

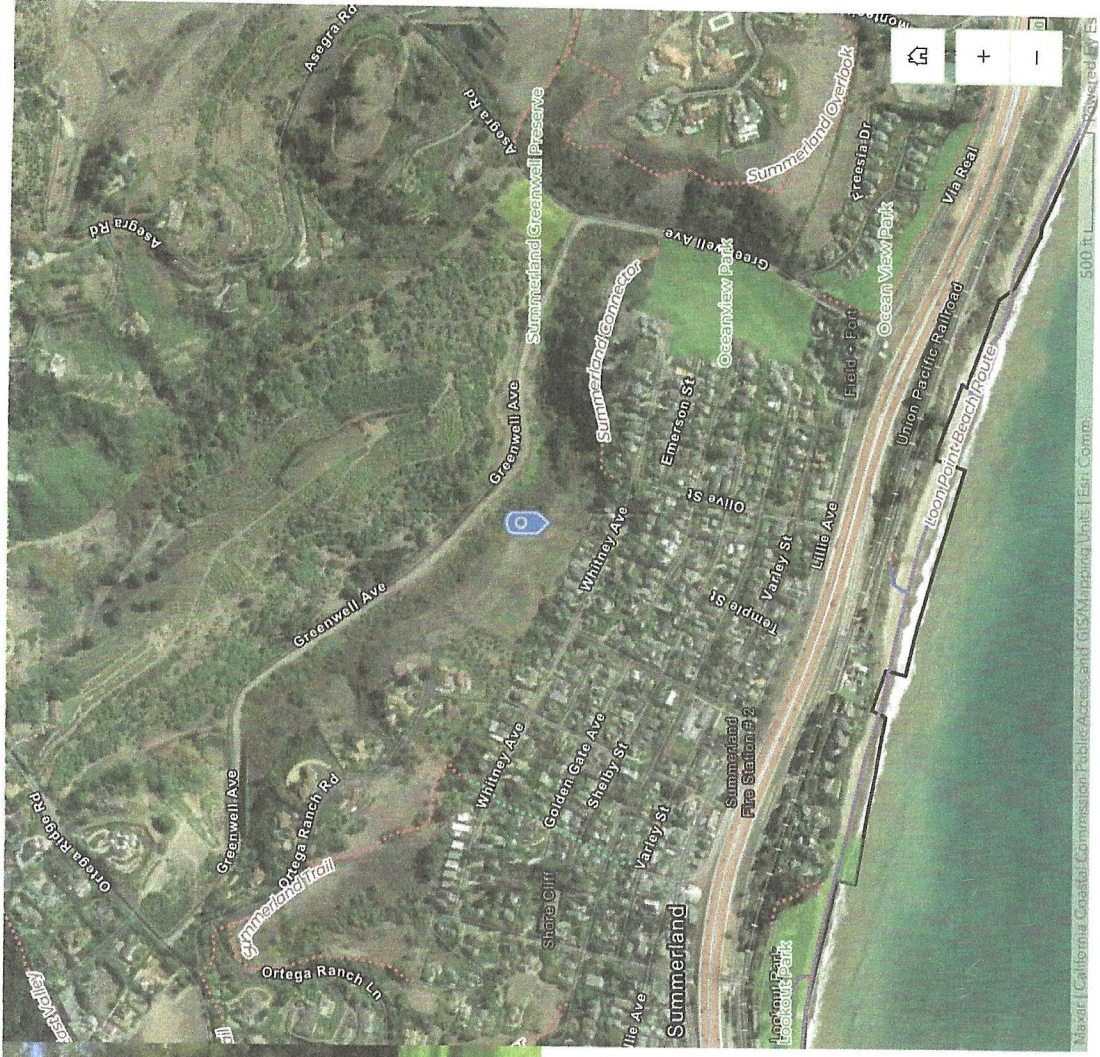
Proposed Summerland Park and change to Residential Zoning

- property is currently zoned RR5 and would need Conditional Use Permit (CUP) or rezoned to Agriculture AGI
- summary and call to action



SOS

Homeowners of Summerland
Advocating for transparency and
Keeping our neighborhood residential



Summerland Neighborhood Park

This project would develop a new neighborhood park with open areas, playgrounds, and walking paths to implement the Summerland Community Plan. Adjacent to the fields would be an inclusive playground, shaded community gathering spaces, benches, and potentially restrooms. The project would expand the community's trail system with connections from Ocean View Park and the Summerland Trail through the Summerland Greenwell Preserve.

Park Type: Neighborhood

Planning Area: South Coast



✓ Summary Zoning Comparison: RR-5 → AG-I under AEO

201 Temple is currently zoned RR5 (rural residential) what it would mean if converting to AGI (agriculture) under the new AEO (Agriculture Enterprise Ordinance)

Activity	Allowed Under AG-I (AEO)
Farming & ranching	✓ Yes (already allowed)
Processing (composting, milling)	✓ Yes
Farm stands/market	✓ Yes
Aquaponics	✓ Yes
Firewood & tree-nut processing	✓ Yes
Small campgrounds	✓ Yes (with restrictions)
Farm-stays	✓ Yes (7-15 rooms, CUP)
Educational agritourism	✓ Yes
Horseback riding	✓ Yes
Incidental food service	✓ Yes
Small-scale events (e.g., weddings)	✓ Yes

Bottom Line

Converting from RR-5 to AG-I unlocks a broad suite of agricultural and agritourism activities. It allows you not only to grow and raise food but also to add value and diversify revenue with processing, direct sales, and tourism – all aligned with the ordinance's goals. Depending on activity, there may be some permitting requirements and operational limits (especially around campgrounds, sound, and event scale) designed to preserve rural character and minimize impacts.

In Santa Barbara County's Unincorporated Land Use & Development Code, public parks and public playgrounds managed by a public agency are explicitly permitted uses in certain zones. According to Division 4 – Zoning Districts:

- Public parks, public playgrounds, and community centers operated by a public agency are listed as allowable land uses in the AG-I (Agricultural I) zoning classification, and likely in similar open-space or institutional zones as well

Dear Homeowner in Summerland,

This is an **S.O.S.** for homeowners in Summerland.

