

CPA has studied the parcelization on the proposed tract map. We believe there are alternative tract maps that could accomplish the applicants desire to subdivide while at the same time preserving and possibly enhancing a productive agriculture operation. Approving the proposed tract map would be precedent setting in this remote agricultural area of the County.

Thank you for this opportunity to provide comment on the Rancho La Laguna proposal. We urge the Board to support the decision made by the Planning Commission and deny the appeal.

Respectfully,

Marell Brooks, Ex. Director Citizens Planning Association

## Alexander, Jacquelyne

---

**From:** chris@cglandscape.com  
**Sent:** Friday, August 25, 2017 11:22 AM  
**To:** sbcob  
**Subject:** Rancho La Laguna

Dear Planning Commission members,

Please deny the appeal and protect the majestic Rancho La Laguna! Allowing the development of more upscale estates will benefit only a few. This land is a big part of what makes the Valley so unique, and the unspoiled vistas are meant to be enjoyed by all.

Best regards,

Christopher A. Gilliland,  
SB County Landscape Architect

**CHRISTOPHER A. GILLILAND**  
CA Landscape Architect #4597



629 State Street, Suite 248 | Santa Barbara, CA 93101  
O: 805.963.7088 | C: 805.895.7388 | F: 805.845.4196

Confidentiality Notice: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be unlawful. If you are not the intended recipient, please contact the sender by reply email and then delete all copies of the original message.

Please consider the environment before printing this email

...><}}}}\*>

## Alexander, Jacquelyne

---

**From:** annkhanna@twc.com  
**Sent:** Friday, August 25, 2017 11:48 AM  
**To:** sbcob  
**Subject:** Rancho La Laguna

Dear Sir or Madam:

Spanning 4000 acres, the incredibly rich and scenic farmland known as Rancho La Laguna located in the San Rafael mountains overlooking Santa Ynez Valley, is proposed to be subdivided and developed with upscale estates. The land--full of rolling hills, deep canyons, and oak forests-- is home to amazing biodiversity. A proposal to divide this land into smaller lots for development will undermine both its agricultural integrity and nearby farms, and will eliminate much of the natural resources that make this area so beautiful. The Board's decision will set a precedent==to protect, or to dismantle and develop agricultural and natural lands in Santa Barbara County. Please deny this project. Thank you for your time. Ann Khanna.

## Alexander, Jacquelyne

---

**From:** Bill Giorgi <billgiorgi@gmail.com>  
**Sent:** Friday, August 25, 2017 11:59 AM  
**To:** Board Letters; sbcob  
**Subject:** Please add our comments to this agenda item on August 29.  
**Attachments:** SBCCAssignedLaLagunaBOScommentletterfinal8252017.pdf;  
SBCCAlalagunasignedpc52017.docx

Thank you, Bill Giorgi



# SANTA BARBARA COUNTY CATTLEMEN'S ASSOCIATION

P.O. Box 303, Los Alamos, CA 93440

*"WORKING TO SAVE RANCHING"*



August 24, 2017

Joan Hartmann, Chair  
Santa Barbara County Board of Supervisors  
123 East Anapamu Street  
Santa Barbara, CA 93101

Re: Rancho La Laguna Subdivision.

Dear Chair Hartmann and Honorable Members of the Board of Supervisors:

The Santa Barbara County Cattlemen's Association (SBCCA) represents over 200 cattle ranchers and farmers, engaged in agricultural production in Santa Barbara County. We have been following the Rancho La Laguna proposal to subdivide this 4,000 acre ranch into thirteen parcels, and, the Planning Commission's action to deny the project despite Staff's recommendation for approval.

We have several brief points we would like to make in support of the applicant's appeal.

