



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.



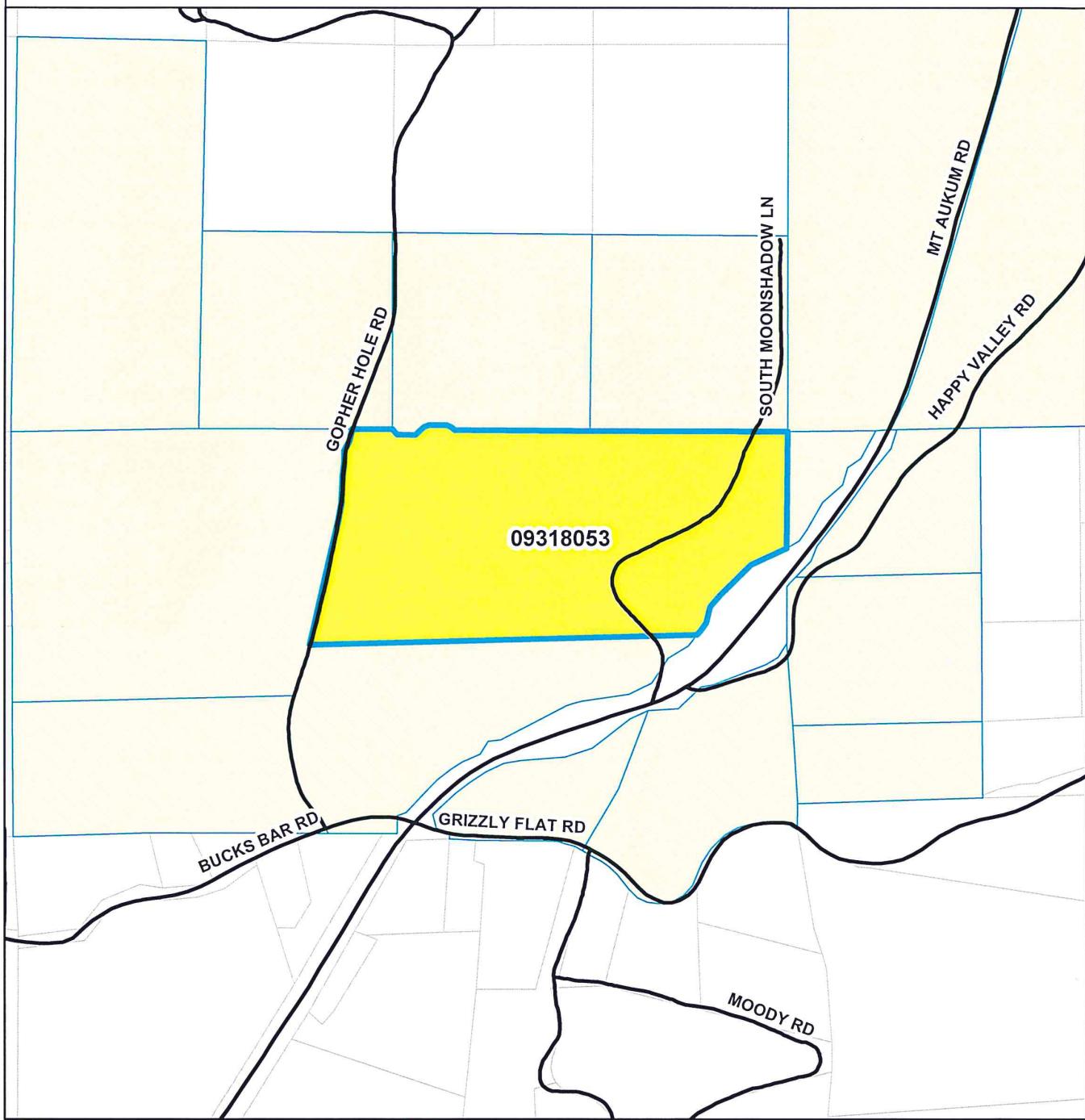
Proposed Winery Building



View of Vineyard

VANDER VELDE

Notification



DISCLAIMER

THE 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 Brugn DATE: July 24, 2017

PROJECT ID: 00719074a
EL DORADO COUNTY SURVEYOR G.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-8731

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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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.

