



## **Agricultural Commission Staff Report**

Date: October 6, 2022

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject : **CUP21-0009 Microbrewery Use to Existing Winery Conditional Use Permit. Agricultural Commission Review of Proposed Brewery Use at Winery Assessor's Parcel Number: 078-240-021-000**

### **Planning Request and Project Description:**

The Planning Division is seeking the Agricultural Commission review of this discretionary action pursuant to General Plan Policy 8.1.4.1. whereby the applicant is proposing a 400 square microbrewery use within an existing winery area to start brewing 30 barrels of beer to serve at the existing wine tasting room. There are plans to expand beer production depending on the success of the beer but not beyond the current production facility or beyond the maximum of 15,000 barrels of beer per Microbrewery use definition.

The applicant's parcel, APN 078-240-021-000, is 10.52 acres and zoned Planned Agriculture -20 acre (PA-20) and one of two parcels associated with Ag Preserve #278. The parcel located to the north is 078-250-021-000 is zoned Limited Agriculture 20-acre (LA-20); The parcel to the southeast is 078-240-003-000 and zoned Limited Agriculture 10-acre minimum LA-10; the parcel to the west is 078-240-022-000 is zoned PA-20 and is parcel two of two of Ag Preserve #278. The remaining neighboring properties are zoned Rural Lands 10 acre minimum (RL-10) or Residential Estates five acre minimum (RE-5). All parcels are in Supervisor District 3 and are within agricultural districts.

### **Parcel Description:**

- Parcel Number and Acreage: 078-240-021, 10.52 acres
- Agricultural District: Yes
- Land Use Designation: RR, Rural Residential

- Zoning: LA-20, Limited Agriculture 20 acres

**Discussion:**

A site visit was conducted on September 28, 2022, to assess the placement of the microbrewery.

**Staff Findings:**

*Staff is recommending support of the Conditional Use Permit for a 400 square microbrewery use within an existing winery area. This use will not interfere with the ability to comply with the conditions of Williamson Act Contract (Ag. Preserve) #278. The proposed use is not taking out any crop, nor will it affect winery production.*



# The County of El Dorado

## AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667-4197

Phone (530) 621-5520  
Fax (530) 626-4756

Greg Boeger, Chair- Agricultural Processing Industry  
Lloyd Walker, Vice Chair- Other Agricultural Interest  
Chuck Bacchi- Livestock Industry  
Bill Draper- Forestry Related Industries  
Chuck Mansfield- Fruit and Nut Farming Industries  
Tim Neilsen- Livestock Industry  
David Bolster- Fruit and Nut Farming Industries

### MEETING NOTIFICATION

The El Dorado County Agricultural Commission has been requested to review a project application for a parcel that is located in the proximity of your property. It is the customary business practice for this Commission to notify all parcels located within 500 feet of the subject parcel's boundary lines. Please note that the requested project may or may not affect your property.

The project listed below will be heard by the El Dorado County Agricultural Commission on **October 12, 2022**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room 330 Fair Lane, Placerville, California**. This will also be a Zoom meeting. The link information to join the zoom meeting will be available on the county Legistar calendar at this website: <https://eldorado.legistar.com/Calendar.aspx> under Ag Commission Meetings for 10/12/2022 and will be posted with the Agenda on October 7, 2022.

**CUP21-0009 Microbrewery Use to Existing Winery Conditional Use Permit  
Agricultural Commission Review of Proposed Brewery Use at Winery  
Assessor's Parcel Number: 078-240-021-000**

#### Planning Request and Project Description:

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The Agricultural Commission is an advisory body to and for the Board of Supervisors and Planning Commission on all matters pertaining to agriculture. The Agricultural Commission reviews and makes recommendations only on the agricultural element of the project. *\*\*Please note that the exception to this is a "Request for Administrative Relief*

*from an Agricultural Setback" which is processed solely through the El Dorado County Department of Agriculture with the Agricultural Commission's decision being able to be appealed to the El Dorado County Board of Supervisors.*

All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx>. The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted documents may also be reviewed at this location.

If you have any questions regarding this meeting, please contact the Clerk to the Agricultural Commission at (530) 621-6647. All questions relating to specific details of the project should be addressed to the Planner John Mijat Assistant Planner at Planning Services, (530) 621-5355.

