



**Agricultural Commission
Staff Report**

Date: June 7, 2019

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Deputy Agricultural Commissioner

Subject: Access for Vino De Oro Winery
ADM19-0023
Assessor's Parcel Number: 095-021-45

Planning Request and Project Description:

The applicant is establishing a new winery at APN 095-021-45. This is a Planned Agriculture-40 acres (PA-40) zoned parcel in an Agricultural District, thus under Zoning Code 130.40.400 a winery is permitted by right. As specified in the project narrative (Exhibit A) the winery would not be open to the public outside of a potential two to four private special events per year in the future once the business is established.

The parcel is accessed by Derby Lane, a private non-county maintained road. Under zoning code 130.40.400-G-5.d, "A winery that is not open to the public and does not provide on-site sales may be accessed by a non-county maintained road." However, under Zoning Code 130.40.400-G-5.a an administrative permit shall be required following a recommendation by the Agricultural Commission.

Please review the application for potential impacts to any existing agricultural use and potential agricultural resources.

Parcel Description:

- Parcel Number and Acreage: 095-021-45, 44 Acres
- Agricultural District: Yes
- Land Use Designation: AL = Agricultural Lands
- Zoning: PA-40 (Planned Agriculture, 40 Acres).
- Choice Soils:
 - HhC- Holland rocky coarse sandy loam, 5 to 15 percent slopes
 - CoE – Cohasset cobbly loam, 15 to 50 percent slopes

Applicable Codes and Policies:

Zoning Code 130.40.400 G – 5:

5. Access Standards. Access standards shall be as follows:

a. Direct access from a non-county maintained road, regardless of whether the road is located on or off-site, shall require the following:

(1) **In an Agricultural District.** An Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title, following a recommendation by the Ag Commission.

(2) **Not in an Agricultural District.** A Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

b. **Road Maintenance.** The winery owner will be required to participate in a private road maintenance entity, annex into a road zone of benefit (ZOB), or otherwise pay a fair share for road maintenance as determined by the review authority.

c. **Fire Safe/Code Standards.** Access to a winery open to the public shall meet the minimum access requirements of the applicable fire district, including both on-site and off-site access roads. Exceptions to these standards may be allowed by the fire district, subject to the appeal processes identified in the SRA Fire Safe Regulations.

d. **Facilities Not Open to the Public.** A winery that is not open to the public and does not provide on-site sales may be accessed by a non-county maintained road.

130.40.400 Wineries

C. Definitions. As used in this Section, the terms below will mean the following:

“Commercial Vineyard” means a minimum of five acres of wine grapes are planted and are capable of producing a commercial crop. Five acres shall mean a planting of wine grapes spanning an area of at least 217,800 square feet and consisting of a minimum of 2,200 grape vines that are properly maintained to produce a commercial crop as determined and verified by the Agricultural Commissioner.

“County Maintained Road” means a road that is listed on the current County Maintained Mileage List by the Department of Transportation. This list does not typically include County Service Area (CSA) or Zones of Benefit (ZOB) roads.

“Properly maintained” means that the planted grapes are tended in a manner consistent with proper and accepted customs and standards of the agricultural industry including, but not limited to, the provision of irrigation, the control of pests and diseases, and the protection against deer depredation.

“Winery” means an agricultural processing facility that produces wine from fruit or fruit juices through fermentation or the refermenting of still wine into sparkling wine, that is bonded through the Alcohol, Tobacco Tax and Trade Bureau, and that has a current California Alcohol Beverage Control (ABC) Type 2 Winegrower’s License.

Discussion:

A site visit was conducted on June 5, 2019 to review the access to the proposed winery.

Staff Recommendation:

Staff recommends the Agricultural Commission support, the Vino De Oro winery that will not be open to the public and that does not provide on-site sales. The winery utilizing a non-county road, Derby Lane, would be in compliance with the requirements of zoning code 130.40.400 G-5 as they are in an agricultural district and are part of a road maintenance entity.

The vineyard meets the “commercial vineyard” definition, with over 5 acres in crop area and 5803 vines.

COUNTY OF EL DORADO**AGRICULTURAL COMMISSION**

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcaq@edcgov.us

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

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 **June 12, 2019**. 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.

