



Agricultural Commission Staff Report

Date: February 7, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **Pecota Conditional Use Permit
Project File No. S17-0021**

Planning Request and Project Description:

Planning Services is processing the attached application for a new Conditional Use Permit and requests the project be placed on the Agricultural Commission's Agenda. The applicants are requesting the following:

S17-0021 is based on the following project description: Conditional Use Permit for a 5 acre parcel, APN 069-200-32. The parcel has a General Plan designation of Low Density Residential (LDR) and a zoning designation of Residential Estates Five-Acre (RE-5). The conditional use permit proposes the operation of a new microwinery within an existing structure. The project site is located on the west side of North Shingle Road, 3.1 miles north of the intersection with Ponderosa Road in the Shingle Springs area. (District IV)

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: 069-200-32, 5.00 Acres
- Agricultural District: No
- Land Use Designation: LDR – Low Density Residential.
- Zoning: RE-5 – Residential Estate 5 Acres
- Soil Type: Choice soils on this parcel.
 - SuC: Sobrante Silt Loam, 3 to 15 percent slopes

Discussion:

A site visit was conducted on January 11, 2018. 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 2.5 acres in size 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





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 **February 14, 2018**. This meeting is a public hearing that will begin at **6:30 pm** in the **Building A Board of Supervisors Hearing Room** 330 Fair Lane, Placerville, California.

RE: **Pecota Conditional Use Permit S17-0021**

Planning Services is requesting review for a new Conditional Use Permit for a 5 acre parcel, APN 069-200-32. The parcel has a General Plan designation of Low Density Residential (LDR) and a zoning designation of Residential Estates Ten-Acre (RE-10). The conditional use permit proposes the operation of a new microwinery within an existing structure. The project site is located on the west side of North Shingle Road, 3.1 miles north of the intersection with Ponderosa Road in the Shingle Springs area. (District IV)

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.



5160®

06920033
BORBA JOHN TR
2580 RUNNING DEER RD
SHINGLE SPRINGS, CA 95682

06920020
GARRISON EARLINE H TR
2545 N SHINGLE RD
SHINGLE SPRINGS, CA 95682

06917116
LUCAS GREGORY A
2571 DEER BRUSH LN
SHINGLE SPRINGS, CA 95682

06922009
PARKER DARRELL E & JO LEA
4040 HIDDEN LN
SHINGLE SPRINGS, CA 95682

06917113
PESCHEL COLLEEN JACINTA TR
2541 DEER BRUSH LN
SHINGLE SPRINGS, CA 95682

06922019
RICHARDSON RONALD B
3981 ROCK HILL RD
SHINGLE SPRINGS, CA 95682

06922010
WELLS JANET P
PO BOX 1689
SHINGLE SPRINGS, CA 95682

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

06922005
BRENNAN TERRY
2541 PEPPER LN
SHINGLE SPRINGS, CA 95682

06920021
GARRISON EARLINE H TR
2545 N SHINGLE RD
SHINGLE SPRINGS, CA 95682

06920041
MACAULEY RICHARD D
2500 RUNNING DEER RD
SHINGLE SPRINGS, CA 95682

06920042
PECOTA BETTY M TR
2430 RUNNING DEER RD
SHINGLE SPRINGS, CA 95682

06922001
PINGREE FREDRICK GEORGE
2480 PEPPER LN
SHINGLE SPRINGS, CA 95682

06920029
TRAPASSO JOSEPH A JR
2520 RUNNING DEER RD
SHINGLE SPRINGS, CA 95682

Go to avery.com/templates !
Use Avery Template 5160 !

