

Rancho La Laguna & La Laguna Ranch LLC Appeal

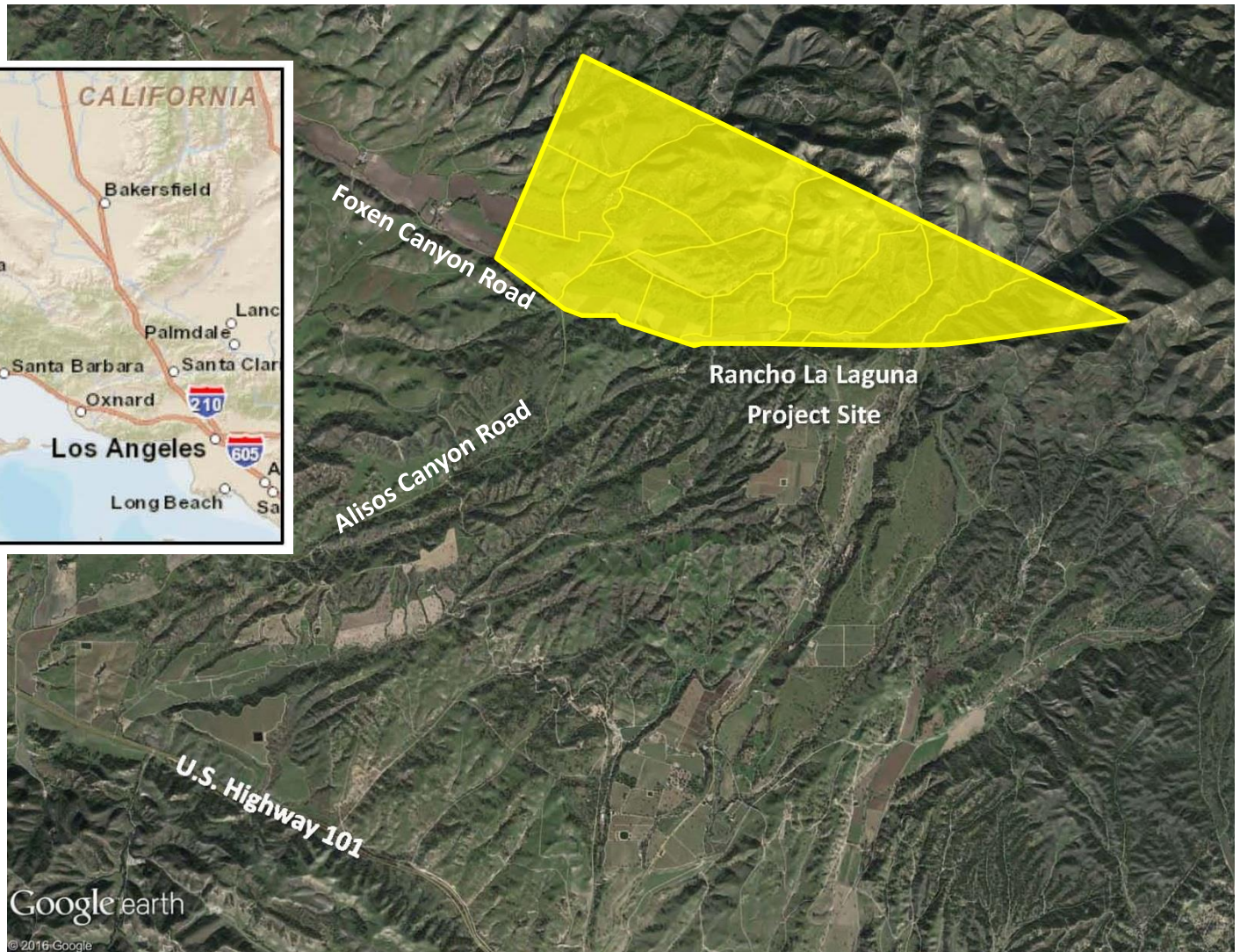
Case No. 17APL-00000-00004

