

Following its adoption, it was the understanding that a one-year review of the ordinance would take place to determine if the ordinance functioned properly and that any remaining ambiguities could be addressed. A wineries ordinance committee was formed representing the wine industry which formulated recommendations for the wineries ordinance. These recommendations, including recommendations by the Planning Department, were considered by the Agricultural Commission. Following several hearings, the Commission made its recommendation on August 15, 2002.

GENERAL PLAN

The 2004 General Plan serves as policy direction to the County and its decision makers.

The Agriculture and Forestry Element and the Economic Development Element of the 2004 General Plan contains objectives, policies, and implementing programs and measures pertaining to ranch marketing activities as follows:

AGRICULTURE AND FORESTRY ELEMENT

OBJECTIVE 8.2.4: AGRICULTURAL PRODUCTION PROGRAMS

Development of programs that provide alternative sources of capital, reduce taxes, or minimize expenditures for agricultural production.

Policy 8.2.4.1 Programs shall be developed that provide tax benefits and enhance competitive capabilities of farms and ranches thereby ensuring long-term conservation, enhancement, and expansion of viable agricultural lands. Examples of programs include but are not limited to, the following:

- A. Support and allow private organizations to utilize conservation easements or other appropriate techniques for voluntarily restricting land to agricultural uses only.*
- B. Continued use of Williamson Act Contracts (agricultural preserves).*
- C. Formation of land trusts to preserve agricultural lands.*
- D. Make available voluntary purchase or transfer of development rights from agricultural areas to appropriate non-agricultural areas.*

Policy 8.2.4.2 A special use permit shall be required for visitor serving uses and facilities providing they are compatible with agricultural production of the land, are supportive to the agricultural industry, and are in full compliance with the provisions of the El Dorado County Code and compatibility requirements for contracted lands under the Williamson Act.

Policy 8.2.4.3 Visitor serving uses may include but are not limited to: recreational fishing, camping, stables, lodging facilities, and campgrounds.

Policy 8.2.4.4 Ranch marketing, winery, and visitor-serving uses (agricultural promotional uses) are permitted on agricultural parcels, subject to a compatibility review to ensure that the establishment of the use is secondary and subordinate to the agricultural use and will have no significant adverse effect on agricultural production on surrounding properties. Such ranch marketing uses must be on parcels of 10 acres or more; the parcel must have a minimum of 5 acres of permanent agricultural crop in production or 10 acres of annual crop in production that are properly maintained. These uses cannot occupy more than 5 acres or 50 percent of the parcel, whichever is less.

Policy 8.2.4.5 The County shall support visitor-serving ranch marketing activities on agricultural land, provided such uses do not detract from or diminish the agricultural use of said land.

ECONOMIC DEVELOPMENT ELEMENT

Objective 10.1.5: BUSINESS RETENTION AND EXPANSION

Assist in the retention and expansion of existing businesses through focused outreach and public and private incentive program and target new industries which diversify and strengthen our export base.

Policy 10.1.5.4 Recognize and promote agricultural based industries in El Dorado County and provide for the expansion of value added industries in an economically viable manner consistent with available resources.

Program 10.1.5.4.1:

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions.

Program 10.1.5.4.2:

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use.

MEASURE ED-II

The Zoning Ordinance shall provide for agriculture dependent commercial and industrial uses on lands within Rural Regions. [Policy 10.1.5.4]

<i>Responsibility:</i>	<i>Planning Department</i>
<i>Time Frame:</i>	<i>As part of Zoning Ordinance update, within one year of General Plan adoption.</i>

MEASURE ED-JJ

The Zoning Ordinance shall allow the sales and marketing of products grown in El Dorado County and crafts made in El Dorado County in areas designated for agricultural use. [Policy 10.1.5.4]

Also refer to Policy 8.2.4.4 of the Agriculture and Forestry Element.

<i>Responsibility:</i>	<i>Planning Department</i>
<i>Time Frame:</i>	<i>As part of Zoning Ordinance update, within one year of General Plan adoption.</i>

OBJECTIVE 10.1.6: CAPTURE OF RETAIL AND TOURISM DOLLARS

Capture a greater share of retail and tourist dollars within the County by providing opportunities to establish new tourist-related commercial operations while promoting and maintaining existing tourist commercial operations.

Policy 10.1.6.1 The County shall encourage expansion of the types of local industries that promote tourism including but not limited to Christmas tree farms, wineries, outdoor sports facilities, Apple Hill and other agricultural-related activities, the County Fairground, bed and breakfast inns, and ranch marketing activities.

Program 10.1.6.1.1:

Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.

MEASURE ED-LL

Annually assign and budget County staff to implement Policy 10.1.6.1 and/or coordinate efforts with the Economic Development Providers Network.

<i>Responsibility:</i>	<i>Office of Economic Development and Chief Administrative Officer</i>
<i>Time Frame:</i>	<i>Annually as part of the budget process.</i>

TILE 17 - EL DORADO COUNTY CODE / SECTION 17.14.190 WINERIES

The Wineries Ordinance is contained within Chapter 17.14, *Miscellaneous Development Requirements*, of the zoning ordinance code.

The Wineries Ordinance identifies what zone district categories (commercial, agricultural, and residential zone districts) allow establishment of a winery by right or by special use permit and under what requirements (minimum parcel size and planted acreage for example). Wine tasting rooms and accessory uses are also listed either by right or by special use permit at an established winery under the three general zone district categories.

Development standards for wineries are also provided in the ordinance.

The complete text is provided in Attachment A.

Attachment A: County Code Section 17.14.190 Wineries