



County of Santa Barbara Planning and Development

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July 25, 2024

NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

Rancho Luis Equestrian Facility

Case No. 21CUP-00000-00015/21DVP-00000-00020

Environmental Document No. 24NGD-00006

PROJECT DESCRIPTION: Operation of a large animal boarding and equestrian training facility, and additional site development totaling 37,541 square feet.

PROJECT LOCATION: The project is located at 826 Ballard Canyon Road, APN 137-120-073, in the Buellton/Solvang 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 Mitigated Negative Declaration (MND) No. 24NGD-00006. You may comment by submitting written comments to the project planner identified below prior to the close of public comment on **Monday, August 26, 2024 at 5:00 p.m.** Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: 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.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft MND No. 24NGD-00006 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. 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 for **air quality, biological resources, cultural resources, fire protection, geological processes, noise, and water resources**. 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 is available on the P&D website at: <https://www.countyofsb.org/3061/JSP-III-Horse-Boarding-Training-Facility>, and a hard copy may be obtained at the P&D offices located at 123 E. Anapamu Street, Santa Barbara via an appointment with the project planner. Documents are also available for review at the Buellton Public Library located at 140 CA-246, Buellton, CA 93427.

HOW TO COMMENT: Please provide comments to the project planner, Jacquelynn Ybarra via email at jybarra@countyofsb.org, or in writing and mailed to the P&D offices prior to the close of public comment on **Monday, August 26, 2024 at 5:00 p.m.** Please limit comments to relevant environmental issues. You will receive notice of the dates of future public hearings to consider project approval or denial.