



**Agricultural Commission
Staff Report**

Date: April 3, 2018
To: El Dorado County Agricultural Commission
From: LeeAnne Mila; Deputy Agricultural Commissioner
Subject: **Oakstone Winery Revision to an Existing Conditional Use Permit
Project File No. S04-0001-R-2**

Planning Request and Project Description:

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

S04-0001-R-2 is based on the following project description: This request is to modify conditions of approval to S04-0001R to remove limitations on annual case production, increase days of tasting room operation from 4 to 6, modify production hours from 9 AM to 5 PM to 8 AM to 5 PM and to reconfigure existing parking space design for more efficiency and spaces. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Limited Agriculture, 20 Acres (LA-20). No new units or parcels are proposed. The applicant's parcel, identified by APN 095-080-56 consists of 20.818 acres and is located at 6470 Irish Acres Rd, Fair Play. (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: 095-080-56, 20.8 Acres
- Agricultural District: Yes
- Land Use Designation: RR – Rural Residential.
- Zoning: LA-20 – Limited Agricultural Lands – 20 Acres
- Soil Type: Choice soils
 - HgC – Holland Coarse Sandy Loam, 9 to 15 percent slopes

Discussion:

A site visit was conducted on March 29, 2018. This request is only to amend the Conditional Use Permit to remove limitations on annual case production, increase days of tasting room operation from 4 to 6, modify production hours to 8am to 5pm. and to reconfigure existing parking space design. 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 6.0 acres in size is well cared for and commercially viable.

Staff Recommendation:

Staff recommends support of the request by the applicant for the modifications to conditional use permit S04-0001R.

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 **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: Oakstone Winery Revision to an Existing Conditional Use Permit
Project File No. S04-0001-R-2**

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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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1585 TERRACE WAY #526
SANTA ROSA, CA 95404

09508027
ARAGON PATRICIA A TR
PO BOX 893
NEWCASTLE, CA 95658

09509003
BIRD JASON T TR
7800 BOONDOCK TRL
SOMERSET, CA 95684

09509001
BUXTON WILLIAM L CO TR
7741 BOONDOCK TRL
SOMERSET, CA 95684

09508048
COCA JOSE R JR
6495 SLUG GULCH RD
SOMERSET, CA 95684

09508031
EVERS WILLIAM JOSEPH CO TR
6455 IRISH ACRES
SOMERSET, CA 95684

09508014
FUENTES ROBERT R TR
P O BOX 414
SOMERSET, CA 95684

09508049
HELMS JON MICHAEL
6521 SLUG GULCH RD
SOMERSET, CA 95684

09508015
HOLSWORTH LILLIAN A
6463 SLUG GULCH RD
SOMERSET, CA 95684

09508032
MOSBY ALLEN R(DEC)
PO BOX 471
SOMERSET, CA 95684

09508004
ALEJANDRE JESSE F TR
5498 PASEO DEL LAGO E #O
LAGUNA WOODS, CA 92637

09526051
ARTAZEN KROMA
P O BOX 1281
FOLSOM, CA 95763

09509006
BIRD JASON T TR
7800 BOONDOCK TRL
SOMERSET, CA 95684

09407045
CHENEY LAURA A
6247 SLUG GULCH RD
SOMERSET, CA 95684

09407046
COUNTY OF EL DORADO
330 FAIR LANE
PLACERVILLE, CA 95667

09508007
FAULKNER RICHARD E SUCC TR
6440 IRISH ACRES RD
FAIR PLAY, CA 95684

09508006
GARRETT CHRISTOPHER
6295 SLUG GULCH
SOMERSET, CA 95684

09508012
HERBAUGH THOMAS TR
PO BOX 948
SOMERSET, CA 95684

09509012
LINTHICUM THOMAS W
7831 BOONDOCK TRAIL
FAIR PLAY, CA 95684

09508005
MUIR ROBERT
5081 HUNTERS PATH
SOMERSET, CA 95684

09509002
ANDREWS CHARLES M III
6344 SLUG GULCH RD
SOMERSET, CA 95684

09508056
BARREL HEAD VINEYARDS CA LLC
PO BOX 227
SOMERSET, CA 95684

09526040
BLASENHEIM AMY PAULA
4096 PIEDMONT AVE STE 908
OAKLAND, CA 94611

09508024
CHILIMIDOS STEVEN D
P O BOX 110
MT AUKUM, CA 95656

09508023
DICONZA ROCCO
P O BOX 0105
MT AUKUM, CA 95656

09526052
FIELDS DEBRA L
PO BOX 637
MOUNT AUKUM, CA 95656

09406023
HARRIS EARLE W TR
6281 IRISH ACRES RD
SOMERSET, CA 95684

09508002
HILLFELLAS PROPERTY MGMNT LLC
733 5TH STE #307
WEST SACRAMENTO, CA 95605

09406024
MCDONALD JAMES A
%6341 IRISH ACRES RD
SOMERSET, CA 95684

09509011
NEISS CORTEZ MARVIN
7801 BOONDOCK TRL
SOMERSET, CA 95684



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SOMERSET, CA 95684

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PATTON CAROL M TR
6201 GRAY ROCK RD
SOMERSET, CA 95684

