



Agricultural Commission Staff Report

Date: December 05, 2024

To: El Dorado County Agricultural Commission

From: LeeAnne Mila; Agricultural Commissioner

Subject: **CUP22-0013/ Black Oak Mountain Vineyard Event Expansion
Conditional Use Permit
Assessor's Parcel Number: 074-042-002**

Planning Request and Project Description:

Planning Services is requesting that the attached application for a Conditional Use Permit CUP22-0013 Black Oak Mountain Vineyards Events Expansion, be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1.

Applicants Request:

Conditional Use Permit to expand upon the amount of special facility rental events allowed under the Winery Ordinance (130.40.400) from 24 days per year to 150 days per year with a maximum 150 guests. Pursuant to section 130.40.400.E.3 special events are allowed as an accessory use, with wine production being the primary use.

The applicant's parcel, APN 074-042-002, is located on the south side of California State Route (SR) 193, approximately 3 miles east of the intersection with SR 49 in the Cool area, Supervisorial District 4. The subject parcel is approximately 146.52 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General Land Use Designation of Rural Residential (RR). The parcel to the east is also zone PA-20, with parcels to the north and south zoned Agricultural Grazing 40-Acres (AG-40) and parcels to the west being zoned Rural Lands 10-Acres (RL-10). The project site is not located within an Agricultural District.

Addendum to Project Description / Conditional Use Permit for Black Oak Mountain Vineyards 10/3/2024

An additional project description was supplied by the applicant as follows:

In an effort to further mitigate sound impacts on our community and neighboring agricultural operations, we are proposing that 90% of special events / facility rentals will NOT include outdoor amplified sound. Amplified sound at these events will be fully contained either indoors or through utilization of "silent disco" headphones. We are asking for no more than 15 events per year (10%) that would include outdoor amplified sound but will adhere to all current county noise ordinances. CHAPTER 130.37. We will continue to monitor and document decibel level data for all events with outdoor amplified sound and are agreeable to utilize the equipment and methods that the county recommends if they deem our current methods inadequate.

Parcel Description:

- Parcel Number and Acreage: 074-042-002, 146.52 Acres
- Agricultural District: No
- Land Use Designation: RR (Rural Residential)
- Zoning: PA-20, Planned Agriculture – 20 Acres
- Soil Type:
 - Choice Soils:
 - SuC: Sobrante Silt Loam 3 To 15 % Slopes

Discussion:

A site visit was conducted on December 03, 2024 to assess conformance with all General Plan policies.

Relevant General Plan Policies and Staff Findings:

Policy 8.1.3.5 On any parcel 10 acres or larger identified as having an existing or potential agricultural use, the Agricultural Commission must consider and provide a recommendation on the agricultural use (except for parcels assigned urban or other non-agricultural uses by the land use map for the 1996 General Plan) or potential of that parcel and whether the request will diminish or impair the existing or potential use prior to any discretionary permit being approved.

The applicants current plans do not propose to decrease or expand crop production areas.

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
Staff believes that increasing the number of events in the amount that is requested has the potential to increase conflicts between adjacent residential and agricultural activities.
- 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
The number of proposed special events could create an island effect of commercial activity between the proposed project and surrounding agricultural and non-agricultural lands.
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands

N/A



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
David Bolster, Vice Chair - Fruit and Nut Farming Industries
Lloyd Walker - Other Agricultural Interest
Shamarie Tong- Livestock Industry
Bill Draper- Forestry Related Industries
Chuck Mansfield- Fruit and Nut Farming Industries
Tim Neilsen- Livestock 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 1,000 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 **December 11, 2024**. This meeting is a public hearing that will begin at **4:00 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 12/11/24 and will be posted with the Agenda on December 6, 2024.

Planning Request and Project Description:

**CUP22-0013/ Black Oak Mountain Vineyard Event Expansion
Conditional Use Permit
Assessor's Parcel Number: 074-042-002**

Planning Services is requesting that the an application for a Conditional Use Permit CUP22-0013 Black Oak Mountain Vineyards Events Expansion, be placed on the Agricultural Commission's Agenda. Planning Services is requesting Agricultural Recommendation pursuant to General Plan Policies 8.1.3.5 and 8.1.4.1. The applicants are requesting the following:

Conditional Use Permit to expand upon the amount of special facility rental events allowed under the Winery Ordinance (130.40.400) from 24 days per year to 150 days per year with a maximum 150 guests. Pursuant to section 130.40.400.E.3 special events are allowed as an accessory use, with wine production being the primary use. The applicant's parcel, APN 074-090-031, is located on the south side of California State Route (SR) 193, approximately 3 miles east of the intersection with SR 49 in the Cool area, Supervisorial District 4. The subject parcel is approximately 145 acres and has a zoning designation of Planned Agriculture 20-Acres (PA-20) and a General

Land Use Designation of Rural Residential (RR). The parcel to the east is also zone PA-20, with parcels to the north and south zoned Agricultural Grazing 40-Acres (AG-40) and parcels to the west being zoned Rural Lands 10-Acres (RL-10). The project site is not located within an Agricultural District.