Santa Barbara County Board of Supervisors

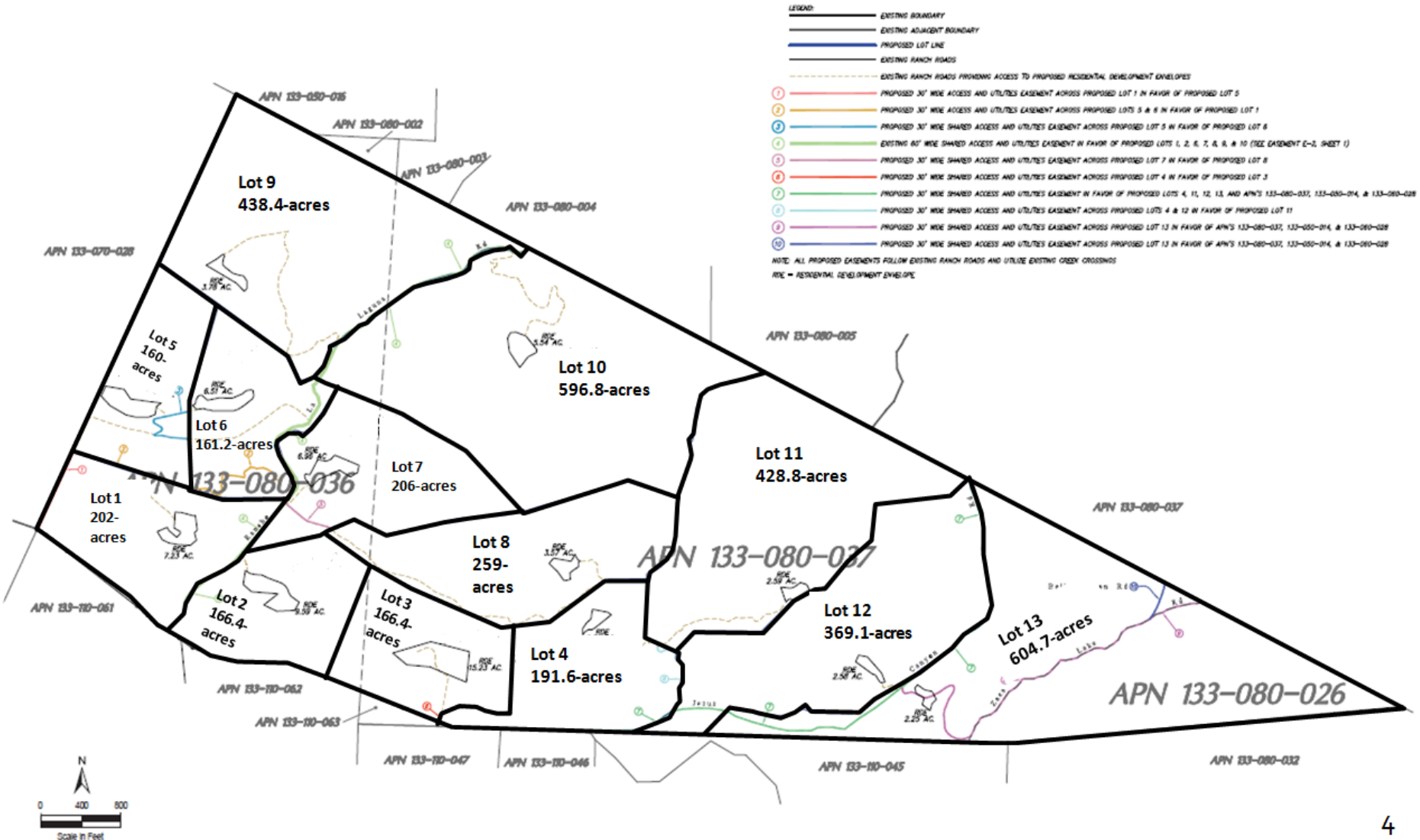
August 29, 2017



Project Site Location

