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2 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

2.1 Project Applicant

Rancho La Laguna, LLC
2231 Meridian Boulevard, Suite A
Meridian, Nevada 89423
805-882-1460

La Laguna Ranch, LLC
PO Box 489
Minden, Nevada 89423
805-688-8968

2.2 Lead Agency Contact Person

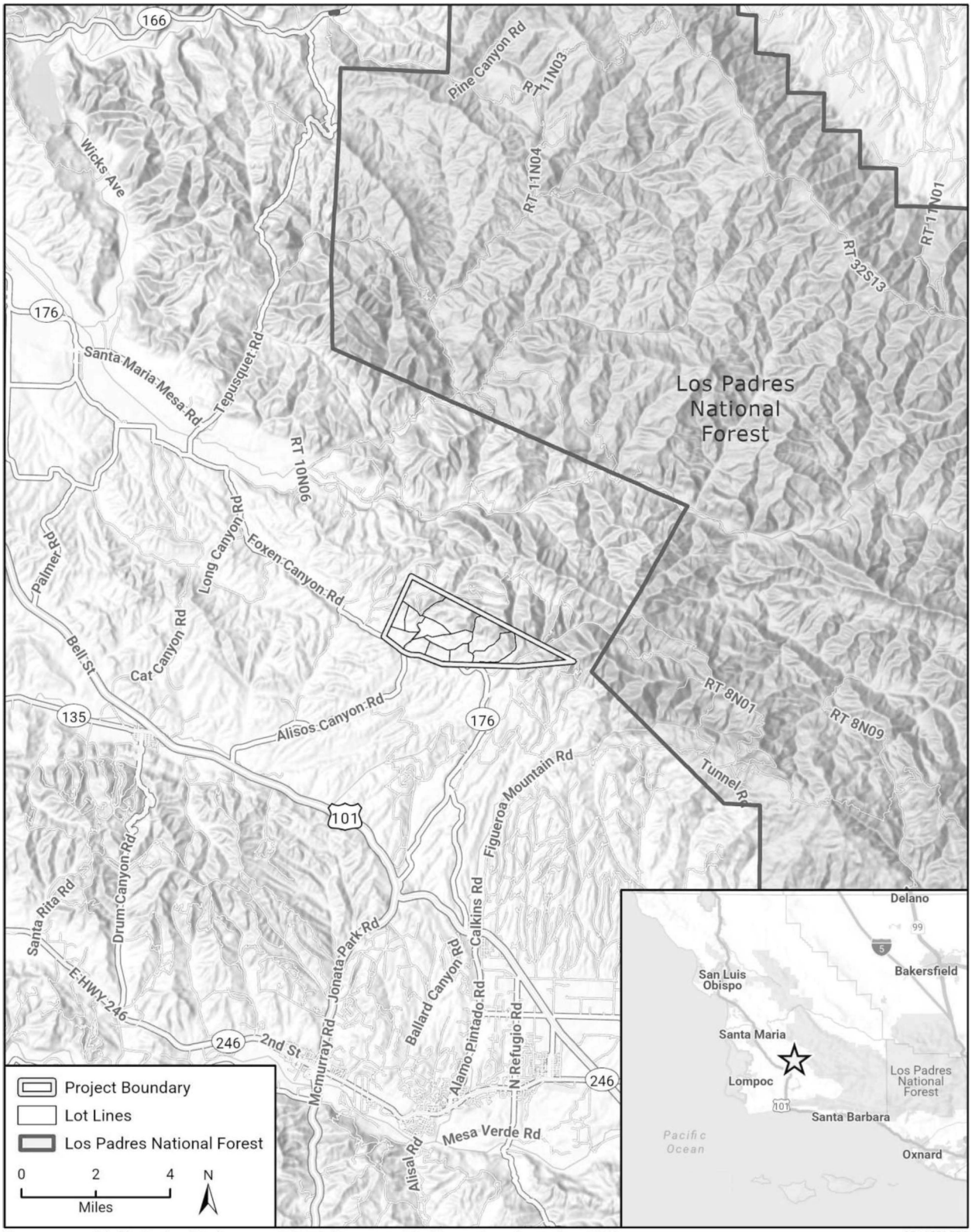
Soren Kringel, Planner
County of Santa Barbara
Planning & Development Department
123 East Anapamu Street
Santa Barbara, California 93101
805-568-2046

2.3 Project Location

The project site is located at 10550 Foxen Canyon Road in an unincorporated area of rural northern Santa Barbara County, approximately 7.5 miles north of the town of Los Olivos and 7.5 miles northeast of the town of Los Alamos. The project site includes two Assessor Parcel Numbers (APNs) 133-080-036, and 133-080-042, totaling approximately 3,951 acres. The project site is regionally accessible from U.S. Highway 101; and locally accessible from Alisos Canyon Road and Foxen Canyon Road. The existing primary access to the project site is located approximately 300 feet northwest of the intersection of Foxen Canyon Road and Alisos Canyon Road. Four other access points along Foxen Canyon Road provide additional access to the site. Unpaved agricultural roads currently provide access throughout the project site. Rancho La Laguna Road runs northeast through the western portion of the site. Jesus Canyon Road runs northeast through the southeastern portion of the site. Zaca Lake Road runs northeast from Jesus Canyon Road through the southeastern corner of the site. Bell Canyon Road runs north from Zaca Lake Road in the southeastern corner of the site.

