

NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research
Street Address: 1400 Tenth Street
Sacramento, CA 95814
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044

From: County of Santa Barbara
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

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2025 MAY -8 P 3:47

☒ County Clerk
County of Santa Barbara

DEPT. OF PLANNING

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

21CUP-00000-00015 / 21DVP-00000-00020	Rancho Luis Equestrian Facility	24NGD-00006
Project Number	Project Title	EIR or ND Number
2024070884	Santa Barbara County / Jacquelyn Ybarra	E: jybarra@countyofsb.org
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

PROJECT APPLICANT: James Phelan, (310) 500-7185

PERSON/ENTITY UNDERTAKING PROJECT: James Phelan, (310) 500-7185

PROJECT LOCATION: 826 Ballard Canyon Road, Solvang, California (Santa Barbara County)

PROJECT DESCRIPTION: The project is a request for a County Conditional Use Permit to allow a large animal boarding and equestrian training facility, and a Development Plan Permit to further develop the site with various structures to support an existing ranch property. Under the Conditional Use Permit, up to 54 large animals would be boarded onsite, and equestrian training would occur Monday – Sunday. Under the Development Plan, 9,280 square feet of new structures would be developed, including a 2,165 square foot vineyard operations warehouse, a 630 square foot vineyard supply warehouse, 1,680 square feet of animal shade structures, a 720 square foot barn conversion to a guesthouse, a 1,300 square foot tractor storage barn and employee dwelling unit, an 850 square foot barn/utility storage warehouse, and a 2,655 square foot tractor storage/utility warehouse for a total of 37,541 gross square feet of structural development on the property. Unpermitted structures would be validated, including a 289 square-foot shed, and two 320 square-foot storage containers. A private road accessing the site from Ballard Canyon Road and Viendra Drive would be widened to a total drivable width of 20 feet at feasible locations.

This is to advise that the County Planning Commission approved the above-described project on April 9, 2025 and has made the following determinations regarding the above-described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.
7. The project [☐ did ☒ did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at the address below, as well as electronically at the following link: <https://www.countyofsb.org/1625/County-Planning-Commission>

- ☒ Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
☐ Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455



April 22, 2025

Planner

Signature (Public Agency)

Date

Title