

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Rancho Luis Equestrian Facility

Lead Agency: County of Santa Barbara

Contact Name: Jacquelynn Ybarra

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Phone Number: NA

Project Location: 826 Ballard Canyon Road, Solvang/Buellton area
City

Santa Barbara
County

Project Description (Proposed actions, location, and/or consequences).

The Owner/Applicant is requesting approval of a County 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project may result in the creation of objectionable odors, which would be mitigated by Mitigation Measure Special-Air-01 (Animal Waste Management Plan). The Project may result in the loss of healthy native specimen trees, a reduction in the diversity or numbers of animals onsite, and introduce factors which could hinder the normal activities of wildlife. Impacts would be mitigated by Mitigation Measures Bio-01 (Tree Protection Plan), Bio-02a (Tree Replacement Plan), Bio-03 (Onsite Arborist/Biologist), Bio-23 (Nesting Bird Surveys), Bio-07 (Habitat Setback), and Bio-20 (Equipment Storage and Washout). The Project may result in the adverse change of a tribal cultural resource, which would be mitigated by Mitigation Measure Special-CulRes-01 (Worker Tribal Cultural Resources Awareness Training). The Project may result in the introduction of development into a high fire hazard area, which would be mitigated by Mitigation Measures Special-Fire-01 (Fire Apparatus Access) and Special-Fire-02 (Fire Protection). The Project may result in the increase in wind or water erosion of soils, which would be mitigated by Mitigation Measure Geo-02 (Erosion and Sediment Control Plan) and Bio-07 (Habitat Setback). The Project may result in short term noise exposures, which would be mitigated by Mitigation Measure Noise-02 (Construction Hours). The Project may result in the following water resource impacts, which would be mitigated by Mitigation Measure Special-Air-01 (Animal Waste Management Plan), Bio-07 (Habitat Setback), Bio-20 (Equipment Storage and Washout), and Geo-02 (Erosion and Sediment Control Plan). Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff. Introduction of storm water pollutants into groundwater or surface water.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Project is a result of a zoning violation for the operation of an animal boarding and equestrian training facility without a permit. Neighboring properties have stated the proposed commercial operation will pose traffic risks, evacuation risks in the event of wildfires, and that the level of development is too large for the size of the site.

Provide a list of the responsible or trustee agencies for the project.

Not applicable