



Sweeney Canyon, LLC Consistency Rezone & Development Plan

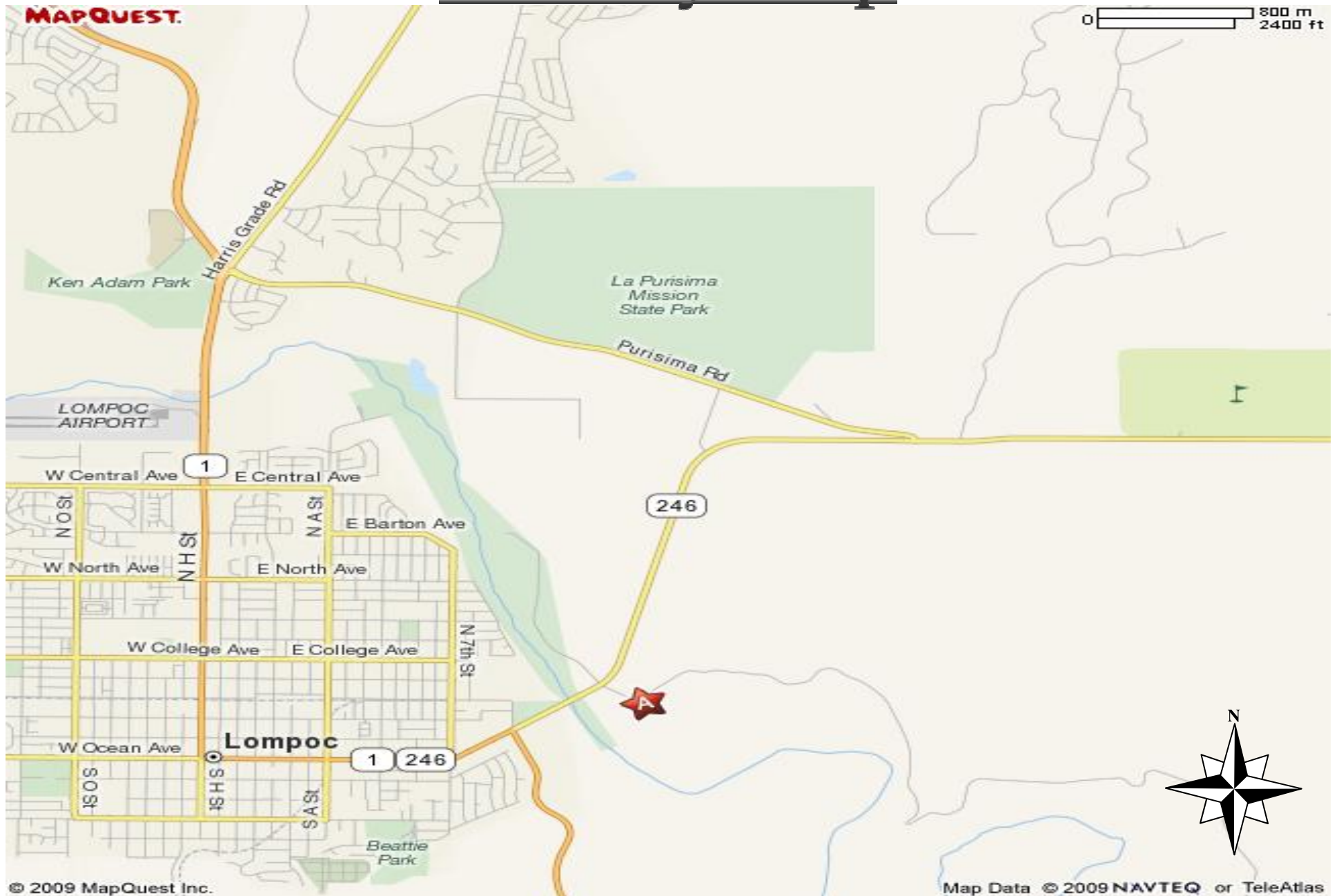
Santa Barbara County Board of Supervisors

