UNIFORM RULE 1-4.1 PRINCIPAL DWELLING

B.1. The dwelling and all accessory non-agricultural structures and roads shall not occupy more than 2 acres or three percent of the parcel, whichever is smaller, 3% of 51.71 acres = 1.55 acres

A 17,600 SF building envelope is shown on the parcel for non-agricultural development. **CONSISTENT**

UNIFORM RULE 2-3.2 PRINCIPAL BOARDING & BREEDING

B.1. Prime Preserve parcels shall maintain a minimum 20 acres of irrigated pastures.

A minimum of 20.02 is currently irrigated. **CONSISTENT**

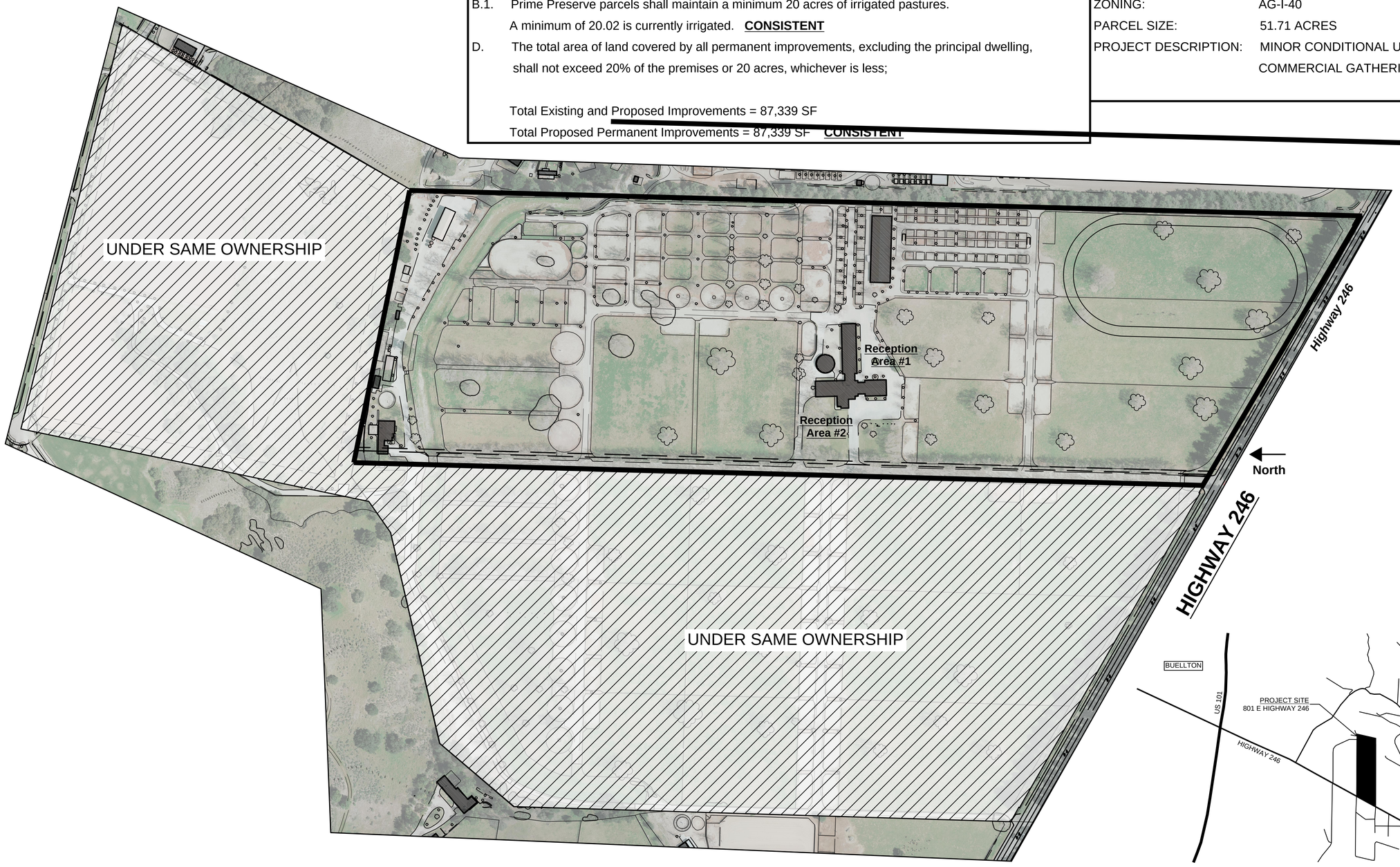
D. The total area of land covered by all permanent improvements, excluding the principal dwelling, shall not exceed 20% of the premises or 20 acres, whichever is less;