09508013
PETTY RALPH
6489 IRISH ACRES RD
SOMERSET, CA 95684

09407043
RENNERT MARK
5143 HUNTERS PATH
SOMERSET, CA 95684

09509010
RICHARD BETTY J TR
2720 SUNSET LN
ANTIOCH, CA 94509

09526064
RICHMAN SEYMOUR TR
6420 SLUG GULCH RD
FAIR PLAY, CA 95684

09526065
RYAN STEPHEN M TR
PO BOX 227
SOMERSET, CA 95684

09509061
SMITH JOHN LAUREN SPEER TR
9042 NW NURDOCK ST
PORTLAND, OR 97229

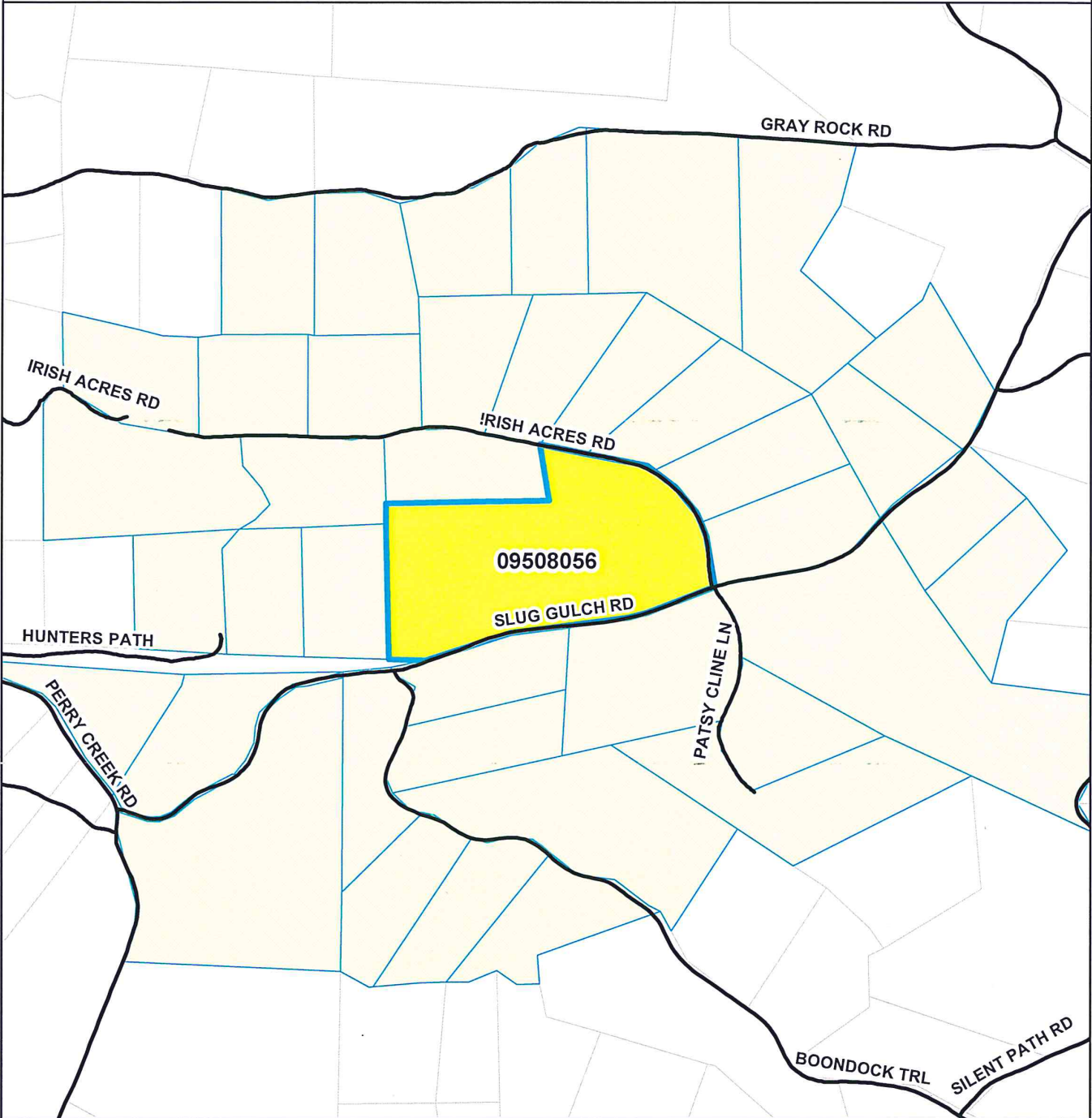
09406065
TANNOUS RAJA S
545 DWIGHT PL
BERKELEY, CA 94704

