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ORDINANCE NO. _____

AN ORDINANCE ADOPTING REVISIONS TO THE RANCH MARKETING ORDINANCE
AND THE WINERY ORDINANCE

**THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES
ORDAIN AS FOLLOWS:**

Section 1. Table 130.21.020 “Agricultural, Rural, and Resource Zone Districts Use Matrix” of
Title 130 (Zoning), as amended by Ordinance No. 5168, is hereby amended to read:

| | | | | | | | |
|---|--|--|-----------|-----------|-----------|------------|--------------------------|
| LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands FR: Forest Resource TPZ: Timber Production Zone | P A TUP CUP MUP TMA — | Allowed use Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional use permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone | | | | | |
| USE TYPE | LA | PA | AG | RL | FR | TPZ | Specific Use Reg. |
| Agricultural | | | | | | | |
| Animal Raising and Keeping | P | P | P | P | P | P | 130.40.080 |
| Accessory Structures | P | P | P | P | P | P | 130.40.030 |
| Crop Production | P | P | P | P | P | — | |
| Dairy | P | P | P | P | P | — | |
| Grazing | P | P | P | P | P | P | |
| Livestock, high density | CUP | CUP | CUP | CUP | — | — | |
| Nursery, Plants: Production and Wholesale | P | P | P | P | CUP | CUP | |
| Orchards and Vineyards | P | P | P | P | P | — | |
| Processing of Agricultural products | P | P | P | CUP | CUP | CUP | |

| | | | | | | | |
|---|--|----------------|----------------|----------------|----------------|----------------|------------|
| Produce Sales: Sale of Produce Grown On-site | P | P | P | P | P | — | 130.40.240 |
| Sale of Produce Grown Off-site | A | A | A | A | A | — | |
| Timber | P | P | P | P ¹ | P ¹ | P ¹ | |
| Hemp Cultivation | P ⁷ | P ⁷ | P ⁷ | P ⁷ | — | — | |
| Agricultural Support Services | | | | | | | |
| Packing of On-site and Off- site Agricultural Products | P | P | P | P | P | P | |
| Slaughterhouse or Rendering Plant | — | CUP | CUP | — | — | — | |
| Agriculture, Value-added Processing | P | P | P | P | P | — | |
| Custom Farm Services | CUP | CUP | CUP | CUP | CUP | — | |
| Animal, Domestic Farm: Sales | P | P | P | P | P | — | |
| Farm Machinery & Equipment; Sales and Maintenance | CUP | CUP | CUP | CUP | CUP | — | |
| Feed and Farm Supply Store | CUP | CUP | CUP | CUP | CUP | — | |
| Nursery, Plant Production Plus | CUP | A | A | CUP | CUP | — | |
| Ranch Marketing | See Table 130.44.102.1 (Ranch Marketing Use Matrix) | | | | | | 130.44 |
| Wholesale Storage and Distribution (Agricultural Products) | CUP | CUP | CUP | CUP | CUP | — | |
| Wineries | See Table 130.40.400.1 (Wineries Allowed Uses Matrix) | | | | | | 130.40.400 |
| Residential | | | | | | | |
| Child Day Care Home: Small Family Day Care Home | P | P | P | P | P | — | 130.40.110 |
| Large Family Day Care Home | CUP | A | A | A | A | — | |
| Community Care Facility: Small (serving 6 or fewer) | — | — | — | P | — | — | |
| Large (serving 7 or more) | — | — | — | CUP | — | — | |
| Dwelling: Single-unit, Detached | P | P | P | P | P | CUP | 130.40.350 |
| Temporary During Construction | P | P | P | P | P | TUP | 130.40.190 |
| Employee Housing: Agricultural 6 or Fewer Employees | P | P | P | P | P | — | 130.40.120 |
| Agricultural up to 36 Beds or 12 Units in Compliance with Standards | MUP | MUP | MUP | MUP | MUP | — | 130.40.120 |

| | | | | | | | |
|---|--|------------------|-------|-------|------------------|------------------|---------------------------|
| Agricultural Not in Compliance with Standards | CUP | CUP | CUP | CUP | CUP | — | 130.40.120 |
| Construction | — | — | TUP | TUP | TUP | — | 130.40.190 |
| Seasonal Worker | — | — | A | A | A | — | 130.40.120 |
| Seasonal Workers Not in Compliance with Standards | — | — | CUP | CUP | CUP | — | 130.40.120 |
| Guest House | P | P | P | P | P | — | 130.40.150 |
| Temporary Mobile Home | TMA | TMA | TMA | TMA | TMA | — | 130.40.190 |
| Kennel, Private ² | P | P | P | P | P | — | |
| Room Rental: One Bedroom, Only | P | P | P | P | P | — | |
| Accessory Dwelling Unit | P | P | P | P | P | CUP ⁶ | 130.40.060, 130.40.300 |
| Commercial | | | | | | | |
| Animal Sales and Service Kennel, Commercial | CUP | CUP | CUP | CUP | CUP | — | |
| Pet Grooming and Pet Stores | CUP | CUP | CUP | CUP | CUP | — | |
| Veterinary Clinic | — | CUP | CUP | CUP | CUP | — | 130.40.070 |
| Breweries, Micro | CUP | CUP | CUP | CUP | CUP | — | |
| Commercial Cannabis | Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis) | | | | — | — | |
| Commercial Kitchen | CUP ⁴ | CUP ⁴ | CUP | CUP | CUP | — | 130.44. 130.40.400 |
| Contractor's Office | TUP | TUP | TUP | TUP | TUP | — | 130.40.190 |
| Dining Facilities | CUP | CUP | CUP | CUP | CUP | — | |
| Distillery | CUP | CUP | CUP | CUP | CUP | — | |
| Feed and Farm Supply Store | CUP | CUP | CUP | CUP | CUP | — | |
| Fuel Sales | — | — | — | — | CUP ⁵ | CUP ⁵ | |
| Home Occupation | See Table 130.40.160.1 (Home Occupation Use Matrix) | | | | | — | 130.40.160 |
| Lodging Facilities: Agricultural Lodging | See Table 130.40.170.1 (Agricultural Lodging) | | | | | | 130.40.170 |
| Bed and Breakfast Inn | CUP | CUP | CUP | CUP | CUP | — | |
| Health Resort and Retreat Center | — | CUP | CUP | CUP | CUP | CUP | |
| Nursery, Plants: Commercial Retail | CUP | CUP | CUP | CUP | CUP | — | 130.40.220 |
| Outdoor Retail Sales: Garage Sales | P | P | P | P | P | — | 130.40.220 |
| Temporary Outdoor | A/TUP | A/TUP | A/TUP | A/TUP | — | — | |
| Permanent | CUP | CUP | CUP | CUP | CUP | CUP | |
| Industrial | | | | | | | |
| Industrial: General | — | — | — | — | CUP | — | |
| Mineral Exploration, and Mining | See Table 130.29.070.1 (Mineral Exploration and Mining) | | | | | | |

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|--|--|-------|-------|-------|-------|-----|--------------|
| Storage Yard: Equipment and Material Permanent | P | P | P | P | P | P | 130.40.320.C |
| Temporary | TUP | TUP | TUP | TUP | TUP | TUP | |
| Recreation and Open Space | | | | | | | |
| Campground | CUP | CUP | CUP | CUP | CUP | CUP | 130.40.100 |
| Golf Course | — | — | — | CUP | — | — | |
| Hiking and Equestrian Trail | P | P | P | P | P | P | |
| Hunting/Fishing Club or Farm | A | P | P | P | P | P | 130.40.210.D |
| Hunting/Fishing Club or Farm Facility | CUP | CUP | CUP | CUP | CUP | CUP | 130.40.170.B |
| Marina: Non-motorized Craft | — | CUP | CUP | CUP | CUP | CUP | |
| Off-Highway or Off-Road Vehicle Recreation Area | — | — | — | — | CUP | — | |
| Park, day use | — | — | — | CUP | CUP | — | 130.40.210 |
| Picnic Area | P | P | P | P | P | P | |
| Resource Protection and Restoration | P | P | P | P | P | P | |
| Ski Area | — | — | — | CUP | CUP | — | 130.40.210 |
| Snow Play Area | — | — | — | CUP | CUP | CUP | |
| Special Events, Temporary | TUP | TUP | TUP | TUP | TUP | TUP | |
| Stable: Commercial | CUP | CUP | CUP | CUP | CUP | CUP | 130.40.210 |
| Trail Head Parking or Staging Area | CUP | CUP | CUP | CUP | CUP | CUP | 130.40.210 |
| Civic Uses | | | | | | | |
| Cemetery | — | — | CUP | CUP | CUP | — | |
| Churches and Community Assembly | — | — | — | CUP | CUP | — | |
| Community Services: Intensive | CUP | CUP | CUP | CUP | CUP | — | |
| Minor | CUP | CUP | CUP | CUP | CUP | — | |
| Schools: College and University | — | — | — | CUP | — | — | 130.40.230 |
| Elementary and Secondary, Private | — | — | — | CUP | — | — | |
| Transportation | | | | | | | |
| Airports, Airstrips, and Heliports | CUP | CUP | CUP | CUP | CUP | CUP | |
| Utility and Communication | | | | | | | |
| Communication Facilities | A/CUP | A/CUP | A/CUP | A/CUP | A/CUP | CUP | 130.40.130 |
| Public Utility Service Facilities: Minor | — | CUP | CUP | CUP | CUP | CUP | 130.40.250 |
| Minor | P | P | P | P | P | P | |
| Wind Energy Conversion System | See Table 130.40.390.1 (WECS Use Matrix) | | | | | | 130.40.390 |

| NOTES: |
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| ¹ In FR and TPZ only, logging camps and sawmills may be allowed by CUP. |
| ² Dogs used for herding or guardian purposes in commercial ranching or browsing operations are allowed by right subject to licensing requirements of the County Animal Services Division in compliance with Title 6 (Animals). |
| ³ Subject to the issuance of an Administrative Permit, unless otherwise specified in Section 130.40.220 (Outdoor Retail Sales) in Article 4 (Specific Use Regulations) of this Title. |
| ⁴ Or as permitted in Section 130.40.400 (Wineries) or Chapter 130.44 (Ranch Marketing) in Article 4 (Specific Use Regulations) of this Title. |
| ⁵ Accessory to Off-highway or off road vehicle recreational uses. |
| ⁶ Accessory Dwelling Unit allowed by right with CUP for primary dwelling unit. |
| ⁷ Cultivation of industrial hemp allowed pursuant to a license issued under Chapter 130.43 of this Title. |

Section 2. Section 130.37.070 of the El Dorado County Ordinance Code entitled “Noise Reduction Measures” is hereby amended as follows:

Sec. 130.37.070 Noise Reduction Measures.

