


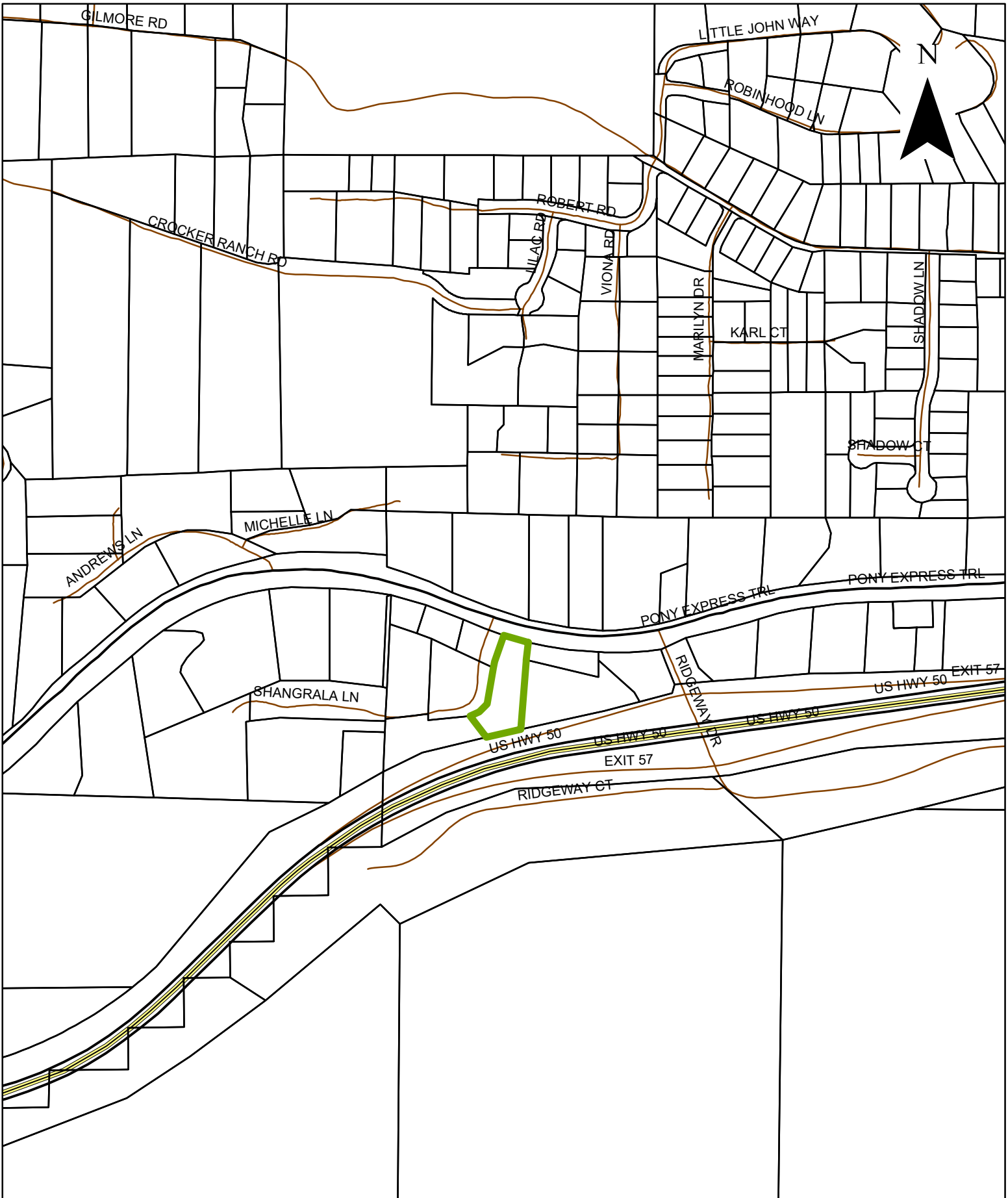
**Exhibit A1: Location Map**

 Cameron Park Area










**Exhibit A3: Location Map**

 Cedar Grove Area

520 260 0 520 Feet




21-1699 C 3 of 31

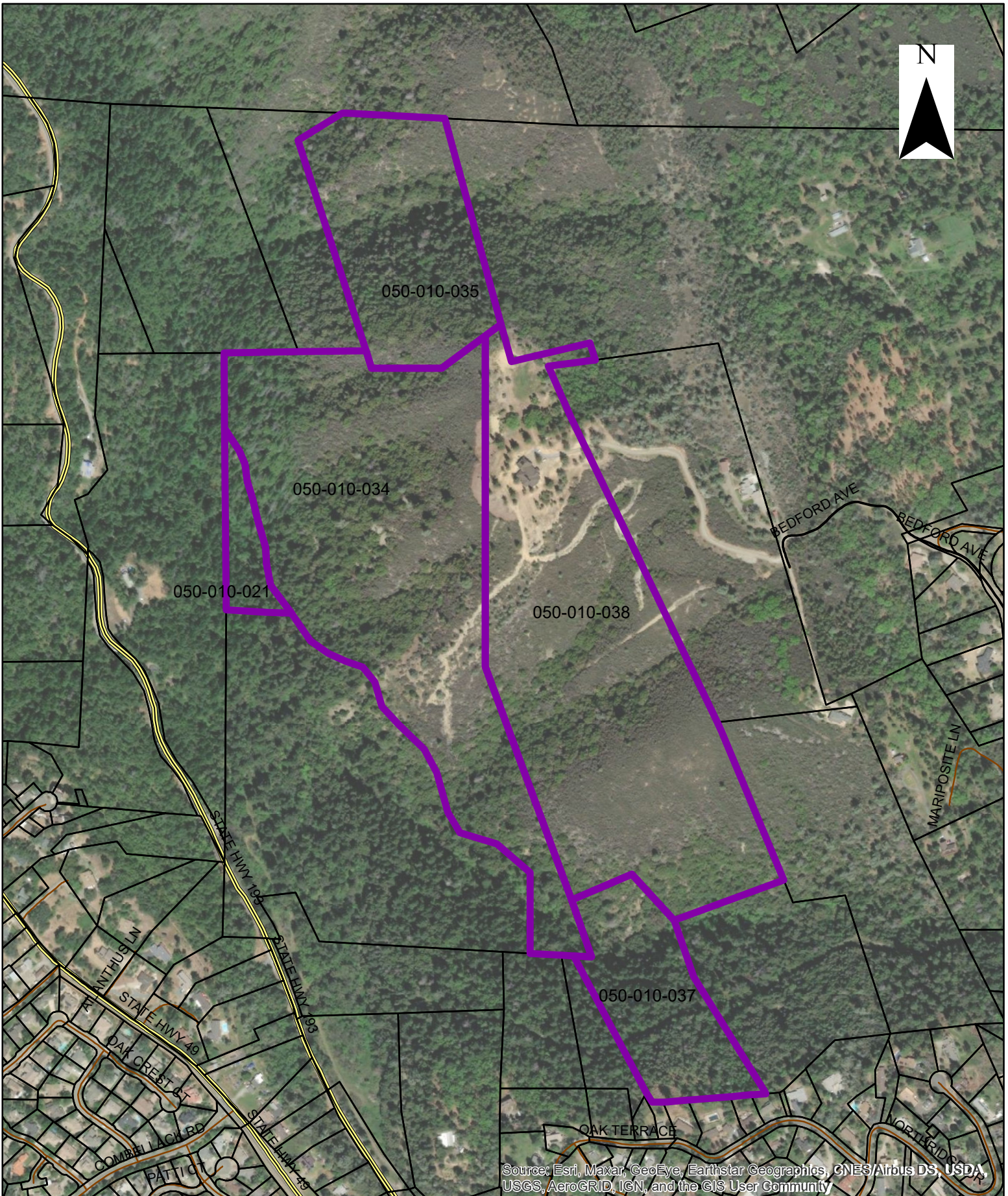


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Exhibit B1: Aerial Map

 Cameron Park Area



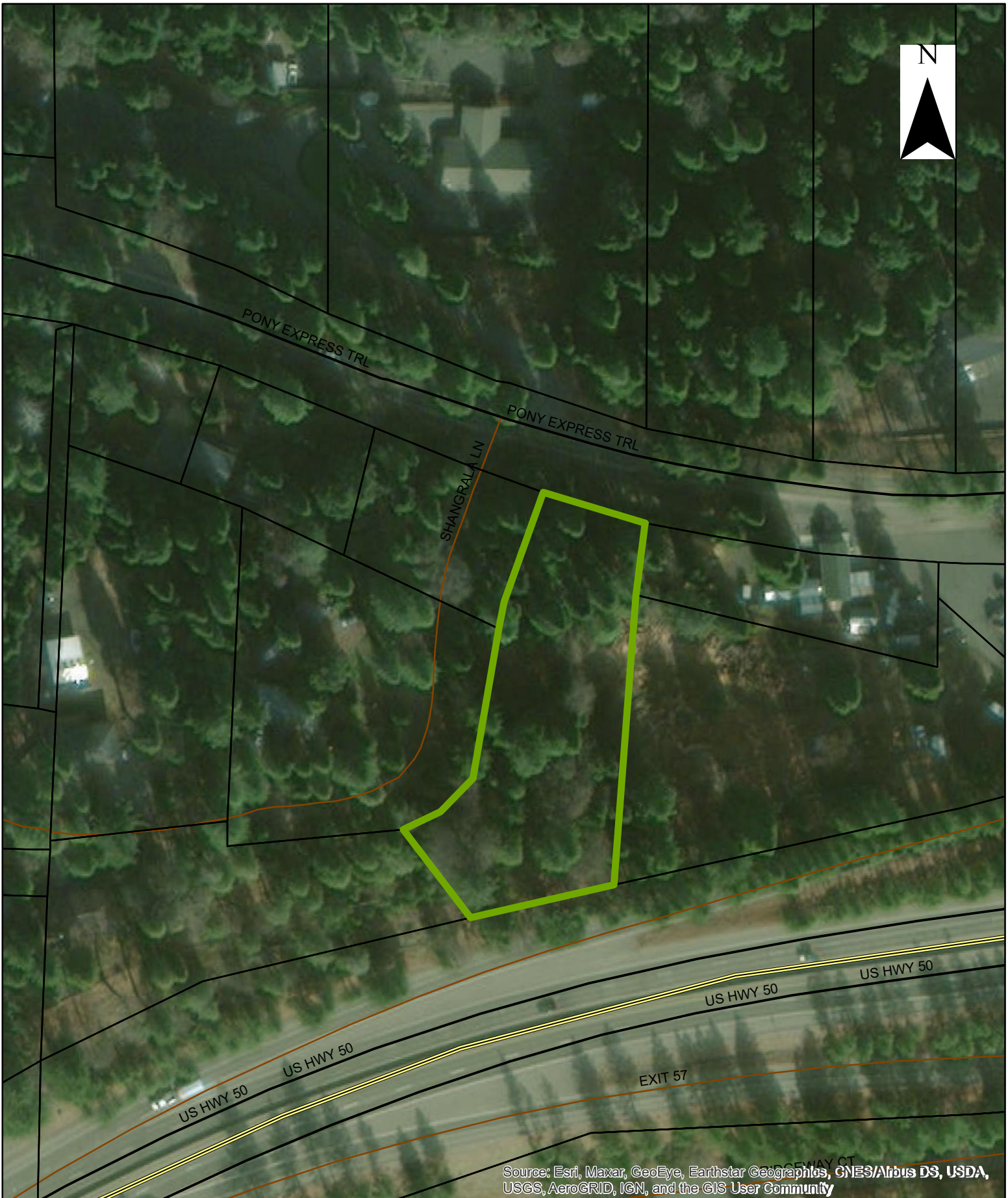


**Exhibit B2: Aerial Map**


 North Placerville Area

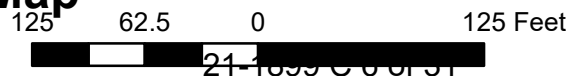
625 312.5 0 625 Feet  
21-1055 C 3 of 31