Andersson Greta L & Randolph Gerald R  
4685 Cabernet Way  
Placerville Ca 95667-8410

Bendick Joshua M & Carrie E  
4664 Cabernet Way  
Placerville Ca 95667-8410

Carnahan John M Tr & Peggy A Tr  
4690 Cabernet Way  
Placerville Ca 95667-8410

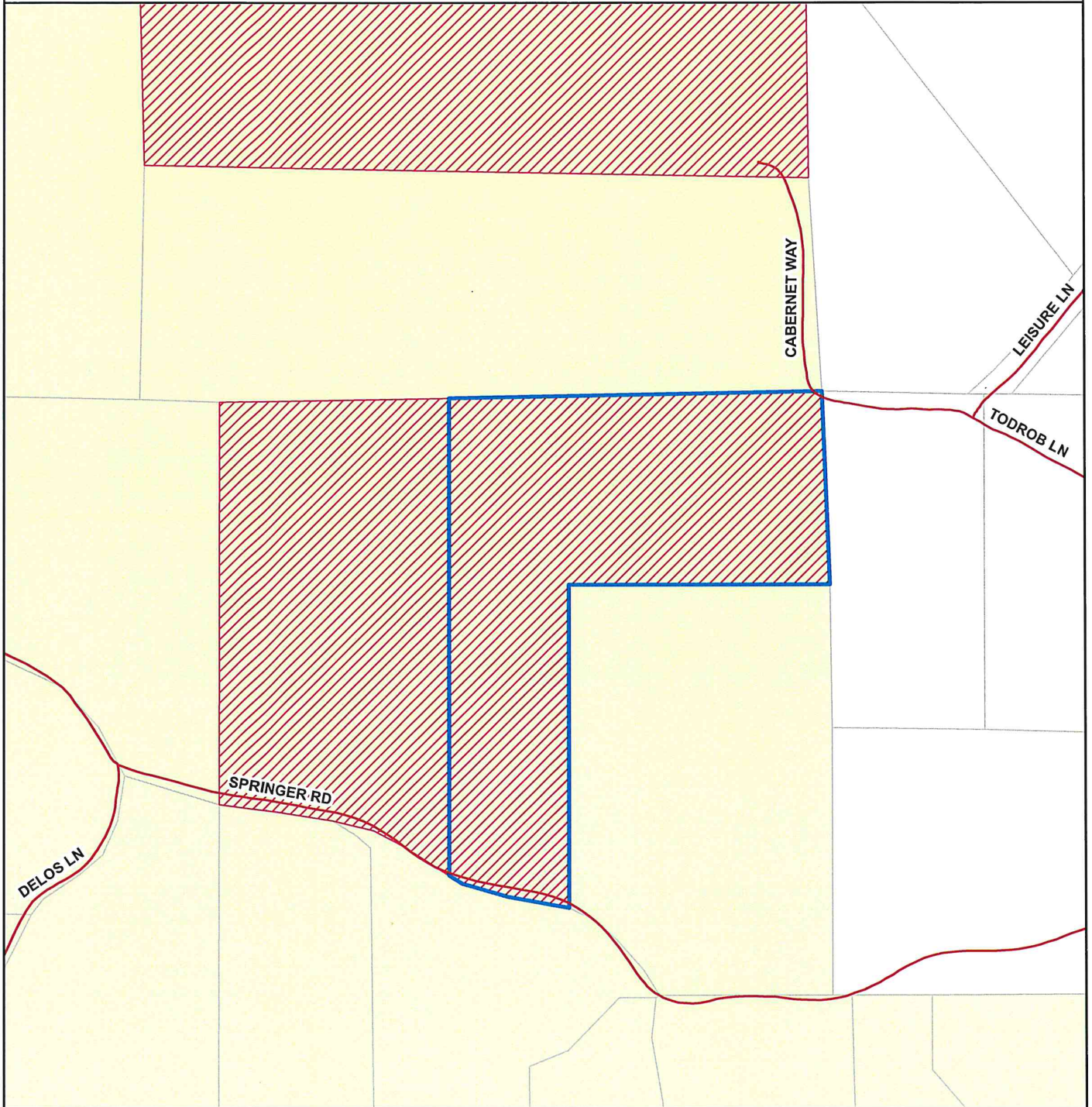
Clanton Keith W  
1504 Hanchett Ave  
San Jose Ca 95126-2510

Johnston David Michael  
3690 Springer Rd  
Placerville Ca 95667-7844

Stinson Stephen John Tr & Sj 2010 Liv  
Rev Tr  
3701 Springer Rd  
Placerville Ca 95667-9210