09508033
UGGLA JOYCE
9120 MOSQUITO RD
PLACERVILLE, CA 95667

09508001
WILKE FREDERICK S & LEILA
6300 IRISH ACRES RD
FAIR PLAY, CA 95684

OAKSTONE/RYAN

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 Bruijs DATE: March 22, 2018
PROJECT ID: 0073350a
EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4721

Oakstone/Ryan Parcel

Parcels Within 1000ft

Parcel Base

Roads

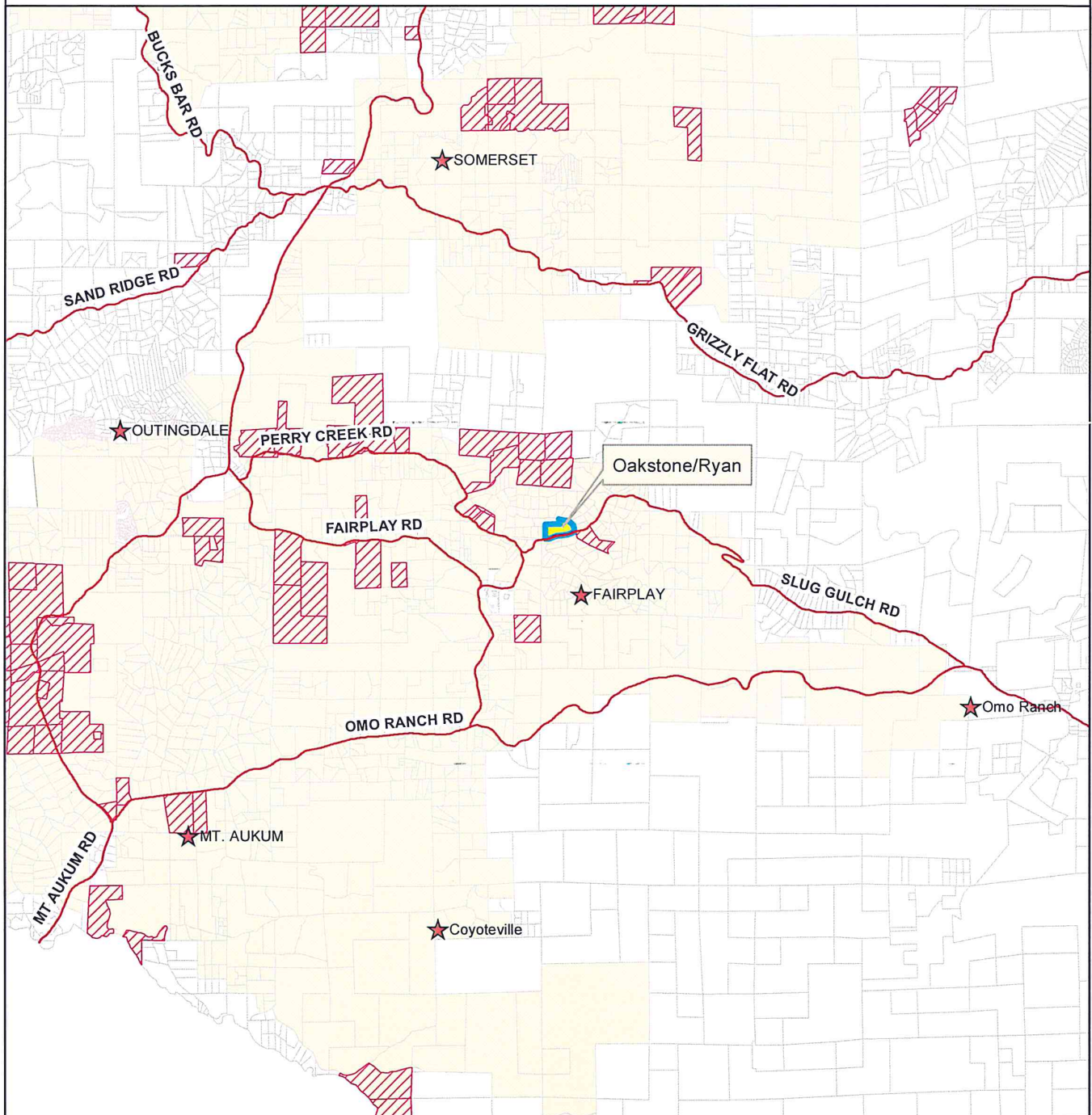
0 200 400 600 800 1,000 Feet

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

El Dorado County Agricultural Commission

OAKSTONE/RYAN

Proximity to Agricultural District



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MAP PREPARED BY: Frank Bujin DATE: March 22, 2018