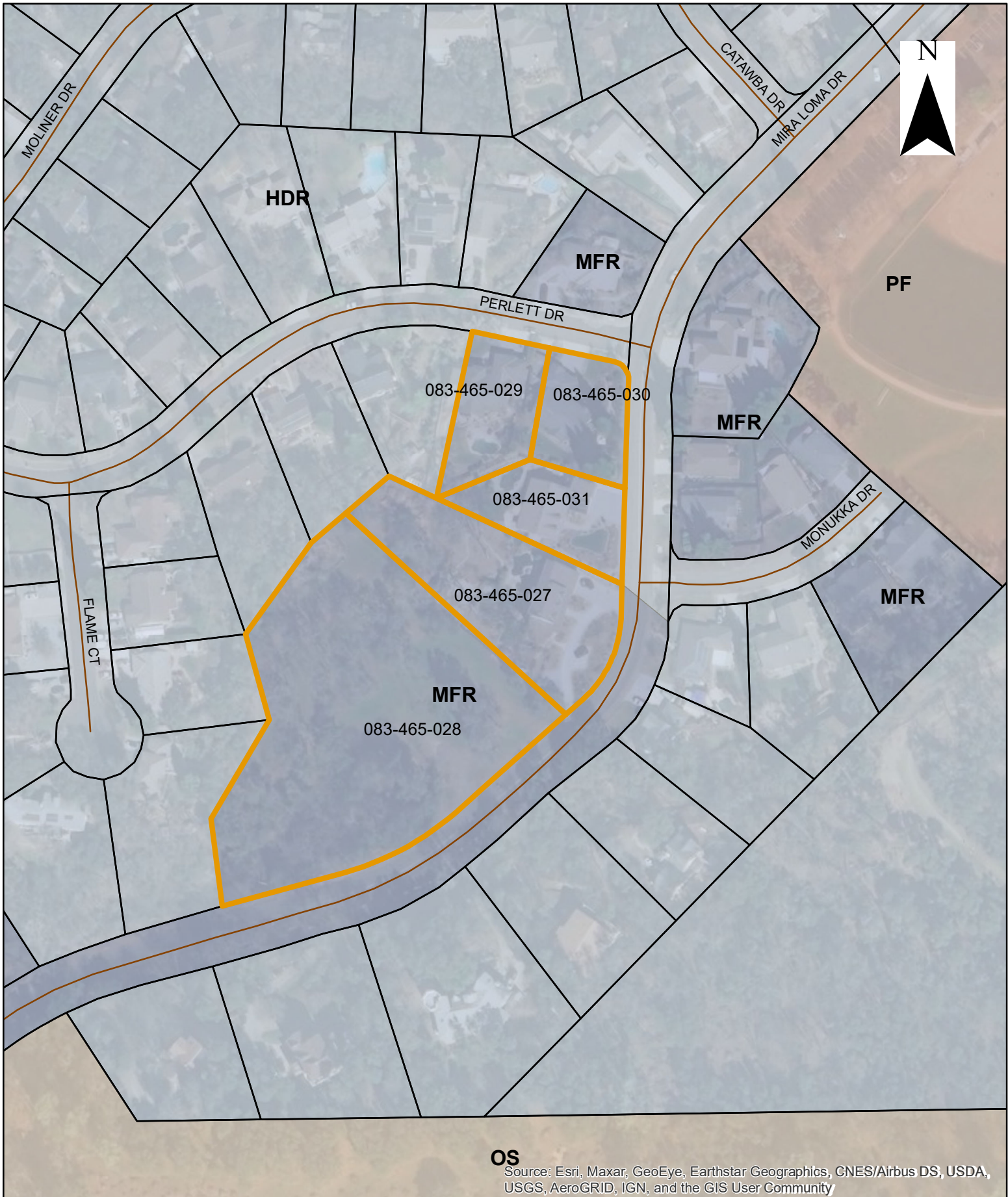
### Exhibit B3: Aerial Map

 Cedar Grove Area



21-1055 C 0 of 51

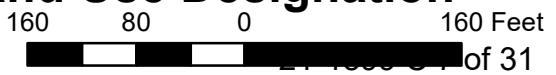




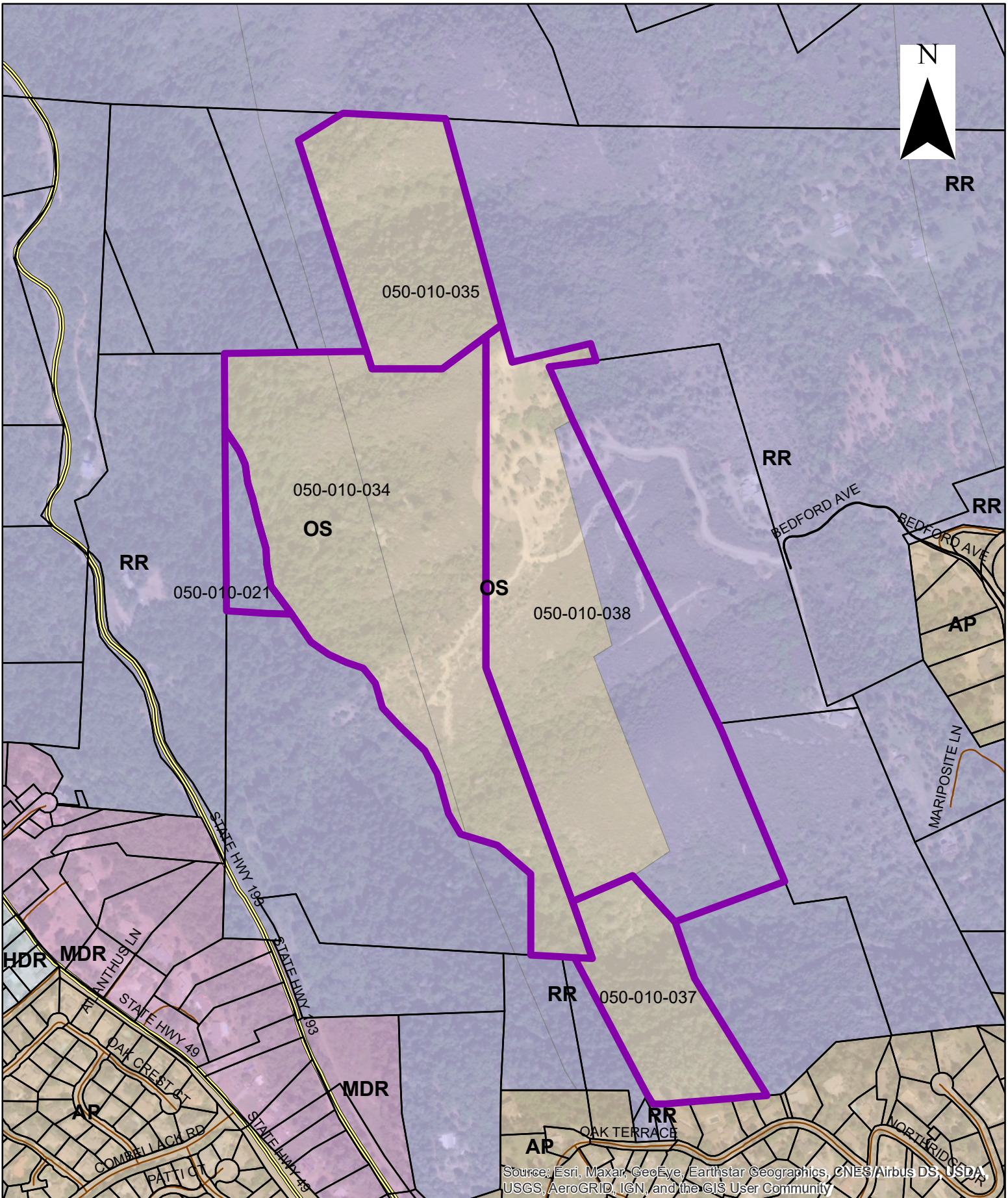
OS  
 Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Exhibit C1: General Plan Land Use Designation

- Cameron Park Area
- HDR
- OS
- MFR
- PF





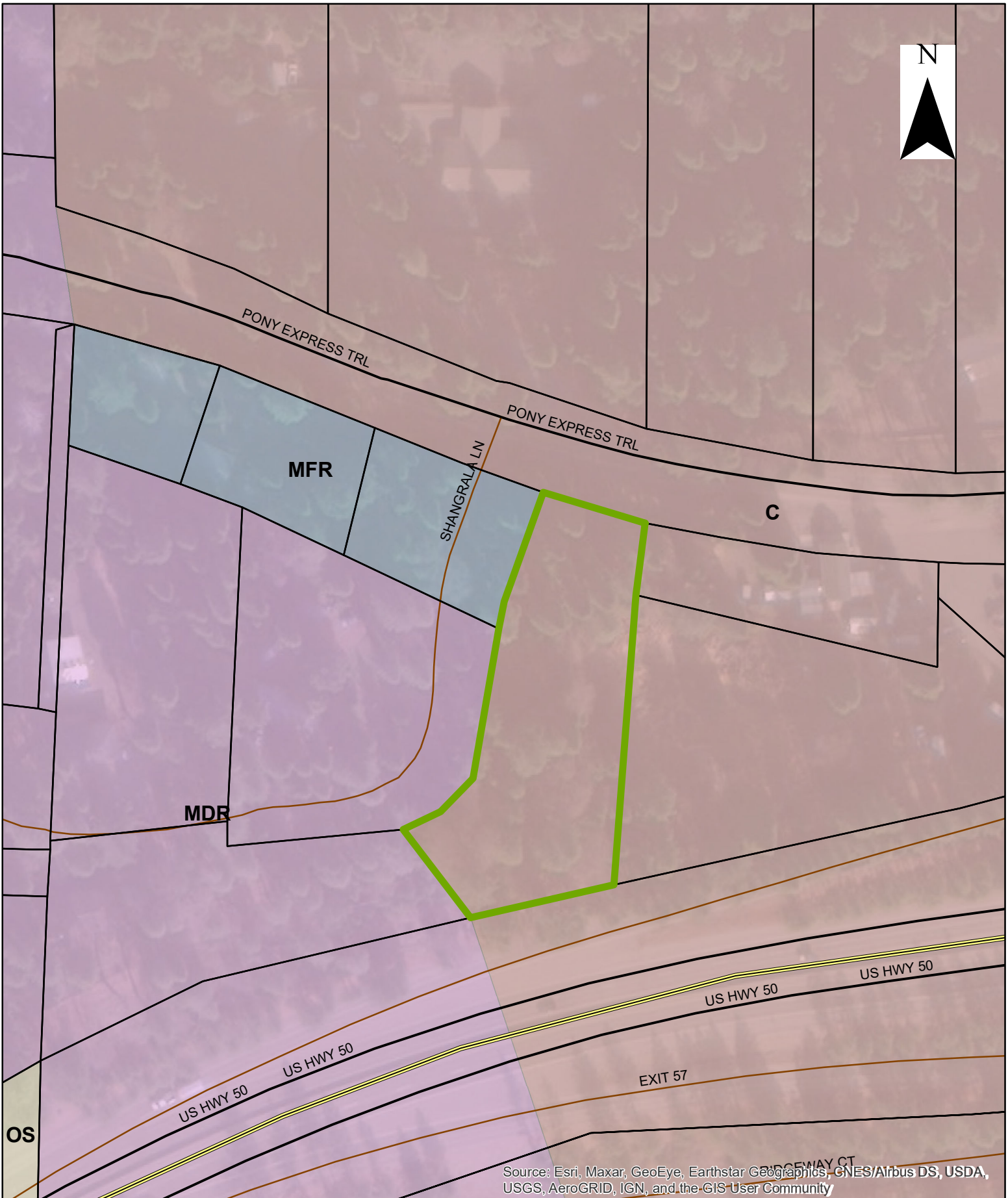


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Exhibit C2: General Plan Land Use Designation