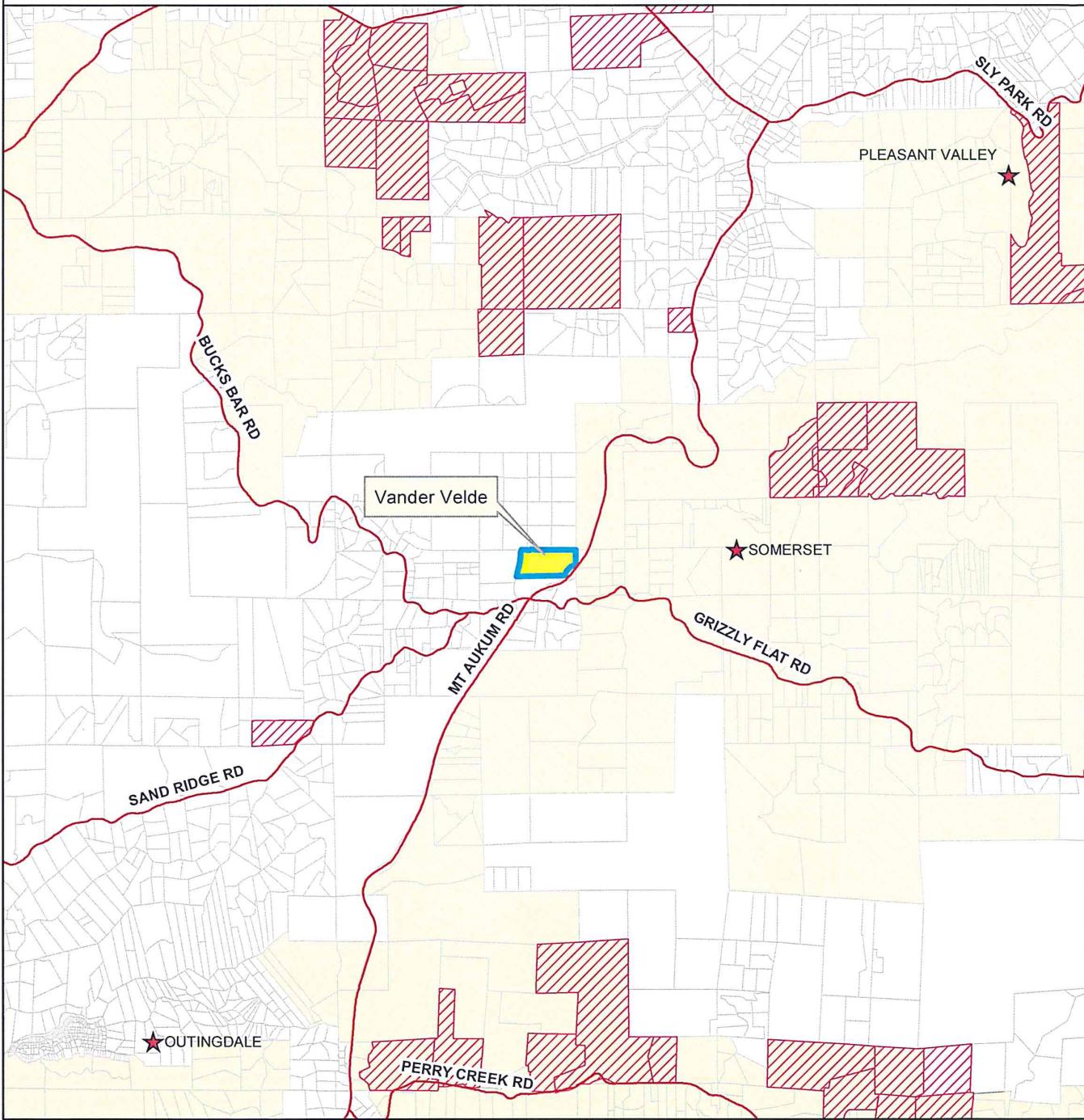
If you wish to view the meeting agenda in its entirety, please go to following website: <https://eldorado.legistar.com/Calendar.aspx> The agenda is also posted in the lobby of the Bethell-Delfino Agriculture Building located at 311 Fair Lane, Placerville, California. A copy of the project's submitted 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	09311003 CASTILLO VANESSA 97 GRISTMIL RD HOWELL, NJ 07731	09311004 DICKSON NICHOLAS A P O BOX 483 SOMERSET, CA 95684
09318012 HAHN NICOLE P O BOX 277 SOMERSET, CA 95684	09311035 JONES BARBER PATRICIA L PO BOX 306 SOMERSET, CA 95684	09318052 MATTOS RICHARD FRANCIS TR 3040 GOPHER HOLE RD PLACERVILLE, CA 95667
09318030 MCCRADY SUSANNE M TR 1841 GOLDEN RAIN RD WALNUT CREEK, CA 94595	09318003 MERHOFF DEBORAH L P O BOX 389 SOMERSET, CA 95684	09311036 MOORE TERI L PO BOX 1744 SOMERSET, CA 95684
09311034 PRANGLEY TODD PO BOX 315 SOMERSET, CA 95684	09318001 REICHMAN DAVID C & JOANNE P O BOX 203 SOMERSET, CA 95684	09318008 RYLAND KENNETH WESLEY TR 6007 BUCKS BAR RD PLACERVILLE, CA 95667
09311002 SMITH CARY L % P O BOX 1602 PLACERVILLE, CA 95667	09318006 STOLDT NORMAN W TR PO BOX 183 SOMERSET, CA 95684	09318053 VANDERVELDE JEREMY JAMES PO BOX 298 SOMERSET, CA 95684
09318009 ZELLER GLOYD D JR TR P O BOX 64 DIAMOND SPRINGS, CA 95619		