This letter is to inform you about a Santa Barbara County proposed plan to include a park in Summerland, marked at the location of Sweet Wheel Farms, owned and operated by Santa Barbara Agriculture and Farm Education Foundation (SBAFE) 201 Temple Avenue, Summerland. This property is zoned Residential (RR5). **We are advocating support for the removal of a proposed park anywhere in the residential area of Summerland and to advocate to keep the properties, which are located above the Lillie Avenue community / commercial corridor and south of Greenwell Avenue, currently zoned Residential to be kept zoned Residential.** The neighborhood location involved is located in the California Coastal Zone and has Willow Riparian Environmental Sensitive Habitat (ESH) and Coastal Sage Scrub Environmental Sensitive Habitat (ESH) (per diagrams in the Summerland Community Plan, page 117, Figure 22). The property is part of the Critical Coastal Zone Map (per Bureau of Land Management map). The property is within the Critical Coastal Areas Map for watershed to the ocean. (Per California Coastal Commission Critical Coastal Areas Map Viewer). **Note**, you can still support Sweet Wheel Farms, as it is operating today, with the site zoned, as it has always been and is currently zoned, residential (RR5). We are citizens seeking transparency in all short and long term plan initiatives relating to Summerland.

The Santa Barbara County Parks Department has created a proposed **Santa Barbara County Recreation Master Plan**. Within the plan is a new proposed park for Summerland with marker location indicating 201 Temple. The plan was open for community feedback mid January 2025 through mid March 2025. The feedback time is now closed. The citizens of Summerland were never properly notified of the plan or of the feedback timeframe. Summerland has very easy means of public notification...namely email blasts from Summerland Citizens Association, Summerland Beautiful, or a posting at the Summerland Post Office. None of these methods were utilized. The CEO of SBAFE, which owns 201 Temple St., was the initial liaison from Summerland for the initial Santa Barbara Parks Plan which places location of park at 201 Temple St. At that time, the same CEO was on the board of Summerland Beautiful.

No mention of the park plan have been brought forth for discussion at any SCA or Summerland Beautiful events. Citizens and home owners in our neighborhood who are not made aware of a plan are unable to comment on a plan. Citizens/ homeowners who have now become aware of the plan, have

been told that this is a long term plan, the location of the park is not set, and there is no current funding.

Then why worry?

- 1) the nonprofit SBAFE has the potential of donating over an acre of land for park use by adding an easement to the property and has significant donors to provide for the park equipment. A donation would still keep the property compliant to 5 acre requirement. Any donations of lands or funds in this area would immediately speed the process of a park approval. Again, the CEO of SBAFE, also on the board of Summerland Beautiful at that time, was the initial liaison from Summerland for the Santa Barbara Parks Plan which places location of park at 201 Temple St.
- 2) The parks department justified the location on their plan proposal based in part of their understanding of the Summerland Community Plan that was last updated over 10 years ago when the property was owned by the school district. The last survey from the county to the community in relation to the Summerland Community plan was in 2008. The property is no longer publicly owned, but privately owned by SBAFE. To our understanding, SBAFE potentially has plans to request zoning change from Residential (RR5). A park in this area hastens the process.
- 3) Change of zoning from Residential (RR5) to Agriculture (AG1) allows for enhanced development of 201 Temple to potentially include worker housing, barn, sale of product, events, and commercial sales and events per the new **Santa Barbara County Agriculture Ordinance**, active as of January 2025.
- 4) Santa Barbara County Planning and Development Department has supported development (agriculture use) on 201 Temple by determining the Environmental Sensitive Habitats (ESH), as indicated by the Summerland Community Plan, are not applicable to this lot. By removing ESH designation, the lot becomes exempt from Coastal Permit requirements for agriculture use on residential property. Hence, all development of the property to date is *without* permit (Coastal Development Permit - CDP), or biological / environmental impact reports. To date, development on the lot includes three accessory structures, new water lines, landscaping (farming), change in water use, potential grading, fencing, and crops/eggs grown for commercial sale. Having No permitting, no circulation plan, and no landscape plan allows flexibility for possible future development and a park should rezoning occur. Note lots immediately east and west of 201 Temple were still considered ESH protected during permit approvals within the last two years. The lot at 201 Temple was not shown to have historical agriculture use (per Summerland Community Plan, Prior Land Uses Fig. 3) The Santa Barbara County planning and development department was part of the creation and approval of the Summerland Community Plan.

- 5) The area has geological problems in terms of soil creep, slope stability, fault lines, and liquefaction (Summerland Geologic Problems - Map2)
 - 6) A park and further development in the area has direct impact on the protected Greenwell creek and protected wildlife and plant areas
 - 7) A park and further development in the area has direct input on the watershed from Greenwell creek to the ocean (Part of California Coastal Commission Critical Coastal Areas)
 - 8) Our neighborhood streets are unable to handle additional traffic created by a park or further commercial or public development on the lot.
 - 9) A park or further development in the area jeopardizes the tranquility and safety of the neighborhood.
 - 10) A park or further development in the area potentially jeopardizes the value of the properties in the neighborhood.
 - 11) Adding increased development in terms of a park or further development on the farm put our community and neighborhood at risk in terms of congestion, safety, site accessibility, fire, environment, proximity to stream and ocean watershed, danger to endangered species, wildlife movement, impact on biological resources, surface and ground water quality, water usage, impact on neighborhood roads, parking, noise, odors, light and glare.
- Basically, the entire make up and character of the city of Summerland will be forever changed as the residential neighborhood becomes sandwiched by community/commercial designations.**

“In particular, the potential conversion of agricultural land to provide recreational facilities may raise land use policy considerations or concerns for conflicts between adjacent uses.” (Santa County County Parks, Notice of Preparation, dated 1/10/2025, section 4.2.10)

The following concerns were outlined in letter from the Department of Fish and Wildlife Environmental Program Manager, South Coast Region to Jeff Lindgren (head of Santa Barbara Parks), dated February 20, 2025

“d. Where the Project may impact aquatic and riparian resources, CDFW recommends the County select Project designs and alternatives that would fully avoid impacts to such resources. CDFW also recommends an alternative that would not impede, alter, or otherwise modify existing surface flow, watercourse and meander, and water-dependent ecosystems and natural communities.”

“e. An analysis of impacts from proposed changes to land use designations and zoning, and existing land use designation and zoning located nearby or adjacent to natural areas that may inadvertently contribute to wildlife-human interactions”

“Mitigation Measures. Public agencies have a duty under CEQA to prevent significant, avoidable damage to the environment by requiring changes in a project through the use of feasible alternatives”

To our understanding, there are alternatives for expanded park use, if deemed desirable by Summerland, within the established community / commercial Lillie corridor. Per the Summerland Community Plan, Summerland is not below the recommended threshold of park space per resident.