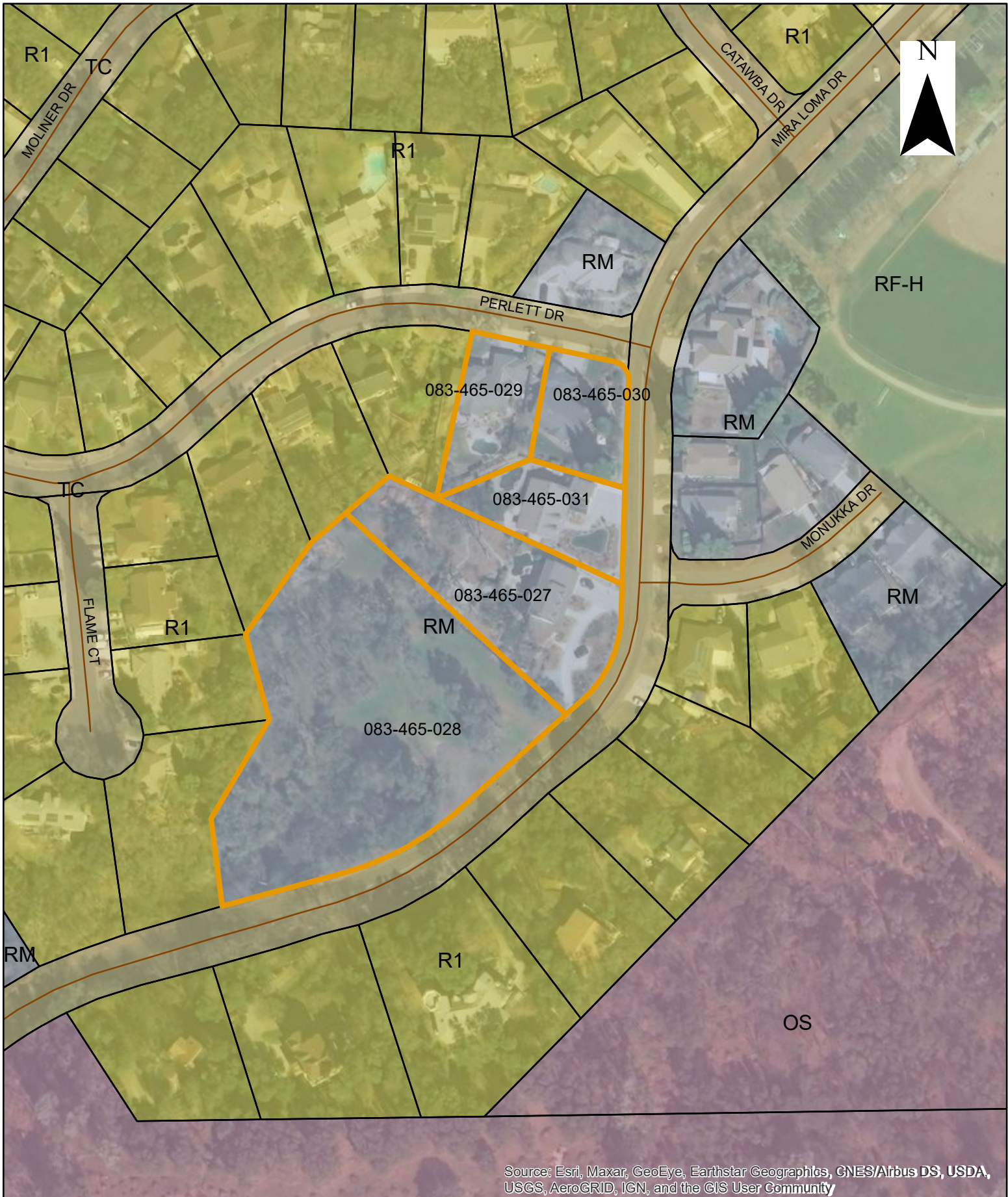
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Exhibit C3: General Plan Land Use Designation

- Cedar Grove Area
- C
- MFR
- MDR
- OS

125 62.5 0 125 Feet  
21-1655 C 3 of 31





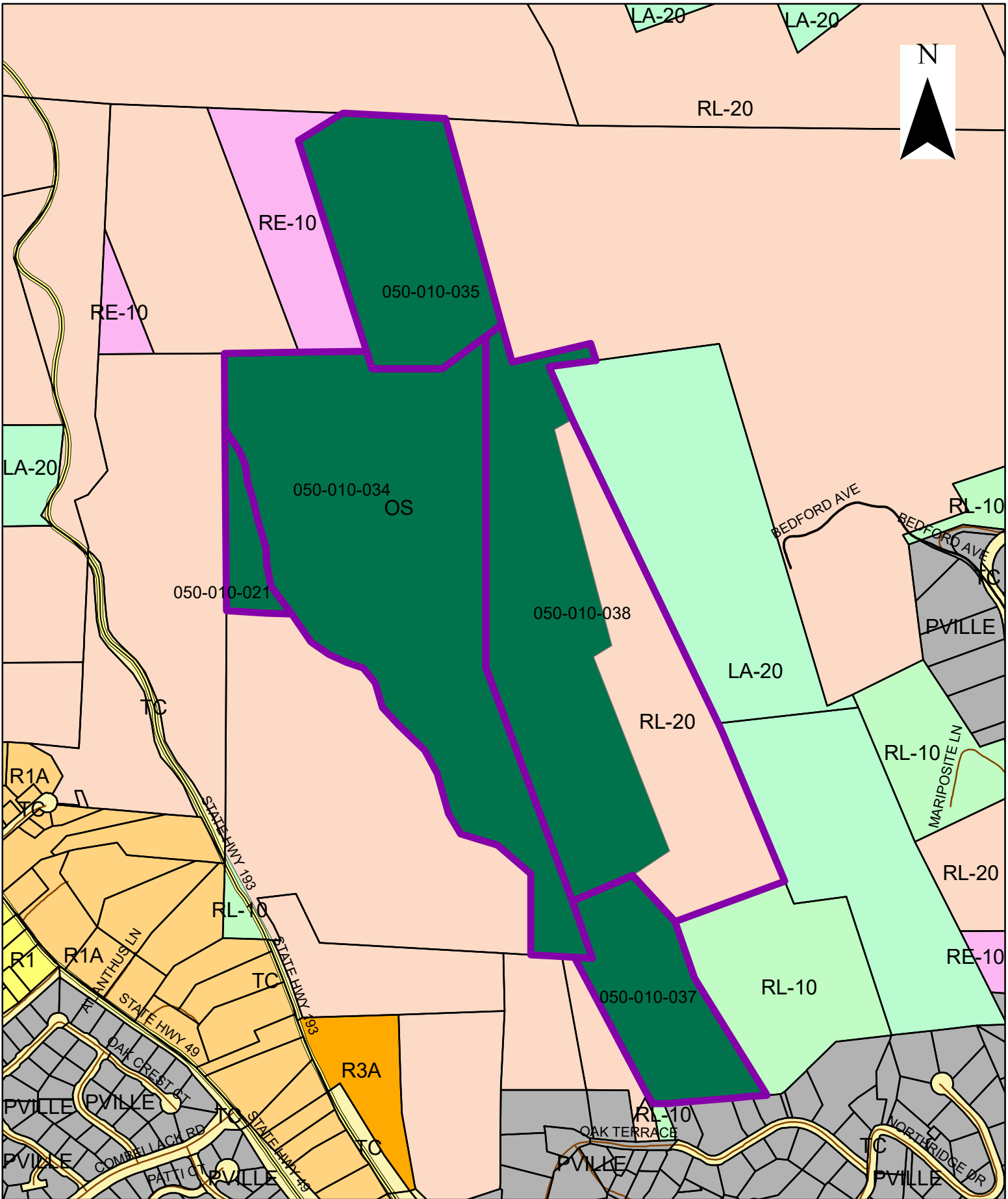
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Exhibit D1: Zoning

