

Lenzi, Chelsea

From: Drossel, Danielle
Sent: Tuesday, August 29, 2017 2:28 PM
To: GuestCA
Subject: ATTORNEY-CLIENT: Rancho La Laguna Revised Findings

Dana,

Here is the revised language to incorporate into findings:

Evidence to support inconsistency findings for denial of the project includes the following documents and evidence incorporated herein by reference: (1) Letter from Linda Krop, EDC, to Board of Supervisors, dated August 25, 2017 with attachments A through D; (2) One page letter from Linda Krop, EDC, to Board of Supervisors, dated August 28, 2017; (3) One page document entitled "Santa Ynez Valley Ag Properties currently on the Market;" (4) statistics from Agricultural Element evidencing the parcelization trend including that from October 1, 1979 to September 30, 1984, 113 agriculturally zoned parcels (30,168 total acres) were subdivided into a total of 432 parcels. Of these, 44 parcels which contained over 100 acres were divided into 233 parcels of which over 50 percent were below 100 acres in size; (5) testimony and evidence showing that subdivisions of Ag land into smaller parcels increases value of property and decreases agricultural viability; and, (6) case studies in Santa Barbara County, including Edgewood Estates and Mission Oaks Ranch.