Below is a bit of history on this property as well as a suggested action plan.

History

201 Temple was originally a privately owned property 6.84 acres zoned RR5 (rural residential) that was sold at nominal price to the county and was originally designated for a school. It was decided that the property location did not support building a school, for many reasons, to include needs, funding, access, impact on roads, environmental concerns (ESH) and the community not deeming the site suitable. The site falls within the California Coastal Zone.

In November 2021, the Carpinteria School District sold the property to the **Santa Barbara Agriculture and Farm Education Foundation (SBAFE)** which is a non-profit organization created in 2019, raising money under 501c(3) #85-3329449. **Sweet Wheel Farms** is owned and operated by this foundation on 201 Temple St. in Summerland. SBAFE and Sweet Wheel Farms are not community created organizations. SBAFE and Sweet Wheel Farms are private non-profit. Their mission is to provide food to those who are food insecure and educate the public on the growth and consumption of healthy food. They may privately create and run their organization according to their bylaws. They may spend monies raised per their priorities and have the prerogative to offer salaries for positions or have positions be volunteer.

The same person who created the SBAFE also created the non-profit **Summerland Beautiful** in 2020, raising money under 501c(3) #84-3720677. As stated in the last email from Summerland Beautiful, their biggest patron is the same largest donor who helped SBAFE buy the land from the school district. Summerland Beautiful is not a community created organization. Summerland Beautiful is a private non-profit. Their mission is beautification and safety projects to better Summerland. They may privately create and run their organization according to their bylaws. They may spend monies raised per their

priorities and have the prerogative to offer salaries for positions or have positions be volunteer.

The same person who is the creator of both these non-profits is also the owner of the commercial shop Farm to Paper on Lillie Avenue where produce from the Sweet Wheel Farms is sold.

Due to fund raising capabilities and donors, SBAFE, Sweet Wheel Farms, and Summerland Beautiful have a presence in terms of social media, print media, marketing. Many donors live outside of the affected Summerland neighborhood north of Lillie Avenue and south of Greenwell.

Again, SBAFE and Sweet Wheel Farms, Summerland Beautiful, and Farm to Paper are private entities created by the same person. This same person is the CEO and founder of nonprofit SBAFE, which owns Sweet Wheel Farms, owns the commercial business Farm to Paper, and until last week, was on the board of Summerland Beautiful. Note, nonprofits are accountable to the public and must operate in a transparent manner.

Summerland Citizens Association (SCA) was created in 1950. The purpose of the association was to represent homeowners, residents, and business members in planning for growth and improvement of the town of Summerland. The association is *not* a 501c(3) organization and does not raise money except through membership to support basic operations. No salaries are allowed and all positions are volunteer. Due to no fundraising, SCA has only volunteer driven social media, and marketing. Their political strength is tied to long term presence and long term agreements with the county and community. Historically, the Beautification Committee was part of SCA tasked with creating and implementing beautification projects. The SCA operates by a community driven set of bylaws last updated in 2012. Members of the SCA were involved in the creation of the original **Summerland Community Plan**.

Local citizens representing the SCA, local business, as well as representatives from departments of fire, sanitary, water, school, planning and development created the **Summerland Community Plan** in the late 1990s. Last revisions of this plan was updated with final approval in 2014. The Summerland Community Plan includes all relevant policies of Santa Barbara County's Comprehensive Plan and Santa Barbara County's Coastal Land Use Plan.

"It is the intent of the Summerland Community Plan to provide a framework for community planning for county decision makers, the community, and landowners of the property in the Summerland area. " (Summerland Community Plan Section 1.A.)

The *possibility* of another park was included in the Summerland Community Plan because at that time, the land was *publicly* owned, not privately owned as it is today.

Call to Action

- 1) email our supervisor Roy Lee, roylee@countyofsb.org
Let Roy know that you do not want a park in our neighborhood. Let Roy know that you want all residentially zoned lots in our neighborhood to remain zoned residential. Ask Roy to hold a town hall meeting to discuss these two issues with himself and Jeff Lindgren from SB Parks, followed by a Q&A forum. Ask Roy to notify residents of Summerland of the meeting with emails through Summerland Beautiful, Summerland Citizens Association, and posting at the Summerland Post Office.
- 2) email Jeff Lindgren, Deputy Director, SB Parks, jlindgren@countyofsb.org
Let Jeff know you do not want a park in our neighborhood. Let Jeff know you would like all parks to remain in the community / commercial area of Lillie Avenue. Let Jeff know if you had ever been informed of the current park plan or the community input timeframe. Ask Jeff to either hold a town hall meeting with Supervisor Roy Lee or hold a meeting of his own. Ask Jeff to notify the community of any meetings, updated parks plans, or community input timeframes through emails from Summerland Beautiful, Summerland Citizens Association, and posting at the Summerland Post Office.
- 3) email Summerland Beautiful, info@summerlandbeautiful.org
Ask Summerland Beautiful to invite SBAFE to share future plans for Sweet Wheel Farms with the community and have Roy Lee attend. Ask Summerland Beautiful to notify the neighborhood of the meeting through their email list.
- 4) email Summerland Citizens Association, summerlandcitizens@gmail.com
Ask Summerland Citizens Association to help Roy Lee and Jeff Lindgren coordinate a town hall meeting to discuss future park plans and keeping zoning in the neighborhood residential. Ask SCA to email notification of the meeting.
- 5) be sure to include your name and address on your emails and copy shineonsummerland@gmail.com so emails are vetted to be residents within our neighborhood and a site map of support is created for the county and Roy Lee.

We hope you take the time to get involved. Remember, Sweet Wheel Farms current operations are not affected by these actions. The farm can keep growing food to feed the food insecure. Keeping our neighborhood zoned residential only means Sweet Wheel Farms may not *expand* their development to include community (park) / multiple housing / commercial venues.

We do not want our neighborhood to be developed by persons outside our neighborhood, special interests, and organizations who are telling us what we need. Our neighborhood deserves to keep its safety, character, and protection of our special environment. We should advocate for what we want.

