Navigating and Negotiating Permits and Regulations

El Dorado County Agricultural Ordinances: Influencing the Future of Agritourism

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Presentation Overview:

- History of Agritourism in El Dorado County
- Stakeholder Opportunities To Shape New Regulations
- The Result of the Process:
  - El Dorado County Regulations Designed to Promote Agritourism
El Dorado County Agritourism - A Brief History

1960

1981

1988

1998-2001

2002-2003

2009

2010-2015

First Coordinated Ranch Marketing Activities in early 1960’s

Ranch Marketing Ordinance Update

Formation of Ranch Marketing Committee

Ranch Marketing Ord. Amended for Small Farms

Industry Subcommittee Formed to Work on New Winery Ordinance

Adopted 2015: Targeted General Plan Amendment / Zoning Ordinance Update and Sign Ordinance Update

Industry-based associations and subcommittees reviewed agricultural components of the updated General Plan and Zoning Ordinance

Ranch Marketing Ordinance Update: • Wineries • Seasonal operations • Christmas tree growers • Other expanded uses
Edio Delfino: Agritourism Pioneer
El Dorado County Agritourism in 2015:

- Approximately 200 Winery and Agritourism Operations and still Increasing
**The Process of Changing Local Laws:**

Example: Recent El Dorado County Ranch Marketing Ordinance Amendments*

1. Input from Industry Associations to Board of Supervisors
   - Identify problems and propose solutions

2. “First Draft” ordinance written by industry association subcommittees
   - New draft regulations were written to address identified problems with small farms

3. Review by County Staff
   - Planning Dept. and Legal Counsel Review Draft regulations

4. Agricultural Commission Public Hearing
   - Agricultural Commission makes recommendations to the Planning Commission

5. Planning Dept. prepares staff report

6. Planning Commission Public Hearing
   - Planning Commission holds public hearing and recommends project description to Board Of Supervisors

*2002-2003 El Dorado County Ranch Marketing Ordinance Amendments for small farms
The Process of Changing Local Laws (Cont):

7. Board of Supervisors Public Hearing
   Board of Supervisors defines the project and alternatives

8. Planning Dept. prepares required environmental document
   An environmental document is Prepared as required by state law

9. Agricultural Commission public hearing
   Agricultural Commission Makes final recommendation on environmental document and draft regulations

10. Planning Dept. Prepares final report

11. Planning Commission Public Hearing
    Public hearing on environmental document and final draft regulations

12. Board of Supervisors adopts new regulations
    Board adopts environmental document and new regulations

*2002-2003 Ranch Marketing Ordinance Amendments for Small Farms
Who Are Stakeholders?

- Stakeholder: “A person, group or organization that has interest or concern in an organization.” (www.businessdictionary.com)

- Stakeholder: “A person who has an interest in or investment in something and who is impacted by and cares about how it turns out.” (www.yourdictionary.com)
Stakeholder Opportunities To Shape New Regulations

Opportunity 1: Industry-Based Citizen Advisory Committees

Opportunity 2: Comments to County Staff

Opportunity 3: Agricultural Commission Public Hearings

Opportunity 4: Planning Commission Public Hearings

Opportunity 5: Environmental Review Process (CEQA)

Opportunity 6: Board of Supervisors meetings and hearings*

*This opportunity is always available!
Stakeholder Opportunities To Shape New Regulations: The Results of Stakeholder Input

Complex Pre-2015 Regulations: Animal Raising and Keeping

2015 Zoning Ordinance Update:

All Information required for a decision is now located in single table, with code references to specific development standards.
The Result: Regulations To Promote Agritourism

El Dorado County Ranch Marketing Ordinance

- Many uses / activities allowed by right based on parcel zoning, verified crop production, minimum parcel size and other criteria:
  - Agricultural homestays
  - Guest ranches
  - Bake shops, food stands and food preparation
  - Art/merchandise and handicraft sales
  - Marketing and promotional events
  - Petting zoos
  - Agricultural museums
The Result: Regulations To Promote Agritourism

El Dorado County Winery Ordinance

- Many uses / activities allowed by right based on parcel zoning, verified crop production and minimum parcel size:
  - Wineries
  - Tasting facilities
  - Marketing/promotional events
  - Wholesale/retail sales
  - Picnic areas
  - Other special events
  - Art/merchandise sales
The Result: Regulations To Promote Agritourism

2015 Targeted General Plan Amendment/Zoning Ordinance Update

- The update simplified many complex regulations
- The update allowed greater opportunities for new and expanded uses on agricultural-zoned lands including:
  - Expansion of General Plan Agricultural Districts (more parcels with right-to-farm protections)
  - Agricultural homestays (expanded)
  - Agricultural and timber resource lodging (new in 2015)
  - Guest ranches on grazing land (new in 2015)
  - Additional Updates to the Winery and Ranch Marketing Ordinances
The Result: Regulations To Promote Agritourism

2015 Sign Ordinance Update

- Significantly updated and streamlined countywide sign regulations.
- New and expanded opportunities for agricultural promotion

- Off-site commercial directional signs allowed by right
- Customized Community Sign Programs for Industry Associations
Resources

- El Dorado County Department of Agriculture, Weights and Measures:  [http://www.edcgov.us/Ag/](http://www.edcgov.us/Ag/)
- El Dorado County Zoning Ordinance - Article 2 (Zones, Allowed Uses and Zoning Standards):
- El Dorado County Farm Bureau:  [http://www.edcfb.com/](http://www.edcfb.com/)
Questions?

Thank You!