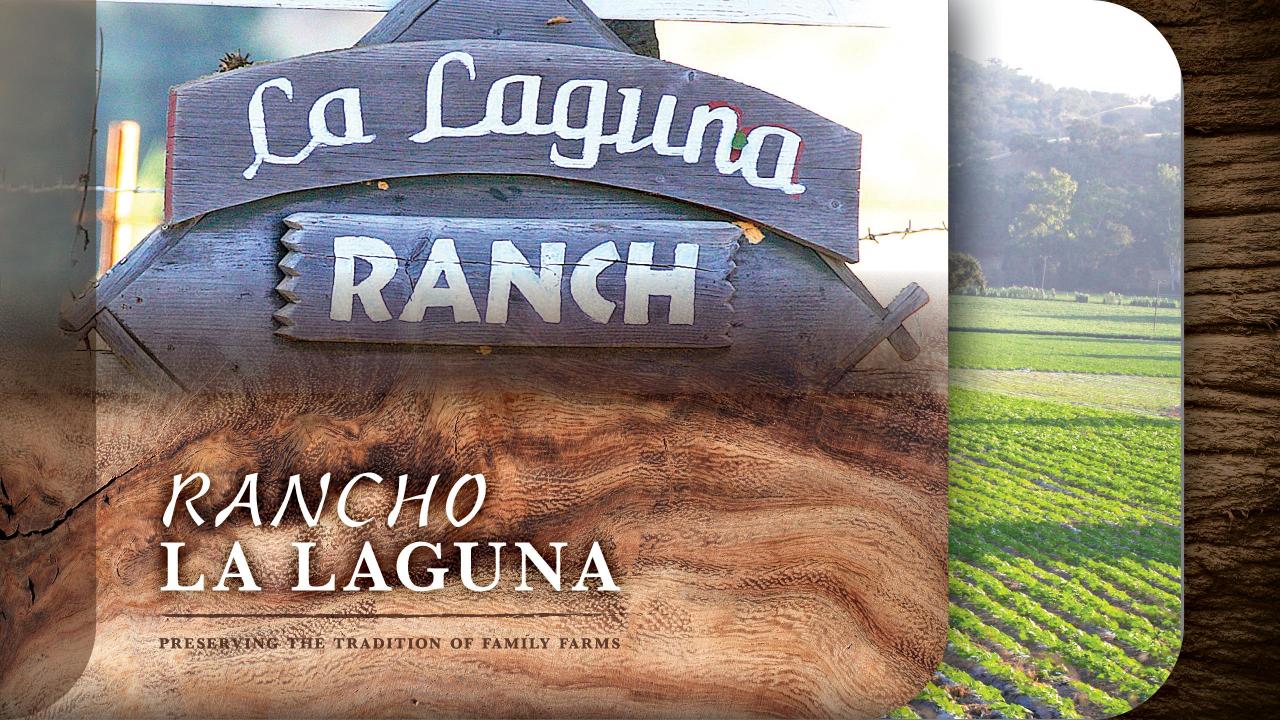
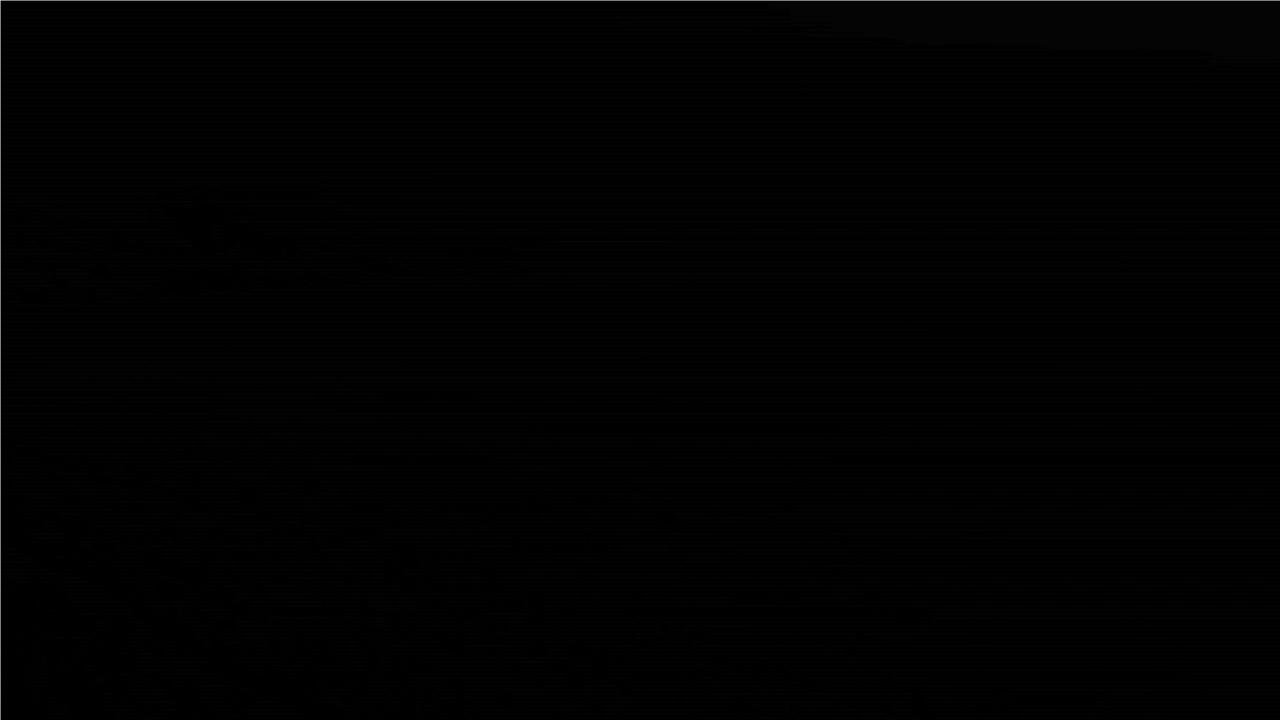
RANCHO LA LAGUNA APPLICANT'S PRESENTATION BOARD OF SUPERVISORS 8/29/2017

