



**Agricultural Commission  
Staff Report**

Date: April 3, 2018  
To: El Dorado County Agricultural Commission  
From: LeeAnne Mila; Deputy Agricultural Commissioner  
Subject: **Jobbins Winery Minor Use Permit  
Project File No. S18-0004**

**Planning Request and Project Description:**

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

**S18-0004 is based on the following project description:** Minor Use Permit for a 17.14 acre parcel, APN 094-080-13. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Lands 10-Acre (RL-10). The minor use permit proposes the operation of a new winery within an agricultural district. The project would result in the construction of four structures (single family dwelling, guest house, wine producing building and a tasting room) as well as a parking lot and septic system. The project site is located on the north side of Idlewild Road at the intersection with Perry Creek Road in Fair Play 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: 094-080-13, 17.14 Acres
- Agricultural District: Yes
- Land Use Designation: RR – Rural Residential.
- Zoning: RL-10 – Rural Lands – 10 Acres
- Soil Type: All soils are choice

**Discussion:**

A site visit was conducted on March 15, 2018. The vines are on order and have not been planted yet due to greenwood issues. The proposed vineyard is approximately 5.1 acres in planted size, with a resulting 7 acres of total fenced area. 4641 total wine grape plants have been ordered and due to the fact they are green wood plants they are hardening up at the nursery and will be planted in May or June of 2018. A site visit will be conducted by the Dept. of Agriculture to verify that the 5.0 acres of grapevines have been planted as is needed by the Winery Ordinance.

**Staff Recommendation:**

*Staff recommends support of the request by the applicant for a minor use permit for construction of a new winery with an onsite tasting room.*

## COUNTY OF EL DORADO



# AGRICULTURAL COMMISSION

311 Fair Lane  
Placerville, CA 95667  
(530) 621-5520  
(530) 626-4756  
[eldcag@edcgov.us](mailto: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: **Jobbins Winery Minor Use Permit**  
**Project File No. S18-0004**

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

S18-0004 is based on the following project description: Minor Use Permit for a 17.14 acre parcel, APN 094-080-13. The parcel has a General Plan designation of Rural Residential (RR) and a zoning designation of Rural Lands 10-Acre (RL-10). The minor use permit proposes the operation of a new winery within an agricultural district. The project would result in the construction of four structures (single family dwelling, guest house, wine producing building and a tasting room) as well as a parking lot and septic system. The project site is located on the north side of Idlewild Road at the intersection with Perry Creek Road in Fair Play area. (Supervisor District 2).

