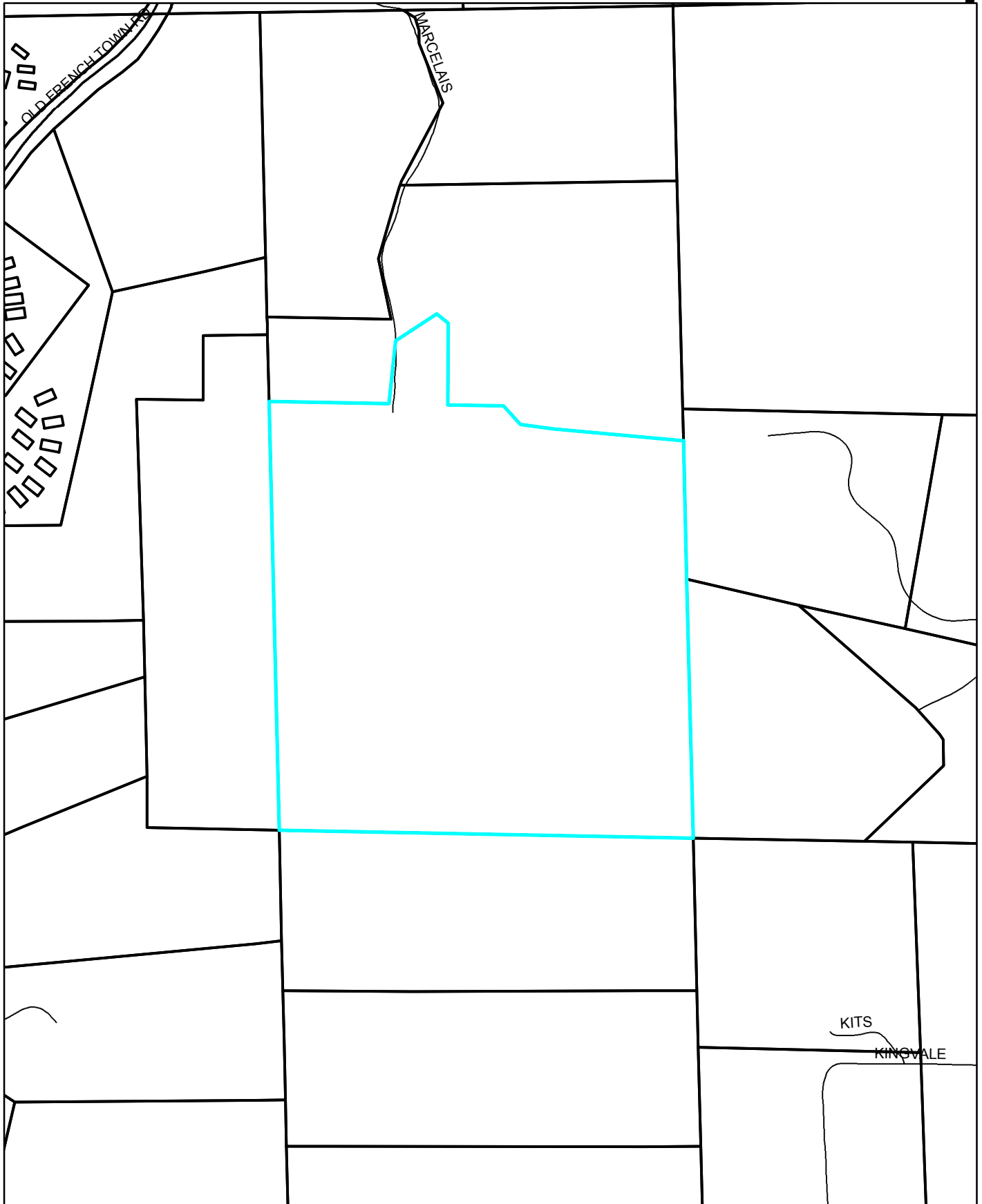


# Exhibit A: Location Map

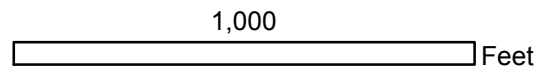