RE: Access for Vino De Oro Winery ADM19-0023
Assessor's Parcel Number: 095-0241-45
Planner: Emma Carrico-Assistant Planner

Planning Request and Project Description:

The applicant is establishing a new winery at APN 095-021-45. This is a PA-40 zoned parcel in an Agricultural District, thus under Zoning Code 130.40.400 a winery is permitted by right. As specified in the project narrative (Exhibit A) the winery would not be open to the public outside of a potential two to four private special events per year in the future once the business is established.

The parcel is accessed by Derby Lane, a private non-county maintained road. Under zoning code 130.40.400-G-5.d, "A winery that is not open to the public and does not provide on-site sales may be accessed by a non-county maintained road." However, under Zoning Code 130.40.400-G-5.a an administrative permit shall be required following a recommendation by the Agricultural Commission.

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) 621-5520. All questions relating to specific details of the project should be addressed to the Planner identified above at Planning Services, (530) 621-5355.

BUCHANAN RONALD J
P O BOX 115
MT AUKUM, CA 95656

JACOBS HARRY J TR
PO BOX 501
MOUNT AUKUM, CA 95656

LEHMANN HARRY V
4 VINEYARD CT
NOVATO, CA 94945

DEPAOLI DAVID A
3550 DERBY CT
SOMERSET, CA 95684

MCNICOL LAURA E TR
12587 N AVONDALE LOOP
HAYDEN, ID 83835

SCHAUFELBERGER CHRISTINE M TR
PO BOX 11
MOUNT AUKUM, CA 95656

MALAN DAVID A
PO BOX 860
MOUNT AUKUM, CA 95656

PEACOCK PHILIP PAUL TR
1749 SANTA MARIA WAY
EL DORADO HILLS, CA 95762

SU ANTHONY
13520 SARGENT AVE
GALT, CA 95632

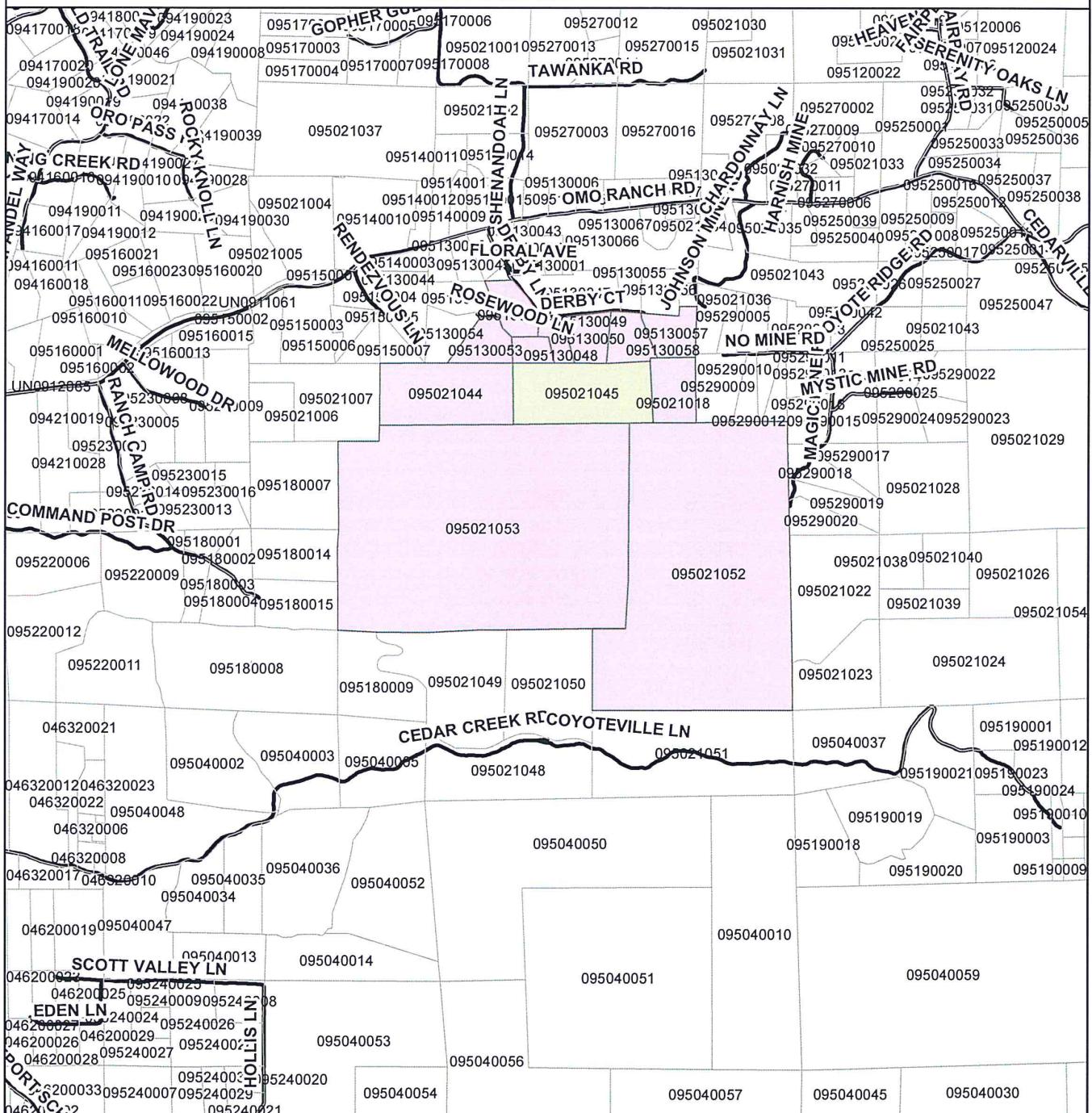
SANTOS DINA L
7460 DERBY LN
SOMERSET, CA 95684