PROJECT ID: 007350p

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

- Oakstone/Ryan Parcel
- Ag District
- Ag Preserves
- Parcel Base
- Major Roads

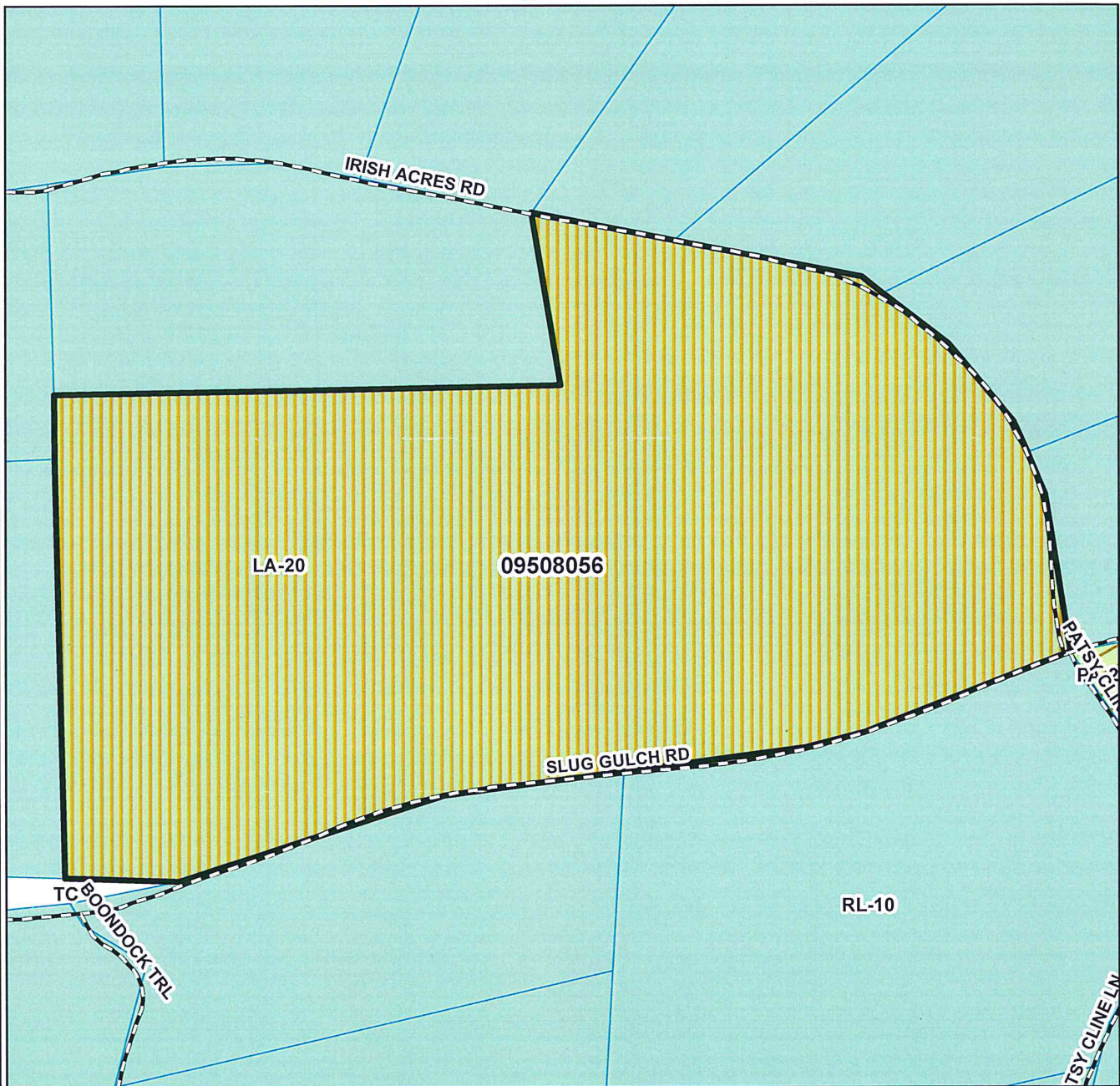
0 0.5 1 1.5 2 2.5
Miles
Map Displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)



El Dorado County Agricultural Commission

OAKSTONE/RYAN

Zoning 9-28-2017



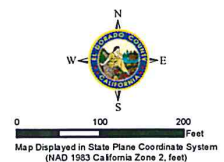
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MAP PREPARED BY: Frank Bruijn DATE: March 22, 2018
PROJECT ID: 0073350z

