



January 29, 2025

Tatiana Cruz
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Sent Via Email: CruzT@sbcapcd.org

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Landon Equestrian LLC Equestrian Arena, 24DVP-00000-00035

Dear Tatiana Cruz:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of a new 45,000 square foot (SF) equestrian arena and equipment storage building. No grading is proposed. Existing onsite are four barns and two 900 (SF) employee dwellings. The site will use water from an existing well. The subject property, a 50.78-acre parcel zoned AG-II and identified in the Assessor Parcel Map Book as APN 141-042-010, is located at 3715 Baseline Avenue in the community of Santa Ynez.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

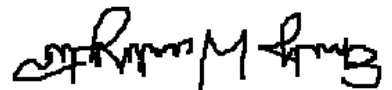
1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months.
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of dust:

3. Dust and Odor Control Measures (**Attachment A**) are recommended during operations of the facility. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8334 or via email at WaddingtonE@sbcapcd.org.

Sincerely,



Emily Waddington,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures

cc: Planning Chron File



ATTACHMENT A
RECOMMENDED DUST & ODOR CONTROL MEASURES

- Animal waste, composting and other operations must be conducted so that objectionable odors are not a public nuisance. APCD Rule 303, *Nuisance*, states that a source shall not discharge air contaminants or other material in violation of Section 41700 of the Health and Safety Code. To view the complete rule see www.ourair.org/wp-content/uploads/rule303.pdf.
- Water sprinklers should be installed around the perimeter of horse riding areas and access to running water provided at paddocks to minimize dust associated with the *operation* of the project.
- During construction, use water trucks, sprinkler systems, or dust suppressants in all areas of vehicle movement to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. When using water, this includes wetting down areas as needed but at least once in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The applicant shall designate a person or persons to monitor the dust and odor control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to final permit sign-off.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Memorandum

DATE: January 23, 2025
TO: Tatiana Cruz
Planning and Development
County of Santa Barbara
cruzt@countyofsb.org



FROM: Christopher Olmstead, Captain
Fire Department
County of Santa Barbara
colmstea@countyofsb.org

Digitally signed by Christopher Olmstead
DN: C=US,
E=colmstea@countyofsb.org,
O=Santa Barbara County Fire Department, OU=Captain, Planning & Engineering,
CN=Christopher Olmstead
Date: 2025.01.24 10:55:46-0800

SUBJECT: APN: 141-042-010 Permit: 24DVP-00035 Project: 24FDR-00147
Site: 3715 Baseline Avenue, Santa Ynez
Project: Development Plan – Proposed 45,000 SF Covered Equestrian Arena

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal.
A change in the project description may cause conditions to be imposed.

PRIOR TO LAND USE CLEARANCE

1. A Master Fire Protection Plan shall be submitted to the fire department for review and approval and shall include the following:
 - Fire Apparatus Access Plan.
 - Stored Fire Water Plan.
 - Fuel Management Plan.
 - Building Occupancy Information.

ADVISORY

2. All standard fire department conditions and current codes shall apply at time of development.
3. Fire Protection Certificates (FPCs) shall be required.

PROJECT DEVELOPMENT

We submit the following with the understanding the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

PRIOR TO CONSTRUCTION

4. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
 - Reference Santa Barbara County Fire Department Development Standard #6*.
5. Roadway shall have a minimum width of 20 feet.
 - Surface shall be all-weather.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
6. 1 new fire hydrant shall be installed.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant shall be located per fire department specifications and provide a flow rate that meets the calculation requirements outlined by the National Fire Protection Association (NFPA).
 - Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
7. Curb faces shall be painted red to 7.5 ft on both sides of the fire hydrant.

A 3-foot clear space shall be maintained around the circumference of all fire hydrants except as otherwise required or approved. Posts, fences, vehicles, growth, trash, storage and other materials or things shall not be placed or kept near fire hydrants

 - Clearance shall be maintained for the life of the project.
8. Submit a stored water plan to the fire department for review that complies with the requirements of National Fire Protection Association (NFPA) 1142.
 - Plans for a stored water fire protection system shall be approved by the fire department.
 - Required water supplies for fire protection shall be installed and made serviceable prior to construction and for the life of the project.

- All above ground water piping, including all pipes at the water tank as well as fire hydrant locations, shall consist of galvanized metal.

PRIOR TO OCCUPANCY CLEARANCE

9. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
10. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
 - A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.
11. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
 - Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Nonresidential-Retail/Commercial	\$0.77 per square foot
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Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-896-6349 or 805-681-5523.

CO:ps

CONDITION LETTER

TO: Steve Conner, Planner
FROM: Steven Nailor, County Health, Environmental Health Services
DATE: April 30, 2026
SUBJECT: Case No. 24DVP-00035 – New Arena
Project: Landon Equestrian LLC & Special Events
3715 Baseline Ave, Santa Ynez, CA 93460
Assessor’s Parcel No. 141-042-010

Zoned: AG-II-40

The project requests a Development Plan (Case No. 24DVP-00035) to allow construction of a new 45,000-gross-square-foot (gsf) enclosed equestrian arena. The proposed project also includes a request for a Land Use Permit (26LUP-00055) to allow for expansion of the existing equestrian facility.

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. 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 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 to be expanded and the associated commercial irrigated hay cultivation pasture onsite 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.

