Planning and Development
Lisa Plowman, Director
Jeff Wilson, Assistant Director
Elise Dale, Assistant Director

NOTICE OF PREPARATION

DATE: August 6, 2026

TO: State Clearinghouse
California Governor's Office of Land Use
and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

FROM: County of Santa Barbara
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

SUBJECT: Notice of Preparation and Scoping of an Environmental Impact Report (EIR)

PROJECT NAME: Rancho La Laguna Development Plan and Vesting Tentative Tract Map (Project)

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.

PROJECT CASE NUMBERS: 24TRM-00002, 24DVP-00017, 24CUP-00026, 25CUP-00001, 25CUP-00002, 25CUP-00003, 25CUP-00004, 26EIR-00001

PROJECT APPLICANT: Rancho La Laguna, LLC; La Laguna Ranch, LLC

LEAD AGENCY: The County of Santa Barbara (County) is the Lead Agency preparing the EIR with the purpose of informing decision-makers, responsible agencies, trustee agencies, and the public regarding the environmental effects related to the Project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.).

As the Lead Agency, the County has prepared the attached Environmental Scoping Document pursuant to the Santa Barbara County Environmental Thresholds and Guidelines Manual and CEQA Guidelines Section 15082. The County identified potentially significant environmental impacts which could result from the Project and, consequently, will prepare an EIR which addresses the potential impacts regarding the environmental topics described in the enclosed Environmental Scoping Document.

PROJECT DESCRIPTION SUMMARY: The Project consists of a housing development project pursuant to the "Builder's Remedy" provisions set forth in the Housing Accountability Act (Government Code Section 65589.5). Specifically, the Project includes a subdivision of two legal lots that constitute the Project site to create thirteen lots whose sizes range between 150 and 600 acres. The map will also establish a Residential Development Envelope (RDE) on each lot within which a single-family dwelling and Accessory Dwelling Unit (ADU) will be located. Additionally, ten (10) deed-restricted agricultural employee dwellings will be located within the RDE on Lot 7.

Access to each of the proposed RDEs will be provided via improved and extended existing ranch roads. Each of the proposed RDEs would be served by a private on-site septic system utilizing the leach lines. All septic system components would be located within RDEs. Water service would be provided by either a public water system (preferred) or five State Small Water Systems Proposed under Case Nos. 24CUP-00026, 25CUP-00001, -00002, -00003, and -00004. Necessary access and utility easements will primarily be co-located within proposed access roads and driveways.

More information about the project description, location, and potential environmental effects are included in the EIR Scoping Document for the Project, which can be accessed via the QR code or URL link below:

URL LINK:
https://cosantabarbara.box.com/v/RanchoLaLaguna

PUBLIC AND AGENCY COMMENTS: The County requests that responsible agencies provide input on the scope of the EIR to reflect any relevant statutory responsibilities related to the Project. Interested members of the public are also encouraged to provide comments on the scope of the EIR.

All comments must be received no later than 5:00 p.m. on September 7, 2026. Please send your comments and, if applicable, the name of a contact person in your agency, to Mr. Soren Kringel, Planner, using the following contact information:

Soren Kringel, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101
805-568-2046
kringels@countyofsb.org

Additional information regarding the Project is available at:
https://cosantabarbara.box.com/v/RanchoLaLaguna

Please contact the project planner at kringels@countyofsb.org if you have any questions. We thank you for your time and consideration.

cc: County of Santa Barbara Clerk of the Board Enclosure: Project Description