



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: September 9, 2022

To: County of El Dorado Agricultural Commissioner/Commission

From: Jon Philip Mijat, Associate Planner

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.

Please see attached application packet that includes site plans that illustrate this request.

2021 OCT 27 PM 2:4

RECEIVED
PLANNING DEPARTMENT

2021 OCT 27 PM 2:4



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone: (530) 621-5355 www.edcgov.us/Planning/

APPLICATION FOR: **CONDITIONAL/MINOR USE PERMIT** FILE # CUP21-0009

ASSESSOR'S PARCEL NO.(s) 078-240-021-000

PROJECT NAME/REQUEST: (Describe proposed use)

Microbrewery

APPLICANT/AGENT Holly's Hill Vineyards, LLC / Carrie Bendick

Mailing Address 3680 Leisure Lane Placerville CA 95667
P.O. Box or Street City State & Zip

Phone (530) 344-0227 EMAIL: Carrie@hollyhill.com

PROPERTY OWNER Tom's Holly Copper

Mailing Address 3550 Springer Rd. Placerville CA 95667
P.O. Box or Street City State & Zip

Phone (530) 391-2972 EMAIL: tandh1969@gmail.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT N/A - Existing Business

Mailing Address _____
P.O. Box or Street City State & Zip

Phone () _____ EMAIL: _____

LOCATION: The property is located on the West side of Leisure Lane
N/E/W/S street or road

2 feet/miles West of the intersection with Pleasant Valley Rd.
N/E/W/S major street or road

in the Pleasant Valley area. PROPERTY SIZE 10 acres /
acreage / square footage

X Carrie Bendick Date 10/20/21
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 10-27-2021 Fee \$ 2883 Receipt # 35253 Rec'd by [Signature] Census _____

Zoning PC-20 GPD 9L Supervisor Dist. 3 Sec _____ Tw n _____ Rng _____

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date _____

Hearing Date _____

Approved _____ Denied _____
findings and/or conditions attached

Approved _____ Denied _____
findings and/or conditions attached

APPEAL:
Approved _____ Denied _____

Executive Secretary _____

Revised 11/2017

CUP21-0009

October 27, 2021 – submitted with application
June 9, 2022 – additional information requested
June 20, 2022 – revision submitted
September 12, 2022 – revision submitted referring to barrels of beer and possible expansion

