



## Planning and Development

Lisa Plowman, Director  
Jeff Wilson, Assistant Director  
Elise Dale, Assistant Director

April 10, 2026

**EMAIL / CERTIFIED MAIL / RETURN RECEIPT REQUESTED**

Matthew Vestuto  
Chair, Barbareño/Ventureño Band of Mission Indians  
P.O Box 364, Ojai, CA 93024  
[chair@bvbmi.com](mailto:chair@bvbmi.com)

**AND**

Kenneth Kahn, Tribal Chairman  
Wenona Baldenegro, Government Affairs and Legal Officer  
Santa Ynez Band of Chumash Indians  
PO Box 517  
Santa Ynez, CA 93460  
[wbaldenegroc@chumash.gov](mailto:wbaldenegroc@chumash.gov)

**AND**

Gabriel Frausto, Chairman  
Coastal Band of the Chumash Nation (CBCN)  
595 Ranch Road, Solvang, CA 93463  
[Fraustogabriel28@gmail.com](mailto:Fraustogabriel28@gmail.com)

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of determination that a Project Application is Complete or Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code (PRC) § 21080.3.1

Landon Equestrian Arena, Case No. 24DVP-00035, 3715 Baseline Avenue, Santa Ynez, APN 141-042-010



Dear Chair Vestuto/Mr. Kahn/Chair Frausto:

On February 18, 2026, the Santa Barbara County Planning & Development Department determined that the project application is complete for the Landon Equestrian Arena (proposed project), which is located on a developed 50.78-acre parcel located at 3715 Baseline Avenue in the Santa Ynez Valley Community Plan area.

Below please find a description of the proposed project and the name of our project point of contact, and an attached map showing the project location, pursuant to PRC § 21080.3.1 (d). Please note that the Applicant has obtained the services of a qualified archaeologist to conduct further archival research and a field study, as recommended in the attached letter from the Central Coast Information Center. The research and field study results can be provided to you upon request.

### **Description of the Proposed Project**

- Case no. 24DVP-00035: Construction of a 45,000-square-foot enclosed climate-controlled equestrian arena to include a new 300-square-foot fire hydrant pump house with 76,000-gallon above-ground water tank and a new 22,000-sf stormwater retention basin. The equestrian facility will be open for horse training and boarding daily from 7:00 a.m. to 5:00 p.m. The facility will not be open to the general public. The facility operation will include seven full-time employees. Two of the employees of the existing equestrian facility will live on the subject property in two existing permitted Agricultural Employee Dwellings.

**Grading and Drainage:** Grading for the proposed equestrian arena and drainage basin would be approximately 702 cubic yards (cy) of cut and 891 cy of fill, with 189 cy net fill import. No trees will be removed. Stormwater run-off from the development would be conveyed by a storm drain to a retention basin at the south side of the proposed equestrian arena.

**Access:** The equestrian arena would be accessed from the existing private driveway that connects to Baseline Avenue via a private access easement across APN 141-042-009. The all-weather surface driveway is located within a 60-foot-wide non-exclusive easement for ingress/egress.

**Utilities and Service:** Water would be provided by the existing single parcel water system. Wastewater would be treated by a new private on-site wastewater treatment system. Electrical service would be provided by PG&E and gas would be provided service by SOCAL Gas.

**Lead Agency Point of Contact**

Steve Conner, Planner  
County of Santa Barbara Planning & Development Department  
Development Review Division  
123 E. Anapamu Street  
Santa Barbara, CA 93101  
(805)568-2081 [conners@countyofsb.org](mailto:conners@countyofsb.org)

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Santa Barbara County Planning & Development Department.