DAVIS LOWELL
2844 SUMMIT #2020
OAKLAND, CA 94609

SPROW JOHN B CO TR
102 SUNDANCE PL
CHAPEL HILL, NC 27514

Vino De Oro

Notification



DISCLAIMER

DISCLAIMER
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018
PROJECT ID: Cordellos_n
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-8731

 VinoDeOro500  VinoDeOro  Parcel Base  Roads

6 1,000 2,000

0 1,000 2,000 Feet

Parcel Base Roads

0 1,000 2,000

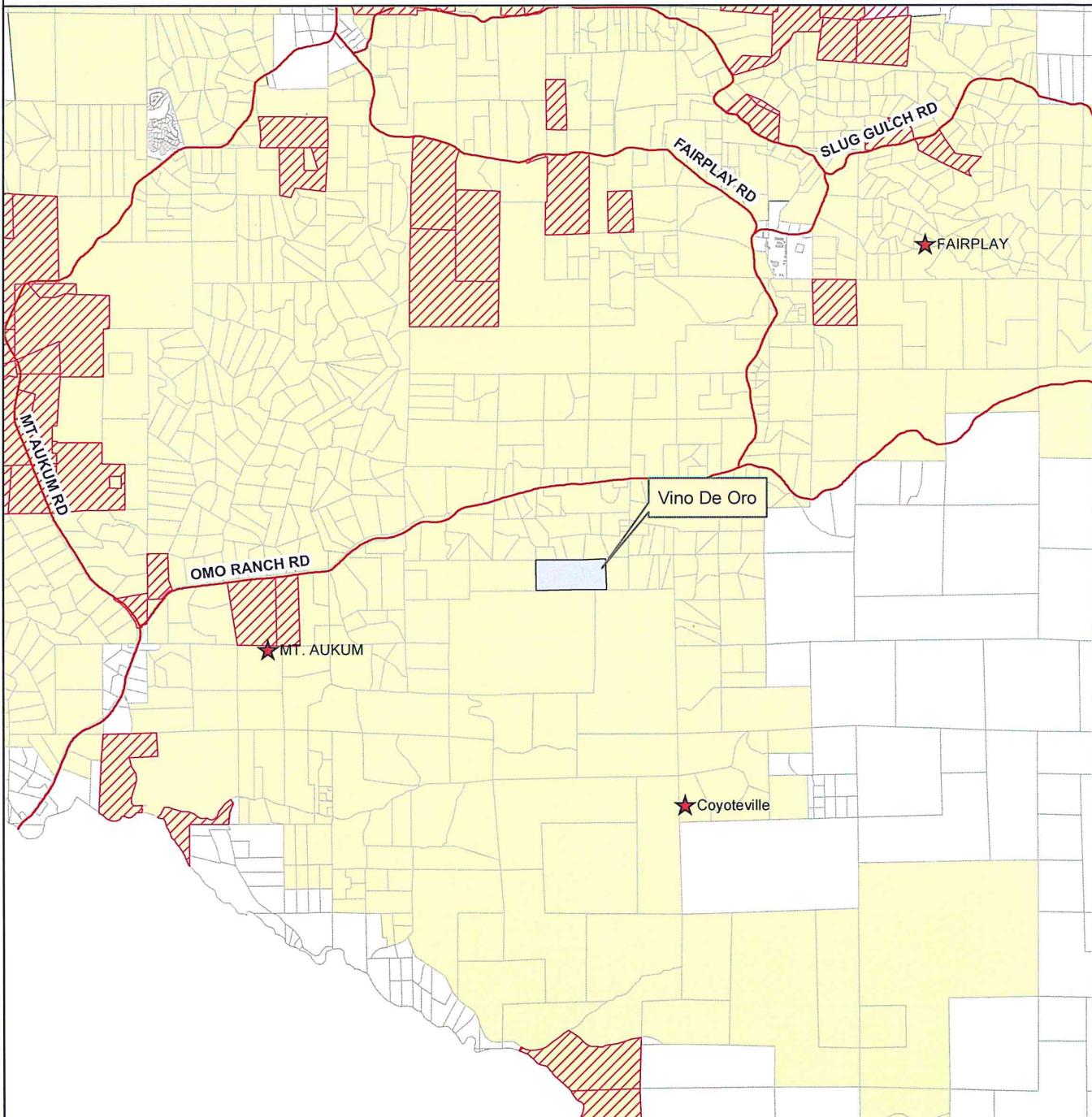
Feet

The seal of El Dorado County, California, is circular. It features a central figure of a Native American man holding a bow and arrow, with a landscape of mountains and a river in the background. The words "EL DORADO COUNTY" are written in a circular arc at the top, and "CALIFORNIA" is at the bottom. The cardinal directions "N", "S", "E", and "W" are positioned at the top, bottom, right, and left respectively, with arrows pointing in their respective directions.

El Dorado County Agricultural Commission

Vino De Oro

Proximity to Agricultural District



DISCLAIMER

THE DEPICTION WAS COPIED FROM UNREFINED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNSERABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne MGA DATE: December 21, 2018
PROJECT ID: Coedelv_p

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

VinoDeOro
 Ag Preserves
 Ag District
 Parcel Base

0 1 Miles

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



El Dorado County Agricultural Commission

Vino De Oro

Zoning



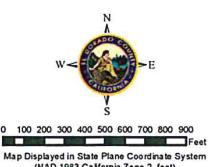
DISCLAIMER

THE DEPICTION WAS DRAFTED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mila