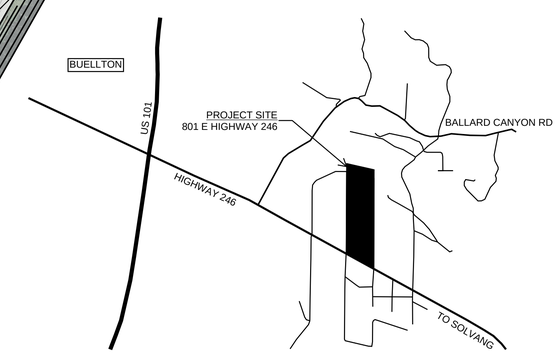
Total Existing and Proposed Improvements = 87,339 SF

Total Proposed Permanent Improvements = 87,339 SF **CONSISTENT**

SITE DATA

PROJECT ADDRESS:	801 E HIGHWAY 246, SOLVANG, CA 93463
APN NUMBER:	137-250-069
OWNER:	BALLARD RANCH, LLC
ZONING:	AG-I-40
PARCEL SIZE:	51.71 ACRES
PROJECT DESCRIPTION:	MINOR CONDITIONAL USE PERMIT FOR COMMERCIAL GATHERINGS





OVERALL SITE PLAN

SCALE: 1" = 150'

VICINITY MAP

NOT TO SCALE

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the express consent of Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM
architects
2152 MARINSHIP WAY
SAUSALITO CALIF 94965
TELEPHONE 415 332 2720
FACSIMILE 415 289 3866
1421 MAIN STREET
ST HELENA CALIF 94574
TELEPHONE 707 963 5220
FACSIMILE 707 963 1920

