



**Agricultural Commission
Staff Report**

Date: April 3, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **Marcelais Mine Winery Conditional Use Permit
Project File No. S18-0003**

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:

S18-0003 is based on the following project description: Conditional Use Permit for a 40 acre parcel, APN 090-250-34. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Land Ten-Acre (RL-10). The conditional use permit proposes the operation of a new microwinery within an existing structure. The project site is located on the south side of Motherlode Road, 0.6 miles south of the intersection with Motherlode Road in the El Dorado area. (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: 090-250-34, 40.00 Acres
- Agricultural District: No
- Land Use Designation: RR – Rural Residential.
- Zoning: RL-10 – Rural Lands – 10 Acres
- Soil Type: No choice soils

Discussion:

A site visit was conducted on April 2, 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 5.0 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 **April 11, 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: Marcelais Mine Winery Conditional Use Permit
Project File No. S18-0003

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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.



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09026017
CLAWSON WILLIAM D
4745 CONCEPT MOUNTAIN RD
EL DORADO, CA 95623

09027053
CRAWFORD KENNETH B
5197 HOLLANDVIEW DR
SHINGLE SPRINGS, CA 95682

09037061
EVANS ROBERT L
4700 OLD FRENCH TOWN RD #61
SHINGLE SPRINGS, CA 95682

09025024
GRADY JOHN R TR MGR
4820 MARCELAIS RD
EL DORADO, CA 95623

09025006
GREENSTONE MH PARK CA LP
100 CROW CANYON DR
FOLSOM, CA 95630

09037068
HANSEN MARK D
PO BOX 1175
PLACERVILLE, CA 95667

09027043
HARMON MARCY L
16202 PARK CT
PIONEER, CA 95666

09025023
HENSON NELLIE I CO TR
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FOLSOM, CA 95630

09037104
BOZARTH JANIS
4700 OLD FRENCH TOWN RD SP 104
SHINGLE SPRINGS, CA 95682

09037071
BURMAN JEAN L RV TRUST 6/19/99
4700 OLD FRENCH TOWN #71
SHINGLE SPRINGS, CA 95682

09037063
COFFEY TOM
4700 OLD FRENCHTOWN RD SP 63
SHINGLE SPRINGS, CA 95682

09026016
CRUICKSHANK WILLIAM C
P O BOX 1282
EL DORADO, CA 95623

09037060
GANSKE MARIE
4700 OLD FRENCHTOWN RD #60
SHINGLE SPRINGS, CA 95682

09025025
GRADY JOHN R TR
4820 MARCELAIS RD
EL DORADO, CA 95623

09037095
HALL CECELIA J
4700 OLD FRENCH TOWN RD SP 95
SHINGLE SPRINGS, CA 95682

09037069
HARGROVE RENEE
4700 OLD FRENCH TOWN RD SP 69
SHINGLE SPRINGS, CA 95682

09037093
HARTLEROAD FAM TRUST 041703
4700 OLD FRENCH TOWN RD 93
SHINGLE SPRINGS, CA 95682

09025022
HENSON NELLIE I CO TR
100 CROW CANYON DR
FOLSOM, CA 95630

09037065
BUNNELL MARLENE FRANTZ
4700 OLD FRENCH TOWN RD SPC 65
SHINGLE SPRINGS, CA 95682

31926070
CAHALL RICHARD
P O BOX 601
EL DORADO, CA 95623

09026001
COSTANZO SEAN A
4944 KINGVALE RD
EL DORADO, CA 95623

09037073
EDWARDS VICKI R
4700 OLD FRENCH TOWN RD #73
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09037099
GARCIA TAMI REEVES
4700 OLD FRENCH TOWN RD SP 99
SHINGLE SPRINGS, CA 95682

09025007
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100 CROW CANYON DR
FOLSOM, CA 95630

09037064
HALL J DONALD TR
4700 OLD FRENCH TOWN RD
SHINGLE SPRINGS, CA 95682

09025034
HARMON GAR B TR
4921 MARCELAIS RD
EL DORADO, CA 95623

09037067
HAYNES C BURT
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%4700 OLD FRENCHTOWN RD #58
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09037055
JOHNSTON KAREN K
4700 OLD FRENCHTOWN RD #55
SHINGLE SPRINGS, CA 95682

