



RESOLUTION NO. 139-2017

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 minor changes and corrections have been identified in order to correct errors and omissions, clarify confusing or ambiguous language/references, and consolidate/renumber previously adopted zoning regulations not included in the 2015 Zoning Ordinance Update; 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. Minor corrections, including, but not limited to, typographical errors;
- B. Minor text modification for clarity;
- C. Amending cross-references due to renumbering of Title 130 (Zoning Ordinance) of the County Code of Ordinances;
- D. Incorporation of previously adopted zoning regulations not included in the 2015 Comprehensive Zoning Ordinance Update; and
- E. Limited parcel-specific amendments to the Zoning Map to correct errors; and
- F. Incomplete amendments to Section 130.27.100 (Airport Noise Contour [-NC]) previously authorized by the Board in 2014 (ROI No. 239-2014) for consistency with the adopted 2012 Airport Land Use Compatibility Plan [ALUCP].

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:

Attest:

James S. Mitrisin

Clerk of the Board of Supervisors

Noes:

Absent:

By: _____
Deputy Clerk

_____ Chair, Board of Supervisors

EXHIBIT A
Proposed Zoning Ordinance Minor Amendments
Staff Review Draft 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
1.	Article/Chapter/Section: All	Replace all references to “Design and Improvements Standards (DISM)/Land Development Manual (LDM), or successor document” with “adopted Community Design Standards for (refer to specific applicable standard/Board Resolution in each occurrence, e.g., Mixed Use Design Manual/Resolution 197-2015, Landscaping and Irrigation Standards/Resolution 198-2015, Mobile Home Park Design Standards/Resolution 200-2015, Outdoor Lighting Standards/Resolution 199-2015, Parking and Loading Standards/Resolution 202-2015, Research and Development Zone Standards/ Resolution 201-2015)” for all occurrences.	Minor Correction: Change internal references to Community Design Standards, adopted by Board resolution on 12-15-15.
ARTICLE 2			
2.	Reference: Existing Chapter 130.38 (Airport Safety [AA] District)	<ol style="list-style-type: none"> 1. Relocate text from existing Chapter 130.38 (Airport Safety [AA] District) to Section 130.27.100 (Airport Noise Contour [-NC]) 2. Amend text in (relocated) Section 130.27.100 (Airport Noise Contour [-NC]) for consistency with the adopted 2012 Airport Land Use Compatibility Plan (ALUCP). 	Major Text: <ol style="list-style-type: none"> 1. Renumber text for consistency with 2015 ZO Update 2. Amendments to this section were previously authorized by Board under ROI 239-2014, but never completed.
3.	Chapter 130.16 (Signs)	Remove Chapter 130.16 (Signs) from Article 2; relocate text to Article 3 (where place holder currently reserved)	Minor Correction: Relocate text for consistency with existing Title 130

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4.	Chapter 130.38 (Airport Safety [AA] District)	Relocate text from existing Chapter 130.38 to Section 130.27.100 (Airport Noise Contour [-NC])	Minor Correction: Reference change; move text to appropriate section of existing Title 130 (p. 70)
5.	Table 130.40.400.1 (Wineries Allowed Uses Matrix)	Add two uses under Winery line item: “Production Facilities” (“P” in all zones listed) and “Full Service Facilities” (allowed uses the same as shown under existing “Winery” line item)	Minor Zoning Text: Clarify two types of winery facilities as recognized in the Glossary and in practice (Production - with no public facilities - and Full Service Wineries)
ARTICLE 3			
6.	Chapter 130.36	Relocate text from Chapter 130.16 (Signs) to Article 3; renumber as Chapter 130.36	Minor Correction: Relocate text for consistency with existing Title 130
7.	Section 130.14.110 (Parcel size exception – Parcels conveyed to government agency)	Relocate text to new subsection 130.30.021 (Parcel size exception – Parcels conveyed to government agency) within Chapter 130.30 (General Development Standards)	Minor Correction: Reference change; move text to appropriate section of existing Title 130 (p. 96)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
8.	Section 130.14.120 (Parcel size exception – Same Generally)	Relocate text to new subsection 130.30.022 (Parcel size exception – Same Generally) within Chapter 130.30 (General Development Standards)	Minor Correction: Reference change; move text to appropriate section of existing Title 130 (p. 96)
9.	Section 130.30.030.C.2.b	Strikeout “f” after “subject to Subsection 3.” and replace with “g”.	Minor Correction: Correction to erroneous text reference.
10.	Section 130.30.030.F (Mineral Resource Protection Setback)	Strikeout “Subsection G.1 (Protection of Wetlands and Sensitive Riparian Habitat, Content) below,” and replace with “Subsection F.1 (Special Setbacks for Mineral Resource Protection)” after “The required setbacks in”.	Minor Correction: Correction to erroneous text reference.
11.	Section 130.32.050.A.3.a(3)(a) (Elevation and Floodproofing – Residential Construction)	Strikeout “feet above” after “is at or above”.	Minor Correction: Remove extra words
12.	Section 130.30.030.D (Fire Safe Setbacks)	Strikeout “edge of” after “lines or from the”. Add “centerline of” before “the road, unless”. Strikeout “side and/or rear” before “setback requirement to either”.	Minor Correction: Add/delete text for consistency with state fire safe setback regulations
13.	Section 130.26.040.B (reference to TRPA Code of Ordinances-list of primary uses)	Strikeout “Chapter 18, Section 18.4, Definition of Use Chapter 18,” and replace with “Section 21.4, List of Primary Uses,” after “TRPA Code of Ordinances”.	Minor Correction: Updated reference to reflect current TRPA code section.