Existing onsite development includes a permitted 9,900-gsf garage/equipment storage building, four (4) permitted 1,024-gsf single stall horse barns, a permitted 2,208-gsf horse breeding barn, a permitted 1,933-gsf hay barn, a permitted 1,950-gsf hay barn, two permitted (2) 900-gsf Agricultural Employee Dwellings, a permitted 2,940-gsf stall barn, a permitted 2,880-gsf stall barn, 9.7 acres of commercial irrigated hay pasture, 20.2 acres of commercial irrigated orchard grass, and a 26,400-sf irrigation pond. The parcel will continue to be served by an existing private water well. The parcel will continue to be served by the Santa Barbara County Fire Department. Access will continue to be provided via an existing 60-foot-wide driveway easement off Baseline Avenue. The property is a 50.78-acre parcel zoned AG-II-40 and shown as Assessor's Parcel Number 141-042-010, located at 3715 Baseline Avenue in the Santa Ynez Area, Third Supervisorial District.

EHS comments:

- A. Water is to be provided to the Arena, via a new connection to an existing domestic well. EHS received and reviewed the *Single Parcel Water System permit application*, and EHS has requested additional information. Please complete the *water system permit*, process with EHS.
- B. The Arena has a bathroom, EHS has received an *Onsite Wastewater Treatment System (OWTS) application*, which is under review. Please complete this process with EHS.

ENVIRONMENTAL HEALTH SERVICES

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, a complete application for a *Single Parcel Water System*, shall be submitted to Environmental Health Services per Santa Barbara County Code Chapter 34-B.
2. Prior to Issuance of Zoning Clearance, a complete application for the new Onsite Wastewater Treatment System (OWTS) shall be submitted to Environmental Health Services per the State OWTS Policy, California Plumbing Code, Santa Barbara County's Local Agency Management Program, and Santa Barbara County Code Chapter 18C.
3. Prior to Issuance of Zoning Clearance, the applicant shall submit an animal waste management plan to Environmental Health Services for review and approval. The plan shall include but not be limited to the following:
 - a. Method and frequency of cleaning,
 - b. means of waste transport,
 - c. description of short-term storage facilities, if any
 - d. method and area of waste disposal,
 - e. drainage plan and moisture control measures, and
 - f. any equipment necessary to implement the plan.The animal solid waste management plan may be amended with approval from Environmental Health Services. Facilities, permitted uses, and waste handling operations shall be conducted and maintained in a manner that does not promote the production of offensive odors or excessive vectors as determined by Environmental Health Services.
4. Prior to Issuance of Building Permits, the OWTS treatment permit shall be approved by Environmental Health Services.
5. Prior to Issuance of Building Permits, an application for the Single Parcel Water System shall approved by Environmental Health Services.
6. Prior to Occupancy, the approved domestic water supply system shall be installed, constructed and fully operational, and verified by Environmental Health Services. This shall include at least one sample bacteriological sample at the new building, per Santa Barbara County Code Chapter 34-B.
7. Prior to Occupancy, the approved OWTS shall be installed, constructed and fully operational, and shall be verified by Environmental Health Services.

If you have any additional questions, please reach out to me.

Respectfully, Steven
Steven Nailor, Environmental Health Specialist, Senior
805-346-8475 Snailor@sbcphd.org



April 16, 2026

TO: Steve Conner, Planner

FROM: Mackie Forgey, Senior Program Specialist

**RE: RRWMD Condition Letter
Landon Equestrian LLC Equestrian Arena; 24DVP-00035
3715 Baseline Ave; APN 141-042-010**

STATUS: Complete and Consistent, Conditions Applied

The Public Works Department Resource Recovery and Waste Management Division has the following conditions for a development plan to allow construction of a 45,000-sq.-ft. covered equestrian arena, known as the Landon Equestrian LLC Equestrian Arena Project (project). Grading will include 2,195 cubic yards of cut, 1,488 cubic yards of fill, and 8,139 cubic yards of over excavation.

The Division asserts that the above referenced project is subject to the following conditions per [County Code Chapter 35.30.170](#) (Santa Barbara County Land Use & Development Code, Solid Waste and Recycling Storage Facilities) as well as [County Code Chapter 17](#) (Solid Waste Systems) and applicable state law.

We have reviewed the application and found it to be Consistent with applicable standards.

Conditions of Approval:

The following Condition is required, subject to the timing below.

Prior to Issuance of Building Permit:

1. Develop, submit for review and approval, and implement a Source Reduction and Solid Waste Management Plan (SRSWMP)

- The SRSWMP shall describe proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation. The plan should demonstrate compliance with CalGreen Construction & Demolition Diversion standards and discuss how future users of the site may dispose of items that are not compatible with standard trash and recycling services, including batteries, e-waste, and bulky items. At a minimum the plan must include the following sections:
 - Construction Source Reduction:
 - A description of how fill will be used on the construction site, instead of landfilling.
 - A program to purchase materials that have recycled content for project construction.

- Construction Solid Waste Reduction:
 - Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
- Operation Source Reduction:
 - A detailed set of office purchase procedures or program to purchase materials that have recycled content for operation (e.g., office supplies, etc.).
- Operation Solid Waste Reduction Examples:
 - Specify [#] sq ft of space and/or bins for storage of recyclable materials within the project site.
 - Subscription to a curbside manure recycling program.
 - A yard waste source reduction program, including the creation of composting areas, and the use of mulching mowers in all common open space lawns.
 - Implement a composting yard waste reduction program.

Sincerely,

Public Works Department, Resource Recovery and Waste Management Division

By: 

Mackie Forgey
Senior Program Specialist

SANTA BARBARA COUNTY
**Resource Recovery &
Waste Management Division**
Innovative Environmental Solutions



Phone: (805) 882-3613
mforgey@countyofsb.org