06922003
ENRIGHT DANIEL R
2501 PEPPER LN
SHINGLE SPRINGS, CA 95682

06920022
GARRISON EARLINE H TR
2545 N SHINGLE RD
SHINGLE SPRINGS, CA 95682

06922020
MEAGHER BRIAN
3941 ROCK HILL RD
SHINGLE SPRINGS, CA 95682

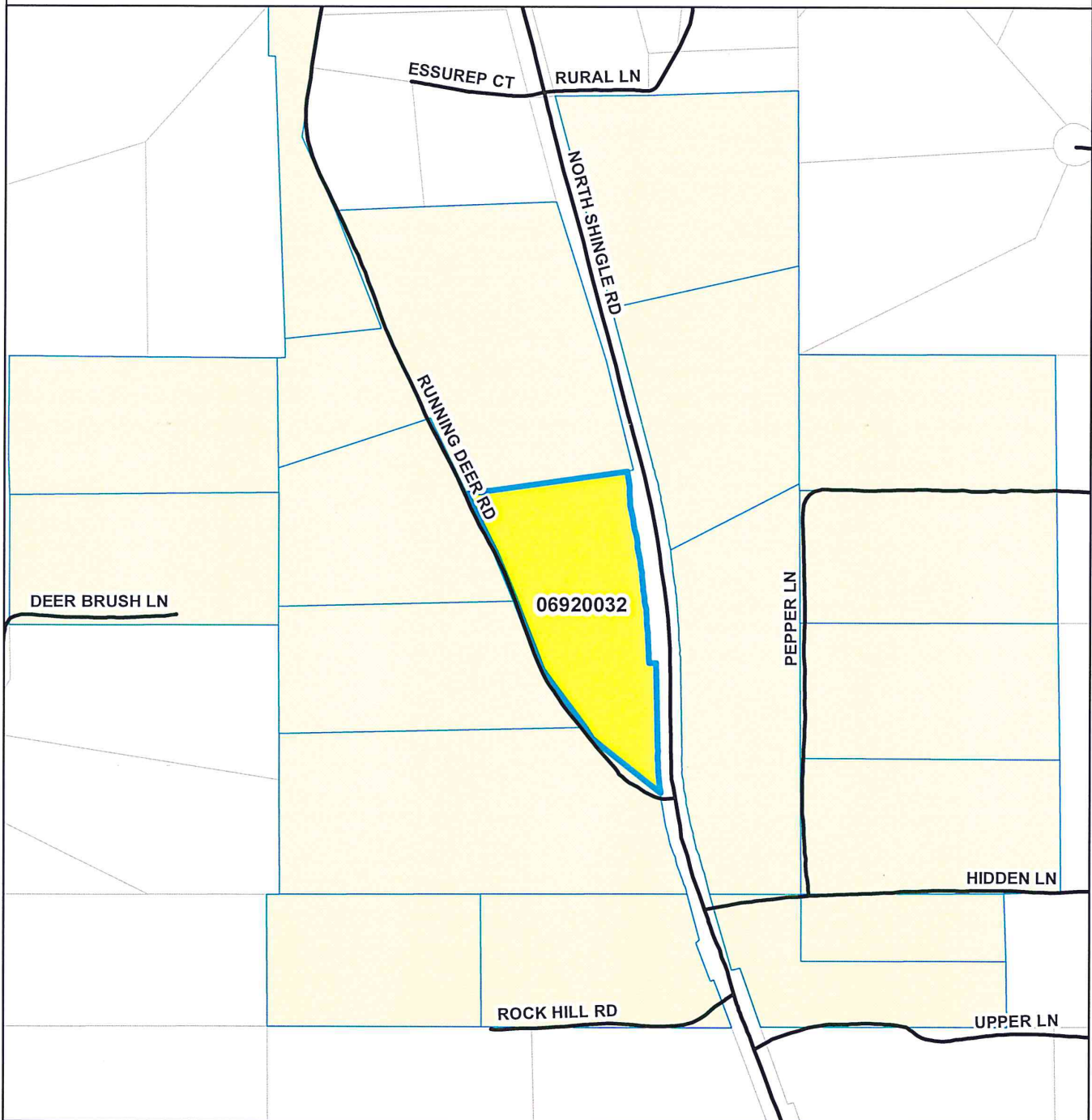
06920032
PECOTA JEFFREY P
2501 RUNNING DEER RD
SHINGLE SPRINGS, CA 95682