August 10, 2010

Case Nos. 09RZN-00000-00004, 09DVP-00000-00005

Staff: Dana Carmichael

Vicinity Map



Project Site





2,300 sq. ft. single family residence

3,042 sq. ft. Barn

2,400 sq. ft. agricultural storage shed



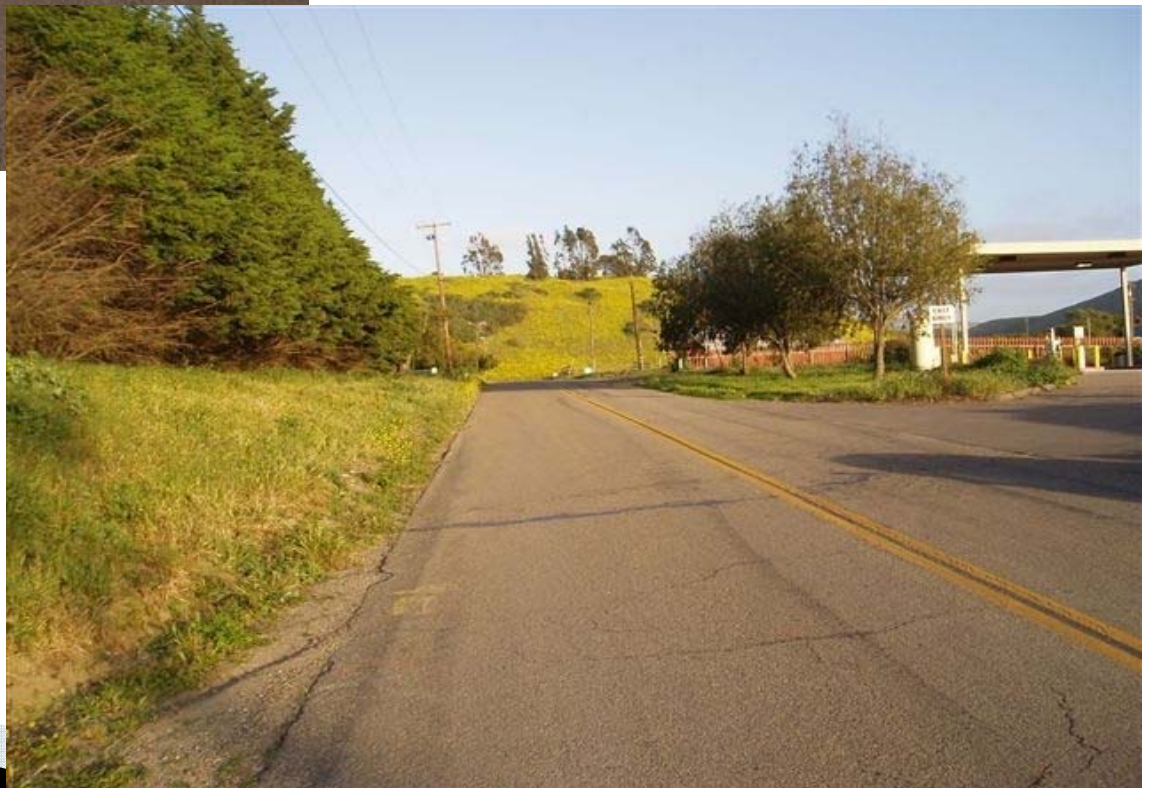




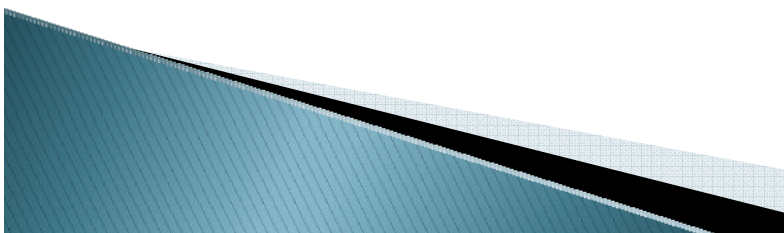




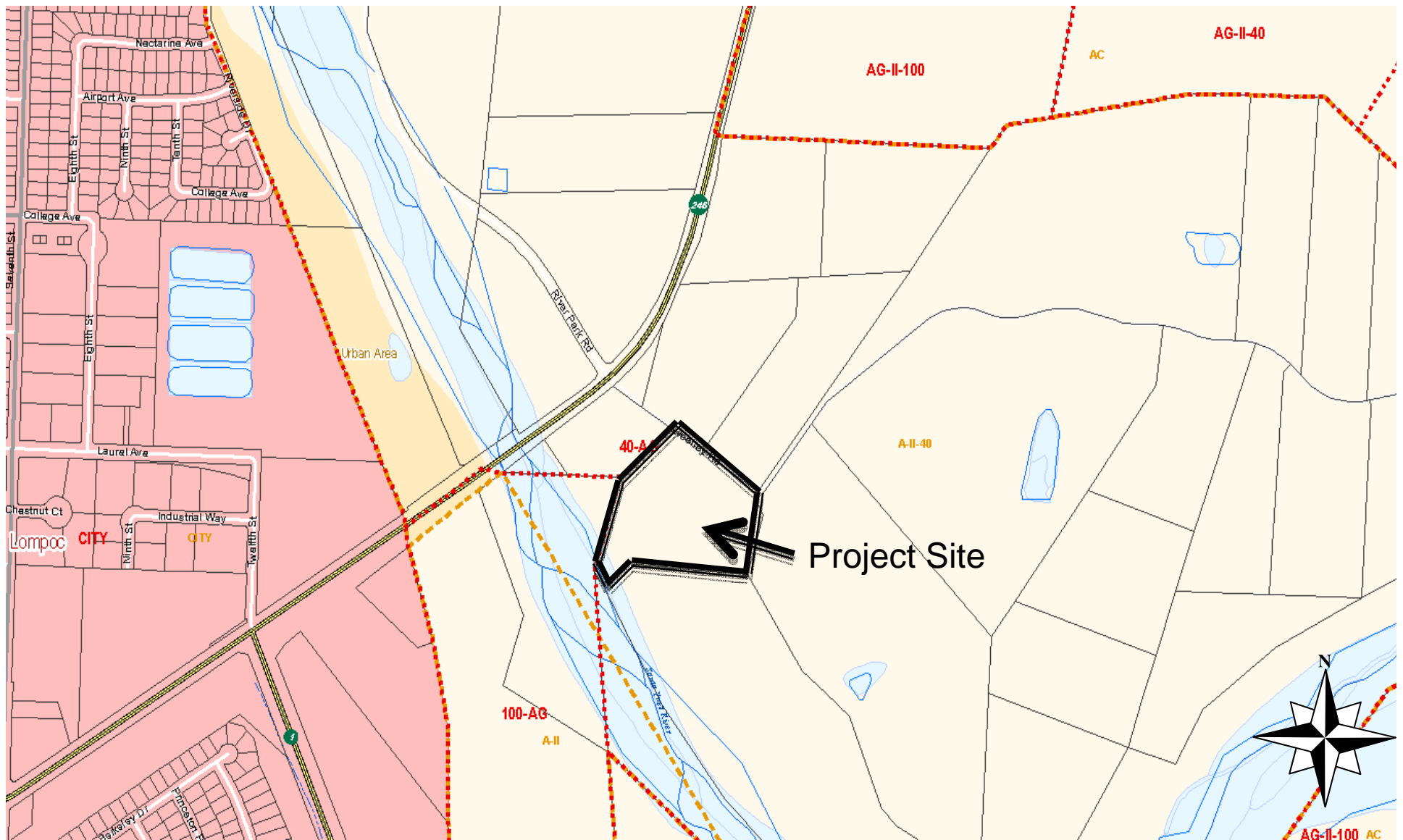
← **West towards
Hwy 246**

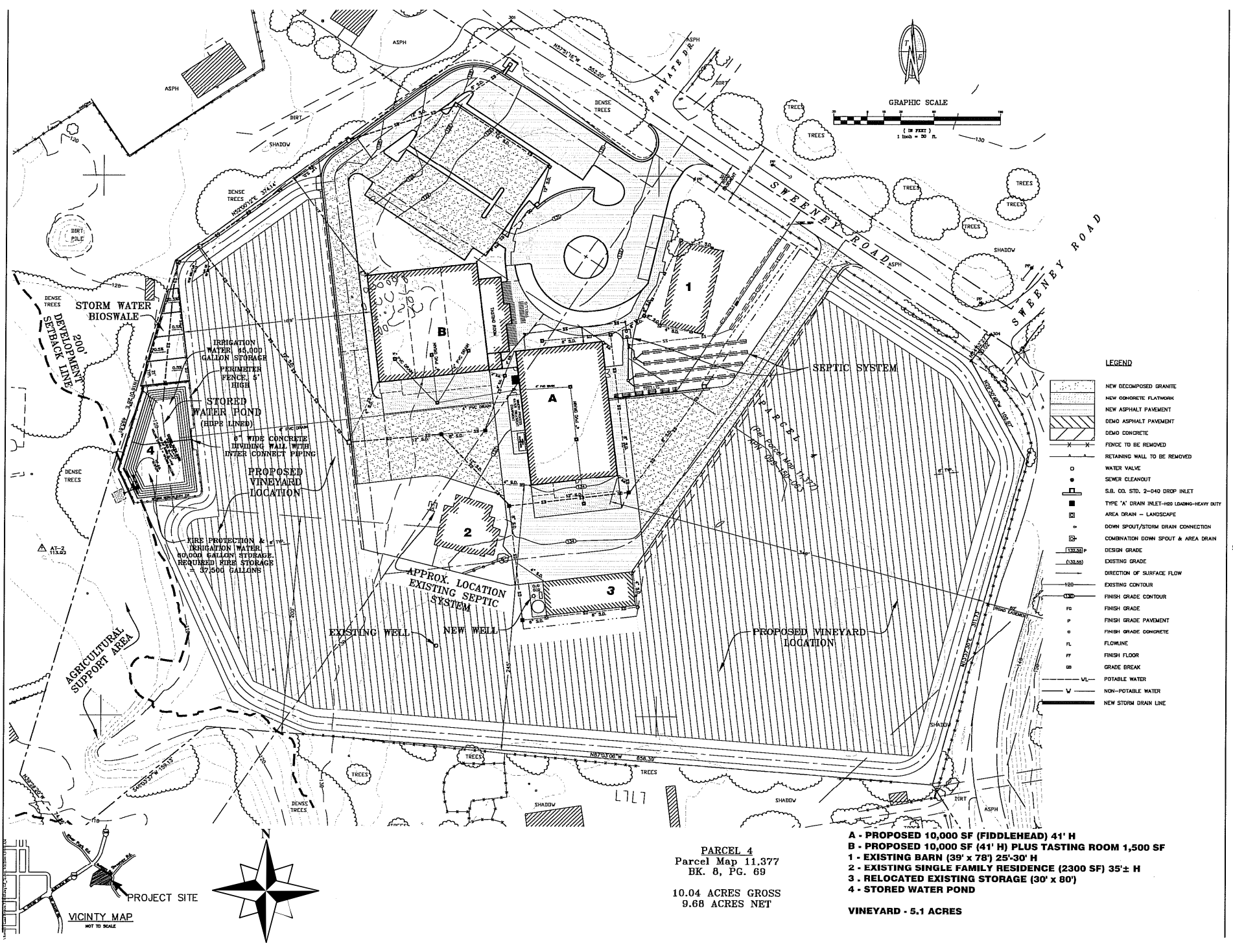


**East towards
Project Site
Location** →



Zoning & Land Use Designations