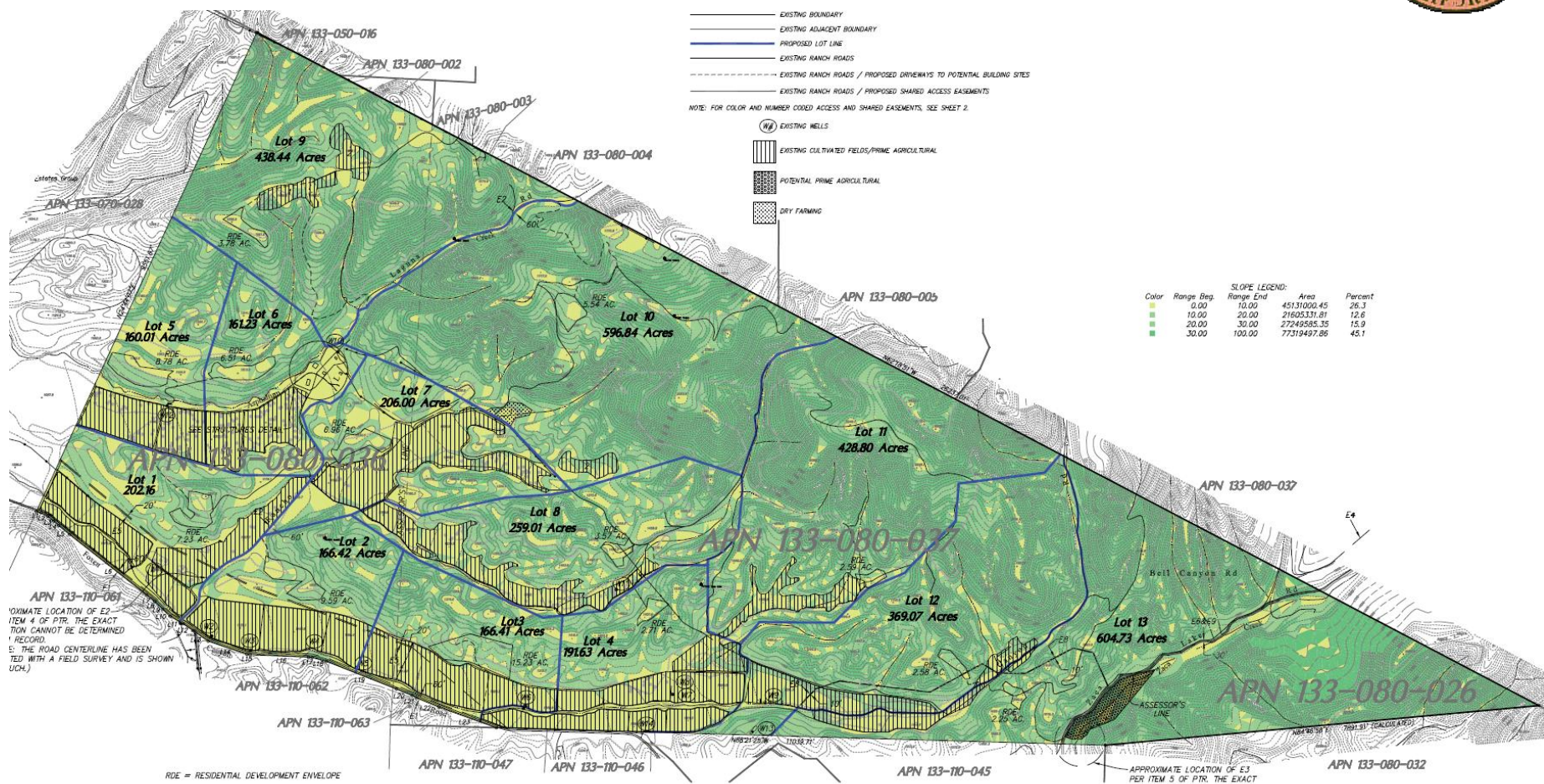


Proposed Tract Map





Existing Cultivated Fields/Prime Agriculture:



PC Findings for Denial – Comp. Plan Agricultural Element



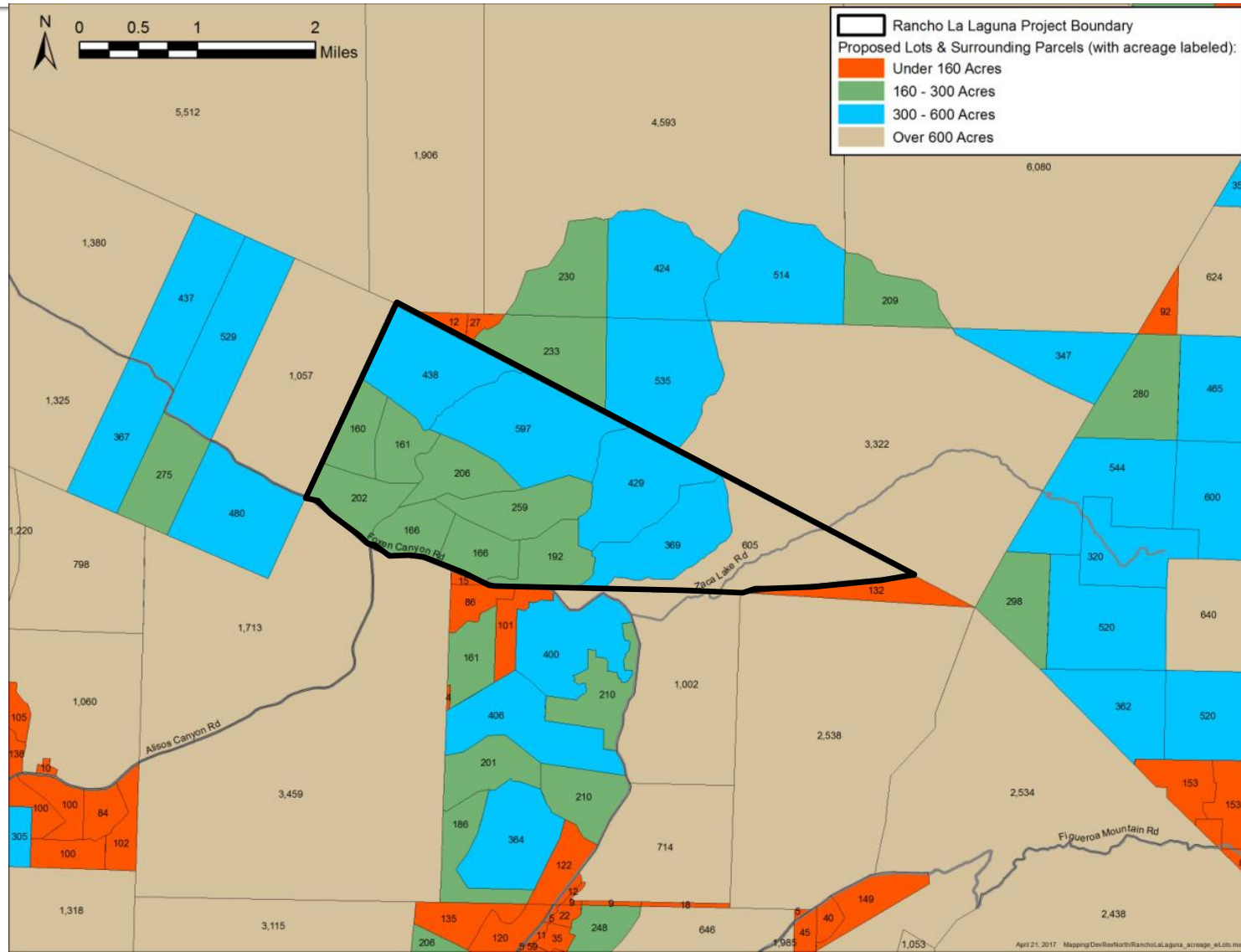
- **Goal I** - *Santa Barbara County shall assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County...*
 - **Policy I.A.** *The integrity of agricultural operations shall not be violated by recreational or other non-compatible uses.*
- **Goal II** - *Agricultural lands shall be protected from adverse urban influence.*
 - **Policy II.D.** *Conversion of highly productive agricultural lands whether urban or rural, shall be discouraged...*
- **Goal III** - *Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.*
 - **Policy III.A.** *Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.*

Open Space Element



- **Conflict between urban growth & preservation/extension of agriculture (pgs. 10-11).**
 - **“Continuation of the present trend of subdividing larger ranches into lesser sites inevitably will raise surrounding land values and taxes to levels that eventually will make it difficult to preserve agriculture in the County.”**
 - **“Once the change from larger agricultural holdings to smaller acreage occurs, the County can anticipate applications for lot-splits and re-subdivisions into smaller sites.”**

Tract Map & Surrounding Lot Sizes



Appeal Issues



- Agricultural Viability & Williamson Act Eligibility
 - PC Findings for denial were not based on:
 - Agricultural viability of the new lots.
 - Williamson Act Eligibility.
- EIR Conclusions - No Class I Impacts Identified, Less than significant impacts to agriculture, EIR Comprehensive Plan Consistency Analysis.
 - Denial was based on the project's impacts to existing agriculture.
 - The EIR was not certified.

Appeal Issues



- Conflicts between Agriculture & Residential Uses
- Urban Influences
- Impacts to adjacent agriculturally zoned land
 - The project would not assure or enhance existing agriculture.
 - Additional urban influences from lighting, fences, roads and utilities.
 - The project would encourage parcelization of adjacent ag. zoned land.

Appeal Issues



- Planning Commission Findings for Denial & Comprehensive Plan Consistency Analysis
 - The Planning Commission weighed all of the evidence presented to them in order to make a decision on the project.
 - The findings for denial were reviewed and adopted by the Planning Commission as part of their action to deny the project.
 - The Planning Commission found the project to be inconsistent with the Comprehensive Plan.

Recommendations & Procedures



1. Deny the appeal.
2. Make the required findings for denial of the project, including CEQA Findings.
3. Determine that denial of the project is exempt from CEQA pursuant to CEQA Guidelines Section 15270.
4. Deny the project *de novo*.