VANDER VELDE

Proximity to Agricultural District



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

PROJECT ID: 0073074p

EL DORADO COUNTY SURVEYOR G.S. DIVISION
PHONE (530) 621-6711 FAX (530) 626-8731

 Vander Velde Parcel Parcel Base

 Ag District

 Ag Preserves

 Major Roads

0 0.5 1 1.5 Miles

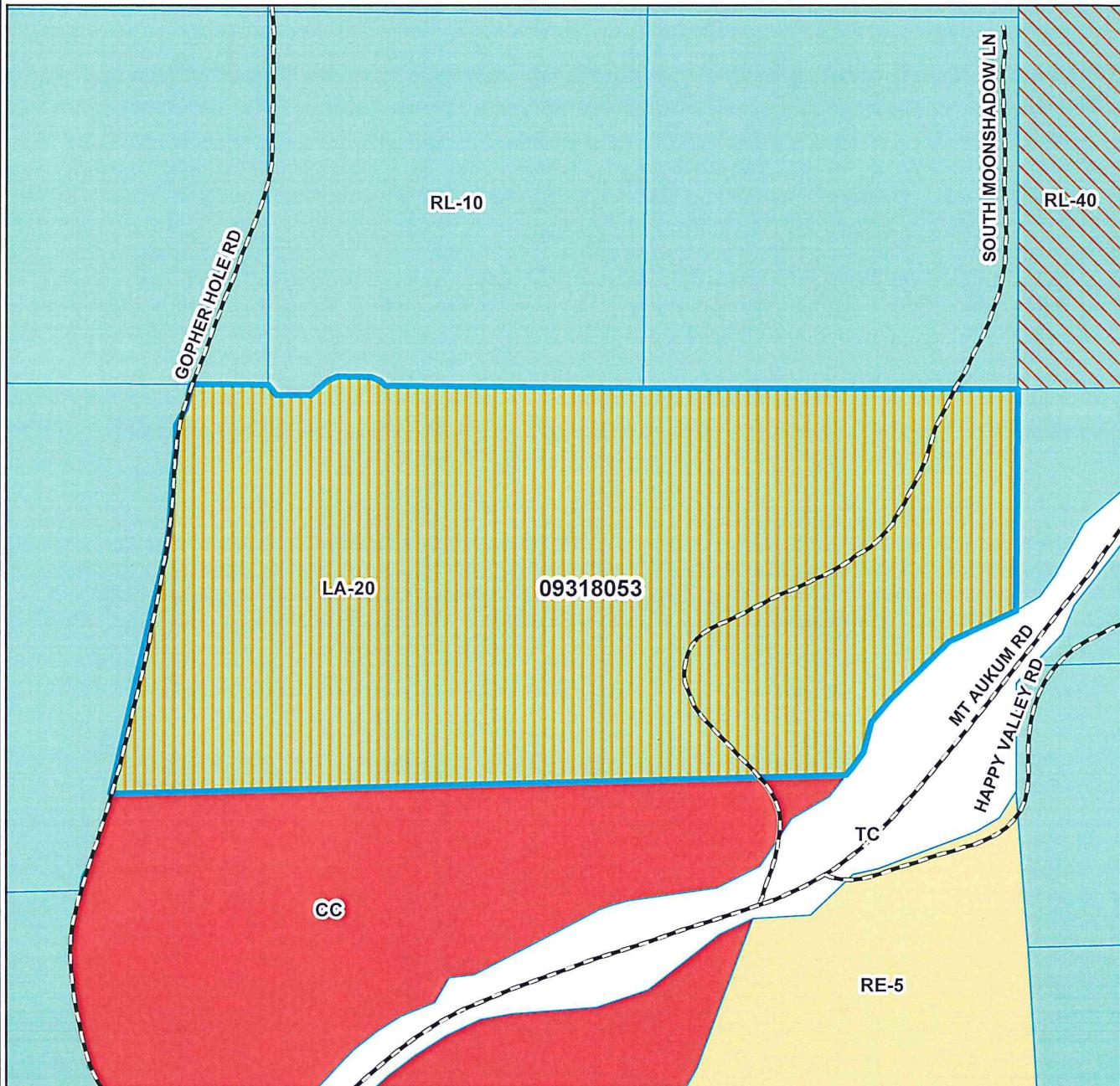
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

VANDER VELDE

Zoning 6-28-2017



DISCLAIMER

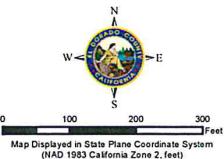
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MAP PREPARED BY: Frank Bruijne DATE: July 24, 2017