Noise reduction measures shall be incorporated into the project design to reduce noise levels at or below the thresholds set forth in Tables in Section 130.37.060 (Noise Standards) above in this Chapter. Where applicable, the following specific requirements shall also apply:

- A. To meet noise threshold standards under Table 130.37.060.2 (Noise Level Standards for Noise-Sensitive Land Uses Affected by Transportation Noise Sources) above in this Chapter, where feasible, setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.
- B. For outdoor concerts and events utilizing amplified sound system(s), a discretionary permit shall be required in the form of a Temporary or Conditional Use Permit, except that special events and marketing events that are allowed by-right or with an administrative permit consistent with Chapter 130.44 (Ranch Marketing) or 130.40.400 (Wineries). Self-monitoring shall be performed to insure that sound system levels are in compliance with those specified in the conditions of approval based on the acoustic analysis. As a standard condition of approval for such use permits, failure to comply with sound system levels shall result in termination of the event for the duration of the period approved under the use permit and a moratorium on future events for the applicant or the property owner of two calendar years from the date of non-compliance. A second violation after such time shall result in revocation of the Conditional Use Permit, if applicable, and a permanent moratorium on future events for the applicant and property owner whether on that site or any other within the County.

Section 3. Section 130.40.260 of the El Dorado County Ordinance Code entitled “Produce Sales” is hereby amended to read as follows:

Sec. 130.40.240 Produce Sales.

- A. Applicability. The standards set forth in this Section shall apply to produce sales, as defined in Article 8 (Glossary: see "Produce Sales") of this Title, where allowed in the use matrices for the zones.
- B. General Standards. Sale of produce grown on-site shall be subject to the following:
 - 1. Sales may occur on-site subject to adequate off-road and/or road frontage parking.
 - 2. One produce stand, as defined in Article 8 (Glossary: see "Produce Stand") of this Title, may be used subject to the following requirements:
 - a. The stand shall measure 200 square feet or less in size and be situated a minimum of 50 feet from the nearest side or rear property line.
 - b. An encroachment permit shall be secured from the Department of Transportation if the produce stand is accessed from a County road.
 - c. Parking requirements shall be in compliance with Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements) in Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title. The parking area shall meet minimum setback standards for the zone and shall be designed to prevent vehicles from backing into the roadway. Said parking area may be of gravel or dirt surface, but dust control measures shall be implemented as needed to comply with Air Pollution Control District standards.
- C. Value-added Agricultural Products. Value-added agricultural products, as defined in Article 8 (Glossary: see "Agriculture, Value-added Product") of this Title, created from products grown on-site, may be sold concurrently with agricultural products on-site. Products shall comply with all local, and state and federal laws and regulations.
- D. Off-site Sales. No direct sales of produce grown off-site or of any other merchandise, including wholesale or retail nursery products, shall be allowed by right. Off-site produce sales, when in conjunction with a shared multi-farm produce stand, may be allowed subject to approval of a Minor Use Permit (See Section 130.52.020: Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.
- E. Ranch Marketing. Produce sales in excess of the requirements of this Section, shall be subject to Chapter 130.44 (Ranch Marketing) below in this Article.

Section 4. Section 130.40.260 of the El Dorado County Ordinance Code entitled “Ranch Marketing” is hereby amended in its entirety to read as follows:

Sec. 130.40.260 [Reserved]

Section 5. Section 130.40.400 of the El Dorado County Ordinance Code entitled “Wineries” is hereby amended as follows:

Sec. 130.40.400 Wineries.

- A. Content. The winery ordinance:

1. Provides for the orderly development of wineries and accessory uses within specified agricultural zones and specified residential zones to ensure compatibility with adjacent land uses (General Plan Policy 2.2.5.21).
 2. Encourages the economic development of the local agricultural industry by allowing for the direct sales and marketing of value added products (General Plan Policy 10.1.5.4).
 3. Implements General Plan policies that encourage development of agriculturally-related uses while protecting the agricultural character and long-term productivity of agricultural lands. (General Plan Policies: 8.2.2.1, 8.2.4.2., 8.2.4.3, 8.2.4.4, and 8.2.4.5).
- B. Applicability. Except as provided in Subsection H (Micro-Wineries and Small Vineyards) below in this Section, the regulations and standards of this Section shall apply to wineries, as defined in Article 8 (Glossary: see "Wineries") of this Title, where allowed in the use matrices for the zones, on lots that are a minimum of ten acres or more in size with a commercial vineyard.
- C. Definitions. As used in this Section, the terms below will mean the following:

"Commercial Vineyard" means a minimum of five acres of wine grapes are planted and are capable of producing a commercial crop. Five acres shall mean a planting of wine grapes spanning an area of at least 217,800 square feet and consisting of a minimum of 2,200 grape vines that are properly maintained to produce a commercial crop. The Commissioner may determine and verify whether the vineyard is in compliance with this paragraph consistent with Subsection G.1. (Commercial Vineyard) below.

"Commissioner" means the El Dorado County Agricultural Commissioner.

"County Maintained Road" means a road that is listed on the current County Maintained Mileage List by the Department of Transportation. This list does not typically include County Service Area (CSA) or Zones of Benefit (ZOB) roads.

"Live outdoor amplified concerts" means any musical outdoor performance in which sound amplification devices are used by one or more live performers.

"Properly maintained" means that the planted grapes are tended in a manner consistent with proper and accepted customs and standards of the agricultural industry including, but not limited to, the provision of irrigation, the control of pests and diseases, and the protection against deer depredation.

"Room rental event" means an event that involves the winery owner renting or donating a portion of the winery for hire that are held indoors.

"Winery" means an agricultural processing facility that produces wine from fruit or fruit juices through fermentation or the refermenting of still wine into sparkling wine, that is bonded through the Alcohol, Tobacco Tax and Trade Bureau, and that has a current California Alcohol Beverage Control (ABC) Type 2 Winegrower's License.

D. Table of Allowed Uses. Uses allowed under Table 130.40.400.1 (Wineries Allowed Uses Matrix), below in this Section, are subject to compliance with all applicable provisions of this Title and the County Code of Ordinances. Allowed uses may require a discretionary permit in compliance with Subsections F.1 and G.5 (Use Compatibility Limitations, and Access Standards, respectively) below in this Section. The following winery and accessory uses are further defined in Subsection E (Winery Uses) below in this Section:

Table 130.40.400.1—Wineries Allowed Uses Matrix

| LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands RE: Estate Residential | A MUP P CUP TUP — | Administrative Permit (Section 130.52.010) Minor Use Permit (Section 130.52.020) Allowed use Conditional Use Permit required (Section 130.52.021) Temporary Use Permit (Section 130.52.060) Use not allowed in zone | | | | |
|--|--|--|--|--|--|--|
| | | PERMIT REQUIRED BY ZONE | | | | |
| USE | AG & PA 20+ Acres | PA & LA 10+ Acres; In Ag District | PA 10—19.9 Acres; Out of Ag District | RE-10 & RL 10+ Acres; In Ag District | RE-10 & RL 10+ Acres; Out of Ag District | LA 10+ Acres; Out of Ag District |
| Winery | | | | | | |
| Production Facilities | P | P | P | P | P | P |
| Full Service Facilities | P | P | MUP | MUP | CUP | CUP |
| Wholesale/Retail Sale of Wine | P | P | MUP | MUP | CUP | CUP |
| Art/Merchandise Sales | P | P | P | A | CUP | MUP |
| Campground | | | | | | |
| Temporary | TUP | TUP | TUP | TUP | TUP | TUP |
| Permanent | CUP | CUP | CUP | CUP | CUP | CUP |
| Picnic Areas | P | P | P | P | A | A |
| Events | | | | | | |
| Marketing/Promotional | P | P | A | MUP | CUP | MUP |
| Special Events | P | P | MUP | MUP | CUP | CUP |
| Agricultural Museums | P | P | A | MUP | CUP | CUP |
| Commercial Kitchen | | | | | | |
| Food Preparation, On-site | P | P | A | MUP | CUP | MUP |
| Catering, Off-site | P | P | A | MUP | CUP | MUP |
| Dining Facilities | CUP | CUP | CUP | CUP | CUP | CUP |
| Distilleries | | | | | | |
| Large Commercial | CUP | CUP | CUP | CUP | CUP | CUP |
| Craft | CUP | CUP | CUP | CUP | CUP | CUP |

| | | | | | | |
|-----------------------------------|---|-------------|-------------|-------------|-------------|-------------|
| Lodging | | | | | | |
| Agricultural Homestays | See Table 130.40.170.1 (Agricultural Lodging) | | | | | |
| Agricultural & Timber Lodging | See Table 130.40.170.1 (Agricultural Lodging) | | | | | |
| Special Events (in excess of E.3) | TUP/ CUP | TUP/ CUP | TUP/ CUP | TUP/ CUP | TUP/ CUP | TUP/ CUP |
| Live amplified outdoor concerts | TUP/ CUP | TUP/ CUP | TUP/ CUP | TUP/ CUP | TUP/ CUP | TUP/ CUP |
| Room Rental Events | P | P | P | P | P | P |

E. Winery Uses: The following provisions shall apply to all wineries, accessory structures, and accessory uses:

1. General Winery Provisions.

- a. The primary purpose of the winery shall be to process fruit grown on the winery lot or on other local agricultural lands. No more than 50 percent of the fruit processed shall be imported from outside El Dorado County.
- b. Wineries include those areas of a winery where grapes are crushed, fermented, or pressed; where bulk wine is stored in tanks or barrels; where winery operations such as racking, filtering, blending, or bottling of wines are carried out; and where on-site case goods are stored.
- c. Multiple lots under the same ownership are not considered to be a single lot for purposes of this Section.