Very Respectfully,

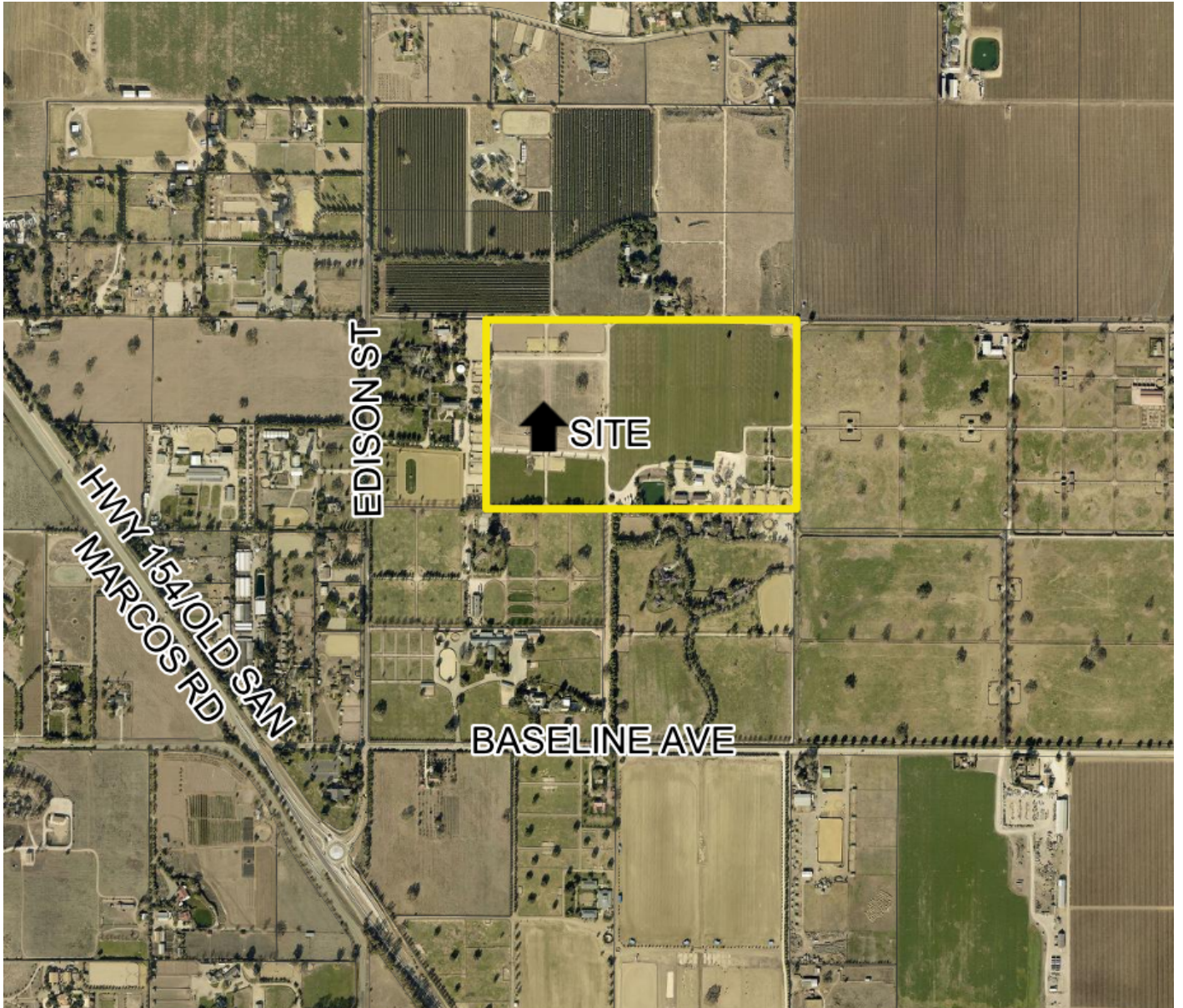


Lisa Plowman, Director  
Santa Barbara County Planning & Development

Attachment: Project Location Map  
CCIC Letter

CC: Case Planner, Planning & Development

PROJECT LOCATION MAP  
LANDON EQUESTRIAN ARENA  
CASE NO. 24DVP-00035  
3715 BASELINE AVE, SANTA YNEZ





**Central Coast Information Center**  
Santa Barbara Museum of Natural History  
2559 Puesta del Sol  
Santa Barbara, CA 93105  
PHONE (805) 682-4711 ext. 181  
FAX (805) 682-3170  
EMAIL [ccic@sbnature2.org](mailto:ccic@sbnature2.org)

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**Central Coast Information Center**

**Results of the Project Review for Records Search # 25-003**

Date: 1/8/2025

To: Steve Conner, Senior Planner

From: Brian Barbier, Coordinator of the CCoIC  
[ccic@anth.ucsb.edu](mailto:ccic@anth.ucsb.edu)

Re: Landon Equestrian LLC Arena

Dear Steve Conner

Per your request received on 1/6/2025, a records search was conducted for the above referenced project. The search includes a review of all recorded archaeological sites within a 2,000-foot radius of the project area as well as a review of cultural resource investigations on file at the Central Coast Information Center. The following is a discussion of the findings.

Previous investigations

The parcel has not been the subject of archaeological investigations.

Archaeological resources

There are no archaeological resources mapped on the parcel.

Environmental Patterning

Sites in this area tend to be located along waterways (particularly on adjacent alluvial benches or terraces), near springs and rock outcrops.

Resources Consulted:

Maps: Santa Ynez USGS 7.5' Quad Map

Recommendations

Despite the lack of survey in the area and areas adjacent, and the lack of recorded sites, the project area and 2,000-foot radius remain unclear in potential for archaeological resources. Based on that, and the results of the records search, there is a MODERATE potential for cultural resources to be within the project area. Cultural resources may include prehistoric or historic archaeological sites, or historic buildings and structures. We recommend a qualified archaeologist conduct further archival and field study to identify cultural resources. Field study may include, but is not limited to, pedestrian

survey, monitoring, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources.

The professional consultant you retain may request the records search map, archaeological site records, and bibliography from the Information Center by referencing the project name listed above per the standard California Historical Resources Information System (CHRIS) fee schedule.

If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials. Workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts. They can be reached at (916) 373-3710.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

If you have questions regarding the results presented herein, please contact the CCoIC at ccic@anth.ucsb.edu or 805-893-2474. Should you require any additional information for the above referenced project, please reference the project name listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the CHRIS.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Barbier'.

Brian Barbier, M.A.  
Coordinator