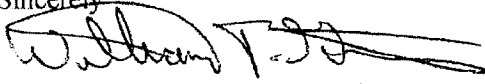
1. This project appears to comply with all applicable ordinances and General Plan policies. We can see no reason beyond pure speculation of future worst case scenarios of an evolution to gentrification, and a movement away from agricultural production as a reason to deny the project.
2. The parcels created by the project meet all tests for agricultural viability under the County's Environmental Thresholds and Guidelines Manual. All parcels, on their own, will be attractive to lease in the event that the owner no longer wants to be the agricultural operator.
3. The proposed parcels all comply with the 100-acre zone district, with the parcels closer to the minimum parcel size where they are in prime agricultural production, and the significantly larger parcels where the proposed parcels primarily are for grazing.
4. Five parcels will be put under Williamson Act contracts, maximizing their future protection. The County's Agricultural Preserve Advisory Committee determined that all parcels would be eligible for a Williamson Act contract.
5. Project opponents speak of ruining views of the Santa Ynez Valley. As we see in the Gaviota Planning Area, there is a strong zero-additional-development sentiment among certain segments of the Santa Ynez and South Coast communities, despite approved land use policies. It should be pointed out that not only are the views completely protected, but this project is not in the Santa Ynez Valley; it is in the Santa Maria Valley.
6. This project would allow for the creation of more agricultural parcels, which would give younger farmers more opportunity to create a successful farming operation. Whereas with the huge combined amount of land, it would be extremely difficult for them to handle. Agriculture needs to be able to change with the times. It needs to be able to intensify and use the latest technologies to grow the crops the public demands locally. This is good for the environment.

In concluding, I find it very frustrating and disheartening as a citizen who has participated in many county public processes over the years that have formed our current regulations, ordinances, and guidelines based on input from

everyone, to see unfounded speculation and NIBY-ism as a legitimate overriding factor to not follow publically developed policy. This project has been going on for eleven years now! There have been other lot splits in that time approved by the county based on the same criteria this project has met. I hate to see our county squander more precious county taxpayer dollars on another lawsuit. Please pass this project at your meeting; it has been over analyzed enough.

Thank you for consideration of these comments in support of the appeal of the Planning Commission's denial of this project.

Sincerely

A handwritten signature in black ink, appearing to read "Bill Giorgi", with a stylized flourish extending to the right.

Bill Giorgi, President Santa Barbara County Cattlemen's Association

Previous letter to the Planning Commission also attached for your review.



# SANTA BARBARA COUNTY CATTLEMEN'S ASSOCIATION

P.O. Box 303, Los Alamos, CA 93440



**"WORKING TO SAVE RANCHING"**

May 25, 2017

VIA EMAIL TO [DVILLALO@CO.SANTA-BARBARA.CA.US](mailto:DVILLALO@CO.SANTA-BARBARA.CA.US)

C. Michael Cooney, Chair  
Santa Barbara County Planning Commission  
123 East Anapamu Street  
Santa Barbara, CA 93101

Re: Rancho La Laguna Subdivision and State Small Water System/May 31, 2017  
Agenda

Dear Chair Cooney and Honorable Members of the Commission:

The Santa Barbara County Cattlemen's Association (SBCCA) represents over 200 farmers and ranchers, engaged in agricultural production in Santa Barbara County. We at SBCCA recently learned of your Commission's decision to deny a long-pending application to subdivide this 4,000 acre ranch into thirteen (13) parcels.

We have followed this project for approximately 10 years and have serious concerns about your tentative decision of denial. We believe that you are making a serious error and ask that you instead vote for approval.

## **Truth in Zoning**

While 100-acre zoning doesn't guaranty that every property included in that zone district can or must be 100 acres in size, the zoning reflects the County's long-range plans for the properties within that zone. Property owners are entitled to rely on zoning as an indicator of what the minimum parcel size can and must be. Zoning provides an owner with a degree of certainty. It cannot and should not be ignored. The Rancho La Laguna proposal includes proposed parcels that all comply with the 100-acre zone district, with parcels closer to the minimum size where they are in prime agricultural production and significantly larger parcels where the proposed parcels primarily are for grazing. In short, the project complies with zoning and should be denied only if there is a sound basis for denial. Zoning cannot be ignored by an applicant or by County decision makers.

The project conforms with the Agricultural Element of the Comprehensive Plan. We understand that Orrin Sage has examined the site and the tentative map, and has concluded that the proposed parcels each will have



individual agricultural viability after the land has been divided. We have been advised that County staff and the EIR author also have carefully scrutinized the project and have concluded, individually, that all of the parcels will be agriculturally viable using the County's own test set forth in the Environmental Thresholds Manual. We also understand that immediate neighbors of the ranch support the subdivision. The Agricultural Element focuses on agricultural productivity, not on parcel size.