PROJECT ID: 00730742

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

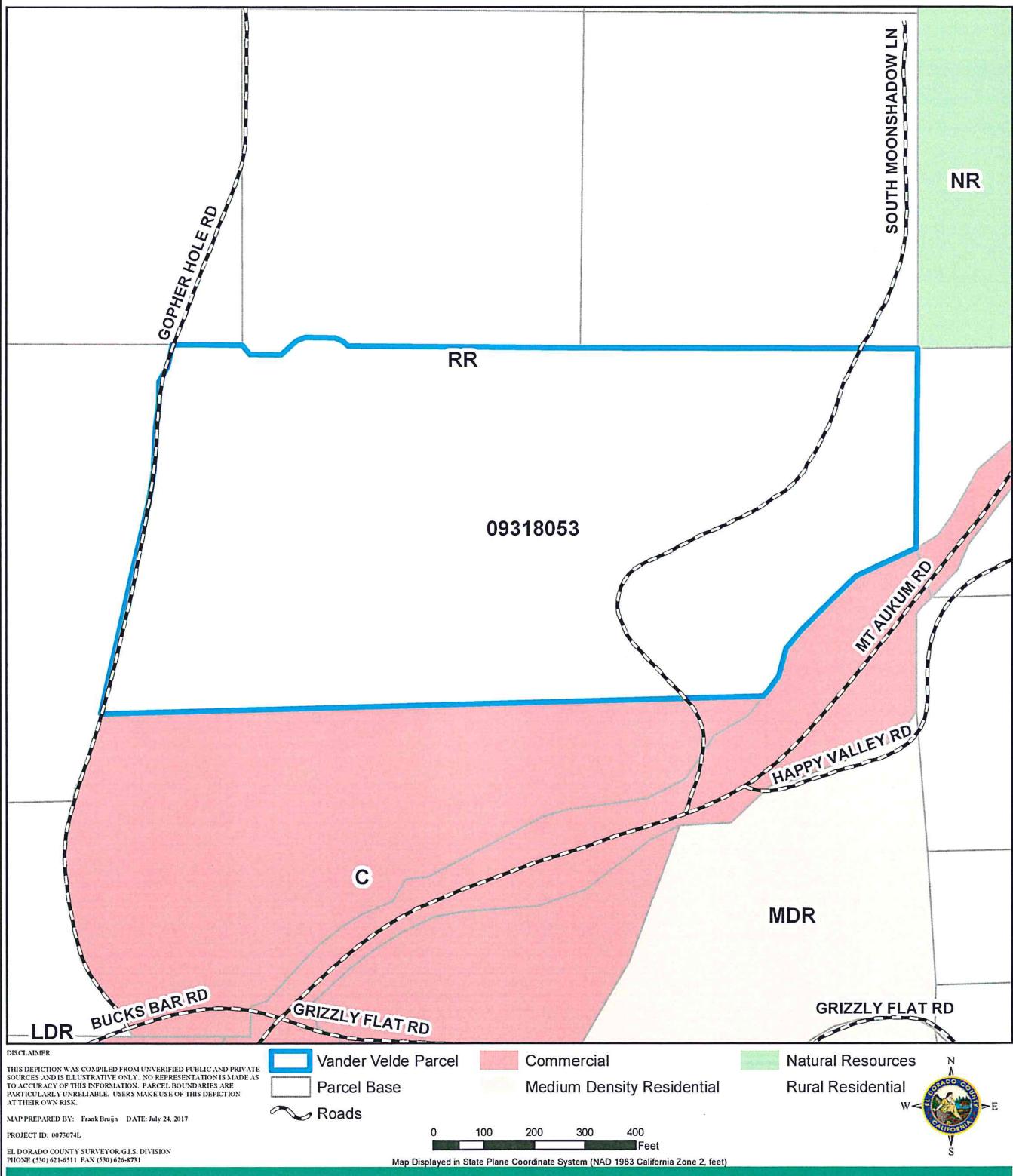
- | | |
|---------------------|--------------------------------------|
| Vander Velde Parcel | LA-20 = Limited Agriculture 20 Acres |
| Parcel Base | CC = Commercial Community |
| Roads | RE-5 = Residential Estate 5 Acres |
| | RL-10 = Rural Land 10 Acres |
| | RL-40 = Rural Land 40 Acres |