# Holly's Hill

## Proximity to Agricultural District


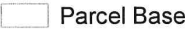





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MAP PREPARED BY: LeeAnne Miles DATE: November 27, 2018  
PROJECT ID: projJackson\_p

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-8731

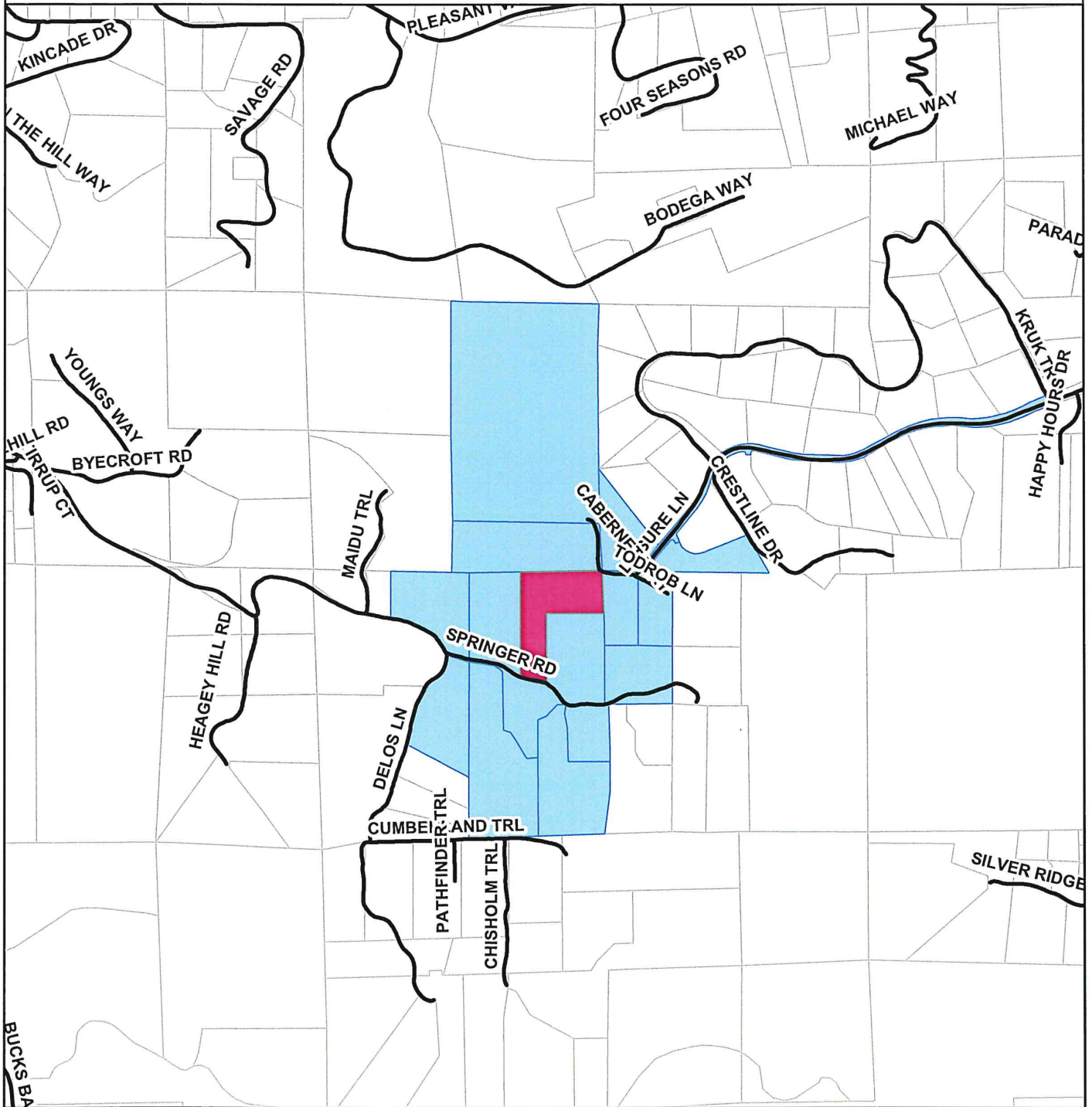
- |  |  |
|--|--|
|  Ag District  |  Parcel Base |
|  Holly's_Hill |  Major Roads |
|  Ag Preserves |  |