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

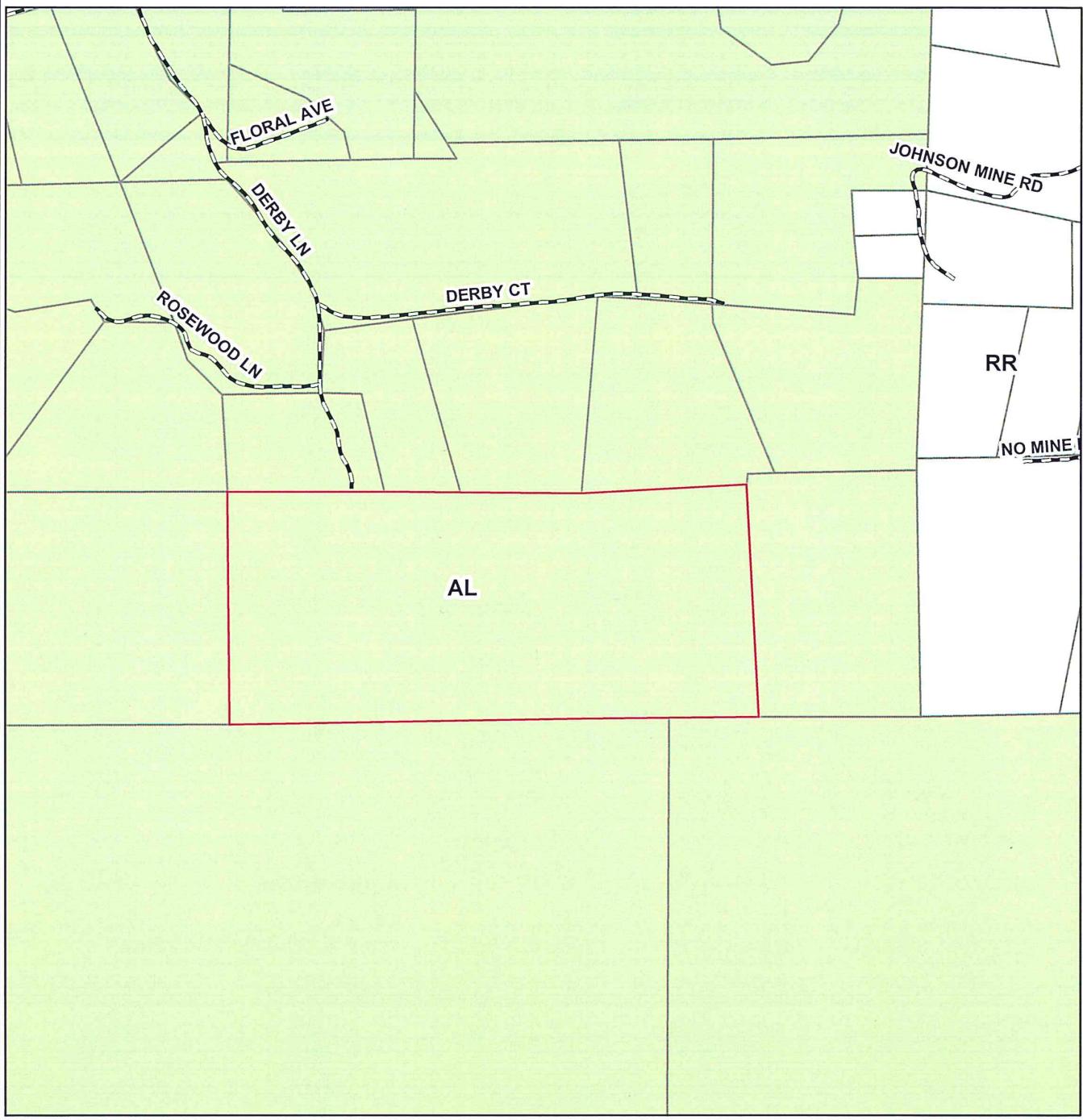
Roads
 Vino De Oro
 Parcel Base



El Dorado County Agricultural Commission

Vino De Oro

Land Use 7-10-2018



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mills DATE: December 21, 2018

PROJECT ID: Cordillera, L.

EL DORADO COUNTY SURVEYOR-G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8711

