



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

Novatt Equestrian Facility

Case Nos. 21CUP-00000-00026, 21DVP-00000-00024, 23NGD-00010

PROJECT DESCRIPTION: The applicant proposes a commercial equestrian facility that will provide daily horse boarding and breeding operations, as well as an event center for education, shows, clinics, and other special events up to twelve times per year. New structures proposed include a covered riding arena, a reception hall, and six horse barns.

PROJECT LOCATION: The project site is located at 750 E. Highway 246, APN 137-250-067, in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 23NGD-00010. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on January 2, 2024 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: The proposal is a request for approval of a Development Plan (21DVP-00000-00024) consisting of 83,206 square feet of agricultural and non-agricultural development, as well as approval of a Conditional Use Permit (21CUP-00000-00026) for a commercial equestrian facility. New structures proposed include a 45,000-square-foot covered riding arena, a 4,200-square-foot reception hall with a 2,127-square-foot covered porch, an 800-square-foot agricultural employee dwelling, and six (6) 2,880-square-foot horse barns. The total amount of new structural development will be 69,407 square feet. The total amount of existing structural development is 13,799 square feet. Grading will consist of 500 cubic yards of cut and 2,800 cubic yards of fill. Approximately 873 square feet of new screening landscaping is proposed. Daily operations will include boarding and breeding of up to 75 horses. Animal waste management is comprised of onsite composting with biological treatment in a designated location. The applicant is proposing to host a maximum of 250 guests during up to six annual events, and a maximum of 150 guests during up to six additional events during the calendar year. Hours of operation during special events will typically be 7:00 AM to 10:00 PM. Special events will include, but are not

limited to, equestrian events (educational events, shows, and clinics), as well as receptions, parties, weddings, or other similar events. Amplified music will not exceed 65 decibels at any property line. All parking during special events will be accommodated onsite. Sewage disposal will be provided by a new onsite wastewater treatment system and portable restrooms during special events. Water will be provided from a proposed well and domestic water system. Access will continue to be provided from the existing driveway off Highway 246. The project site is a 63.35-acre parcel (Assessor's Parcel Number 137-250-067), zoned AG-I-40, known as 750 E. Highway 246, located in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Mitigated Negative Declaration (MND) (23NGD-00010) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a MND affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The MND prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geologic Processes, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding**. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the draft MND is not attached, the draft MND may be obtained and all documents incorporated by reference in the MND may be reviewed at P&D offices located at 624 Foster Road, Suite C, Santa Maria, and on the P&D website at <https://cosantabarbara.app.box.com/s/o9fp2865sykagn98s0702plaa96xj7t5/folder/71973978186>. Draft documents are also available for review at the Solvang Public Library, 1745 Mission Drive, Solvang, CA 93463.

HOW TO COMMENT: Please provide comments to the project planner, Tina Mitchell, via email at tmitchell@countyofsb.org or telephone at (805) 934-6289, prior to the close of public comment on January 2, 2024 at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.