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

09422021  
BELTRAM JOSE  
8074 PERRY CREEK RD #21  
SOMERSET, CA 95684

09422008  
CAMPANELLI LUCY  
8074 PERRY CREEK RD UNIT 8  
SOMERSET, CA 95684

09509051  
CATTERLIN CHRISTOPHER P  
7140 FIRE PINE LN  
SOMERSET, CA 95684

09407031  
EICHELBAUGH SCOTT CHARLES  
P O BOX 206  
MOUNT AUKUM, CA 95656

09408003  
FAIRPLAY CEMETERY  
0000

09422017  
HARDERS PATRICK R  
7933 REBEL WALK DR  
MANASSAS, VA 20109

09407025  
HINES PENNY TR  
PO BOX 425  
MOUNT AUKUM, CA 95656

09407032  
MALEK MARC  
4325 AUBURN BLVD STE 300  
SACRAMENTO, CA 95841

09509049  
MEYER THOMAS J TR  
1358 HERMINE CT  
WALNUT CREEK, CA 94596

09401082  
6248 SLUG GULCH CA LLC  
1585 TERRACE WAY #526  
SANTA ROSA, CA 95404

09422016  
BRABAZON KATHLEEN J  
8075 PERRY CREEK RD SP #16  
SOMERSET, CA 95684

09422018  
CARTER CHARLES EDWARD (DECD)  
8074 PERRY CREEK RD SP#18  
SOMERSET, CA 95684

09422023  
CHICO EDWARD  
8074 PERRY CREEK RD SP# 23  
SOMERSET, CA 95684

09408002  
ELISHER MARGARET SURV TR  
PO BOX 166  
PLACERVILLE, CA 95667

09509025  
FLEMING THOMAS  
7181 IDLEWILD RD  
SOMERSET, CA 95684

09509048  
HARGO DWAYNE C  
7180 IDLEWILD RD  
SOMERSET, CA 95684

09407013  
IVERSON MICHAEL D  
8061 PERRY CREEK RD  
SOMERSET, CA 95684

09422022  
MARTINS DEBORAH SUE CO TR  
8074 PERRY CREEK RD SP#22  
SOMERSET, CA 95684

09401016  
MITCHELL CHARLES B  
8221 STONEY CREEK RD  
SOMERSET, CA 95684

09509047  
ASHMEAD THOMAS G TR  
7170 IDLEWILD RD  
SOMERSET, CA 95684

09509015  
CA STATE VETERANS AFFAIRS%  
P O BOX 2211  
VACAVILLE, CA 95696

09509017  
CATTERLIN CHRISTOPHER  
7140 FIRE PINE LN  
SOMERSET, CA 95684

09407024  
DOUGHERTY COLLEEN LE%  
8017 PERRY CREEK RD  
SOMERSET, CA 95684

09408004  
