



Agricultural Commission Staff Report

Date: August 3, 2017
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: S17-0008: Island Girl Wines (Jeremy and Diana Vander Velde) - APN 093-180-53

Planning Request and Project Description:

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a winery, located on a 22.6 acre parcel East of Gopher Hole Road, approximately 0.2 miles north of the intersection with Bucks Bar Road in the Somerset area.

The applicants are requesting the Approval of a Conditional Use Permit that would allow a winery with no on-site sales or tasting room to be constructed and operate in the Somerset area. Current farming/vineyard operations, which are allowed on the site by-right, would continue. The 22.6 acre site is planted with 6-acres of vineyard, and has been in operation since 2008 at an average of 18 tons a year of grape production. The property includes a residence that was built in 2012, and an existing 40x40 foot temperature controlled steel beam building with a 40x20 foot concrete pad in the front of the structure.

The project would allow the use of an existing 40x40 foot metal structure as a winery. Proposed operations are to be conducted in developed portions of the site, and no additional structures, development, or operations are proposed for the undisturbed/undeveloped portions of the site, and no agricultural land would be disturbed or removed. No public on-site sales, and no public wine tasting, special events, or general public access is proposed.

The project site is surrounded by rural uses to the east, west and north (Rural Land, RL-10). South of the site includes Community Commercial (CC) Zoned uses, however the site is currently undeveloped.

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: 093-180-53, 22.6 Acres
- Agricultural District: No
- Land Use Designation: Commercial to the south and Rural Residential on all other sides of the property.
- Zoning: LA-20 (Planned Agriculture, 20 acres); surrounding zoning designations are CC (Commercial Community) to the south and RL-10 (Rural Land, 10 acres) on all other sides of the property.
- Soil Type: Choice soils on this parcel.
 - HgD: Holland Coarse Sandy Loam, 15 to 30 percent slopes, eroded

Discussion:

A site visit was conducted on July 31, 2017. 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 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.