2. Tasting Facilities.

- a. Subordinate to Winery. Tasting facilities shall be clearly related and subordinate to the primary operation of the bonded winery as a production facility. The primary focus of the tasting facilities shall be the marketing and sale of the wine and grape or fruit products produced, vinted, cellared, or bottled at the winery. Snack foods that are consumed during wine tasting are allowed.
- b. Wine Sales. Retail sales of wine fruit products shall be limited to those produced, vinted, cellared, or bottled by the winery operator or grown on the winery lot, or custom crushed at another facility for the winery operator, subject to the provisions of an ABC Type 2 Winegrower's license. (The ABC Type 2 Winegrower's license requires that at least 50 percent of the wine sold be produced by the winery).
- c. Marketing. Tasting facilities include any marketing activities sponsored by a winery facility intended for the promotion and sale of the facility's products. Activities of a marketing event may include, but are not limited to live music, catered food, food prepared on the premises, winemaker dinners, releases, library wines, discounted sales, "bottle-your-own", and similar activities. Live music is subject to Subsection G.8 (Outdoor Amplified Music) below in this

Section. Concerts or events sponsored by or for the benefit of an organization other than the winery shall not be allowed as marketing events, but may be allowed as special events subject to Subsection E.3 (Special Events) below in this Section.

3. Special Events. Special events, as defined in Article 8 (Glossary) of this Title, are any events such as charitable events, promotional events, and facility rental events that are not the tasting and marketing activities described in Subsection E.2.c (Tasting Facilities: Marketing) above in this Section.
 - a. Number Allowed. Except as provided in subsection f (Charitable Events) below, special events are limited to a total of forty-eight (48) days per calendar year. Special events that have, or are planned to have, 1-250 persons in attendance shall count against the total number of events allowed. A winery owner may only hold one (1) special event per calendar day. If a special event is intended to last more than one (1) calendar day, the winery owner shall submit separate notices for each day pursuant to Subsection f. (Advance Notice) below, and each event will be included in the forty-eight (48) event limit calculated under this Subsection. Facility rental events involve the winery, or portions thereof, being rented or donated for the use of the site and facilities, such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. Facility rental events are part of the total special events allowed, but are further limited to the following:
 - (1) Lots less than 20 acres in size: 12 days per calendar year.
 - (2) Lots 20 acres or more in size: 24 days per calendar year.
 - b. Capacity Limitation. All special events are limited to two hundred and fifty (250) persons at one time. The winery owner shall ensure that the special event does not exceed the maximum capacity of two hundred and fifty (250) persons at one time.
 - c. Ranch Marketing. This Section, rather than Chapter 130.44 (Ranch Marketing), shall govern a winery owner holding a special event. The number of special events shall not be added to or combined with those allowed by right under Chapter 130.44 (Ranch Marketing).
 - d. Temporary Use Permit. The winery owner may apply for a Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title for a special event that meets all the following requirements:
 - (1) The number of attendees will exceed two hundred and fifty (250) persons at any given time.
 - (2) The winery owner has been issued no more than three (3) Temporary Use Permits for that property per calendar year, including the special event that the Temporary Use Permit would apply to.

- (3) The winery owner shall not hold more than one special event under this Subsection per calendar month..
- e. Live Amplified Outdoor Concerts. Live outdoor amplified concerts in which it is reasonably anticipated that no more than one-hundred and fifty (150) persons, whether guests, paid invitees or otherwise, are present may be allowed if the winery owner obtains a Conditional Use Permit in compliance with Section 130.51.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title. If the live outdoor amplified concert is a one-time event, then the winery owner may apply for a Temporary Use Permit. The winery owner shall ensure that no more than one-hundred and fifty (150) persons are present at the live amplified concert. If it is reasonably anticipated that more than one-hundred and fifty (150) persons will be present at the live amplified concert, the winery owner shall also obtain a permit under Chapter 12.39 or a permit for an outdoor music festival under Chapter 5.32, as applicable.
- f. Advance Notice. The winery owner shall notify the Commissioner, on a form prescribed by the Commissioner, no later fourteen (14) days in advance of each special event held under this Section. In that notice, the operator shall list the following: (1) the name and contact information for a Designated Local Contact for the event and the date, (2) the approximate duration for when the event will commence and end; and (3) the address of the event. The Commissioner shall make the information submitted by this paragraph available on the County's website, including the name and contact information of the Designated Local Contact. The Designated Local Contact must be available via telephone during the duration of the event, as stated in the notice sent to the Commissioner, and two (2) hours before and one (1) hour after the event. The Designated Local Contact shall respond to the County within thirty (30) minutes and complete any corrective action that is requested by the County in a timely manner. The Designated Local Contact shall respond to any complaints from any member of the public within thirty (30) minutes and take corrective action to resolve any reasonable complaint. The Designated Local Contact shall prioritize complaints related to noise, trash, or parking. The Designated Local Contact shall log all complaints received from the public in a complaint log, including any action taken in response, and provide that complaint log to the Commissioner within 7 calendar days after the event. A failure to comply with this paragraph constitutes a violation subject to enforcement under this Section.
- g. Charitable Events. The winery owner may hold a maximum of three (3) special events per calendar year under this paragraph that are charitable or fundraising events held for the benefit of a nonprofit organization that that qualifies for exempt status under Section 501(c)(3) of the Internal Revenue Code. A special event held under this paragraph must comply with all requirements of this Section applicable to special events, including Subsection 3.f (Advance Notice), except that the three (3) special events authorized under this paragraph are not counted for purposes of determining the maximum number of special events

allowed under Subsection E.3 (Special Events) above in this Section. The winery owner must also provide to the Commissioner documentation acceptable to the Commissioner demonstrating that the organization that qualifies for exempt status, and that any proceeds of the event, excluding the costs of the winery owner, will be used solely by that organization. Any charitable or fundraising events held in excess of the three (3) authorized by this paragraph are counted for purposes of determining the maximum number of special events allowed under Subsection E.3 (Special Events) above in this Section.

4. Room Rental Event. Room Rental Events are allowed, and are not counted for purposes of determining the maximum number of special events allowed under Subsection E.3 (Special Events) above in this Section, if the winery owner complies with all the following requirements:
 - a. The event is held indoors and involves the rental of a portion of the winery.
 - b. There will be no more than forty (40) persons in attendance.
 - c. No amplified music or amplified speech is allowed.
5. Dining Facility. The dining facility, as defined in Article 8 (Glossary: see "Ranch Marketing, Dining Facility") of this Title, shall be subordinate to the sale of wine. Areas of a winery that are temporarily set up for winemaker dinners are not considered to be part of the dining facility.
5. Distilleries. A distillery, as defined in Article 8 (Glossary: See "Distillery") of this Title, shall be bonded through the Alcohol and Tobacco Tax and Trade Bureau and have a current California ABC License. Distilleries are allowed in Industrial Low (IL) and with a Conditional Use Permit in Industrial High (IH), Research and Development (R&D) and in Agricultural Zones (see Table 130.40.400.1—Wineries Allowed Uses Matrix), in compliance with Section 130.51.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title. Allowed activities include, but are not limited to, blending, aging, storing, bottling, and warehousing operations; tasting facilities; wholesale and retail sales; and administrative functions.
6. Commercial Kitchen. A commercial kitchen, as defined in Article 8 (Glossary: see "Commercial Kitchen") of this Title, shall be accessory to the winery, tasting room, and any other authorized accessory use.
7. Museum. Agriculture-related museums shall be accessory to a winery and tasting room and shall primarily display items from California's agricultural history.
8. Picnic Areas. Picnic areas shall be subordinate to the winery and tasting room.
9. Retail Sales. Retail sales of merchandise, art, and prepackaged food items shall only be allowed within the tasting facilities and shall not be located in a separate structure. The sale of prepackaged food items shall comply with the California Health and Safety Code and be permitted by Environmental Management. Sale of non-wine merchandise shall be subordinate to the wine sales.

10. Catering. As defined in Article 8 (Glossary: see "Catering") of this Title, use of an on-site commercial kitchen for catering off-site events may be allowed by Conditional Use Permit, in compliance with Section 130.51.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title, and only when the catering use is found to be subordinate to the winery's wine sales.

F. Special Provisions.

1. Use Compatibility Limitations. Proposed winery facilities that are not located within an Agricultural District and that have property lines adjacent to a lot with a noncompatible zone designation shall require a Conditional Use Permit in compliance with Section 130.51.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title. For purposes of this Subsection, noncompatible shall be RM, R1, R20K, R1A, R2A and R3A. The use compatibility determination will be made prior to issuance of a building permit for a winery building. Subsequent expansion of the facility's structures or uses will require additional use compatibility determinations.

G. Development Standards. These standards are the minimum required for all wineries, accessory uses, and structures listed in Subsection E (Winery Uses) above in this Section. Additional requirements may be added through the discretionary permitting process, if applicable.

1. Commercial Vineyard. The Commissioner may, with advance notice of at least twenty-four (24) hours, inspect a winery to determine whether the minimum acreage of wine grapes cease to exist or be properly maintained. The Commissioner may issue an order, in writing, if the Commissioner determines that the winery does not meet the standard in the previous sentence and shall explain in that order the deficiencies and any steps to cure that deficiency. The winery has thirty (30) days to address the deficiencies in that order to the satisfaction of the Commissioner. If the winery owner has not addressed the deficiencies within that time period and has not appealed the order, then the right to operate the winery and all accessory uses shall immediately cease until such time as the required five (5) acres of wine grapes are re-established to the satisfaction of the Commissioner. If the winery owner appeals the order consistent with the following paragraph, then the winery owner may continue to operate during the pendency of that appeal with the Ag Commission. If the Ag Commission affirms the order in its decision, then right to operate the winery and all accessory uses shall immediately cease until such time as the required five (5) acres of wine grapes are re-established to the satisfaction of the Commissioner.