09025028
LIGUORI CHRISTOPHER P
4880 MARCELAIS RD
EL DORADO, CA 95623

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SHINGLE SPRINGS, CA 95682

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PLACERVILLE, CA 95667

09027045
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312 DEVONSHIRE BLVD
SAN CARLOS, CA 94070

09037098
PERCIVAL BARBARA
4700 OLD FRENCHTOWN RD SP 98
SHINGLE SPRINGS, CA 95682

09027034
POLDERMAN JEFFREY DAVID
PO BOX 1062
DIAMOND SPRINGS, CA 95619

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RAMPOLLO SYREETA
5260 KITS CT
EL DORADO, CA 95623

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7800 HERITAGE DR
ANNANDALE, VA 22003

09037091
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09027044
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3052 RAEMER DR
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31926050
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09027042
SMITH RICHARD H TR
5041 MARCELAIS RD
EL DORADO, CA 95623

09037059
STAHLMAN MONIE M
4700 OLD FRENCHTOWN RD #59
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STUART TAMILYN F
4815 MARCELAIS RD
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09037101
THORNTON NANCY A
4700 OLD FRENCH TOWN RD SP 101
SHINGLE SPRINGS, CA 95682

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WATKINS STEPHEN R TR
4770 CONCEPT MOUNTAIN RD
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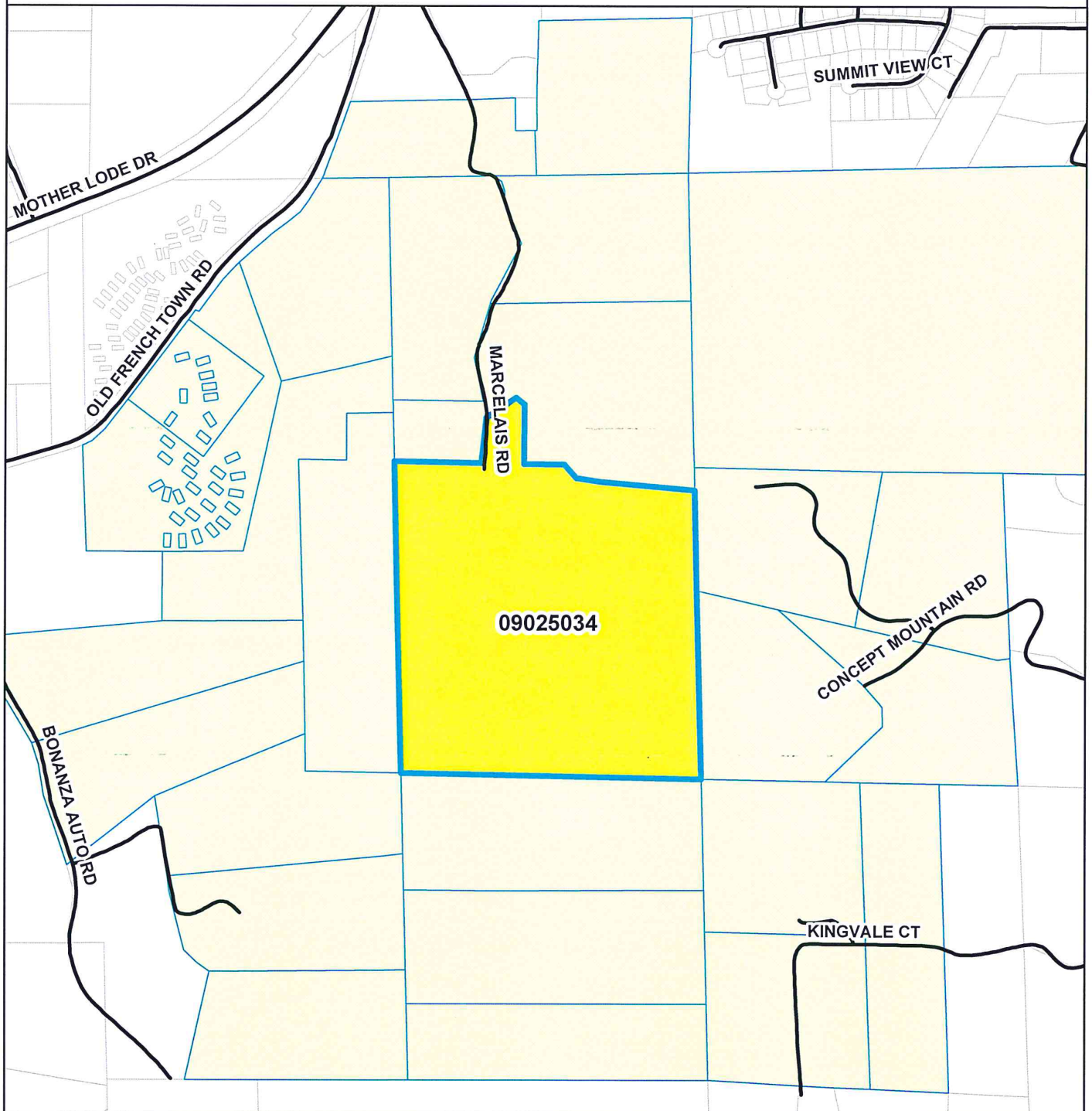
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WILLIAMS BETH
4700 OLD FRENCHTOWN RD SP 62
SHINGLE SPRINGS, CA 95682