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.*

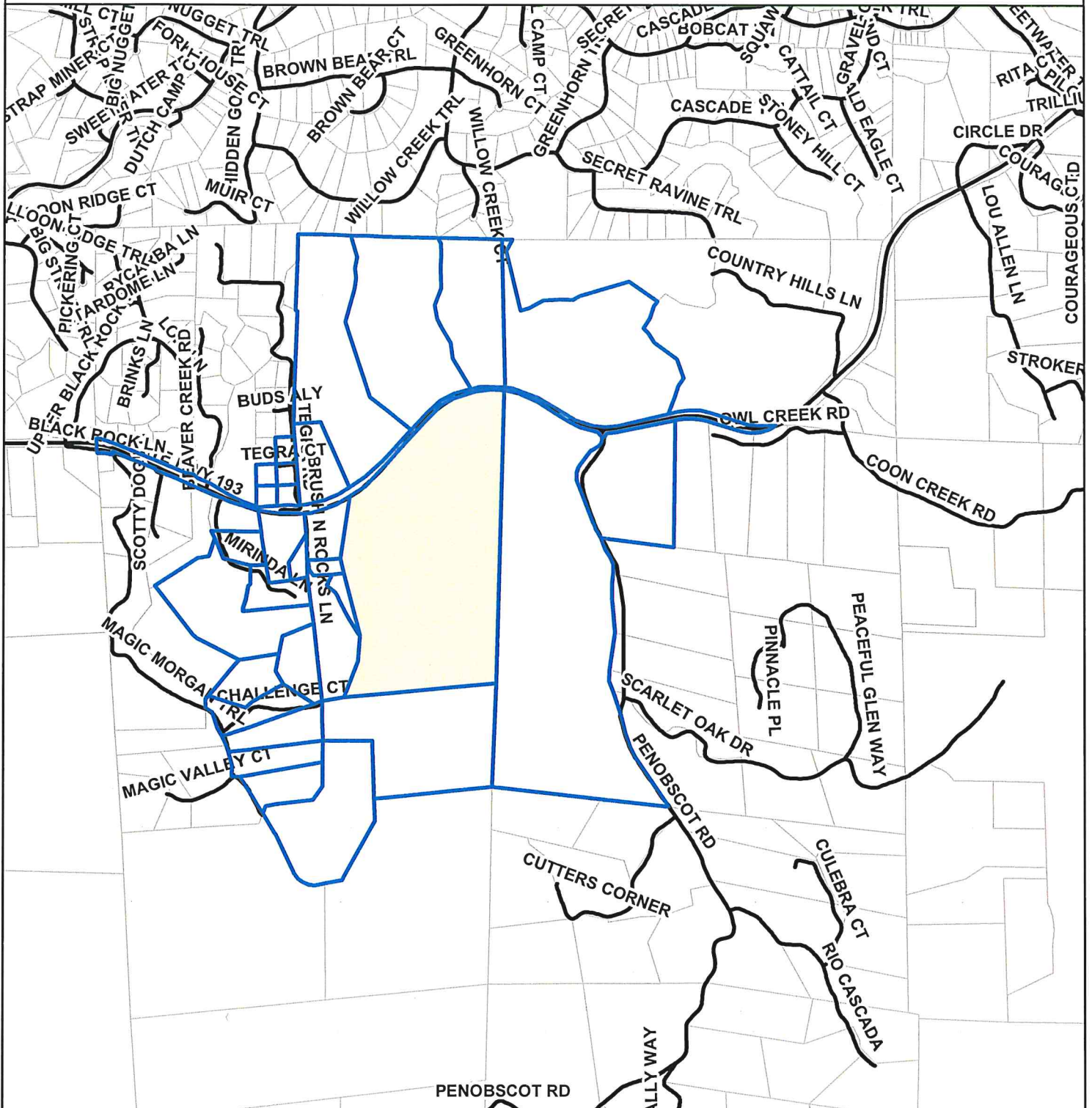
All interested parties for the above-mentioned project are encouraged to attend this meeting. Public testimony will be received on each agenda item as it is called. Individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

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, Evan Mattes Senior Planner with Planning Services, (530) 621-5355. This notice was sent to you on 11/25/2024.