06922008
PRATT STEPHEN M TR
4041 HIDDEN LN
SHINGLE SPRINGS, CA 95682

06920034
USSERY PETER J
2600 RUNNING DEER RD
SHINGLE SPRINGS, CA 95682

PECOTA

Notification

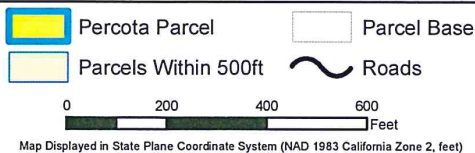


DISCLAIMER

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: Jan. 10, 2018

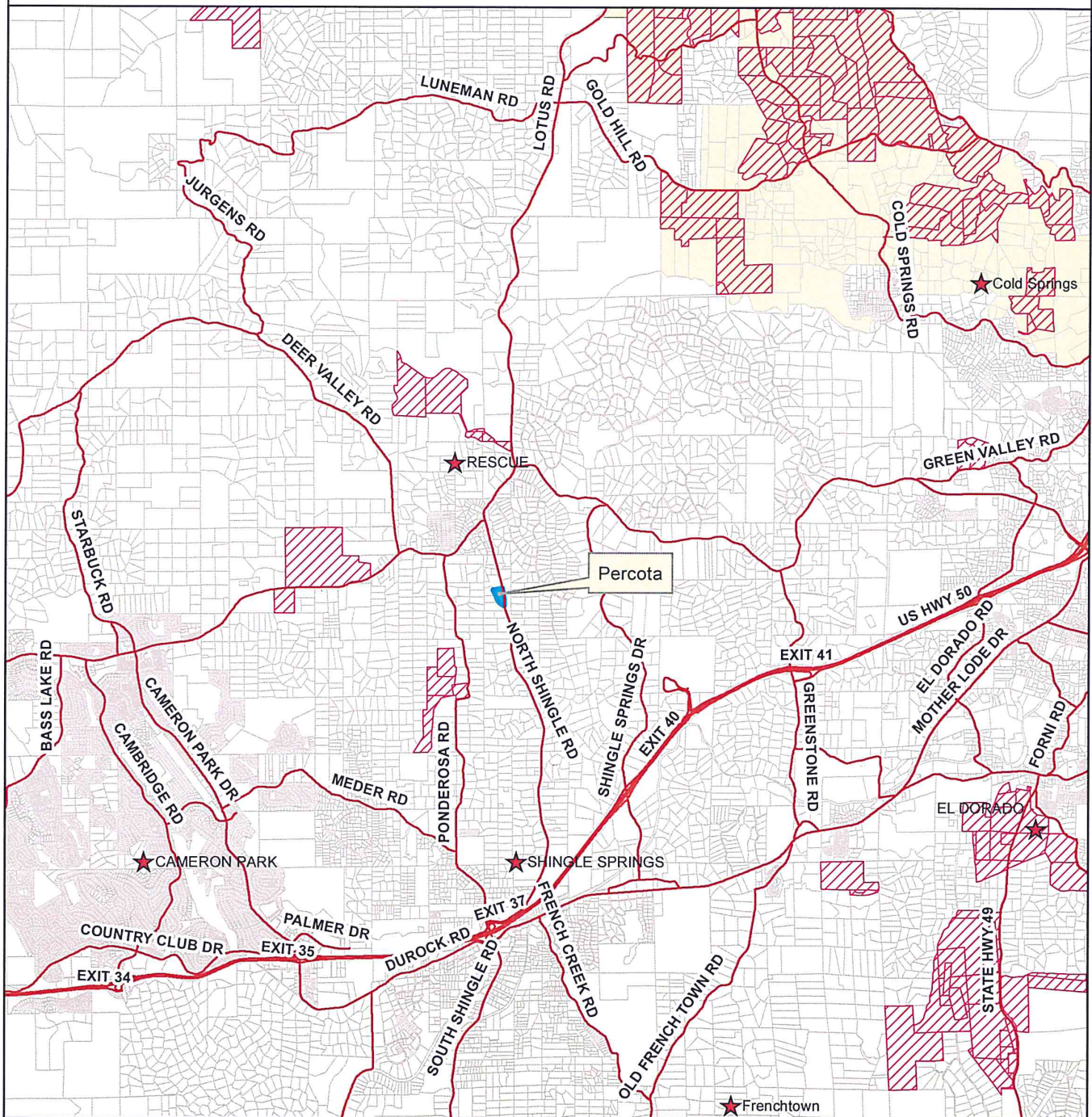
PROJECT ID: 0073263n
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4731