The Agricultural Element was adopted to provide tools to help farmers and ranchers remain in productive agriculture in the long term. There is nothing about the proposed Rancho La Laguna project that is inconsistent with the Agricultural Element. Dividing a large parcel does not threaten agricultural viability if the resulting parcels are viable. To the contrary, a land division can make it more possible for the owner to maintain and even enhance agricultural viability.

Larger parcels are common in grazing land because it takes more land to preserve agricultural viability. In contrast, cultivated farmland makes it possible for an agricultural operation to remain viable in the long term because of the value of the crop yield. In fact, parcelization of cultivated farmland actually supports agriculture because it allows farmers and ranchers to raise the capital through financing for essential purposes without encumbering the entire family holding. Such purposes include buying seed and fertilizer to plant the next crop, or to replace an irrigation system, or to purchase updated equipment to increase the efficiency of the operation. Adequate capital generally is hard for farmers and ranchers to raise unless they are very large operators with hundreds of acres in prime production. A 4,000-acre parcel is not as desirable as a group of smaller parcels totaling the same acreage because a farmer or rancher can only take out one loan at a time collateralized by the ranch. If successive bad years or bad luck (like an extended drought or extended rainy seasons) require additional loans, the owner must completely refinance the ranch loan each time at substantial expense, sometimes over and over again until conditions improve. A ranch comprising a single parcel also forces the owner to risk losing the entire ranch, including the family home, if bad conditions persist and the owner is unable to timely repay the loan. With multiple parcels, the rancher can get a loan on the smaller parcel to drill a water well or buy the equipment and supplies to convert a pasture into fertile cropland, thereby increasing long-term agricultural viability, without having to encumber the entire ranch.

Is it really more desirable for a farming/ranching family to lose everything during a drought or because of a similar disaster, than for the family to lose one of the parcels yet remain in productive agriculture with the rest? If more parcels were allowed, then when a parcel must be sold to keep the ranch in the family, it could provide another farming/ranching family the opportunity to turn the smaller parcel into a start-up agricultural operation. It also could make it easier for young farmers/ranchers to start out their careers, because they can afford a smaller parcel and cannot afford a larger parcel.

It would be a real shame for your Commission to use the Agricultural Element as a tool to foil these families' long range plan for the future of their ranch. They want to provide a way for successive generations to live and conduct agriculture on Rancho La Laguna after the current generation has passed away. For many farmers/ranchers, this is the only way they can acquire the land needed to have a successful agricultural operation.

The Agricultural Element doesn't discourage or prohibit agricultural land divisions. Rather, the Agricultural Element calls for the County to provide tools that allow landowners to continue, expand, and intensify agriculture. We have observed that the owners of Rancho La Laguna have devoted years to restoring, expanding, and intensifying the agriculture on this ranch to preserve and increase its long-term agricultural integrity. They should be encouraged, not punished, for bringing this property back into full, or near-full, production.

The Agricultural Element certainly doesn't propose, as seems to be happening here, that the Williamson Act program be used as a club to force landowners to go into, or keep their land enrolled in, the Agricultural Preserve program. The Agricultural Element also calls for the County to "encourage land improvement programs." These owners have implemented, without any County assistance, a long-range land improvement program that has increased the viability of both the cattle and cropland operations. This is entirely consistent with the Agricultural Element.

The Agricultural Element focuses on preserving the existing Urban/Rural boundaries because spreading urbanization is the greatest threat to the general viability of agriculture throughout the County. This project is NOT spreading urbanization. A farmer/rancher's home, located on the site of his/her agricultural operation, is an essential element of the agricultural operation's success.

Approving parcels that retain their agricultural viability but have building envelopes for future homes is consistent with the Agricultural Element. In addition, the presence of the owner's home on an agricultural parcel provides a benefit to the agricultural operation, particularly in grazing land. Our homes provide security on the property. Having them close to our fields and livestock is essential to efficient operation. If you have to roll out of bed to check the cows all through the night during calving season, you want to live close to the cows. If you have valuable equipment in the farm field, you want to be able to listen for intruders wanting to steal that equipment. It is no secret that, for most grazing operations, one of the family members must work elsewhere in order to support the operation with outside income. Living on the property provides a strong incentive to the farming or ranching family to make the agriculture work, even if that means one or more family member(s) must either telecommute or actually commute to another job that provides the steady income that ranching doesn't always provide.