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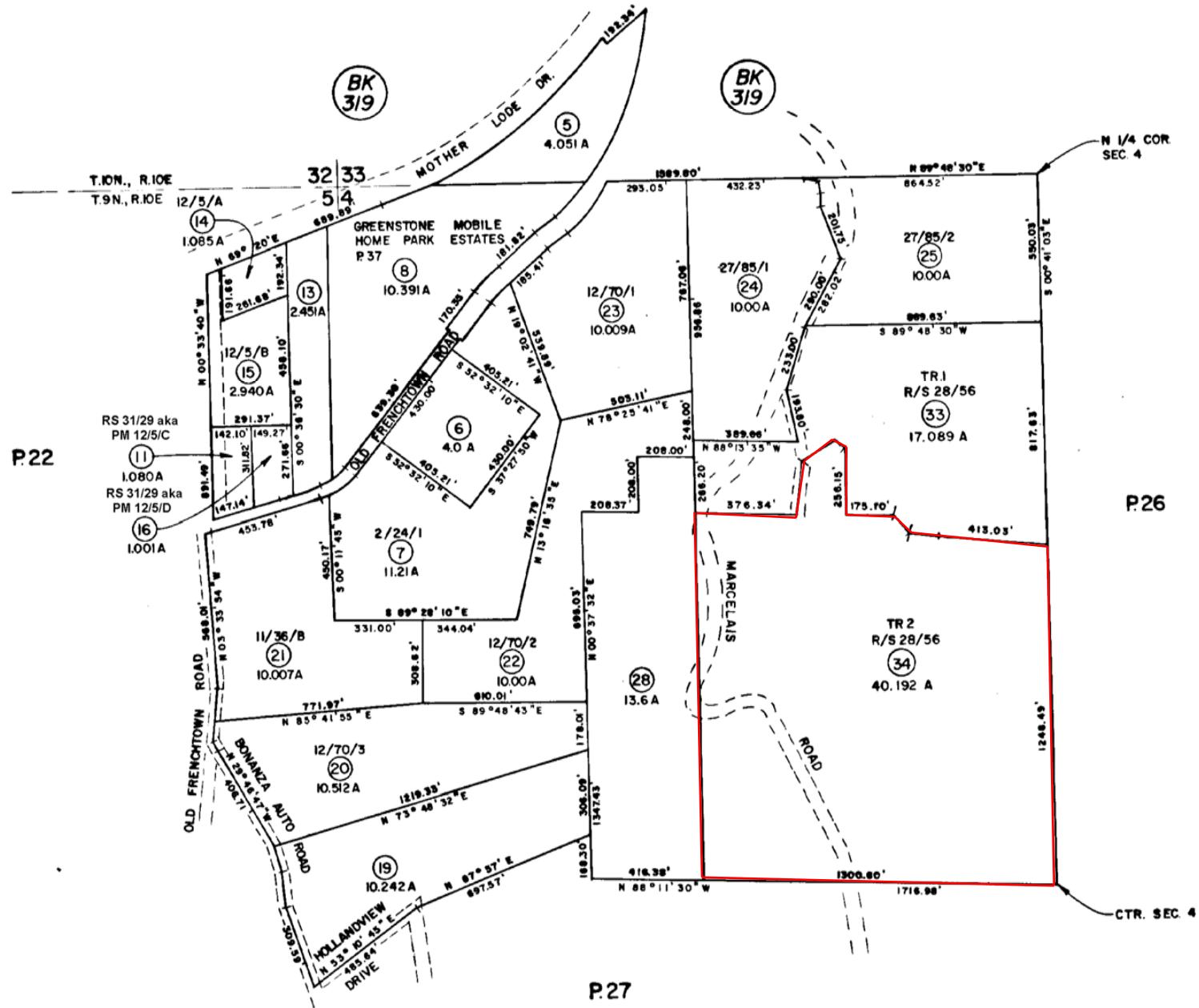