Black Oak

1000 Ft. Notification



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: November 27, 2018
PROJECT ID: projJackson.n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

Parcel Base BlackOak Roads

0 200 400 600 800 1000 1200 1400 1600 Feet

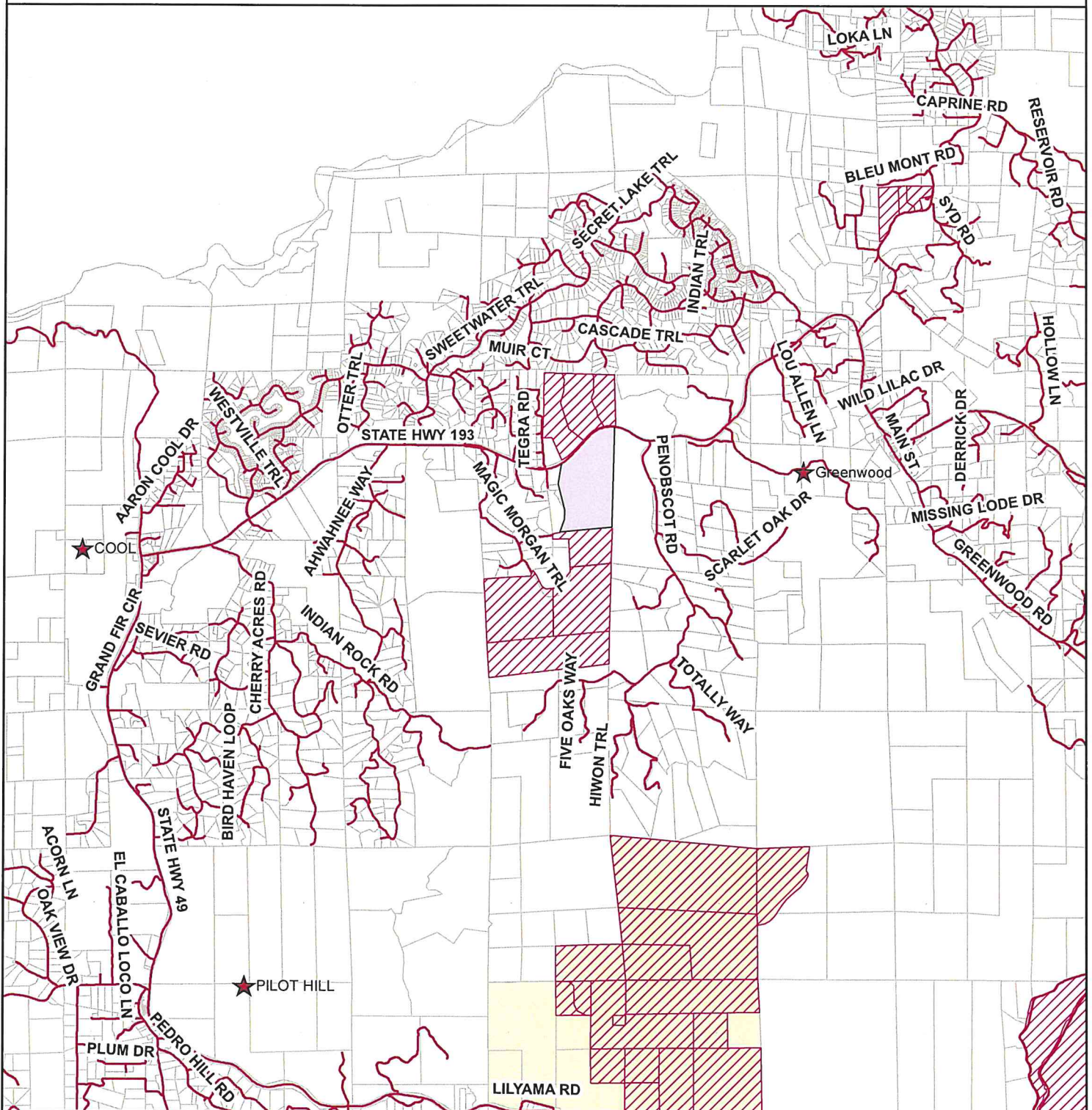
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

Black Oak

Proximity to Agricultural District



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.