The winery owner who was issued the order may appeal the Commissioner's determination to the Ag Commission within thirty (30) calendar days of the order being issued. The Ag Commission shall review the determination for consistency with this Section and issue a decision. The winery owner has twenty (20) calendar days to file a timely appeal of that decision to the superior court. If any party fails to file a timely appeal to the Ag Commission or the superior court shall be deemed to have waived all objections to the Commissioner or the Ag Commission's determination.

2. Setbacks. The following minimum setbacks apply to all wineries, tasting facilities, and outdoor use areas, excluding parking lots and picnic areas:
 - a. Adjacent to non-residential zones: 50 feet from all property lines.
 - b. Adjacent to residential zones: 200 feet from all property lines.
 - c. The 200 foot setback in 2.b above in this Section may be reduced to no less than 50 feet by a grant of administrative relief in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title.
3. Signs. See Chapter 130.36 (Signs) in Article 3 (Site Planning and Project Design Standards) of this Title.
4. Parking. The following parking standards shall apply to wineries, tasting rooms, and accessory uses:
 - a. Permanent parking spaces shall be provided for wineries, tasting rooms, and retail sales areas in compliance with Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title.
 - b. Parking surfaces shall be surfaced with a Class 2 aggregate base or equivalent, with appropriate hard-surfacing for designated ADA compliant parking stalls.
 - c. Temporary parking for marketing activities and special events may utilize overflow parking areas that are not surfaced. Limitations on the number of guests may be based on availability of off street parking in compliance with Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title. All temporary parking shall be accommodated on-site and shall meet any fire district requirements.
5. Access Standards. Access standards shall be as follows:
 - a. Direct access from a non-county maintained road, regardless of whether the road is located on or off-site, shall require the following:
 - (1) In an Agricultural District. An Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title, following a recommendation by the Ag Commission.
 - (2) Not in an Agricultural District. A Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.
 - b. Road Maintenance. The winery owner will be required to participate in a private road maintenance entity, annex into a road zone of benefit (ZOB), or otherwise pay a fair share for road maintenance as determined by the review authority.
 - c. Fire Safe/Code Standards. Access to a winery open to the public shall meet the minimum access requirements of the applicable fire district, including both on-

site and off-site access roads. Exceptions to these standards may be allowed by the fire district, subject to the appeal processes identified in the SRA Fire Safe Regulations.

- d. Facilities Not Open to the Public. A winery that is not open to the public and does not provide on-site sales may be accessed by a non-county maintained road.
6. Size Limitation.
- a. The winery, accessory buildings, and accessory uses shall not occupy more than five acres or 50 percent of the gross lot area, whichever is less.
 - b. All new wineries and expansions of existing wineries that exceed 10,000 square feet of floor area and are visible from a County-maintained road shall require a Design Review Permit in compliance with Section 130.52.030 (Design Review Permit) in Article 5 (Planning Permit Processing) of this Title.
 - c. Tent structures that exceed 1,200 square feet of floor area and are visible from a County-maintained road shall be limited to a 30 day period, three times per calendar year, unless additional time frames are approved by a Temporary or Conditional Use Permit, in compliance with Section 130.52.060 (Temporary Use Permit) or Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.
 - d. The total enclosed square footage of all floors of a winery building shall not exceed the square footage shown in the Table 130.40.400.2 (Allowed Square Footage for Winery Buildings) below in this Section. Any winery building or group of winery buildings and accessory buildings exceeding the square footage in Table 130.40.400.2 (Allowed Square Footage for Winery Building) below in this Section shall require a Conditional Use Permit in compliance with Section 130.51.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title. Winery buildings do not include residential buildings, garages, outbuildings, and structures not associated with the winery, such as agricultural buildings.

Table 130.40.400.2—Allowed Square Footage for Winery Buildings

| Lot on which the Winery is Located | Maximum Allowable Winery Building size |
|------------------------------------|--|
| 10 acres to less than 20.0 acres | 10,000 square feet |
| 20 acres but less than 40.0 acres | 40,000 square feet |
| 40.0 acres and larger | 60,000 square feet |

7. Cultural Resource Protection.
- a. Winery development on a lot identified by the County as being listed on the National Register of Historic Places (NRHP) and California Register of Historic Places (CRHR) shall be required to preserve the structure(s). Modifications or demolition of the structures shall only be approved based on recommendations from a cultural resource report that meets County guidelines.

- b. Winery development within 100 feet of perennial or intermittent streams shall submit a cultural resource study prior to approval of grading or building permits. Cultural sites identified in the study and recommended for avoidance and protection shall be protected as recommended in the cultural resource study.
- 8. Outdoor Amplified Music. All events, including special events, featuring outdoor amplified music or amplified speech shall comply with Chapter 130.37 (Noise Standards) in Article 3 (Site Planning and Project Design Standards) of this Title. For any events occurring between 7 p.m. and 10 p.m., a noise analysis shall be submitted to the Department demonstrating that the noise standards will not be exceeded. No outdoor music will be allowed after 10 p.m.
- 9. Wine Caves. The use of subterranean space for winery facilities in natural or manmade caves shall be in compliance with all applicable building and fire codes, and permit requirements.
- H. Micro-Wineries and Small Vineyards. Wineries that do not meet the minimum acreage requirement for a commercial vineyard, as defined under Subsection C (Definitions) above in this Section, or the minimum lot size under Table 130.40.400.1 (Wineries Allowed Uses Matrix) above in this Section, shall be allowed in compliance with Table 130.40.400.3 (Micro-Winery and Small Vineyards Use Matrix) below in this Section, subject to the following requirements in this Subsection:

Table 130.40.400.3—Micro-Winery and Small Vineyards Use Matrix

| USE | PA & AG 10+ Acres; In Ag District | LA, PA, AG, RL, & RE 5+ Acres; In/Out of Ag District |
|-----------------------|---|--|
| Small Vineyard Winery | CUP | — |
| Micro-Winery | — | CUP |

- 1. Small Vineyard Winery Standards. Wineries with a minimum of one to less than five acres of a planted wine-making crop (wine grapes or other fruit) shall be allowed in compliance with the following provisions and Subsection H.3 (General Standards) below in this Section:
 - a. The only accessory use allowed shall be a distillery; and
 - b. At least 75 percent of the fruit used by the facility shall be grown within El Dorado County.
- 2. Micro-Winery Standards. Micro-wineries shall be allowed in compliance with the following provisions and Subsection H.3 (General Standards) below in this Section:
 - a. All micro-wineries shall have a minimum of one acre of planted wine grapes on the same lot;
 - b. The capacity of the micro-winery shall not exceed 250 cases (595 gallons) for each acre of wine grapes grown on the lot, with a total capacity not to exceed

1,250 cases (2,972 gallons). Lots zoned PA may exceed these amounts in compliance with the Conditional Use Permit if:

- (1) The lot is within an Agricultural District; and
 - (2) The Ag Commission finds that the land is not capable of supporting five acres of vineyard and potential on-site agricultural land is not being precluded from future agricultural production;
- c. No other accessory uses described in this Section are allowed on the site;
 - d. On-site signs are limited to one, single-faced, non-illuminated sign advertising the name of the winery and owner, and stating "Not Open to the Public". The sign face shall measure a maximum of six square feet in area and shall stand no higher than six feet from natural grade, as measured directly below the sign; and
 - e. The total enclosed floor area(s) of the micro-winery shall measure no greater than 2,000 square feet.
3. General Standards. The following standards shall apply to both small vineyard wineries and micro-wineries:
- a. One acre shall mean a planting of wine grapes spanning an area of at least 43,560 square feet and consisting of a minimum of 440 grape vines;
 - b. The wine grapes or fruit crop shall be properly maintained and cared for to produce a commercial crop. Should the proper maintenance and care of the required minimum acreage cease, as determined by the Commissioner, the right to operate the winery becomes void, consistent with Subsection G.1 (Commercial Vineyard) above;
 - c. Wine sales shall be conducted off-site or by internet, mail order, telephone, facsimile, or similar means, only. No on-site sales, tasting, or public access shall be allowed either directly or by appointment;
 - d. Compliance with all applicable local, State, and federal laws shall be verified prior to operation. At a minimum, the following shall be required:
 - (1) Fire district review of the facility for consistency with the fire code;
 - (2) Waste Discharge Permit or Waiver of Discharge Permit from Regional Water Quality Control Board;
 - (3) Winegrower license from the ABC;
 - (4) Bonding through the Alcohol and Tobacco Tax and Trade Bureau; and
 - (5) Building permit, subject to review and approval of the Planning and Building and Environmental Management Departments.
- I. Uses Requiring an Administrative Permit or a Minor Use Permit. Uses allowed by Administrative Permit or Minor Use permit as shown in Table 130.40.400.1 (Wineries Allowed Uses Matrix) shall comply with Section 130.52 (Permit Requirements, Procedures,

Decisions, and Appeals) in Article 5 (Planning Permit Processing) of this Title and the following:

1. The use is incidental and accessory to the winery;
2. A commercial kitchen established for a winery may be used for preparation of food served on-site or off-site or may be leased as a catering facility under an administrative permit. The administrative permit shall verify that all approvals from applicable agencies including, but not limited to El Dorado County Environmental Management Department, California Department of Public Health, and California Department of Food and Agriculture have been obtained.

J. Enforcement.

1. Any violation of Subsection E.3.e (Special Events) is subject to enforcement under Chapter 9.02, except that, notwithstanding Section 9.02.210, a violation of Subsection E.3.e (Special Events) is a misdemeanor and the fine assessed for each Notice and Order issued for the same violation shall be as follows:
 - a. First violation: \$250.
 - b. Second violation: \$500.
 - c. Third or subsequent violation: \$1,000.
2. The County may recover the costs of abatement incurred by the County in its code enforcement efforts, including administrative fines or fees, under Section 9.02.090.
3. All fines or costs collected under this Section shall be deposited into the General Fund and used for costs related to enforcement and administration of this Section.
4. If a winery owner has received three sustained violation or more occurring on separate dates related to a violation of Subsection E.3.e (Special Events) within any eighteen (18) month period, then that winery shall not be used for any special events authorized by Subsection E.3.e (Special Events), for six (6) months after the date of the last violation. Any subsequent sustained violation of this paragraph will extend that six (6) month period for an additional six (6) months. The County may enforce any violation of this paragraph as a public nuisance and may take all reasonable actions consistent with law to abate that public nuisance, including injunctive relief.