- Cameron Park Area
- OS
- RF-H
- TC
- R1
- RM

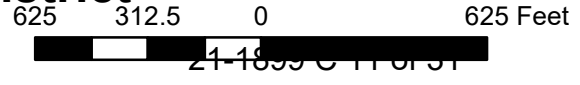






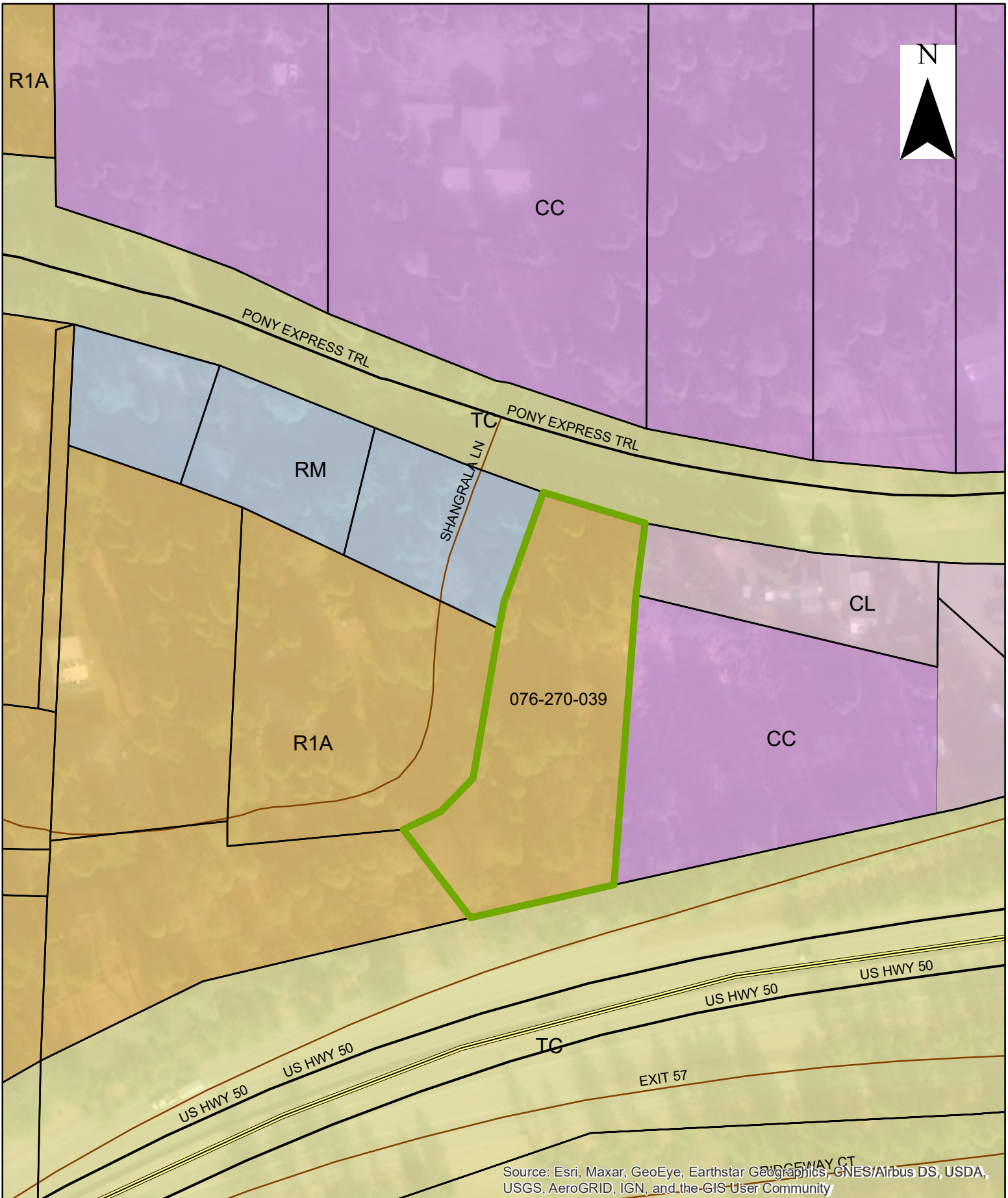
### Exhibit D2: Zoning District

- |  |  |   |   |   |
|--|--|---|---|---|
|  LA-20 |  PVILLE |  R1A |  RE-10 |  RL-20 |
|  OS    |  R1     |  R3A |  RL-10 |  TC    |



21-1855 C 11 OF 31



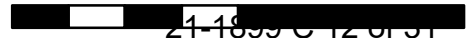


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Exhibit D3: Zoning District

- Cedar Grove Area
- CC
- CL
- R1A
- RM
- TC

125 62.5 0 125 Feet



21-1855 G 12 of 31





EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(s) 083-465-28

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary): See attached discription

RECEIVED 2020 JUL 13 PM 3:01 PLANNING DEPARTMENT

IF SUBDIVISION/PARCEL MAP: Create \_\_\_\_\_ lots, ranging in size from \_\_\_\_\_ to \_\_\_\_\_ acre(s)/square feet

IF ZONE CHANGE: From \_\_\_\_\_ to \_\_\_\_\_

IF GENERAL PLAN AMENDMENT: From \_\_\_\_\_ to \_\_\_\_\_

APPLICANT/AGENT Cook Family Holdings, LLC

Mailing Address 7720 Cordially Way Elk Grove CA 95757
Phone (916) 585-9802 FAX \_\_\_\_\_

PROPERTY OWNER Cook Family Holdings, LLC

Mailing Address 7720 Cordially Way Elk Grove CA 95757
Phone (916) 585-9802 FAX \_\_\_\_\_

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE Brian Allen

ENGINEER/ARCHITECT CTA Engineering & Surveying Email: ballen@cta.es.net

Mailing Address 3233 Monier Circle Rancho Cordova CA 95742
Phone (916) 638-0919 FAX (916) 638-2479

LOCATION: The property is located on the North side of Mira Loma Drive
450 Feet East of the intersection with Cameron Park Drive

in the Cameron Woods/Rasmusen Commity Park area. PROPERTY SIZE 2.248 Acre(s) / Square Feet

X Signature of property owner or authorized agent Date 1-29-2020

FOR OFFICE USE ONLY

Date 7/10/2020 Fee \$ 1,558 Receipt # R23248 Rec'd by BLD Census \_\_\_\_\_

Zoning RM GPD MFR Supervisor District 4 Sec \_\_\_\_\_ Twon \_\_\_\_\_ Rng \_\_\_\_\_

Pre-application completed by: \_\_\_\_\_ Date completed: \_\_\_\_\_





2020 JUL 1 10:41 AM '20 EL DORADO COUNTY PLANNING SERVICES

RECEIVED  
PLANNING DEPARTMENT

**SUBMITTAL INFORMATION**

for

**PRE-APPLICATION/CONCEPTUAL REVIEW**

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. **All plans and maps MUST be folded to 8 1/2" x 11"**. The items with an asterisk (\*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
- I request a Conceptual Review Workshop with the Planning Commission
- I request a Conceptual Review Workshop with the Board of Supervisors

Check  
(√)

Applicant    County

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Assessors Parcel Map noting the subject parcel.*   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) A conceptual site plan or map plan, preferably showing the following:*   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Access to the site from County or State road system.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | d. Such items as existing/proposed open space, recreation areas, and trail systems.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated. |
| <input type="checkbox"/>            | <input type="checkbox"/> | f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Aerial photograph of the project area.*  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.  |

**Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.**



**Project Proposed Use/Description:**

This will be a new multi-unit residential apartment building construction consisting of two building structures that will be 73' x 120' each. Each building will be three stories with a height of less than 50' and will be constructed on a 2.248-acre lot. Building A will consist of twenty-two (22) rental units, one Fitness Center and one Office/Model Unit. Building B will consist of twenty-four (24) rental units. There will be a total of forty-six (46) rental units. The unit mix consist of twelve (12) 1x1 Bed/Bath rental units and thirty-four (34) 2x2 Bed/Bath rental units. Two (2) of the 1x1 Bed/Bath ground floor units will be ADA Accessible and two (2) of the 2x2 Bed/Bath ground floor units will be ADA Accessible. Also, the Office/Model is a 2x2 Bed/Bath on the ground floor and will be ADA Accessible. Each of the 1x1 Bed/Bath units will be 730 square feet in size, twelve (12) of the 2x2 Bed/Bath units will each be 996 square feet in size and the remaining twenty-two (22) 2x2 Bed/Bath units will each be 938 square feet in size.

The 2.248-acre lot layout is currently showing ninety (90) Off-Street parking spaces and there will be five (5) On-Street parking spaces available for tenant, office staff and visitor parking.

2020 JUL 13 PM 3:05  
RECEIVED  
PLANNING DEPARTMENT



# Planning Services

Home &gt; Government &gt; Planning

## PARCEL DATA INFORMATION

 7/30/2018 *Enter  
Another  
Parcel*
**Assessor's Parcel Number: 083-465-28**
**PROPERTY INFORMATION:**

STATUS	JURISDICTION	TAX RATE	MAP	ACREAGE
ON ASSESSMENT ROLL AND TAXED	COUNTY OF EL DORADO	100 - 35	PM 44/144/2	2.248

**2015 GENERAL PLAN LAND USE INFORMATION:**

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

**2015 ZONING INFORMATION:**

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
RM			

**2004 GENERAL PLAN LAND USE INFORMATION:**

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL CORRIDOR	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	ADOPTED PLAN NAME
MFR						CP			

**2004 ZONING INFORMATION:**

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R1			AA

**DISTRICTS:**

FIRE	CSD	SCHOOL	WATER
CAMERON PARK CSD FIRE	CAMERON PARK	RESCUE UNION	EL DORADO IRRIGATION DIST

**FLOOD ZONE INFORMATION (See Note below):**

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY
06017C0750E	09/26/2008	X		

**MISCELLANEOUS DATA:**

SUPERVISORIAL DISTRICT	AG PRESERVE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
4 MICHAEL RANALLI		Mitigation Area 1	No

**REMARKS:**

No Eligibility Review Required

**NOTE:** The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

 RECEIVED  
 2020 JUL 13 10 31 AM  
 PLANNING DEPARTMENT



# P A R C E L M A P

A PORTION OF THE SW 1/4 OF SECTION 27, T10N, R9E, M3M  
BEING  
PARCELS 5 & 6 OF P.M. 37-2

COUNTY OF EL DORADO, STATE OF CALIFORNIA  
APRIL 1954 SALE 1780  
EL DORADO LAND SURVEY CO.

APR 11 1954  
RECEIVED  
PLANNING DEPARTMENT

**BOUND OF SPARKS**

The individual or the estate in title  
within and in relation to that of  
Carpenter Spangley Unit No. 1 (S. 27-75)

**Easements**

02 11-52  
03 11-52

**Platholder's Declaration**

The undersigned being the proprietor or agent  
within title of the subdivision here set  
out: El Dorado

W. A. Bell  
Platholder of  
El Dorado  
County of El Dorado

**Surveyor's Statement**

The undersigned being duly sworn to and qualified  
as a Surveyor in and for the State of California  
do hereby certify that the above described  
subdivision is in accordance with the  
provisions of the Subdivision Map Act and  
that the same is correct and true according  
to the best of my knowledge and belief.

W. A. Bell  
Surveyor  
El Dorado, California  
16 APR 1954 2:30 PM

**County Supervisor's Statement**

I hereby certify that I have examined the map of the  
subdivision and find that it is in accordance with  
the provisions of the Subdivision Map Act and  
that the same is correct and true according  
to the best of my knowledge and belief.

W. A. Bell  
County Supervisor  
El Dorado, California  
16 APR 1954 2:30 PM

**County Recorder's Certificate**

I hereby certify that the above described  
subdivision is in accordance with the  
provisions of the Subdivision Map Act and  
that the same is correct and true according  
to the best of my knowledge and belief.