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WINTERS VALERIE J
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WRIGHT DAVID C
PO BOX 616
SHINGLE SPRINGS, CA 95682

HARMON

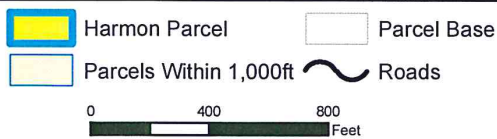
Notification



DISCLAIMER

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MAP PREPARED BY: Frank Broijn DATE: March 14, 2018
PROJECT ID: 0073338a
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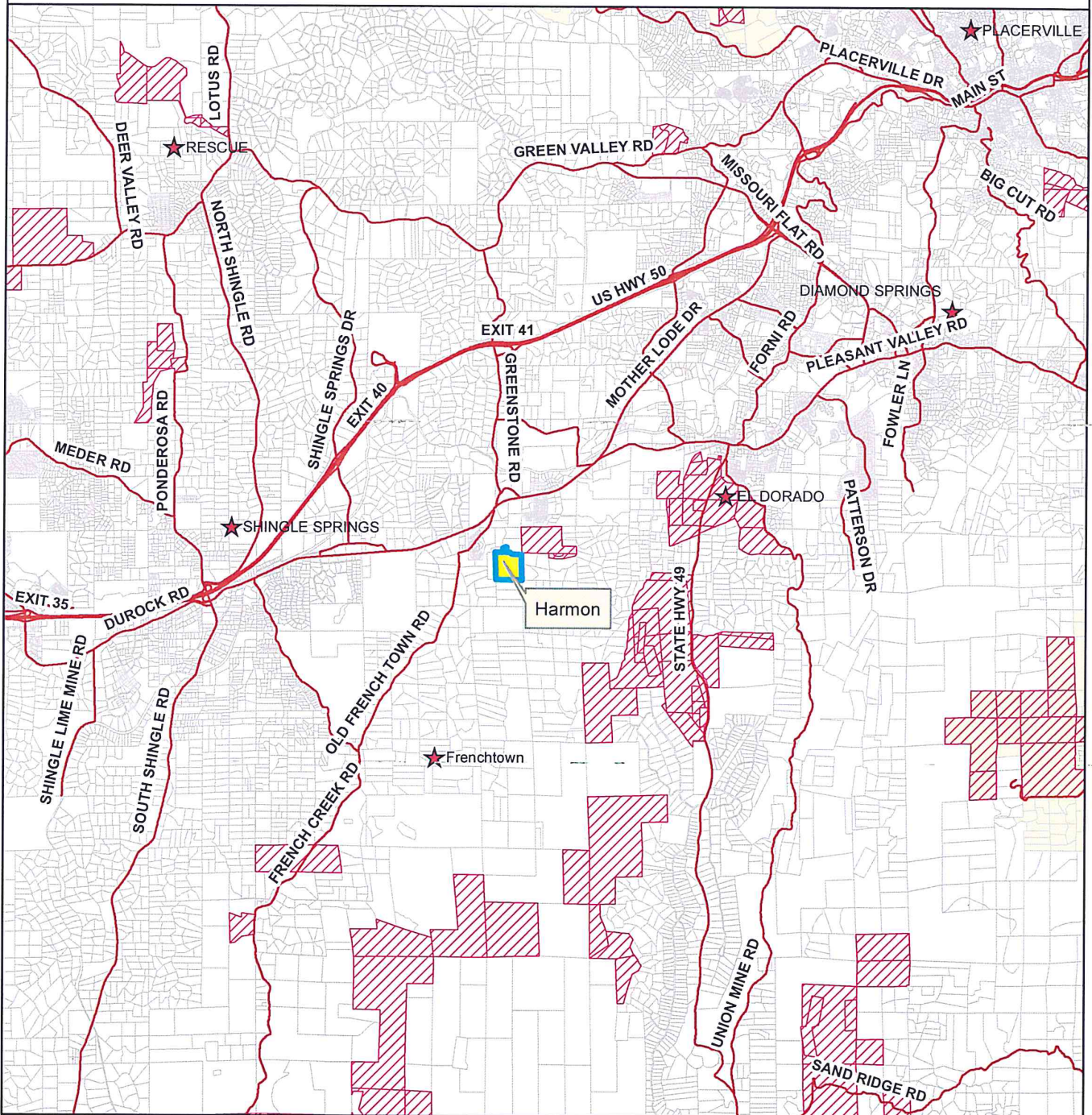
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El Dorado County Agricultural Commission