El Dorado County Agricultural Commission

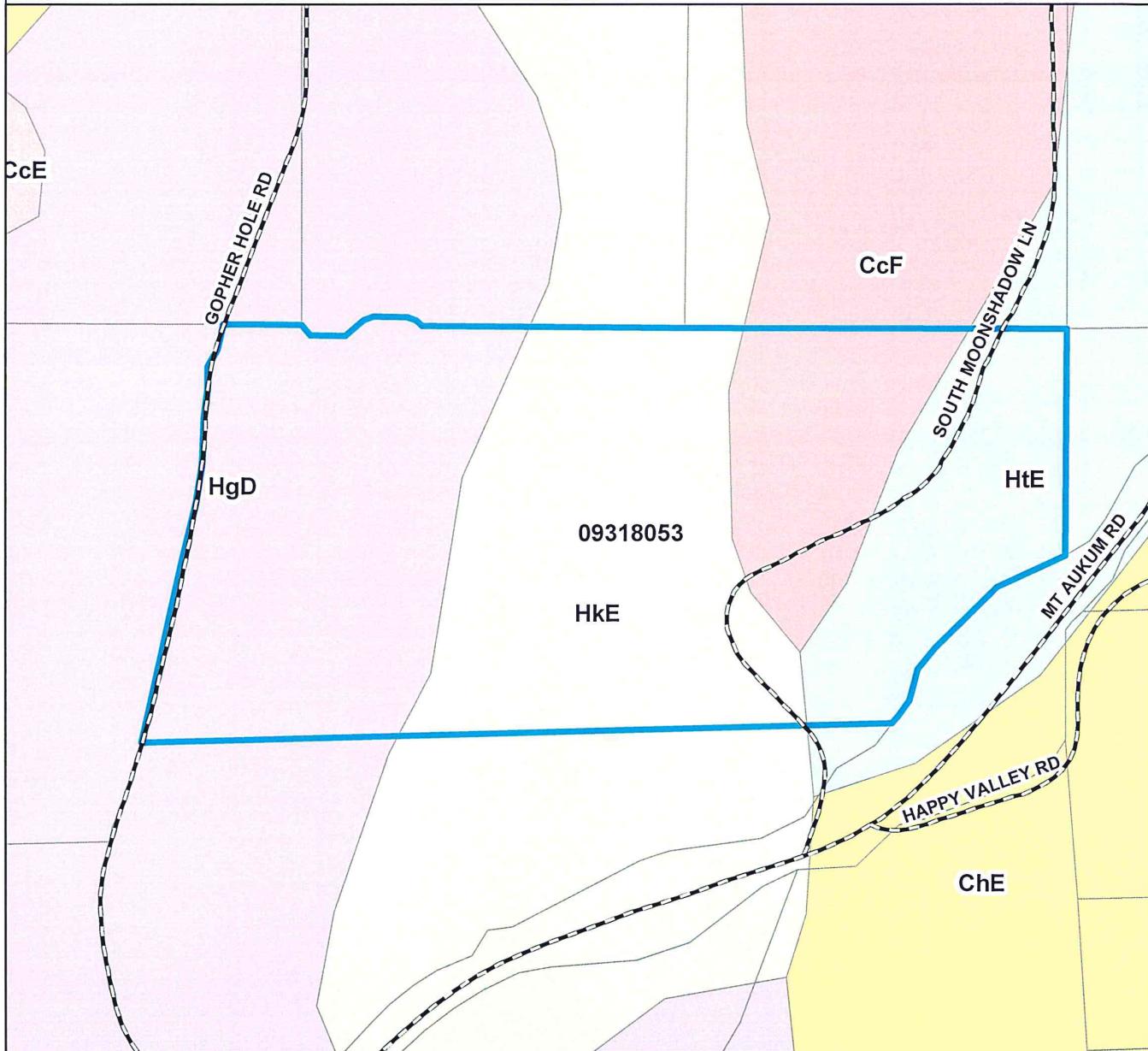
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Land Use 6-28-2017



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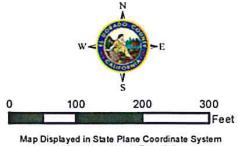
Soils