Parcel Base

VinoDeOro

Roads

Agricultural Lands

Rural Residential

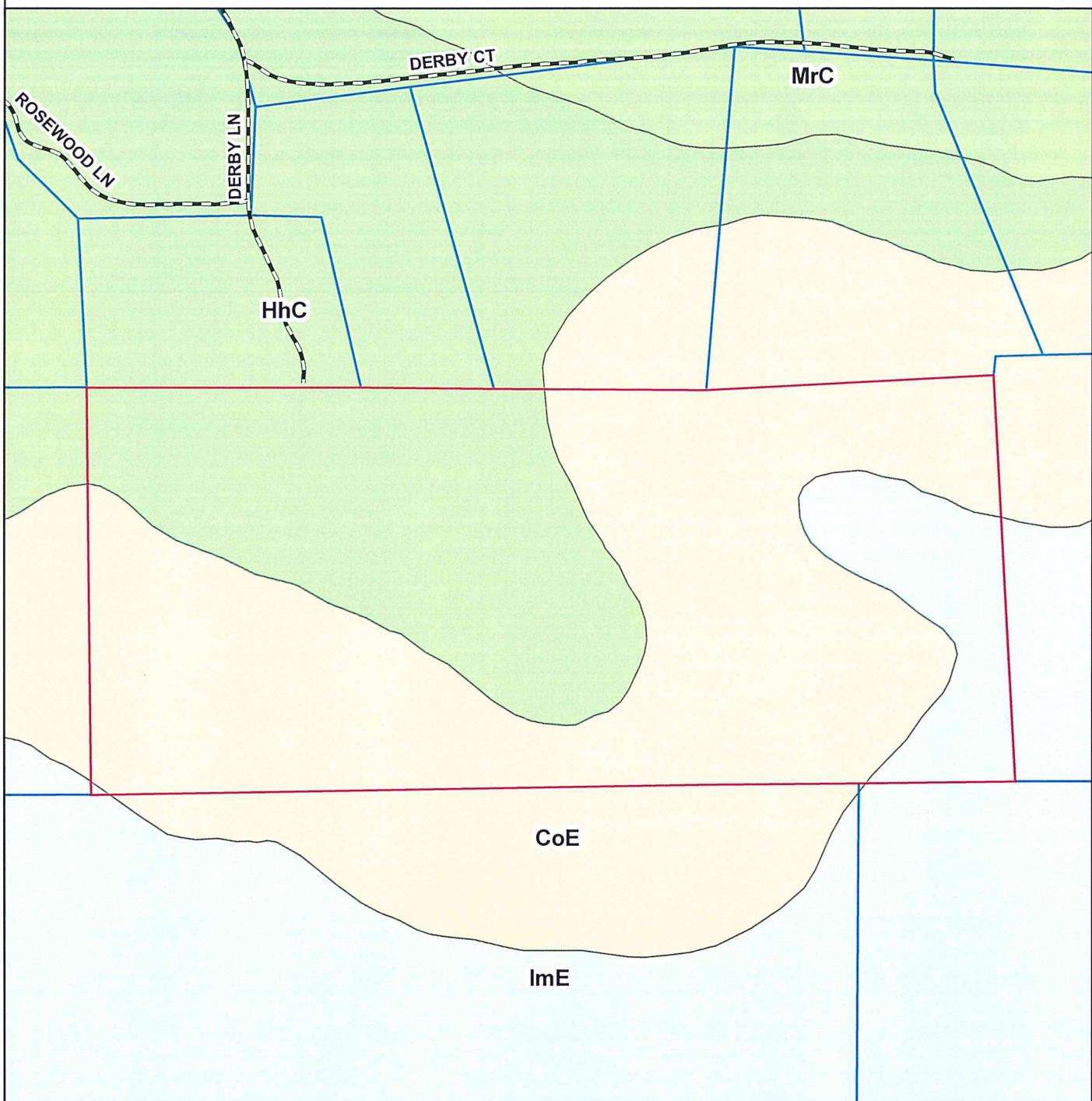
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Vino De Oro