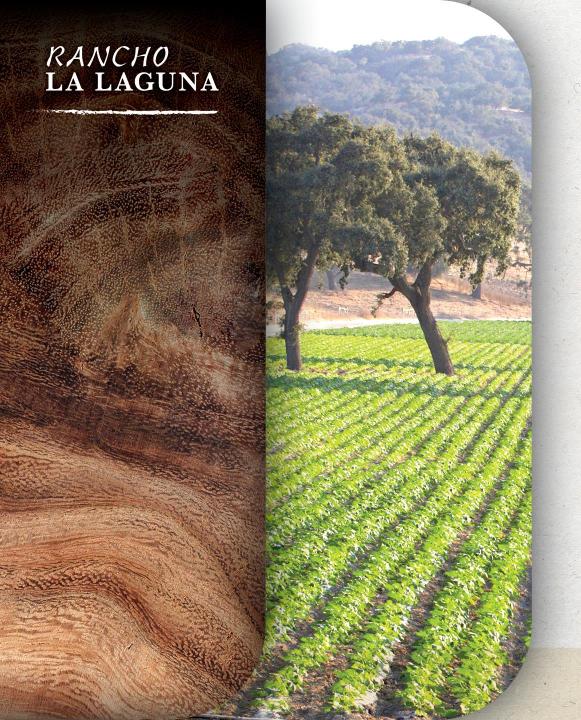
- Presented by:
- SUSAN F. PETROVICH











THE LEGACY OF RANCHO LA LAGUNA

- Chip Hanly 4th 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





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 downzoring of Lots 9-18-320. FARMS





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.
- Fallowing 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

