



RESOLUTION NO. 166-2024

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING ORDINANCE (TITLE 130)

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, on December 15, 2015, the El Dorado County Board of Supervisors (Board) adopted Ordinance No. 5030, a comprehensive update to Title 130 (Zoning Ordinance), which established Section 130.40.260 - Ranch Marketing and Section 130.40.400 – Wineries, and became effective on January 14, 2016; and

WHEREAS, on June 20, 2023, the Board adopted Ordinance 5177 for that made various changes to the Ranch Marketing and Winery Ordinance, and at that time directed staff to return to the Board in one year for an update; and

WHEREAS, the Board recognizes the importance of Agricultural enterprise to the history, culture, and economy of El Dorado County; and

WHEREAS, the Board also recognizes the importance of the Ranch Marketing and Winery Ordinances in enhancing the economic viability and sustainability of the Agricultural economy of El Dorado County; and

WHEREAS, the Board also recognizes the need to balance the preservation of Agricultural enterprise with the pursuit of Ranch Marketing and Winery activities including, but not limited to special events and marketing events; and

WHEREAS, the Board also recognizes the need for maintaining neighborhood compatibility when holding such events; and

WHEREAS, the Ranch Marketing and Winery Ordinance updates and discussions were held with various stakeholders, the Agricultural Commission, the Planning Commission, and the Board of Supervisors on May 08, 2024, June 24, 2024, August 14, 2024, September 10, 2024, and September 11, 2024; and

WHEREAS, after holding said meetings it has been determined that it is necessary to amend Ordinance 5177, Chapter 130.44 - Ranch Marketing and Section 130.40.400 – Wineries of the Zoning Ordinance;

WHEREAS, the Board on September 10, 2024, directed staff to engage in a discussion on revising the Zoning Ordinance to address issues raised including hosted rentals, detached guest houses, and Vacation Home Rentals;

WHEREAS, Section 130.63.020 of the Zoning Ordinance requires Zoning Ordinance amendments to be initiated by a Resolution of Intention.

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code, Ordinance 5177 (Title 130) of the County Code of Ordinances, as generally described below:

- A. Chapter 130.44 (Ranch Marketing);
- B. Section 130.40.400 (Wineries).

BE IT FURTHER RESOLVED El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances to address, if appropriate, changes related to Vacation Home Rentals and other forms of lodging and its interaction with lodging on Agricultural properties or properties eligible for special events or other activities authorized under the Ranch Marketing Ordinance (Chapter 130.44), the Winery Ordinance (130.40.400), and Lodging Facilities (130.40.700); and

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes the Department of Agriculture and the Planning and Building Department - Planning Division, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Agricultural Commission, Planning Commission, and Board of Supervisors will hold public hearings to consider the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby authorizes the Department of Agriculture and the Planning and Building Department - Planning Division, to proceed with the preparation of the above stated amendments to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24th day of September, 2024 by the following vote of said Board:

Ayes: Thomas, Hidahl, Turnboo, Parlin, Laine
Noes: None
Absent: None

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Kyra Schaffley
Deputy Clerk

Wendy Thomas
Chair, Board of Supervisors
Wendy Thomas