FAIRCHILD KENNETH SCOTT  
PO BOX 7702  
TAHOE CITY, CA 96145

09422010  
FLESHMAN DONNA  
8074 PERRY CREEK RD SP#10  
SOMERSET, CA 95684

09509052  
HIGH DEBRA  
7413 INCLINE WAY  
SOMERSET, CA 95684

09422020  
JACHETTA RONALD  
8074 PERRY CREEK RD SP 20  
SOMERSET, CA 95684

09422015  
MCGUIGAN SHARI  
8074 PERRY CREEK RD #15  
SOMERSET, CA 95684

09408014  
NELSON RICHARD D TR  
7990 PERRY CREEK RD  
SOMERSET, CA 95684



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SOMERSET, CA 95684

09509059  
SHELTON JACK  
7232 IDLEWILD RD  
SOMERSET, CA 95684

09408013  
SKYHAWK LANE PTSHP  
2246 WHITE SANDS DR  
SOUTH LAKE TAHOE, CA 96150

09509050  
STUART ROBERT V & SHERRY  
4504 OXBOW DR  
SACRAMENTO, CA 95864

09509024  
VOSPER DELLOREE JANE  
7121 IDLEWILD RD  
SOMERSET, CA 95684

09407023  
PRICE RONALD G TR  
8041 PERRY CREEK RD  
SOMERSET, CA 95684

09422019  
SHIREY CONSTANCE I  
8074 PERRY CREEK #19  
SOMERSET, CA 95684

09408010  
SORDI LINDA WOODALL TR  
P O BOX 189187  
SACRAMENTO, CA 95818

09408012  
TIM RONALD  
2940 ROYCE DR  
RESCUE, CA 95672

09408008  
WAUGH CHRIS A & BONNIE L  
P O BOX 515  
SOMERSET, CA 95684

09509058  
RASMUSSEN SUSAN C TR  
3609 ARISTIDES DR  
MODESTO, CA 95355

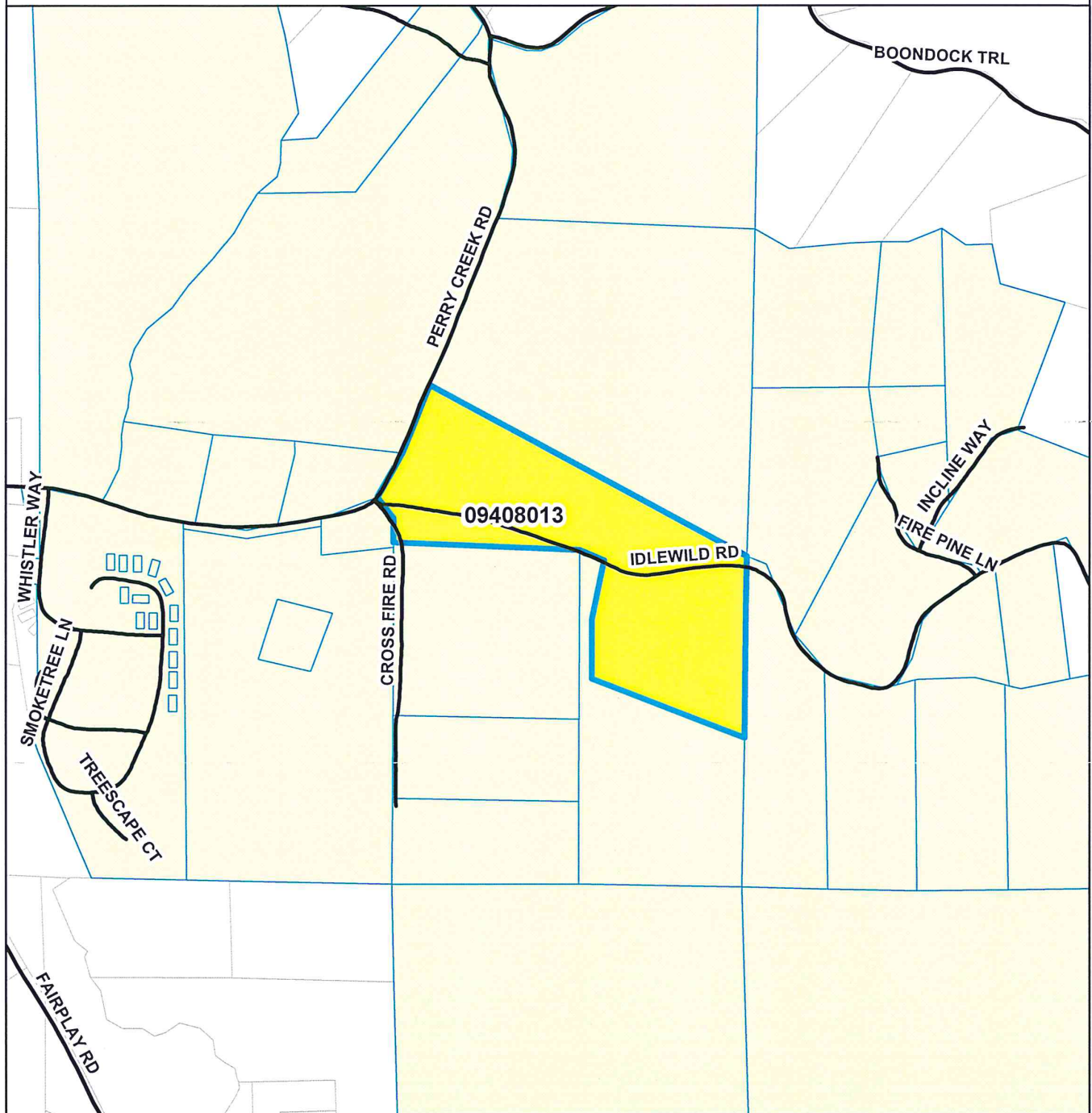
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FAIR PLAY, CA 95684

09509023  
TUCKER GUY  
7241 IDLEWILD RD  
SOMERSET, CA 95684

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WRIGHT WAYNE A  
PO BOX 284  
MOUNT AUKUM, CA 95656

# JOBbins Notification



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MAP PREPARED BY: Frank Bruijn DATE: March 14, 2018  
PROJECT ID: 0073396  
EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION  
PHONE (530) 621-6511 FAX (530) 626-4731

