

# Exhibit F: Aerial Map



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

APPROVED  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**  
Project No. S04-0001-R-2  
Oakstone Vineyards  
APN: 095-080-56  
DATE September 13, 2018  
BY Roger Trout/Cmt  
EXECUTIVE SECRETARY

750 Feet

Scale: 1: 3500

18-1303 D 6 of 51



# AGRICULTURAL COMMISSION

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Placerville, CA 95667  
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(530) 626-4756 FAX  
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*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:** Oakstone Winery Revision to an Existing Conditional Use Permit  
Project File No. S04-0001-R-2

During the Agricultural Commission’s regularly scheduled meeting held on April 11, 2018 a request from Planning Services to review a revision to an existing Conditional Use Permit. This request is to modify conditions of approval to S04-0001R to remove limitations on annual case production, increase days of tasting room operation from 4 to 6, modify production hours from 9 AM to 5 PM to 8 AM to 5 PM and to reconfigure existing parking space design for more efficiency and spaces. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Limited Agriculture, 20 Acres (LA-20). No new units or parcels are proposed. The applicant’s parcel, identified by APN 095-080-56 consists of 20.818 acres and is located at 6470 Irish Acres Rd, Fair Play. (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: 095-080-56, 20.8 Acres
- Agricultural District: Yes
- Land Use Designation: RR – Rural Residential.
- Zoning: LA-20 – Limited Agricultural Lands – 20 Acres

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION  
DATE September 13, 2018  
BY Roger Lundquist  
EXECUTIVE SECRETARY

Meeting Date: April 11, 2018

Re: Oakstone Winery Revision to Existing Special Use Permit S04-0001-R-2

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- Soil Type: Choice soils
  - HgC – Holland Coarse Sandy Loam, 9 to 15 percent slopes

Discussion:

A site visit was conducted on March 29, 2018. This request is only to amend the Conditional Use Permit to remove limitations on annual case production, increase days of tasting room operation from 4 to 6, modify production hours to 8am to 5pm. and to reconfigure existing parking space design. 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 6.0 acres in size is well cared for and commercially viable.

Staff Recommendation:

*Staff recommends support of the request by the applicant for the modifications to conditional use permit S04-0001R.*

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

***It was moved by Commissioner Walker and seconded by Commissioner Neilsen to recommend APPROVAL of Staff's recommendation of the Oakstone Winery request for modifications to conditional use permit S04-0001R.***

***Motion passed:***

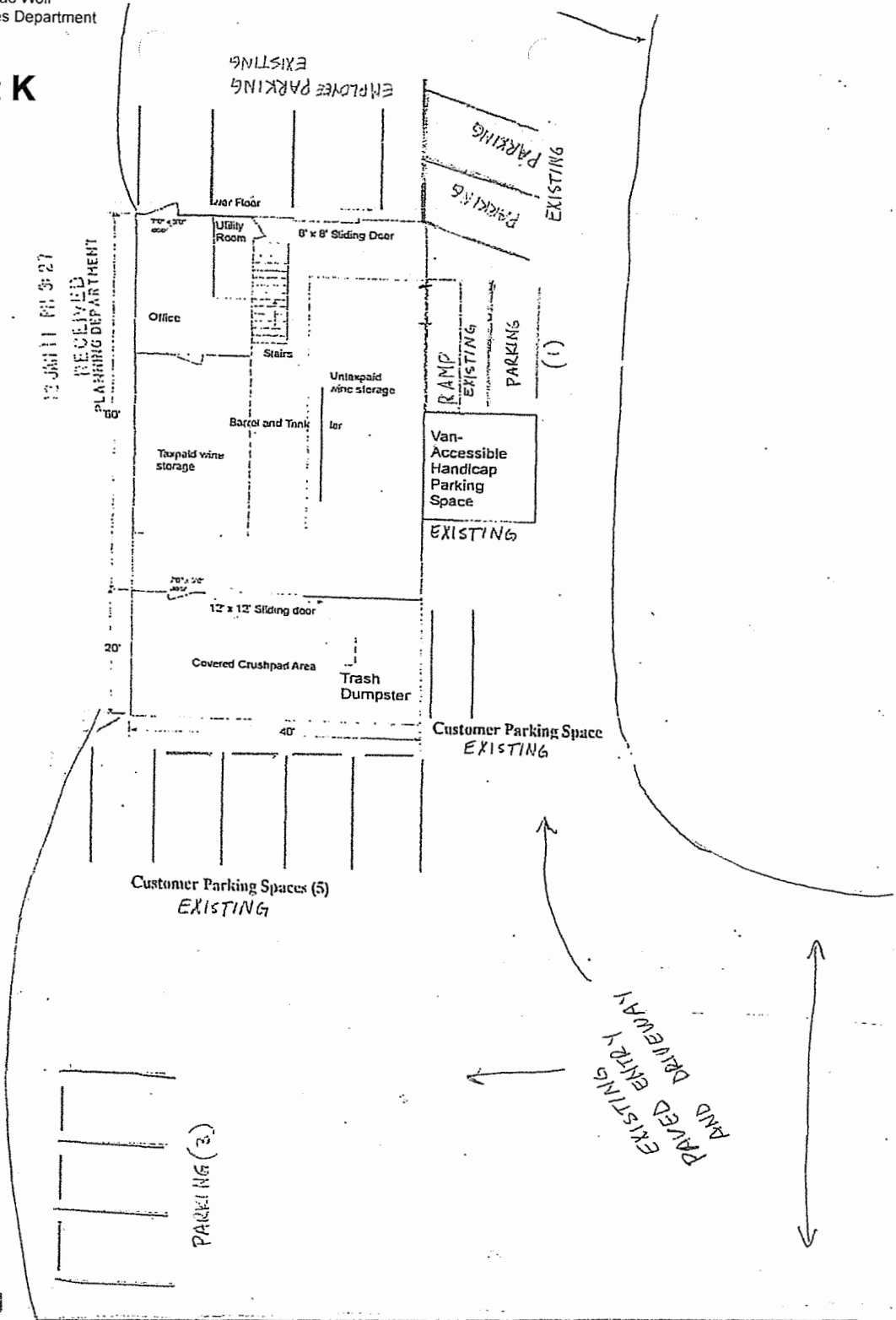
**AYES:** Walker, Neilsen, Bacchi, Draper, Boeger

**NOES:** None

**ABSENT:** Mansfield

**ABSTAIN:** Bolster

# Exhibit K



APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE September 13, 2018  
BY Roger Trout  
EXECUTIVE SECRETARY

Project No. S04-0001-R-2  
Oakstone Vineyards  
APN: 095-080-56

Not to Scale

# S 04-0001-R-2

## EXHIBIT K REVISED