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

**El Dorado County Agricultural Commission**

# Holly's Hill Notification

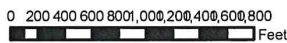


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MAP PREPARED BY: LeeAnn Mills DATE: November 27, 2018  
 PROJECT ID: p09Jackson\_n  
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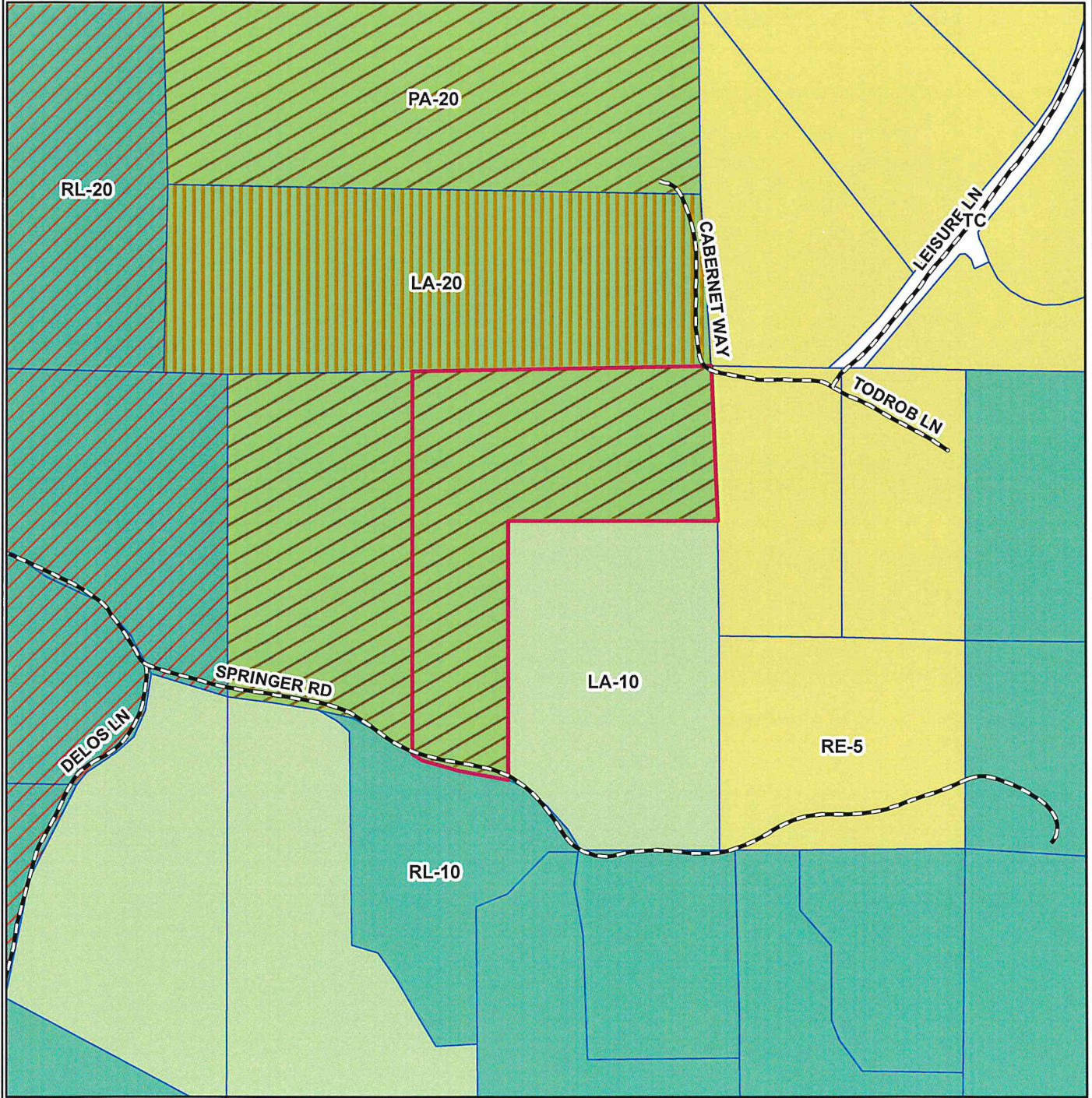
Holly'sHill500
  Holly's\_Hill
  Parcel Base
  Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# Holly's Hill Zoning



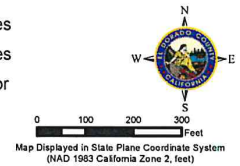
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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018  
PROJECT ID: projJackson\_2

