

NOTICE OF PUBLIC HEARING AND
PRE-ADOPTION SUMMARY OF TWO PROPOSED ORDINANCES ADOPTING
AMENDMENTS TO TITLE 120 AND TITLE 130 OF THE COUNTY ORDINANCE CODE

The Board of Supervisors (Board) will conduct a public hearing to consider adoption of the two Ordinances on Tuesday, August 18, 2026, no earlier than 1:00 p.m., in the Board Meeting Room, 330 Fair Lane, Placerville, California. The first ordinance consists of minor procedural change and text edit to Title 120 (Subdivisions) of the El Dorado County Code of Ordinances consisting of a reduction in the number of copies of a vesting tentative map required for an application submittal from thirty (30) copies to five (5) copies and shall take effect thirty (30) days following the adoption by the Board. The second ordinance shall take effect thirty (30) days following the adoption and consists of various amendments to Title 130 (Zoning Ordinance). Specifically, the proposed ordinance would amend the Zoning Ordinance to 1) address minor changes and text modification for clarity; 2) correct errors, ambiguity, or omissions; 3) ensure consistency; 4) address minor procedural changes that are not controversial or clarify industry practice; 5) amend state law requirements that allow or restrict by right uses; 6) incorporate Director Interpretations of various sections of the Zoning Ordinance that have not been appealed; 7) consolidate or renumber previously adopted zoning regulations included in the 2015 Zoning Ordinance Update; and/or 8) incorporate implementation measures outlined in elements of the General Plan. Key amendments include restructuring selected zoning sections, removal of outdated provisions such as Ordinance 5136 regarding temporary RV use, and updates implementing SB 234 to ensure family daycare homes are permitted where residential uses are allowed. Additional revisions address permit clarifications, setback exceptions, telecommunication facility posting requirements, and recreation-related use classifications. The proposed update also incorporates a Director's Interpretation confirming that fulfillment centers are classified as Industrial-Specialized uses and therefore are not permitted within the Research and Development zone. Staff is recommending the Board find the ordinances to amend Title 120 and Title 130 of the El Dorado County Code Statutorily and Categorically exempt from CEQA under sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations). The full text of both ordinances is available for viewing in the office of the Clerk of the Board at 330 Fair Lane, Placerville, California, and available on the Planning Division Public Notices webpage: <https://www.eldoradocounty.ca.gov/Land-Use/Public-Notices-Land-Use-and-Development-Services>. All persons interested are invited to write their comments to the Board in advance of the hearing. For the current remote options, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the Board's action 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 at, or prior to, the public hearing. Any written correspondence should be directed to the Board at 330 Fair Lane, Placerville, California 95667 or via e-mail: edc.cob@edcgov.us.