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14.	Section 130.20.040.11.b	Add “(building height plus roof-mounted antenna height)” after “75 feet in overall height”.	Minor Correction: Text clarifies methodology for measuring height
15.	Table 130.24.030 (Residential Zones Development Standards)	Delete asterisk after “Side” and replace with notation for (new) footnote No. 4. Add: “ ⁴ Fire Safe setbacks may apply”. after footnote 3 at bottom of table.	Minor Correction: Add missing reference to Fire Safe setbacks
16.	Section 130.30.050.I (Fences, Walls and Retaining Walls)	Strikeout “six” after “any fence over” and replace with “seven”.	Minor Correction: Zoning amendment for consistency with Building Code
17.	Section 130.34.030 (Outdoor Lighting – Exemptions)	Add new Subsection 130.34.030.G: “Street Lights” after Subsection 130.34.030.F “Seasonal or holiday type lighting”	Minor Zoning Text: Add street lights to exemptions list-consistent with previous ZO Section 17.14.170.C.2 (lights used for illumination of public roads)
18.	Sections 130.33.010 through 130.33.030 (Landscaping Standards)	Strikeout “Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document” and replace with “adopted Community Design Standards for Landscaping and Irrigation (Resolution No. 198-2015)” for all occurrences.	Minor Zoning Text: Change references to applicable design standards

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19.	Section 130.20.040.B.2 (Exempt Activities and Uses: Agricultural Buildings)	Strikeout “Section 110.16.060 of Title 110 (Buildings and Construction) of the County Code of Ordinances.” and replace with “the County Code of Ordinances and the Building Code”	Minor Zoning Text: Replace specific code reference with general reference (to maintain ease of reference in the event of future code changes)
20.	Section 130.30.040 (Height Limits and Exceptions)	Strikeout “130.52.060 (Temporary Use Permit) or 130.52.070 (Variance)” and replace with “130.52 (Planned Development Permit) or 130.52.021 (Conditional Use Permit)	Minor Correction: Fix erroneous text references
ARTICLE 5			
21.	Section 130.51.050 (Public Notice)	Strikeout text: “ <u>See existing Title 130 (Zoning Ordinance) for the following sections which were amended on September 15, 2015 (Board adopted OR14-001):</u> ”	Minor Correction: Text reference not required; referenced text included in Section 130.51.050
22.	Section 130.04.015 (Notice Requirements and Procedure)	Renumber to 130.51.051; Add applicable public notice portion of Ordinance No. 5026 (Notice Requirements and Procedures)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
23.	Section 130.10.020 (Commission hearing)	Re-number to 130.51.052; Add applicable public notice portion of Ordinance No. 5026 (Commission hearing)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
24.	Section 130.10.040 (Board hearing)	Re-number to 130.51.053; Add applicable public notice portion of Ordinance No. 5026 (Board hearing)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
25.	Section 130.22.200 (Notice of hearings)	Re-number to 130.51.054; Add applicable public notice portion of Ordinance No. 5026 (Notice of hearings)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
26.	Section 130.14.250 (Medical Marijuana Distribution Facilities)	Re-number/insert into (reserved) Section 130.40.140 (Medical Marijuana Distribution Facilities)	Minor Correction: Reference change; move text to reserved section of existing Title 130 (p. 193)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
27.	Section 130.14.260 (Outdoor Medical Marijuana Cultivation)	Re-number/insert into (reserved) Section 130.40.200 (Outdoor Medical Marijuana Cultivation)	Minor Correction: Reference change; move text to reserved section of existing Title 130 (p. 208)
28.	Subsections 130.14.260.2.D.1(b) and (c): (Outdoor Medical Marijuana Cultivation Standards– <i>Size of outdoor cultivation area</i>)	<u>Subsection 130.14.260.2.D.1(b)</u> : Delete “A and SA-10” after “RE-10”. Add “RL-10 and LA” before “400 square feet”.	Minor Zoning Text: Add/delete zone districts for consistency with 2015 Zoning Ordinance Update
29.	Subsection 130.14.260.2.D.5: (Outdoor Medical Marijuana Cultivation Standards– <i>Setbacks</i>)	<u>Subsection 130.14.260.2.D.5</u> : Delete “A, SA 10, RA-20, RA-40, RA-80, RA-160” after “RE-10”. Delete “AP and AE” before “100 feet”. Add “RL, LA, FR, AG” before “PA”.	Minor Zoning Text: Add/delete zone districts for consistency with 2015 Zoning Ordinance Update
30.	Section 130.40.100.D.1 (Campground Development Standards – Minimum Area and Density)	Add “park model units” before “or cabins”. Strikeout “area” and replace with “acre” after “per developable”.	Minor Zoning Text: Clarification that “park model units” are consistent with campground uses (equivalent to RV’s). Correct typo: “area” to “acre”.