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



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

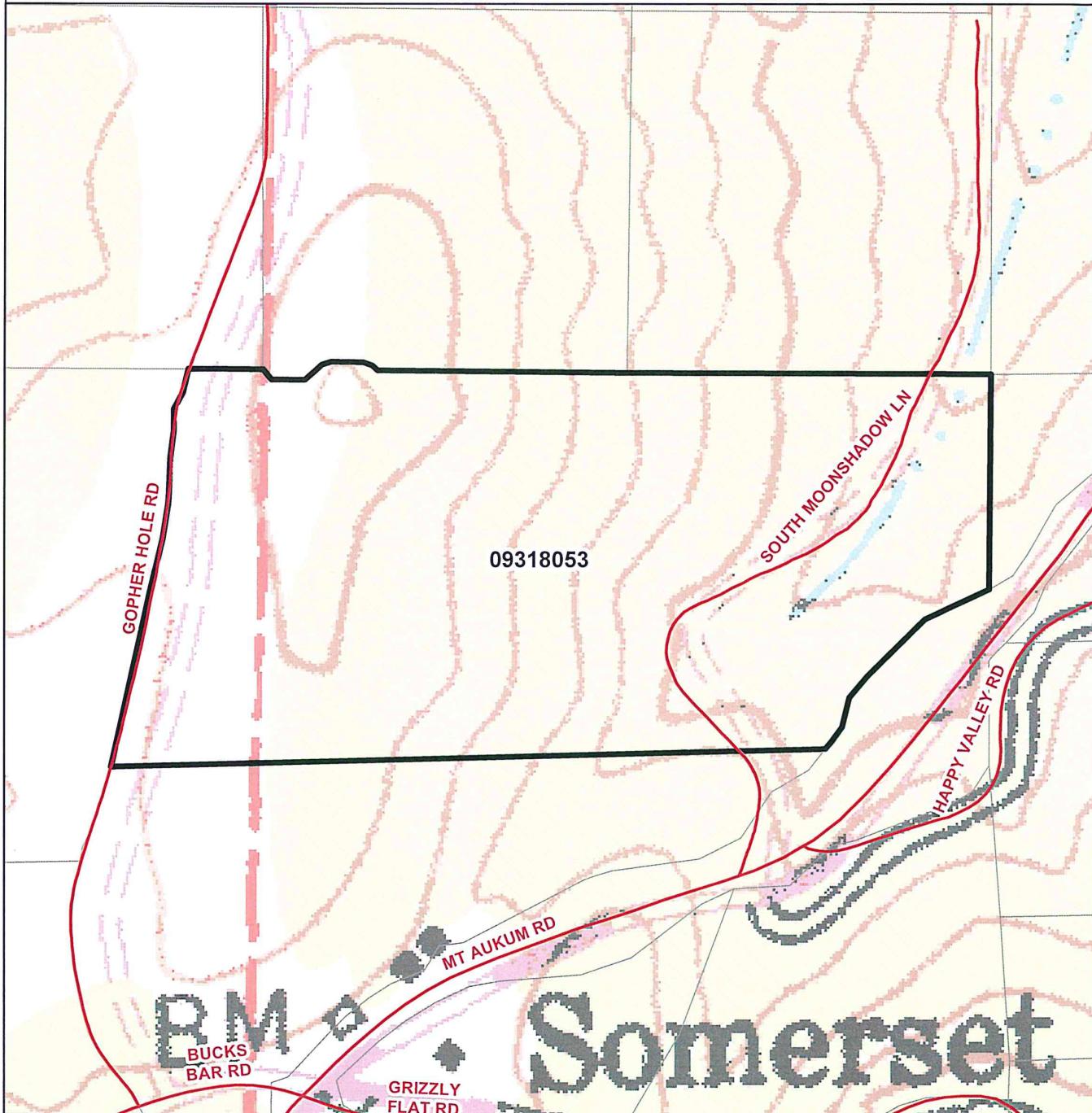
PROJECT ID: 09318053

EL DORADO COUNTY SURVEYOR G.L.S. DIVISION
PHONE (530) 621-4511 FAX (530) 626-4731

El Dorado County Agricultural Commission

VANDER VELDE

Topography