Section 6. Chapter 130.44, entitled "Ranch Marketing," is hereby added to Title 130 (Zoning) of the El Dorado County Ordinance Code as follows:

Chapter 130.44 – Ranch Marketing

Section 130.44.100 – Definitions

As used in this Chapter:

- A. "Accessory use" means a use that is customarily associated with the primary agricultural use of the land, consistent with as defined in Article 8 (Glossary) of

this Title. This includes, but is not limited to, picnic areas, public tours, hay mazes, pony rides, tractor rides, and fishing ponds.

- B. "Bake Shop" means a facility for the preparation and consumption of food items in which agriculture products grown on-site are used as a main ingredient for at least one of the baked goods (i.e. pies, turnovers, and other pastries.) Baked goods made from other ingredients may be offered for sale concurrently with goods made from produce grown on-site.
- C. "Choose and Cut Tree Sales" means a commercial operation that the public is allowed on a site where evergreen trees are grown to personally select a specimen, cut it, and transport it off-site for their use as a Christmas tree.
- D. "Christmas Tree Season" is the time period beginning November 1 and ending on Christmas Day.
- E. "Commissioner" means the El Dorado County Agricultural Commissioner.
- F. "County-maintained road" means a road that is listed on the current County Maintained Mileage List by the Department of Transportation.
- G. "Environmental Management" means the El Dorado County Environmental Management Department.
- H. "Food Stand" means a food-serving facility used in conjunction with a ranch marketing operation serving prepared food from products grown on-site or off-site and for which indoor seating is not provided.
- I. "Harvest Season" means the time period in which the primary crop(s) is harvested on-site and in which certain ranch marketing activities associated with that crop may occur by right consistent with Subsection 130.44.104.B (Ranch Marketing Uses) below, otherwise an administrative permit is required for these activities consistent with Subsection 130.44.104.C (Ranch Marketing Uses for Crop Production: Uses Requiring an Administrative Permit) or Subsection 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands: Uses Requiring an Administrative Permit), below. The season shall begin with the first day of the month in which the crop is harvested and conclude with the last sale of the primary crop(s) harvested that season.
- J. "Live outdoor amplified concert" means any musical outdoor performance in which sound amplification devices are used by one or more live performers.
- K. "Marketing activities" means activities sponsored by the operator of the ranch marketing area that are intended for the promotion and sale of the operator's products. These activities include live music, catered food, food prepared on the premises, releases, discounted sales, or other similar activities.
- L. "Minimum Cropland Area" means the minimum required area planted and maintained in crop production, as defined in Article 8 (Glossary) of this Title, for the production of a commercial crop using standard horticultural practices with regard to irrigation, plant spacing, pruning, and pest and predator control.
- M. "Operator of the ranch marketing area" means the person who is listed as owner of the parcel used for ranch marketing activities on the last equalized assessment roll. If the operator of the ranch marketing area is not the person listed as the owner of the parcel, then that person must provide to the Commissioner written

consent from the owner of the parcel that the parcel may be used for ranch marketing activities.

- N. "Properly Maintained" means that the planted crops are tended in a manner consistent with proper and accepted customs and standards of the Agricultural industry, including, but not limited to, the provision of irrigation, the control of pests and diseases, and the protection against deer depredation.
- O. "Ranch Marketing Activities" has the same meaning as "Ranch Marketing (Use Type)" as defined in Section 130.80.010.
- P. "Ranch Marketing Area" means an area used for ranch marketing activities, not including land planted in cropland, and packing and storage facilities, unless those areas are also used for accessory ranch marketing activities as set forth in Section 130.44.102 (General Standards) and Section 130.44.103 (Development Standards) below in this Chapter.
- Q. "Room rental event" means an event that involves the operator of the ranch marketing area renting or donating a portion of the ranch marketing area or related facilities for hire that are held indoors.
- R. "Special Events" has the same meaning as defined in Article 8 (Glossary) of this Title, and includes charitable events, promotional events, and facility rental events. Special events shall comply with the limitations set forth in Subsection 130.44.102.C (General Standards; Special Events Generally) and Subsection 130.44.104.B.5 (Ranch Marketing Uses for Crop Production: Special Events). Facility rental events involve the ranch marketing area, or portions thereof, being rented or donated for weddings, parties, company picnics, and similar social gatherings.

Section 130.44.101 – Applicability and Exceptions

- A. Applicability. Except as provided in Subsection B (Exceptions) below in this Section, the regulations and standards of this Chapter shall apply to ranch marketing uses if allowed in the use matrices for the zones on lots that meet the following minimum criteria:
 - 1. Minimum Lot Size. Ten gross acres.
 - 2. Minimum Cropland Area:
 - a. Five acres of permanent agricultural cropland; or
 - b. 10 acres of annual agricultural cropland in production;
 - c. The minimum cropland area shall be properly maintained and cared for to produce a commercial crop .The Commissioner may determine whether the cropland area is in compliance with this paragraph. Failure to maintain cropland will void the ranch marketing uses of this Chapter;
 - d. A smaller acreage amount may qualify for Ranch Marketing if minimum production standards are met. The Commissioner and the Director may determine whether to allow a smaller acreage amount consistent with this paragraph.

3. Agricultural production is the primary use or function of the property. "Primary use or function" means that the property is used for agricultural production and the sale of the agricultural commodity that is produced on the property. The Commissioner may review the proposed Ranch Marketing area to ensure that the site conforms to the standards in Subsection 130.44.102.B (General Standards: Maximum Ranch Marketing Area).
 4. An operator of a ranch marketing area that is proposed on, or adjacent to, land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must, before engaging in any ranch marketing activities on said parcels, submit that proposal to the Director for consistency with General Plan Policy 2.2.5.2 and for new or existing uses to the Commissioner and Ag Commission for compatibility with surrounding agricultural land uses or on agriculturally zoned lands. This paragraph will apply to all operators of ranch marketing areas, including those that were in existence before the effective date of this ordinance amending this paragraph. The Director or the Commissioner and Ag Commission, as applicable, may issue a written decision either approving or denying the proposal for consistency with General Plan Policy 2.2.5.2 or with compatibility with surrounding agricultural land uses or agriculturally zoned lands, as applicable. The operator of the ranch marketing area may appeal any decision issued under this paragraph to a hearing officer within thirty (30) calendar days of the order being issued. The hearing officer shall review any decision issued under this paragraph and issue a decision. The operator of the ranch marketing area has twenty (20) calendar days to file a timely appeal of that decision to the superior court. If any party fails to file a timely appeal to the Ag Commission or the superior court shall be deemed to have waived all objections to the Director or the Commissioner and Ag Commission's decision.
- B. Exceptions. This Chapter does not apply to the following uses:
1. Produce sales, as defined in Article 8 (Glossary: see "Produce Sales") of this Title, for the direct sale of products grown on-site.
 2. Indirect sales by mail, telephone, or internet if delivery of the goods occurs off-site.
 3. Direct sale of value-added agricultural products created from products grown on-site.

Section 130.44.102 – General Standards

- A. Concurrency. The uses identified in Sections 130.44.104 (Ranch Marketing Uses for Crop Production), 130.44.105 (Ranch Marketing Provisions for Christmas Tree Sales), 130.44.106 (Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal)) below in this Chapter, shall be conducted concurrently with the on-site sale of agricultural products grown on-site or value-added, except as provided below:
1. Marketing activities, as provided in Subsection 130.44.104.B.3 (Ranch Marketing Uses: Marketing Activities and Accessory Uses) below in this Chapter, may be allowed concurrently with the sale of off-site produce or value-added if:

- a. The off-site produce or value-added are, or are made from, the same type of produce grown on-site;
 - b. All other requirements of this Chapter are met.
2. Special events, as provided in Subsection 130.44.104.B.5 (Ranch Marketing Uses for Crop Production: Special Events) below in this Chapter may occur at any time, subject to all other provisions of this Chapter, including Subsection 130.44.102.C (General Standards, Special Events Generally).
- B. Maximum Ranch Marketing Area. The total ranch marketing area cannot occupy more than five (5) acres or 50 percent of the lot, whichever is less. The total enclosed square footage of all ranch marketing buildings shall not exceed the square footage shown in Table 130.44.102.1 (Ranch Marketing Use Matrix) below in this Section. Any ranch marketing building, or group of ranch marketing and accessory buildings, that exceeds the square footage in the following table shall require a Conditional Use Permit, in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title. As used in this Subsection, "ranch marketing buildings" or "ranch marketing building" do not include residential buildings, garages, outbuildings, and structures not associated with the ranch marketing operation, and any residential buildings, garages, outbuildings, or structures not associated with the ranch marketing operation that is proposed to be located on the parcel shall require a Conditional Use Permit, in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

Table 130.44.102.1—Ranch Marketing Use Matrix

| Lot on Which the Ranch Marketing Operation is Located | Maximum Allowable Ranch Marketing Building Area |
|---|---|
| 10 acres to less than 20.0 acres | 10,000 square feet |
| 20 acres to less than 40.0 acres | 40,000 square feet |
| 40.0 acres and larger | 60,000 square feet |

- C. Special Events Generally. All special events held under this Chapter shall comply with the following requirements:
- 1. Special events may be held throughout the year and are not limited to the harvest season. However, special events are only allowed by-right if held during harvest season consistent with Subsections 130.44.104.5 (Ranch Marketing Uses; Special Events) or 130.44.106.B.6 (Ranch Marketing Uses on Grazing Lands) below, and an administrative permit is required for a special event occurring outside of the harvest season consistent with Subsection 130.44.104.C (Ranch Marketing Uses for Crop Production; Uses Requiring an Administrative Permit) or Subsection 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands; Uses Requiring an Administrative Permit) below.
 - 2. An operator of a ranch marketing area may hold a total of twenty-four (24) special events in a calendar year, subject to the following requirements:

- a. The total number of special events authorized under this Chapter includes events held during harvest season by right consistent with Subsections 130.44.104.5 (Ranch Marketing Uses; Special Events) and 130.44.106.B.6 (Ranch Marketing Uses on Grazing Lands) below, events for which an administrative permit is required consistent with Subsections Subsection 130.44.104.C (Ranch Marketing Uses for Crop Production; Uses Requiring an Administrative Permit) or Subsection 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands; Uses Requiring an Administrative Permit) below, and events held outside of the Christmas tree season consistent with Subsection 130.44.105.D (Ranch Marketing Provisions for Christmas Tree Sales), below.
- b. Except as provided in Subsection f (charitable events) below, the total number of special events shall be limited to the number provided in this Section and shall not be cumulative if a lot also qualifies for events under Section 130.40.400 (Wineries) in Chapter 130.40.
- c. Special events that have, or are planned to have, 1-250 persons in attendance shall count against the total number of events allowed.
- d. An operator of a ranch marketing area may only hold one special event per calendar day. If a special event is intended to last more than one calendar day, the operator of the ranch marketing area shall submit separate requests for each day pursuant to Subsection C.6 below, and each day will be included in the twenty-four (24) event limit calculated under this Section.
- e. If the ranch marketing area exceeds this number in a calendar year, a use permit is required under Subsections 130.44.104.D (Ranch Marketing Uses for Crop Production, Uses Requiring a Use Permit) or Subsection 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands, Uses Requiring a Use Permit), below.
- f. Charitable Events. The operator of the ranch marketing area may hold a maximum of three (3) special events per calendar year under this paragraph that are charitable or fundraising events held for the benefit of a nonprofit organization that that qualifies for exempt status under Section 501(c)(3) of the Internal Revenue Code. A special event held under this paragraph must comply with all requirements of this Chapter applicable to special events, including Subsection C.6 (Advance Notice) of this Section, except that the three (3) special events authorized under this paragraph are not counted for purposes of determining the maximum number of special events allowed under Subsection C.2 in this Section. The operator of the ranch marketing area must also provide to the Commissioner documentation acceptable to the Commissioner demonstrating that the organization that qualifies for exempt status, and that any proceeds of the event, excluding the costs of the winery owner, will be used solely by that organization. Any charitable or fundraising events held in excess of the three (3) authorized by this paragraph are counted for purposes of determining the maximum number of special events allowed under Subsection C.2 in this Section.

3. The operator of the ranch marketing area shall ensure that the special event does not exceed the maximum capacity of two-hundred and fifty (250) persons at one time. Special events in which the number of attendees exceeds, or is planned to exceed, 250 persons at any given time, require a use permit consistent with Subsection 130.44.104.D (Ranch Marketing Uses for Crop Production, Uses Requiring a Use Permit) or Subsection 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands, Uses Requiring a Use Permit), below.
4. Special events shall be limited in time duration to twenty-four (24) hours, and the event site shall be returned to its pre-event condition after each use.
5. Noise Standards. Outdoor music shall meet County noise standards. Amplified music or amplified speech shall comply with Chapter 130.37 (Noise Standards) in Article 3 (Site Planning and Project Design Standards) of this Title, except that a discretionary permit is not required under Section 130.37.070.B. For any events with amplified sound, occurring between 7:00 p.m. and 10:00 p.m., a noise analysis shall be submitted to the Department demonstrating that the noise standards will not be exceeded. No outdoor music will be allowed after 10:00 p.m.
6. Advance Notice. The operator of the ranch marketing area shall notify the Commissioner, on a form prescribed by the Commissioner, no later than fourteen (14) calendar days in advance of each special event held under this Chapter. In that notice, the operator shall list the following: (1) the name and contact information for a Designated Local Contact for the event and the date, (2) the approximate duration for when the event will commence and end; and (3) the address of the event. The Commissioner shall make the information submitted by this paragraph available on the County's website, including the name and contact information of the Designated Local Contact. The Designated Local Contact must be available via telephone during the duration of the event, as stated in the notice sent to the Commissioner, and two (2) hours before and one (1) hour after the event. The Designated Local Contact shall respond to the County within thirty (30) minutes and complete any corrective action that is requested by the County in a timely manner. The Designated Local Contact shall respond to any complaints from any member of the public within thirty (30) minutes and take corrective action to resolve any reasonable complaint. The Designated Local Contact shall prioritize complaints related to noise, trash, or parking. The Designated Local Contact shall log all complaints received from the public in a complaint log, including any action taken in response, and provide that complaint log to the Commissioner within seven (7) calendar days after the event. A failure to comply with this paragraph constitutes a violation subject to enforcement under this Chapter.

Section 130.44.103 – Development Standards

Ranch marketing uses shall not be allowed unless they comply with the development standards of the zone and Article 3 (Site Planning and Project Design Standards) of this Title, except as provided below:

- A. Parking.

1. Parking spaces shall be provided on-site for all Ranch Marketing uses, in compliance with Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title. No on-street parking is allowed on County-maintained roads.
 2. Special events may utilize temporary overflow parking areas that are mowed of dried vegetation to a maximum height of two inches.
 3. Areas for bus stop and drop off areas shall be provided for any site that has a minimum of 20 parking spaces. Bus stops and drop off areas may be waived if the parking lot is designed to provide a loop or circular path of travel so that the bus can use the parking drive aisle as a temporary bus stop.
- B. Access.
1. A ranch marketing area shall be connected directly to a County-maintained road or state highway, except as provided in Subsections 130.44.104.C (Ranch Marketing Uses for Crop Production; Uses Requiring an Administrative Permit), 130.44.104.D (Ranch Marketing Uses for Crop Production, Uses Requiring a Use Permit), 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands; Uses Requiring an Administrative Permit), or 130.44.106.C (Ranch Marketing Provisions for Agricultural Grazing Lands, Uses Requiring a Use Permit) below in this Chapter.
 2. Fire Safe/Code Standards. The operator of the ranch marketing area that includes a facility shall ensure that access to the facility meets the minimum fire safe standards or same practical effect, as determined by the applicable fire district, including both on-site and off-site access roads. Exceptions to these standards may be allowed by the fire district, subject to the appeal processes identified in the SRA Fire Safe Regulations.
- C. Signs. See Chapter 130.36 (Signs) in Article 3 (Site Planning and Project Design Standards) of this Title.
- D. Setbacks. The following minimum setbacks apply to all ranch marketing facilities and outdoor use areas, excluding parking lots and picnic areas:
1. Adjacent to non-residential zones: 50 feet from all property lines.
 2. Adjacent to residential zones: 200 feet from all property lines.
 3. The 200 foot setback in 4.b above may be reduced to no less than 50 feet by a grant of administrative relief in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Process) of this Title.

Section 130.44.104 – Ranch Marketing Uses for Crop Production

- A. Table 130.44.104.1 (Ranch Marketing Uses for Crop Production) below in this Section identifies the allowed Ranch Marketing uses for crop production, subject to the provision below.

Table 130.44.104.1—Ranch Marketing Uses for Crop Production

| | | |
|---------------------------------|----------|---|
| LA: Limited Agricultural | P | Permissible (allowed) use Administrative permit required (130.52.010) |
| PA: Planned Agricultural | A | |

| | TUP CUP MUP -- | Temporary use permit required (130.52.060) Conditional use permit required (130.52.021) Minor use permit required (130.52.020) Use not allowed in zone | |
|---------------------------------|--|--|------------------|
| PERMIT REQUIRED BY ZONE | | | |
| USE TYPE | LA (10+ acres) (Out of Ag Dist) | PA (10+ acres) | Reference |
| Agricultural museums | CUP | P | — |
| Art/merchandise sales | MUP | P | — |
| Bake shop | CUP | P | — |
| Campground | | | — |
| Temporary | TUP | TUP | — |
| Permanent | CUP | CUP | 130.40.100 |
| Christmas trees, choose & cut | A | P | — |
| Commercial kitchen | | | — |
| Catering, off-site | MUP | P | — |
| Food preparation, on-site | MUP | P | — |
| Dining facility | CUP | CUP | — |
| Events | | | — |
| Marketing/promotional | MUP | P | — |
| Room Rental Event | P | P | |
| Special | CUP | P/MUP/CUP/TUP | — |
| Food stand | CUP | P | — |
| Handicraft sales | MUP | P | — |
| Lodging | | | — |
| Agricultural homestays | See Table 130.40.170.1 (Agricultural Lodging) | | |
| Agricultural & timber lodging | See Table 130.40.170.1 (Agricultural Lodging) | | |
| Guest ranch | See Table 130.40.170.1 (Agricultural Lodging) | | |
| Mechanical rides | CUP | CUP | — |
| Live outdoor amplified concerts | TUP/CUP | TUP/CUP | — |
| Picnic area | A | P | — |
| Petting zoo | MUP | P | — |

- B. Ranch Marketing Uses. The following uses shall be allowed by right during the harvest season:
1. Bake Shops, and Food Stands, and Dining Facilities. Bake shops and food stands, subject to the following standards:

- a. Bake shops, food stands, dining facilities and any other sale of food products shall comply with the California Health and Safety Code, subject to approval from all applicable agencies including, but not limited to, Environmental Management, California Department of Public Health, and California Department of Food and Agriculture.
- b. A commercial kitchen established for a bake shop, food stand or dining facility can be used outside of harvest season to make value-added products from cold storage produce. The on- or off-site sale of said value-added products is not limited to its applicable harvest season.
2. Handicraft Sales. Handicraft sales subject to the following standards:
 - a. Handicrafts shall be products that are made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others;
 - b. Vendors shall have a current County business license; and
 - c. Vendors may use the site for overnight recreational vehicle camping during the time the vendor occupies the site, subject to any applicable state and county health and safety regulations.
3. Marketing Activities and Accessory Uses. Marketing activities and accessory uses are limited to daylight hours. Outdoor music shall meet County noise standards. Amplified music or amplified speech shall comply with Chapter 130.37 (Noise Standards) in Article 3 (Site Planning and Project Design Standards) of this Title. For any events with amplified sound, occurring between 7:00 p.m. and 10:00 p.m., a noise analysis shall be submitted to the Department demonstrating that the noise standards will not be exceeded. No outdoor music will be allowed after 10:00 p.m. Live amplified outdoor concerts sponsored by or for the benefit of an organization other than the operator of the ranch marketing area shall not be allowed as marketing activities but may be allowed with a use permit subject to Subsection D.6 (Uses Requiring a Use Permit), below.
4. Retail Sales. Retail sales of merchandise, art, and prepackaged food items shall be allowed within the ranch marketing area. The sale of prepackaged food items shall comply with the California Health and Safety Code and be permitted by Environmental Management. The sale of non-agricultural merchandise shall be subordinate to the sale of produce and value-added products. Retail sale of on-site produce kept in cold storage is not limited to its harvest season.
5. Special Events. Special events, subject to the following limitations:
 - a. Total of twenty-four (24) events per calendar year, consistent with Section 130.44.102.D.3 (Special Events Generally) above.
 - b. The operator of the ranch marketing area complies with Subsection 130.44.102.C (General Standards, Special Events Generally) above.
 - c. The special event is held during the harvest season. An administrative permit is required for a special event occurring outside of the harvest season consistent with Subsection C (Uses Requiring an Administrative Permit) below.
6. Agricultural Museum. Agriculturally related museums that primarily display items from California's agricultural history.

7. Room Rental Event. Room Rental Events are allowed, and are not counted for purposes of determining the maximum number of special events allowed under Subsection 130.44.102.C (General Standards, Special Events Generally), if the operator of the ranch marketing area complies with all the following requirements:
 - a. The event is held indoors and involves the rental of a portion of the ranch marketing area or related facilities.
 - b. There will be no more than forty (40) persons in attendance.
 - c. No amplified music or amplified speech is allowed.
- C. Uses Requiring an Administrative Permit. The following uses are allowed by Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title:
 1. Non-ranch marketing use of an existing commercial kitchen established for a bake shop or food stand as an owner-operated or leased catering facility, subject to approval from all applicable agencies including, but not limited to, Environmental Management, California Department of Public Health, and California Department of Food and Agriculture.
 2. Ranch marketing activities that do not have direct access to a County-maintained road or state highway, provided that the operator of the ranch marketing area has entered into an agreement to participate in any road maintenance entity (homeowner's agreement, Zone of Benefit, Community Services District, or County Service Area) on roads that serve the site. If the operator of the ranch marketing area has not entered into such an agreement, then a use permit is required under Subsection D.7. (Uses Requiring a Use Permit), below.
 3. An operator of a ranch marketing area that desires to carry out ranch marketing activities authorized only during the harvest season in Subsection B (Ranch Marketing Uses) above may do so by applying for an Administrative Permit (See Section 130.52.010: Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. An operator of a ranch marketing area that applies for an administrative permit for a special event under this paragraph shall comply with the following requirements:
 - a. The special event held outside of the harvest season shall count towards the total twenty-four (24) events allowed on a ranch marketing area in a calendar year, consistent with Subsection 130.44.102.C (General Standards, Special Events Generally) above.
 - b. The operator of the ranch marketing area complies with Subsection 130.44.102.C (General Standards, Special Events Generally) above.
- D. Uses Requiring a Use Permit. The following uses are allowed by use permit in compliance with Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) of this Title, as follows:
 1. Special events in which the number of attendees exceeds, or is planned to exceed, two-hundred and fifty (250) persons at any given time, and special events that exceed the provisions of this Section that are on-going or reoccurring. One-time special events may be authorized by Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this

- Title. The operator of the ranch marketing area that holds a special event using a Temporary Use Permit or a Use Permit shall comply with Subsection 130.44.102.C (General Standards, Special Events Generally) above.
2. Any special event that is held on a ranch marketing area that has exceeded the twenty-four (24) events allowed by right or via an Administrative Permit in a calendar year, consistent with Subsection 130.44.102.C.3 (Special Events Generally) above.
 3. Campgrounds, Temporary Campgrounds, and commercial stables.
 4. Dining facility to the following standards:
 - a. Dining facilities and any other sale of food products shall comply with the California Health and Safety Code, subject to approval from all applicable agencies including, but not limited to, Environmental Management, California Department of Public Health, and California Department of Food and Agriculture.
 - b. A commercial kitchen established for a bake shop, food stand, or dining facility can be used off-season to make value-added products from cold storage produce. The on- or off-site sale of said value added products is not limited to its harvest season.
 5. Mechanical amusement rides, helicopter rides, and similar non-agricultural activities.
 6. Live outdoor amplified concerts in which it is reasonably anticipated that no more than one-hundred and fifty (150) persons, whether guests, paid invitees or otherwise, are present. If the live outdoor amplified concert is a one-time event, then the operator of the ranch marketing area may apply for a Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title. The operator of the ranch marketing area shall ensure that no more than one-hundred and fifty (150) persons are present at the live amplified concert . If it is reasonably anticipated that more than one-hundred and fifty (150) persons will be present at the live amplified concert, the operator of the ranch marketing area shall also obtain a permit under Chapter 12.39 or a conditional use permit for an outdoor music festival under Chapter 5.32, as applicable
 7. Ranch marketing activities that do not have direct access onto a County-maintained road or state highway and the operator of the ranch marketing area has not entered into an agreement to participate in any road maintenance entity (homeowner's agreement, Zone of Benefit, Community Services District, or County Service Area).
 8. In addition to the findings required under Subsection 130.52.021.C (Specific Findings for Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title, the following findings shall be made by the review authority before approving a Conditional Use Permit under this Section:
 - a. The site meets the minimum acreage and planting standards.
 - b. The use is secondary and subordinate to the agricultural use.
 - c. The use does not detract from or diminish the on-site agricultural uses.
 - d. There is no adverse effect on agricultural production on surrounding properties.
 - e. For lands under Williamson Act contract, the use is compatible with the provisions of California Government Code Section 51200 et seq.

Section 130.44.105 – Ranch Marketing Provisions for Christmas Tree Sales

The provisions of this Section apply only to operations whose primary product are Christmas trees and are not in addition to other uses allowed by this Chapter. The following ranch marketing provisions shall be allowed if Christmas trees are grown on sites that meet the minimum acreage and planting standards of Subsection A (Applicability) above in this Section:

- A. Choose and cut tree sales.
- B. Retail sales in compliance with Subsection 130.44.104.B.4 (Ranch Marketing Uses: Retail Sales) above in this Chapter.
- C. The sale of pre-cut Christmas trees grown off-site provided they are sold concurrently with Christmas trees grown on-site and the primary crop (greater than 51 percent) is grown on-site.
- D. Room Rental Event. Room Rental Events are allowed, and are not counted for purposes of determining the maximum number of special events allowed under Subsection 130.44.102.C (General Standards, Special Events Generally), if the operator of the ranch marketing area complies with all the following requirements:
 - 1. The event is held indoors and involves the rental of a portion of the ranch marketing area or related facilities.
 - 2. There will be no more than forty (40) persons in attendance.
 - 3. No amplified music or amplified speech is allowed.
- E. Special events outside of the Christmas tree season on lots of 10 acres or more, subject to compliance with Subsection 130.44.102.C (General Standards: Special Events Generally) above, including that any special event held under this Subsection shall be counted towards the maximum of twenty-four (24) events that may be held without a Use Permit.

Section 130.44.106 – Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal)

- A. The provisions of this Section apply only to cattle grazing operations and are not in addition to other uses allowed by this Chapter. The following ranch marketing provisions shall provide a ranch atmosphere and natural environment for guest ranches, as allowed for in 130.40.170 (Lodging Facilities) above in Chapter 130.40 and as defined in Article 8 (Glossary) of this Title, and other events and activities defined in this ordinance and shall be allowed on land zoned Agricultural Grazing (AG), Planned Agricultural (PA), and Limited Agricultural (LA) when in compliance with all applicable provisions and development standards of this Chapter. Table 130.44.106.1 (Ranch Marketing Uses for Agricultural Grazing Lands) below in this Section identifies the allowed ranch marketing uses for agricultural grazing lands with large animal operations, subject to the provision below.

Table 130.44.106.1—Ranch Marketing Uses for Agricultural Grazing Lands

| | | |
|---|----------|--|
| AG: Agricultural Grazing LA: Limited Agricultural PA: Planned Agricultural | P | Permissible (allowed) use |
| | A | Administrative permit required (130.52.010) |
| | T | Temporary use permit required (130.52.060) |

| | CUP | Conditional use permit required (130.52.021) | | |
|---------------------------------|---|--|----------------------------------|------------|
| | MUP | Minor use permit required (130.52.020) | | |
| | — | Use not allowed in Zone | | |
| USE TYPE | PERMIT REQUIRED BY ZONE | | | |
| | AG, LA & PA (160+ acres) | AG, LA & PA (40 to 160 acres) | AG, LA & PA (less than 40 acres) | Reference |
| Agricultural museums | P | P | MUP | — |
| Art/Merchandise sales | P | P | MUP | — |
| Campground | | | | — |
| Temporary | P | P | A | |
| Permanent | CUP | CUP | CUP | 130.40.100 |
| Commercial kitchen | | | | — |
| Catering, off site | P | P | MUP | — |
| Food preparation, on-site | P | P | MUP | — |
| Dining facility | CUP | CUP | CUP | — |
| Events | | | | — |
| Marketing/promotional | P | P | CUP | — |
| Room Rental Event | P | P | P | |
| Special | P | A | CUP | — |
| Fishing & hunting | P | P | A | — |
| Food stand or chuck wagon | P | A | CUP | — |
| Handicraft sales | P | A | MUP | — |
| Lodging | | | | — |
| Ag Homestays | See Table 130.40.170.1 (Agricultural Lodging) | | | 130.40.170 |
| Agricultural & timber lodging | See Table 130.40.170.1 (Agricultural Lodging) | | | 130.40.170 |
| Guest ranches | See Table 130.40.170.1 (Agricultural Lodging) | | | 130.40.170 |
| Mechanical rides | CUP | CUP | CUP | |
| Live outdoor amplified concerts | T/CUP | T/CUP | T/CUP | — |
| Petting zoo | P | P | MUP | — |
| Picnic area | P | P | A | — |
| Round-ups, rodeos, etc. | P | A | CUP | — |
| Stables, commercial | P | A | MUP | — |
| Trail rides | P | A | MUP | — |