SYCAMORE RANCH

801 EAST HIGHWAY 246
SOLVANG, CA

Plot Date	June 16, 2021
Drawn By	MB
Checked By	PB
Project No.	202060

Date	Issue
6.16.21	

OVERALL SITE PLAN

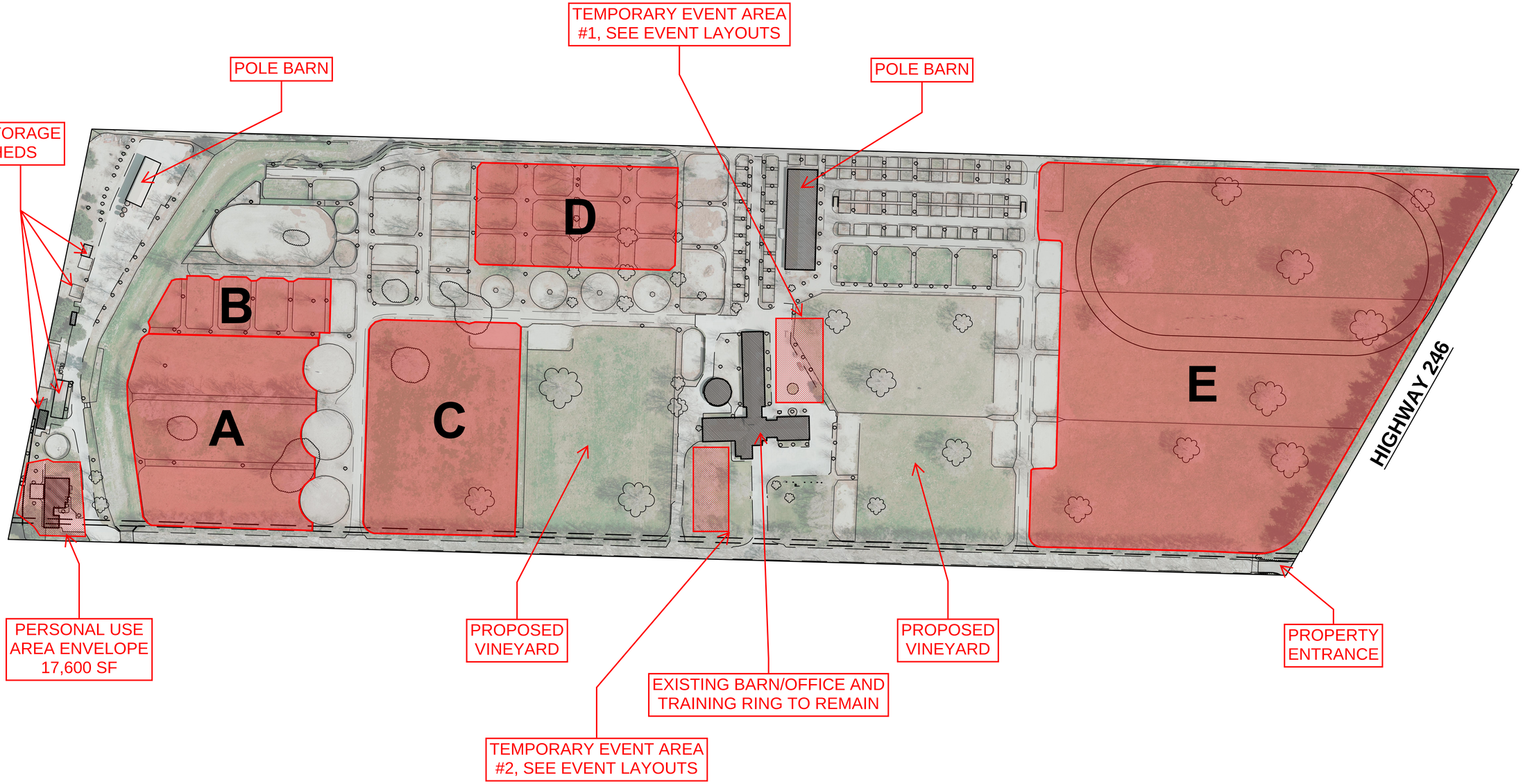
SCALE : 1" = 150'

A1.0

Copyright © 2012 by BACKEN GILLAM ARCHITECTS 6/16/21 \\earth1\projects$\2020\202060 - Sycamore Ranch\2-Documents\F-Design\F01-Sketches\210326 - event layouts\210608 - Event Layouts_recover.dwg

IRRIGATED PASTURE BREAKDOWN

PASTURE A: 3.09 ACRES
PASTURE B: 0.83 ACRES
PASTURE C: 3.01 ACRES
PASTURE D: 1.90 ACRES
PASTURE E: 11.19 ACRES (PROPOSED TRACK EXCLUDED FROM CALCULATION)
TOTAL: 20.02 ACRES



Copyright © 2012 by BACKEN GILLAM ARCHITECTS 6/16/21 \\earth1\projects$\2020\202060 - Sycamore Ranch\2-Documents\F-Design\F01-Sketches\210326 - event layouts\210608 - Event Layouts_recover.dwg

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM
architects
2152 MARINSHIP WAY SAUSALITO CALIF 94965 415 332 4343
1421 MAIN STREET ST HELENA CALIF 94574 707 963 3703
FAX 415 289 3866 FAX 707 963 1920

