



Legislation Text

File #: 23-0109, **Version:** 1

Ranch Marketing Ad Hoc Committee, along with staff from the Department of Planning and Building and Agriculture Department, presenting draft amendments to Title 130 of the County Code of Ordinances, Zoning, for Sections 130.40.260 - Ranch Marketing and 130.40.400 - Wineries.

FUNDING: N/A

DISCUSSION / BACKGROUND

Due to the increase in the number of complaints received relative to violations of Section 130.40.260, Ranch Marketing, of Chapter 130.40, Specific Use Regulations, Title 130, Zoning, of the El Dorado County Code of Ordinances, the Board established an ad hoc committee of two members, Supervisors Parlin and Thomas, to identify the primary concerns with the existing ordinance and potential changes for future consideration by the Board (Legistar # 21-1495).

The Ad Hoc Committee met on January 18, 2022, March 1, 2022, April 7, 2022, and June 9, 2022. In addition, the Agriculture Commission formed an Agriculture Working Group consisting of members from the Agriculture Commission, Winery Owners, and supporting industry. The Working Group participated in the January 18, 2022, March 1, 2022, and April 7, 2022, Ad Hoc Committee meetings and also met independently on June 1, 2022, and June 24, 2022.

Following these meetings, it was determined that it will be necessary to amend Section 130.40.260 - Ranch Marketing and Section 130.40.400 - Wineries of the County's Zoning Ordinance. On July 26, 2022, the Board adopted Resolution of Intention 114-2022 to initiate the zoning ordinance update as required by Section 130.63.020 (Ordinance Amendments and Zone Change Applications) of the Zoning Ordinance.

The Ad Hoc committee has since worked with staff from County Counsel, the Chief Administrative Office, Agriculture, and Planning and Building to develop potential amendments to these sections of the zoning code. The areas of focus in the draft set of amendments are to address noise, the commercialization of agriculture as a result of large special events like weddings, and tracking and enforcement.

The public meeting today is to bring the discussion of these issue areas and proposed solutions to the agricultural community and interested members of the public for in-depth review and comment. In addition to the Board of Supervisors ad hoc committee, a separate Ranch Marketing/Winery Ordinance ad hoc committee made up of Agricultural Commission members Greg Boeger, Lloyd Walker, and Dave Bolster will be included in the discussion as part of the panel.

Following today's meeting, staff will prepare any further amendments to the drafts of the proposed amendments and proceed with preparation of all necessary documentation and environmental review as required by the California Environmental Quality Act (CEQA). Staff will then schedule public hearings with the Agriculture Commission and Planning Commission to receive public comments,

review applicable environmental documents, and forward recommendations to the Board for consideration at the final adoption hearing(s).

PRIOR BOARD ACTION

July 9, 2020 (20-0829)

September 21, 2021 (21-1495)

July 26, 2022 (22-1223)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Agriculture Department, Department of Planning and Building, Chief Administrative Office, and Agricultural Commission