It's a mistake to conclude that the Agricultural Element statements about urban uses adjacent or proximate to farming and ranching are applicable to a land division that allows a farming/ranching family to live on their agricultural property with their home adjacent to their own farming and livestock operations. Farmers and their families don't mind living near their fields. Proximity makes the commute shorter and allows them to run back to the house for meals, equipment and clothing changes, and visiting with their families on those long summer days when they are in the field from sunrise to after sunset. Family members are able to look out the window and see the farmer/rancher working the cattle or plowing the field. When not on the tractor, the farmer can keep an eye on equipment, livestock, and supplies from home. Family members can feel more comfortable about the farmer or rancher's safety by being able to keep an eye out for anything unusual. A bit of noise and dust from the fields is a minor inconvenience when compared to the practical benefits of living in the midst of the operation. And as for spraying, no farmer is going to spray in a manner that endangers the household.

The owner's own home is not an urban use or, as the Agricultural Element calls it, an "adverse urban influence." It is a permitted use. For a farmer/rancher, being able to live onsite and close to the agricultural operation is a vital element of keeping the agriculture viable.

The Agricultural Element stresses the importance of protecting agricultural operations from vandalism, trespass, theft, and roaming dogs. The farmer/rancher living on the land with his/her own dogs provides that protection and is available for immediate response.


Likewise, an agricultural subdivision is not a conversion of agricultural land as long as the resulting parcels each have viable agricultural uses. The land remains in production and productivity. In many instances, a land division can result in greater productivity and profitability because the smaller farmer/rancher also makes his/her home on the property, reducing costs of housing and commuting. Farmers and ranchers may enjoy a certain richness in working outside on the land, enjoying the wildlife for which the land provides a home, and providing a living and a home on the land, but few have the kind of resources needed to purchase large agricultural holdings at Santa Barbara County land prices. Farmers and ranchers seeking to expand their operations or young farmers and ranchers who are looking to start a new agricultural enterprise, look for parcels in the 100 to a few hundred acres. There is no way they can afford to buy 4,000 acres of productive agricultural land in this county, or any nearby counties.

A single agricultural parcel owned by more than one person or family simply won't work in the long term. Even if it were a single owner with many family members, it still would not work. Family members don't want to live in the same house or make the same decisions about the future of the ranch after the current generation dies. To the contrary, family disputes are particularly vicious when one member wants to live on the ranch and the others cannot do the same because only one main house is allowed per parcel. Not only does that force a farming/ranching family off the ranch and force its sale, it results in an extremely large and valuable parcel that only a limited few people or corporations can afford to purchase. Either scenario can result in a radical change in how the ranch is used following the family member's death. With the ample water supply enjoyed by Rancho La Laguna, this could be an ideal vineyard site, just down the road from Zaca Mesa and other wineries. Or the parcel could become a mega-mansion site for a wealthy urbanite who wants only a retreat and not a continuing agricultural enterprise, as we saw happen with the Michael Jackson property.

We, too, work the land. We admire and respect people who do what these landowners have done - they have spent years and untold sums of money improving and expanding the cropland and the irrigation system, cross-fencing the ranch to allow for efficient rotational grazing, and restoring the ranch to full production.

We urge your Commission to approve this land division so these owners can realize their family plans to live on and conduct agriculture for generations to come.

Sincerely yours,

  
Bill Giorgi, President Santa Barbara County Cattlemen's Association

**Alexander, Jacquelyne**

---

**From:** Kovacs, Naomi  
**Sent:** Friday, August 25, 2017 9:20 AM  
**To:** Board Letters  
**Subject:** Public Comment Received re: Rancho La Laguna  
**Attachments:** sbBOS3035\_2633\_000.pdf

Please see the attached comment letter from Duane E. Serritslev received via fax by Supervisor Wolf re: the Rancho La Laguna Appeal item before the Board on 8/29.

**Duane E. Serritslev**  
**Certified Public Accountant**  
650 Alamo Pintado Road, Suite 203  
Solvang, California 93463  
Telephone (805)688-8719  
Fax (805)688-0756

August 24, 2017

Ms. Janet Wolf  
Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, California 93101

Re: Rancho La Laguna Project - August 29, 2017

VIA FACSIMILE to (805) 568-2283

Dear Supervisor Wolf:


I urge you to overturn the action recently taken by the Santa Barbara County Planning Commission in denying the Rancho La Laguna project. This project seems very appropriate for the area concerned and I would urge you to allow this project to be completed.