Prepared by:  
Isaac Wolf  
Planning Services Department  
September 10, 2018

Project No. S18-0003  
Marcelais Mine Winery  
APN: 090-254-34



Scale: 1:5000  
18-1642 D 1 of 8



P.22

P.26

P.27

Exhibit B: Assessor's Parcel Map  
S18-0003: Marcelais Mine Winery  
APN: 090-250-34

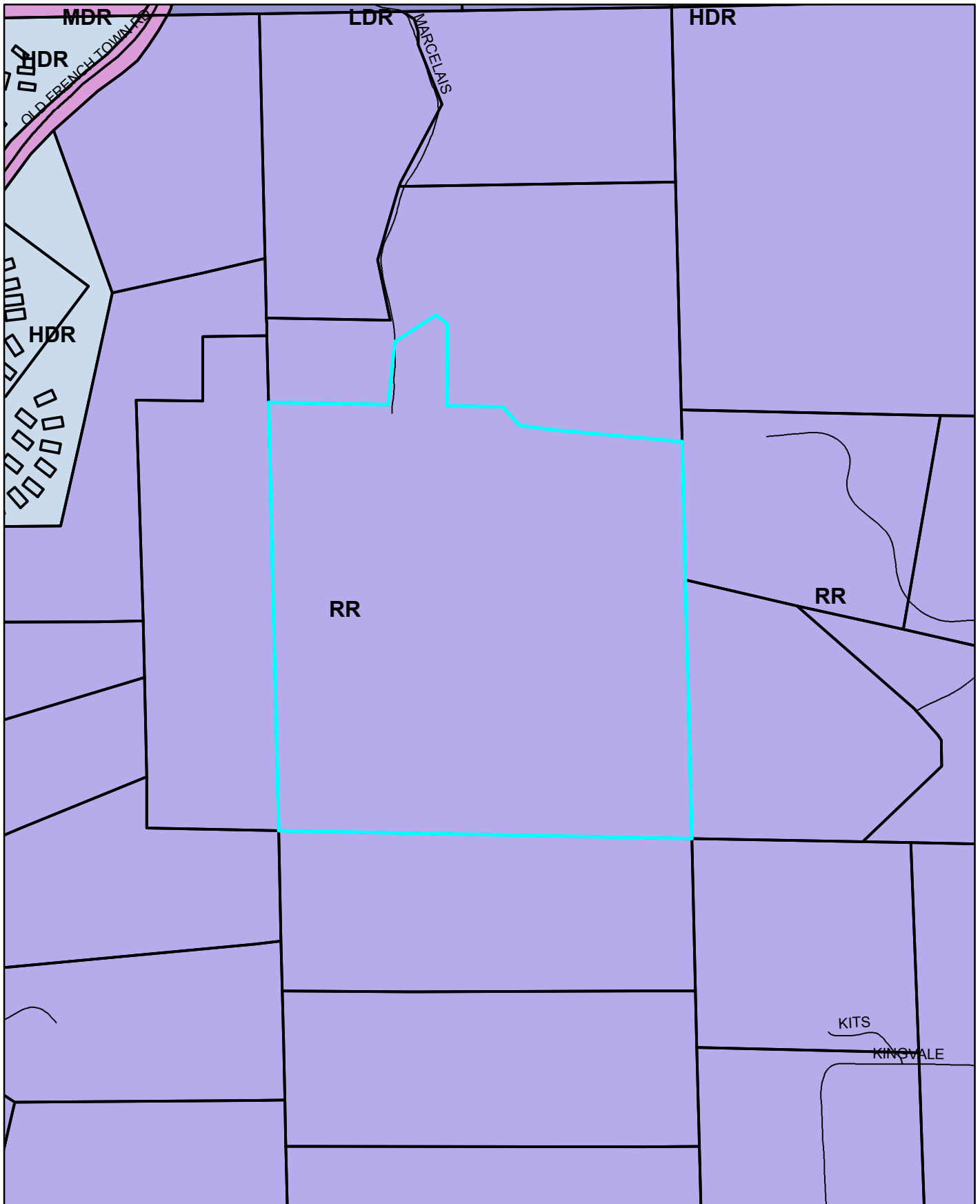
Prepared by: Isaac Wolf  
Planning Services Department