Figure 2-1 shows the regional location of the project site and Figure 2-2 shows the location of the site in its neighborhood context.

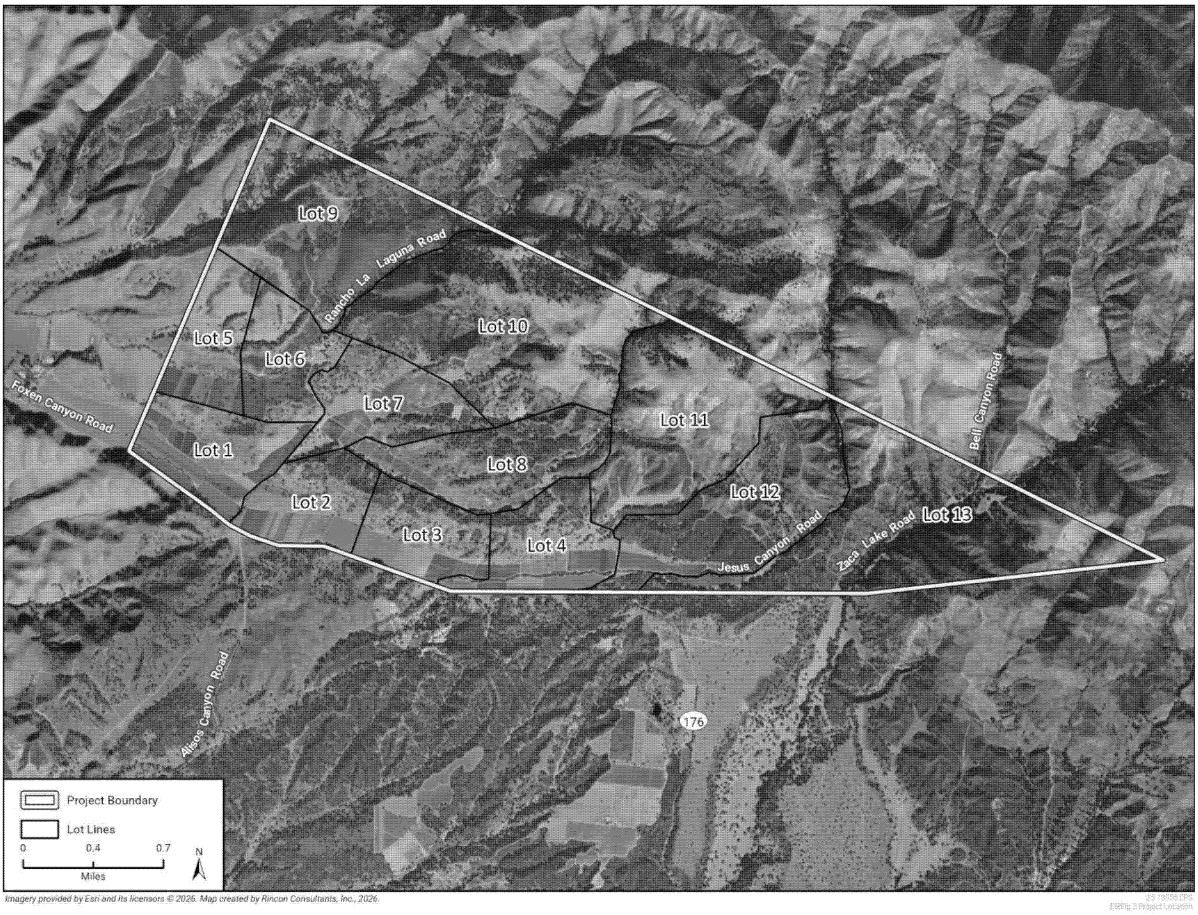
Figure 2-1 Regional Location



Basemap provided by Esri and its licensors © 2026. Map created by Rincon Consultants, Inc., 2026.

25-18558 EPS
EIRFig 1 Regional Location

Figure 2-2 Project Site Location



2.4 Existing Site Characteristics

2.4.1 Current Land Use Designation and Zoning

The southern and central portions of the site contain relatively level farmland that gradually transitions into hilly grazing land to the north. Portions of the project site are currently used for agricultural purposes, including livestock grazing and approximately 563 acres of irrigated crop production. These cultivated areas are primarily located in the southwestern portion of the property, with some farmland being located in the more northern areas of the property. Six existing structures that total approximately 12,700 square feet are located on the project site. These include a barn built around 1900, a hay barn, a ranch manager's residence, a garage, an office, and a machine shop, which are located in a central area on the western portion of the site (in the northeastern corner of proposed Lot 6). In addition, a wooden cabin is located in the eastern portion of the site (east of Zaca Ran, on proposed Lot 13).

The project site is located in the Rural Area and has a General Plan land use designation of Agricultural Commercial (AC). The site is located in the Agricultural II (AG-II) Zone District. As described in the Santa Barbara County Land Use & Development Code (LUDC), the AG-II zone applies to areas appropriate for agricultural land uses on prime and non-prime agricultural lands located within the Rural Area, as shown on the County's Comprehensive Plan maps, with the intention of preserving these lands for long-term agricultural use. The AG-II-100 zone expands upon the underlying AG-II zoning to specify that the minimum gross lot area/building site area for development of the property is 100 acres (LUDC Section 35.21.040, County of Santa Barbara 2020).