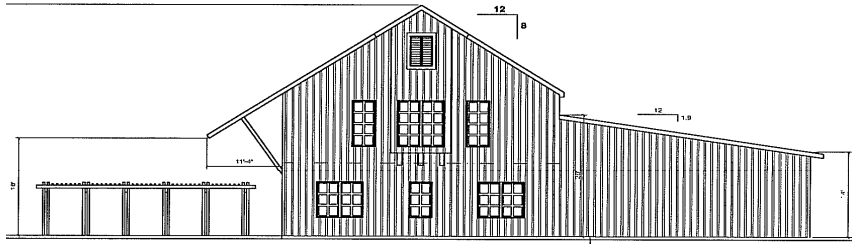


- LEGEND**
- [Pattern] NEW DECOMPOSED GRANITE
 - [Pattern] NEW CONCRETE FLATWORK
 - [Pattern] NEW ASPHALT PAVEMENT
 - [Pattern] DEMO ASPHALT PAVEMENT
 - [Pattern] DEMO CONCRETE
 - [Symbol] FENCE TO BE REMOVED
 - [Symbol] RETAINING WALL TO BE REMOVED
 - [Symbol] WATER VALVE
 - [Symbol] SEWER CLEANOUT
 - [Symbol] S.B. CO. STD. 2-040 DROP INLET
 - [Symbol] TYPE 'A' DRAIN INLET-HIGH LOADING-HEAVY DUTY
 - [Symbol] AREA DRAIN - LANDSCAPE
 - [Symbol] DOWN SPOUT/STORM DRAIN CONNECTION
 - [Symbol] COMBINATION DOWN SPOUT & AREA DRAIN
 - [Symbol] DESIGN GRADE
 - [Symbol] EXISTING GRADE
 - [Symbol] DIRECTION OF SURFACE FLOW
 - [Symbol] EXISTING CONTOUR
 - [Symbol] FINISH GRADE CONTOUR
 - [Symbol] FINISH GRADE
 - [Symbol] FINISH GRADE PAVEMENT
 - [Symbol] FINISH GRADE CONCRETE
 - [Symbol] FLOWLINE
 - [Symbol] FINISH FLOOR
 - [Symbol] GRADE BREAK
 - [Symbol] POTABLE WATER
 - [Symbol] NON-POTABLE WATER
 - [Symbol] NEW STORM DRAIN LINE