El Dorado County Agricultural Commission

PECOTA

Proximity to Agricultural District



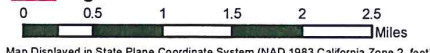
DISCLAIMER

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 Brugin DATE: Jan. 10, 2018

PROJECT ID: 0073263p

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6311 FAX (530) 626-6731



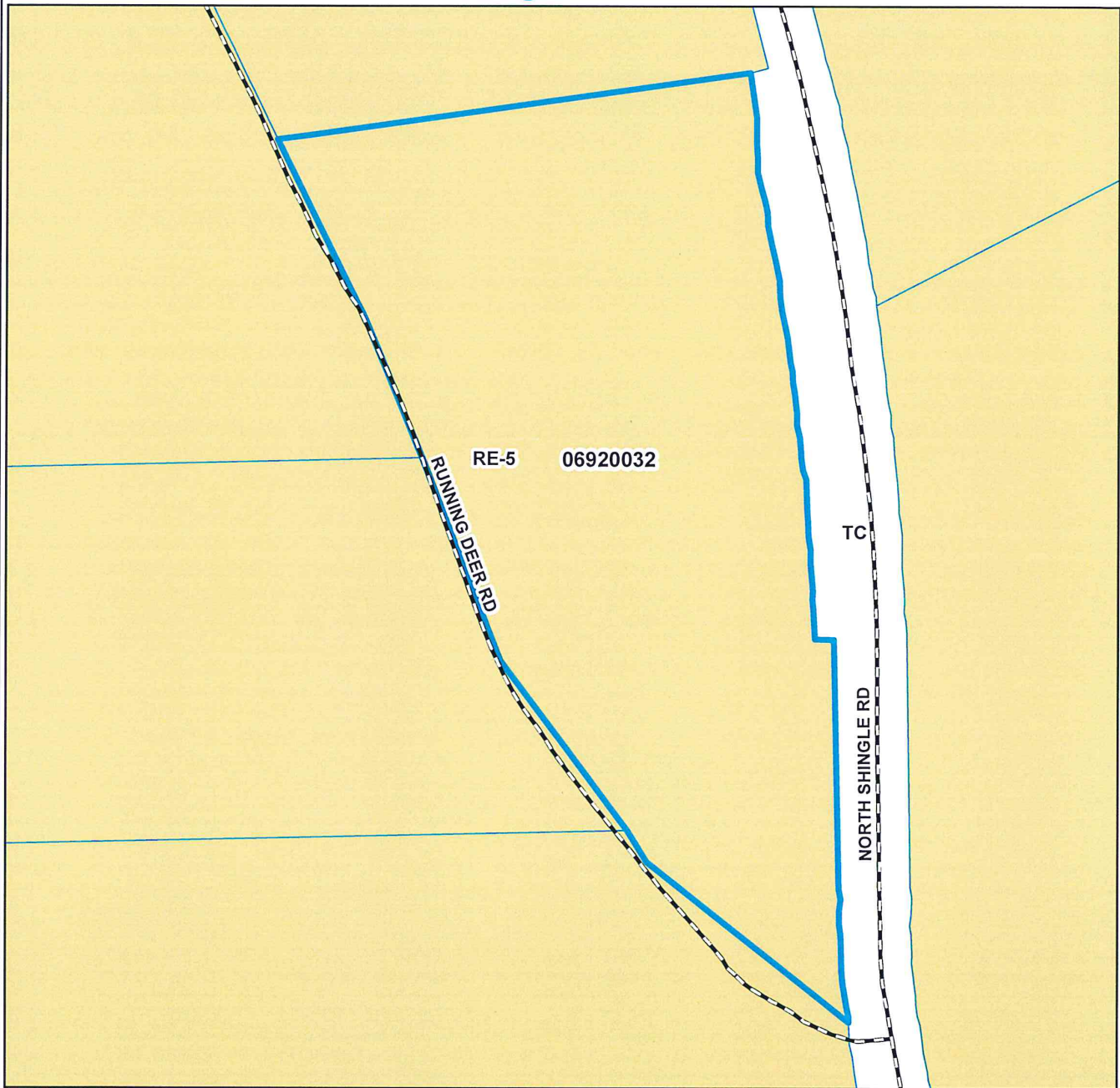
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

PECOTA

Zoning 9-28-2017





DISCLAIMER

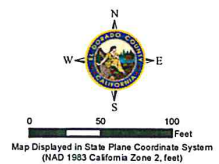
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Bruijn DATE: Jan. 10, 2018

