

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of:

June 28, 2018

Staff:

Emma Carrico

CONDITIONAL USE PERMIT

FILE NUMBER: S17-0021/Pecota Vineyard

APPLICANT: Jeff & Renee Pecota

OWNER: Jeff & Renee Pecota

REQUEST: Conditional Use Permit request to allow operation of a microwinery with no on-site sales or tasting room.

LOCATION: West side of North Shingle Road, approximately 3.1 miles north of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District 4. (Exhibit A)

APN: 069-200-32 (Exhibit B)

ACREAGE: 5 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

ZONING: Residential Estate minimum of Acres (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to 15303(c) of the CEQA Guidelines (new construction or conversion of small structures)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the project is Categorically Exempt pursuant to California Environmental Quality Act Section 15303(c); and
2. Approve Conditional Use Permit S17-0021 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow a microwinery with no on-site sales or tasting room to operate in existing facilities located on the project site in the Shingle Springs area. Micro-wineries are a conditionally allowed use in the Residential Estate Zone. Staff has determined that the proposed project is consistent with the El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT INFORMATION

Site Description: The project site is located on the west side of North Shingle Road, approximately 3.1 miles north of the intersection with Ponderosa Road, in the Shingle Springs area. It is surrounded by residential land uses to the north, south, east, and west (RE-5). The parcel lies at approximately 1,160 feet above mean sea level. The vineyard is approximately 2 acres and was planted in 2012. Current improvements on the property include a residence that was built in 1991 served by on site well and septic, and a garage and storage building built in 2017 that will be used as the winery and processing facility. The northern portion of the site consists largely of active agricultural vineyard operations with the residential dwelling located to the north of the vineyard operations. A private driveway provides access to the parcel from Running Deer Road.

Project Description: The project would allow the use of 760 square feet of an existing 2,106 square foot garage and storage structure as a winery. Current farming/vineyard operations, which are allowed on the site by-right, would continue. Per zoning ordinance code 130.40.400 the capacity of the micro-winery shall not exceed 250 cases (595 gallons) for each acre of wine grapes grown on the lot, thus permitting up to 500 cases or 1,190 gallons from the two existing acres of wine grapes. The applicant proposes a production level of 700 gallons/400 cases of wine per year.

The use permit would add the manufacture of wine on site, which would include grape crush, fermentation, and bottling. A manually operated basket press would be used for pressing, and fermentation/storage is done in Oak barrels. A residential-use air conditioning unit is used for temperature control.

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. All agricultural and processing operations are done by applicant. All entrances have

locks and the site is secure with the entire vineyard being fenced. No signs are proposed as part of the project.

No public on-site sales, and no public wine tasting, special events, or general public access is proposed. Wines sales are to be direct to consumer through digital channels (online sales).

ENVIRONMENTAL REVIEW

The project has been found to be Categorically Exempt from the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15303(c) (Conversion of Small Structures), which allows the conversion of existing small structures from one use to another for structures not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE). The filing of the NOE is optional; however, not filing the NOE extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

CONSISTENCY

As discussed in the findings section below, the project conforms with General Plan policies regarding land use compatibility, site adequacy, and agriculture promotion, as well as all Zoning Ordinance provisions including consistency with applicable development standards.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Location Map
Exhibit B.....	Assessor's Plat Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Site Plan
Exhibit F.....	Building Plans
Exhibit G.....	Fire Flow Determination