- B. Ranch Marketing Uses on Grazing Lands.
1. Round-ups, rodeos, or other similar activities;
 2. Camping, fishing, hunting, horseback riding;
 3. Marketing Activities and Accessory Uses in compliance with Subsection 130.44.104.B.3 (Ranch Marketing Uses; Marketing Activities and Accessory Uses) above in this Chapter;
 4. Food Stands or Chuck Wagons in compliance with Subsection 130.44.104.B.1 (Ranch Marketing Uses: Bake Shops, and Food Stands, and Dining Facilities) above in this Chapter;
 5. Retail sales in compliance with Subsection 130.44.104.B.4 (Ranch Marketing Uses: Retail Sales) above in this Chapter;
 6. Special Events in compliance with Subsections 130.44.104.5 (Ranch Marketing Uses: Special Events) and Subsection 130.44.102.C (General Standards: Special Events Generally) above in this Chapter;
 7. Museum as defined in Subsection 130.44.104.B.6 (Ranch Marketing Uses: Agricultural Museum) above in this Chapter.
 9. Room Rental Events. Room Rental Events are allowed, and are not counted for purposes of determining the maximum number of special events allowed under Subsection 130.44.102.C (General Standards, Special Events Generally), if the operator of the ranch marketing area complies with all the following requirements:
 - a. The event is held indoors and involves the rental of a portion of the ranch marketing area or related facilities.
 - b. There will be no more than forty (40) persons in attendance.
 - c. No amplified music or amplified speech is allowed.
- C. Uses Requiring an Administrative Permit. The following uses are allowed by Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title:
1. Ranch marketing activities that do not have direct access to a County-maintained road or state highway, provided that the operator of the ranch marketing area has entered into an agreement to participate in any road maintenance entity (homeowner's agreement, Zone of Benefit, Community Services District, or County Service Area) on roads that serve the site. If the operator of the ranch marketing area has not entered into such an agreement, then a use permit is required under Subsection.D.5 (Uses Requiring a Use Permit), below;
 2. Use of existing permanent structures or temporary structures;
 3. Other uses found compatible with grazing operations.
- D. Uses Requiring a Use Permit. The following uses are allowed by use permit in compliance with Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) of this Title, as follows:
1. Live outdoor amplified concerts in which it is reasonably anticipated that no more than one-hundred and fifty (150) persons, whether guests, paid invitees or otherwise, are present. If the live outdoor amplified concert is a one-time event, then the operator of the ranch marketing area may apply for a Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning

- Permit Processing) of this Title. The operator of the ranch marketing area shall ensure that no more than one-hundred and fifty (150) persons are present at the live amplified concert. If it is reasonably anticipated that more than one-hundred and fifty (150) persons will be present at the live amplified concert, the operator of the ranch marketing area shall also obtain a permit under Chapter 12.39 or a permit for an outdoor music festival under Chapter 5.32, as applicable;
2. Special events in which the number of attendees exceeds, or is planned to exceed, 250 persons at any given time, and special events that exceed the provisions of this Chapter that are on-going or reoccurring. One-time special events may be authorized by Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title. The operator of the ranch marketing area shall comply with Subsection D.3 (Special Events Generally) above;
 3. Any special event that is held on a ranch marketing area that has exceeded the twenty-four (24) events allowed by right or via an Administrative Permit in a calendar year, consistent with Subsection 130.44.102.C (General Standards: Special Events Generally) above;
 4. Dining facility;
 5. Ranch marketing activities that do not have direct access onto a County-maintained road or state highway and the operator of the ranch marketing area has not entered into entered into an agreement to participate in any road maintenance entity (homeowner's agreement, Zone of Benefit, Community Services District, or County Service Area) on roads that serve the site;
 6. In addition to the findings required under Subsection 130.52.021.C (Special Findings for Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title, the following findings shall be made by the review authority before approving a Conditional Use Permit under this Section:
 - a. The use is secondary and subordinate to the agricultural use.
 - b. The use does not detract from or diminish the on-site agricultural uses.
 - c. There is no adverse effect on agricultural operations on surrounding properties.
 - d. For lands under Williamson Act contract, the use is compatible with the provisions of California Government Code Section 51200 et seq.
- E. Parcels that do not meet the above acreage criteria but have over 40 acres of grazing land and have agricultural zoning, may qualify for Ranch Marketing activities with an Administrative Permit. For those parcels under 40 acres with agricultural zoning, a Minor or Conditional Use Permit shall be required. (See Table 130.44.106.1: Ranch Marketing Uses for Agricultural Grazing Lands, above in this Section).

Section 130.44.107 – Ranch Marketing Provisions for Small Livestock Operations

Reserved.

Section 130.44.108 – Enforcement

- A. Any violation of this Chapter is subject to enforcement under Chapter 9.02, except that, notwithstanding Section 9.02.210, a violation of this Chapter is a misdemeanor and the fine assesses for each Notice and Order issued for the same violation shall be as follows:
 - a. First violation: \$250.
 - b. Second violation: \$500.
 - c. Third or subsequent violation: \$1,000.
- B. The County may recover the costs of abatement incurred by the County in its code enforcement efforts, including administrative fines or fees, under Section 9.02.090.
- C. All fines or costs collected under this Chapter shall be deposited into the General Fund and used for costs related to enforcement and administration of this Chapter.
- D. If an operator of a ranch marketing area has received three sustained violation or more occurring on separate dates under this Section within any eighteen (18) month period, then that ranch marketing area shall not be used for any ranch marketing activities authorized by this Chapter, including holding special events, for six (6) months after the date of the last violation. Any subsequent sustained violation of this paragraph will extend that six (6) month period for an additional six (6) months. The County may enforce any violation of this paragraph as a public nuisance and may take all reasonable actions consistent with law to abate that public nuisance, including injunctive relief.

Section 7. Section 130.80.020 entitled "Definitions of Specialized Terms and Phrases" of the El Dorado County Ordinance Code is amended in part as set forth below:

Agriculture, Value-Added Product. A change in the physical state or form of an agricultural commodity including but not limited to making apples into pie or cider, grapes into wine, or the production of jam from fruit for purposes of on-site or off-site sales, when such activities are consistent with Section 130.40.400 (Wineries), Chapter 130.44 (Ranch Marketing) in Article 4 (Specific Use Regulations) of this Title, and other applicable provisions of this Title. Any conversion of grapes or other agricultural products into alcoholic beverages shall be subject to all applicable state and federal permits and regulations.

Ranch Marketing (Use Type). Commercial activities conducted on agricultural lands which are accessory, incidental to, and compatible with the bona fide agricultural operation, as determined by the Agricultural Commissioner, conducted thereon. Such activities may include processing, packaging, the sale of agricultural products, and the following types of uses:

Bake Shop. A facility for the preparation and consumption of food items in which agricultural products grown on-site are used as a main ingredient for at least one of the baked goods, such as apples used to make apple pies, apple turnovers, or other apple pastries. Baked goods made from other ingredients may be offered for sale concurrently with goods made from produce grown on-site.

Dining Facility. An establishment where food, other than that produced on the premises (such as at a Bake Shop), is prepared and served to the public in an established seating area.

Handicrafts. Products that are made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others.

Food Stand and chuck wagon. A facility for serving prepared food for consumption on the premises where indoor seating and dining facilities do not exist.

Special Events. See "Special Events". (See also Chapter 130.44: Ranch Marketing, in Article 4: Specific Use Regulations, of this Title.)

Special Events (Use Type). Temporary events that are usually held outdoors whether or not for compensation, such as auctions, carnivals, rodeos, concerts, and religious revival meetings. Special events may be further defined based on the use types below:

Special Events, Wineries. Events held on-site that are not considered to be tasting or marketing activities, as described in Section 130.40.400 (Wineries) in Article 5 (Planning Permit Processing) of this Title, such as charitable, promotional, or facility rental events, including those listed under "Special events, Ranch Marketing" below.

Special Events, Ranch Marketing. Events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. (See also Chapter 130.44: Ranch Marketing, in Article 4: Specific Use Regulations, of this Title).

Section 8. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

Section 9. California Environmental Quality Act.

In 2015, the Board of Supervisors certified the Final Environmental Impact Report (EIR) (State Clearinghouse No. 2012052074) for the El Dorado County (County) Targeted General Plan Amendments & Zoning Ordinance Update (TGPA-ZOU) Project. Under CEQA Guidelines section 15164, the County must prepare an addendum to a previously certified Environmental Impact Report (EIR) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines section 15162 that require the preparation of a subsequent EIR have occurred. After a review, staff determined that a CEQA Addendum is the appropriate level of environmental review for the amendments to the Ranch Marketing Ordinance and Winery Ordinance

because these amendments would not result in any new or more severe impacts than those previously analyzed in the 2015 TGPA-ZOU Project EIR. The CEQA Addendum, together with the 2015 TGPA-ZOU Project EIR, will be utilized by the County as the environmental clearance for the Title 130 Zoning Ordinance Amendments in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

Section 10. Effective date

Pursuant to California Government Code section 25123, this ordinance shall become effective thirty (30) days from the date of final passage by the Board of Supervisors.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the _____ day of _____, 2023, by the following vote of said Board:

ATTEST

Kim Dawson

Clerk of the Board of Supervisors

Ayes:

By _____

Deputy Clerk

Noes:

Absent:

Chair, Board of Supervisors

**APPROVED AS TO FORM
DAVID LIVINGSTON
COUNTY COUNSEL**

By: _____

Daniel S. Vandekoolwyk
Deputy County Counsel

DRAFT