



**COUNTY OF SANTA BARBARA  
PLANNING AND DEVELOPMENT**

**MEMORANDUM**

**TO:** Santa Barbara County Planning Commission

**FROM:** Doug Anthony, Deputy Director  
Development Review Division

**STAFF CONTACT:** Dana Carmichael, Associate Planner, (805) 934-6266

**HEARING DATE:** May 12, 2010

**RE:** Sweeney Canyon Development Plan & Consistency Rezone  
Case Nos. 09DVP-00000-00005, 09RZN-00000-00004  
APN: 099-150-063  
2050 Sweeney Road, Lompoc, Fourth Supervisorial District

---

**1.0 INTRODUCTION**

The proposed Sweeney Canyon Winery Development Plan and Rezone project was continued to the May 12, 2010 Planning Commission hearing following the April 14th hearing, in order to provide additional time for the applicant to satisfy vineyard installation requirements for the proposed Tier III Winery.

At the May 12<sup>th</sup> hearing, your Commission requested additional information regarding transportation impacts, special events, and wastewater. Each of these issues is addressed in detail below.

**2.0 VINEYARDS ONSITE**

The applicant-proposed 2.5 acre initial vineyard installation was completed on April 30, 2010. Proposed Condition of Approval 31 limits wine production to 5,000 cases per year (1,000 cases per ½ acre planted vineyard onsite) until an additional 2.5 acres are planted onsite. Upon demonstration of a 5 acre vineyard onsite, winery production would increase to the requested 10,000 cases per year.

For approximately five years, the onsite vineyard would produce no grapes. As a result, all of the wine produced at the facility during this time would come from grapes grown offsite (on surrounding vineyards located within Santa Barbara and San Luis Obispo Counties).

### **3.0 TRAFFIC**

Truck traffic associated with the importation of grapes to the project site would vary from year to year, depending on the onsite yield and types of wine produced. However, importation of grapes to the site would be limited to the three-month harvesting period (September through November). Approximately 625 tons of grapes per year would be required to produce 10,000 cases of wine. Assuming an annual yield of approximately 4 tons (8,000 lbs.) per acre, the proposed five acre vineyard would produce 320 cases of wine per year (64 cases of wine/acre x 5 acres, based on 125 lbs. per case)<sup>1</sup>. At full production, 9,680 cases of wine would be produced from grapes grown offsite.

Trucks typically haul bins containing between 2 and 5 tons of grapes per load. Depending on the weight of each load, the importation of 625 tons would require between 62 and 310 truck trips. Importation of grapes over the three-month harvest period would result in between 5 and 25 truck trips per week. Trucks would typically arrive at the project site between 4:00 a.m. and 5:00 a.m.

### **4.0 SPECIAL EVENTS**

The proposed project would conduct 10 special events<sup>2</sup> per year, with a maximum of 100 attendees per event. Regardless of parcel size, special events proposed in conjunction with a winery must be evaluated to determine whether or not the site and type of events proposed are compatible with the surrounding area. P&D analysis of the subject 10.04 acre parcel and surrounding area indicates that the proposed project site would be appropriate for special events. This conclusion is based upon: 1) the proximity to SR 246; 2) limited residential development on adjacent parcels; and 3) the type of special events proposed. Proposed special events would consist of wine tastings, luncheons, and winemaker dinners and would be limited to a maximum of 100 attendees per event.

---

<sup>1</sup> Table Wines, the technology of their production, 2<sup>nd</sup> edition, by M.A. Amerine and M.A. Joslyn, University of California Press, Berkeley, 1970.

<sup>2</sup> The LUDC defines a winery special event as follows: *An event of less than one day and occurring on a winery premises attended by 80 or more people including concerts with or without amplified sound, such as weddings, and advertised events, fund raising events, winemaker dinners open to the general public, etc. Winery special events do not include wine industry-wide events (e.g., Vintner's Festival, Harvest Festival) including associated events held at individual wineries, the normal patronage of a tasting room, and private gatherings of the owner or employees where the general public does not attend.*

Special events would occur on weekends only between the hours of 10:00 a.m. and 7:00 p.m. No amplified sound would be permitted after 6:00 p.m.

The winery section of the Santa Barbara County Land Use & Development Code (LUDC) was approved by the County Board of Supervisors on July 6, 2004. Prior to approval, a Wine Industry Task Force (WITF) was established which was made up of individuals associated with the wine industry, interested members of the public, and County staff. The WITF was instrumental in developing many of the requirements which are now included in the LUDC, including Section 35.42.280.8(a) which states: *The minimum winery premises area on which a special event shall occur is 20 acres. However, this requirement may be reduced by the review authority upon a determination that the character of the area and the type of special event makes a 20 acre winery premises site area unnecessary.*

This requirement explicitly provides the decision-maker with the discretion to allow special events on winery premises which are less than 20 acres in size contingent upon the specific determination referenced above.