SYCAMORE RANCH

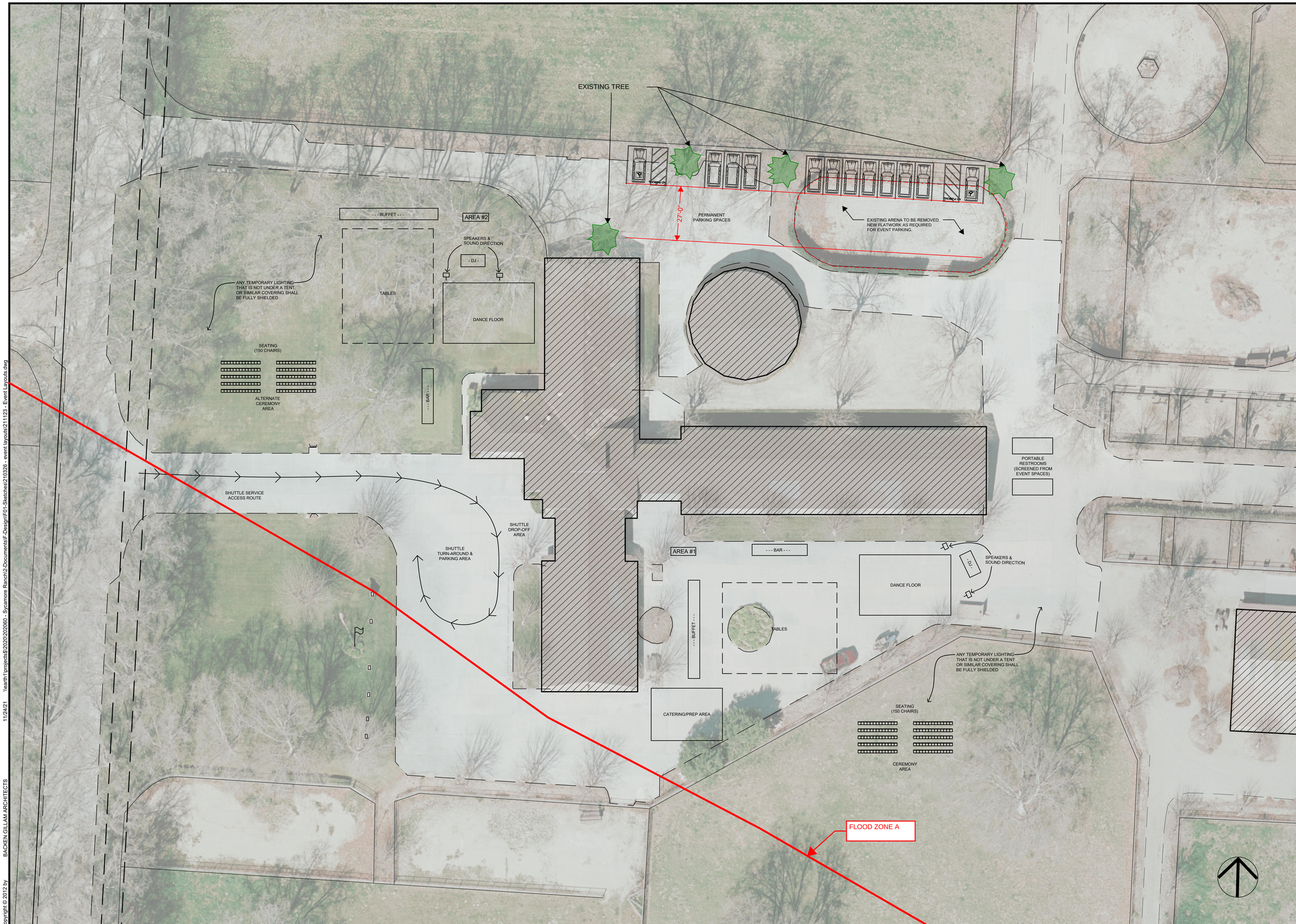
801 EAST HIGHWAY 246
SOLVANG, CA

Plot Date	June 16, 2021
Drawn By	MB
Checked By	PB
Project No.	202060
Date	Issue
6.16.21	

LOT 69
SITE PLAN

SCALE : 1" = 100'

A2.0



Copyright © 2012 by BACKEN GILLAM ARCHITECTS 11/24/21 \\earth1\projects$\2020\202060 - Sycamore Ranch\2-Documents\F-Design\F01-Sketches\210326 - event layouts\211123 - Event Layouts.dwg

These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent of Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

BACKEN GILLAM
architects

2152 MARINSHIP WAY
SAUSALITO CALIF 94965
PHONE 415 332 7700
FACSIMILE 415 289 3866

1421 MAIN STREET
ST HELENA CALIF 94574
PHONE 707 963 7700
FACSIMILE 707 963 7720

SYCAMORE RANCH

801 EAST HIGHWAY 246
SOLVANG, CA

Plot Date	Nov 24, 2021
Drawn By	MB
Checked By	PB
Project No.	202060
Date	Issue
6.16.21	

ENLARGED LOT 69 PLAN

SCALE : 1" = 20'

A3.0