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: North Fork Ranch Tentative Parcel Map

Lead Agency: County of Santa Barbara | Contact Person: Adam Orta

Mailing Address: 624 W. Foster Road, Suite C | Phone: 805-934-6335

City: Santa Maria | Zip: 93455 | County: Santa Barbara

Project Location: County: Santa Barbara | City/Nearest Community: Cuyama

Cross Streets: US Highway 166/Schoolhouse Canyon Road | Zip Code: 93254

Longitude/Latitude (degrees, minutes and seconds): 35 ° 0 ′ 7.3 ″ N / 119 ° 50 ′ 16.7 ″ W Total Acres: 7758

Assessor's Parcel No.: 147-020-045 and 147-020-046 | Section: 27 | Twp.: 11 N | Range: 28 W | Base: San Bernardino

Within 2 Miles: State Hwy #: 166 | Waterways: Santa Maria River

Airports: | Railways: | Schools:

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 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Subdivision

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: Cultural

Present Land Use/Zoning/General Plan Designation:

Agricultural / AG-II-100 / Land Use: Agricultural Commercial (AC), Rural

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

See next page.

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.

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North Fork Ranch Tentative Parcel Map – Project Description

This project is a request for a Tentative Parcel Map (Case No. 18TRM-00000-00001) to subdivide an existing 7,758-acre gross property with two legal lots into three lots ranging in size from approximately 1,013 acres to 4,745 acres on property zoned AG-II-100. The subject property under Case No. 18TPM-00000-00001 is located within Santa Barbara County, though the applicant also owns contiguous parcel in San Luis Obispo County that is labeled as "Not a Part" on the Tentative Parcel Map; it's a remainder under San Luis Obispo County's jurisdiction and subject to their local rules and requirements after approval of the subject parcel map under Santa Barbara County Jurisdiction. Within Santa Barbara County Jurisdiction, Proposed Parcel 1 consists of approximately 2,000 acres gross, Proposed Parcel 2 consists of approximately 4,745 acres gross, and Proposed Parcel 3 consists of approximately 1,013 acres gross. The purpose of the proposed subdivision and subsequent action in San Luis Obispo County is two-fold:

1) Northeast of Highway 166, the purpose is to provide a boundary solution between Proposed Parcel 3 and the existing parcel within San Luis Obispo County; the land contained within Proposed Parcel 3 is almost entirely within an existing legal lot (APN 147-020-046), but this property is included within the proposed subdivision in order to align the shared property line between these two parcels with the County line, which is the centerline of the Cuyama River, and is therefore ambulatory. The current property line results in portions of each legal parcel overlapping the County line. No new parcels will be created northeast of Highway 166.

2) Southwest of Highway 166, the purpose is to divide the existing single legal parcel (APN 147-020-045, ~6,745 acres into two legal parcels (Proposed Parcel 1 of ~2,000 acres and Proposed Parcel 2 of ~4,745 acres). The proposed parcel lines roughly follow the boundary between prime soils suitable for vineyard production and non-prime soils better suited to grazing.

There is one existing main residence on the property, located on Proposed Parcel 1; the other parcels are not residentially developed, and no residential development is proposed at this time. Domestic water is currently provided to Proposed Parcel 1 by a Single-Parcel Domestic Water System utilizing existing wells near the Cuyama River north of Highway 166 on Proposed Parcel 3. Sewage disposal for the existing residence is provided by an existing private septic system. The applicant proposed one building envelope each on Proposed Parcels 2 and 3 to identify sites for potential future residential development near existing utilities and outside of constrained areas, and one building envelope over existing residential development on Proposed Parcel 1. The three building envelopes are each approximately 2 acres in area. The building envelopes include all areas of each proposed parcel where residential or residential-related accessory structures and associated improvements either are already developed or could be developed in the future, if desired. Domestic water serving potential future residences within proposed building envelopes on Proposed Parcels 1 and 2 would be provided by a Multiple-Parcel Domestic Water System utilizing the same existing well on Proposed Parcel 3 that already serves residential development on Proposed Parcel 1. Sewage disposal for potential future residences would also be provided by private septic systems within proposed building envelopes. Access to the subject property is from Highway 166 via existing Caltrans-approved access points and existing agricultural roads, and access to all proposed parcels would be available from Highway 166 via those same existing Caltrans-approved access points. Proposed Parcels 1 and 3 front Highway 166 at existing Caltrans-approved access points, while Proposed Parcel 2 will be accessed via a reserved 24-foot-wide easement over Proposed Parcel 1. Proposed Parcels 1 and 2 also have access via Cottonwood Canyon Road (60-foot-wide public road) and Schoolhouse Canyon Road (30-foot-wide private road per easement recorded as 20005-0089167). The Tentative Parcel Map application involves Assessor's Parcel Nos. 147-020-045 and 147-020-046 located in the unincorporated Cuyama area, First Supervisorial District.

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Reviewing Agencies Checklist

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

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
X	Caltrans District # 5	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	_____	Regional WQCB # _____
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
_____	Fish & Game Region # _____	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

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

Starting Date November 13, 2025 Ending Date December 15, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: David Swenk
Address: 2624 Airpark Drive
City/State/Zip: Santa Maria, CA 93454
Phone: (805) 714-1422

Signature of Lead Agency Representative: _____ **Date:** 11/6/2025

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

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