

**LaBarge Vineyards, LLC  
Consistency Rezone & Development Plan**

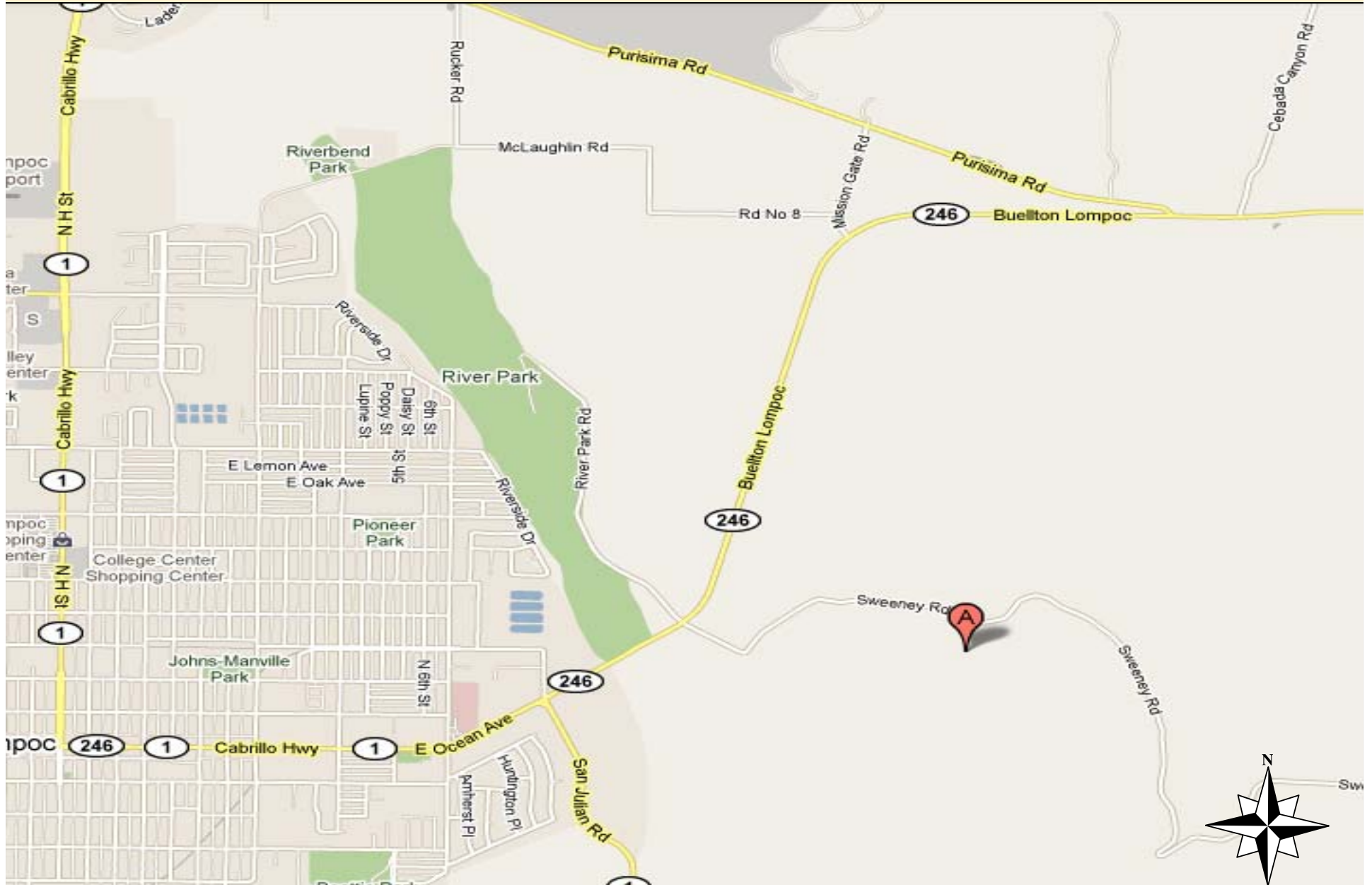
**Santa Barbara County Board of Supervisors**