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

-  Ag District  Parcel Base
 BlackOak  Major Roads
 Ag Preserves

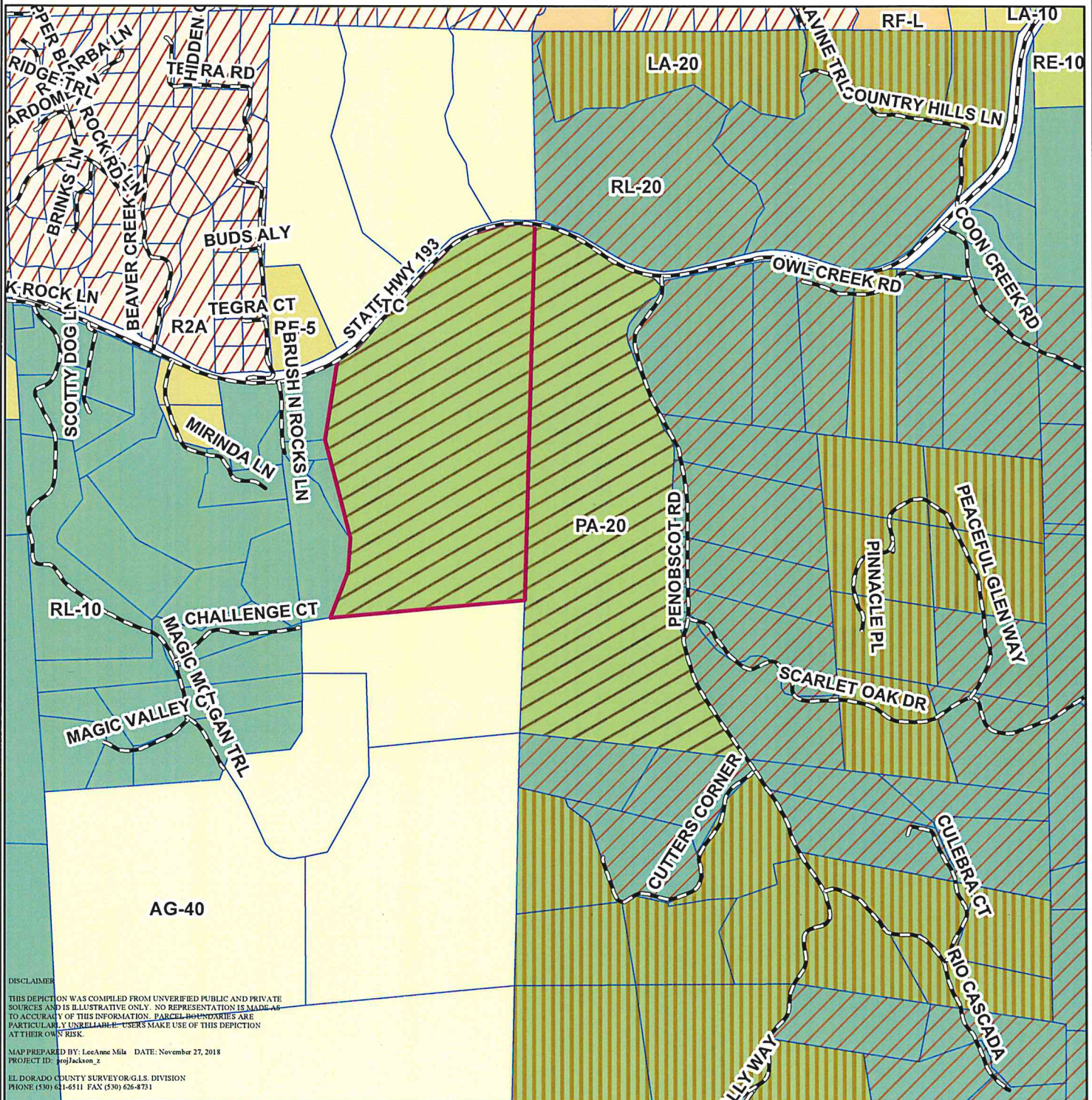
0 1 Miles

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



El Dorado County Agricultural Commission

Black Oak Zoning



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: November 27, 2018
PROJECT ID: projJackson_2