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

REV. 8/26/28  
18-1642 D 2 of 8  
September 10, 2018

Assessor's Map Bk. 90 -  
County of El Dorado, Calif

# Exhibit C: General Plan Map



N

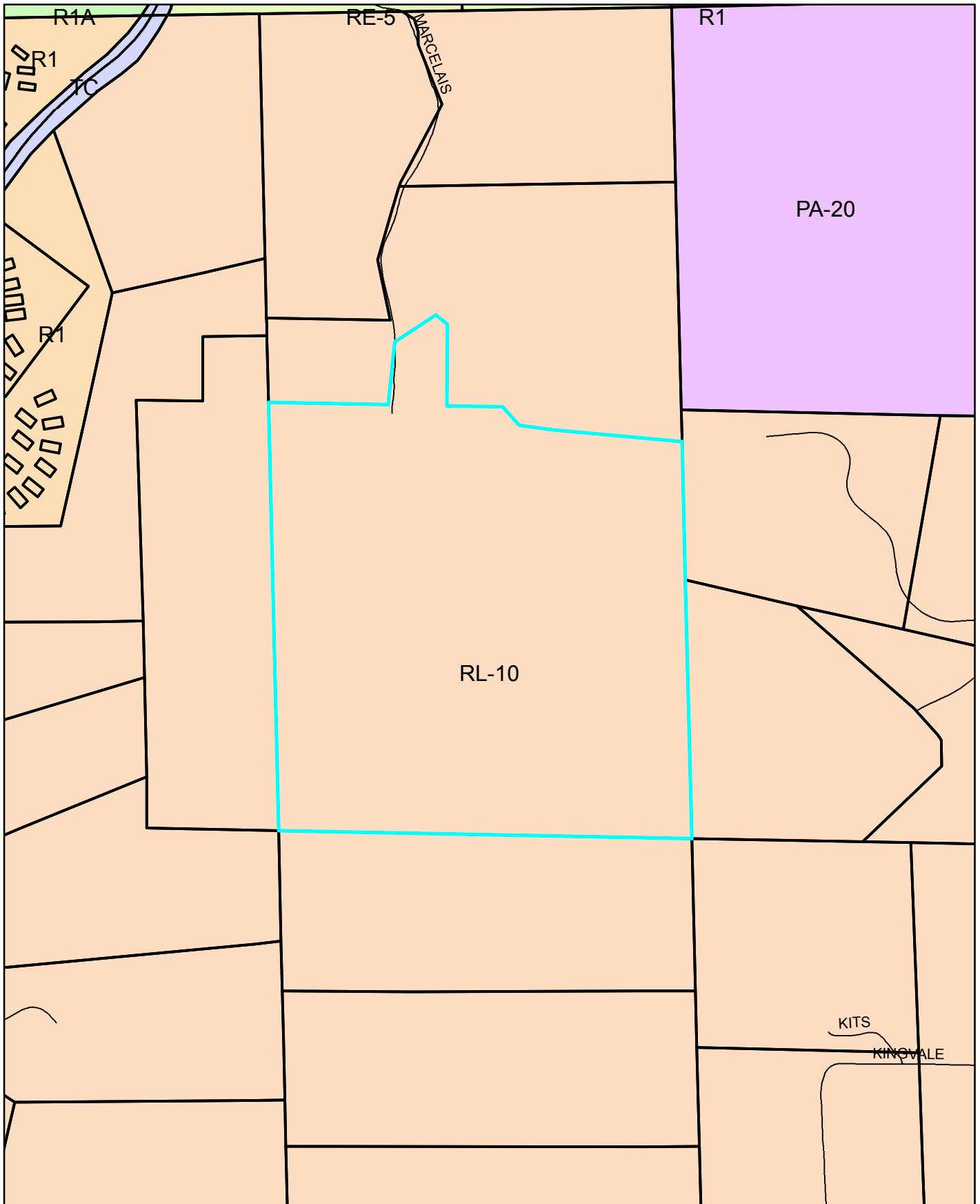
Prepared by:  
Isaac Wolf  
Planning Services Department  
September 10, 2018