- Jobbins Parcel
- Parcels Within 1000ft
- Parcel Base
- Roads

0 200 400 600 800  
Feet

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

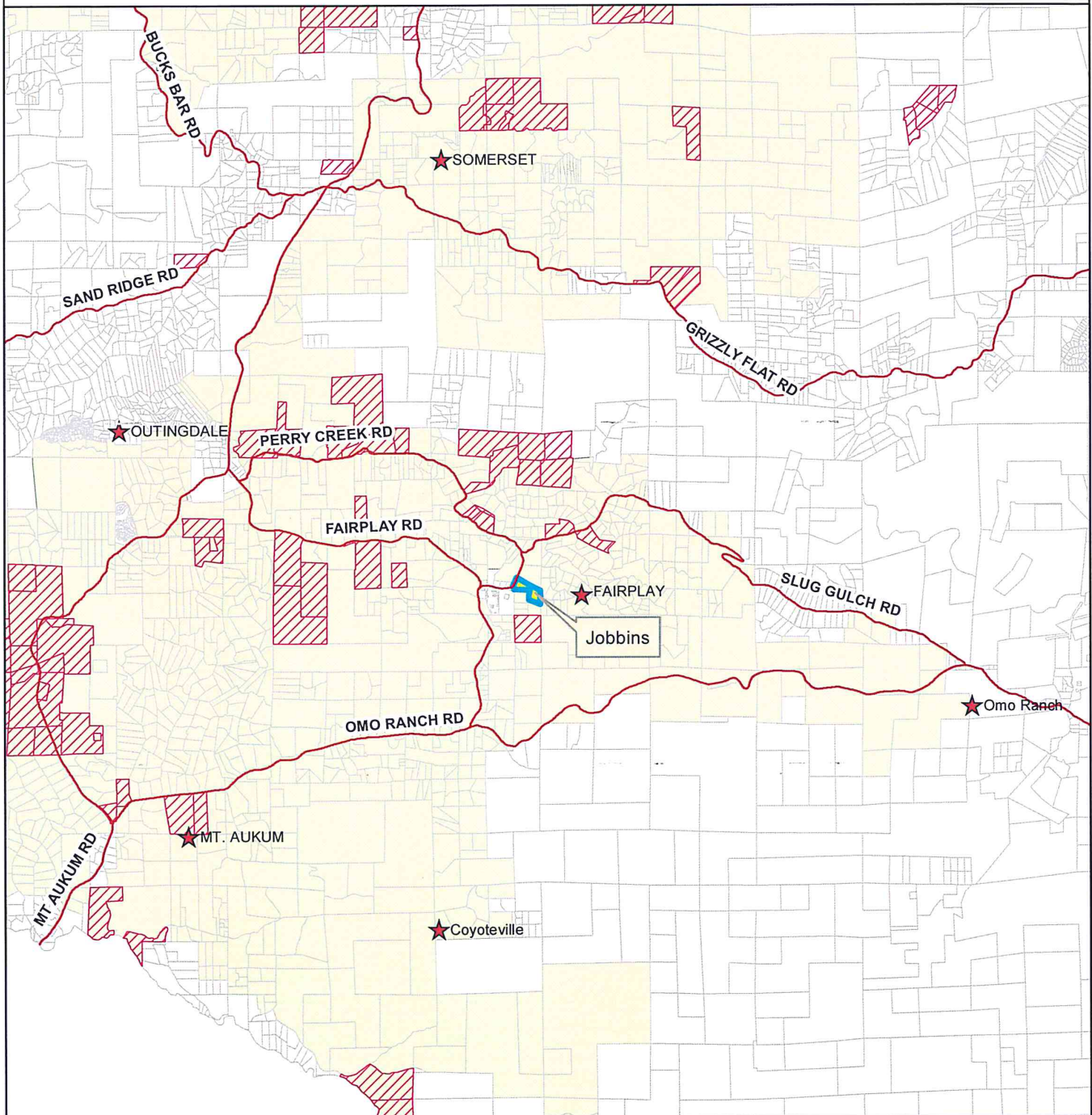


# El Dorado County Agricultural Commission



# JOBINS

## Proximity to Agricultural District



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

PROJECT ID: 0073339p

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

- Jobbins 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)