In gratitude for our wonderful community of Summerland,
SHINE ON SUMMERLAND (SOS) - Homeowners of Summerland
Advocating for transparency and keeping our neighborhood residential

SUMMERLAND COMMUNITY PLAN

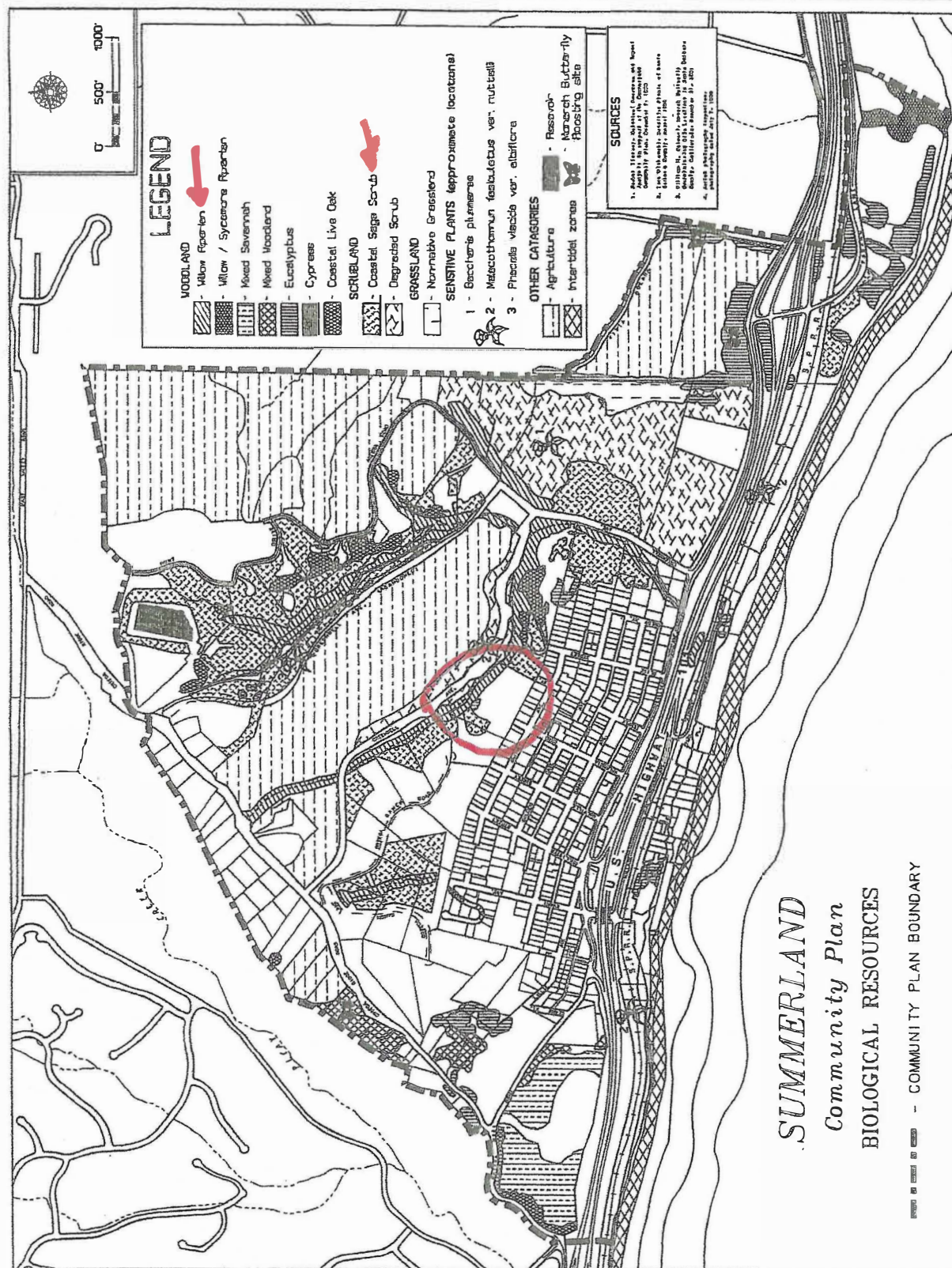
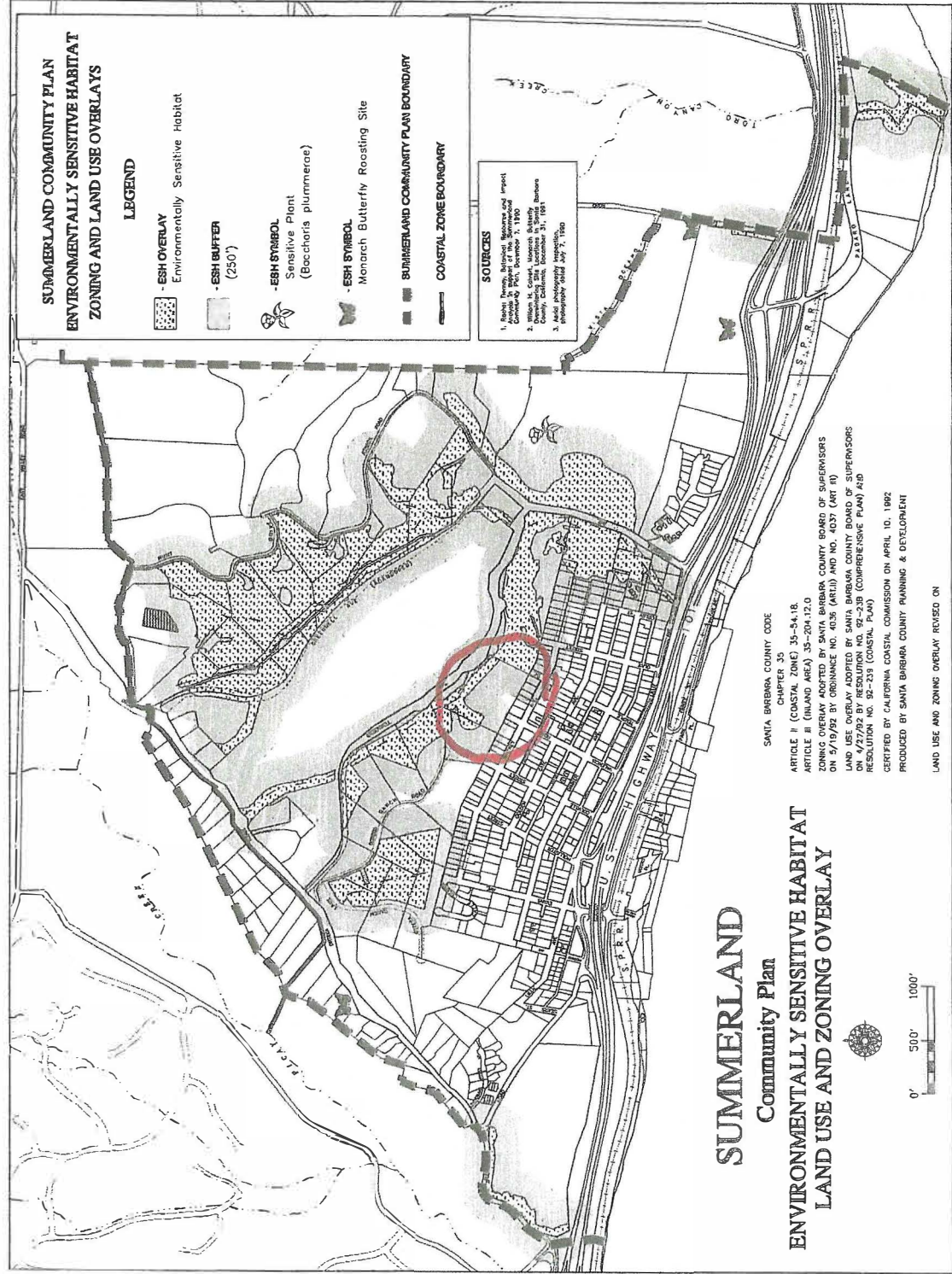
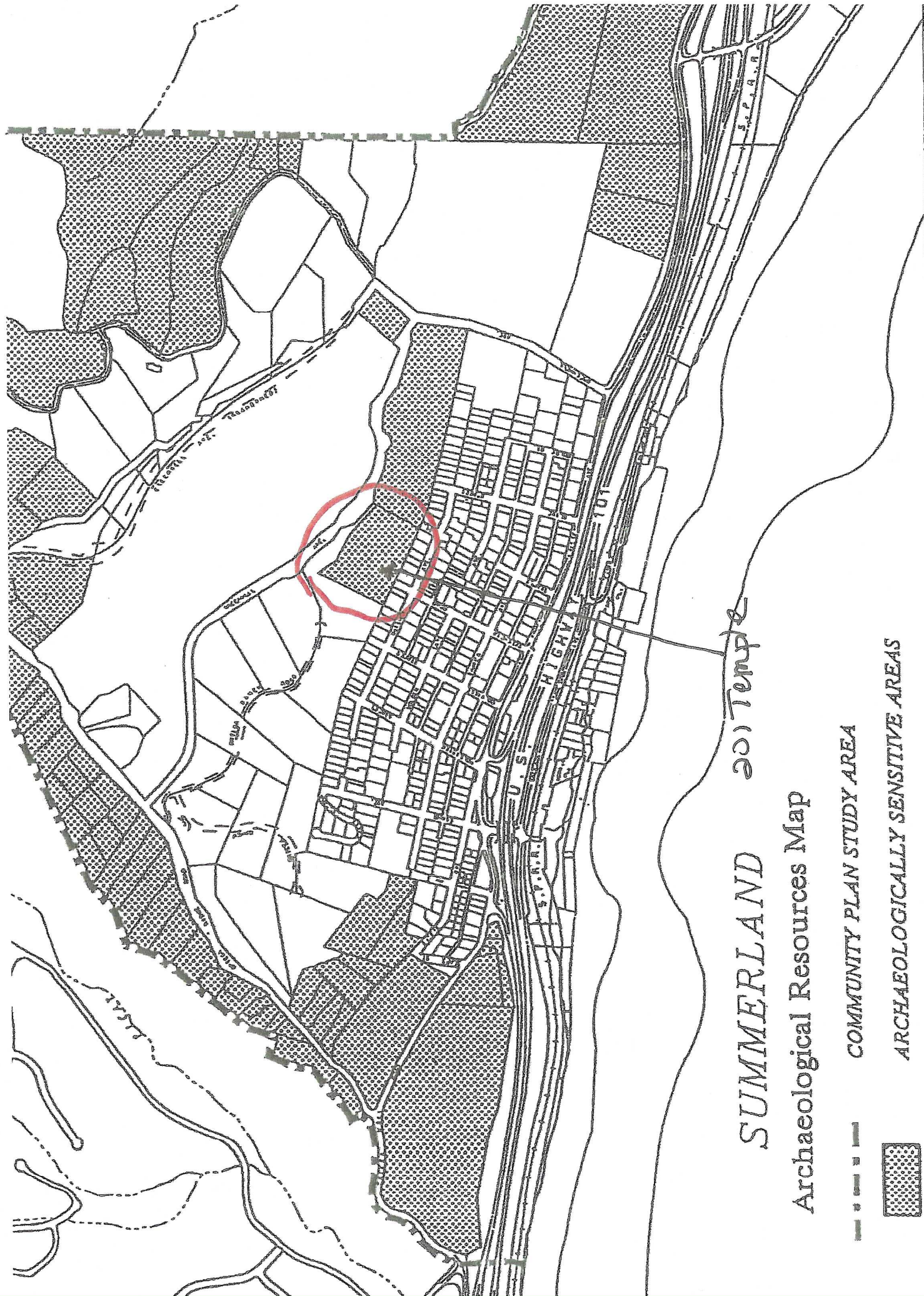