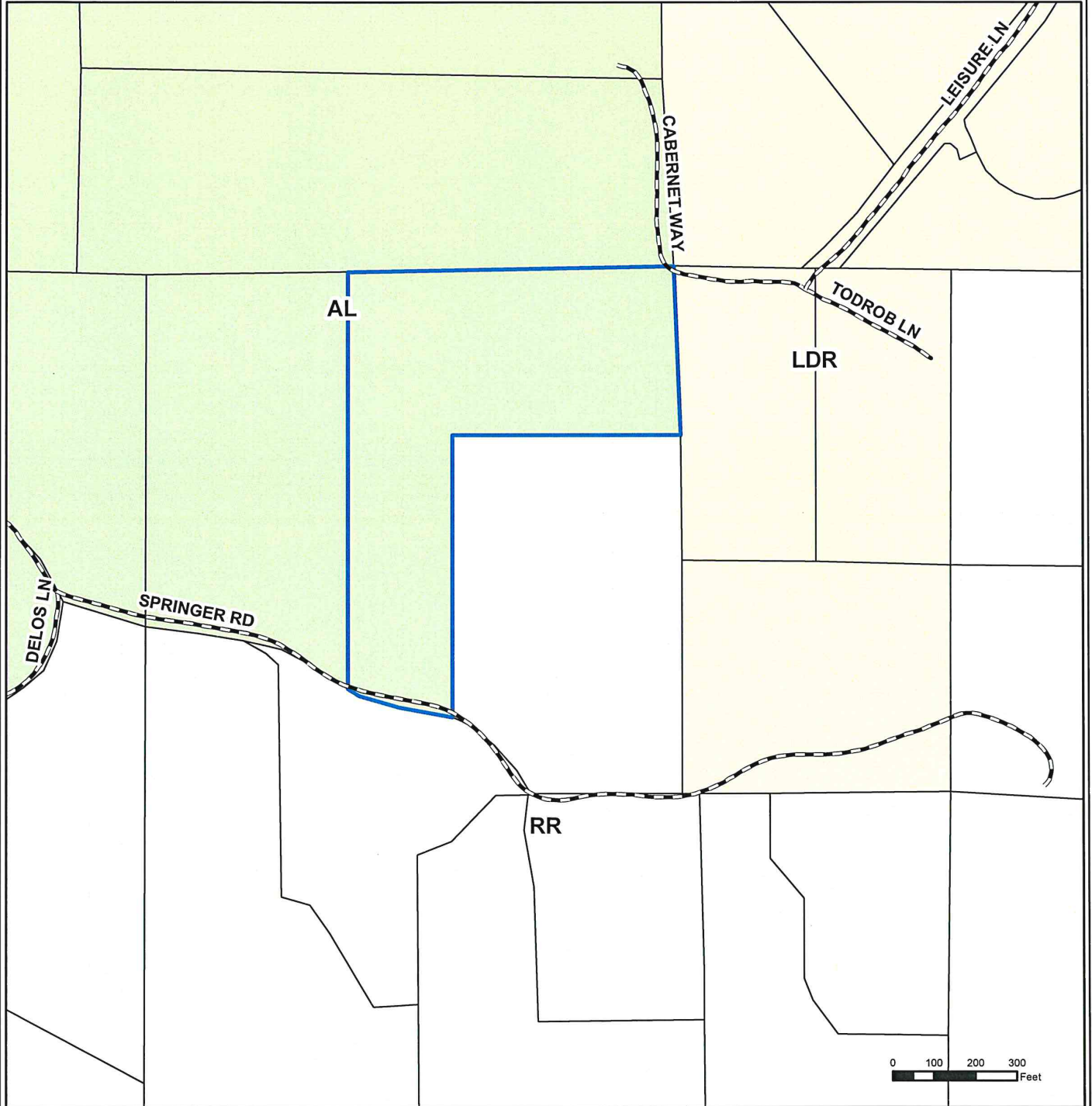
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-4731

-  Parcel Base
-  Holly's Hill
-  Roads
-  LA-10 = Limited Agriculture 10 Acres
-  LA-20 = Limited Agriculture 20 Acres
-  PA-20 = Planned Agriculture 20 Acres
-  RE-5 = Residential Estate 5 Acres
-  RL-10 = Rural Land 10 Acres
-  RL-20 = Rural Land 20 Acres
-  TC = Transportation Corridor





# Holly's Hill Land Use










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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson\_L