PROJECT ID: 0073263z

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

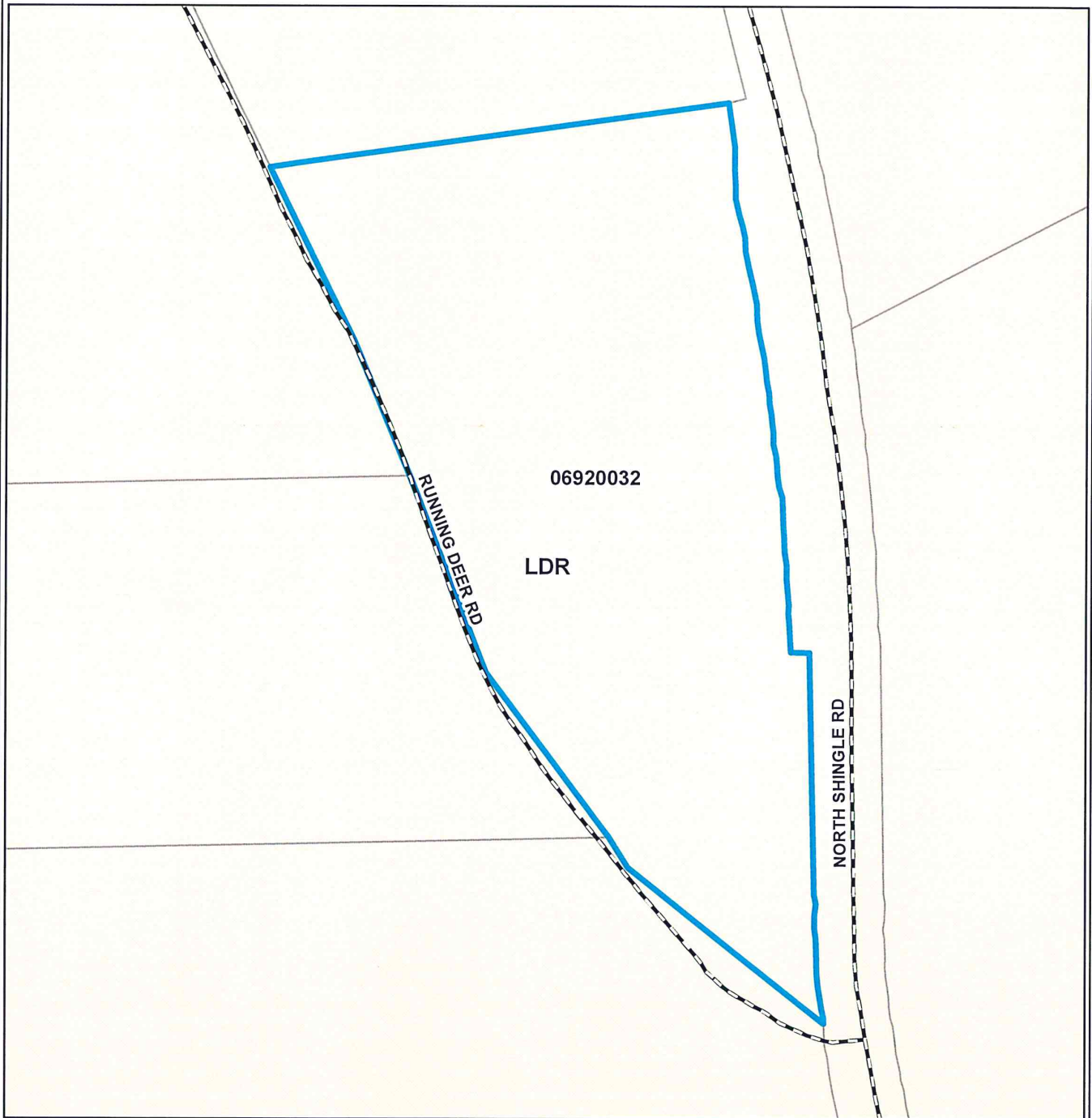
-  Percota Parcel
-  RE-5 = Residential Estate 5 Acres
-  TC = Transportation Corridor
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