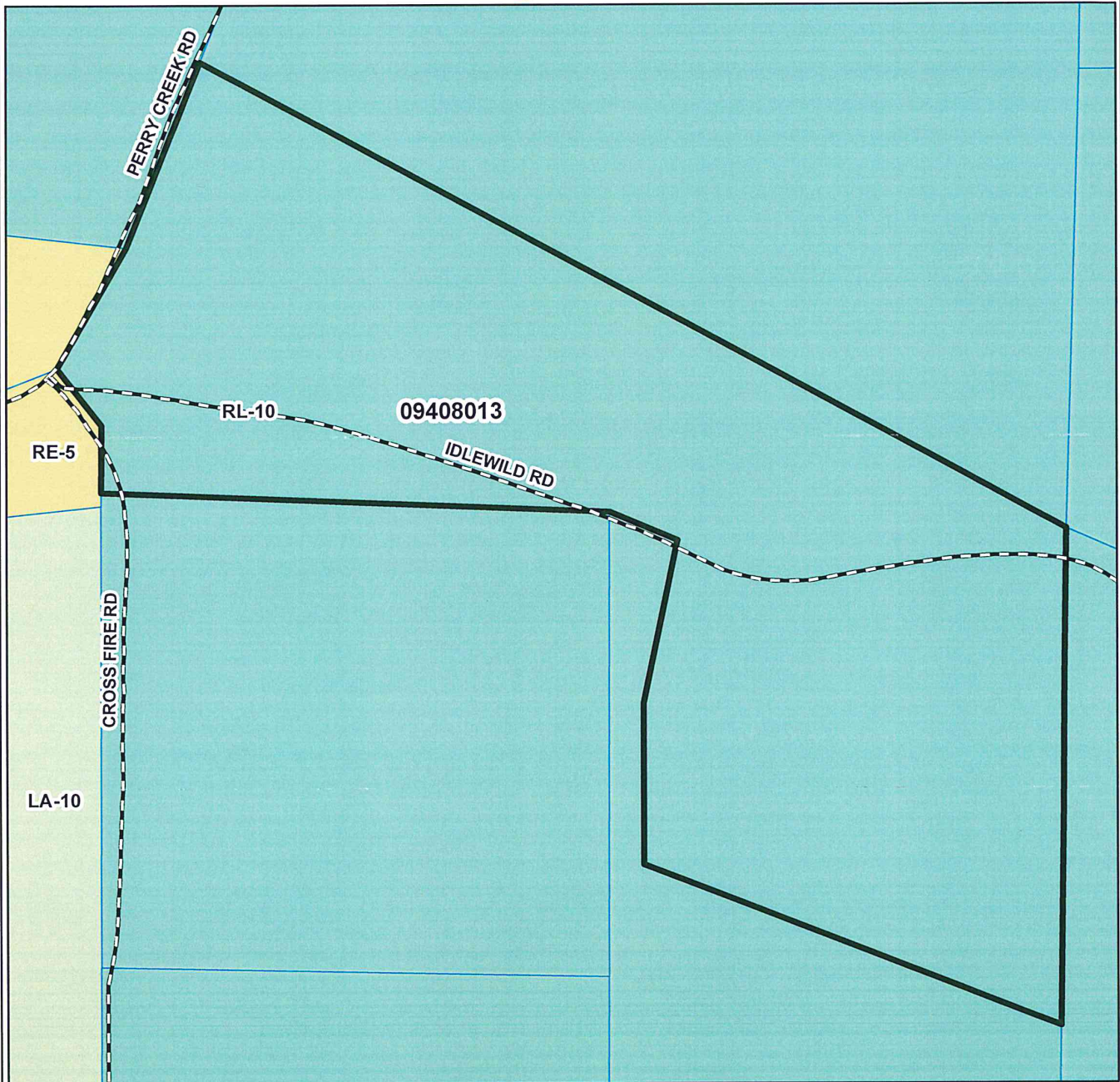


# El Dorado County Agricultural Commission



# JOBINS

## Zoning 9-28-2017



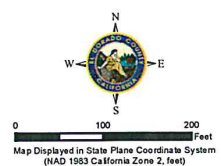
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PROJECT ID: 0073392

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
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- Jobbins Parcel
- LA-10 = Limited Agriculture 10 Acres
- RE-5 = Residential Estate 5 Acres
- RL-10 = Rural Land 10 Acres
- Parcel Base
- Roads