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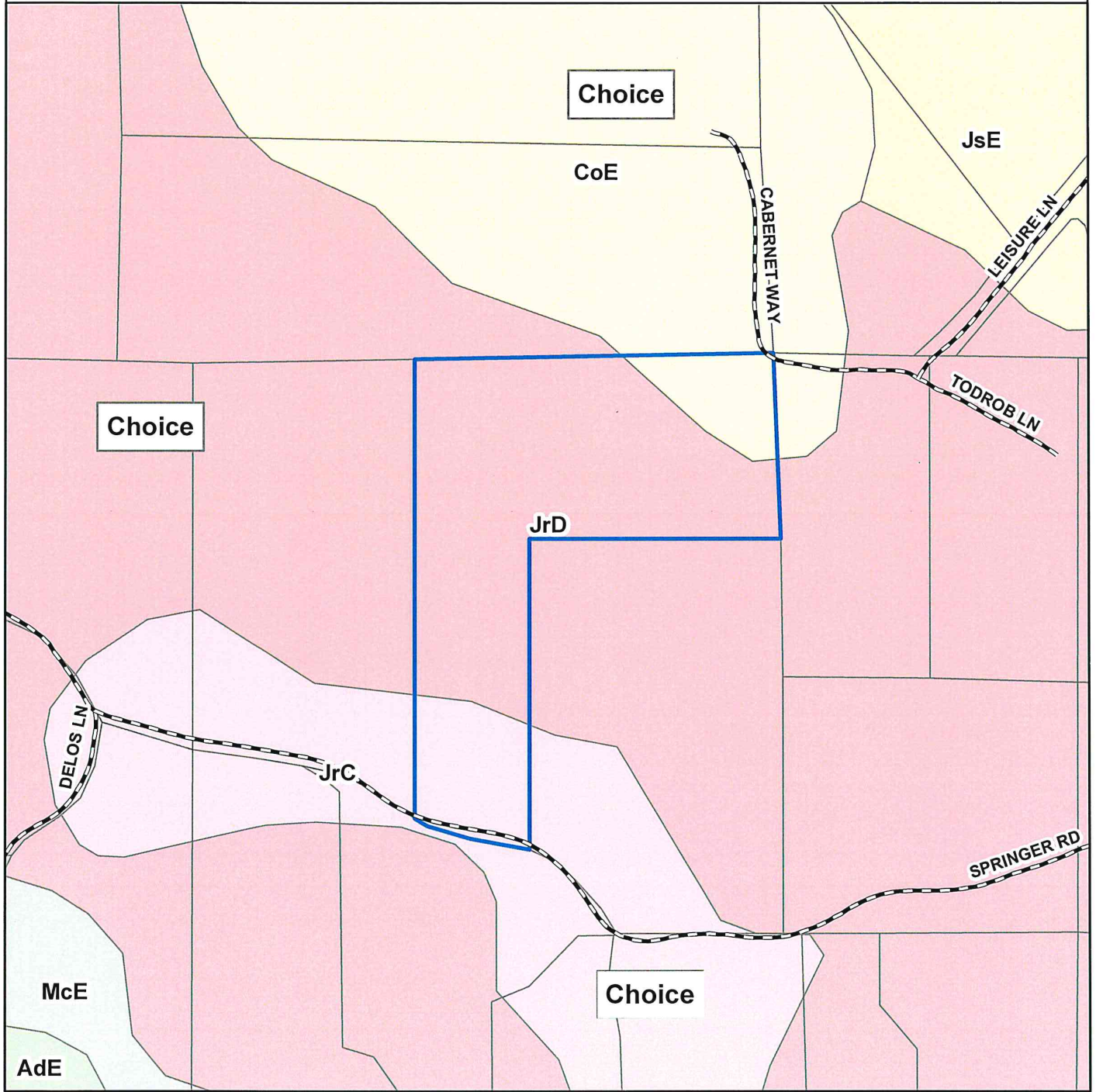
-  Parcels
-  Agricultural Lands
-  Rural Residential
-  Holly's\_Hill
-  Low Density Residential
-  Boulet
-  Roads



Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

**El Dorado County Agricultural Commission**

# Holly's Hill Soils



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MAP PREPARED BY: LeeAnne Mile DATE: November 27, 2018


PROJECT ID: projJackson\_3


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PHONE (530) 621-6511 FAX (530) 626-4771