PECOTA

Land Use 9-28-2017



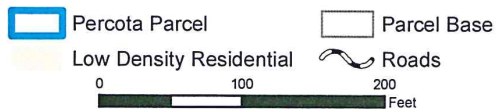
DISCLAIMER

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 Brugia DATE: Jan. 10, 2018

PROJECT ID: 0073263L

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

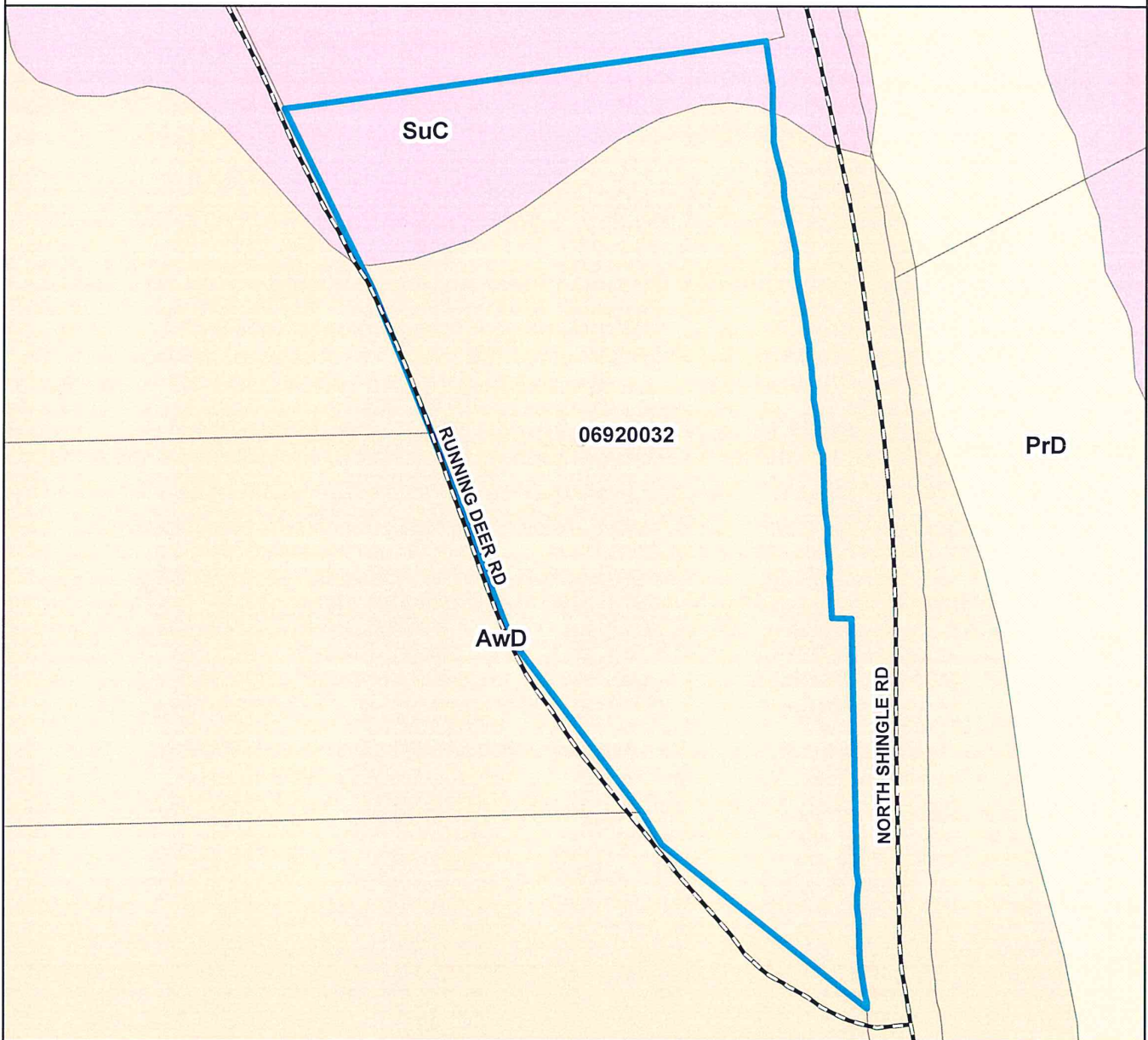


Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

PECOTA Soils



DISCLAIMER

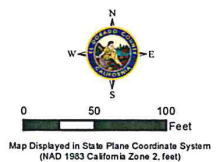
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

