

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: Landon Equestrian Arena

Lead Agency: County of Santa Barbara Planning and Development **Contact Person:** Steve Conner

Mailing Address: 123 E. Anapamu St **Phone:** 805-568-2081

City: Santa Barbara **Zip:** 93101 **County:** Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Santa Ynez

Cross Streets: Edison Street Zip Code: 93460

Longitude/Latitude (degrees, minutes and seconds): -120 ° 4 ' 36.06 " N / 34 ° 38 ' 28.09 " W Total Acres: 50.78

Assessor's Parcel No.: 141-042-010 Section: 31 Twp.: 07N Range: 30W Base: _____

Within 2 Miles: State Hwy #: 154 Waterways: Santa Ynez

Airports: Santa Ynez Railways: NA Schools: Santa Ynez Elementary

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input checked="" type="checkbox"/> Recreational: <u>45,000 sf equestrian arena with 8 employees</u>	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:
Agricultural/Equestrian/AG-II-40/Agricultural Commercial/Minimum parcel size- 40 acres

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

The Proposed Project is a request for a Development Plan to allow construction of a new 45,000-gross-square-foot (gsf) enclosed equestrian arena and a request for a Land Use Permit (Case No. 26LUP-00055) to incorporate the arena as an expansion of the existing equestrian facilities. The requested Development Plan and associated equestrian facility operation will include a new 300-gsf water well pump house for fire suppression and a new 22,000-sf stormwater retention basin. The proposed Development Plan includes a request for a waiver to allow unimproved, unmarked/unstriped parking areas within the AG-II Zone District (pursuant to LUDC Section 35.36.090.B.2.). Grading for the equestrian facility will include 702 cubic yards (cy) of cut, 891 cy of fill, and 189 cy net import of fill. No trees are proposed for removal. The equestrian facility will be open daily from 7:00 a.m. to 5:00 p.m. and available to private clients for horse training, breeding and boarding. The facility will not be open to the general public. The facility operation will include seven full-time employees. Two of the employees will live on the subject property in two existing permitted Agricultural Employee Dwellings. The expanded equestrian facility will be served by a new private on-site wastewater treatment system and the existing single-parcel domestic and agricultural water system with private well. The Proposed Project be all-electric with no natural gas hookups, and will retain Central Coast Community Energy as the energy provider or otherwise utilize 100% carbon free electricity. The Proposed Project will commit to the use of electrified off-road landscaping equipment for ongoing operations and maintenance. The Proposed Project will provide dedicated space for organic waste and recycling receptacles and implement a Solid Waste Management Plan (including posting of educational signage) to sort and collect recyclables and organic waste.

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 type="checkbox"/> Caltrans District # _____	<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 checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 4, 2026 Ending Date July 6, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Landon Equestrian, LLC</u>
Address: _____	Address: <u>5475 HAPPY CANYON RD</u>
City/State/Zip: _____	City/State/Zip: <u>Santa Ynez, CA 93460</u>
Contact: _____	Phone: <u>(818) 497-8465</u>
Phone: _____	

Signature of Lead Agency Representative: Steve Conner Signature of Lead Agency Representative Date: May 28, 2026

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