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

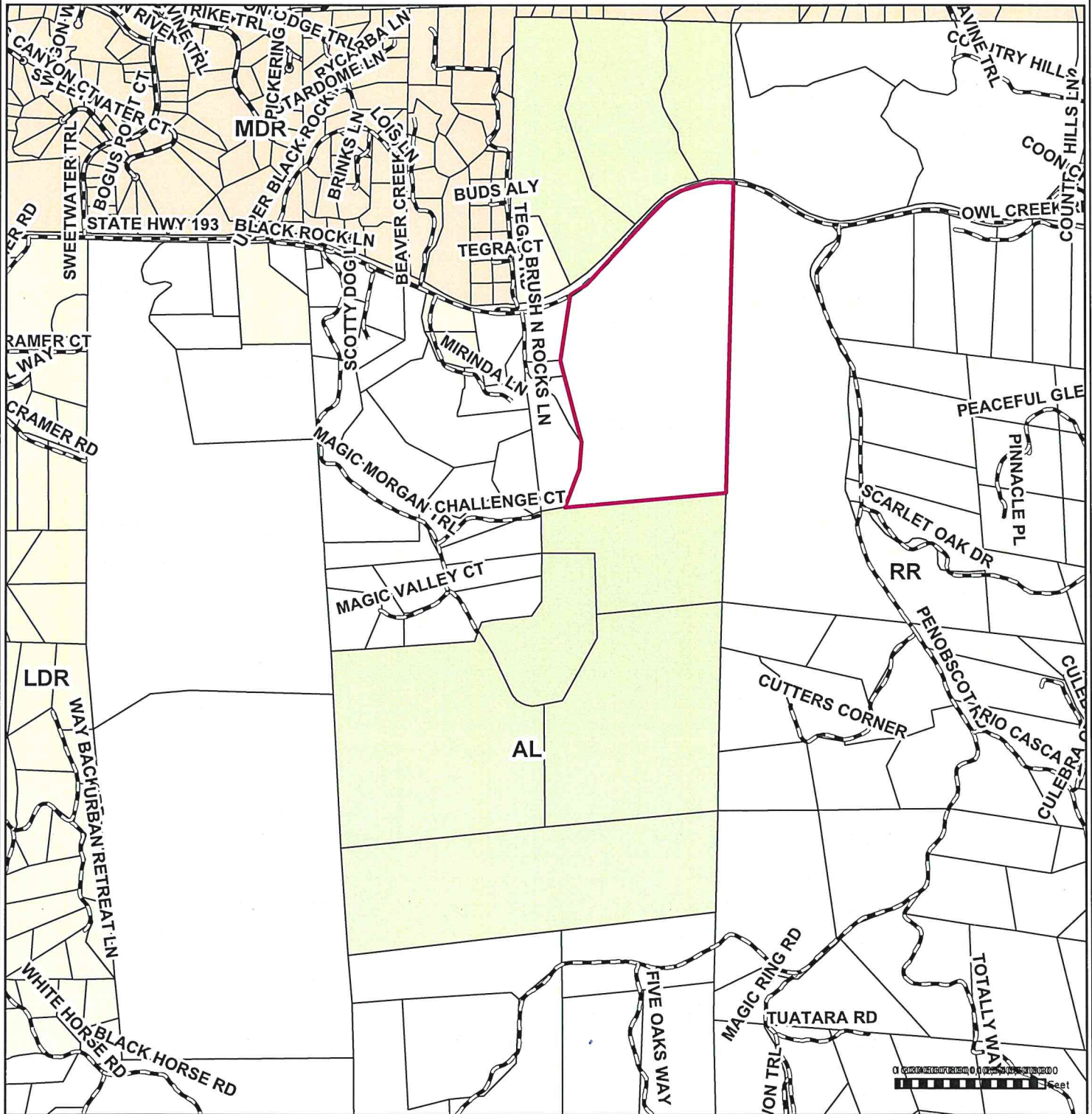
- | | | | |
|-------------|---------------------------------------|-------------------------------------|----------------------------------|
| Parcel Base | AG-40 = Agricultural Grazing 40 Acres | R2A = Residential 2 Acres | RL-20 = Rural Land 20 Acres |
| BlackOak | LA-10 = Limited Agriculture 10 Acres | RE-5 = Residential Estate 5 Acres | RF-L = Recreational Facility Low |
| Roads | LA-20 = Limited Agriculture 20 Acres | RE-10 = Residential Estate 10 Acres | TC = Transportation Corridor |
| | PA-20 = Planned Agriculture 20 Acres | RL-10 = Rural Land 10 Acres | |