2.4.2 Surrounding Land Uses

The project site is surrounded by oak woodlands, grasslands, grazing lands, and cultivated agriculture. The Los Padres National Forest is located approximately 0.6 miles east of the project site. The project site and surrounding areas characteristics are summarized in Table 2-1.

Table 2-1 Existing Project Site Characteristics

Project Element	Characteristic
Address	10550 Foxen Canyon Road
APNs	133-080-026, 133-080-036, and 133-080-037
Land Use Designation	Rural Area, Agricultural Commercial (AC)
Zoning	Agriculture II, 100-acres minimum lot area (AG-II-100)
Size	3,951 acres
Existing Land Use	Grazing and farmland. Seven existing structures (12,676 sf): • Ranch manager's residence (1,352 sf) • Barn (5,040 sf) • Hay barn (4,500 sf) • Garage (336 sf) • Machine shop (600 sf) • Wooden Cabin (448 sf) • Office[1] (400 sf)
Surrounding Land Use	• **North:** Woodlands, grasslands, grazing, and cultivated agriculture, Sisquoc River (AG-II-100) • **South**: Woodlands, grasslands, grazing, and cultivated agriculture (AG-II-100 and AG-II-320) • **East:** Woodlands, grasslands, grazing, and cultivated agriculture, Los Padres National Forest (approximately 0.6 miles east of the project site), Zaca Lake (AG-II-100 and 100-AG) • **West:** Woodlands, grasslands, grazing, and cultivated agriculture (AG-II-100)

sf = square feet

2.5 Project Characteristics

2.5.1 Proposed Lots and Residential Development Envelopes

The project would involve the approval of a Vesting Tentative Tract map (24TRM-00002) to subdivide the 3,951-acre project site into 13 new parcels ranging from 160 acres to 605 acres. The Vesting Tentative Tract Map would establish a Residential Development Envelope (RDE) on each new parcel, with RDEs sizes ranging from 2.3 to 15.2 acres. Each RDE would be developed with a single-family dwelling and an Accessory Dwelling Unit (ADU). In addition, ten deed-restricted agricultural employee dwellings (AEDs) would be constructed within the RDE on Lot 7. The RDEs would limit the extent to which residential uses would impact existing agricultural activities and would limit the amount of area disturbed by non-agricultural development (i.e., grading, paving, lighting, etc.) as a result of buildout of the proposed subdivision. Figure 2-3 shows the general locations of the proposed lots and RDEs on the project site. Table 2-2 provides a summary of the residential development proposed on the new parcels.

[1] The County anticipates that the 400 sf office would be required to obtain a land use permit as an agricultural accessory structure as part of the project application.