W. A. Bell  
County Recorder  
El Dorado, California  
16 APR 1954

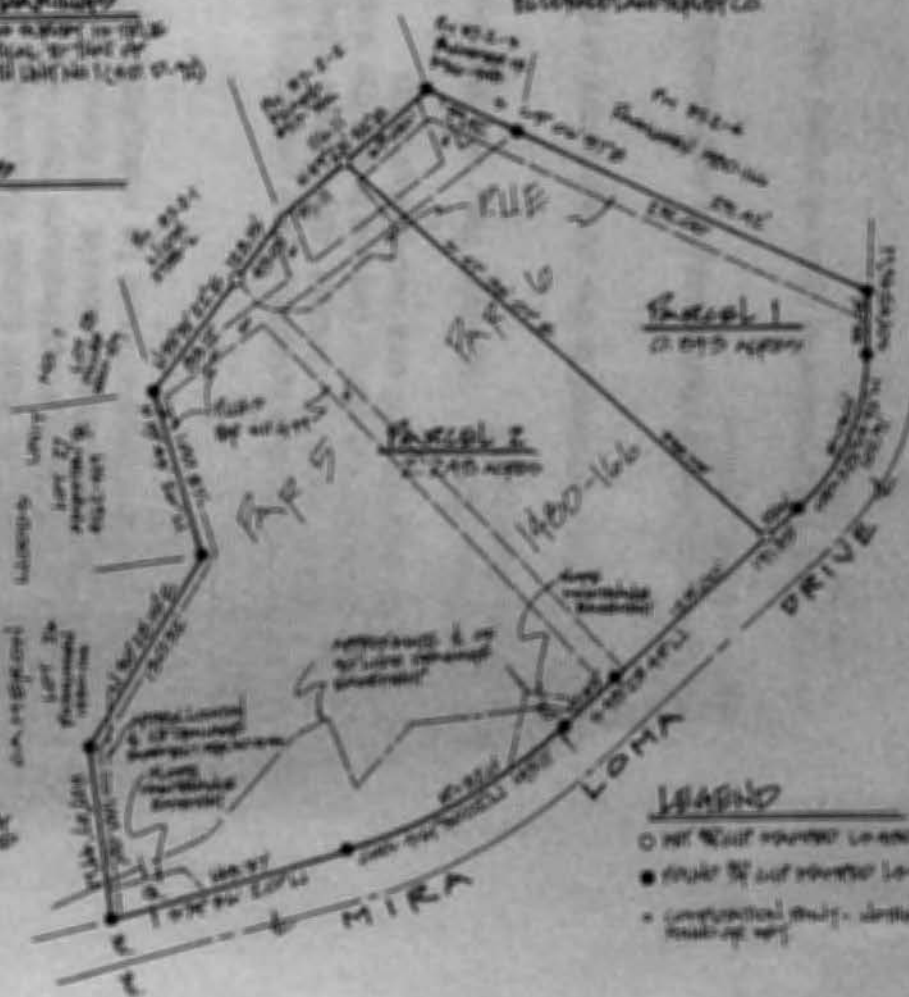


**LEGEND**

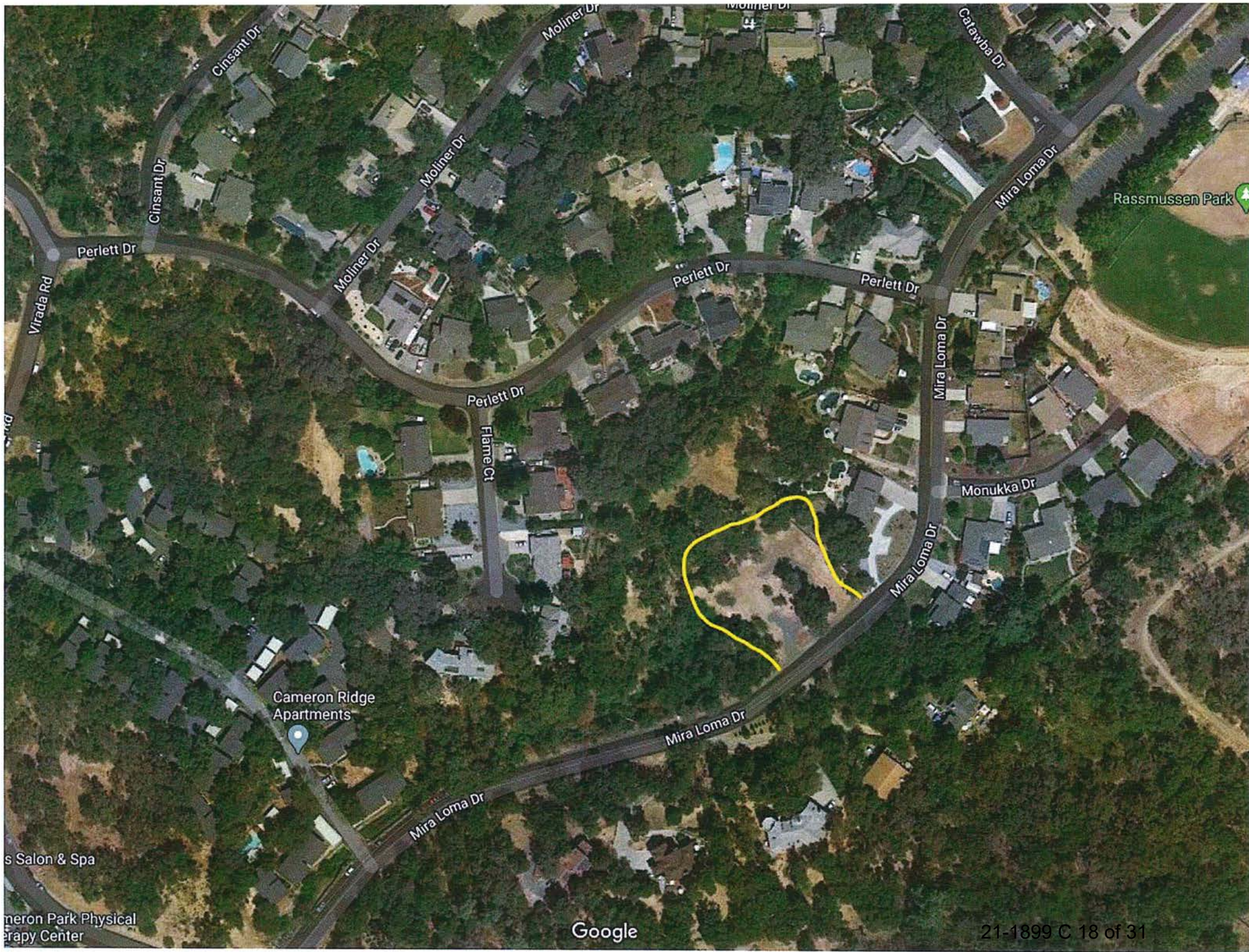
- NOT SURVEYED LAND
- PART OF SURVEYED LAND
- CONVEYED EASE - DOTTED LINE

**NOTE**

Check to make sure  
that the correct  
of all parties and signed  
this map.







s Salon & Spa

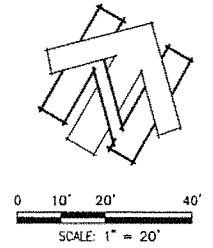
ameron Park Physical  
erapy Center

Google

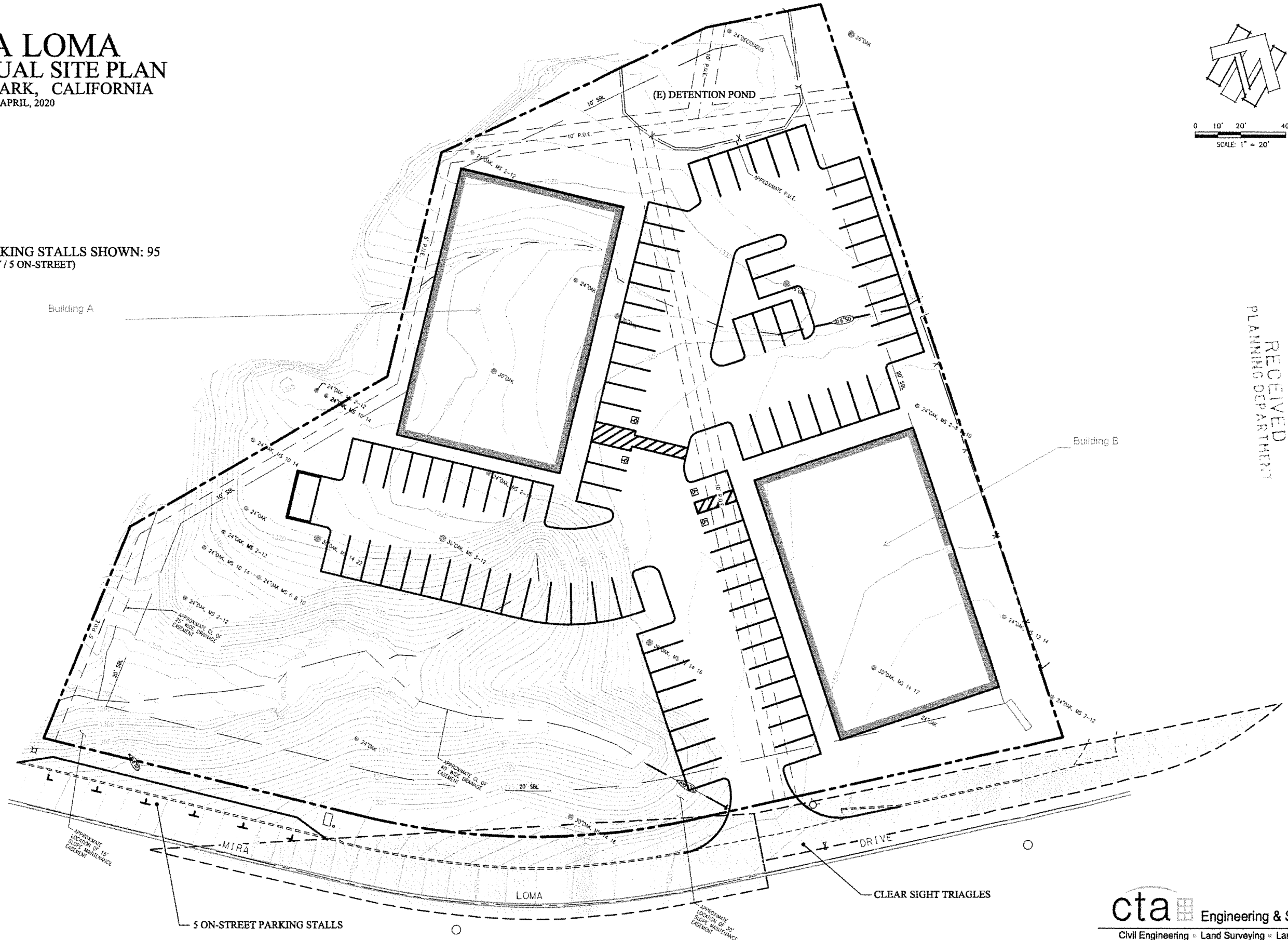
21-1899 C 18 of 31



**MIRA LOMA**  
**CONCEPTUAL SITE PLAN**  
 CAMERON PARK, CALIFORNIA  
 APRIL, 2020



TOTAL PARKING STALLS SHOWN: 95  
 (90 OFF-STREET / 5 ON-STREET)

