

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



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TO: Planning Commission Agenda of: January 24, 2013  
FROM: Aaron Mount, Project Planner Item No.: 8.a  
DATE: January 17, 2013  
**RE: S04-0001-R/Oakstone Winery; Recommended Revisions to Conditions of Approval No. 1 and Revised Parking Plan (Exhibit K)**

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The applicant has requested a revision to Condition 1 to allow the wine tasting room to operate Monday through Sunday. This change is being requested to allow the facility to be open during holidays that occur on days other than the initially requested Friday, Saturday, and Sunday. No additional uses are being requested and the site would not be allowed to have any amplified voice or music, nor any special events.

The project Parking Plan (Exhibit K) has been revised to provide additional parking spaces. Please replace the old Parking Plan with the new one dated January 11, 2013 (Exhibit K Revised). The request for additional parking spaces would not result in any significant changes to the project as no physical improvements are proposed because the existing paved parking area is not being expanded. The area contained the proposed amount of parking places but they were not stripped when the project was submitted.

Their request is for Condition 1 to be revised to change the hours of operations from Friday through Sunday to seven days a week as shown in strike out and underline:

1. This Special 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

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:

Revision to a Special 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.
- 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 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 Monday through Sunday ~~on Friday, Saturday, and Sunday~~. No more than 4 employees shall be allowed on the site at any one time.

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

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