Figure 22: Biological Resources



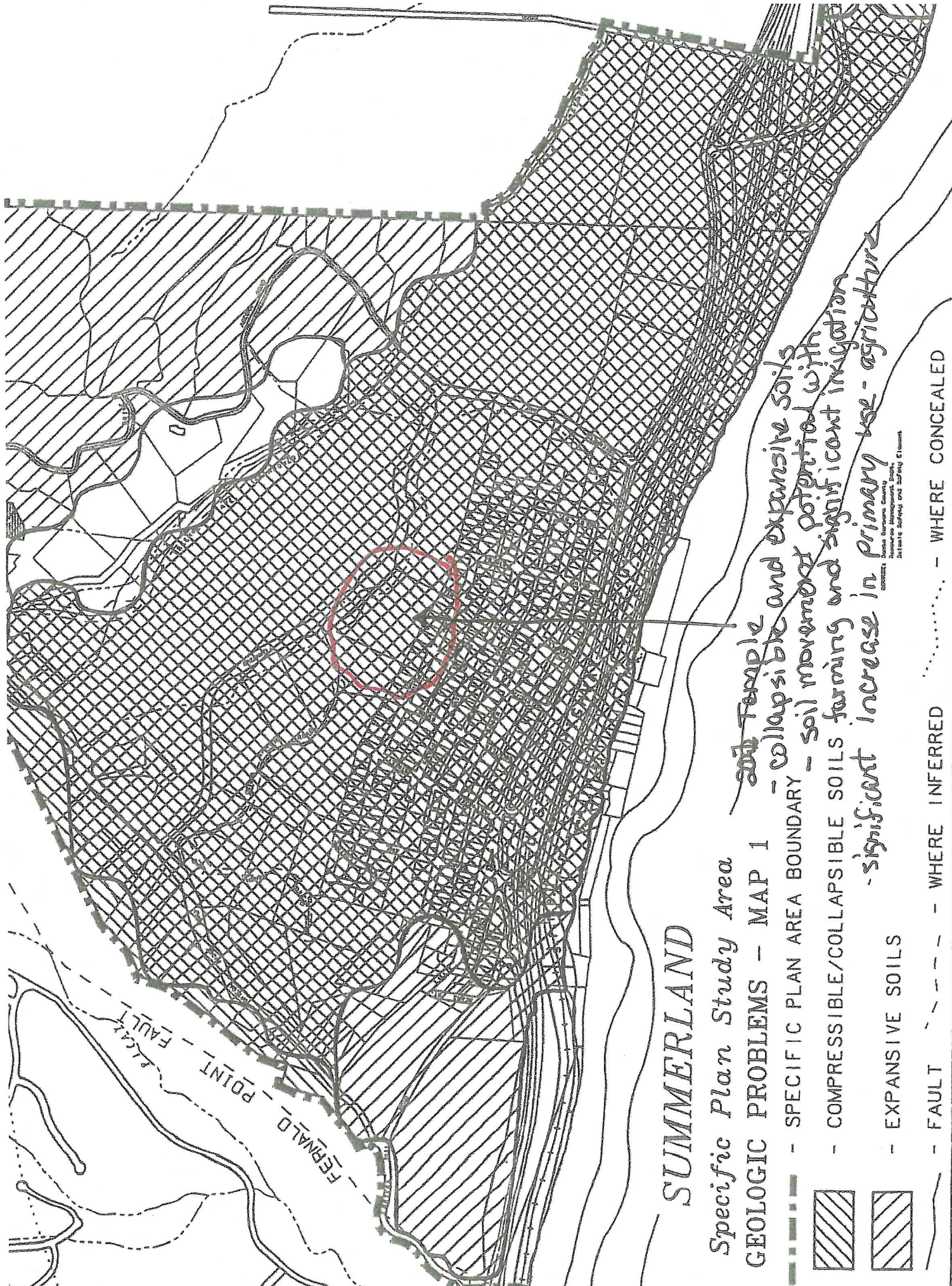


SUMMERLAND 201 Temple

Archaeological Resources Map

COMMUNITY PLAN STUDY AREA

ARCHAEOLOGICALLY SENSITIVE AREAS



SUMMERLAND

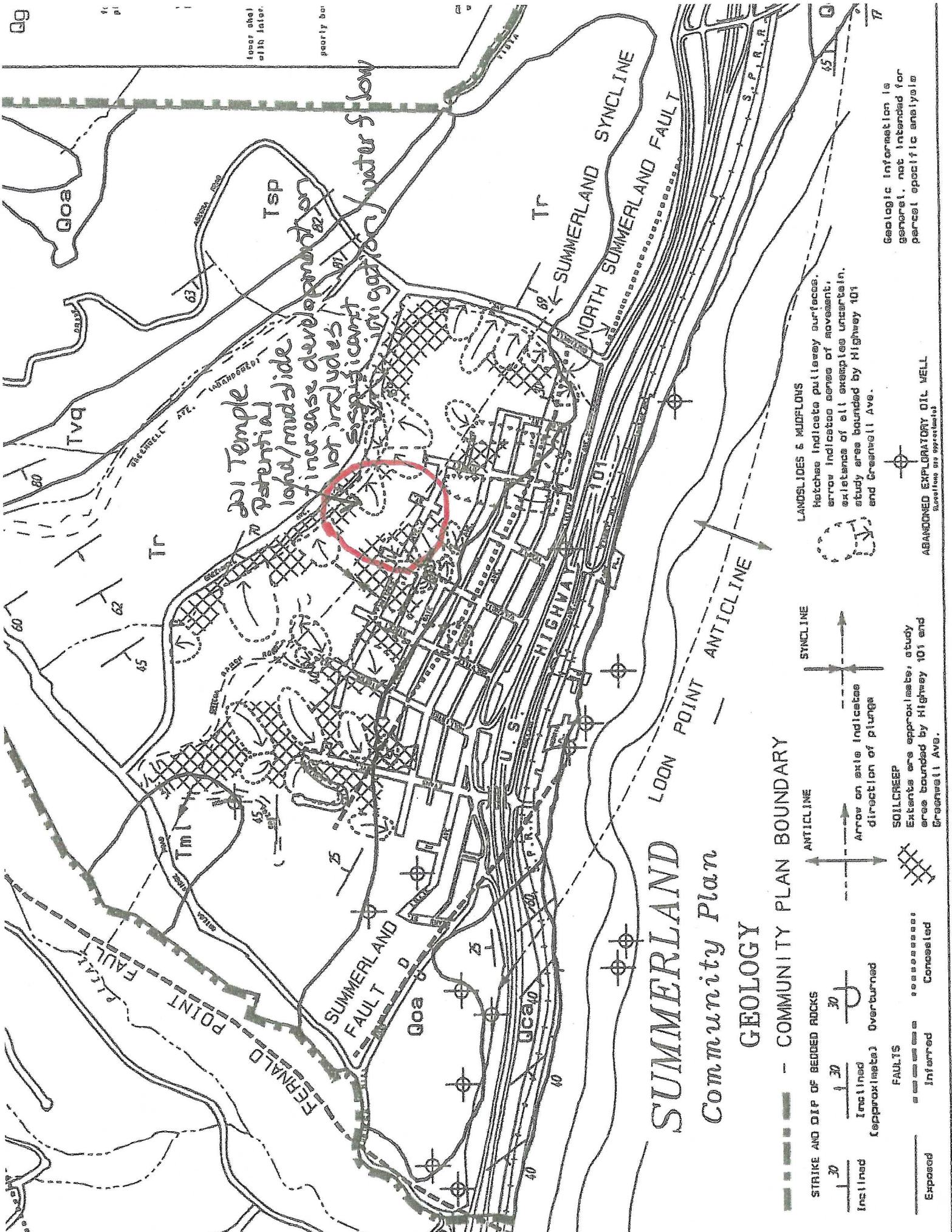
Specific Plan Study Area

GEOLOGIC PROBLEMS - MAP 1

- SPECIFIC PLAN AREA BOUNDARY
- COMPRESSIBLE/COLLAPSIBLE SOILS farming and significant irrigation
- EXPANSIVE SOILS
- FAULT
- WHERE INFERRED
- WHERE CONCEALED