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Proximity to Agricultural District



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MAP PREPARED BY: Frank Bruijn DATE: March 14, 2018

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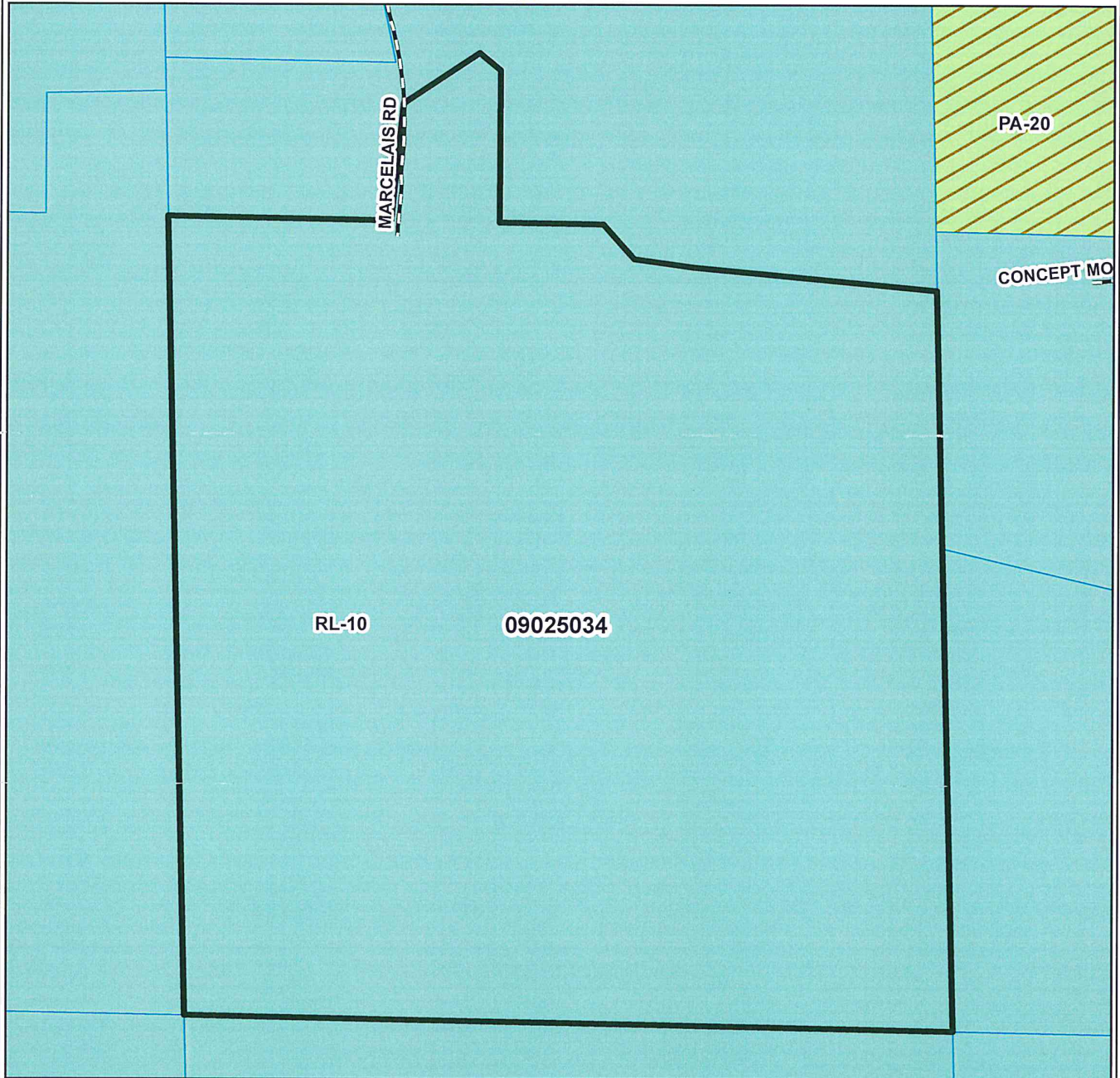
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El Dorado County Agricultural Commission

