

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Landon Equestrian Arena

Lead Agency: County of Santa Barbara

Contact Name: Steve Conner

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Project Location: Santa Ynez, County of Santa Barbara  
City County

### Project Description (Proposed actions, location, and/or consequences).

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

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics, Fire Protection, Noise, Public Facilities, Water Resources.  
Aesthetics: the proposed 29.5-foot-tall 45,000-square-foot arena will potentially result in a structure which does not blend with the visual character of surrounding area. Therefore, MM-1 and MM-2 will reduce the effect by requiring that the Central Board of Architectural Review (CBAR) approves the design, scale, color, and materials of the proposed development.  
Fire Protection: the proposed development will require installation and maintenance of emergency water sources. Therefore, MM-3 will reduce the effect by requiring a Master Fire Protection Plan, a new fire hydrant, pump house and water tank, and a fire sprinkler system.  
Noise: the proposed construction will generate a substantial increase in ambient noise levels for adjoining areas. Therefore, MM-4 will reduce the effect by limiting construction activity to the hours between 7:00 a.m. and 4:00 p.m.  
Public Facilities: the proposed construction and operation of the arena will cause a cumulatively considerable impact on landfill capacity due to generation of significant amounts of solid waste. Therefore, MM-5 will reduce the effect by requiring the Applicant to prepare and implement a Source Reduction and Solid Waste Management Plan.  
Water Resources: the proposed construction and development has the potential to introduce storm water pollutants into groundwater or surface water. Therefore, MM-7 will reduce the effect by requiring an Erosion and Sediment Control Plan and designated equipment storage and washout locations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversies.

Provide a list of the responsible or trustee agencies for the project.

There are no known issues requiring review by responsible or trustee agencies.