## **5.0 WASTEWATER**

In order for the proposed project to be found consistent with the County Comprehensive Plan, it must comply with Land Use Development Policy (LUDP) 4 which requires adequate public and private facilities to be in place to serve future development.

The project proposes the installation of a new septic system which would serve domestic uses associated with tasting room, special events, and employees. Prior to Land Use Clearance, the applicant would be required to demonstrate that the septic system has been adequately designed to accommodate domestic wastewater. Furthermore, Environmental Health Services (EHS) would issue a septic system permit based on review and approval of the proposed system. Therefore, the future septic system would meet EHS standards and would not create adverse impacts to groundwater.

LUDC provisions addressing winery process wastewater require that this liquid waste be handled separately from the domestic wastewater (in conformance with the Regional Water Quality Control Board (RWQCB) and County of Santa Barbara discharge requirements). Process wastewater from the winery would be directed to an RWQCB-approved waste discharge system. This requirement ensures that process wastewater would be accommodated safely and appropriately and would not result in a potentially significant impact to groundwater due to inadequate wastewater disposal.

## **6.0 CITY OF LOMPOC WATER WELL PROJECT**

At the Commission's request, P&D staff contacted Mr. Ronald Stassi, Utilities Department Director for the City of Lompoc regarding the City's plans to drill a new water well, known

as Well 11, approximately 1,800 feet west of the proposed winery location. Well 11 would be drilled to a depth of 175 feet on the opposite side of the Santa Ynez River, raising concerns about the potential effect of proposed septic systems on proposed Well 11.

A report prepared by Charles Katherman (Katherman Exploration Co, LLC, dated April 29, 2010 (see Attachment 1)) indicates that the proposed septic systems and winery operations would not adversely impact proposed Well 11. This conclusion is based on: 1) the 1,800 foot distance between the proposed well and septic system; 2) the 40-50 foot difference in elevation between the proposed well and septic system; and 3) the design of the proposed well, which includes a 75 foot sanitary cement seal to protect the well from any surface and/or near surface flow. A copy of the report has been provided to Mr. Stassi, along with the Planning Commission staff report, dated March 26, 2010.

ATTACHMENTS:

- 1.0 Report prepared by Charles Katherman (Katherman Exploration Co, LLC, dated April 29, 2010)

# KATHERMAN EXPLORATION CO, LLC

Post Office Box 1812  
Santa Maria, CA 93456  
(805) 928-0223

---

April 29, 2010

Joe & Sally Rushing

Sweeney Winery

4925 Hapgood Rd.

Lompoc, CA 93436

RE: Potential Winery Impacts to Proposed City of Lompoc Well

Dear Joe & Sally:

Per your request I have investigated the concern about potential impacts from the proposed septic system, as expressed at a recent Planning Commission hearing involving approval of the tasting room and winery operations for Sweeney Winery. As I understand it, the primary concern was impacts to a proposed/ pending water well to be drilled by the City of Lompoc. I recently contacted the consulting geologists for the City's project, Cleath & Associates, to gain some insight into this well. I was informed by the principle geologist, Tim Cleath, that planning for this well has been ongoing over the last five years, but that the well, known as Well 11, is expected to finally be drilled in 2010. The total depth is anticipated to be 175 feet.

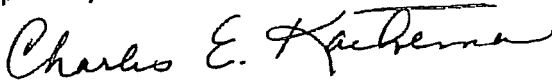
There are a couple of important points that I examined in investigating the relationship between your winery location on Sweeney Road and the proposed city well. One, the proposed city well is located along the riverbed of the Santa Ynez River at an estimated elevation of 90 feet and is adjacent to River Park (see map). At this location the Sweeney Winery is approximately 1800 feet away from the wellsite and is up the slope on a terrace above the river floodplain at an elevation of 130-140 feet; a 40-50 feet elevation difference. The Santa Barbara County setback rule (from SBC Environmental Health) concerning the allowable distance between a domestic water source and a septic and/or leach field system is a minimum of 200 feet. In addition the City's Well 11 is designed to have a 75 foot sanitary cement seal to protect the well from any surface and/or near surface flow, which is well below the zone of influence for septic systems and beyond the normal 50 foot seal requirement for public use wells.