**June 7, 2011**

**Case Nos. 10RZN-00000-00002, 10DVP-00000-00008**

Staff: Dana Carmichael

# Vicinity Map





Highway 246

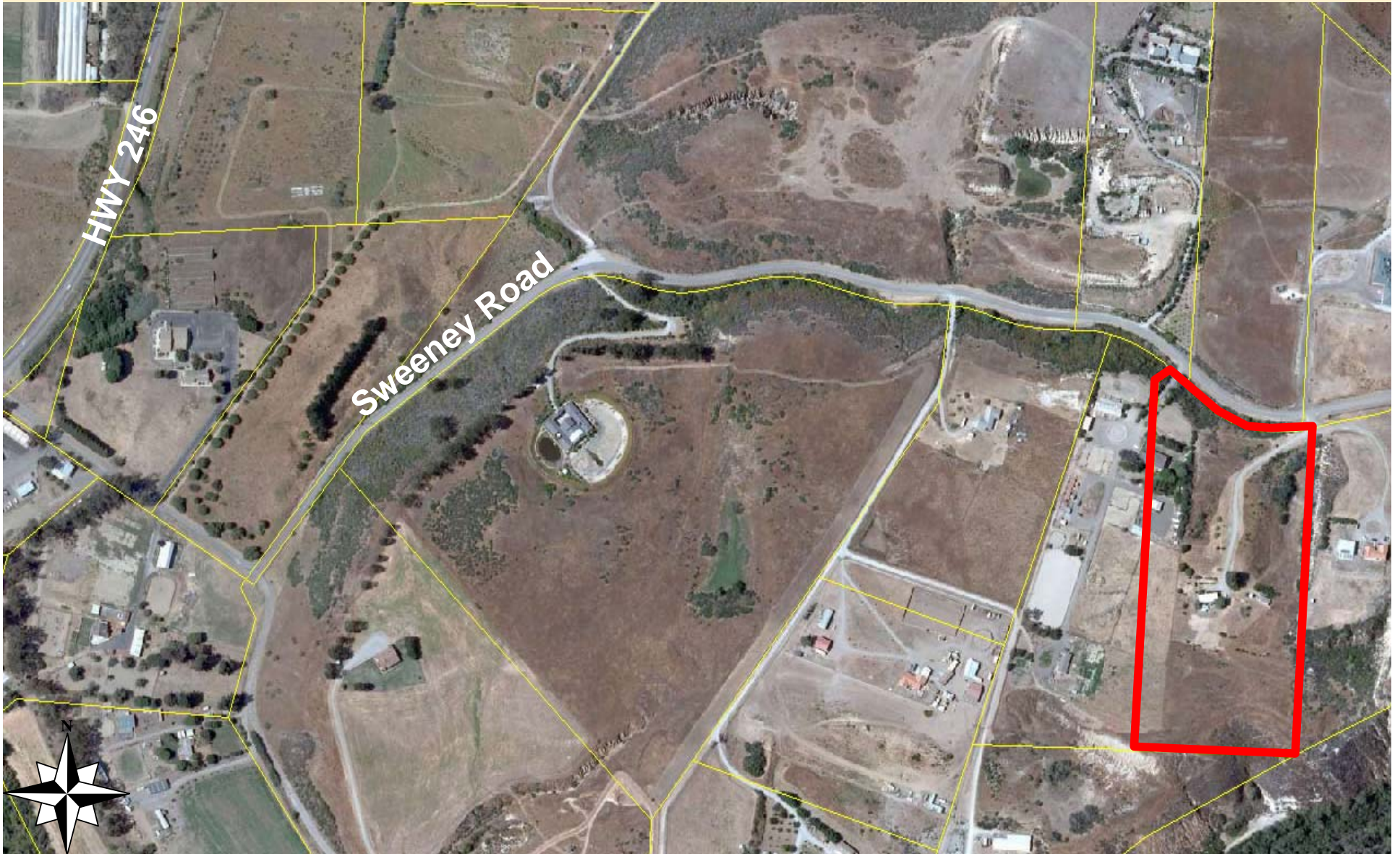
