

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Rancho Luis Equestrian Facility

Lead Agency: County of Santa Barbara Contact Person: Jacquelynn Ybarra
 Mailing Address: 123 E. Anapamu Street Phone: NA - jybarra@countyofsb.org
 City: Santa Barbara Zip: 93101 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Buellton/Solvang
 Cross Streets: 826Ballard Canyon Road Zip Code: 93463

Longitude/Latitude (degrees, minutes and seconds): 34 ° 36 ' 51.5442 " N / -120 ° 10 ' 12.9138 " W Total Acres: 25.1

Assessor's Parcel No.: 137-120-073 Section: 00 Twp.: 6N Range: 32W Base: _____

Within 2 Miles: State Hwy #: 246 Waterways: Thumbelina Creek

Airports: NA Railways: NA Schools: NA

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 7 Acres 0.86
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Large animal boarding and equestrian training facility Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

AG-I-20 Agriculture with a minimum lot size of 20 acres, rural home site

Project Description: (please use a separate page if necessary)

The Owner/Applicant is requesting approval of a Conditional Use Permit and Development Plan for the operation of a large animal boarding and equestrian training facility, and further develop the site with various structures to support an existing ranch property. Up to 54 large animals would be boarded, and equestrian training would occur Monday – Sunday, with special events occurring up to four times a year. Development would include a 2,165 square foot warehouse, a 630 square foot warehouse, 1,680 square feet of animal shade structures, a 720 square foot barn conversion to a guesthouse, a 1,300 square foot warehouse and employee dwelling unit, an 850 square foot warehouse, and a 2,655 square foot warehouse. Unpermitted structures would be validated, including a 289 square-foot shed and two 320 square-foot storage containers. Total development on-site would be 37,541 square feet, and would occur over approximately 10 years. A total of 27 onsite parking spaces would be added, portions of the site would be screened and landscaped, and a private road accessing the site would be widened to 20 feet at certain locations.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 25, 2024 Ending Date August 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Urban Planning Concepts</u>	Applicant: <u>James Phelan</u>
Address: <u>2464 Airpark Drive</u>	Address: <u>826 Ballard Canyon Road</u>
City/State/Zip: <u>Santa Maria, CA 93455</u>	City/State/Zip: <u>Solvang, CA 93463</u>
Contact: <u>Peter Simmons</u>	Phone: <u>jphelan@qhcpartners.com</u>
Phone: <u>(801) 518-7098</u>	

Signature of Lead Agency Representative: _____ Date: July 18, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.