

NOTICE OF DETERMINATION (NOD) RECEIVED

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

2026 OCT 13 P 3:45

COUNTY OF SANTA BARBARA
 CLERK OF THE
 BOARD OF SUPERVISORS

To: County Clerk
 County of Santa Barbara

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

22TRM-00000-00001	Sobhani Trust Vesting Tract Map &	
23CUP-00029	Multiple-Parcel Water System	24NGD-00010
Project Number	Project Title	EIR or ND Number

	County of Santa Barbara, Planning and Development Department	
2026040271		(805) 568-2000
State Clearinghouse Number	Lead Agency	Area Code/Telephone

PROJECT APPLICANT: Sobhani 2005 Trust

PROJECT LOCATION: 1135 Hwy 246, Santa Ynez, Santa Barbara County.

PROJECT DESCRIPTION:

The project is a request by the applicant, Sobhani 2005 Trust, for approval of a Vesting Tract Map (TM 14,873) (Case No. 22TRM-00000-00001) and a Minor Conditional Use Permit for a water system (Case No. 23CUP-00029), subject to the provisions of the Comprehensive Plan, including the Santa Ynez Valley Community Plan, the County Land Use and Development Code, and County Code Chapter 21. The project includes the following components:

22TRM-00000-00001: The project is a request to subdivide one existing 153.33-acre legal lot, created by Voluntary Merger 22VM08, and shown as Assessor Parcel Numbers (APNs) 137-120-009, 137-120-023, 137-250-021, and 137-250-075, to create a total of nine lots as shown in the table below. The existing lot is currently zoned Agriculture I (AG-I-10 and AG-I-40), with the northern portion zoned AG-I-10 and the southern portion zoned AG-I-40. No rezoning will occur with the approval of this project. The project site is located in the Santa Ynez Valley Community Plan area, Third Supervisorial District. Proposed Lots 1 through 8 will be approximately 10 acres in size and zoned AG-I-10, and Proposed Lot 9 will be approximately 72.2 acres in size and zoned AG-I-40.

Proposed Lots			
Proposed Lots	Zone District	Area in Square Feet (SF)	Area in Acres
1	AG-I-10	435,601 SF	10 acres
2	AG-I-10	435,601 SF	10 acres
3	AG-I-10	435,605 SF	10 acres
4	AG-I-10	435,605 SF	10 acres

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5	AG-I-10	435,604 SF	10 acres
6	AG-I-10	435,637 SF	10 acres
7	AG-I-10	435,601 SF	10 acres
8	AG-I-10	435,618 SF	10 acres
9	AG-I-40	3,143,548 SF	72.2 acres

Development Exclusion Areas: The proposed project includes approximately 37 acres of development exclusion areas located across Proposed Lots 1 through 8 to protect environmentally sensitive habitat. No development, including grading, access, fences/walls, etc. is allowed within the development exclusion areas.

Proposed Development: Development proposed under the Vesting Tract Map is limited to grading for access road improvements, and construction of two detention basins, approximately 28,000 square feet and 16,300 square feet in size. The proposed detention basins are located on Proposed Lot 9 to manage stormwater runoff from future development and impervious surfaces.

Future Development: All future structural development that may result from approval of the proposed project will be located outside of the development exclusion areas and shall demonstrate compliance with all applicable objective design standards, objective land use regulations, and development standards, including objective Zone District standards. The applicable review standards will be determined by the permit type and applicable requirements at the time a future development application is submitted.

Grading: Grading includes approximately 10 cubic yards of cut and 8,398 cubic yards of fill for the detention basins and approximately 45,762 cubic yards of cut and 68,491 cubic yards of fill for the road improvements.

Access: Access will be provided by two access points off Highway 246. The project proposes to improve an existing access point via a public road easement over the neighboring parcel to the west, shown as APN 137-250-076, and proposes a secondary access point off Highway 246 on the southeast side of the parcel that abuts Highway 246 (Proposed Lot 9).

Water and Wastewater: Water for future development will be provided by the Public Water System proposed under Case No. 23CUP-00029 via an existing well located on parcel APN 137-250-076, and wastewater treatment for future development will be provided by individual onsite wastewater treatment systems installed at the time of development.

Easements: Access, utilities, and drainage easements are proposed with the Vesting Tract Map and will allow for adequate services for each new lot. The project includes two 24-foot access easements off Highway 246 and two 20-foot access easements across Proposed Lot 9 to serve Proposed Lots 1-8. Additional access easements are included across Proposed Lots 2-4 and 6-8.

Minor Conditional Use Permit: The project is a request for a new water system with 15 or more connections (Multiple-Parcel Water System) to serve the proposed lots created by Vesting Tract Map TM 14,873 via a shared well on APN 137-250-076. APN 137-250-076 is a neighboring parcel also owned by the applicant. Easements for private water distribution will be reserved for each of the proposed lots prior to map recordation.

The application involves APNs 137-120-009, 137-200-023, 137-250-021, and 137-250-075, zoned Agriculture I (AG-I-10 and AG-I-40), located at 1135 Highway 246 in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

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This is to advise that the County Planning Commission approved the above described project on September 9, 2026, and has made the following determinations regarding the above described project:

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

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at:

☐ Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101

Kathleen Volpi
Signature (Public Agency)

Planner
Title

October 13, 2026

Date

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