

S17-0021/Pecota Vineyard – As approved by the Planning Commission on June 28, 2018

Conditions Of Approval

Planning Services

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 micro-winery consisting of:

- a. The production and storage of wine;
- b. Wine bottling and cellaring to occur within the 760 square feet designated winery (Exhibit F) of the existing 2,106 square foot accessory building;
- c. A maximum production capacity of 1,190 gallons/500 cases
- d. No on-site sales, wine tasting, special events, or general public access; and
- e. All wine sales to occur online (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 micro-winery 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 residence, 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.

Environmental Management Department

5. State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site.
6. Waste Management and Recycling: AB 341 (Mandatory Commercial Recycling) requires all commercial facilities that generate at least 4 cubic yards of solid waste per week to recycle. The franchise waste hauler for the location of this facility is El Dorado Disposal (EDD). Before the facility opens please contact EDD to set up commercial waste and recycling service.
7. Mandatory Commercial Organics Recycling (MORe): AB 1826 (Mandatory Commercial Organics Recycling- "MORe") requires businesses to recycle their organic waste. MORe is being phased in based on amounts of organic and solid waste generated by facilities starting April 2016-2019 and on through 2021 (if applicable). Covered organic wastes include: food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper.
8. Hazardous Materials: Under the CUPA program, if the operation will involve the storage of reportable quantities of hazardous materials (55 gallons/liquid, 500lbs/solid, 200 cubic feet/compressed gas), a hazardous materials business plan for the site must be submitted to the County of El Dorado Community Development Services/Environmental Management Department via CERS (California Environmental Reporting System) and applicable fees paid.

El Dorado Hills Fire Department

9. Fire Flow (Exhibit H): The project shall be required to request a Fire Flow Letter from the El Dorado Hills Fire Department to determine the minimum required GPM for the project site. The fire flow shall be determined in compliance with the CA Fire Code, Appendix B, based on the type of construction and square footage of each building. This Fire Flow Letter shall then be given to EID in order to produce a Facilities Improvement Letter (FIL) which will state if the required amount of water can be supplied to the project. If the GPM fire flow cannot be met by the purveyor's hydrant system, then sprinklers may be required in the commercial buildings, and onsite water meeting the requirements of NFPA 1142 for hose stream, firefighting, and sprinkler demand may be required to be installed with a UL fire pump that meets the requirements set forth,

providing 20 minutes of fire flow; unless Fire Flow is reduced by the Fire Chief per CFC B103.1.

10. Sprinklers: All fire-flow numbers listed above require all structures to install fire sprinklers in accordance with NFPA 13 and Fire Department requirements if they are 3,600 square feet or greater in size, including covered porches. Sprinklers may be required if fire flow cannot be met by the purveyor's hydrant system in that area.
11. Fire Alarm: A Fire Alarm that meets the requirements of Chapter 9, Section 907 of the CA Fire Code shall be installed and monitored prior to occupancy.
12. Underground Private Fire Mains: After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24, and shall be inspected, tested and maintained per NFPA 25.
13. Hydrants: This development shall install a Dry Barrel Fire Hydrants which conform to El Dorado Irrigation District specifications for providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main count maintained roadways shall be determined by the Fire Department.
14. Hydrant Visibility: To enhance nighttime visibility, each hydrant shall be painted with the safety white enamel and mark the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regs. Red Paint may be approved by the Fire Marshal.
15. Fire Department Access: Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of El Dorado Hills County Water District Ordinance 36 as well as State Fire Safe Regulations as State below (but not limited to):
 - a. All roadways shall be a minimum of 20 feet wide curb face to curb face and shall follow the Parking and Fire Lane Standards as approved by the Fire Department.
 - b. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - c. Phasing may be allowed if all Fire Access requirements are met and approved by the Fire Code Official for each phase.

- d. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - e. Driveways and roadways shall have unobstructed vertical clearance of 15' and a horizontal clearance providing a minimum 2' on each side of the required driveway or roadway width.
16. **Roadway Surface:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if requested by the local AHJ (Authority Having Jurisdiction).
 17. **Roadway Grades:** The grade for all private roads, streets, lanes and driveways shall not exceed 20%. Pavement/Concrete shall be required on all private roadway grades 12% or greater. For grades of 16%-20% a Type II Slurry Seal shall be applied to asphalt surfacing, and concrete roadways and driveways shall be textured to provide a coarse broom finish to improve vehicular traction.
 18. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming devices shall require approval by the fire code official.
 19. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40' inside and 56' outside on through streets, and a minimum 50-foot radius from center point to face of curb for cul-de-sacs and hammerhead turnarounds.
 20. **Gates:** All gates shall meet the El Dorado Hills Fire Department Gate Standard #B-002. Gate plans shall be submitted and reviewed for compliance by the Fire Code official.
 21. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard #B-003 A secondary means of egress shall be provided prior to any construction or the project can be phased.
 22. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
 23. Lots that back up to wildland open space shall be required to use non-combustible type fencing.

24. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current El Dorado Hills County Water District Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard #B-004 titled “No Parking-Fire Lane.” All curbs in parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking-Fire Lane.” There shall be a designated plan page that shows all Fire Lanes as required.

25. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA’s (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code.