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

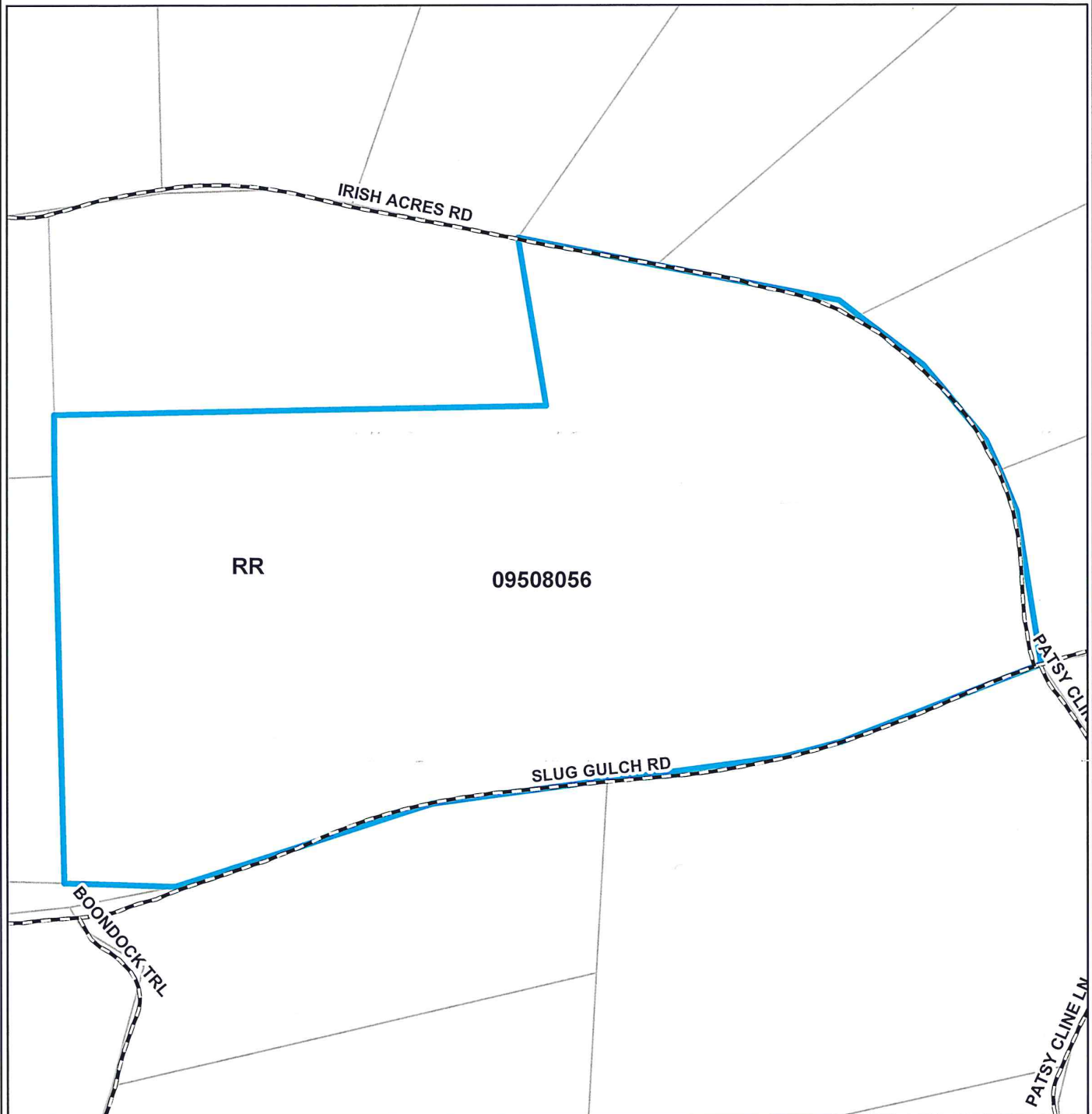
- Oakstone/Ryan Parcel
- LA-20 = Limited Agriculture 20 Acres
- PA-20 = Planned Agriculture 20 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads



El Dorado County Agricultural Commission

OAKSTONE/RYAN

Land Use 9-28-2017




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MAP PREPARED BY: Frank Bruijn DATE: March 22, 2018