I have personal knowledge of this property and know first hand how much effort and capital the owners have put into this property in order to make it more agriculturally viable. I agree with the concept that smaller parcels allow for even more agricultural viability due to the fact that the having smaller parcels to be responsible for allows more hands on management opportunities.

I have personally known Chip Hanly for over 65 years and have known Chuck and Stephanie Roven for the last 14 years. All of these individuals have taken great care in trying to manage this property responsibly. They have all worked very hard to make Rancho La Laguna a better property than it was when they acquired it in 2003.

Please vote in favor of this project.

Respectfully submitted,

  
Duane E. Serritslev

**Alexander, Jacquelyne**

---

**From:** J L Agnello <jannaagnello@gmail.com>  
**Sent:** Friday, August 25, 2017 9:21 AM  
**To:** Board Letters  
**Subject:** LaLaguna Ranch

Dear Chair & Supervisors:

During the first Planning Commission hearing on this project I was bothered by the fact that the Commissioners wanted to shove the Williamson Act down these guys throats. We don't force wealthy people to take welfare so why would we force them into a program that lowers their property taxes if they don't want to be in it? They agreed to put the five huge grazing ranches into Ag Preserve; but Commissioner Brooks kept pushing that non-issue of the other eight farms.

I think the County should take a good look at ag preserve and re-think it. It is not a tool for coercion and quite frankly it has the teeth of a newborn babe.

The Planning Commission hearing on this was a complete farce; but this isn't funny to those of us who care about our brothers in ag. Give these guys their subdivision. The worst that can happen is a little more property tax income for our bankrupt county.

Sincerely,  
Janna Agnello

**Alexander, Jacquelyne**

---

**From:** Breana Budro <breana@sylvcc.us>  
**Sent:** Friday, August 25, 2017 9:29 AM  
**To:** Board Letters  
**Attachments:** 0458\_001.pdf

Honorable County Supervisors,  
Please see the attached letter.

Thank you for your time,

Breana Budro

DELIVERED VIA EMAIL TO BOARDLETTERS@CO.SANTA-BARBARA.CA.US

Honorable County Supervisors,

Just what do your Planning Commissioners from South County want ag families with big farms to do? If I have three kids, and a couple thousand acres, should I just sell it off now and help them buy three city homes? Should we all live in one big house like some hippie commune? We can't even build a frickin second unit for my wife and me. My kids don't have the cash to pay estate taxes when I die. They can hardly get by paying rent in the city and working out here. I sure as hell can't gamble hundreds of thousands on your planning games.

What has happened to Chip and his partners is just plain wrong. Three of you can still make it right.

Sincerely,

A handwritten signature in cursive script, appearing to read "Breana Budro".

Breana Budro



**Alexander, Jacquelyne**

---

**From:** Kim Byrd <kim@synconhomes.com>  
**Sent:** Friday, August 25, 2017 9:33 AM  
**To:** Board Letters  
**Subject:** LaLaguna Ranch

Supervisors,

My message to you is simple. Eight of the proposed Rancho LaLaguna farms are 200-600 acres. The other five are 160-190 and blanketed with irrigated prime soils growing vegetables. give this excellent farming operation the approval they should have received months ago! This project should be the post map for excellence in AG planning. this map can either make money for the County coffers as a valuable group of productive farms paying taxes; or it can become another costly legal challenge. Your call.

Planning and Development staff has all of the documentation you need to approve this map. Vote to approve Rancho LaLaguna on August 29th!

--

Kim M. Byrd  
SYVCC

**Alexander, Jacquelyne**

---

**From:** Nick Foster <nfooster@nextgenerationcapital.us>  
**Sent:** Friday, August 25, 2017 10:24 AM  
**To:** Board Letters  
**Subject:** Letter In Support of La Laguna Approval  
**Attachments:** NF\_LetterInSupportOfLagunaSub8.25.17.pdf

Please see the attached letter in support of La Laguna approval. I ask that this letter be presented as public comment and for the record.