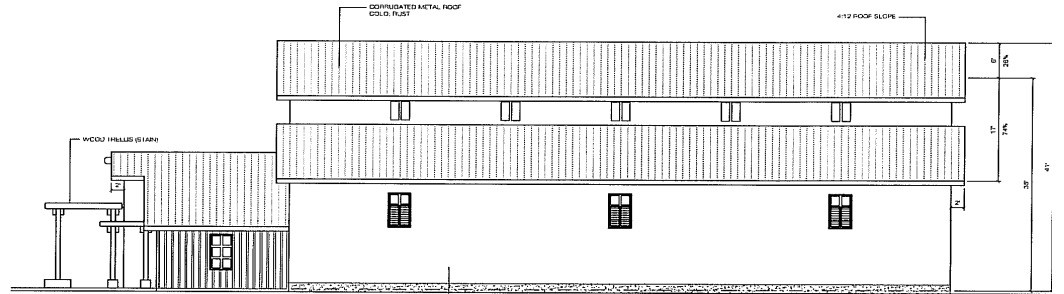
PARCEL 4
 Parcel Map 11.377
 BK. 8, PG. 69
 10.04 ACRES GROSS
 9.68 ACRES NET

A - PROPOSED 10,000 SF (FIDDLEHEAD) 41' H
B - PROPOSED 10,000 SF (41' H) PLUS TASTING ROOM 1,500 SF
1 - EXISTING BARN (39' x 78') 25'-30' H
2 - EXISTING SINGLE FAMILY RESIDENCE (2300 SF) 35'± H
3 - RELOCATED EXISTING STORAGE (30' x 60')
4 - STORED WATER POND
VINEYARD - 5.1 ACRES

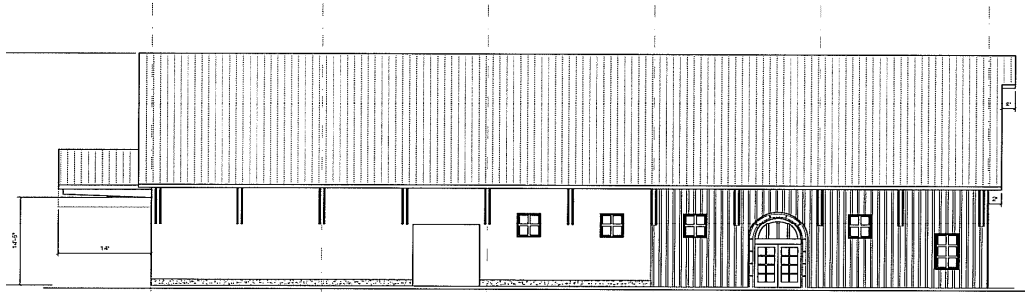
PROJECT SITE
 VICINITY MAP
 NOT TO SCALE