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Zoning 9-28-2017



DISCLAIMER

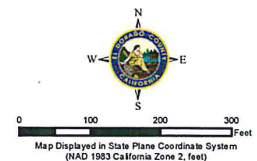
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MAP PREPARED BY: Frank Bruijn DATE: March 14, 2018

PROJECT ID: 0073382

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-  Harmon Parcel
-  PA-20 = Planned Agriculture 20 Acres
-  RL-10 = Rural Land 10 Acres
-  Parcel Base
-  Roads



El Dorado County Agricultural Commission

HARMON

Land Use 9-28-2017



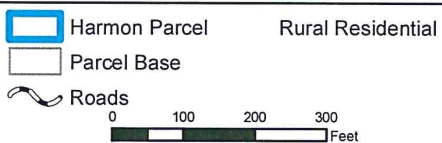
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MAP PREPARED BY: Frank Bruijn DATE: March 14, 2018

PROJECT ID: 0073338L

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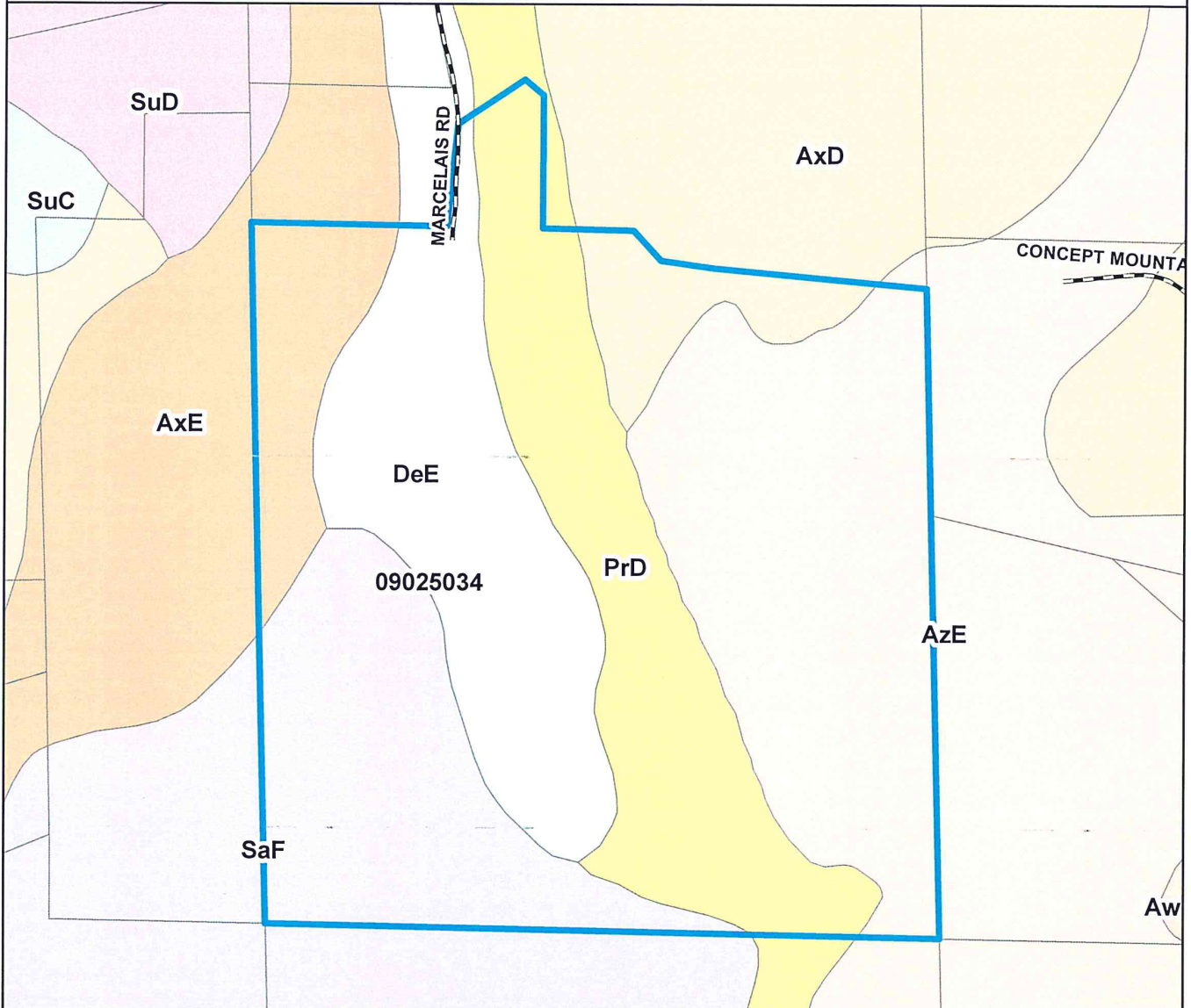
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El Dorado County Agricultural Commission

HARMON

Soils



- Harmon Parcel
- AwD - AUBURN SILT LOAM, 2 TO 30 PERCENT SLOPES
- AxD - AUBURN VERY ROCKY SILT LOAM, 2 TO 30 PERCENT SLOPES
- AxE - AUBURN VERY ROCKY SILT LOAM, 30 TO 50 PERCENT SLOPES
- AzE - AUBURN COBBLY CLAY LOAM, HEAVY SUBSOIL VARIANT, 9 TO 50 PERCENT SLOPES
- DeE - DELPIEDRA VERY ROCKY LOAM, 3 TO 50 PERCENT SLOPES
- PrD - PLACER DIGGINGS
- SaF - SERPENTINE ROCK LAND
- SuC - SOBRANTE SILT LOAM, 3 TO 15 PERCENT SLOPES
- SuD - SOBRANTE SILT LOAM, 15 TO 30 PERCENT SLOPES
- Parcel Base
- Roads

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MAP PREPARED BY: Frank Bruijn DATE: March 14, 2018