CUP 21-0009
Proposed Beer Manufacturing

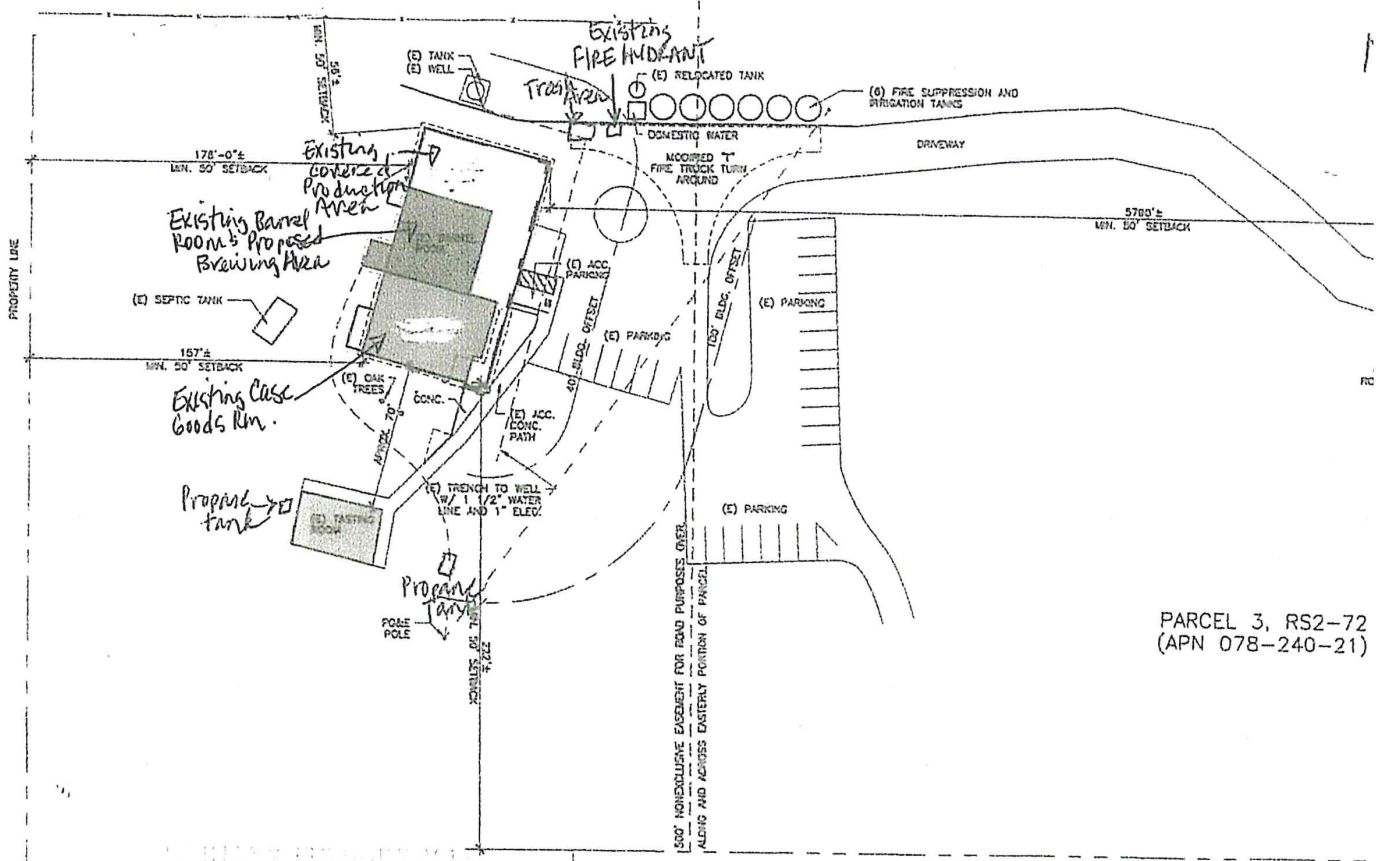
With the goal of returning tasting room traffic and sales to pre-covid numbers and to appeal to a younger demographic that will hopefully fill the void left by our aging customers, we propose to add beer manufacturing and sales to our existing winery operation.

To start, we plan to brew and sell an average of fifteen barrels (31 gallons each) of beer per year. If beer sales prove successful, we plan to phase up the production of beer not to exceed the 15,000 barrels of beer permitted under the Microbrewery use and not to exceed the space allowed by our current production facility.

The beer manufacturing will occur in the existing winery building using our existing tanks. The existing production space is 6,300 sq. feet and the area that will be used for brewing is 400 sq. feet. The sales of the beer will occur in the existing tasting room that is open daily 10am to 5pm. On site beer consumption will occur in the tasting room and picnic areas. Sales of beer for offsite consumption will consist of kegs and cans.

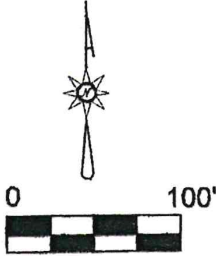
Holly's Hill Vineyards Microbrewery Exhibit E: Site Plan
 CUP 21-009
 Bldg. Site Detail (inset of larger site plan)
 (Enlarged 125%)

PARCEL 2, PM4-7
 (APN 078-250-21)



PARCEL 3, RS2-72
 (APN 078-240-21)

PROJECT: CUP 21-000
Holly's Hill



PROJECT No. 00-19

(E) 30' NON-EXCLUSIV