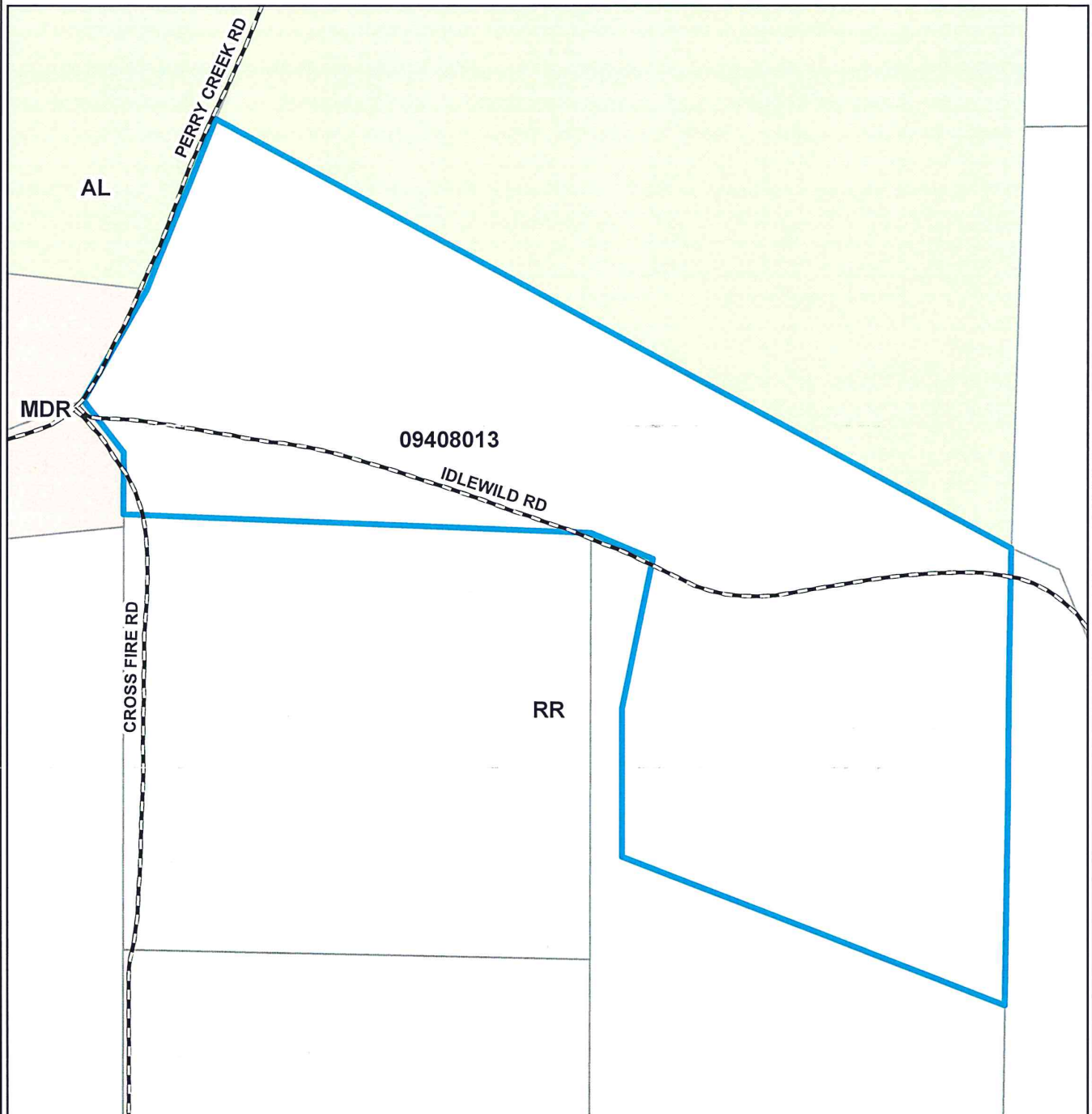


# El Dorado County Agricultural Commission



# JOBbins

## Land Use 9-28-2017



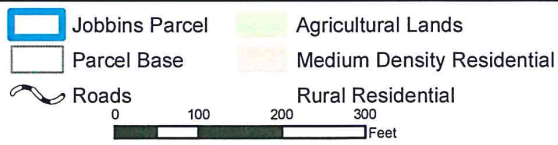
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MAP PREPARED BY: Frank Elwin DATE: March 14, 2018

PROJECT ID: 0073339L

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# El Dorado County Agricultural Commission

