

CONDITIONS OF APPROVAL

Conditional Use Permit Revision S04-0001-R-2/Oakstone Vineyards Planning Commission/September 13, 2018

(Below are the original conditions of approval for Oakstone Vineyards. New conditions imposed to this revised Conditional Use Permit are shown in underline, while deleted conditions are shown as strikethroughs.)

Conditions of Approval

Planning Services

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

- Exhibit G.....~~Site Plan~~
- Exhibit H.....~~Site Plan Detail~~
- Exhibit I.....~~Floor Plan Lower Level~~
- Exhibit J.....~~Floor Plan Upper Level~~
- Exhibit K.....~~Parking Plan~~

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....General Plan Map
- Exhibit D.....Zoning Map
- Exhibit E.....Agricultural District Map
- Exhibit F.....Aerial Map
- Exhibit H.....Agricultral Commission Results
- Exhibit K.....Approved Site Plan

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows: 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 permit the applicant to reconfigure existing parking space design for more efficiency and spaces.

Revision to a Conditional Use Permit to allow the following uses within an existing 20.8-acre parcel identified by Assessor’s Parcel Number 095-080-56:

- a. Winery, ~~limited to producing 2,000 cases annually.~~
- b. Public tasting facilities.
- c. Retail sale of wine.
- d. Retail sales of merchandise, art, and prepackage food items.
- e. Marketing activities.
- f. Picnic areas.

The facility will be operated as a wine production facility from ~~9:00 am~~ 8:00 am to 5:00 pm from Monday through Sunday. The facility will be open for public tasting and wine sales from 11:00 am to 5:00 pm, ~~4 days per week~~ six days per week. No more than 4 employees shall be allowed on the site at any one time.

Minor modifications to the Conditional Use Permit may be approved by the Planning Director. Major Modifications will require an amendment to the Conditional Use Permit.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. Outdoor amplified music or amplified speech shall not be allowed on the project parcel.
3. All parking shall be on-site and parking shall not be allowed on Irish Acres Road
4. Any outdoor lighting utilized by the project shall comply with ~~County Code~~ Section ~~17.14.170~~ 130.34 of the El Dorado County Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should any installed light be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.
5. The property owners are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the property owners.
6. A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption. This fee shall be made payable to El Dorado County and shall be submitted to Planning Services immediately following the hearing project approval.
7. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the

costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Conditional Use Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

8. All structural, electrical and plumbing improvements associated with the conversion shall be subject to a building permit from the El Dorado County Building Department.
9. ~~The proposed on-site septic disposal system shall be reviewed and permitted by the El Dorado County Environmental Management department.~~
10. The project shall be subject to the County's Traffic Impact Mitigation (TIM) fee programs. Said fees shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.
11. "No Parking" signs shall be placed and maintained along Irish Acres Road between Slug Gulch Road and the second entrance to the winery.
12. ~~A sign stating that Irish Acres Road is not a through road, a private road, and winery traffic is prohibited shall be installed west of the first entrance to the winery.~~
13. The operator of the winery shall maintain Irish Acres Road along the entire frontage of the subject property.