



Ranch Marketing and Winery Ordinance Update and Discussions

05/08/2024

06/24/2024

08/14/2024

09/12/2024

09/24/2024



Overview

- HISTORY
- ISSUES
- COMPLAINTS
- NEXT STEPS

Issues

- Activity tracking and enforcement
- Lack of emphasis on requirement for agriculture as primary use.
- Impacts of amplified music and speech to surrounding land use issues.
- Commercialization of Agricultural Properties



2021- BOS and Ag.
Commission Ad Hoc

2022 - Ad Hoc Meetings

2023 - Ag. Commission and
Planning Commission

06/20/2023 - Final Reading



Board of Supervisors Direction 06/20/2023

Supervisor Thomas opened the public hearing and upon hearing from staff and the public closed the hearing. A motion was made by Supervisor Parlin, seconded by Supervisor Turnboo to: 1) Approve the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment & Zoning Ordinance Update (TGPA-ZOU) Final Environmental Impact Report consistent with Sections 15162 and 15164 of the CEQA Guidelines (Attachment C); 2) Approve the Proposed amendments to the Zoning Ordinance, incorporating additional changes recommended by the Planning Commission, and adopt and authorize the Chair to sign Ordinance 5177 for Title 130 Zoning Ordinance of the El Dorado County Code (Attachment E) based on the findings as presented by staff; 3) Direct staff to return to the Board of Supervisors, Agricultural Commission and Planning Commission approximately one (1) year following the effective date of the Ordinance allowing staff to determine the most efficient way for providing an update; 4) **Direct staff to continue to define how to determine that agriculture production is the primary use or function of the property;** and 5) Direct staff to correct clerical corrections to the Ordinance.

Complaints 23/24

- Amplified Noise at Special Events
- Agriculture as Primary Purpose
- Amount of Events
- Event Posting Timelines
- Declining Property Values
- Outdoor Smaller Events Not Counted
- 3 Day Weddings
- Special Events Listed as Marketing Events
- Complaint Log Issues



Photos: Floral Farm Weddings, Heritage Weddings, Findley Farms, Twenty Mile Taste Weddings

Reporting

Special Events	Operation	Number	Charitable
2024	19	153	10
2023	11	64	1

Special Events Numbers	5 or Less	6-10	11-15	16-20	21+
2024	9	5	3	1	2
2023 Reporting started July 1st	5	4	2	0	0

*As of 08/12/2024

Topics Discussed With Various Groups

- No Amplified Noise at Special Events.
 - CUP for Amplified Noise
- Limit the Number of Special Events
 - CUP for anything past the limit allowing for individual review
- Weddings not on Ag. Zoned Land
- Wedding Ordinance
- Limit the Amount of Places Allowed to have Special Events
- Larger Parcel Size Restrictions for allowing Special Events

Potential Recommendations:

- Enforce Agriculture is the Primary Use
 - Utilize 5yr Average from the Crop Reporting
 - Approved Annually by the Agricultural Commission
 - Number of Events Based on Raw Crop Value
- Limit Special Events to 12 per 5 Acres per Year
- In Accordance with Agriculture as the Primary Use
 - Ability to get 2 more Events for Every Additional 5 Acres
 - Max 24
- Yearly Administrative Permit for Special Events
- Eliminating the Complaint Log
- Annual Crops Changing to a 5 Acre Qualification
- Real Estate Disclosure

Potential Recommendations:

- Change Language from “capable of producing” to “currently producing”
 - Contiguous Properties
 - Annual Crops Changing to a 5 Acre Qualification
 - Increase Fine Levels
 - Enhanced Enforcement
 - No Vacation Home Rental and Special Events
 - Limit the number of Weddings allowed
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- No Changes to Marketing and Room Rental Events

5 Year Average Grapes

Grapes	Acreage	Tons/A	Total Tons	\$/Ton	Total Value
2021	2696	2.39	6432	\$1,604	\$7,207,273
2020	2624	2.38	6235	\$1,802	\$9,663,459
2019	2636	2.66	7023	\$1,671	\$12,092,373
2018	2674	2.4	6849	\$1,673	\$11,168,707
Average		2.46		\$1,688	

So if you have 5 acres of Grapes you would have a crop value of \$20,762 per year, based on the 5 year average.

$$5 \text{ acres} \times 2.46 \text{ tons/acre} \times \$1,688 \text{ \$/ton} = \$20,762$$

5 Year Average Apples

Grapes	Acreage	Tons/A	Total Tons	\$/Ton	Total Value
2021	831	6.18	5136	\$4,833	\$7,207,273
2020	835	6.78	5635	\$2,965	\$9,663,459
2019		5.70	4763	\$2,620	\$12,092,373
2018		7.60	6350	\$2,750	\$11,168,707
Average		6.57		\$3,292	

So if you have 5 acres of Apples you would have a crop value of \$108,142 per year, based on the 5 year average.

$$5 \text{ acres} \times 6.57 \text{ tons/acre} \times \$3,292 \text{ \$/ton} = \$108,142$$

AGRICULTURAL LODGING

- 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)

Thank You!!!