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

PROJECT ID: 00736074

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

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

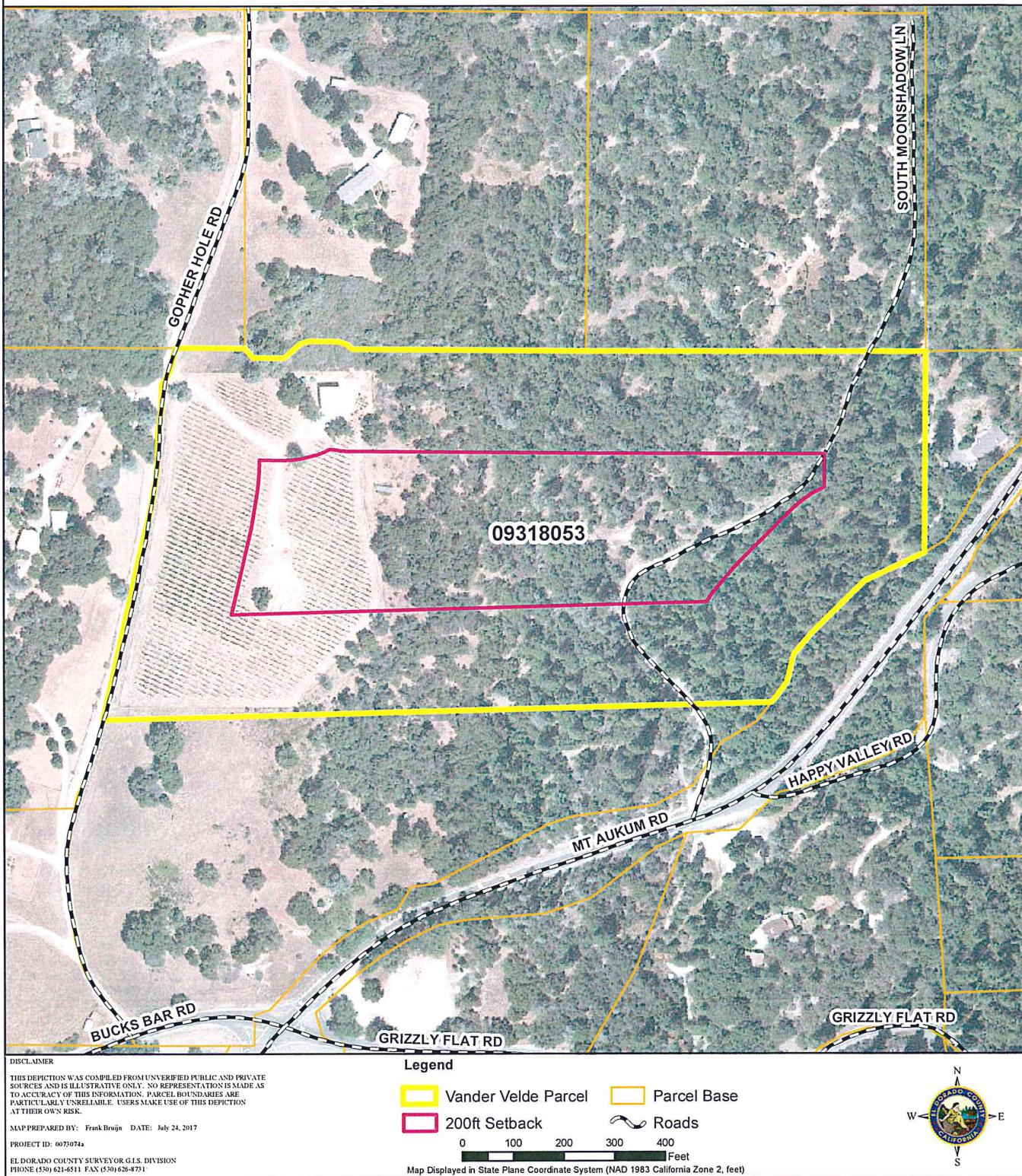
0 100 200 300 400 Feet



El Dorado County Agricultural Commission

VANDER VELDE

Aerials: 2011



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