PROJECT ID: 007350L

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6111 FAX (530) 626-4731

 Oakstone/Ryan Parcel

 Parcel Base

 Roads

Rural Residential

0 100 200 300
Feet

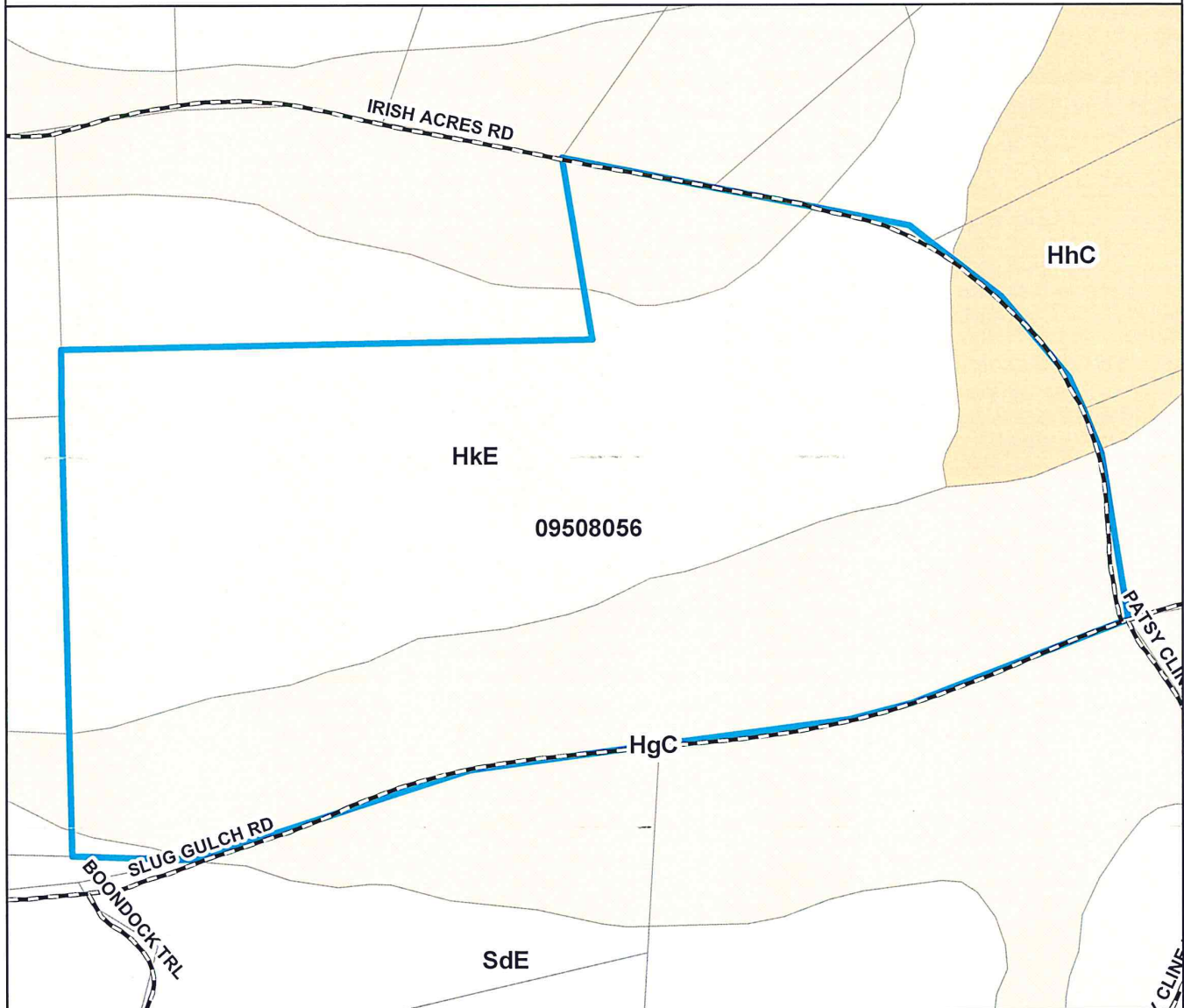
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El Dorado County Agricultural Commission

OAKSTONE/RYAN

Soils



DISCLAIMER

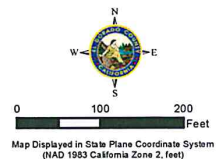
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MAP PREPARED BY: Frank Bruijn DATE: March 22, 2018