Project Site

Sweeney Road





# Project Site

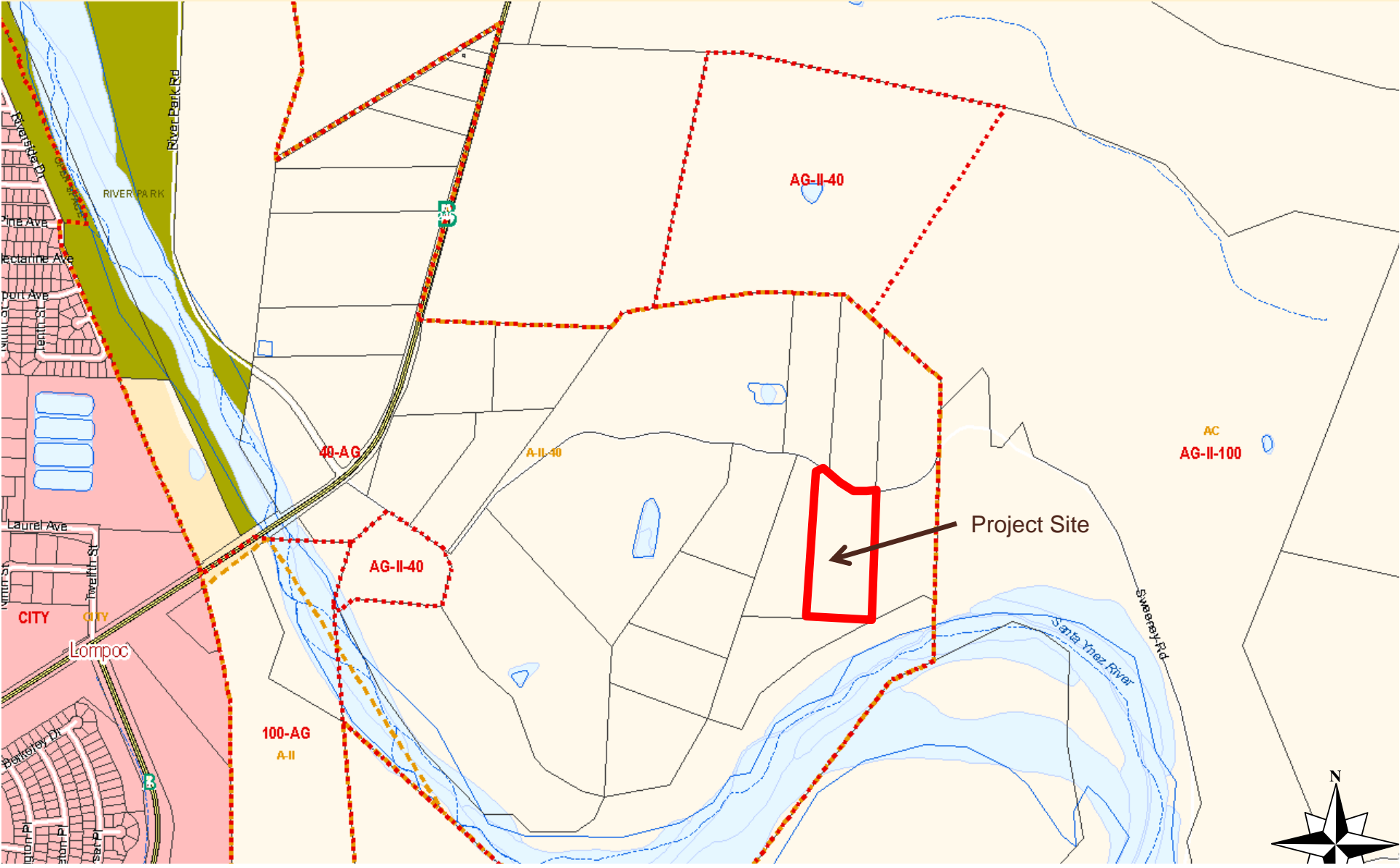






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# Zoning & Land Use Designations