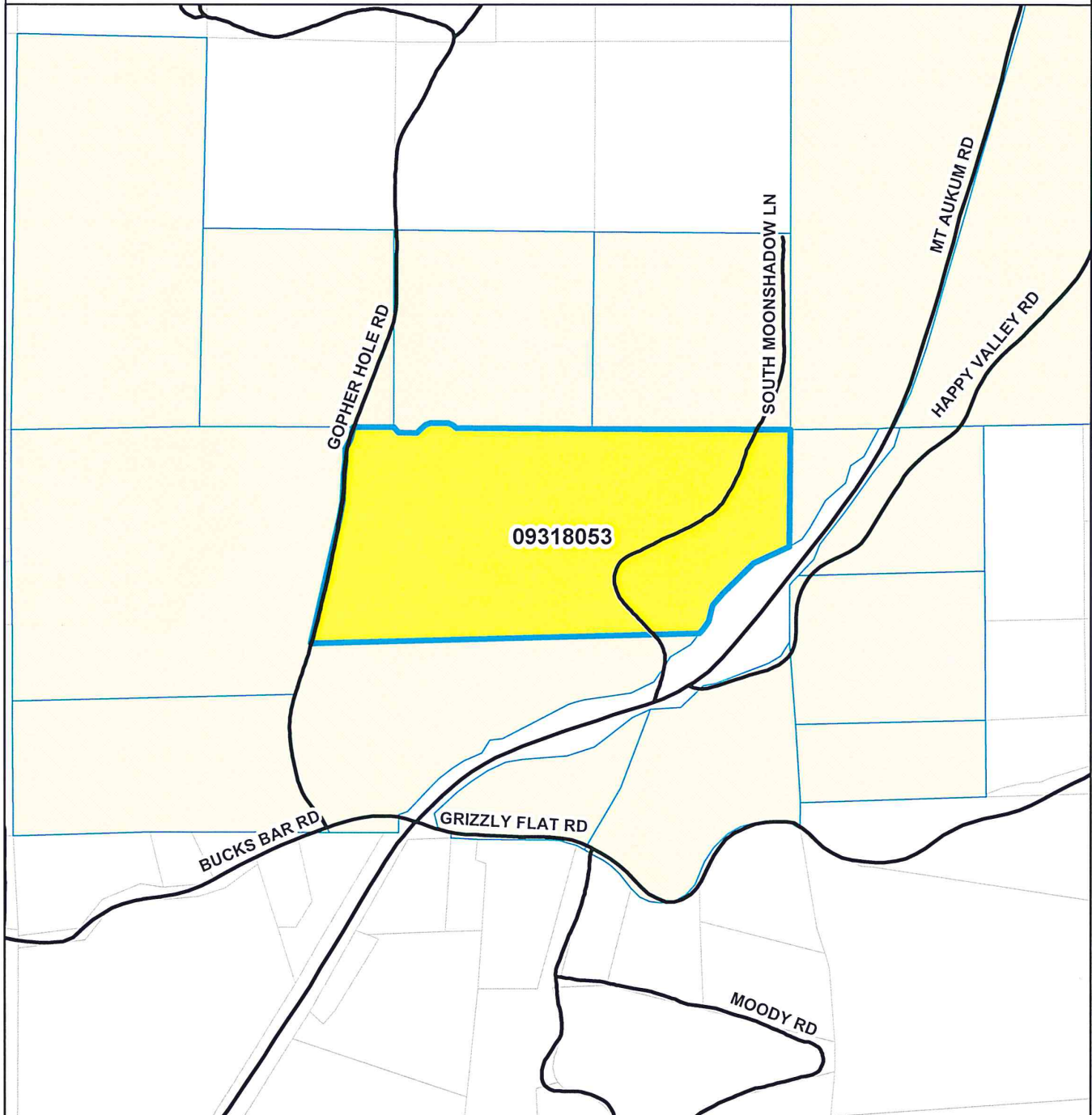
Proposed Winery Building



View of Vineyard

VANDER VELDE

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: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 00750746
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4751

Vander Velde Parcel
 Parcel Base
 Parcels Within 500ft
 Roads

0 200 400 600 Feet

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



El Dorado County Agricultural Commission

COUNTY OF EL DORADO



AGRICULTURAL COMMISSION

311 Fair Lane
Placerville, CA 95667
(530) 621-5520
(530) 626-4756
eldcag@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 **August 9, 2017**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building C Hearing Room** located at 2850 Fair Lane Court, Placerville, California.

Subject: S17-0008: Island Girl Wines (Jeremy and Diana VanderVelde-APN 093-180-53)

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Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a winery, located on a 22.6 acre parcel East of Gopher Hole Road, approximately 0.2 miles north of the intersection with Bucks Bar Road in the Somerset area. (Supervisor District 2).

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.

