



Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED Landon Equestrian Arena and Case No. 24DVP-00035

PROJECT DESCRIPTION: Hayden Landon proposes to construct a new 45,000-square-foot enclosed equestrian arena with a 300-square-foot well pump house.

PROJECT LOCATION: The project site is located [verbal description], commonly known as 3715 Baseline Avenue, APN 141-042-010 in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of NGD-00035. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on July 6, 2026 at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: 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

Proto Updated 10/30/24

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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.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (26NGD-00001 pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of an ND affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The ND prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Aesthetics, Fire Protection, Noise, Public Facilities, and Water Resources**. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY: If a copy of the draft ND is not attached, the draft ND may be obtained and all documents incorporated by reference in the ND may be reviewed at P&D offices located at 624 Foster Road, Suite C, Santa Maria and on the P&D website at <https://cosantabarbara.box.com/v/LandonEquestrian>. Draft documents are also available for review at the UCSB Library Reference Department on the University of California Santa Barbara campus, 93106; and at the Santa Ynez Library c/o Solvang Public Library at 1745 Mission Drive Solvang, CA 93463.

HOW TO COMMENT: Please provide comments to the project planner, Steve Conner, at (805) 568-2081 or conners@countyofsb.org, prior to the close of public comment on July 6, 2026 at 5:00 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.