PROJECT ID: 0073338

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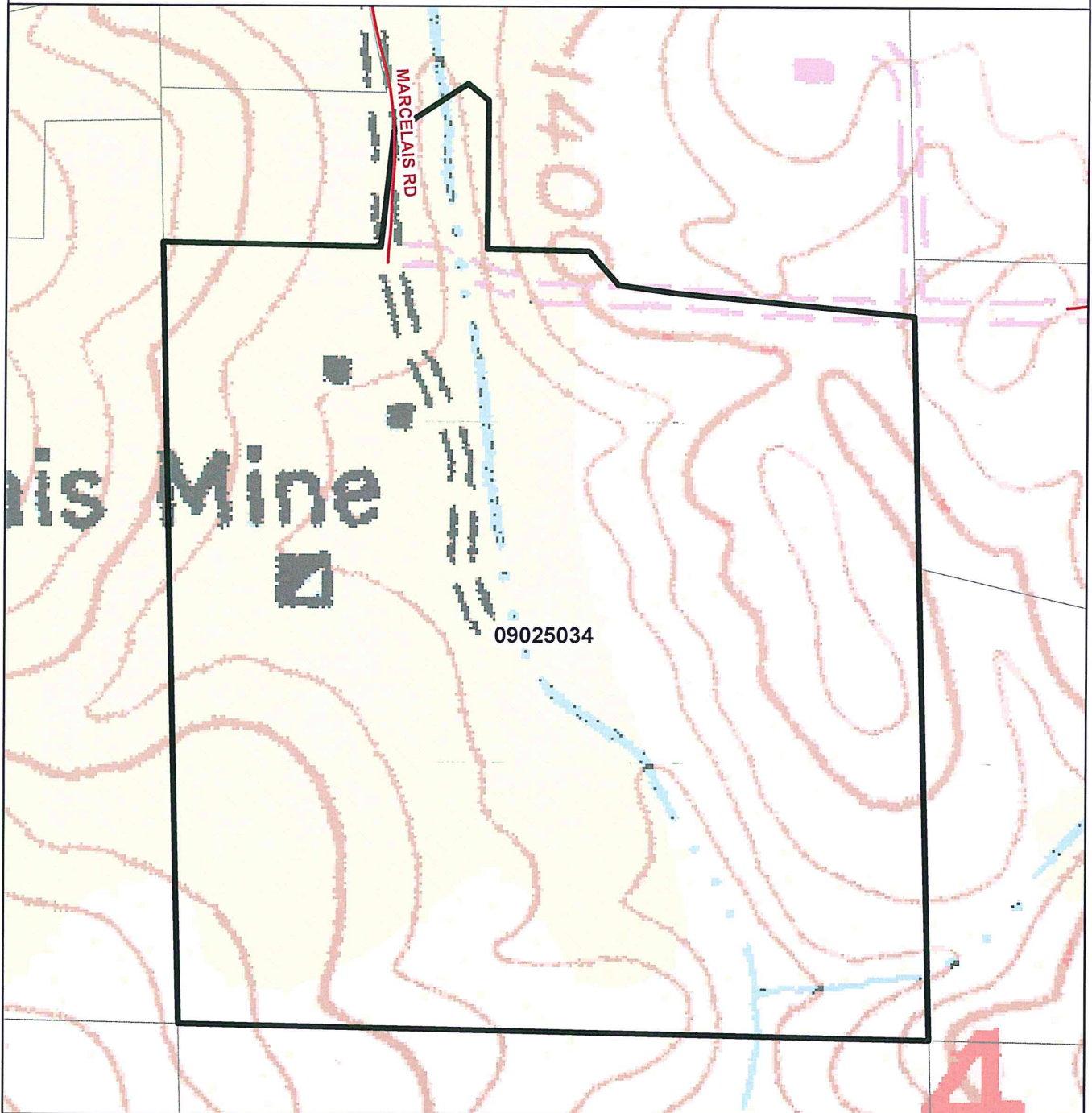


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El Dorado County Agricultural Commission

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Topography



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MAP PREPARED BY: Frank Bruijn DATE: March 14, 2018

PROJECT ID: 00733381

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Legend



Harmon Parcel



Parcels



Roads

0 100 200 300 Feet

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El Dorado County Agricultural Commission