 Holly's\_Hill


**Soils**

-  Ahwahnee very rocky coarse sandy loam, 30 to 50 percent slopes
-  Cohasset cobbly loam, 15 to 50 percent slopes

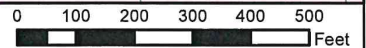
 Josephine gravelly loam, 15 to 30 percent slopes

 Josephine gravelly loam, 9 to 15 percent slopes

 Josephine very rocky loam, 15 to 50 percent slopes

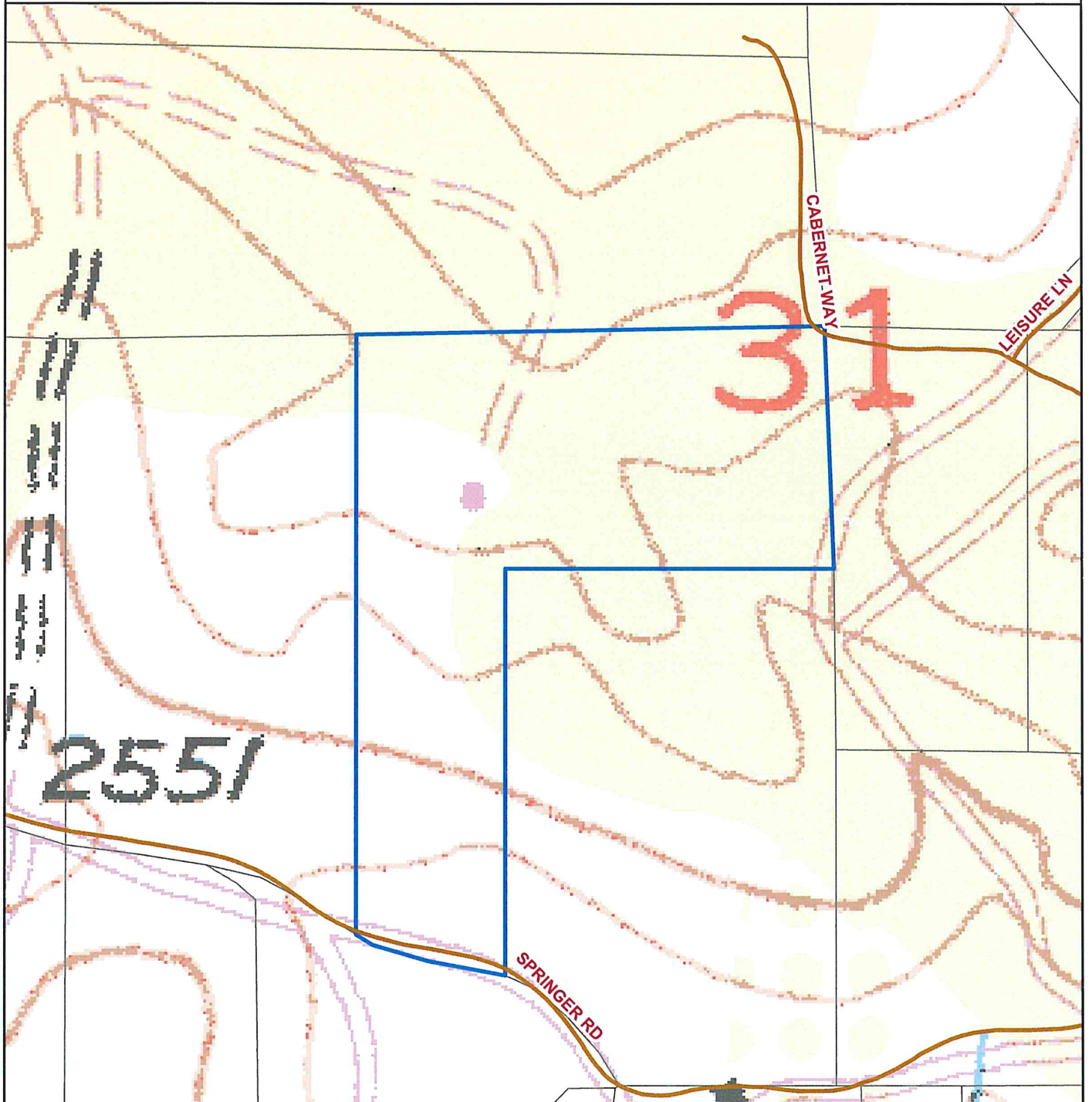
 Mariposa-Josephine very rocky loams, 15 to 50 percent slopes