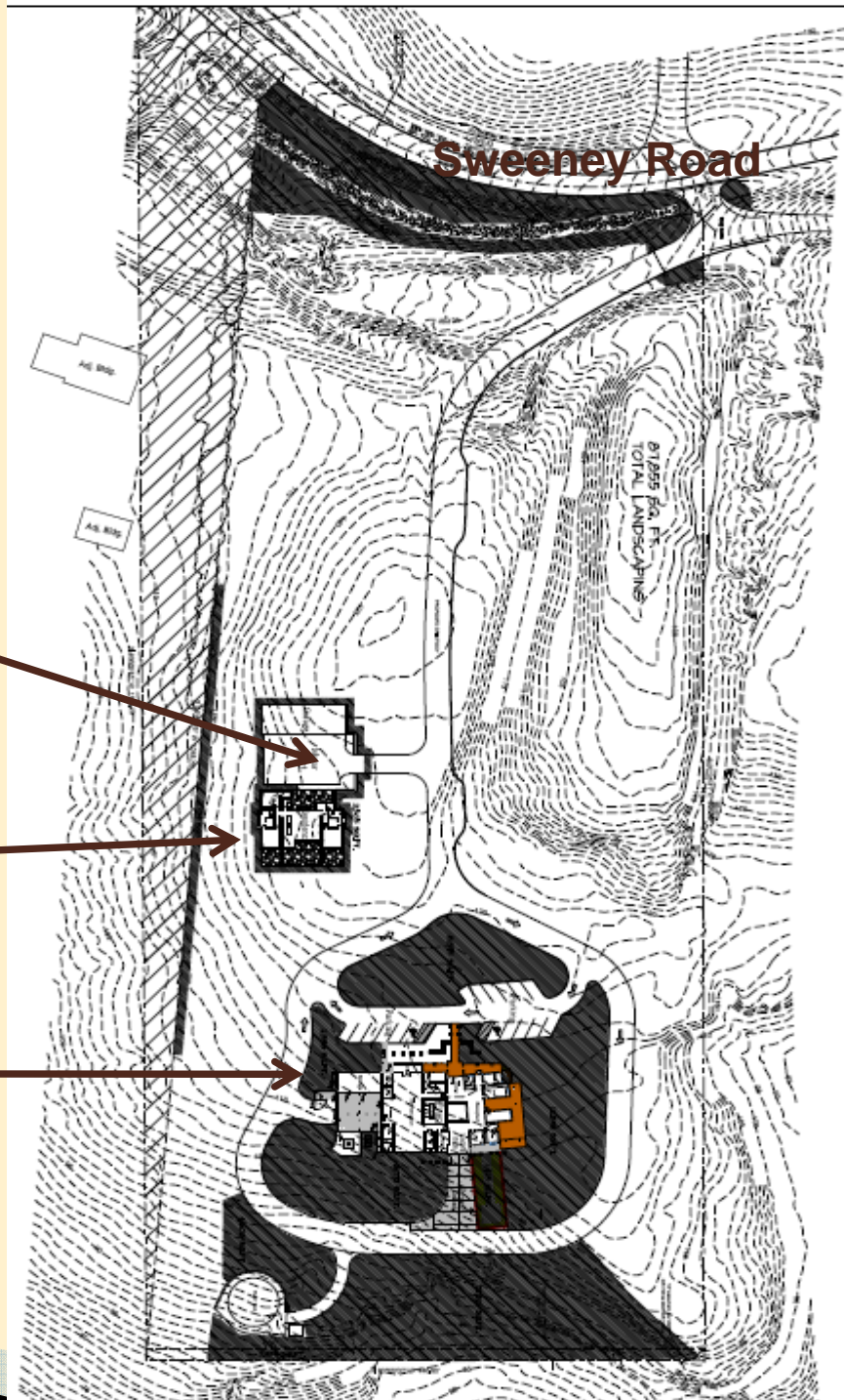


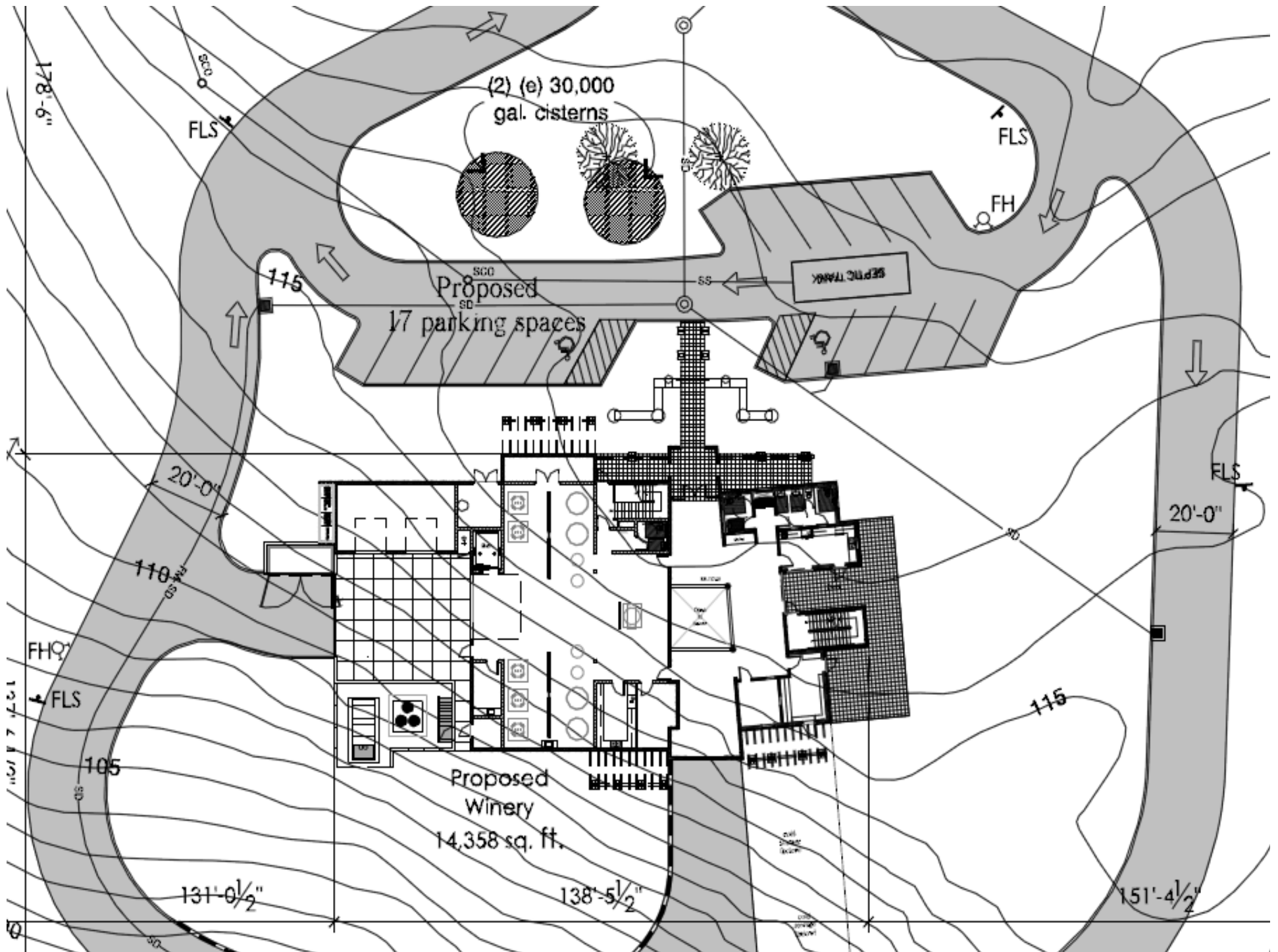


**Proposed Detached  
Garage (1,700 sq. ft.)**

**Proposed Single  
Family Dwelling  
(2,500 sq. ft.)**

**Proposed Tier II  
Winery (14,358 sq. ft.)**









RESIDENCE SOUTH ELEVATION



RESIDENCE NORTH ELEVATION FROM GARAGE



WINERY NORTH ELEVATION



WINERY SOUTH AERIAL

# Environmental Review

- ▶ Draft Mitigated Negative Declaration Circulated for 30 day public comment period from January 19, 2011 to February 17, 2011
- ▶ Mitigation measures required to reduce potentially significant impacts to: **Aesthetics/Visual Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding**
- ▶ Comments Received are included as Attachment 7 of the Final Mitigated Negative Declaration dated March 15, 2011.



# Recommendation & Procedures

- ▶ Make the required findings for the project specified in Attachment A of Attachment 2 (Planning Commission Action Letter dated April 13, 2011) of the Board Letter, Including CEQA findings.
- ▶ Adopt the Negative Declaration, 11NGD-00000-00002, included as Attachment C of Attachment 3 (Planning Commission Staff Report dated March 25, 2011) of the Board Letter, and adopt the mitigation monitoring program contained in the conditions of approval specified in Attachment B of Attachment 3 (Planning Commission Action Letter dated April 13, 2011) of the Board Letter.

## Recommendations & Procedures, Cont.

- ▶ Adopt an Ordinance, 10RZN-00000-00002, included as Attachment 1 of the Board Letter, amending the Inland Zoning Map by rezoning APN 099-420-007 from 40-AG to AG-II-40 to bring the parcel into consistency with the current Santa Barbara County Land Use and Development Code.
- ▶ Approve the projects, 10DVP-00000-00008 and 10RZN-00000-00002, subject to the conditions of approval specified in Attachment B of Attachment 2 (Planning Commission Action Letter dated April 13, 2011) of the Board Letter.



▶ End of Presentation