0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 Feet
Map Displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

El Dorado County Agricultural Commission

Black Oak Land Use



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: November 27, 2018

PROJECT ID: projJackson_L

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

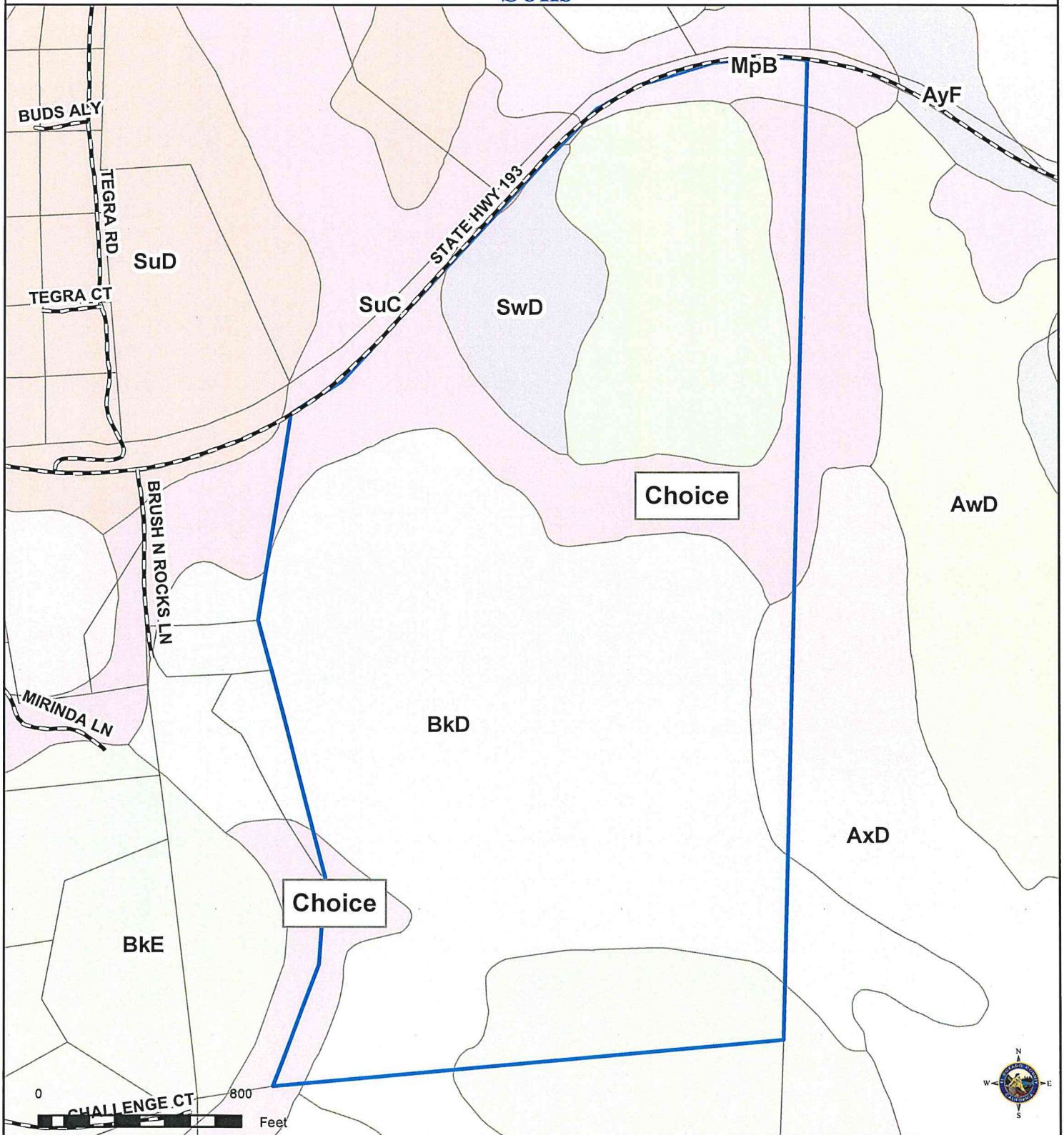
- Parcels
- Agricultural Lands
- Low Density Residential
- Medium Density Residential
- BlackOak
- Roads
- Rural Residential