2011 Temple and expansive soils
- collapsible and expansive soils
- soil movement potential with
- significant increase in primary use - agriculture

Source: Sonoma County
Geological Survey
1998
Data is subject to change



SUMMERLAND COMMUNITY PLAN

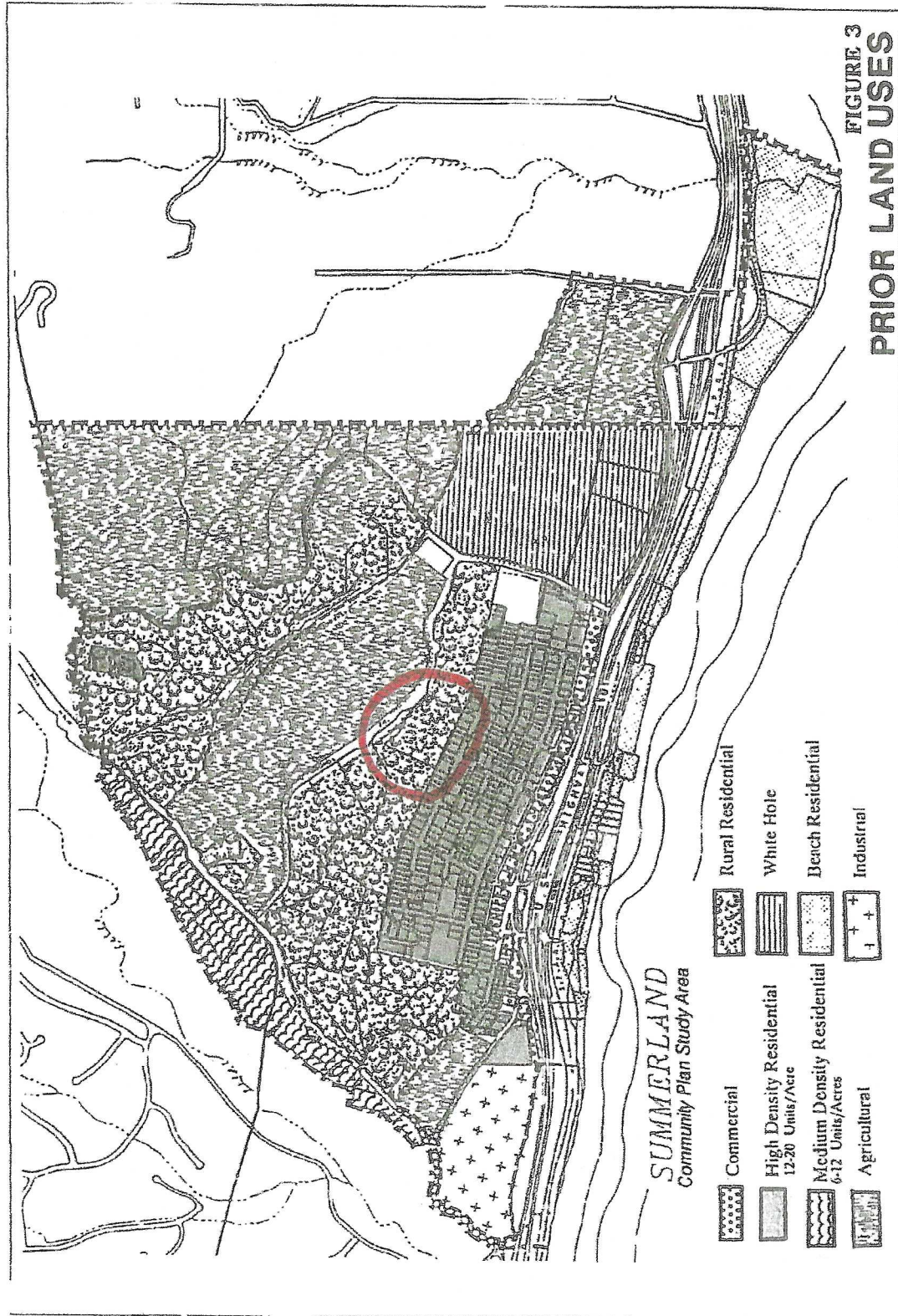


Figure 3: Prior Land Uses

201 Temple - not shown to have prior agriculture use

SUMMERLAND COMMUNITY PLAN

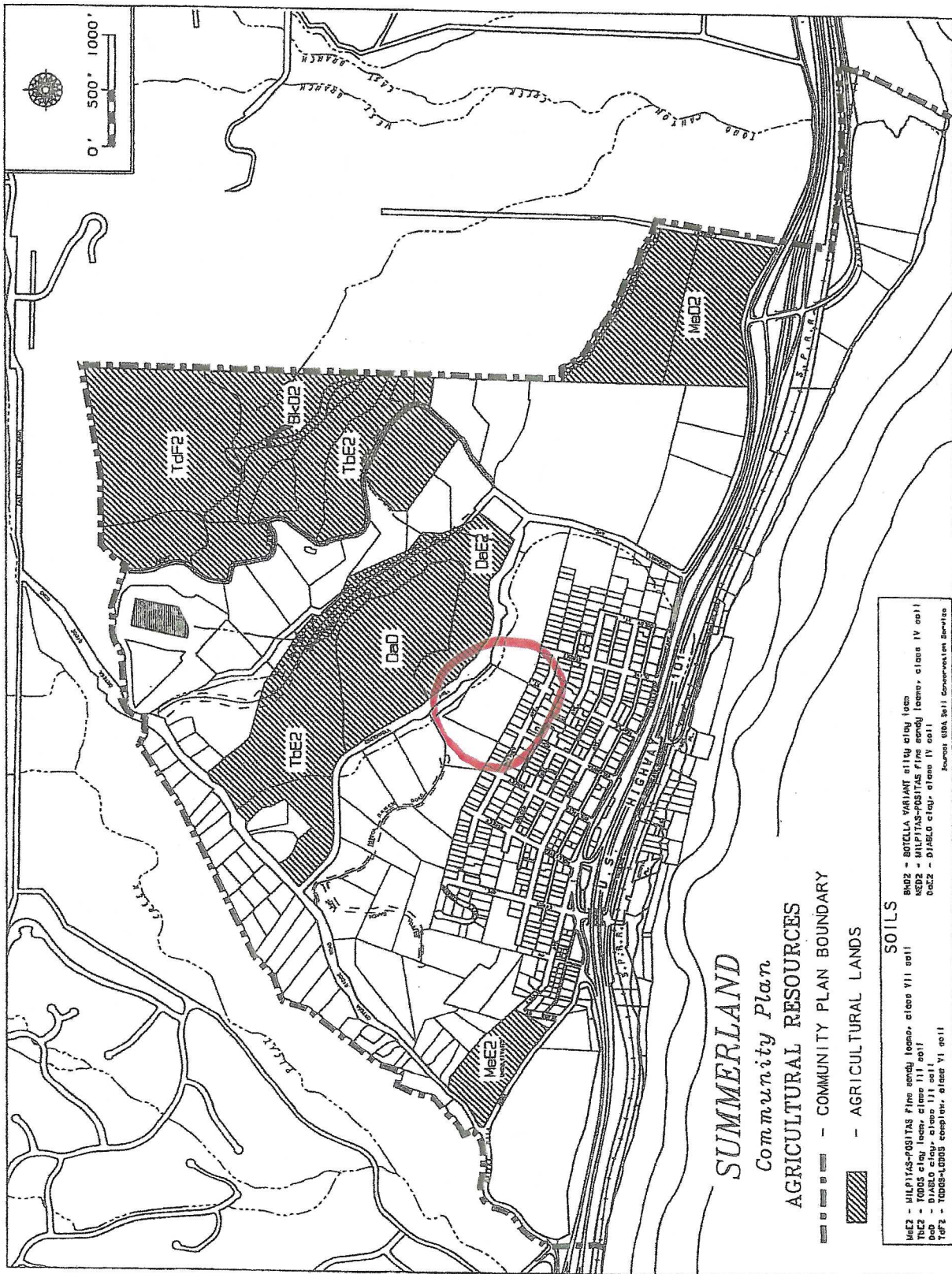


Figure 6: Agricultural Resources

