

## **FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 13, 2008**

### **12. ZONING ORDINANCE AMENDMENT**

**Z03-0005/Winery Ordinance** initiated by EL DORADO COUNTY. The Proposed Winery Ordinance would replace the existing Winery Ordinance in Section 17.14.190 of the County Code. The proposed ordinance would provide for the orderly development of wineries and accessory uses within specified agricultural zones and specified residential zones to ensure compatibility with adjacent land uses and to encourage the economic development of the local agricultural industry by allowing for the direct sales and marketing of value added products.

Commissioner MacCready left his seat as a Commission member due to a conflict of interest.

Roger Trout informed the Commission that due to a noticing issue with the local paper, no action could be taken on this item and this item would be continued to the December 11, 2008 hearing for action.

Mr. Trout presented the item to the Commission and distributed a copy of amendments proposed by the Agricultural Commission at their November 12, 2008, meeting. Also distributed were letters of support from the El Dorado Winery Association and the Fair Play Winery Association.

Jerome Pasto distributed a letter to the Commission dated November 13, 2008 which stated, in summary, that the “draft winery ordinance is inadequate and does not mitigate the traffic impact to River Pines Estates Zone of Benefit roads from winery and vineyard development and operations.”

Paul Bush, representing the El Dorado Winery Association, stated that the draft version was easier to work with and easier to read. He also stressed that it was a significant accomplishment to have the association unanimously support this document.

Linda Neal spoke in support of the amended changes.

Valerie Zentner, Farm Bureau, stated that this was a good product and compromise. However, she was concerned on the mitigation on Important Biological Corridor (IBC) and the aesthetics/visual standards.

Bill Snodgrass, retired El Dorado County Agricultural Commissioner, gave a brief timeline history on the Winery Ordinance. He felt that this draft was more restrictive than the current ordinance and that this was a good document.

There was no further input.