Project No. S18-0003  
Marcelais Mine Winery  
APN: 090-254-34

1,000 Feet

Scale: 1:5000  
18-1642 D 3 of 8

# Exhibit D: Zoning Map

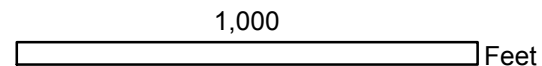


N



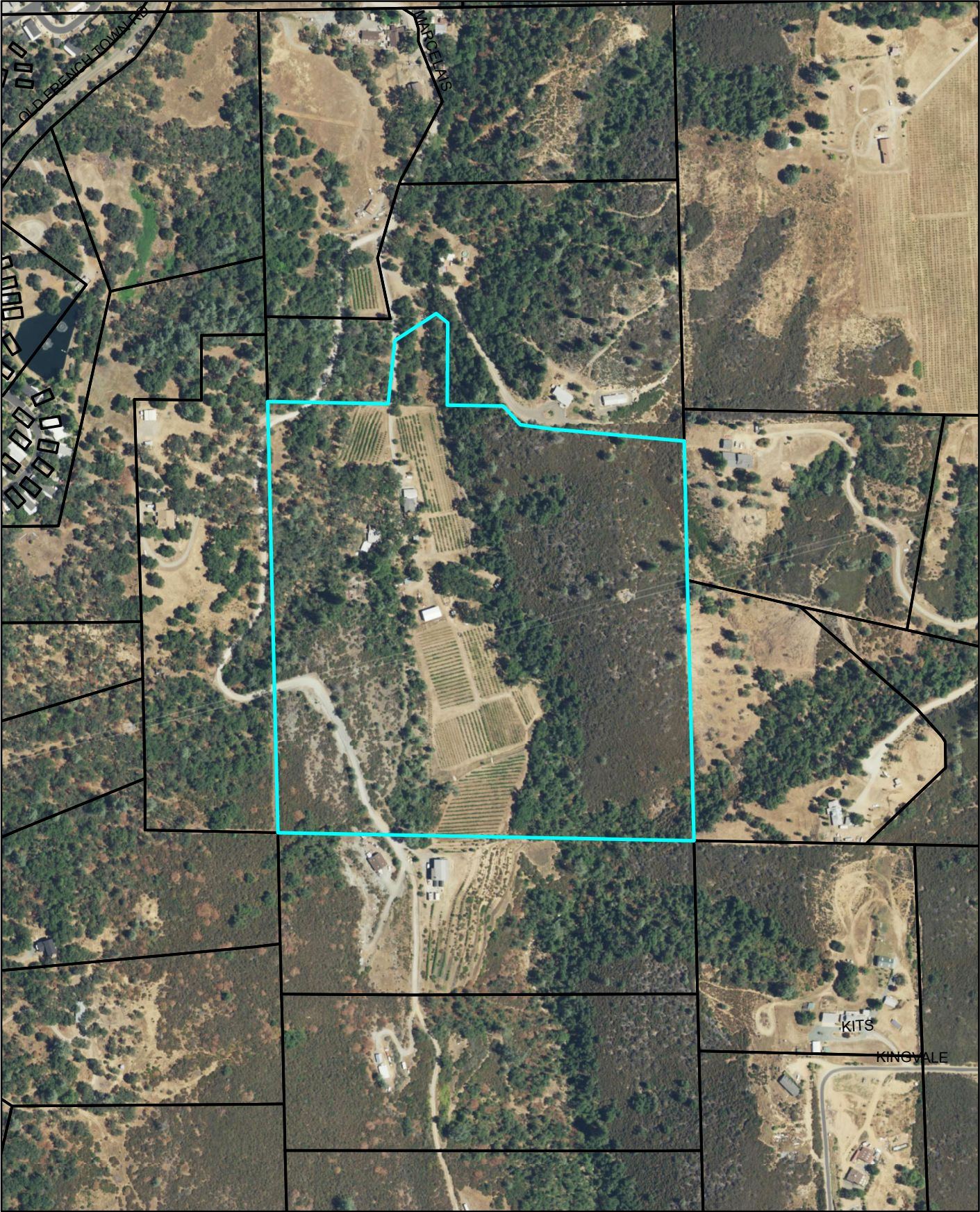
Prepared by:  
Isaac Wolf  
Planning Services Department  
September 10, 2018