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31.	130.40.280.C (Recycling Collection Facilities)	Strikeout “Commercial (C), General Commercial (GC)” after “a secondary use in”. Add “Community Commercial (CC) and General Commercial (CG) before “and Industrial”. Add “Low (IL)” after “and Industrial”. Add “Also allowed by CUP in Commercial Rural (CRU) zone.” after “Administrative Permit.”	Minor Zoning Text: Section erroneously refers to deleted C Zone. Other minor text changes for consistency with 2015 Zoning Ordinance Update.
32.	Section 130.40.180.C.5 (Front setbacks for mixed use development)	Add the following title to table: “Table 130.40.180.1- Front Setbacks for Mixed Use Development”	Minor Zoning Text: Add title for purposes of better referencing
33.	Section 130.40.180.C.6 (Mixed use parking requirements)	Add the following title to table: “Table 130.40.180.2 – Parking Requirements”	Minor Zoning Text: Add title for purposes of better referencing
34.	Section 130.40.32.D.4	Strikeout “E.2” after “screening requirements in”. Add “C.1 and C.2” before “above”.	Minor Correction: Correct erroneous section reference
35.	Section 130.40.060.D.4 (Williamson Act Contract – Non Renewal)	Strikeout “as defined in Article 8 (Glossary): (See ‘Williamson Act Contract’)”.	Minor Correction: Remove reference to Glossary; Williamson Act Contract not defined
36.	Section 130.40.320.D (Residential Storage Areas)	Strikeout “E.2” and replace with “C.1 and C.2” after “screening requirements in”.	Minor Correction: Correct erroneous reference

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37.	Section 130.40.190.C (Mobile/Manufactured Homes- Temporary Mobile Home Removal)	Add “, or be converted to dead storage consistent with Section 110.64.060 of County Code (Storage of unoccupied manufactured homes),” after “shall be removed from the property”	Minor Zoning Text: Consider allowing expired TMA’s to be converted to dead storage, rather than be removed, consistent with Building Code regulations
38.	Section 130.52.050.A and .B3 (Temporary Mobile Home Permit)	Strikeout “and” between “commercial” and “industrial zones”. Add “and recreational” after “industrial zones”.	Minor Zoning Text: Language added for consistency with allowed uses under 2015 Zoning Ord. Update
39.	Section 130.52.050 (Temporary Mobile Home Permit)	Add “their personal care and/or” after “assist the elderly or disabled homeowner(s) in”	Minor Zoning Text: Revision for internal consistency with Section 130.40.190.B.3 (Special Use Regulations for Mobile/Manufactured Homes)

