



Legislation Text

File #: 19-0591, Version: 1

Major Zoning Ordinance Amendment Project - Agricultural Related Items (File No. OR17-0002)

The El Dorado County Planning and Building Department, Planning Services Division, Long Range Planning Unit has initiated the Zoning Ordinance Major Amendments project to address issues identified during implementation of the comprehensive Zoning Ordinance Update adopted by the Board of Supervisors on December 15, 2015. The proposed project includes modifications to existing land uses, additional or expanded land uses including agricultural related land uses, improvements to planning permit processing including general review procedures, modifications to public noticing, and several parcel specific rezones.

Zoning Ordinance Proposed Text Amendment: Ranch Marketing Uses for Agricultural Grazing Lands

Currently, the Zoning Ordinance allows commercial activities on agricultural lands which are accessory to an agricultural operation. Such commercial activities includes the following: processing; packaging; sale of agricultural products; bake shop; dining facility; handicrafts; food stand and chuck wagon; and special events. Currently, this land use is allowed only in the Agricultural Grazing (AG) zone. The proposed zoning amendment will allow ranch marketing uses in all agricultural zones including: Agricultural Grazing (AG), Limited Agricultural (LA), and Planned Agricultural (PA). The full text of the proposed agricultural-related amendments are included as Exhibit A.

Zoning Ordinance Proposed Text Amendment: Wineries Full Service Facilities

Currently, the Zoning Ordinance defines a winery as a "facility producing and bottling wine for sale". Full service facilities are defined as "those facilities used for production, bottling, wine tasting, and retail sales of wine and other incidental goods". A full service winery use is currently allowed by Conditional Use Permit in the Limited Agricultural (LA) zone if located on property totaling 10 acres or greater. The proposed amendment would allow the full service winery uses by right in the LA zone, if 10 acres or greater and within General Plan Agricultural Districts.

Proposed Rezone Mount Aukum Area (one parcel)

Assessor Parcel Number (APN): 095-160-15 is approximately 13.17± acres in size, currently zoned Limited Agricultural - 10 acres (LA-10) and designated as Rural Residential (RR) in the General Plan.

Several years ago, the former property owner had requested a rezone through the Ag Opt-In process and the County agreed to rezone the property to Planned Agricultural - 10 acres (PA-10). However, this rezone was omitted in error. Planning staff is recommending that this parcel be rezoned from LA-10 to PA-10 (Exhibit B).

Proposed Rezone Placerville Area (two parcels)

Assessor Parcel Numbers (APNs): 084-200-57 and 084-200-12 are approximately 42 acres in size, currently zoned Limited Agricultural - 10 acres (LA-10) and designated as Rural Residential (RR) in the General Plan. Several years ago, the property owner had requested a rezone through the Ag Opt-In process and while the County agreed to rezone the property to Planned Agricultural - 10 (PA-10). However, this rezone was omitted in error. Planning staff is recommending that this property be rezoned from LA-10 to PA-10 (Exhibit C).