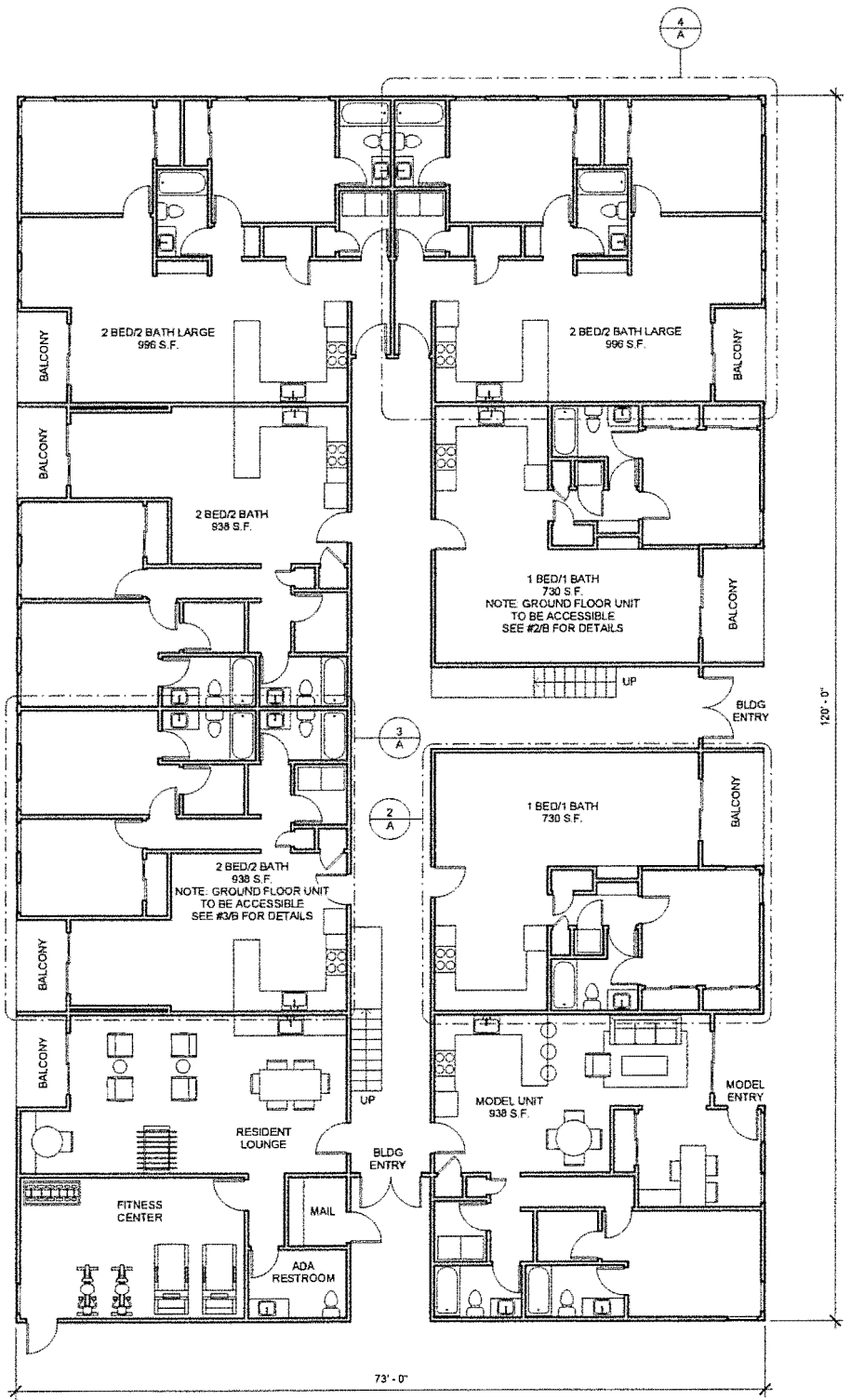


2020 JUL 13 PM 3:09  
 RECEIVED  
 PLANNING DEPARTMENT

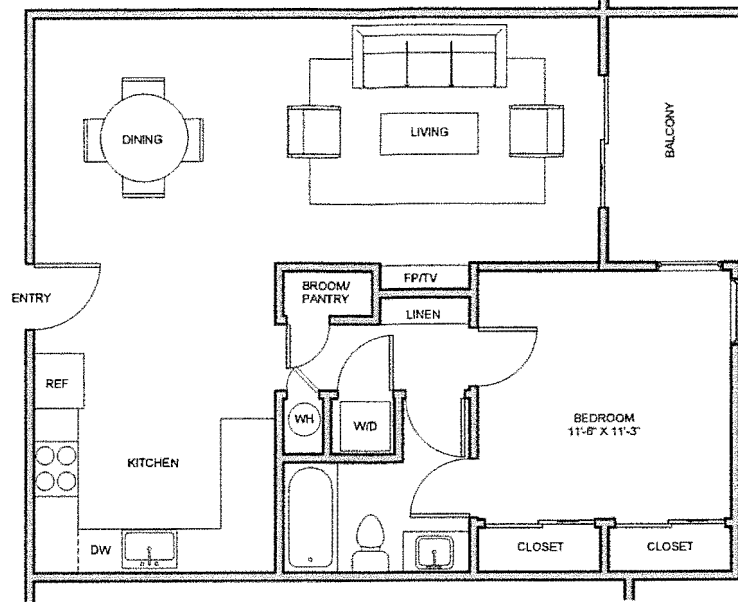


UNIT MIX	
1X1	10
1X1 ACCESSIBLE	2
2X2	20
2X2 ACCESSIBLE	2
2X2 ACCESSIBLE MODEL	1
2X2 LG	12
TOTAL	47

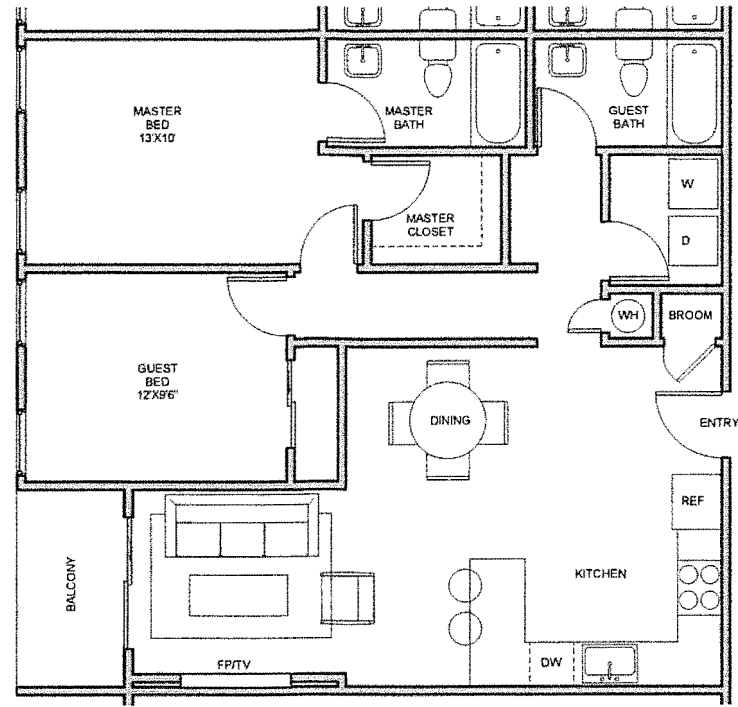
**PARKING CALCULATIONS**  
 (12) 1 BEDROOM APTS X 1.5 PARKING STALLS REQ'D = 18 STALLS  
 (35) 2 BEDROOM APTS X 2.25 PARKING STALLS REQ'D = 78.75 STALLS  
 18 + 78.75 = 96.75 = 97 STALLS REQ'D



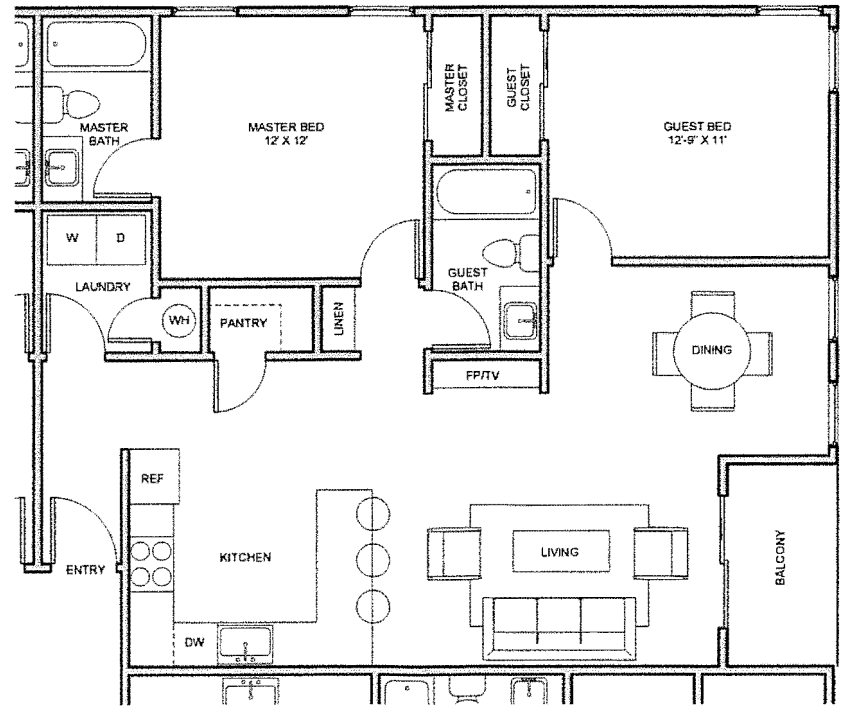
1 BUILDING A LAYOUT  
1/8" = 1'-0"



2 1 BED 1 BATH  
1/4" = 1'-0"



3 2 BED 2 BATH  
1/4" = 1'-0"

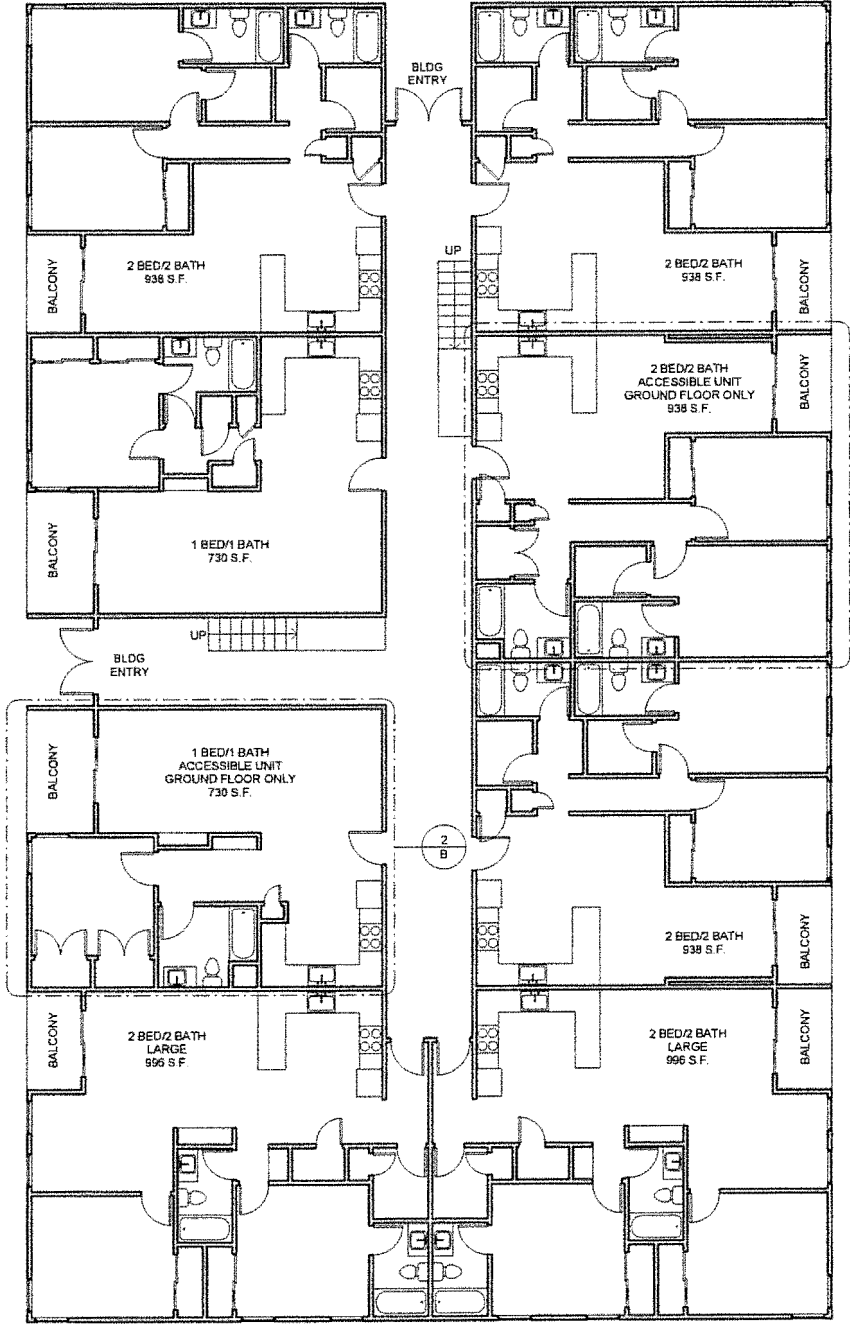


4 2 BED 2 BATH LARGE  
1/4" = 1'-0"