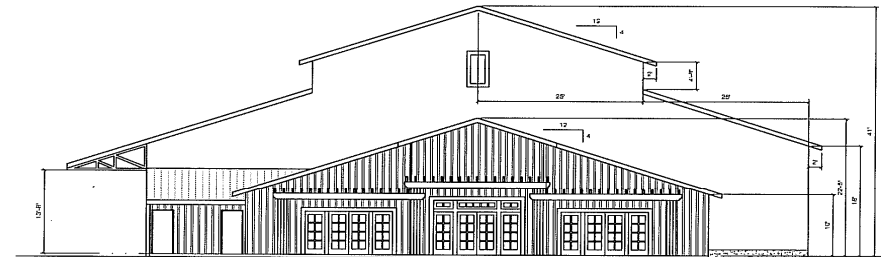
NORTH BLDG A



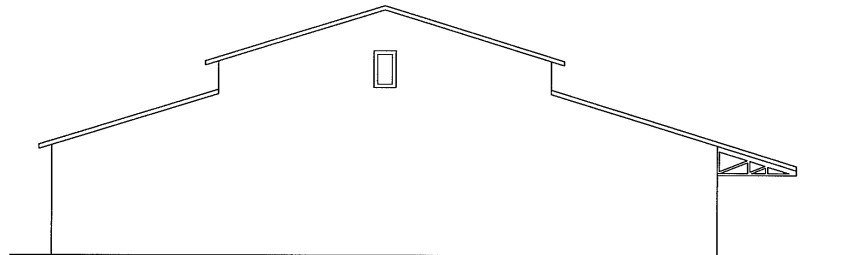
NORTH BLDG B



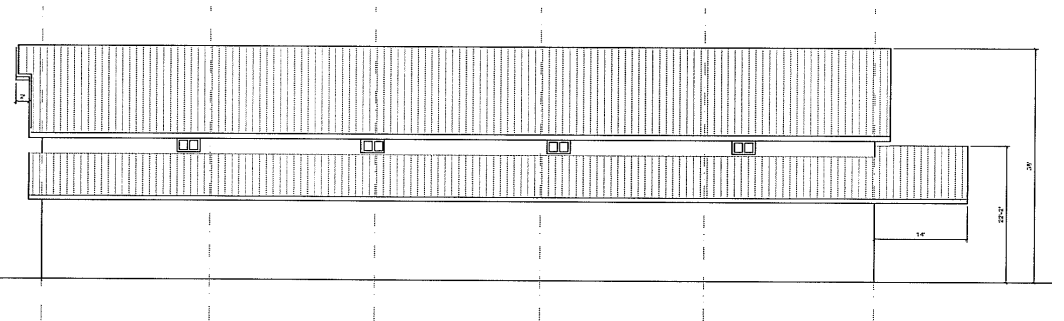
EAST BLDG A



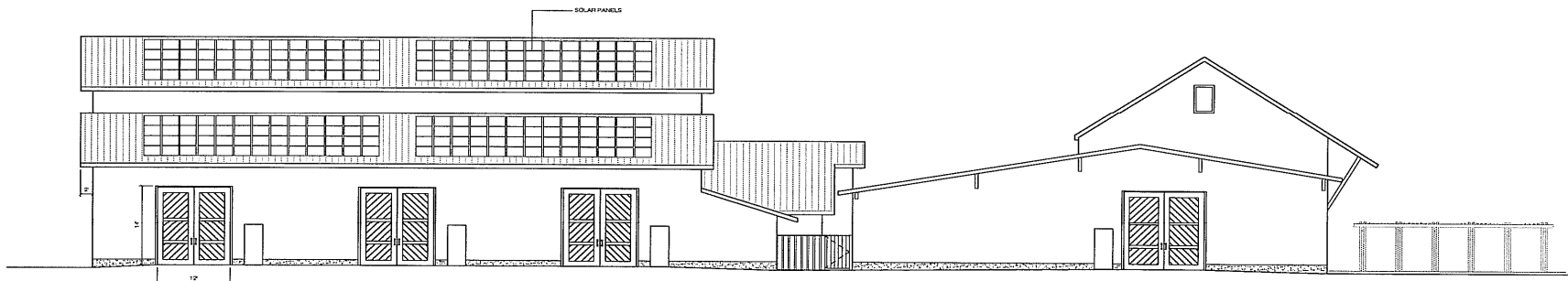
EAST BLDG AB



WEST BLDG B



WEST BLDG A



SOUTH BLDGS B AND A

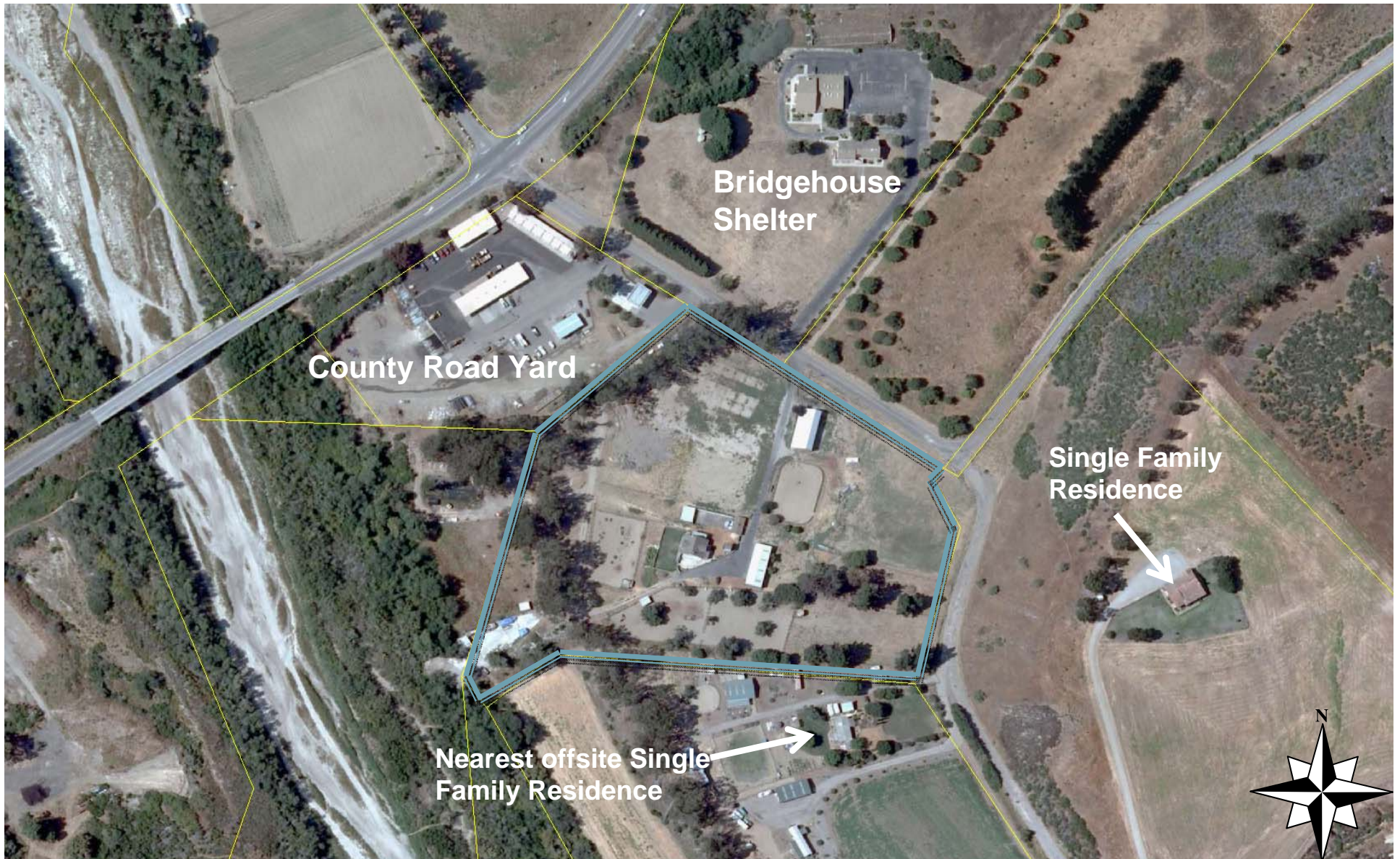
Requested Modifications

- ▶ Reduction in Setbacks
 - 1) 200 foot setback required from adjacent lots
 - 2) 400 foot setback required from nearest single family residence located on an adjacent lot.

- ▶ Special Events on 10.04 gross acre parcel
 - Section 35.42.280 of the LUDC requires 20 acre minimum unless decision maker allows for reduction.



Surrounding Land Uses



Recommendation & Procedures

- ▶ Make the required findings, including CEQA findings, for the project specified in Attachment 2.
- ▶ Adopt the Negative Declaration (10NGD-00000-00002) included as Attachment C to Attachment 5, and adopt the Mitigation Monitoring Program contained in the conditions of approval included in Attachment 2.
- ▶ Adopt an Ordinance (09RZN-00000-00004), included as Attachment 1 to the memo, amending the Inland Zoning Map by rezoning APN 099-150-063 to AG-II-40 to bring the parcel into consistency with the current Santa Barbara County Land Use and Development Code.
- ▶ Approve the project (09DVP-00000-00005) subject to the conditions specified in Attachment 2.