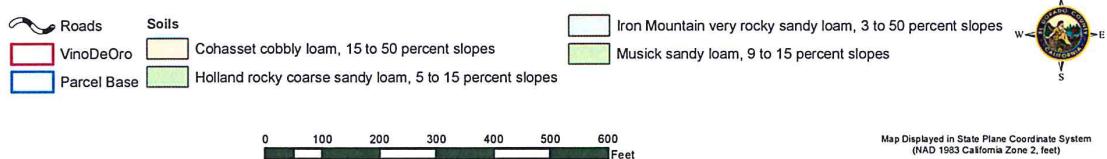
Soils



DISCLAIMER

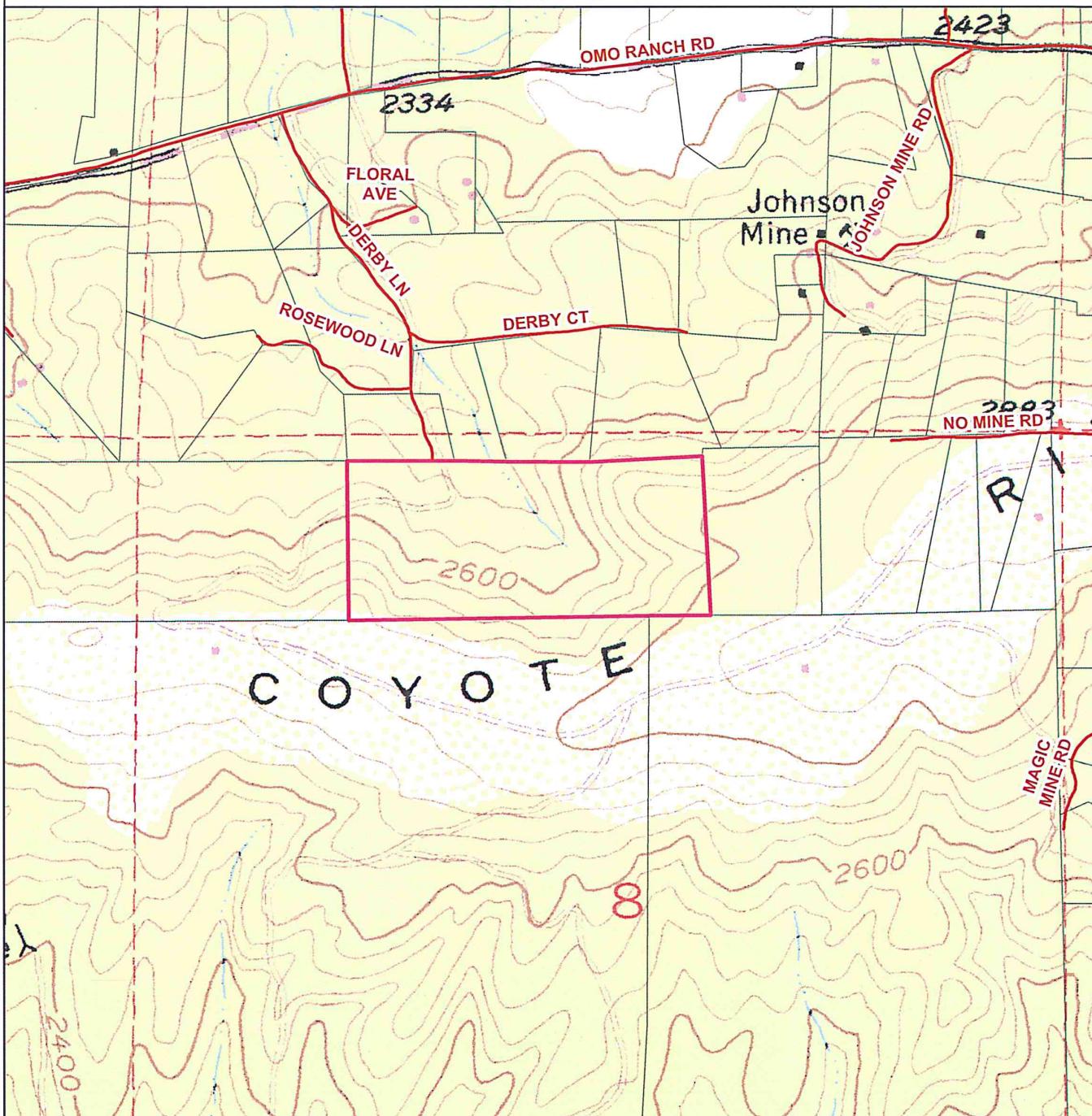
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO WARRANTY IS MADE AS TO THE ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mila



El Dorado County Agricultural Commission

Vino De Oro Topography



DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mila

Legend

■ Parcels ■ VinoDeOro ~ Roads

0 100 200 300 400 500 600 700 800 900,000,100,200,300
Feet

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



El Dorado County Agricultural Commission

Vino De Oro

Aerials: 2011



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

DISCLAIMER

THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: LeeAnne Mida DATE: December 21, 2018

PROJECT ID: Jackson_2

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

Legend

■ Parcel Base ■ VinoDeOro Roads

0 100 200 300
Feet

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



El Dorado County Agricultural Commission