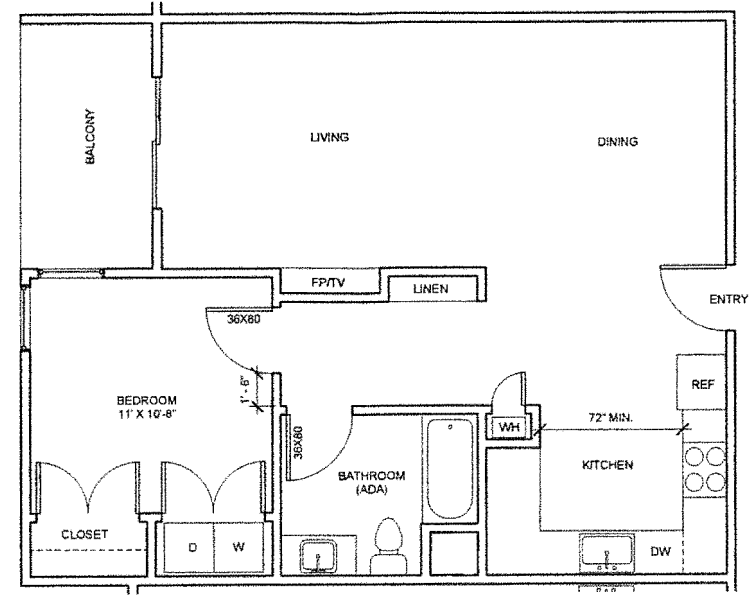
RECEIVED  
PLANNING DEPARTMENT  
2020 JUL 13 PM 3:05

No.	Desc.	Description
1	Sheet Name	BUILDING A
2	Scale	As indicated
3	Date	APRIL 2020
4	Drawn by	L.M.
5	Approved by	CW/RCR
6	Sheet Number	

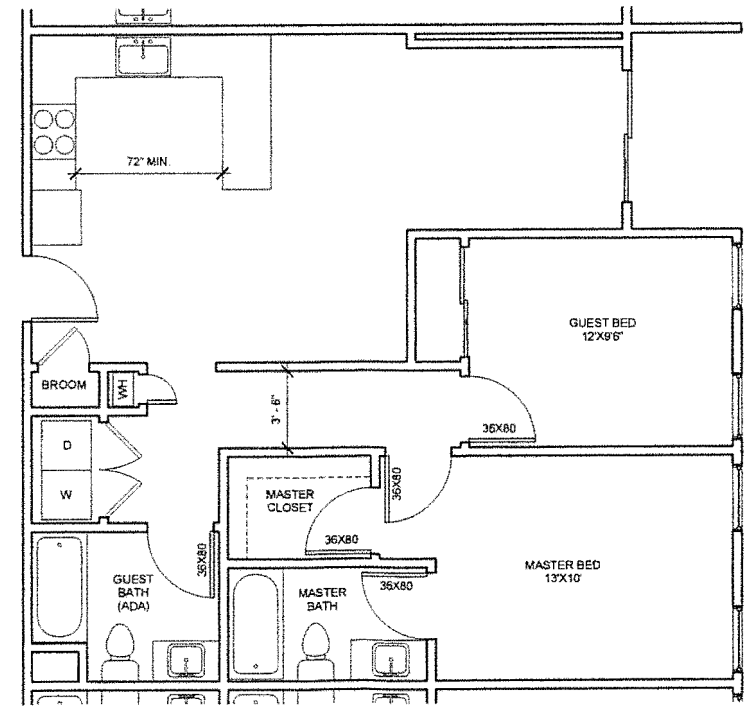




1 BUILDING B LAYOUT  
 1/8" = 1'-0"



2 1 BED 1 BATH ACCESSIBLE UNIT  
 1/4" = 1'-0"

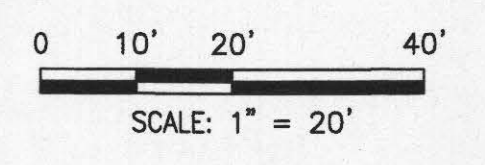
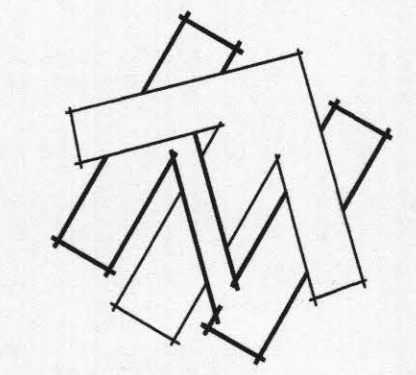


3 2 BED 2 BATH ACCESSIBLE UNIT  
 1/4" = 1'-0"

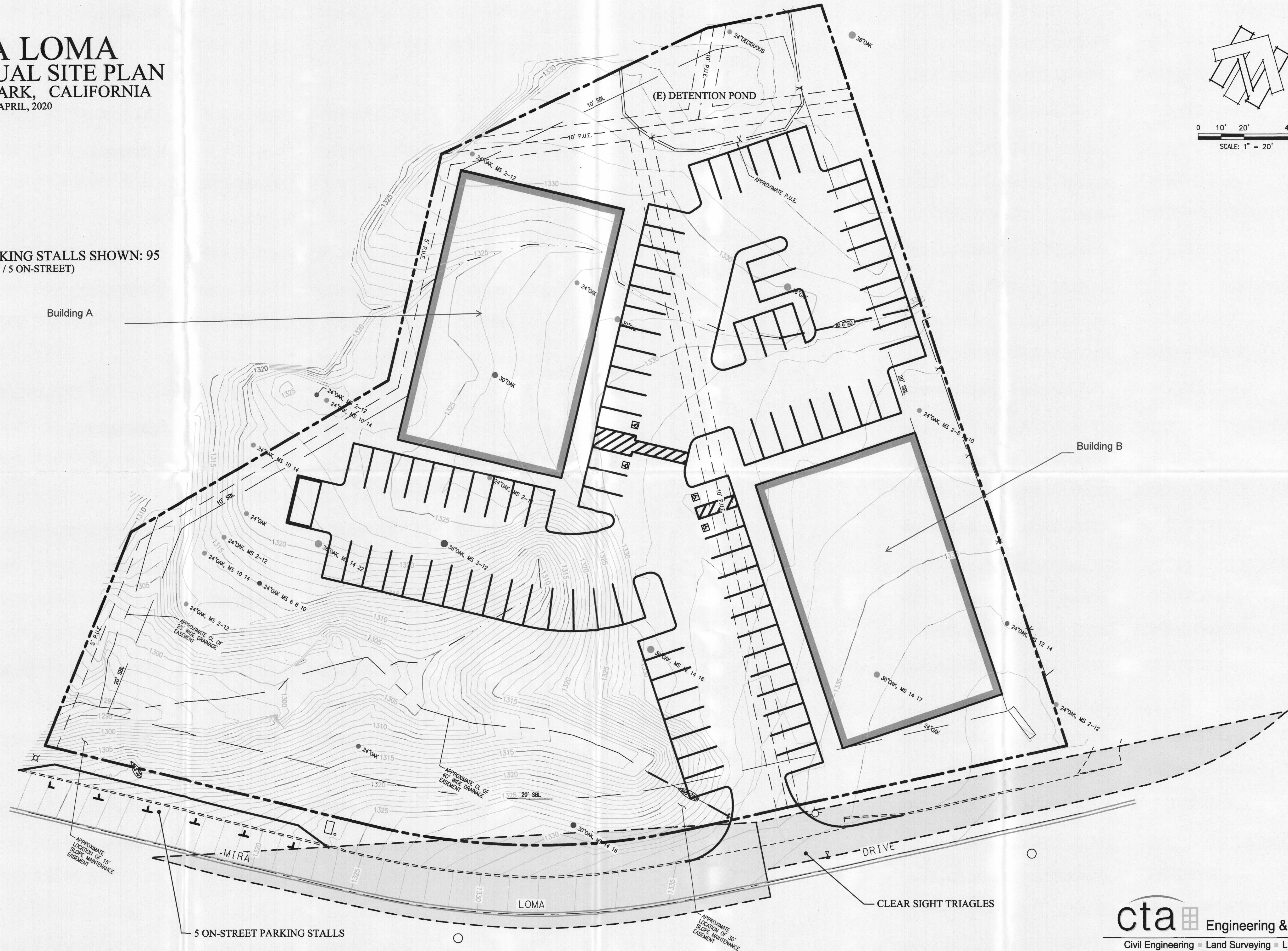
Job	Date	Description
Sheet Name BUILDING B		
Scale	As Indicated	
Date	APRIL 2020	
Drawn by	LM	
Approved by	OWNER	
Sheet Number		



**MIRA LOMA**  
**CONCEPTUAL SITE PLAN**  
 CAMERON PARK, CALIFORNIA  
 APRIL, 2020



TOTAL PARKING STALLS SHOWN: 95  
 (90 OFF-STREET / 5 ON-STREET)



Building A

Building B

5 ON-STREET PARKING STALLS

CLEAR SIGHT TRIANGLES

**cta** Engineering & Surveying  
 Civil Engineering ■ Land Surveying ■ Land Planning  
 3233 Monier Circle, Rancho Cordova, CA 95742  
 T (916) 638-0919 ■ F (916) 638-2479 ■ www.ctaas.net



TABLE 2-4 GENERAL PLAN LAND USE DESIGNATION AND ZONING DISTRICT CONSISTENCY MATRIX													
Zoning Districts*	Land Use Designations*												
	MFR	HDR	MDR	LDR	RR	AL	NR	C	R&D	I	OS	PF	TR
RM	•							• <sup>1</sup>				•	
R1		•	Δ									•	
R20K		•										•	
R1A		•	•									•	
R2A			•									•	
R3A		◊	•									•	
RE (-5-10)			• <sup>2</sup>	•	• <sup>2</sup>							•	
CPO								•				•	
CL								•				•	
CM								•				•	
CC								•				•	
CR								•				•	
CRU												•	
CG								•				•	
R&D									•	•		•	
IL										•		•	
IH					•	•	•			•			
LA (10-160)				• <sup>4</sup>	•	•	•				• <sup>3</sup>	•	
PA				• <sup>4</sup> ★	•	•	•				• <sup>3</sup>	•	
RL (10-160)				• <sup>4</sup>	•	•	•				• <sup>3</sup>	•	
AG (40-160)				★	•	•	•				• <sup>3</sup>	•	★
TPZ				•	•	•	•						
FR					•	•	•					•	
RFL	•	•	•	•	•		•				•	•	•
RFH	•	•						•			• <sup>5</sup>	•	•
OS	•	•	•	•	•	•	•				•		•
TC	•	•	•	•	•	•	•	•	•	•	•	•	•

**Notes:**  
 • – Consistent with General Plan Policy  
 Δ - Consistent when combined with the Platted Lands (-PL) Overlay Only  
 ★ - Consistent when in a Williamson Act Contract  
<sup>1</sup> As part of a Mixed Use project  
<sup>2</sup> MDR is for 5 acres only; RR is for RE-10 only  
<sup>3</sup> With a conservation easement  
<sup>4</sup> LA-10, PA-10 and RL-10 only  
<sup>5</sup> When inside a Community Region  
 \* See table on next page for land use designations and zoning districts

(Resolution 126-2019, August 6, 2019)





## RESOLUTION NO. 140-2017

### RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING CODE (TITLE 130)

**WHEREAS**, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

**WHEREAS**, the County of El Dorado adopted a General Plan in 2004; and

**WHEREAS**, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

**WHEREAS**, on December 15, 2015, the El Dorado County Board of Supervisors adopted a comprehensive update of the Zoning Ordinance which became effective on January 15, 2016; and

**WHEREAS**, after more than 18 months of implementation of the 2015 Zoning Ordinance Update, a number of major changes and corrections have been identified based on comments received by members of the Board of Supervisors, members of the public and County staff; and

**WHEREAS**, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires Zoning Ordinance amendments to be initiated by a Resolution of Intention;

**NOW, THEREFORE, BE IT RESOLVED**, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances, as generally described below and as more specifically described in Exhibit A, attached hereto and incorporated herein:

- A. Major text changes in order to regulate new or expanded land uses not included in the 2015 Zoning Ordinance Update;
- B. Broad policy changes (e.g. changes to current agricultural setback regulations); and
- C. Focused Countywide amendments to the Zoning Map (e.g. consider allowing residential uses on lands zoned Open Space (OS) or Recreational Facility (RF) under specific and limited circumstances.