09318011
ANASTASIA VICTOR A TR
26309 AVENIDA LAS COLINAS
HOWEY IN THE HILLS, FL 34737

09318012
HAHN NICOLE
P O BOX 277
SOMERSET, CA 95684

09318030
MCCRADY SUSANNE M TR
1841 GOLDEN RAIN RD
WALNUT CREEK, CA 94595

09311034
PRANGLEY TODD
PO BOX 315
SOMERSET, CA 95684

09311002
SMITH CARY L
% P O BOX 1602
PLACERVILLE, CA 95667

09318009
ZELLER GLOYD D JR TR
P O BOX 64
DIAMOND SPRINGS, CA 95619

09311003
CASTILLO VANESSA
97 GRISTMIL RD
HOWELL, NJ 07731

09311035
JONES BARBER PATRICIA L
PO BOX 306
SOMERSET, CA 95684

09318003
MERHOFF DEBORAH L
P O BOX 389
SOMERSET, CA 95684

09318001
REICHMAN DAVID C & JOANNE
P O BOX 203
SOMERSET, CA 95684

09318006
STOLDT NORMAN W TR
PO BOX 183
SOMERSET, CA 95684

09311004
DICKSON NICHOLAS A
P O BOX 483
SOMERSET, CA 95684

09318052
MATTOS RICHARD FRANCIS TR
3040 GOPHER HOLE RD
PLACERVILLE, CA 95667

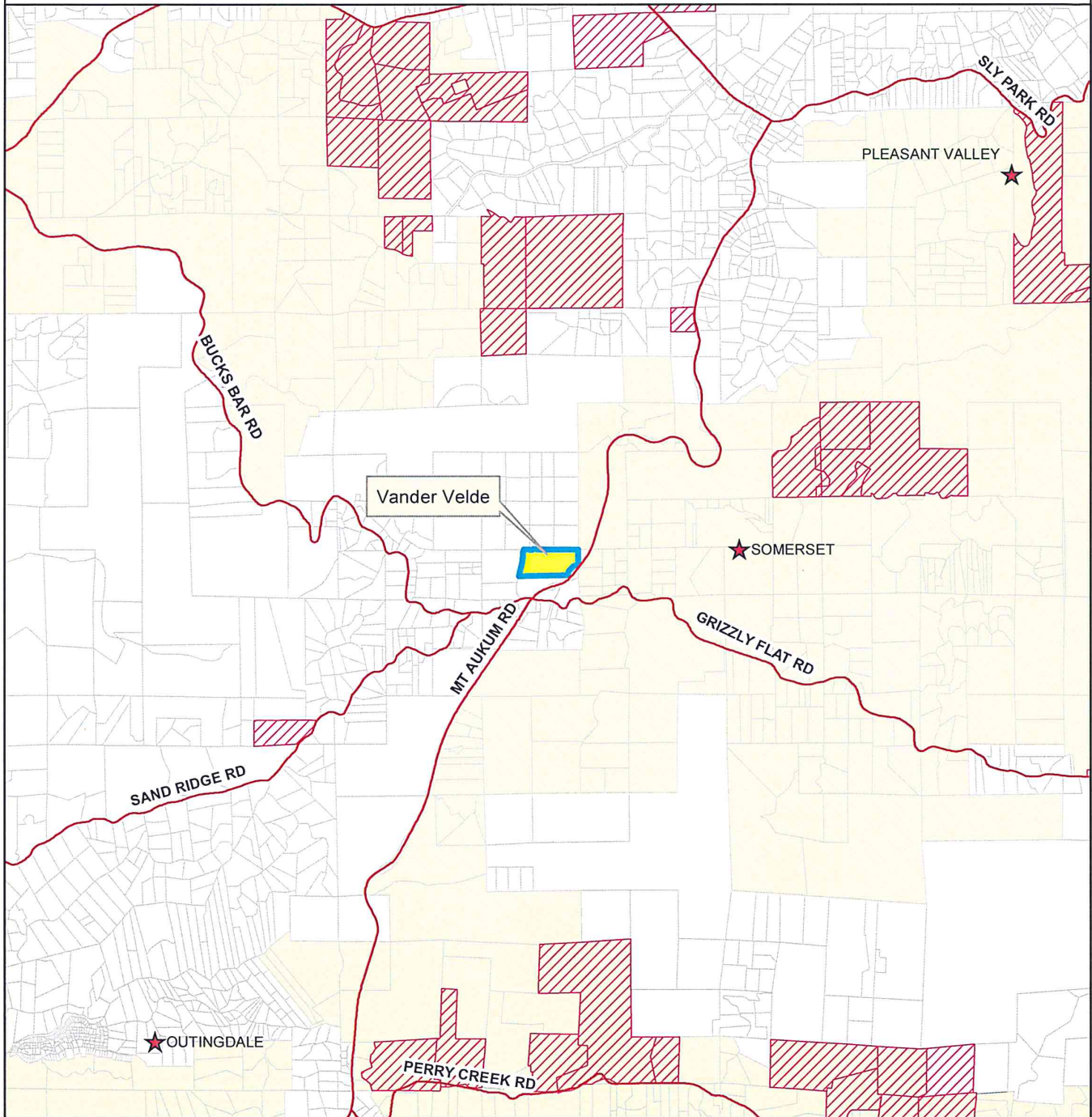
09311036
MOORE TERI L
PO BOX 1744
SOMERSET, CA 95684

09318008
RYLAND KENNETH WESLEY TR
6007 BUCKS BAR RD
PLACERVILLE, CA 95667

09318053
VANDERVELDE JEREMY JAMES
PO BOX 298
SOMERSET, CA 95684

VANDER VELDE

Proximity to Agricultural District



DISCLAIMER

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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 007507ap