 Soils\_Descr



Map Displayed in State Plane Coordinate System  
(NAD 1983 California Zone 2, feet)

# Holly's Hill Topography



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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: projJackson\_1

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**Legend**

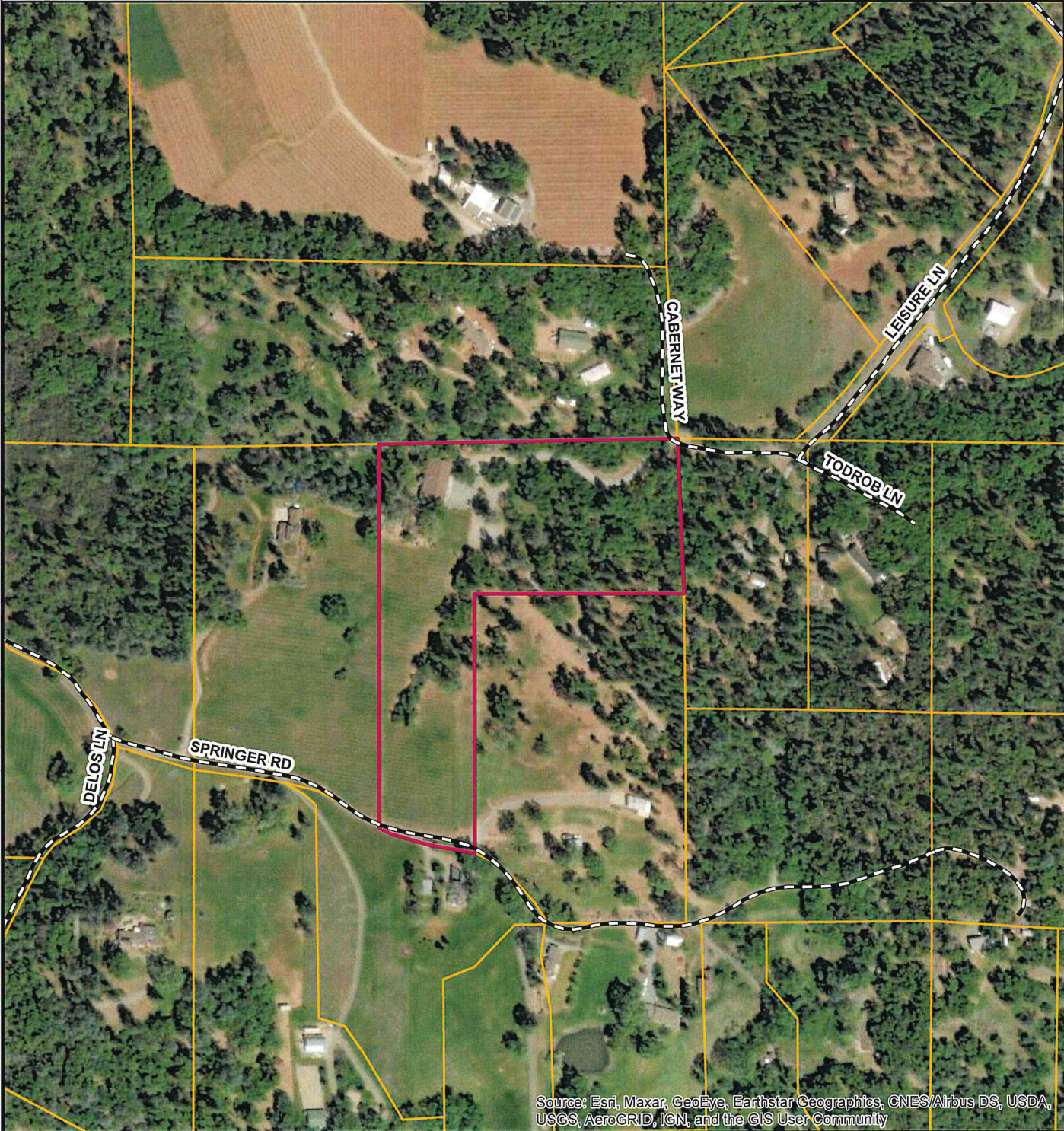
- curroads
- Parcels
- Holly's\_Hill
- Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



# Holly's Hill



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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MAP PREPARED BY: LeeAnne Mills DATE: November 27, 2018

PROJECT ID: Jackson\_#

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**Legend**

- Parcel Base
- Holly's\_Hill
- Roads



Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



**El Dorado County Agricultural Commission**