**BE IT FURTHER RESOLVED** that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

**BE IT FURTHER RESOLVED** that the Agricultural Commission, Planning Commission, and Board of Supervisors will hold public hearings to consider the proposed amendments.



**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of the above stated amendments/updates to the Zoning Ordinance.

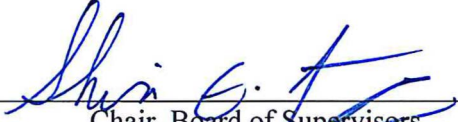
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of September, 2017, by the following vote of said Board:

Ayes:Ranalli,Novasel,Hidahl,Frentzen,Veerkamp

Attest:  
James S. Mitrison  
Clerk of the Board of Supervisors

Noes:None  
Absent:None

By:   
Deputy Clerk

  
Chair, Board of Supervisors  
Shiva Frentzen



**EXHIBIT A**  
**Proposed Zoning Ordinance Major Amendments**  
**Staff Review Draft – 7/26/17**

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	<b>ARTICLE 3</b>		
1.	Section 130.20.040.B (Exemptions From Planning Permit Requirements)	Add new exemption for “Mobile Services”.	<b>Major Zoning Text:</b> Consider new exemption from Planning Permit requirements for temporary mobile uses
	<b>ARTICLE 5</b>		
2.	Section 130.04.015 (Notice Requirements and Procedure)	(Renumbered) Section 130.51.051: Add new public notice sign requirements to address issues such as sign size/visibility, sign orientation, posting timeframes and standard posting language.	<b>Major Zoning Text:</b> Add new public notice sign requirements for clarity and better visibility. <u>Consider minimum public notice requirements for County projects.</u>
3.	Section 130.40.100.B (Campgrounds and Recreational Vehicle Parks – Temporary Camping)	Expand temporary camping, not to exceed 30 days, outside existing campgrounds and RV parks (Section 130.40.100.B).	<b>Major Zoning Text:</b> Temporary camping, not to exceed 30 days, is currently allowed in campgrounds and RV parks (Section 130.40.100.B). Should temporary camping be allowed in other zones? If so, how should it be regulated?



**EXHIBIT A**  
**Proposed Zoning Ordinance Major Amendments**  
**Staff Review Draft – 7/26/17**

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
4.	Table 130.40.400.1 (Wineries Allowed Use Matrix)	Proposed amendments to Table 130.40.400.1: 1. Add Limited Agriculture (LA) to the “Planned Agriculture 10 -19.9 Acres in Ag District” Section; 2. Remove the upper limit acreage (19.9) from the same column; and 3. Add “Out of Ag District” to the existing column labeled: “LA 10+ Acres.”	<b>Major Zoning Text:</b> Recommended amendments from the Agricultural Commission and Planning/Building Dept. Director to expand winery uses within General Plan Agricultural Districts
5.	Section 130.40.260.H and Table 130.40.260.3 (Ranch Marketing Provisions for Agricultural Grazing Lands)	Expand the zones eligible to use Ranch Marketing Agricultural Grazing uses to include both Planned Agricultural (PA) and Limited Agricultural (LA) Zones	<b>Major Zoning Text:</b> LA and PA zones already allow grazing uses and should be allowed to participate in applicable ranch marketing activities
6.	Section 130.40.100.A.2 (Large Family Day Care Homes)	Proposed removal of public notice requirement for Large Family Day Care Homes under Section 130.40.100.D.2 (Administrative Permit – public notice)	<b>Major Zoning Text:</b> Consider removing public notice requirement for Large Family Day Care Homes
7.	Section 130.40.080.1 (Animal Raising and Keeping Matrix)	Consider Adding “Aviaries, Commercial” (Allowed by CUP in R1A through RE Zones) to animal raising and keeping matrix	<b>Major Zoning Text:</b> Aviaries are not currently listed in the Zoning Ordinance



**EXHIBIT A**  
**Proposed Zoning Ordinance Major Amendments**  
**Staff Review Draft – 7/26/17**

<b>Item No.</b>	<b>ZO/Chapter/Section</b>	<b>Revision</b>	<b>Reason for Revision</b>
8.	(New) Section 130.52.060.F (Repeating Uses at Same Site)	Add new Subsection 130.52.060.F (Repeating Uses at Same Site) as follows: “Section 130.52.060 F ( <u>Repeating Uses at Same Site</u> ): <u>The Director may require a CUP instead of a TUP based on the use of permanent structures, the repeated nature of the use, and/or the history of similar TUPs on the same site.</u> ”	<b>Major Zoning Text:</b> Change gives Director flexibility to regulate long-term management of a specific site through a CUP rather than serial TUP’s.
9.	Section 130.40.160.F.6 (Home Occupations – Personal Services)	Add “Those” before “Personal services”. Add “that are similar to self-service laundries and dry cleaners” after “as defined in Article 8”.	<b>Major Zoning Text:</b> Consider adding Personal Services to uses allowed by right in home occupations. Note: most personal services, excluding laundries and dry-cleaners, were allowed by right in the previous (pre-2015) Zoning Ordinance
<b>ARTICLE 8</b>			
10.	Section 130.80.020 (Glossary)	Add text “ <b>Mobile Services:</b> <u>Mobile services: Services (whether non-profit or for profit) provided from a vehicle to residents of a dwelling or any other site, including but not limited to: pet grooming, auto detailing, home cleaning service, dental service, book mobile, ice cream truck, etc.</u> ” <u>Mobile food vendors are regulated under the Administrative Permit process as “Sales; Temporary Outdoor”, unless associated with a commercial site or parks and authorized under the zoning or other zoning permit for a site.</u> “ between “Mobile/Manufactured Home Sales Lots” and “Model Home(s)”	<b>Major Zoning Text:</b> Consider new exemption for “mobile services” uses that do not create potential zoning conflicts, and therefore, should not require a Planning Permit



**EXHIBIT A**  
**Proposed Zoning Ordinance Major Amendments**  
**Staff Review Draft – 7/26/17**

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	<b>Zoning Tables</b>		
11.	<b>Table 130.23.020</b> (Industrial/R&D Zones Use Matrix)	Under Commercial subheading: Add “Self-Storage (Mini-storage)” and include use notations after the following zones “IL: <u>P</u> , IH: <u>P</u> , R&D: <u>CUP</u> ”.	<b>Major Zoning Text:</b> Consider allowing self-storage uses in Industrial/R&D Zones
12.	<b>Table 130.25.020</b> (Special Purpose Zones Use Matrix)	Under Commercial subheading: Add “Self-Storage (Mini-storage)” and add use notation after the following zone: “TC: <u>CUP</u> ”	<b>Major Zoning Text:</b> Consider allowing self-storage uses in TC zones
13.	<b>Table 13.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial General (CG) Heading: 1. Winery Use Category/Full Service Facilities: Change from prohibited to <u>P</u> . 2. Restaurant Use Category: Change from prohibited to <u>P</u> . 3. Offices: Professional/Medical: Change from prohibited to <u>P</u> for both categories.	<b>Major Zoning Text:</b> Consider expanding uses allowed by right in the General Commercial (CG) Zone District
14.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial Main Street (CM) Heading: 1. Outdoor Entertainment: Change use matrix from prohibited to CUP; 2. Winery: Change Production from prohibited to CUP.	<b>Major Zoning Text:</b> Consider expanding uses allowed by CUP in the Mainstreet Commercial (CM) Zone District
15.	<b>Table 130.22.020</b> (Allowed Uses and Permit Requirements for the Commercial Zones)	General Amendment to Table 13.22.020: Add “Distillery” as new commercial use and identify whether it is prohibited, allowed or requires CUP in each zone.	<b>Major Zoning Text:</b> Use not addressed in 2015 Zoning Ordinance Update



**EXHIBIT A**  
**Proposed Zoning Ordinance Major Amendments**  
**Staff Review Draft – 7/26/17**

<b>Item No.</b>	<b>ZO/Chapter/Section</b>	<b>Revision</b>	<b>Reason for Revision</b>
16.	<b>Table 130.25.020</b> (Special Purpose Zones Use Matrix)	Under Residential Zones, add residential uses as an allowed use (“ <u>P</u> ”) in all Special Purpose Zones.	<b>Major Zoning Text:</b> Based on public request and supported by Gen Plan Policy 2.2.3.1 and Table 2-4, consider adding residential uses as an allowed use in all Special Purpose zones.
17.	<b>Table 130.23.020</b> (Industrial/R&D Zones Use Matrix)	Under Commercial use type-under the Automotive and Equipment heading, add “Vehicle Sales and Rentals” to uses allowed by right (“P”) in the IL Zone and by CUP in the IH Zone.	<b>Major Zoning Text:</b> Consider allowing auto sales/rentals in Industrial Zones (IL and IH). Uses are generally compatible with most low-intensity industrial uses and potentially compatible with high-intensity industrial uses.



**EXHIBIT A**  
**Proposed Zoning Ordinance Major Amendments**  
**Staff Review Draft – 7/26/17**

Item No.	Zoning Map Amendments	
	Parcel ID	Proposed Revision
18.	051-481-21, 051-481-78, 051-481-77, 051-481-08, 051-450-30; 051-420-09, -21, -23 -35; 051-450-30, -31; 051-481- 77	Texas Hill Reservoir properties APNs: Rezone from RFL to RE-5, to reflect privately owned parcels designated Open Space on the General Plan Land Use Map.  <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
19.	050-010-16	North Placerville APN: Rezone from RFL to RE-10 to reflect privately held parcel designated Open Space.  <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
20.	046-370-42	Weber Reservoir APN: Rezone from RFL to RE-5, to reflect privately owned parcels designated Open Space.  <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
21.	Countywide	<b>Potential Policy Amendment: Agricultural Setbacks</b>