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40.	Section 130.40.160.C.5	Strikeout “building permit for” before “change of use for”. Strikeout “the residence” after “that portion of”. Strikeout “shall receive final occupancy approval subject to current building code requirements prior to business license approval” after “commercial customers”. Add “a structure” before “utilized as an office”. Add “/or” before “restroom” and “commercial customers” (2 occurrences). Add “may require a building permit” after “commercial customers”.	Minor Zoning Text: Eliminate building permit mandate for home occupations; building permits are already regulated by Building Code.
41.	Section 130.52.060.E.1 (Temporary Use Permit Requirements for Approval: Time Limits)	Add “in a single calendar year” after “shall be the maximum allowed”. Strikeout “Consecutive” before “3-day Weekends for a total of 6 days”. Add “Special Events, temporary (if authorized by the Zone District)” after “Youth, charitable, or nonprofit organization projects or events”.	Minor Zoning Text: Amendments to limits on temporary special events for consistency with other provisions of Article 4 (Temporary Special Events)
42.	Section 130.52.060.E.4 (Temporary Use Permit Requirements for Approval: Time Limits)	Strikeout Subsection 130.52.060.E.4: “A new Temporary Use Permit may be issued within a 30-day period from the expiration date of a similar Temporary Use Permit for the same property, or from removal of materials or structures associated with said use.”	Minor Zoning Text: Removes unneeded language regarding time limits for repeat uses of the same site (time limits already included elsewhere in Subsection)

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43.	Section 130.40.060.C.2 (Agricultural Preserves and Zones: Contracts, Criteria and Regulations – Use and Structures)	Strikeout “upon a positive recommendation from the Ag Commission and approved by the Board” after “enlarged on the property”. Add “Non-compatible uses permitted in the Zone District may be permitted by CUP and require a recommendation from the Agricultural Commission.” after “(Agricultural and Resource Zone Districts Use Matrix)”.	Minor Zoning Text: Zoning/Use clarification: agriculturally-compatible uses/structures should not require a CUP, consistent with other provisions of the Ordinance.
44.	Sections 130.40.180.B.7 and 130.40.180.B.8 (Mixed Use Development – General Requirements)	Add “consistent with the Mixed Use Design Standards and Guidelines” after “in Community Regions”. Strikeout “All mixed use development projects in Community Regions shall demonstrate consistency with the design standards and guidelines found in the adopted Mixed Use Design Manual. For discretionary projects requiring public hearing, staff shall make a recommendation to the review authority based on a determination of consistency with the adopted Mixed Use Design Manual” after “(Design Review Permit)”. Strikeout “9. Any other development project with a mixed use component, such as a Conditional Use Permit or Development Plan Permit, shall be encouraged to comply with the standards and guidelines found in the adopted Mixed Use Design Manual.”	Minor Zoning Text: Clarifies that Mixed Use (MXD) section requires a Design Review Permit for projects in Comm. Regions for findings of consistency with MXD Design Manual. Projects non-compliant with MXD Design Manual require a Planned Development Permit.

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45.	Section 130.40.120.B.1 (Commercial Caretaker Housing)	Strikeout “one or more” after “including but not limited to”. Add “d. Practicality of permanent facilities” after “c. Data from law enforcement agencies demonstrating significant exposure to vandalism or the loss of goods and/or equipment.”	Minor Zoning Text: Revisions for consistency with Section 130.52.050.B.3 (Temporary Mobile Home Permit)
46.	Section 130.53.050 (Temporary Mobile Home Permit)	Add reference to additional temporary mobile home uses allowed in the Zoning Ordinance, including RV’s for commercial caretakers (Section 130.52.050.B.3 and F.1.c [TMA]) and RV’s for temp while constructing and construction employee housing (Section 130.40.190.B.2 and B.5)	Minor Zoning Text: Additional references for internal consistency within Title 130
47.	Section 130.40.120.E.3.d	Add “, including agricultural worker housing for six or fewer employees” after “seasonal worker housing”.	Minor Zoning Text: Clarify type and number of seasonal workers for temporary housing
ARTICLE 8			
48.	Section 130.80.020 (Glossary): Animal Keeping	Add “(See Horse boarding, see Home Occupation section 130.40.160.C.13)” after “(See Section 130.40.080: <i>Animal Raising and Keeping.</i>)”	Minor Zoning Text: New text provides reference to common questions about horse boarding.
49.	Section 130.80.020 (Glossary): Farmer’s Market	Strikeout “20” and replace with “40” after “See Section 130.”	Minor Corrections: Corrects erroneous code reference

