



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT LONG RANGE PLANNING

---

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

Date: March 14, 2018  
To: Agricultural Commission  
From: Tom Purciel, Project Planner  
Subject: **Proposed 2017 Minor Zoning Ordinance Amendments  
(File No. OR17-0001)**

---

## **Discussion / Background**

Since adoption of the 2015 Zoning Ordinance Update (ZO Update) in December 2015, Planning staff have identified a list of minor amendments to the Zoning Ordinance to correct errors, clarify language, correct references, and consolidate/renumber previously adopted zoning regulations not included in the 2015 ZO Update (Project File No. OR 17-0001). Several of these proposed minor amendments include agricultural-related components.

Several major amendments, including a few agricultural-related items, were also identified that could be considered by the Board of Supervisors (Board) as part of a separate update effort (Project File No. OR 17-0002).

On September 12, 2017, the Board directed staff to begin the process of making these amendments and authorized work under two separate Resolutions of Intention (ROIs): ROI 139-2017 for the minor amendments and ROI 140-2017 for the major amendments. (Refer to the County's online agenda calendar: <https://eldorado.legistar.com/Calendar.aspx>, Board Agenda Date: 09/12/2017, Item 21, File No. 17-0901).

As directed by the Board, the 2017 Minor Zoning Ordinance Amendments (Project File No. OR 17-0001) are being processed at this time. The 2017 Major Zoning Ordinance Amendments (Project File OR 17-0002) is tentatively anticipated for completion in mid-2018.

## Agriculture-Related Components of the Proposed 2017 Minor Zoning Ordinance Amendments:

The proposed 2017 Zoning Ordinance Minor Amendments includes 86 items listed on Exhibit A. Eleven of the listed items are agriculture-related and are indicated with green highlight. The full text of the proposed agriculture-related amendments is included as Exhibit B.

The proposed agricultural-related amendments fall generally into three categories:

- 1. Minor text modification for clarity or internal consistency with other provisions of the Zoning Ordinance (8 items - No. 26, 29, 30, 52, 53, 59, 60, and 73);
- 2. Corrections to erroneous code references (1 item - No. 54); and
- 3. Limited parcel-specific amendments to correct errors to the Zoning Map (2 items - No. 81 & 85).

Agriculture-Related Items Included in the 2017 Major Zoning Ordinance Amendments

Three agriculture-related items are included in the proposed 2017 Major Zoning Ordinance Amendments (Project File No. OR 17-0002): 1) expansion of winery uses for specified zones within General Plan Agricultural Districts, 2) expansion of ranch marketing uses for livestock grazing operations, and 3) adding “Aviaries, Commercial” to animal raising (allowed by CUP in R1A through RE Zones). (Refer to the County’s online agenda calendar: <https://eldorado.legistar.com/Calendar.aspx, Board of Supervisors> Agenda Date: 9/12/2017, Item 21, File No. 17-0901, Executed Resolution 140-2017, Exhibit A, Line Item No. 4, 5, and 7).

**Staff Recommendation**

Staff recommends the Agricultural Commission forward a recommendation to the Planning Commission and Board of Supervisors to approve the proposed agricultural-related minor zoning amendments as presented by staff.

**Next Steps**

The Agricultural Commission’s recommendations for the 2017 Zoning Ordinance Minor Amendments will be forwarded to the Planning Commission for review, tentatively anticipated in late April or early May 2018. At that time, the Planning Commission will hold a public hearing to receive public comment, review applicable environmental documents as required by the California Environmental Quality Act (CEQA), and make recommendations to the Board for consideration at the Board’s final adoption hearing(s).

**Contact**

Tom Purciel, Project Planner  
Community Development Services  
Planning and Building Department, Long Range Planning

**Staff Memo Exhibits**

- Exhibit A.....Proposed 2017 Zoning Ordinance  
Minor Amendments
- Exhibit B .....Proposed Agriculture-Related Zoning  
Ordinance Minor Amendments (full text)