# JOBIBNS

## Soils



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

PROJECT ID: 0073339

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

Roads

Jobbins Parcel

Parcel Base

soil

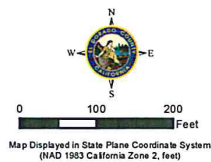
### Legend

HgC - HOLLAND COARSE SANDY LOAM, 9 TO 15 PERCENT SLOPES

HgD - HOLLAND COARSE SANDY LOAM, 15 TO 30 PERCENT SLOPES

HkE - HOLLAND VERY ROCKY COARSE SANDY LOAM, 15 TO 50 PERCENT SLOPES

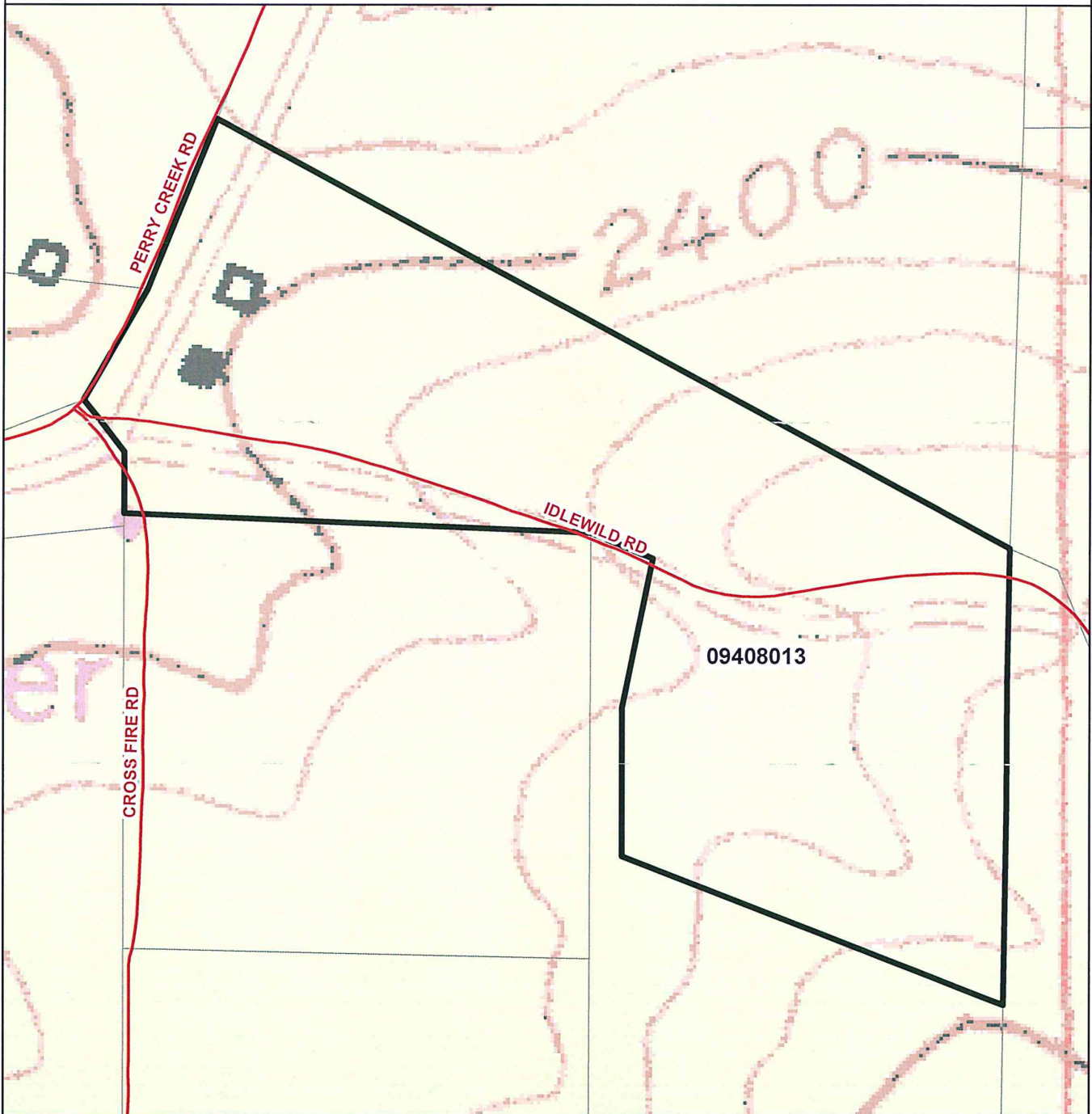
PrD - PLACER DIGGINGS



# El Dorado County Agricultural Commission



# JOBbins Topography



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

PROJECT ID: 00733391

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