MAP PREPARED BY: Frank Bruijn DATE: Jan. 10, 2018

PROJECT ID: 00732634

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

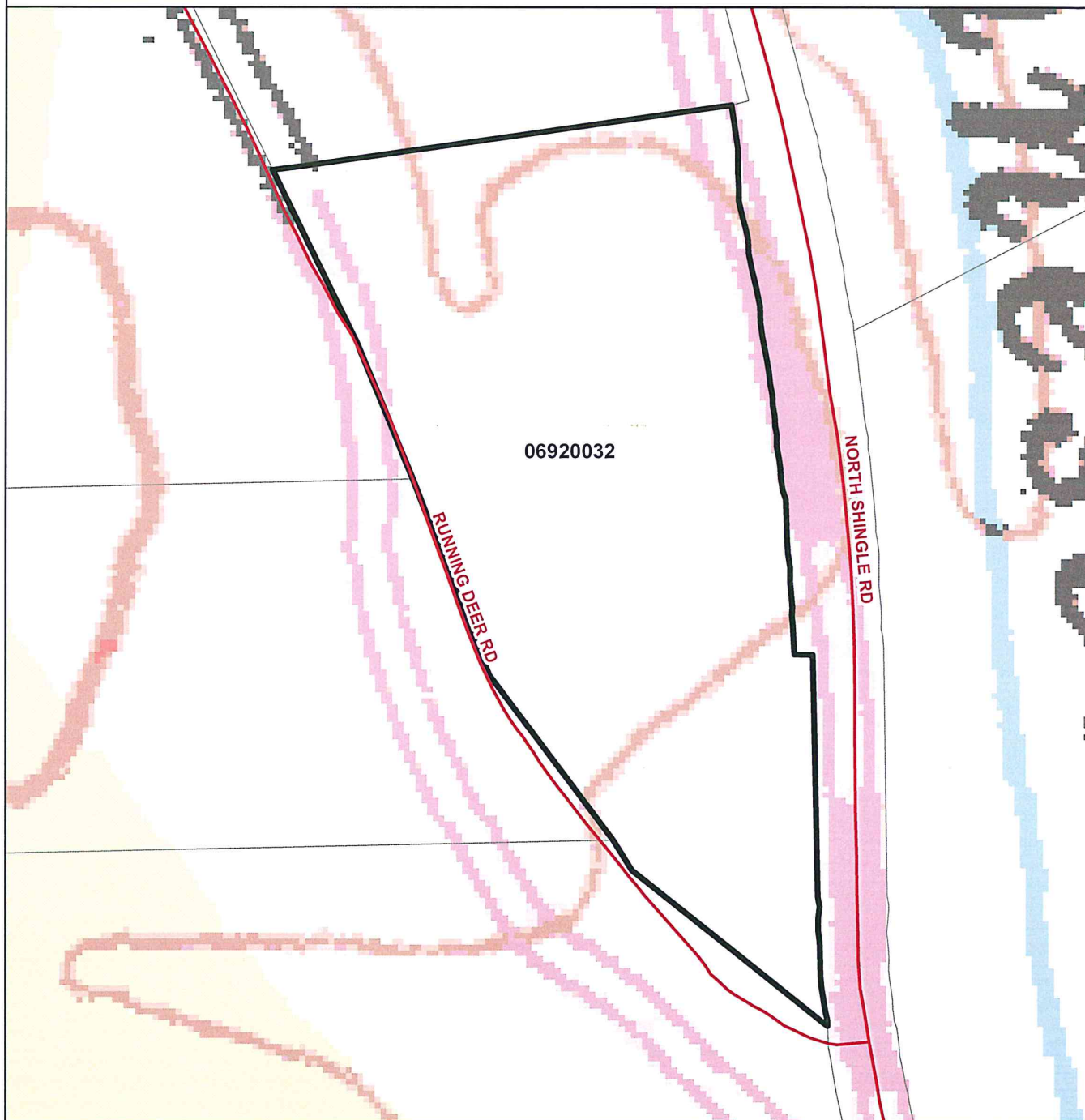
- Pecota Parcel
- AwD - AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES
- PrD - PLACER DIGGINGS
- SuC - SOBRANTE SILT LOAM, 3 TO 15 PERCENT SLOPES
- Parcel Base
- Roads



El Dorado County Agricultural Commission

PECOTA

Topography



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: Jan. 10, 2018

PROJECT ID: 00732631

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

Legend

Pecota Parcel Parcels Roads

0 100 200
Feet

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



El Dorado County Agricultural Commission

PECOTA

Aerials: 2011



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 Brugin DATE: Jan. 10, 2018

PROJECT ID: 0073263a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (951) 621-6511 FAX (951) 626-4771

Legend

Pecota Parcel Parcel Base

 Roads

0 100 200 Feet

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



El Dorado County Agricultural Commission