Page 2

Sweeney Winery Project

It is my opinion the proposed septic system and winery operations located on the Sweeney Winery property will have no impacts to the proposed City of Lompoc water well, Well #11, to be located near River Park north of Highway 246.

Respectfully submitted,



Charles E. Katherman

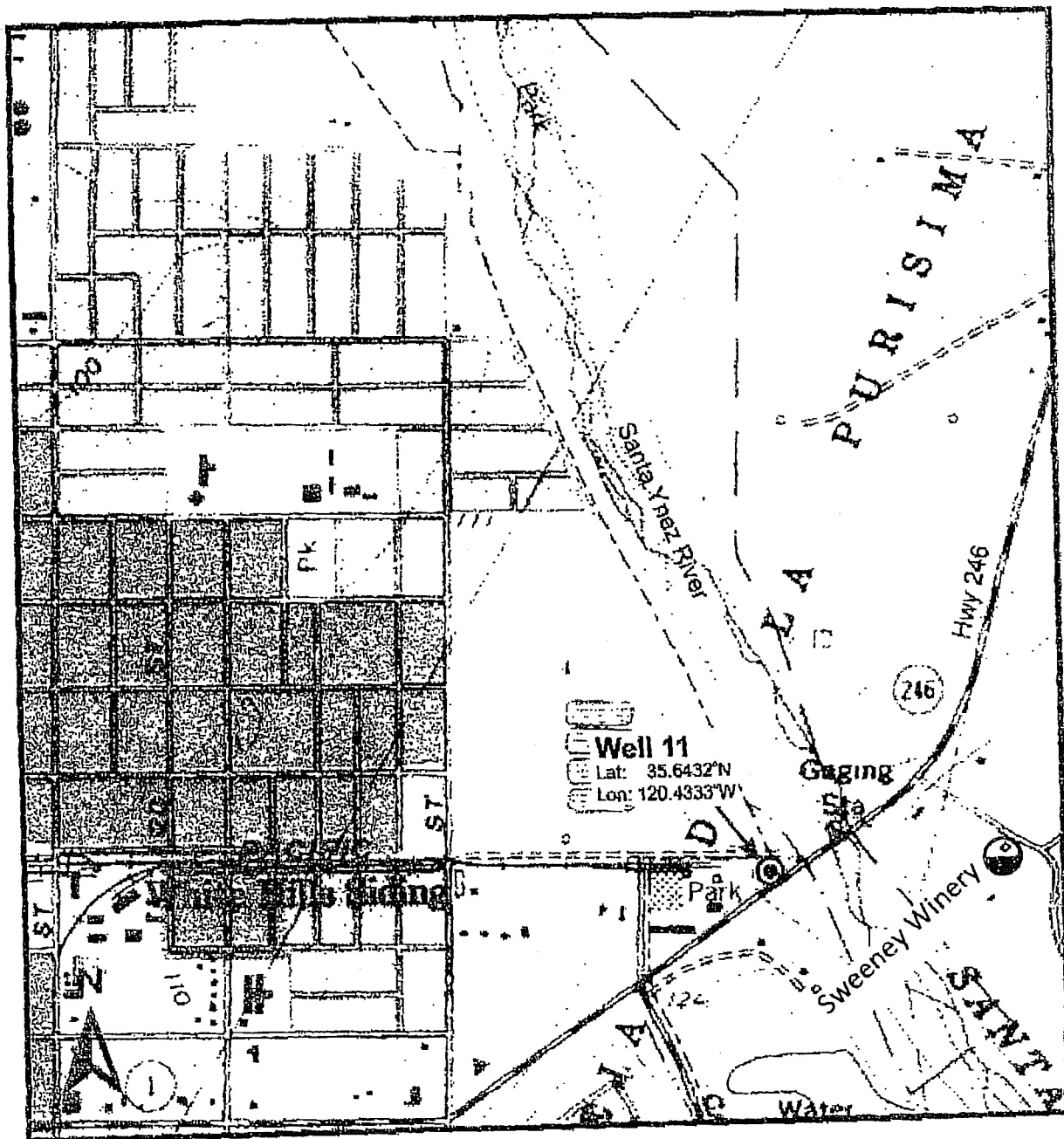
CA Reg. Geologist #4069

CA Reg. Environmental Assessor #2600



Cc: John Smith, Tartaglia Engineering

Sweeneywinery.1



Base map: Terrain Navigator, Maptech, Inc.,  
 USGS 7.5 minute series, topographic,  
 Lompoc Quadrangle, 1982  
 Scale: 1 inch = 1,000 feet

Figure 1  
 Location Map  
 Lompoc Well 11  
 Garing, Taylor & Associates

Cleath-Harris Geologists, Inc.