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



El Dorado County Agricultural Commission

Black Oak Soils

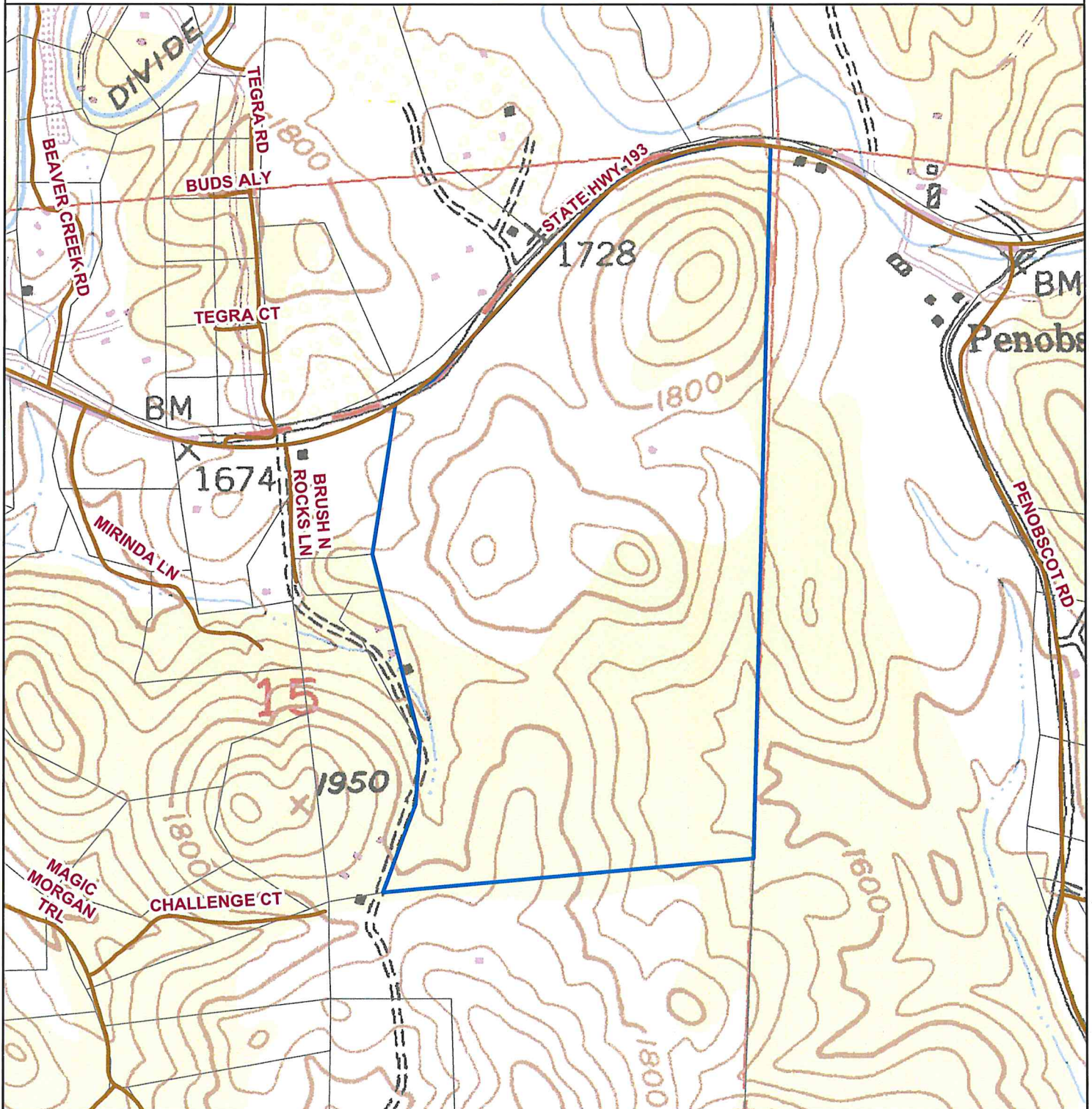


BlackOak	Auburn very rocky silt loam, 30 to 50 percent slopes	Sobrante silt loam, 15 to 30 percent slopes
Auburn extremely rocky silt loam, 3 to 70 percent slopes	Boomer very rocky loam, 3 to 30 percent slopes	Sobrante silt loam, 3 to 15 percent slopes
Auburn silt loam, 2 to 30 percent slopes	Boomer very rocky loam, 30 to 50 percent slopes	Sobrante very rocky silt loam, 3 to 30 percent slopes
Auburn very rocky silt loam, 2 to 30 percent slopes	Mixed alluvial land	

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

El Dorado County Agricultural Commission

Black Oak 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 Mills DATE: November 27, 2018