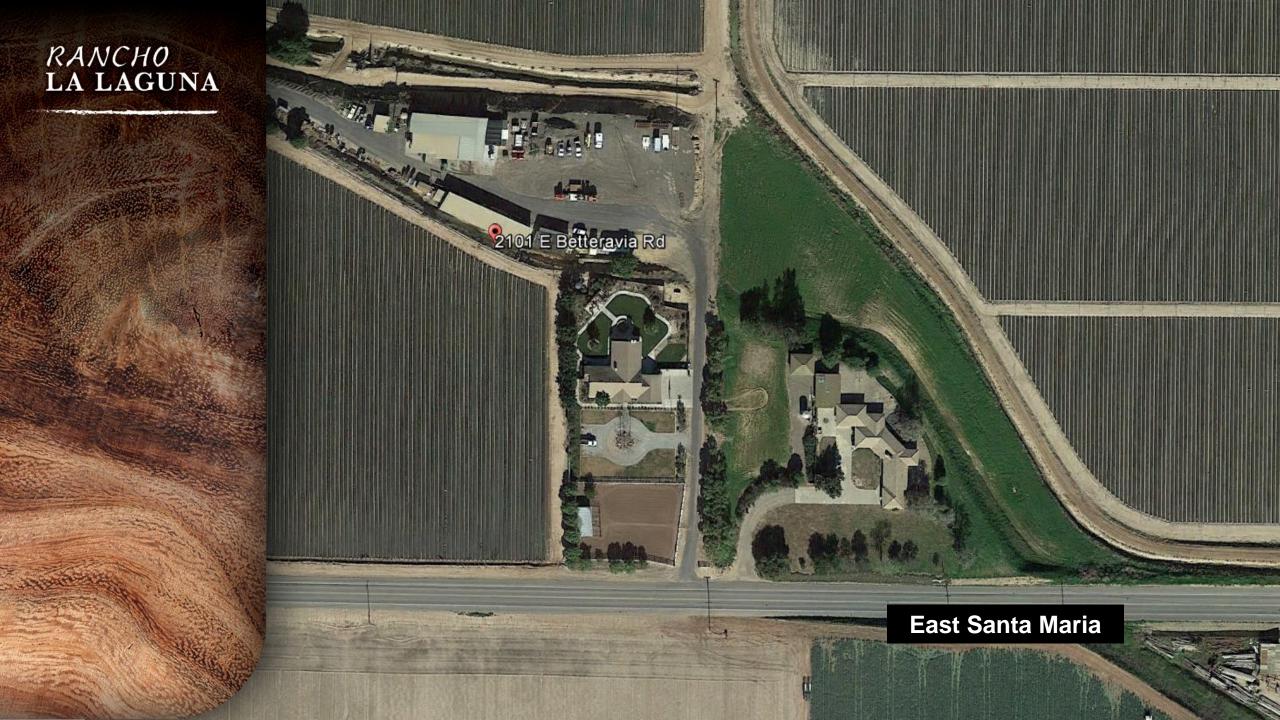


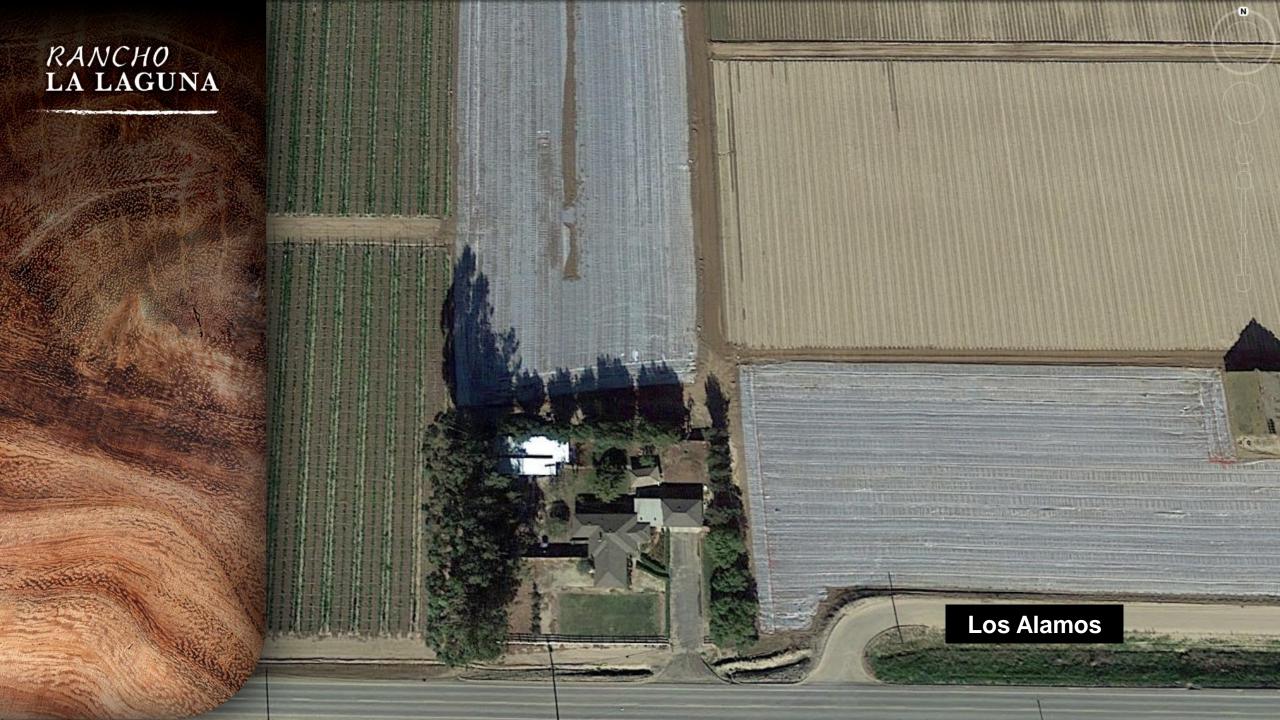
BOGUS ISSUES

- 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





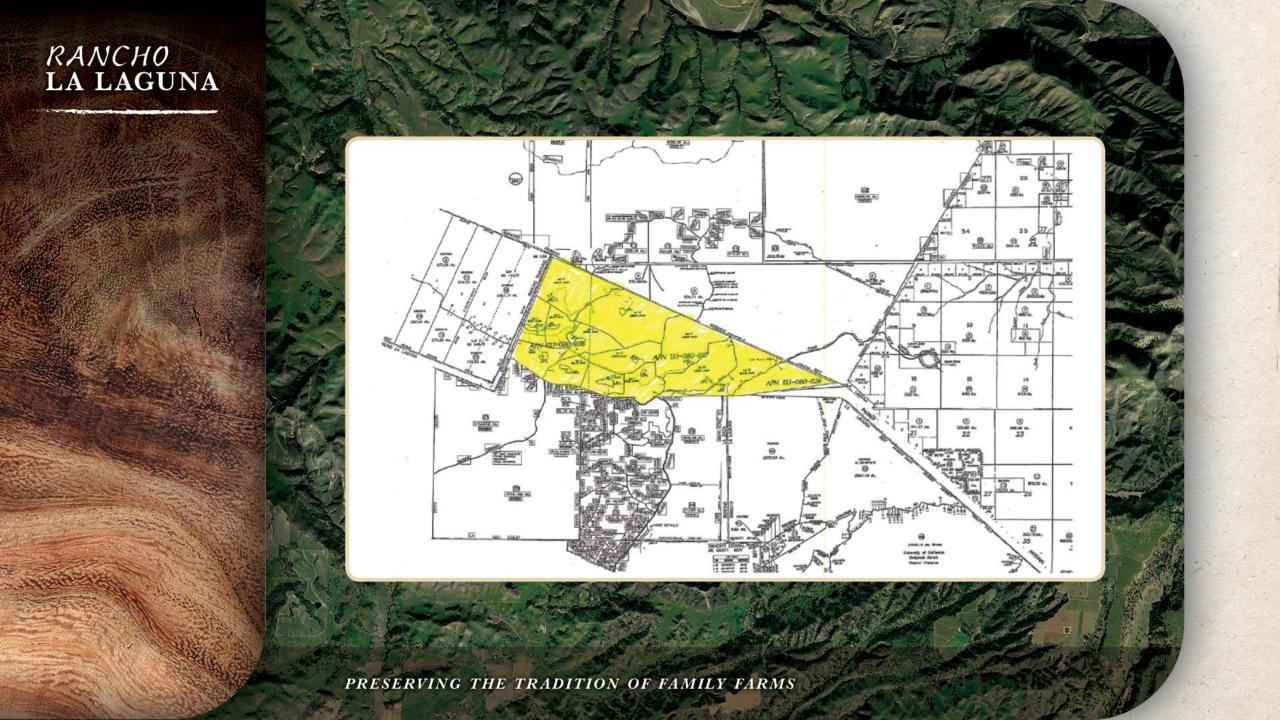






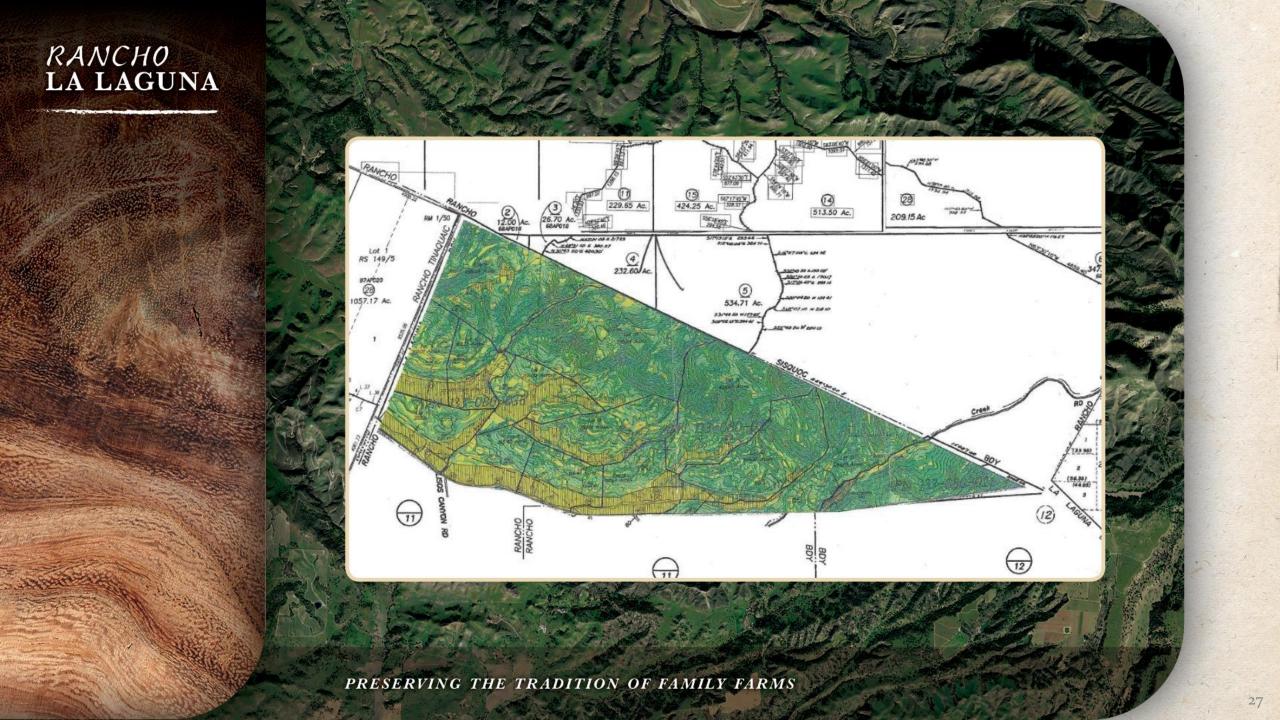
COMPATIBILITY WITH NEIGHBORS

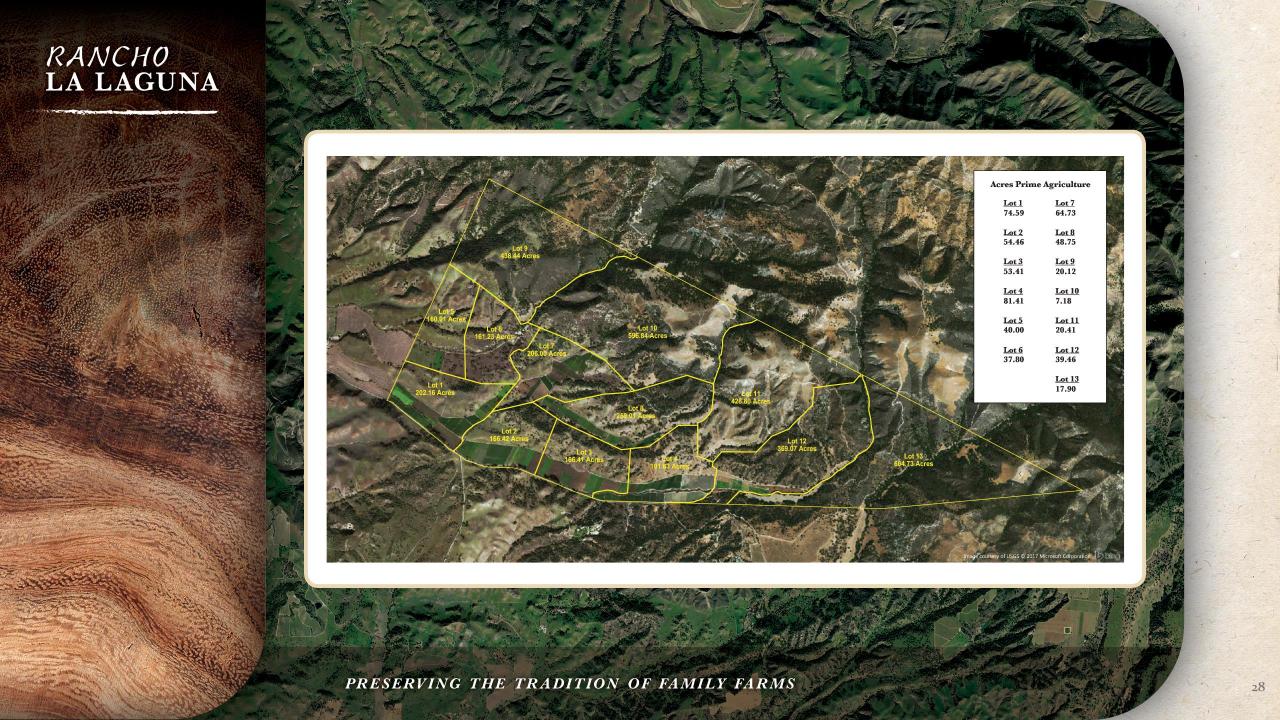
- Neighboring parcels have a wide range of sizes