PROJECT ID: 00733506

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

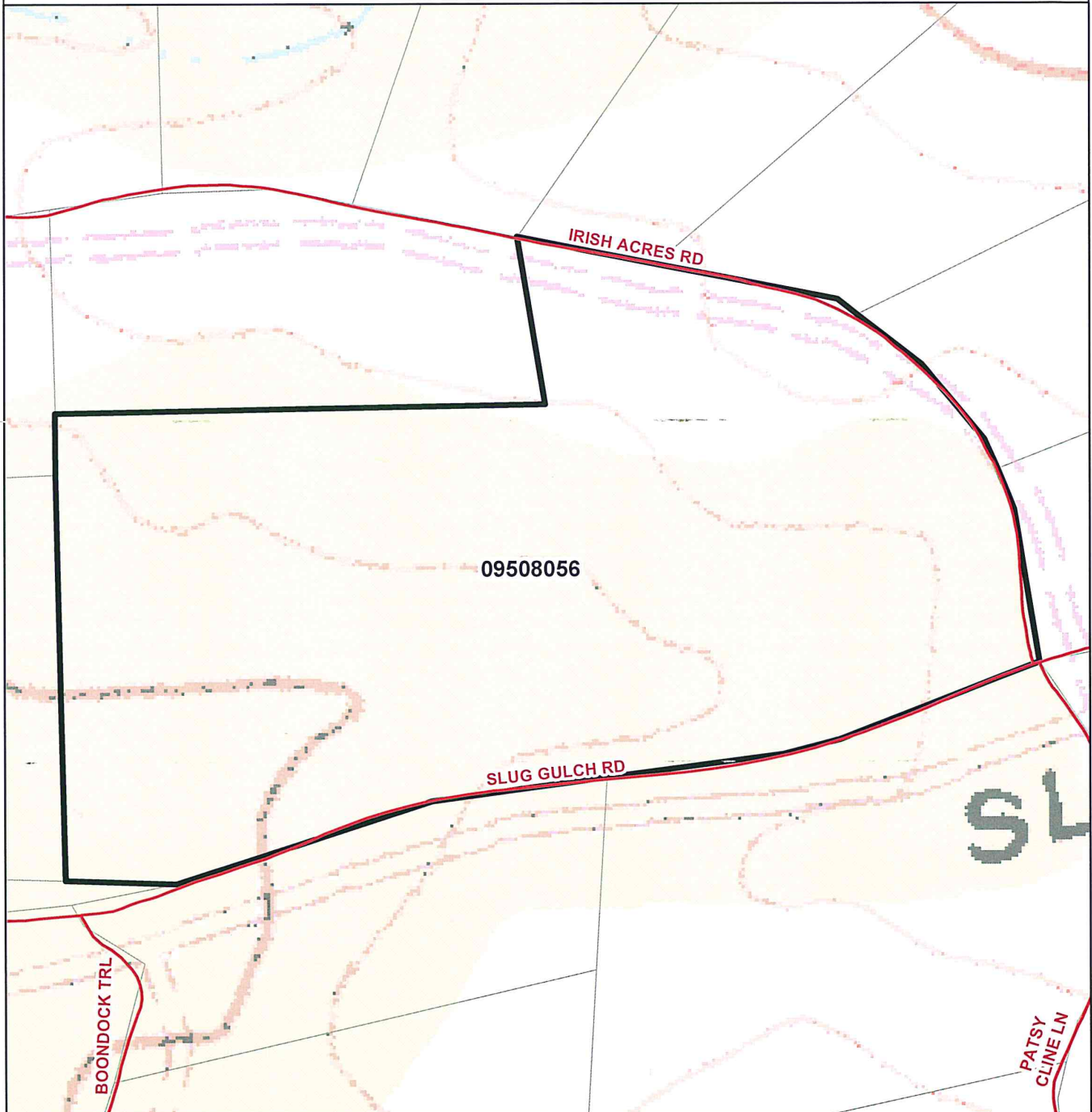
- Oakstone/Ryan Parcel
- HgC - HOLLAND COARSE SANDY LOAM, 9 TO 15 PERCENT SLOPES
- HhC - HOLLAND ROCKY COARSE SANDY LOAM, 5 TO 15 PERCENT SLOPES
- HkE - HOLLAND VERY ROCKY COARSE SANDY LOAM, 15 TO 50 PERCENT SLOPES
- SdE - SHAVER VERY ROCKY COARSE SANDY LOAM, 15 TO 50 PERCENT
- Parcel Base
- Roads



El Dorado County Agricultural Commission

OAKSTONE/RYAN

Topography



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MAP PREPARED BY: Frank Bruns DATE: March 22, 2018

PROJECT ID: 00733501

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION
PHONE (530) 621-6511 FAX (530) 626-4701