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50.	Section 130.80.020 (Glossary): Roads: Easement	Strikeout “A ‘prescriptive easement’ can be claimed after continuous and open use by the non-owner against the rights of the property owner for a period of five years.” after “for all other purposes.”	Minor Zoning Text: Remove unneeded language: <i>Prescriptive easements are recognized after court determination</i>
51.	Section 130.80.020 (Glossary) Commercial Recreation: Indoor Entertainment	Add “museums” between “assembly” and “and dance halls”.	Minor Zoning Text: Add museums to list of indoor entertainment uses
52.	Section 130.80.020 (Glossary) Agriculture, Value-Added Product	Add “grapes into wine,” between “into pie or cider” and “or the production of jam from fruit”. Add “for purposes of on-site or off-site sales, when such production and/or sales is consistent with Section 130.40.400 (Wineries), Section 130.40.260 (Ranch Marketing) and other applicable provisions of this Title.” after “or the production of jam from fruit”.	Minor Zoning Text: Language added to clarify off-site wine sales as an allowed use, when consistent with other provisions of Title 130.
53.	Section 130.80.020 (Glossary)	Add text “ Personal Services. (Use Type) See Retail Sales and Service” between definition of “Parks” and “Picnic Area”	Minor Zoning Text: Clarifies where personal services are defined in the Glossary.
54.	Section 130.80.020 (Glossary)	Definition of Large Family Day Care Home: Strikeout “7” and replace with “9” after “family day care”.	Minor Zoning Text: Correct overlapping definitions of “Small” and “Large” family day care home

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	Zoning Tables		
55.	Table 130.24.020 (Residential Zone Use Matrix)	Strikeout “NS: Neighborhood Service” from table header.	Minor Correction: Delete erroneous reference; there is no NS Zone.
56.	Table 130.21.020 (Agricultural, Rural Lands and Resource Zone Districts Use Matrix)	Add the following changes under the TPZ Zone District: 1. Commercial subheading: Add “—“ after “Commercial Kitchen” (to indicate use prohibited in zone) 2. Industrial subheading: Add “—“ after “Industrial General (to indicate use prohibited in zone) 3. Recreation and Open Space subheading: Add “—“ after “Off Highway or Off Road Vehicle Recreation Area and Ski Area” (to indicate use prohibited in zone)	Minor Zoning Text: Clarify prohibited uses (use matrix currently blank in some areas)
57.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Residential subheading: 1. Strikeout “See Section 130.40.180 (Mixed Use Development)”. Add “Permitted by Design Review (See Section 130.40.180)” under heading: “Specific Use Regulation”.	Minor Zoning Text: Clarify permit requirements for internal consistency with other provisions of Title 130
58.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Strikeout reference to footnote 6 (p. 34), Strikeout footnote 6 (p. 35)	Minor Correction: Footnote 6 is struck out in existing Table 13.22.020.
59.	Table 130.23.030 (Industrial/R&D Zones Development Standards)	Add reference to footnote 5 after text “Minimum Lot Size (in square feet)” and “Minimum Lot Width (in feet)”	Minor Correction: Missing reference in table

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60.	Table 130.24.020 (Residential Zone Use Matrix)	Under Residential zones, Large Family Daycare: Add to Specific Use Regulations column reference to <u>130.40.110</u> (Child Day Care Facilities).	Minor Zoning Text: Additional code reference to clarify use
61.	Table 130.24.030 (Residential Zones Development Standards)	Residential zone standards: Remove asterisk and add footnote to reference Section 130.30.040, Building Height Determination for Side Yard Setbacks to Side Setback requirements.	Minor Zoning Text: Clarify development standards
62.	Table 130.24.020 (Residential Zone Use Matrix)	Under Residential Zones, Mobile/Manufactured Home Park: Add the following to Specific Use Regulation column: 1. “130.40.190” 2. Refer to Adopted Community Design Standards for mobile/manufactured home parks (12/2015)	Minor Zoning Text: Additional code references to clarify development standards
63.	Table 130.21.020 (Use Table for Agricultural Zones)	Correct footnote 2 in Table 130.21.020 as follows: “Dogs used for herding or guardian purposes in commercial ranching or browsing operations are allowed by right subject to licensing requirements of Animal Control in compliance with Title 6 (Zoning Ordinance Administration <u>Animals</u>).”	Minor Correction: Corrects the name of the referenced Title
64.	Table 130.25.020 (Special Purpose Zones Use Matrix)	Seasonal Sales Use Type: Move Seasonal Sales from a subgroup under Lodging Facilities to its own use type. Under Transportation Corridor (TC) Zone, change from Administrative Permit (A) to Temporary Use Permit (TUP).	Minor Zoning Text: Clarify regulations for seasonal sales uses
65.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Strikeout reference to 130.40.180 (Mixed Use Development) Under Residential Use Type. Also see Previous ROI Correction regarding permit requirements for Mixed Use Development.	Minor Correction: Remove circular reference

