

Conditions of Approval

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the Site Plan (Exhibit E), and the Conditions of Approval set forth below.

The project description is as follows:

A Conditional Use Permit to operate a Winery consisting of:

- a. The produce and storage of wine;
- b. Wine bottling and cellaring to occur within the existing 1,600 square foot accessory building and partial production (crush) to occur on the adjoining 20x40 foot pad;
- c. No on-site sales, wine tasting, special events, or general public access; and
- d. All wine sales to occur on-line (direct to consumer through digital channels).

Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The grading, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below.

2. Any signage for the wine storage facility shall meet the requirements of County Code Chapter 130.16 (Signs).
3. Noise associated with winery operations shall be limited to a time-averaged level of 50 dBA and maximum of 60 dB from 7 a.m. to 7 p.m., and an average of 45 dBA and maximum of 55 dBA from 7 p.m. to 10 p.m., measured at a point 100 feet away from the nearest sensitive receptor, consistent with Chapter 130.37 of the Zoning Ordinance.
4. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

El Dorado County shall notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.

Surveyor

5. Addressing, including building number assignments, must be coordinated through El Dorado County Surveyor's Office. Please do not post any Building Numbers until they are approved through the Surveyors' Office.