

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission Agenda of: November 12, 2009

FROM: Jason R. Hade, AICP, Senior Planner Item #: 7.d

DATE: November 9, 2009

RE: **Special Use Permit S09-0016/Miraflores Winery Revised Conditions of Approval**

In order to more adequately describe the proposed project, staff recommends the following modifications to Attachment 1 – Conditions of Approval.

I. PROJECT DESCRIPTION

1. This Special Use Permit is based upon and limited to compliance with the project description, hearing exhibits marked Exhibit E through H, and conditions of approval set forth below. 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:

Special Use Permit authorizes the construction of a 3,593 square foot building for storing barrels, assembly area for wine tasting, merchandise sales, and a commercial kitchen for special on-site events. Uses consist of the following: (1) public wine tasting within the assembly area for up to 52 people from 10 AM to 5 PM seven days a week. Outdoor seating for 50 people is available for special occasions; (2) wholesale and retail sales of wine; (3) public tours limited to 10 persons or less by appointment only; and (4) special events with up to 250 persons at one time up to 48 times a year. Types of special events include outdoor music from 10 AM to 9 PM held to 50 decibels at the property line, winemaker's dinners for up to 50 people, wine festivals, weddings, and renting of the tasting room for private parties.

Special Use Permit also authorizes ~~all other winery structures~~ the existing 6,080 square foot winery and covered work area for continued use as a winery as shown on the approved site plan, Exhibit F, dated August 28, 2009.

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 (such as the Site Plans and Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the County.~~

El Dorado County Fire Protection District

24. Ceiling heights exceeding 14 feet require the installation of a NFPA 13 fire sprinkler system, or alternative fire protection method, in the building prior to final building occupancy: to the satisfaction of the EDCFPD.