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66.	Table 130.24.030 (Residential Zones Development Standards)	Under Agricultural Structure development standards: Strikeout “—“ under R1 and R20K Headings and replace with “50”.	Minor Zoning Text: Limited animal raising/keeping is allowed by right in R1/R20K Zones, and therefore, a minimum building setback is required. Recommend 50’ setback to ensure compatible uses.
67.	<u>Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)</u>	<u>Add the following change for the CPO Zone District: Add “P/CUP” after “Retail Sales and Service: Personal Services” (to indicate use allowed by right or Conditional Use Permit, depending on type/intensity of proposed use).</u>	Minor Correction: <u>Use allowed in all other commercial zones; inadvertently omitted from CPO Zone Dist.</u>

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Zoning Map Amendments		
Item No.	Parcel ID	Proposed Revision
68.	Countywide	Add Exhibit A (Zoning Maps) to the Zoning Ordinance pursuant to Section 130.12.020: Sec. 130.12.020 - Zoning Map and Zones. The boundaries of the zones established by this Section shall be shown on the maps designated as the "County of El Dorado Zoning Maps," hereinafter referred to as Zoning Map. The Zoning Map shall be adopted by the Board in compliance with applicable law, and is hereby incorporated into this Title by reference as though it were fully set forth herein (see Exhibit A - Zoning Map). Any changes to the Zoning Map shall be accomplished as set forth in Chapter 130.63 (Amendments and Zone Changes).
69.	121-280-15	El Dorado Hills (White Rock Road)– Remove “PD” Overlay
70.	060-361-95	Garden Valley Area 060-361-95: Rezone portion from CL to RE-5 to conform to the General Plan land use designation of C and MDR.
71.	104-250-10	Pilot Hill APN– Rezone from RM to CC to conform to General Plan land use designation.
72.	APNs: 046-40-69, 046-840-56, 046-520-28, 046-840-62, 046-840-55, 046-840-59 (possibly others)	Candlelight Village – Reconfigure existing zoning boundaries for at least six parcels (split-zoned R1 and Commercial) for consistency with the General Plan Land Use Map (HDR and C). <i>Note: Existing zone boundaries are incorrect due to a GIS software error. All lands should be zoned R1, with the exception of an approximate 100-foot strip of land along the north side of Mt. Aukum Rd., which should be zoned commercial (CC and a small portion of CL along the mobile home park entrance road)</i>
73.	074-100-29, 074-100-41, 074-100-46, 074-100-50	Greenwood area: APNs– rezone from CL to CC to eliminate spot zoning issue.

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Item No.	Parcel ID	Proposed Revision
74.	016-410-10, 016-410-07, 016-410-06, 016-261-14, 016-261-12, 016-261-02	Meeks Bay rezone from C to R1 to conform to TRPA Area Plan and El Dorado County Ordinance 5031, approved 12/15/15.
75.	040-080-06	Single APN (Cabodi) – Recommend rezone from TPZ Parcel to FR-160 consistent with surrounding parcels. Discussion: The Assessor's office provided records indicating that in 1978, after the State Legislature approved the Forest Taxation Reform Act of 1976, the Board of Supervisors adopted Ordinance 1861 to rezone lands to TPZ. Contained in the Assessor's file with Ordinance 1861 is documentation listing specific APN's considered for TPZ and includes a list of which parcels were excluded by the Board in 1978. The parent parcel, APN 040-080-03 is on the list of parcels excluded from TPZ in January 1978.
76.	043-550-64	Camino APN (100 percent Commercial land use designation), Recommend rezone from split zoning of CPO/PA-10 to 100 percent CPO.
77.	123-630-09	APN in Serrano M3/M4. Portion of property on east side should be rezoned from R1-PD to OS-PD.
78.	327-231-34	Missouri Flat APN: Rezone portion from CC to R1A to be consistent with General Plan land use designation of C and MDR.
79.	074-042-02 074-042-03	Penobscot Ranch APN's (147 acres - Emard, 168 acres - Marengo): Rezone from LA to PA.
80.	060-401-32	Garden Valley APN: Rezone from Limited Commercial (CL) to General Commercial (CG), consistent with 2015 Board-approved ZOU rule set for the TGPA-ZOU Project