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

- Vander Velde Parcel
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

0 0.5 1 1.5 Miles

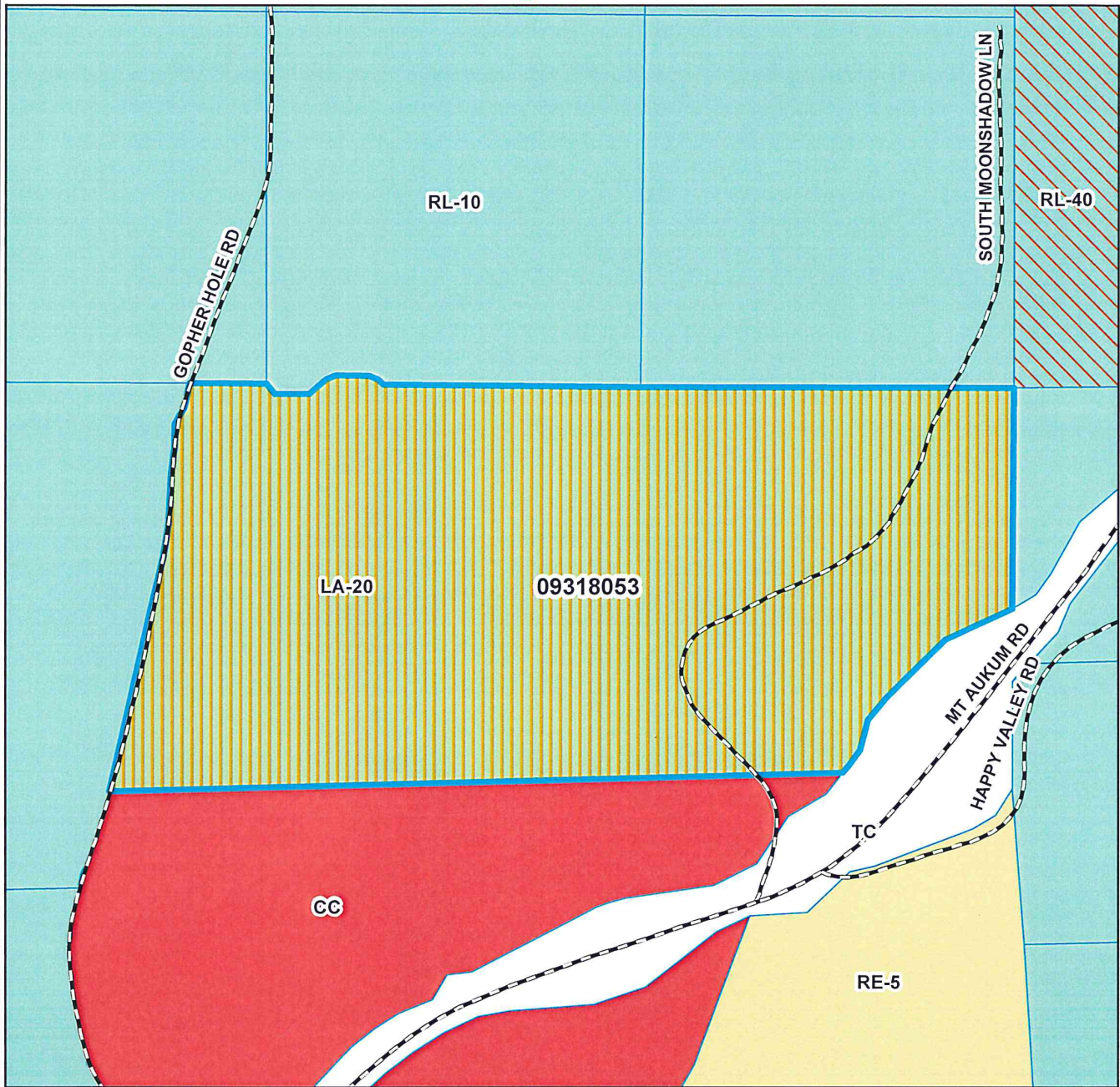
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El Dorado County Agricultural Commission

VANDER VELDE

Zoning 6-28-2017



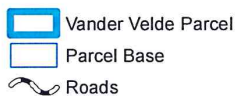
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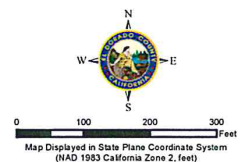
MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 00730742

EL DORADO COUNTY SURVEYOR, G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731