Project No. S18-0003  
Marcelais Mine Winery  
APN: 090-254-34



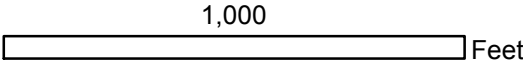
Scale: 1:5000  
18-1642 D 4 of 8

# Exhibit E: Aerial Map



Prepared by:  
Isaac Wolf  
Planning Services Department  
September 10, 2018

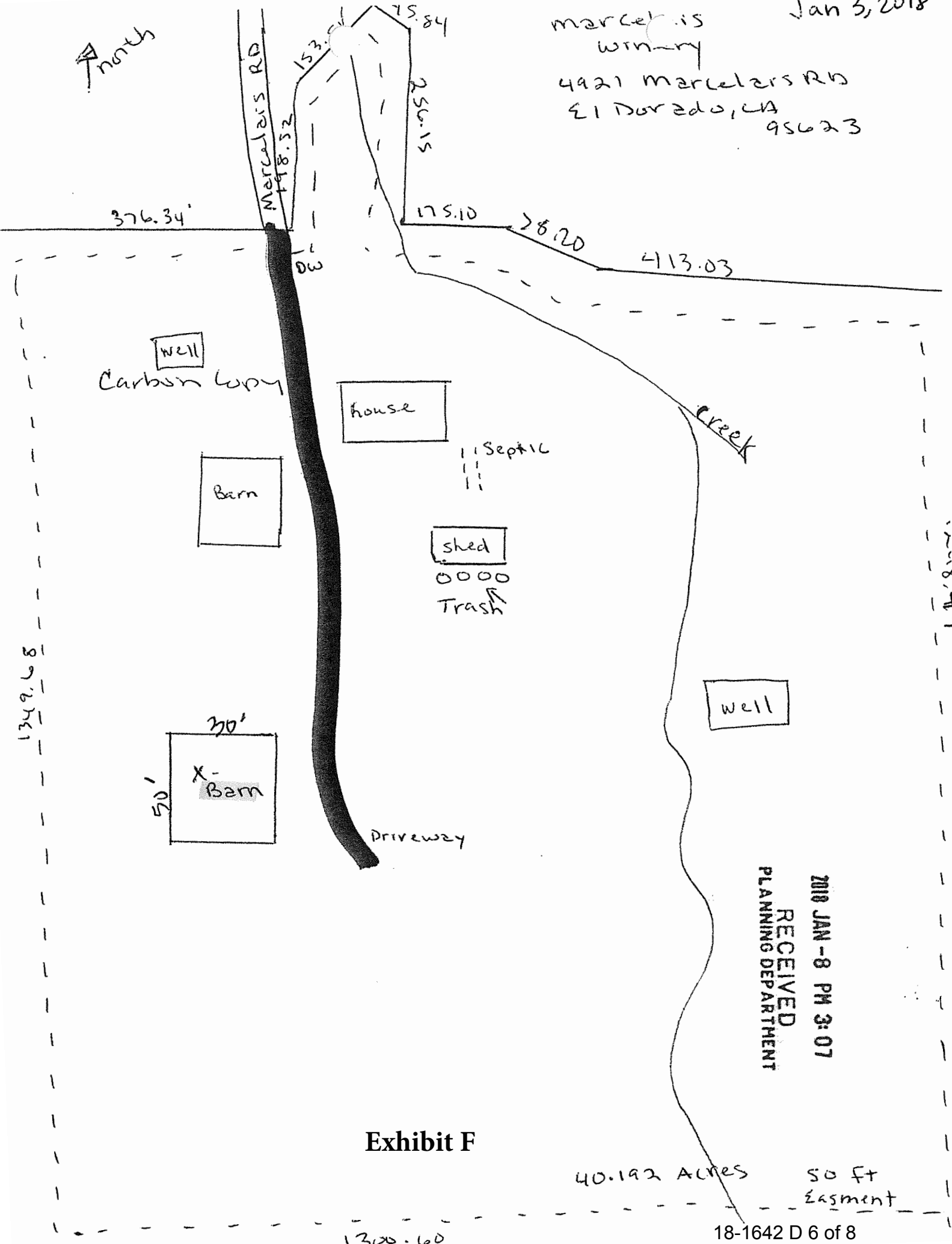
Project No. S18-0003  
Marcelais Mine Winery  
APN: 090-254-34