Figure 2-3 Proposed Lots and RDEs

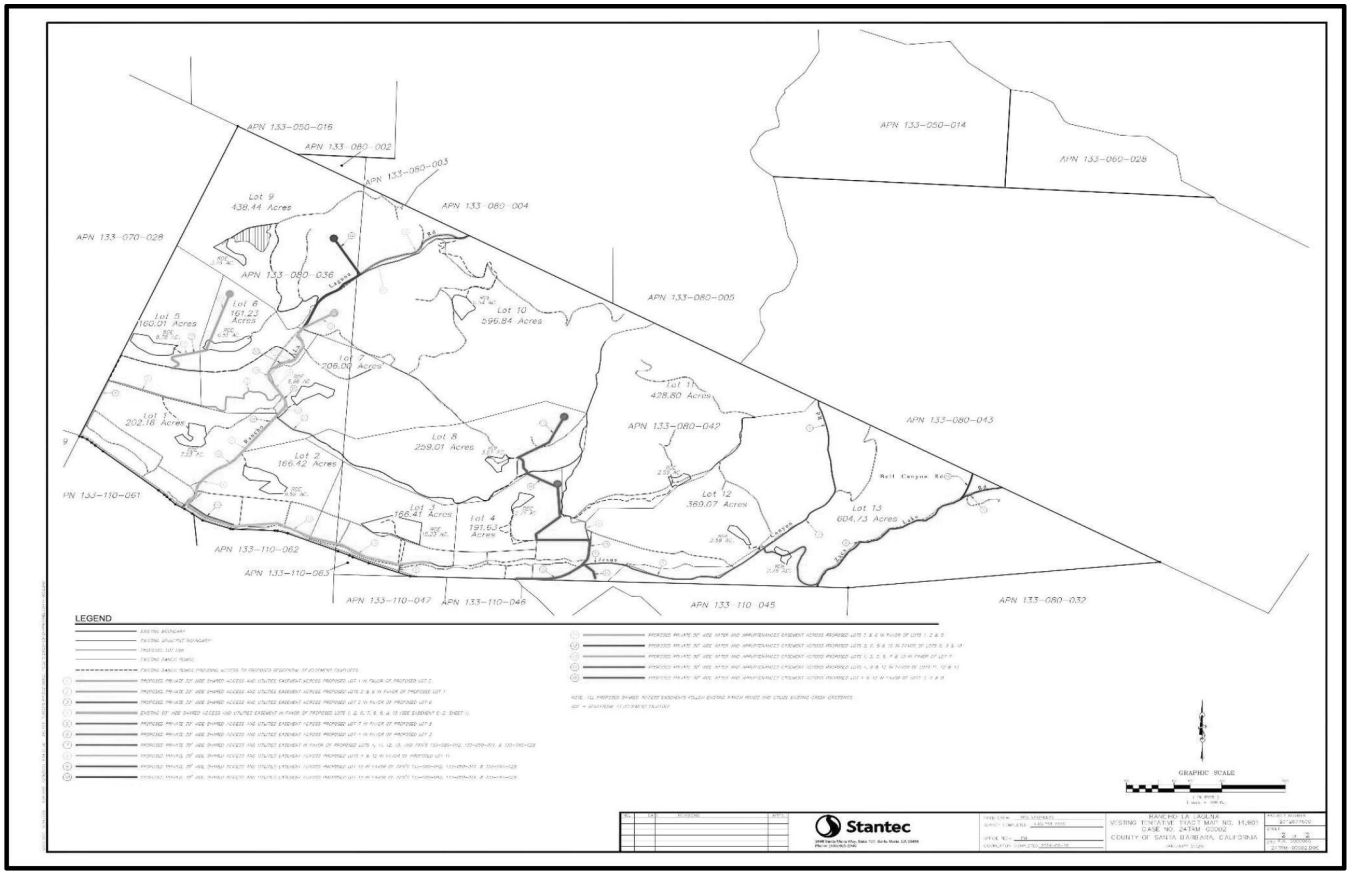


Table 2-2 Residential Development Summary

Lot Number	Proposed Lot Size (gross acres)	Proposed Lot Size (net acres)	Proposed RDE Size (acres)	Net Acreage Remaining for Agricultural Operations
1	202.2	197.6	7.2	190.4
2	166.4	161.8	9.6	152.2
3	166.4	163.1	15.2	147.9
4	191.6	191.1	2.7	188.4
5	160.0	160.0	8.8	151.2
6	161.2	161.2	6.5	154.7
7	206.0	206.0	7.0	199.0
8	259.0	259.0	3.6	255.4
9	438.8	438.4	3.8	434.6
10	596.8	596.8	5.5	591.3
11	428.8	428.8	2.6	426.2
12	369.1	369.1	2.6	366.5
13	604.7	600.8	2.3	598.5
Total	**3,950.8**	**3,933.7**	**77.3**	**3,856.4**

In total, the project would involve the development of 36 residential units, including 13 single-family dwellings, 13 ADUs, and 10 AEDs under the proposed Development Plan (24DVP-00017). Including the existing ranch manager's residence, a total of 37 dwelling units would be included in the proposed Development Plan. All existing structures on the property, including the barns, garage, machine shops, cabin, office, and ranch manager's residence would remain.

Two floor plans options are proposed for the single-family residences and ADUs. Each single-family residence would be single story and range in size from 6,500 square feet to 8,000 square feet. Single-family dwellings would have either two attached two-car garages, or one attached three-car garage. Each ADU would be single-story and approximately 1,100 square feet in size. ADUs would have an attached two-car garage. The ten AEDs on Lot 7 would each be approximately 700 square feet in size. Uncovered parking spaces for the ten AEDs would be located adjacent to each of the proposed dwellings.

2.5.2 Residential Density

The applicant submitted a complete preliminary application vested under Senate Bill (SB) 330[2] on December 4, 2023. An SB 330 preliminary application vests applicable objective standards, fees, and regulations as of the date of preliminary application submittal and prohibits local jurisdictions from imposing new regulations or reducing residential densities. The applicant has asserted eligibility for Builders Remedy under Government Code § 65589.5(d)(5), which applies as the County's Housing Element was not in substantial conformance with the State Housing Element Law[3] at the time the complete preliminary application was submitted. Builders Remedy limits a jurisdiction's discretion to deny or reduce the density of a housing development based on Comprehensive plan or zoning ordinance inconsistencies. Subsequent to the submittal of the preliminary application, the County adopted the 2023-2031 Housing Element, certified the Housing Element Updated Program EIR (SCH #2022070490), and is currently in conformance with State Housing Law related to Housing Elements.

[2] SB 330, established under California's Housing Crisis Act of 2019, is a preliminary application process designed to streamline application processing for residential developments in jurisdictions facing housing shortages. By submitting a completed SB 330 application, a developer ensures their project is subject to the local zoning and policies in effect at the time of SB 330 application submission.

[3] State law (Gov. Code § 65588) requires jurisdictions to update their housing elements on an eight-year cycle; failure to adopt a compliant housing element by statutory deadlines triggers the Builder's Remedy.

2.5.3 Site Access

Unpaved agricultural roads currently provide access throughout the project site. Shared access roads and utility easements would follow these existing agricultural roads and utilize existing creek crossings. Individual driveways would extend from these private shared access roads to serve each of the proposed RDEs. Rancho La Laguna Road is an existing two-mile, shared access road that traverses the site within a 60-foot-wide easement, providing access to the western portion of the project site from Foxen Canyon Road. Jesus Canyon Road is an existing shared access road that provides access to the eastern portion of the project site from Foxen Canyon Road. Jesus Canyon Road would be widened to accommodate two 10-foot traffic lanes with a 4-foot wide shoulder on either side within a proposed 60-foot easement. All access roads and individual driveways would be comprised of Class II aggregate base and will be paved where necessary to comply with Fire Code requirements. The proposed access roads and driveways are shown in Figure 2-3 and summarized in Table 2-3.