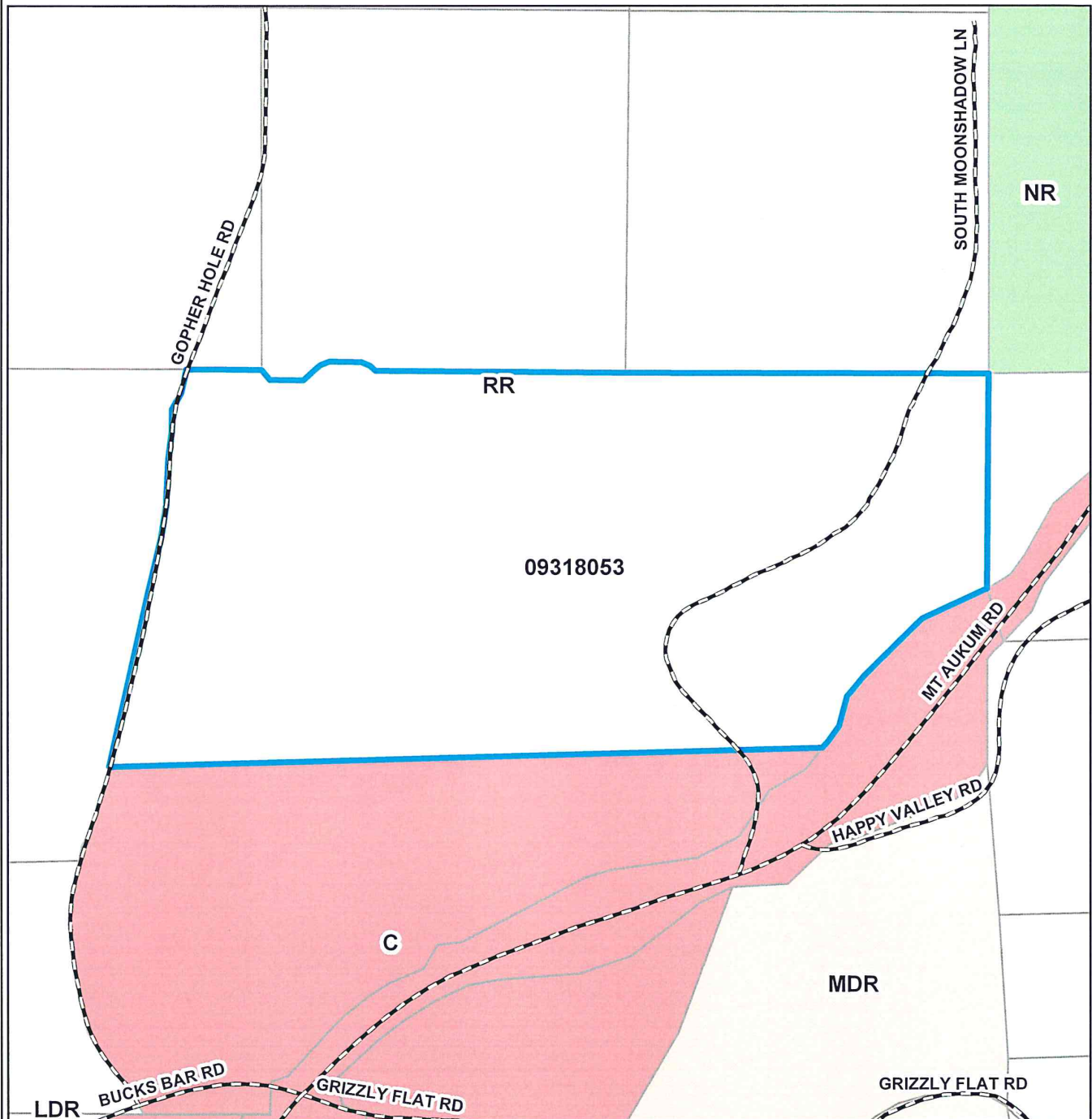
- LA-20 = Limited Agriculture 20 Acres
- CC = Commercial Community
- RE-5 = Residential Estate 5 Acres
- RL-10 = Rural Land 10 Acres
- RL-40 = Rural Land 40 Acres



El Dorado County Agricultural Commission

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Land Use 6-28-2017



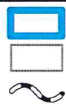
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MAP PREPARED BY: Frank Brugg DATE: July 24, 2017