Legend



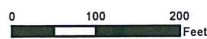
Oakstone/Ryan Parcel



Parcels



Roads



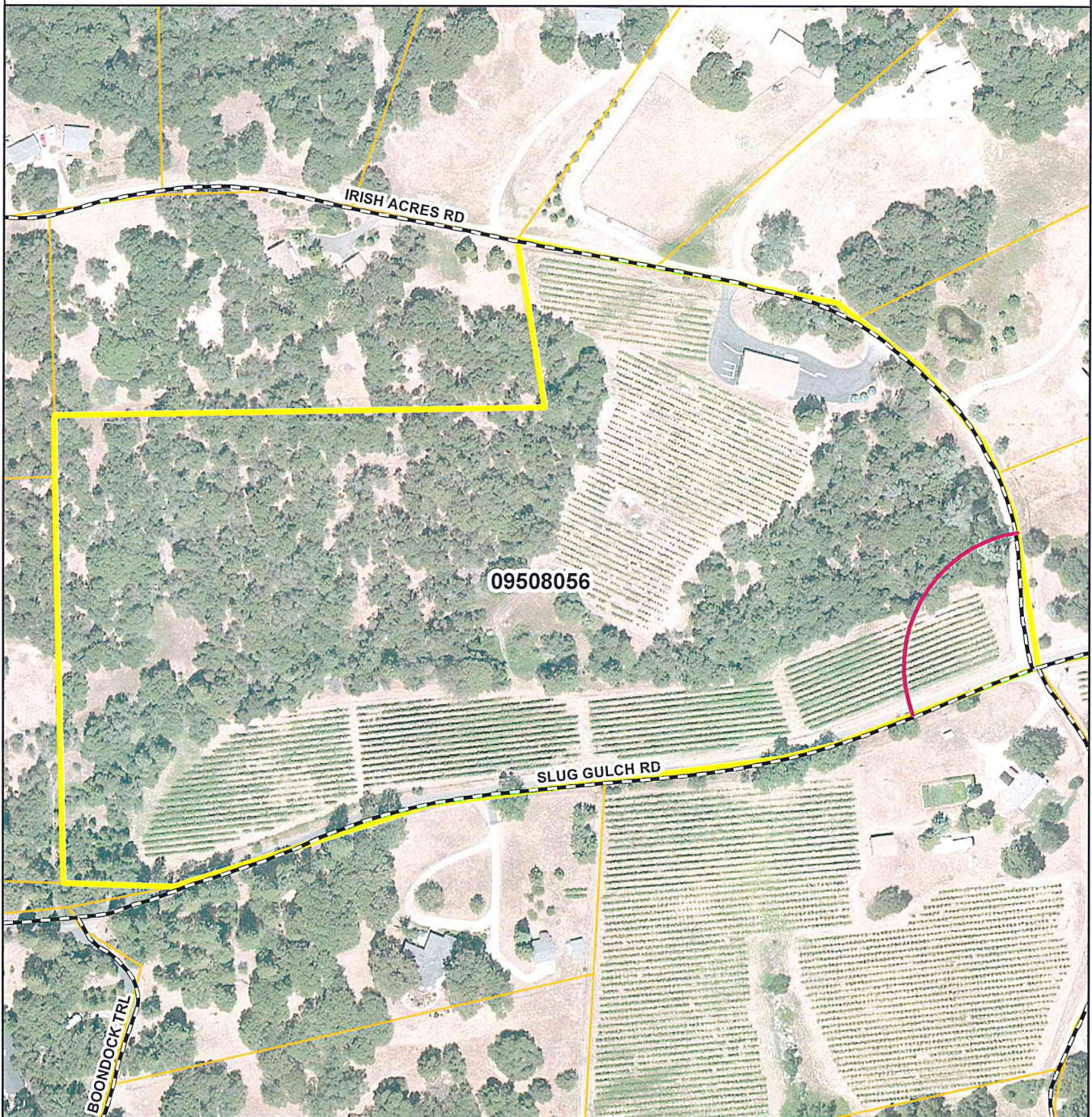
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El Dorado County Agricultural Commission

OAKSTONE/RYAN

Aerials: 2011



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MAP PREPARED BY: Frank Bruja DATE: March 22, 2018

PROJECT ID: 00733504

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

Legend

- Oakstone/Ryan Parcel
- 200ft Setback
- Parcel Base
- Roads

0 100 200 300 Feet

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



El Dorado County Agricultural Commission

**John L. Smith, Ph.D.
NIVG Consulting, LLC
9042 NW Murdock ST.
Portland, Or 97229**

APR 03 18 8:15

April 3, 2018

Chairman Greg Boeger and Commissioners
El Dorado County Agricultural Commission
311 Fair Lane
Placerville, CA 95667

Re: Oakstone Winery Revision to an Existing Conditional Use Permit Project File No. S04-001-R-2

Dear Chairman Boeger and Commissioners:

Stephen and Elizabeth Ryan, owners of Oakstone Winery, were able to purchase that facility in 2012 following a devastating fire at the original property, where they were employed as winemaker and business manager. With meager resources and minimal equipment, they worked tirelessly to build the new facility into a winery that is now respected as a center of wine excellence in El Dorado County. The wines they produce have continued to win accolades in regional and statewide competitions, and the winery has been recognized as the keystone of a winemaking area that was originally a single, distant vineyard property, planted almost 40 years ago by Commissioner Ron Mansfield.

As the builder and founder of both wineries, and as owner of adjacent vineyard property that is leased to the Ryans, I wish to add my support for these proposed minor changes to the original Conditional Use Permit. The original Use Permit was requested fourteen years ago with no knowledge that this property would someday become the sole source of livelihood for two people who now also own the property on which the original winery was built. As a result of their diligent efforts, the new winery has continued, and even exceeded, the reputation of that pioneering winery facility.

The existing facility is capable of additional production beyond the original case production limit, and should be allowed to be open for business on additional days beyond the original limitation. The winery owners own or lease 24 acres of grapes on and adjacent to the winery property, and would be able to convert those grapes into wine that is made and sold locally, instead of being shipped out of County, as many tons of those grapes are currently. These requested changes can be accommodated within the existing site plan, and the facility is located on a road that has been improved to accommodate any minor increase in traffic from the requested expanded use.

Susan and I still own the adjacent property at 6428 Slug Gulch Road with six acres of grapes, and strongly encourage the Commission to recommend approval of the proposed changes to the Conditional Use Permit. We would be delighted to see the continuation and improvement of the traditions we helped to build in that area beginning in 1997.

Your consideration and recommendation of this project will help to maintain the vibrancy and health of the agricultural community in the County, and will reward the determination of the owners to perpetuate the tradition of excellence in grape growing and winemaking for which the County has received continuing accolades.

Sincerely yours,



John L. Smith,
Former member, El Dorado Agricultural Commission