- Neighboring parcels range from 12 acres to 1,000s of acres with many sizes in between
- Proposed parcels range from 160 to 605 acres smaller parcels on canyon floor (prime cultivated crop land) and larger parcels proceeding northward where topography 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 **TOTAL ACREAGE** Lot 6: 161.23 acres Lot 1: 202.16 acres Lot 2: 166.42 acres Lot 7: 206.00 acres Lot 3: 166.41 acres Lot 8: 259.01 acres Lot 9 Lot 4: 191.63 acres Lot 9: 438.44 acres Lot 5: 160.01 acres Lot 10: 596.84 acres Lot 11: 428.80 acres Lot 10 Lot 5 Lot 6 Lot 12: 396.07 acres Lot 7 Lot 13: 604.73 acres Lot 11 Lot 8 Lot 2 Lot 3 Lot 13 Lot 4 PRESERVING THE TRADITION OF FAMILY FARMS 25

RANCHO LA LAGUNA **RDE** Lot 1: 7.23 acres Lot 6: 6.51 acres Lot 2: 9.59 acres Lot 7: 6.96 acres Lot 3: 15.23 acres Lot 8: 3.57 acres Lot 9 **Lot 4: 2.71 acres** Lot 9: 3.78 acres Lot 5: 8.78 acres Lot 10: 5.54 acres Lot 11: 2.59 acres Lot 10 Lot 12: 2.58 acres Lot 6 \(\sum_{\text{Lot 7}} Lot 13: 2.25 acres Lot 1 Lot 11 Lot 8 Lot 3 Lot 2 Lot 13 Lot 4 PRESERVING THE TRADITION OF FAMILY FARMS 26