Table 2-3 Access Road and Driveway Widths

Proposed Easement	Description	Classification	Required Improvement Width[1]	Linear Feet and Total Square Footage of New Paving
1	Proposed 30' wide unpaved and unimproved informal agricultural access and utilities easement across Lot 1 in favor of Lot 5	Informal Agricultural Road	• No improvements required	• Existing easement is 1,695 LF & 50,834 SF
2	Proposed 30' wide access and utilities easement across Lots 5 and 6 in favor of Lot 1	Driveway	• 20 feet	• Currently 51702 SF & 5170 LF. Proposed is 155105 SF. New area is 103,403 SF
3	Proposed 30' wide shared access and utilities easement across Lot 5 in favor of Lot 6	Driveway	• 12 feet	• Currently 19,210 SF & 1921 LF. Proposed is 57,548 SF. New area is 38,338 SF
4	Existing 60' wide access and utilities easement in favor of Lots 1, 2, 6, 7, 8, 9, and 10	Access Road	• 20 feet from Foxen Canyon Road through Lot 6 • 20 feet from Lot 6 to the Lot 9 driveway • 12 feet from the Lot 9 driveway to the Lot 10 driveway	• Currently 12,065 LF & 268,973 SF & 30,926 SF & 199,417 SF & 18,295 SF. Proposed is 724,081 SF. New area is 206,470 SF
5	Proposed 30' wide shared access and utilities easement across Lot 7 in favor of Lot 8	Driveway	• 12 feet	• Currently 1087 LF & 10,869 SF. Proposed is 32,608 SF. New area is 21,739 SF
6	Proposed 30' wide shared access and utilities easement across Lot 4 in favor of Lot 3	Driveway	• 12 feet	• Currently 193 LF & 1931 SF. Proposed is 5793 SF. New area is 3,862 SF
7	Proposed 30' wide shared access and utilities easement in favor of Lots 4, 11, 12, 13, and APNs 133-080-037, 133-050-014, and, 133-060-028	Access Road	• 20 feet from Foxen Canyon Road though the Lot 13 driveway	• Currently 11,717 LF & 117,170 SF. Proposed is 49,779 SF & 202,171 SF. New area is 134,780 SF
8	Proposed 30' wide shared access and utilities easement across Lots 4 and 12 in favor of Lot 11	Driveway	• 12 feet from Easement 7 to the Lot 4 driveway	• Currently 1,947 LF & 19,468 SF. Proposed is 58,405 SF. New area is 38,937 SF

			• 12 feet from the Lot 4 driveway to the Lot 11 driveway	
9	Proposed 30' wide shared access and utilities easement across Lot 13 in favor of APNs 133-080-037, 133-050-014, and, 133-060-028	Existing Improved Access Road	• No improvements required	• Existing easement is 8,396 LF & 251,883 SF
10	Proposed 30' wide shared access and utilities easement across Lot 13 in favor of APNs 133-080-037, 133-050-014, and, 133-060-028	Existing Improved Access Road	• No improvements required	• Existing easement is 802 LF & 24,054 SF

[1] Required widths indicate County Fire Department requirements, and do not include shoulders or turnouts.

All access roads and individual driveways proposed to serve the project would be improved in conformity with applicable County Fire Department roadway standards and in accordance with the access plan reviewed on February 18, 20255. For clarity and consistency, this analysis uses County Fire Department terminology, referring to proposed project roadways serving four or fewer parcels as "driveways" and referring to all other proposed project roadways as "access roads." The current standards use two definitions for private roadways from the County Fire Department Development Standard #1 (Santa Barbara County Fire Department [SBCFD] 2023):

- **Driveway** – a private road serving four or fewer residential units; and
- **Road, Street, Lane, Alley, Public or Private (Access Road)** – a private or public road (other than a driveway) used routinely for access serving more than two residential parcels, more than four dwelling units, or any industrial or commercial occupancy.

Under current Fire Department standards, all driveways must be a minimum of 12-feet wide with 16-foot unobstructed horizontal clearance. Driveways exceeding 150-feet in length, but less than 500-feet in length are required to provide a turnout near the midpoint of the driveway. Driveways that exceed 500-feet in length are required to provide a turnout every 250-feet. Turnouts must be a minimum of 24-feet wide, 30-feet long, and include 25-foot tapers.

All access roads be a minimum of 20-feet wide, providing two 10-foot travel lanes with 24-foot unobstructed horizontal clearance. All access roads are required to have 2-foot wide shoulders unless reduced or waived by the Department.

In compliance with County Fire Department roadway standards, each private driveway providing access to individual RDEs would include a 92-foot hammerhead turnaround, which is a T-shaped area that allows fire trucks to pull in, turn around, and exit safely.

2.5.4 Landscaping and Lighting

The single-family dwellings would be landscaped based on a concept landscape plan developed for the project that includes a native, non-invasive plant palette. Defensible space would be maintained around each residential dwelling consistent with applicable County Fire Department standards and policies.

According to the Supplementary Biological Study prepared for the project on May 20, 2024, up to 444 individual native oak trees greater than or equal to five inches in diameter at breast height (DBH) were identified within the RDEs or within areas of proposed access roads and infrastructure. The project would involve the removal of trees during development of RDEs, access road construction, and infrastructure installation. However, the exact number of trees to be removed is not known at this time and would likely be fewer because this number assumes that the entirety of each RDE would be cleared which is a worst case scenario. Impacts to oak trees will be discussed in the biological resources section of the EIR.

Lighting would be fully shielded, low-intensity, and low-glare, and equipped with motion, light, and time sensors. These parameters would minimize light pollution from exterior light fixtures and ensure compliance with County

dark sky policies in place on January 2, 2023, the Dark Sky standards of the International Dark Sky Association, and the Illuminating Engineering Society of North America.