PROJECT ID: 0075074L

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



Vander Velde Parcel

Parcel Base

Roads

0 100 200 300 400 Feet

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

Commercial

Medium Density Residential

Natural Resources

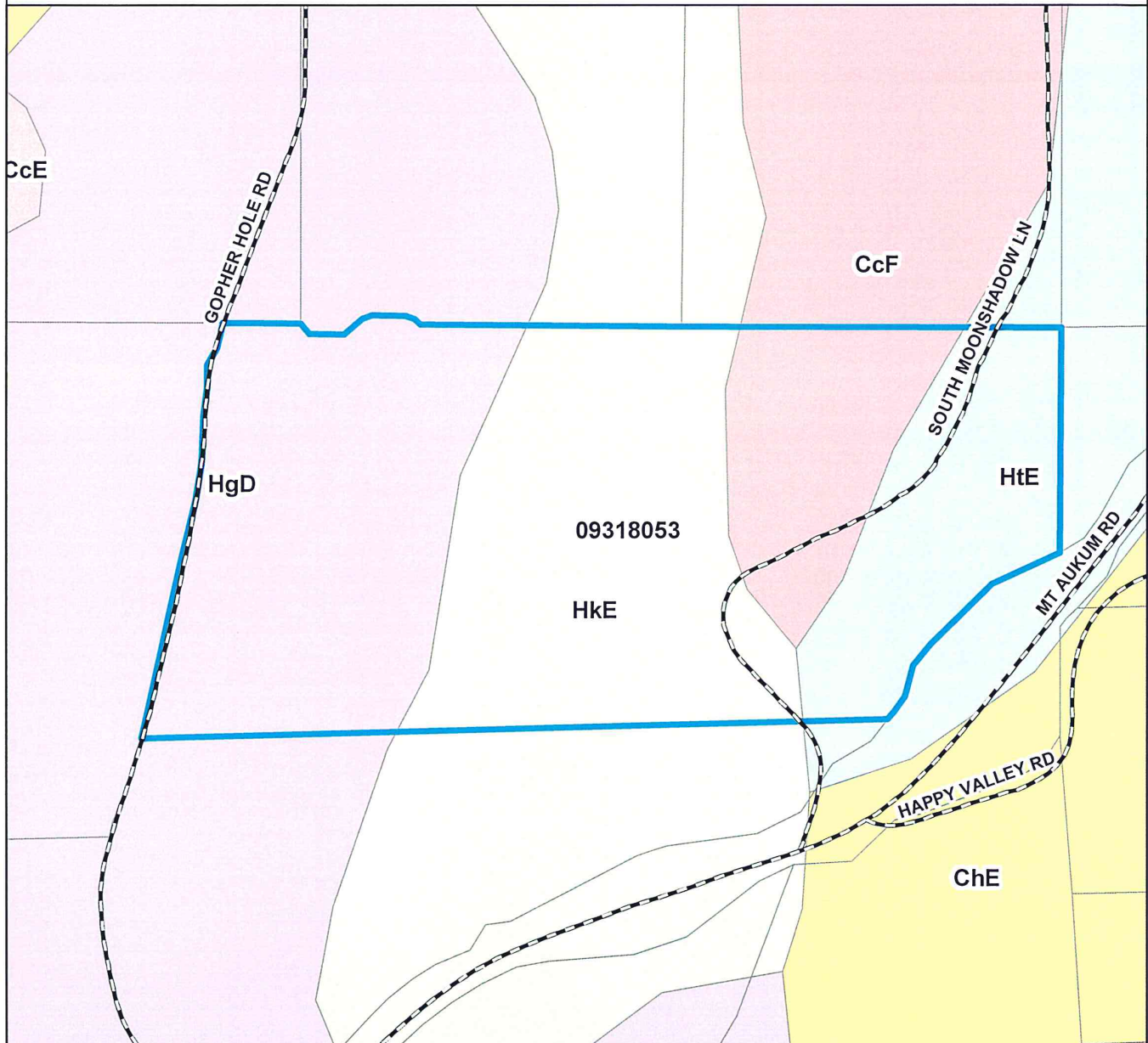
Rural Residential



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Soils



DISCLAIMER

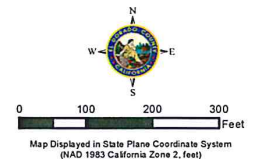
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MAP PREPARED BY: Frank Brujin DATE: July 24, 2017

PROJECT ID: 007074

EL DORADO COUNTY SURVEYOR G15, DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731