201 Temple not shown as agricultural

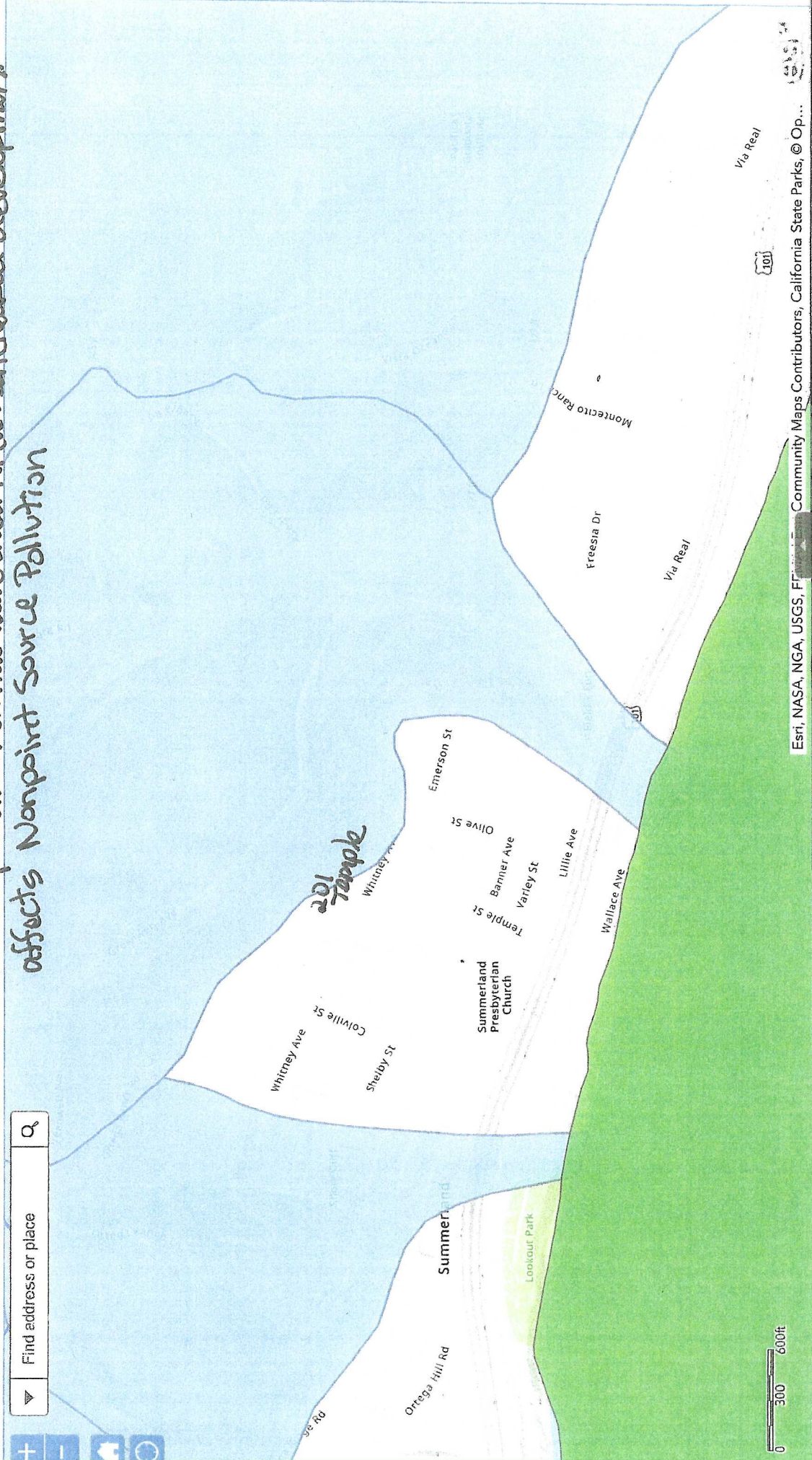
Critical Coastal Zone Map - Bureau of Land Management



201 Temple within Critical Watershed Area. Increased development affects Nonpoint Source Pollution

Find address or place

Q



Overlay of Coastal Draining Watersheds Map

Critical Coastal Areas Map Viewer



Find address or place



POWERED BY



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri Community Maps ...