## Legend



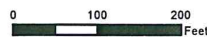
Jobbins Parcel



Parcels



Roads



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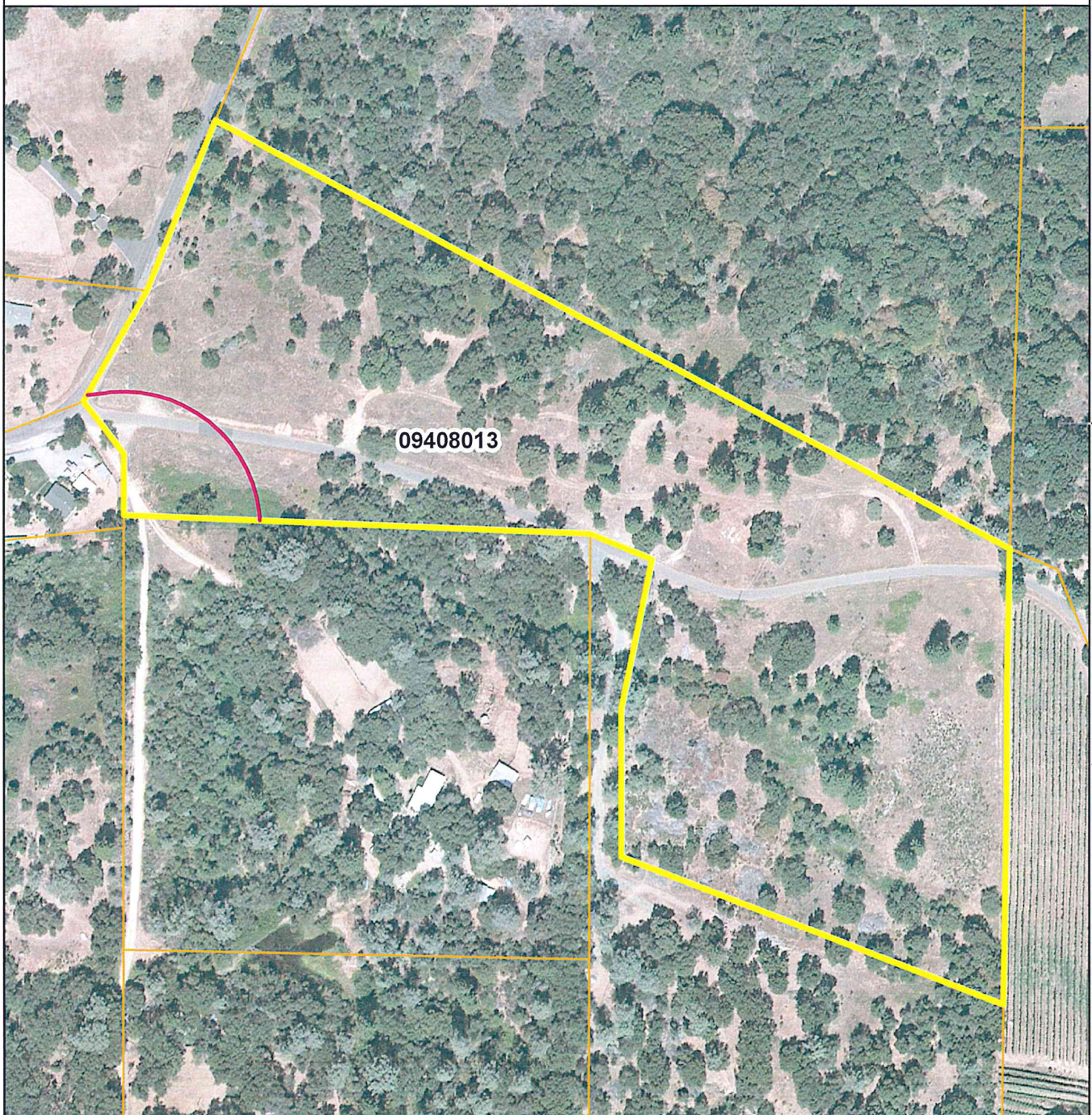


# El Dorado County Agricultural Commission



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## Aerials: 2011



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

PROJECT ID: 007338a

EL DORADO COUNTY SURVEYOR G.I.S. DIVISION  
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### Legend

-  Jobbins Parcel
-  Parcel Base
-  200ft Setback

0 100 200 300 Feet

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# El Dorado County Agricultural Commission