RANCHO LA LAGUNA EXISTING PARCEL INFORMATION: WWS 133-886-026, 133-089-36 & 133-080-63. ----- EXISTING ABUNCANT BOWGARY - FROPOSED LOT LINE CHISTING BARRY BOARS - EXISTING RAYON ROADS / PROPOSED CRIMENES TO POSEMBAL BURGING SITES NOTE: FOR COLOR AND MARKET CORED ACCESS AND SHARED EASSWERTS, SEE SHIET 2. VICINITY MAP ASSESSOR'S PARCELS AREA INFORMATION: DISTNO MESS. MIN T31-080-005 2028 ADES 0025 2028 ADES 007 WW 733-585-838 1230.02 ACRES 68035 1220.74 ACRES ACT ##N F33-088-637 26N-85 ACRES GROSS 263F-08 ACRES ACT TOTAL 250.275 ACRES DEPOS 2033.80 ACRES NET MOTES: 1. PRINCIPY REGISHATON BIES THEN FROM RECORD OF SUPEY MAP RECORDS IN BOOK 171, PAGES 94-59 INCLUSIVE BY BLANC LAND SUPEYS. (I) AN EASSHORT FOR FURICE TORS AND SICIOUTE PROPOSES AFFECTIVE A SO FROM THE LANG MARRIED TO COURSES ONE THROUGH BOARD OF PARKEE, AND RESONAND MEMORY FORWARD CONTROL SECTIONS SET, MAN HE DOOR 32, MAKE 466 OF DEEDS PROPOSED LOTS AREAS INFORMATION: (2) AN EXCEPTION FOR FORCE ONE IN PROCESSIAN BURIESS AND EXPRESS. AND FOR THE WESTELLATION, FIRMING AND ANALYSIAN OF AN PERSON AND PROVIDED BY INCIDENT PARKET, ONE IN FARIET OF BRANCHING AND PROVIDED AS INSTRUMENT IN., 2020-ADDRESS PORCES OF THE PERSON OF THE PROVIDENCE AND PROVIDED AS INSTRUMENT IN., 2020-ADDRESS PORCES OF THE PERSON OF THE PERSON AND PROVIDED AS INSTRUMENT IN., 2020-ADDRESS PORCES OF THE PERSON OF TH (3) AN EXPANSE DAMED TO PRET INDIANA, BUME OF SALES BANGARA, ET ALL, FOR BUILD FRENCE PARROXES AFFECING THAT PERSON OF PARCEL ONLE WERE BOTHERS FOR EXCENSE AFFECING THE OWNERS FOR THE SALES AFFECING THE OWNERS FOR THE OWNERS AFFECING THE OWNERS FOR THE OWNERS AFFECING THE OWNERS FOR THE OWNE - HAY BARN - PESBENCE - RANCH MANAGER - 1362 S.F. (1860) - SHEP - 600 S.F. (1800) CARAGE - 338 S.F ME LASARUT CHANGE TO E. BYOM TREST FOR UTERTY PURPOSE ATTECHNE A PORTION OF PARCE. THE RECORD MODIFY FAVOR AS INSTRUMENT NO. 1950 IN SECURITY PURPOSE ATTECHNE A PORTION OF PARCE. THE RECORD MODIFY FAVOR AS INSTRUMENT NO. 1950 IN SECURITY FAVOR AS INSTRUMENT NO. LOF 2 MILAZ ACRES CROSS INL70 ACRES NFT SLAW ACRES PRIME ADMICULTURE/POTENTIAL WHETOME 62.72 ACRES EXISTING OPPORTUNE/POTENTIAL MINERARD (2) AN EXPONENT GRANDED TO CETTY OIL COMPANY FORCE, PROLACS AND INCOMPLIA PURPOSES AFFECTION A 20 FOOT SIMP WORK A SUMMERCY FORTING OF PARKET, ONE, THE POINT LOCATION IS NOT GREATED OF PROCESS, RECORDED DECUMER IN, NOT AS INSTRUMENT MO. 81-50020 OF CITION, RECORDS. RANCHO LA LAGUNA (i) HE LASHART CHARGE TO CHARAL TELEMENT COMPANY TOR PLANE URLING APPECING A 10 FOOT STOP OVER A PARTICULAR OF PARCES ONE AND THAT RECORDED CENTERS IN 1984 AS MERITARIAN TO, 24-36800 OF GITTER, MICROSON. Potential Vineyard Exhibit Map # 10 INTERNAL THE PLANTING CONCERNAL THE PLAN AN CHEMICAL PRIMARY DO CHEMICAL SECTION OF CONTACT FOR PRIMARY FOR PRIMARY AND FROM A JOSEPH GARRY A PRIMARY OF PRIMARY ONE, PRICED BY CHEMICAL AND FROM THE CONTACT. A SECTION OF THE THIN AND THE CONTACT OF CHEMICAL SECTIONS. A SECTION OF THE THIN AND THE CONTACT OF CHEMICAL SECTIONS. A SECTION OF THE THIN AND THE CONTACT OF THE CONTACT OF THE CHEMICAL SECTION OF THE CHEMICAL SEC In the County of Santa Barbara, California 200.00 ACRES CROSS & NET 64.73 ACRES FROM ACRES (TURE, POTENTIAL MINEYAND 62.79 ACRES CRISTING GRADNIN/POTENTIAL MINEYAND PRESERVING THE TRADITION OF FAMILY FARMS

