

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: Sobhani Trust - Vesting Tract Map (TM 14,873) Case No. 22TRM-00000-00001

Lead Agency: County of Santa Barbara Contact Person: Kathleen Volpi
 Mailing Address: 123 E. Anapamu Street Phone: 805-568-2033
 City: Santa Barbara Zip: 93101 County: Santa Barbara County

Project Location: County: Santa Barbara County City/Nearest Community: Santa Ynez Community Plan
 Cross Streets: Highway 246 Zip Code: 93463

Longitude/Latitude (degrees, minutes and seconds): 34 ° 36 ' 6.8 " N / 120 ° 9 ' 33 " W Total Acres: 153.33
 Assessor's Parcel No.: 137-120-009, 137-120-023, 137-250-021, 137-250-075 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 246 Waterways: Ballard Canyon Intermittent Stream
 Airports: N/A Railways: N/A Schools: N/A

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 9 Acres 153.3
 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: _____ 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:

Field Crops - Irrigated and Rancho Estates (Rural Home Sites), Zone: AG-I-10 & AG-I-40, Comp Plan A-I-10 & A-I-40

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

See attached Project Description

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 checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<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 checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 9, 2026 Ending Date May 10, 2026

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: Kathleen Volpi Digitally signed by Kathleen Volpi
DN: cn=Kathleen Volpi, o=Planning and Development, ou=Development Date: 4/2/2026

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

PROJECT DESCRIPTION

The Applicant is proposing a Vesting Tract Map (Case No. 22TRM-00000-00001) to divide an existing 153.33-acre parcel into nine parcels and a minor Conditional Use Permit (Case No. 23CUP-00029) to authorize a new multiparcel water system from a shared well that will serve all nine proposed parcels. Proposed Parcels 1 through 8 will be 10 acres in size. Proposed Parcel 9 will be 72.2 acres. Development proposed under this Vesting Tract Map is limited to grading for access road improvements and two stormwater basins, of approximately 28,000 square feet and 16,300 square feet in size, located on Proposed Parcel 9 to manage stormwater runoff from future development and impervious surfaces. Development exclusion areas have been included to protect critical habitat areas, and all future development is subject to applicable permits at the time of application. All future structural development will be limited to one story with a maximum height of 24 feet from existing grade. Water for future development will be provided by a shared well on APN 137-250-076 pursuant to the approval of Case No. 23CUP-00029. Wastewater treatment for future development will be provided by individual onsite wastewater treatment systems at the time of development.

Access will be provided by a new private road off Highway 246 to be named pursuant to the approval of Road Naming Application Case No. 22RDN-00003. Grading will include 10 cubic yards of cut and 8,398 cubic yards of fill for the basins and 45,762 cubic yards of cut and 68,491 cubic yards of fill for the new road. Easements will be recorded over each of the lots for access, utilities, and drainage. The subject property consists of one legal 153.33-acre parcel created by Voluntary Merger 22VM08. The parcel is identified as APNs 137-120-009, 137-120-023, 137-250-021, and 137-250-075, addressed as 1135 Highway 246, zoned AG-I-10 and AG-1-40 in the Santa Ynez Community Plan area, Third Supervisorial District.

	Lot size (SF)	Existing Development
Parcel 1	435,601	
Parcel 2	435,601	
Parcel 3	435,605	
Parcel 4	435,605	
Parcel 5	435,604	AG accessory structures
Parcel 6	435,637	AG accessory structures
Parcel 7	435,601	
Parcel 8	435,618	

Parcel 9	3,143,548	AG accessory structures
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