Thank you,

--

***Nick Foster***

Chief Operating Officer

[nfooster@nextgenerationcapital.us](mailto:nfooster@nextgenerationcapital.us)

[www.nextgenerationcapital.us](http://www.nextgenerationcapital.us)

1510 J Street Suite #140 Sacramento, CA 95814

Phone (916) 822 -3220 ext. 104

Fax (916) 822-3221



**SENT VIA EMAIL**

County of Santa Barbara  
Board of Supervisors  
511 East Lakeside Parkway  
Santa Maria, CA 93455

**Re: Rancho La Laguna Approval**

Dear Board of Supervisors,

I strongly recommend that the board consider the approval of the Rancho La Laguna Tract Map as presented to you. I'm a 5<sup>th</sup> generation resident and homeowner of the county of Santa Barbara. As an alum of Los Olivos Elementary, Santa Ynez High, Allan Hancock College and Cal Poly San Luis Obispo I spent all of my formative years in and around the county. I was married on Chuck's ranch across the street from and overlooking La Laguna Ranch. I've watched the county change and become completely out of reach as it relates to housing and jobs for many of my peers. While the subdivision will do little to ease the housing crisis it speaks to the larger issue of restrictive growth in the county.


If the county refuses to approve proposals that conform to zoning and the general plan, and otherwise meet County policies then what in the world will they approve? 13 parcels over 4000 acres, and the concerns pointed out are the possibility of driving up property taxes and that dividing this land threatens future agricultural production due to urban impact? I find those arguments absurd. What could be better for the county than potentially having 13 parcels for 13 independent owners and growers producing? That means jobs and more revenue for the county.

I've been lucky enough to spend a lot of time on this ranch with Chip and I've watched him painstakingly think through and evaluate the best plan for the ranch. He's spent countless hours evaluating the best building envelopes and the best access routes. I can't think of anyone better suited for the job with his decades of experience and his generational connection to the county. Most of these sites will have little to no impact on the current agricultural areas of the ranch. The parcels will retain agricultural viability. In fact, the current plan leaves over 99% of the land in agricultural production even with full build out.

I know both Chip and Chuck have visions of being able to pass on parcels to their family members. Without this approval multi-generational housing is impossible. As it currently stands only one home is allowed on that 4000 acres. It seems unbelievable that Chip and Chuck would have to flip a coin to see who gets to build a home on their ranch. The possibilities of their family members living on adjacent parcels and continuing the generational county residency are at stake.

For the reasons listed above I would appreciate your consideration of the approval of this project and ask that this letter be presented as public comment and for the record.

Sincerely,



Nick Foster  
Nephew of Chip Hanly

**Alexander, Jacquelyne**

---

**From:** Tracy Campbell <tracy\_parkinson@yahoo.com>  
**Sent:** Friday, August 25, 2017 10:43 AM  
**To:** Board Letters  
**Subject:** Rancho La Laguna Denial - Opposition

To whom it may concern:

I would like to register my opposition to the GROUNDLESS denial re Rancho La Laguna.

Like many in our local ag community, I am outraged by the Planning Commission's decision and I respectfully request that you make the **right decision by overturning the erroneous denial.**

Mr Hanly and his partners do a wonderful job in providing land, water and judicious administration for over a dozen farmers and their crews. These farmers return year after year to make a good living growing squash, peppers and tomatillos. Chip Hanly and his family have earned their right to future generations in ranching.

Thank you for your careful consideration in this important matter,

Sincerely,  
Tracy Parkinson

## Alexander, Jacquelyne

---

**From:** Brian Hanly <bhanly1@nextgenerationcapital.us>  
**Sent:** Friday, August 25, 2017 10:50 AM  
**To:** Board Letters  
**Subject:** Letter Regarding Rancho La Laguna  
**Attachments:** Brian Hanly Rancho La Laguna Ltr to SB County Board of Supervisors.pdf; Brian Hanly Rancho La Laguna Ltr to SB County Board of Supervisors.pdf

Dear Board of Supervisors,

I would like to submit this letter as my public comment for the record for the August 29th public hearing regarding the La Laguna Ranch Tract Map.