2.5.5 Utilities

This section describes the domestic water, wastewater and recycled water, stormwater, electricity, natural gas, and telecommunications utility infrastructure required to support development of the project. Necessary underground utility conduits and infrastructure easements would be installed and reserved along access roads and driveways where feasible.

Water Supply

Two methods of long-term domestic water supply are being studied for the project: one shared water system; or five small water systems, which are discussed in the subsections below. The existing agricultural water service would continue following implementation of the project. Both residential and agricultural systems would rely on one or more of the 14 existing wells on the subject property.. Shared water agreements would provide each lot owner with rights to use of the shared system(s) corresponding to the selected water supply option. The domestic well, Well #14 (Lot 4), was completed in 2006 and can yield up to 1,000 gallons per minute. The primary agricultural water sources for the existing agriculture uses are Well #13 (Lot 12) and Well #14 (Lot 4). According to the Supplemental Agricultural Viability Assessment (Appendix B) prepared for the project, water from Wells #13 and #14 is suitable for both domestic and agricultural demands and would continue to serve as the primary water supply for the project's shared agricultural water system, in addition to Wells #3, #6, and #12 (Dudek 2025).

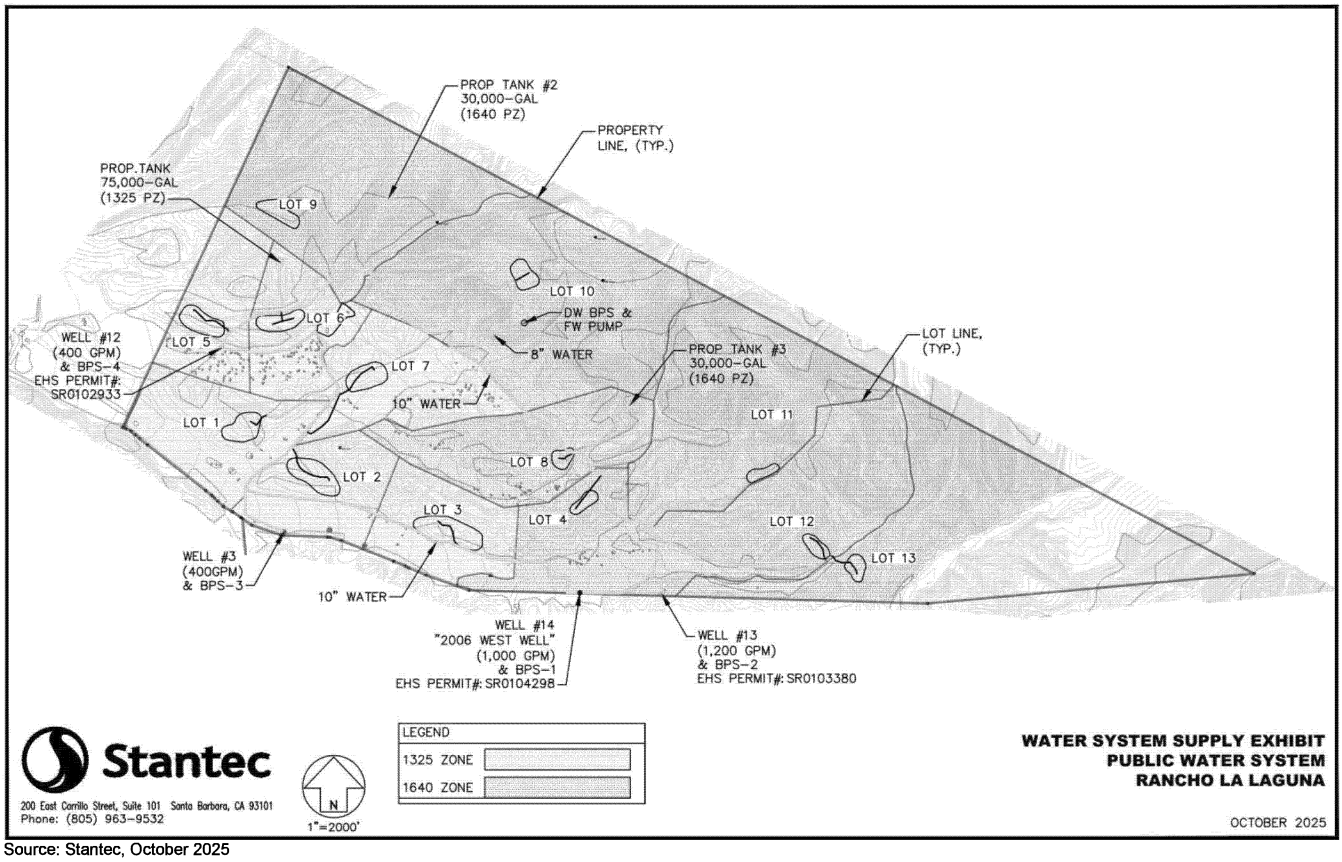
To the extent feasible, new water pipelines for the shared water systems will be placed within existing ranch roads, including those that are proposed to provide access to RDEs. However, some portions of the water pipelines and required water storage tanks (located on Lots 6, 8 and 9) will require trenching and grading outside of existing roadways and the proposed RDEs.