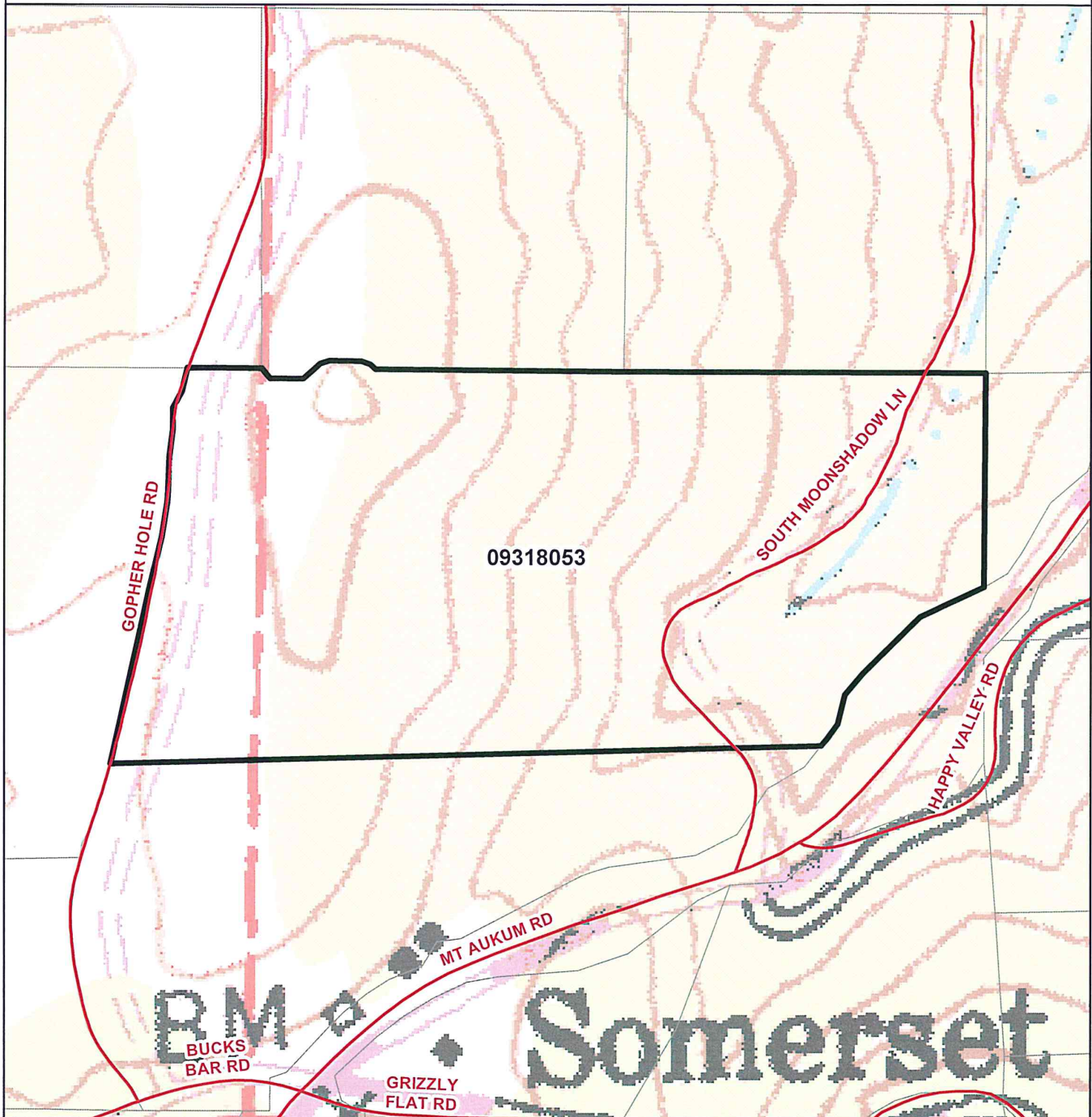
- Vander Velde Parcel
- CcE -CHAIX VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
- CcF -CHAIX VERY ROCKY COARSE SANDY LOAM, 50 TO 70 PERCENT SLOPES
- ChE -CHAWANAKEE VERY ROCKY COARSE SANDY LOAM, 9 TO 50 PERCENT SLOPES
- HgD -HOLLAND COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES
- HkE -HOLLAND VERY ROCKY COARSE SANDY LOAM, 15 TO 50 PERCENT SLOPES
- HtE -HOTAW VERY ROCKY COARSE SANDY LOAM, 15 TO 50 PERCENT SLOPES
- Parcel Base
- Roads



El Dorado County Agricultural Commission

VANDER VELDE

Topography



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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 00750741