Best Regards,

--



**SENT VIA EMAIL**

County of Santa Barbara  
Board of Supervisors  
511 East Lakeside Parkway  
Santa Maria, CA 93455

August 25<sup>th</sup>, 2017

**Re: Rancho La Laguna Approval**

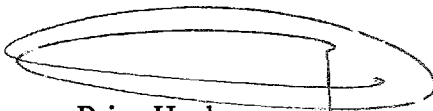
Dear Board of Supervisors,

I respectfully request that you strongly consider the approval of the Rancho La Laguna Tract Map as presented to you. As a 5<sup>th</sup> generation descendant of the Santa Ynez Valley, and graduate of Solvang Elementary, Santa Ynez High School, and Cal Poly my roots run deep and are woven intricately throughout this community. The goal of our family in modestly creating useable separate parcels on the ranch is so my generation and our children and their children can each retain the dream of keeping a piece of our heritage in place.

I was there the day Chuck and Chip met many years ago and decided to embark on this ranch journey together. I still remember the look in their eyes as we hiked the property and viewed the beautiful ag-producing lowlands and the many gorgeous oak studded vistas as one of sheer awe and respect for what stood before them. They have from day one wanted to preserve the integrity of their property as a working ranch and farm and one that they could pass on to their kids. They have taken a very thoughtful and conservative approach to the land planning in an attempt to create viable parcels that can be farmed or ranched now and into the future. It has been a long journey, to say the least, they have endured to get to this point where they can realize the dream for both of our families.

I humbly present this letter to you and ask that you consider the full personal history and our story and future family stories to come as we lay this request before you and ask that is presented as public comment and for the record.

I thank you for your time, and God Bless.



Brian Hanly  
Eldest son of Chip Hanly

## Alexander, Jacquelyne

---

**From:** Donnie Hanly <dhanly@nextgenerationcapital.us>  
**Sent:** Friday, August 25, 2017 10:57 AM  
**To:** Board Letters  
**Subject:** La Laguna Ranch Support Letter  
**Attachments:** Donnie Hanly La Laguna Letter.pdf

Please see attached.

thank you,



**SENT VIA EMAIL**

County of Santa Barbara  
Board of Supervisors  
511 East Lakeside Parkway  
Santa Maria, CA 93455

**Re: Rancho La Laguna Approval**

Dear Supervisors,

Please approve the Rancho La Laguna Tract Map in its current form. I am very proud of our family roots and hope my three daughters can someday be 6<sup>th</sup> generation residents of the Santa Ynez Valley.

My father is happiest when he is on the beautiful La Laguna Ranch spending time with his family and friends, and in particular with my 9-year-old daughter Cate. Cate and Grandpa love being together on the ranch and my father takes special pride in his ability to share ranching and farming stories and adventures with her as he did with his grandfather.

Chip and his partner Chuck have a mutual love and respect for the Ranch. Their vision for La Laguna has always been as a legacy property with individual parcels that can be enjoyed today and for generations to come.

I respectfully ask for you to approve the map and allow La Laguna to be able to be shared and loved by our families as much 50 years from now as it is today.

Please present this letter as public comment and for the record.

Sincerely,

Donnie Hanly  
Youngest son of Leo "Chip" Hanly



**Alexander, Jacquelyne**

---

**From:** Ginger Mankins <glmankins@aol.com>  
**Sent:** Friday, August 25, 2017 12:01 PM  
**To:** Board Letters  
**Subject:** Rancho La Laguna  
**Attachments:** scan.pdf

Please find attached letter supporting the proposed sub dividing of Ranch La Laguna for Rick Machado.

Ginger Mankins  
Rick Machado Livestock  
(805)474-9422 Office

August 25, 2017

Joan Hartmann, Chair  
Santa Barbara County Board of Supervisors  
105 East Anapamu Street  
Santa Barbara, CA 93101

Re: Rancho La Laguna

Dear Santa Barbara County Supervisors,

I have leased a portion of Ranch La Laguna for the past 5 years to run cattle on and am writing you to support sub dividing 3,951 acres of the ranch into 13 parcels ranging in size from 160 acres to 605 acres.

I strongly believe that this is a very viable use for this ranch and feel that the size of the parcels will continue to support agriculture in a manner that this area is accustomed to. Knowing the ranch, the smaller parcels are on the most farming friendly part of the ranch with the larger parcels being more suited for multiple uses to include both farming and livestock. I believe that with parcels of this size that you will find that the ranch will maintain a nice balance of farming, ranching as well as continue to support the current wildlife that calls this ranch their home.

I urge the Board of Supervisors to approve the current proposed tract map.

Sincerely,

  
Rick A. Machado