Scale: 1:5000  
18-1642 D 5 of 8

Jan 3, 2018

marcelis winery  
4921 Marcelais Rd  
El Dorado, CA  
95623



376.34'

Marcelais RD  
148.52

153.01

75.84

256.15

175.10

28.20

413.03

Well

Carbon Copy

house

Barn

Septic

shed  
0000  
Trash

creek

Well

50'  
30'  
X-Barn

Driveway

2010 JAN - 8 PM 3:07  
RECEIVED  
PLANNING DEPARTMENT

Exhibit F

40.192 ACRES

50 Ft  
Easment

1349.68

1300.60

18-1642 D 6 of 8



# AGRICULTURAL COMMISSION

311 Fair Lane  
 Placerville, CA 95667  
 (530) 621-5520  
 (530) 626-4756 FAX  
[eldcag@edcgov.us](mailto:eldcag@edcgov.us)

*Greg Boeger, Chair – Agricultural Processing Industry*  
*Dave Bolster, Vice-chair – Fruit and Nut Farming Industry*  
*Chuck Bacchi – Livestock Industry*  
*Bill Draper – Forestry/Related Industries*  
*Ron Mansfield – Fruit and Nut Farming Industry*  
*Tim Neilsen – Livestock Industry*  
*Lloyd Walker – Other Agricultural Interests*

## MEMORANDUM

**DATE:** April 11, 2018  
**TO:** Development Services/Planning  
**FROM:** Greg Boeger, Chair  
**Subject:** **Marcelais Mine Winery Conditional Use Permit  
 Project File No. S18-0003**

During the Agricultural Commission’s regularly scheduled meeting held on April 11, 2018 a request from Planning Services to review a Conditional Use Permit for a 40 acre parcel, APN 090-250-34. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Land Ten-Acre (RL-10). The conditional use permit proposes the operation of a new microwinery within an existing structure. The project site is located on the south side of Motherlode Road, 0.6 miles south of the intersection with Motherlode Road in the El Dorado area. (Supervisor District 2)

The following General Plan Policy directs Commission guidance:

**Policy 8.1.4.1** The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

**Parcel Description:**

- Parcel Number and Acreage: 090-250-34, 40.00 Acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential.
- Zoning: RL-10 – Rural Lands – 10 Acres
- Soil Type: No choice soils

Discussion:

A site visit was conducted on April 2, 2018. The applicant is going to utilize an existing building for winery operations and no additional structures or development is proposed at this time. The vineyard at approximately 5.0 acres in size is well cared for and commercially viable.

Staff Recommendation:

*Staff recommends support of the request by the applicant for a conditional use permit, for a winery with no on-site sales or tasting room.*

*Chair Boeger addressed the public for comment; the applicant was present and addressed the Commission.*

***It was moved by Commissioner Neilsen and seconded by Commissioner Bolster to recommend APPROVAL of Staff's recommendation of support of the Marcelais Mine Winery Conditional Use Permit Project File No. S18-0003 with no on-site sales or tasting room.***

***Motion passed:***

**AYES: Walker, Neilsen, Bacchi, Draper, Bolster, Boeger**

**NOES: None**

**ABSENT: Mansfield**

**ABSTAIN: None**