PROJECT ID: projJackson_1

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

Legend

curroads Roads BlackOak Parcels

0 100 200 300 400 500 600 700 800 900 1,000 1,200 Feet

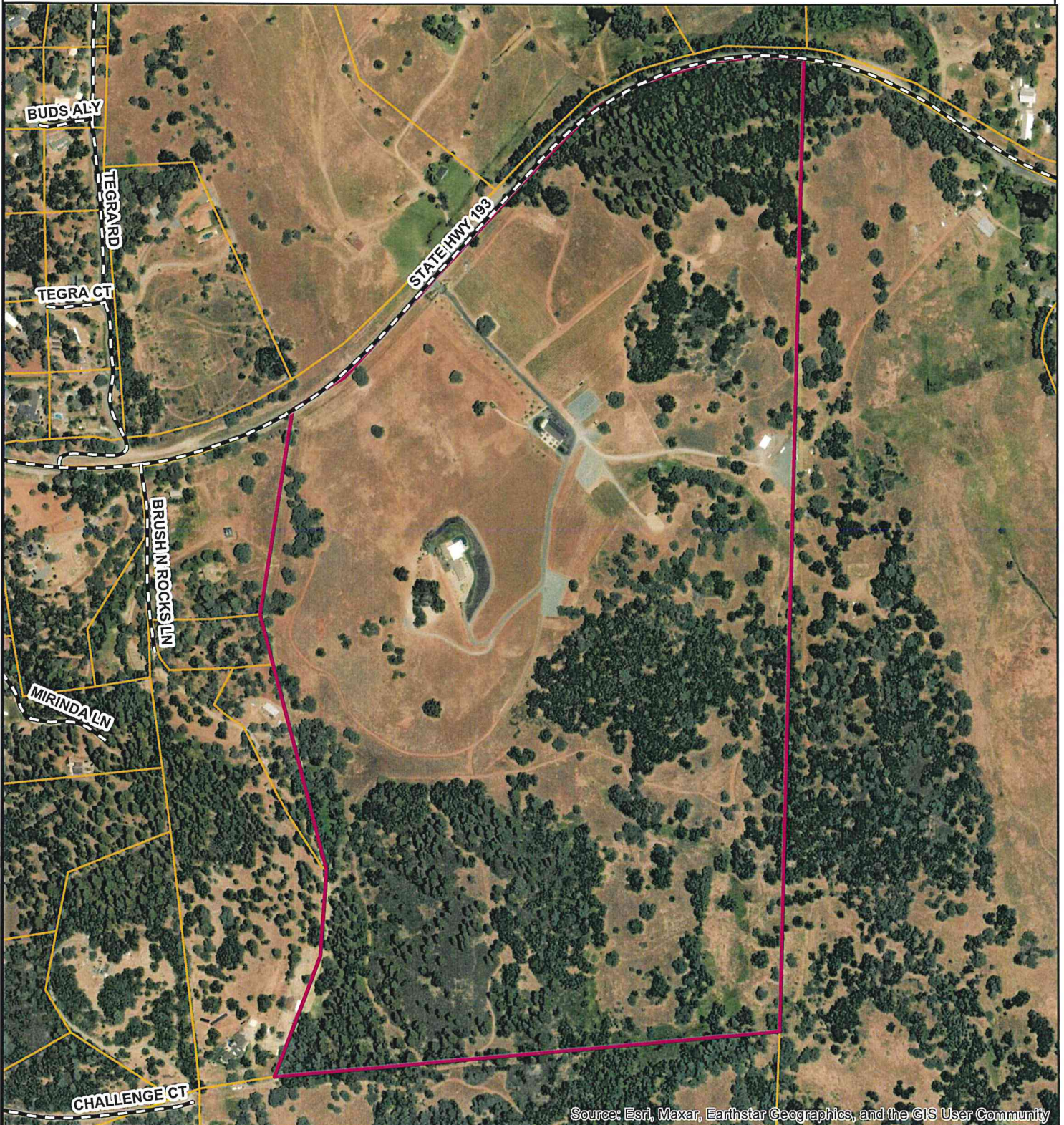
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

24-2141 A Ag Staff Report Black Oak 11 of 12

Black Oak



Source: Esri, Maxar, Earthstar Geographics, 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 Mils DATE: November 27, 2018

PROJECT ID: Jackson_a

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

Legend

Parcel Base BlackOak Roads

0 100 200 300 400 500

Feet

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



El Dorado County Agriculture