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

Legend

Vander Velde Parcel Parcels Roads

0 100 200 300 400
Feet

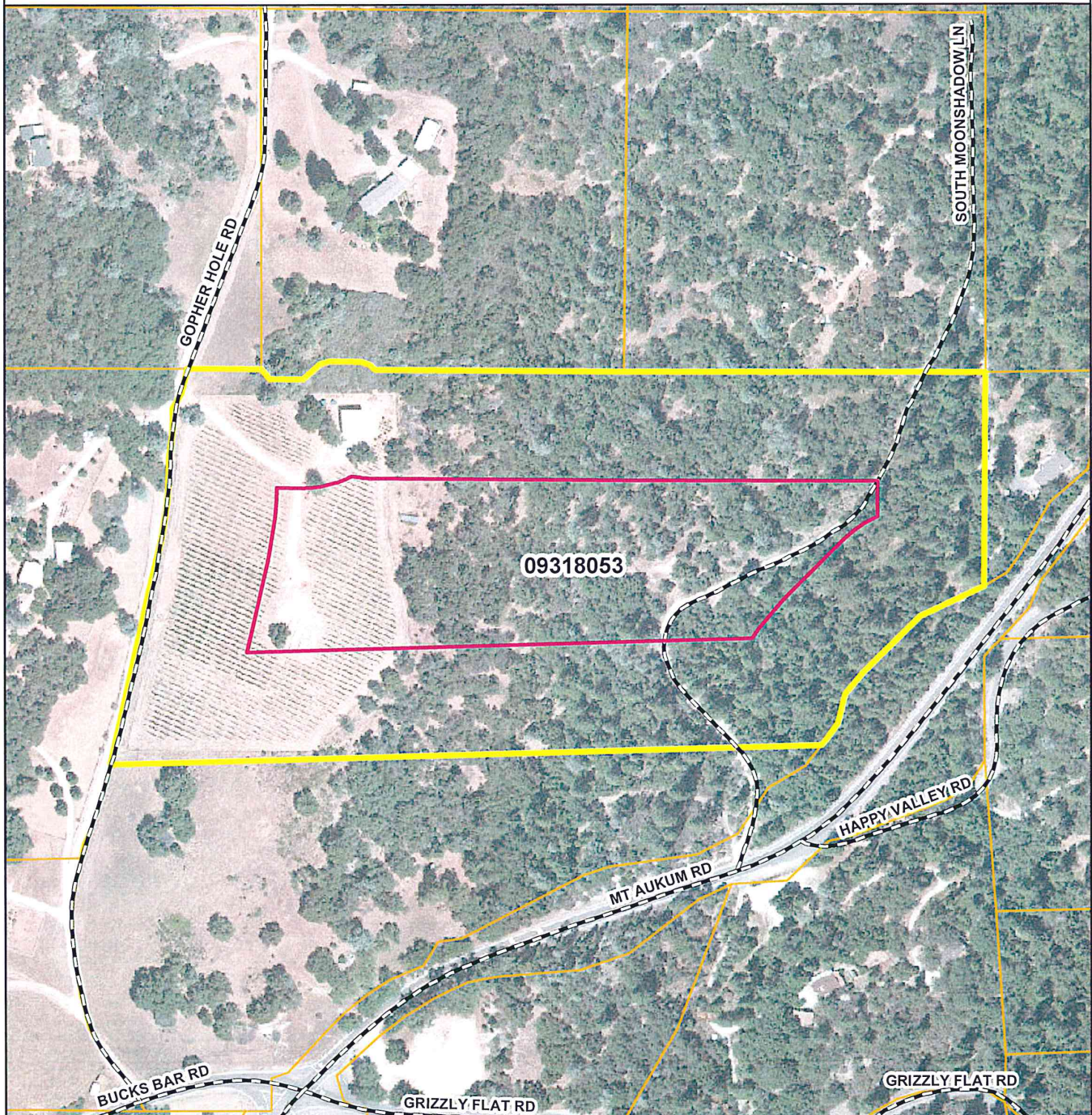
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El Dorado County Agricultural Commission

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Aerials: 2011



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MAP PREPARED BY: Frank Bruijn DATE: July 24, 2017

PROJECT ID: 007074a

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

Legend

- Vander Velde Parcel
- Parcel Base
- 200ft Setback
-  Roads

0 100 200 300 400 Feet

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



El Dorado County Agricultural Commission