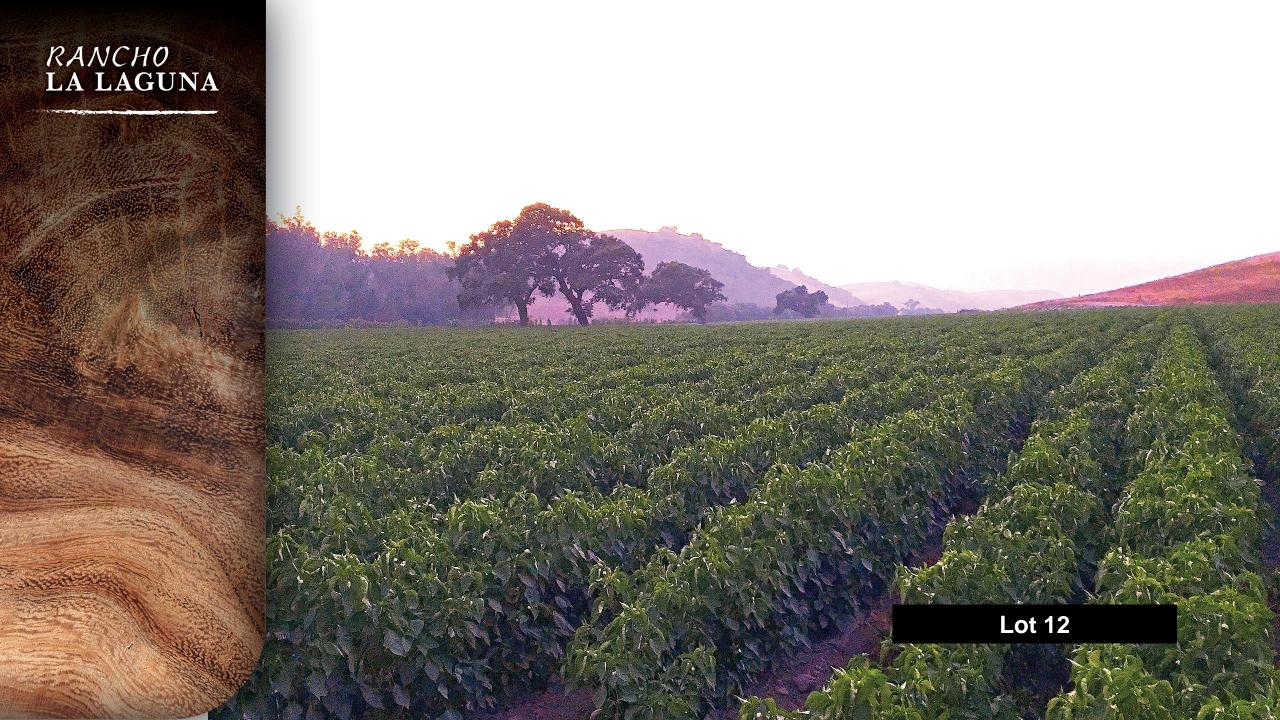














WHY AGRICULTURE MATTERS

- 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



- 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.



- 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



- 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.



- 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?