Proposed Public Domestic Water System Option

The California Health and Safety Code (Part 12, Chapter 4) defines a public water system as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The proposed public water system would serve only project residences, and would be constructed entirely within the project site. In accordance with Senate Bill 1263 (2015-2016), review and approval of the proposed public water system is required prior to project entitlement.

Under the public water system scenario, a new domestic shared water system would provide water to the residential dwellings, including the exiting ranch manager's residence on Lot 6. The public water system would be supplied by three existing wells, including Well #3, , Well #13 and Well #14. Additional infrastructure would include: one 75,000-gallon water tank, two 30,000-gallon water tanks, 8-inch and 10-inch distribution lines, and ancillary equipment customarily utilized in water systems (e.g., pumps, valves). The proposed public domestic water system option is shown in Figure 2-4.

Figure 2-4 Proposed Public Domestic Water System Option



Source: Stantec, October 2025

Proposed State Small Domestic Water Systems Option

Under the state small water systems scenario, domestic water supply would be provided to the project, including the existing ranch manager's residence by five State Small Water Systems[4] (SSWS) Proposed under Conditional Use Permit (CUP) Case Nos. 24CUP-00026, 25CUP-00001, -00002, -00003, and -00004. SSWS The five SSWS would be supplied by separate, existing wells, being Wells 12, 3, 6, 14, and 13 (see Table 2-4 below), which would be subject to further testing, permitting, and/or treatment as required to be suitable for domestic water use.

The SSWS would be constructed in compliance with County Ordinance Section 34B-20 (Domestic Water Storage Requirements), which establishes criteria for connection capacity and minimum domestic water storage volumes, and in accordance with National Fire Protection Association (NFPA) Standard 1142 and County Fire Department Development Standard #2 to ensure adequate fire water storage and flow.

Each SSWS would be comprised of a booster pump, water supply tank (sized to meet domestic and fire water storage requirements), and be connected to 10-inch water pipes to convey water to the residences. One or more systems would require a pressure reducing valve, and additional booster pumps, and/or fire pump to meet the NFPA 22 fire-flow requirements. Domestic and fire water supply would be conveyed to the residences from proposed tanks through gravity-fed 10-inch water lines. The characteristics of the five SSWS, including the wells serving each system, the lots supplied, and required infrastructure components, are summarized in Table 2-4.The proposed SWSS infrastructure is shown in Figure 2-5.

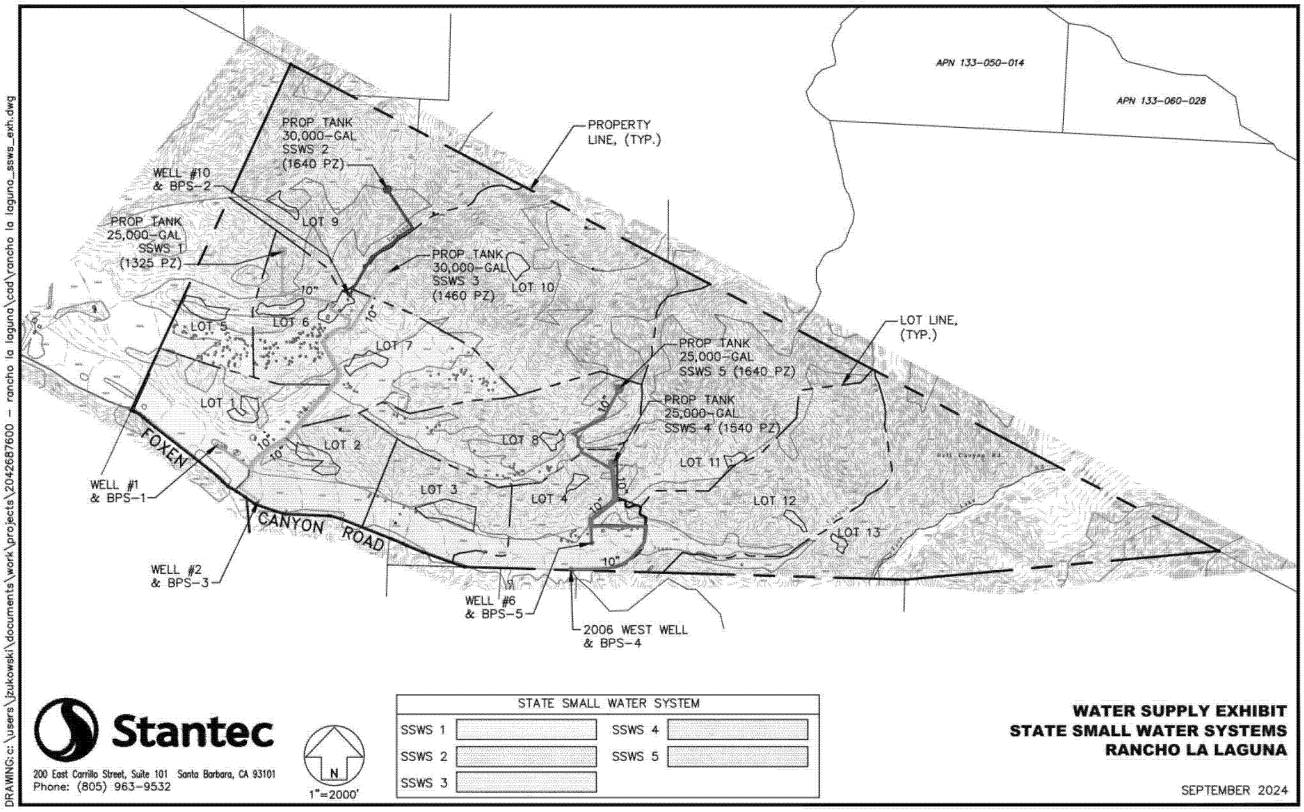
Table 2-4 State Small Water Systems Summary

