



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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### SUMMARY OF PROPOSED ORDINANCE NO. XXX-2024 ADOPTING REVISIONS TO THE RANCH MARKETING ORDINANCE AND THE WINERY ORDINANCE

Consistent with Government Code section 65854-65857, the **Board of Supervisors for the County of El Dorado** will, on **December 10, 2024 at 11:30 am** in the Board of Supervisors Meeting Room at **330 Fair Lane Court, Placerville**, hold a public hearing and vote on the recommendation for passage of a proposed Ordinance that would amend the Ranch Marketing Ordinance (EDC Ordinance Code section 130.40) and the Winery Ordinance (EDC Ordinance Code section 130.40.400) relating to the ability of a ranch marketing operator or a winery owner to hold special events. This recommendation will be forwarded to the Board of Supervisors for consideration after the public hearing. Specifically, the proposed Ordinance would amend the Ranch Marketing Ordinance and Winery Ordinance to no longer authorize special events as a by-right activity and instead require an annual administrative permit, to be processed by the Agricultural Department, to hold special events; reduce the special events authorized to be held with an administrative permit under both Ordinances to 12 per calendar year, except that operator of a ranch marketing area or winery owner may hold an additional 2 special events per year, up to a maximum of 24 special events a year, under an administrative permit for every confirmed additional 5 acres of crop cultivated and capable of producing a commercial crop. If those maximum amounts are exceeded, then a special use permit or temporary use permit would be required. The proposed Ordinance would also modify how the minimum acreage is cultivated to include contiguous properties under common ownership; eliminate the requirements for a winery owner or the operator of the ranch marketing area to keep and provide to the County a complaint log during special events; and require a real estate disclosure for certain agricultural properties related to activities authorized under the Ranch Marketing Ordinance and Winery Ordinance. The proposed Ordinance would also make other clarifying and conforming changes. The Board of Supervisors will also consider recommendations from the Planning Commission hearing on November 14, 2024. The recommendations to be considered are: 1) The Board of Supervisors adopt a one-year implementation period to address bookings made prior to adoption, 2) The ordinance returns to the Planning Commission one year from implementation, and 3) Consider whether amplification levels should be adjusted and if lack of amplification should affect the maximum number of events. The proposed Ordinance would be effective 30 days after final adoption by the County Board of Supervisors.

The Board of Supervisors will also consider and vote on whether to recommend approval of the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Environmental Impact Report (EIR) consistent with Sections 15162 and 15164 of the CEQA Guidelines.

If you challenge the proposed Ordinance in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or before, the public hearing. Any written correspondence should be directed to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)