SSWS No.	Lots Served	Supply Well	Required Infrastructure
1	1, 2, and 5	Well #12	125-hp booster pump, 10-inch water piping, 25,000-gallon water supply tank
2	6, 9, and 10	Well #3	100-hp booster pump, pressure reducing valve, 10-inch water piping, 30,000-gallon water supply tank Lot 10 will require an additional 3-hp booster pump, 50-hp fire pump
3	7	Well #6	150-hp booster pump, 10-inch water piping, 20,000-gallon water supply tank
4	3, 4 and 8	Well #14 (2006 West Well)	150-hp booster pump, 10-inch water piping, 25,000-gallon water supply tank
5	11, 12 and 13	Well #13	200-hp booster pump, 10-inch water piping, 25,000-gallon water supply tank

HP: horsepower

[4] A SSSWS is defined by the California Department of Drinking Water as water systems that provide water for human consumption to less than 15 service connections and regularly serve less than 25 people for at least 60 days out of the year.

Figure 2-5 Proposed State Small Domestic Water Systems



Source: Stantec, September 2024.

Wastewater

Each of the proposed RDEs would be served by a private on-site septic system(s)[5] utilizing the leach line disposal method, as no public sewer is available in the project area. All septic system components would be located within RDEs with the exception of Lot 7 farmworker dwellings that are not located within an RDE.

Stormwater

Although the proposed roadways and residential dwellings would introduce new impermeable surfaces to the project site, the preliminary grading plans indicate that grading would be limited to the structure footprints within the RDEs and the roadways. Based on this preliminary information, grading is not expected to alter the general drainage pattern on the site, and no new stormwater infrastructure is proposed.

Electricity and Natural Gas

Electricity for the project site would be supplied by Central Coast Community Energy (3CE). No natural gas connections would be provided. Each lot may use a private propane service to serve residential needs, which would not require any development-wide infrastructure.

2.5.6 Construction and Grading

Grading would be required for the improvement of existing and proposed access roads/driveways and within RDEs for building pads. Grading for access to the Rancho La Laguna and Jesus Canyon access roads would require an estimated 2,821 cubic yards of cut and 1,849 cubic yards of fill for a net total of 972 cubic yards. Based on 2025 preliminary grading estimates, grading within the RDEs is anticipated to total approximately 3,540 cubic yards of cut and 2,749 cubic yards of fill for a net total of 791 cubic yards across the 13 parcels. In addition, installation of the proposed water tanks would require an estimated 10,997 cubic yards of excavation. The project would not require export of cut or fill soil. Any surplus material is anticipated to be distributed and balanced within the RDEs as needed.

The project is proposed to be prepared, graded, and constructed in a single 15-month phase, currently anticipated to be completed between January 2027 and March 2028.

Construction equipment for the project would include earthwork equipment such as excavators, graders, tractors/loaders/backhoes, pavers and paving equipment, and miscellaneous small tools.

2.6 Project Objectives

The primary objectives for the Rancho La Laguna Subdivision project are as follows:

- Construct new housing units of different sizes and levels of affordability in compliance with objective standards for agriculturally zoned property to further the County's RHNA goals.
- To subdivide the property into lots of adequate size and configuration to remain independently viable for agricultural purposes and provide new housing units
- Configure proposed lot lines and residential development envelopes in locations to maximize production of housing and use of existing roads thereby reducing potential impacts of necessary access improvements.
- Minimize agricultural/residential land use conflicts and protect biological, viewshed, and other resources by locating Residential Development Envelopes in areas removed from irrigated agriculture, outside of ESH, and distant from Foxen Canyon Road.
- Construct a safe and efficient water system that allows for reliable potable and fire suppression water supply to the site.

[5] Proposed Lot 7 would have multiple systems to serve farmworker dwellings, remaining RDEs would have one system per residence.

2.7 Required Approvals

Implementation of the project would require the following discretionary approvals from the County of Santa Barbara:

- Certification the Final EIR.
- Approval of the Vesting Tentative Tract Map (24TRM-00002) to subdivide the project site into 13 lots.
- Approval of the Development Plan (24DVP-00017) for the construction and validation of over 20,000 square feet of structures.
- Approval of five Conditional Use Permits for five State Small Water Systems (Case Nos. 24CUP-00026, 25CUP-00001, -00002, -00003, -00004).

The project is anticipated to be subject to permitting and review by other regulatory agencies, as follows:

- California Regional Water Quality Control Board: Clean Water Act Section 401 Water Quality Certification and/or Porter-Cologne Water Quality Act Waste Discharge Requirements permit for discharges to waters of the United States and/or State, respectively; and National Pollutant Discharge Elimination System permit requests.
- United States Army Corps of Engineers: Clean Water Act Section 404 Nationwide Permit for discharges to waters of the United States.
- The Santa Barbara County Flood Control District: review of any improvements within areas subject to flooding (i.e., creek crossings).
- California Department of Fish and Wildlife: Section 1602 Lake and Streambed Alteration Agreement for impacts to streams and/or riparian habitat(s).