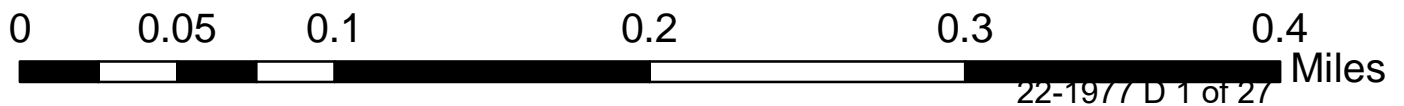
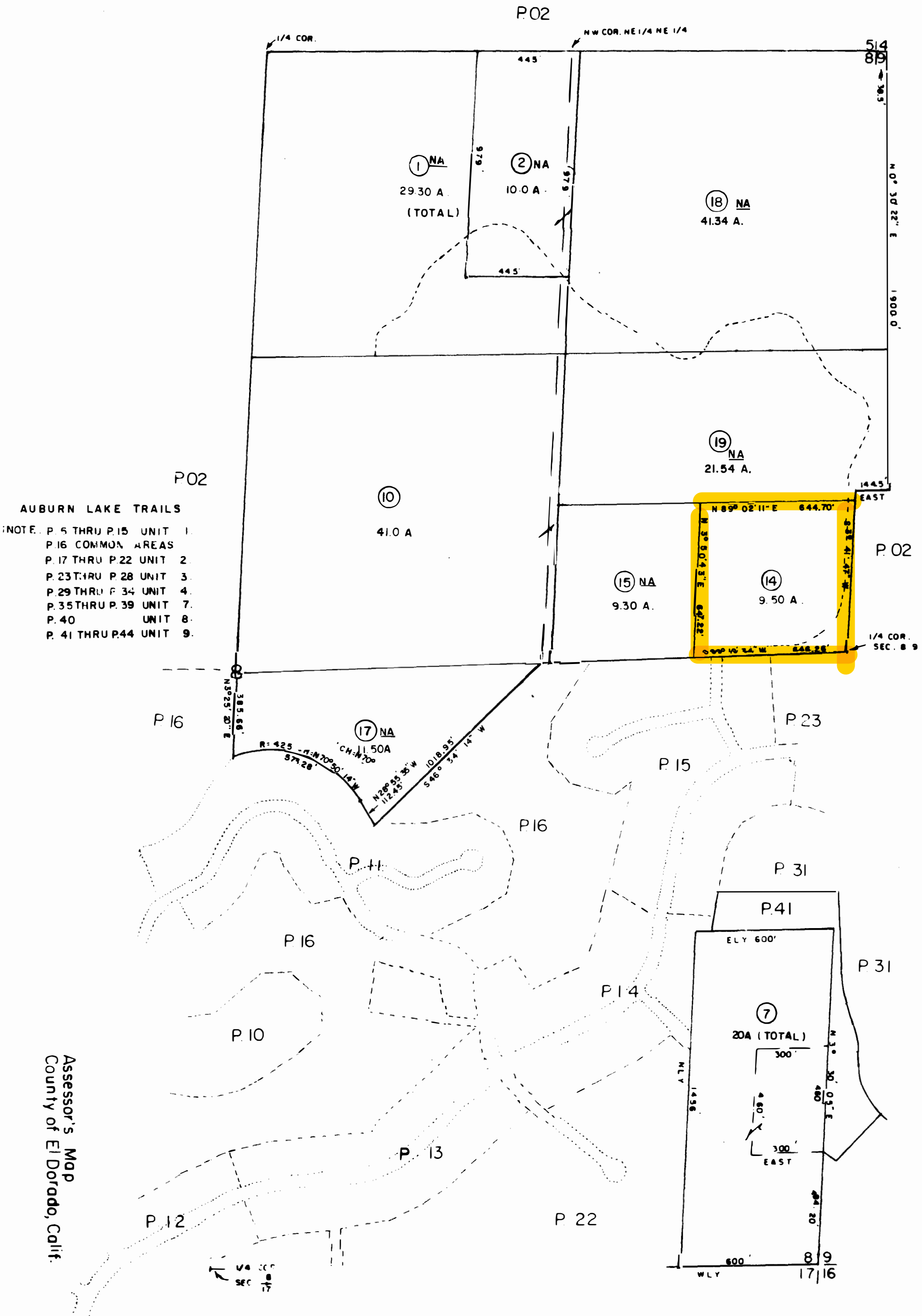


# CUP20-0014

## Exhibit A - Vicinity Map

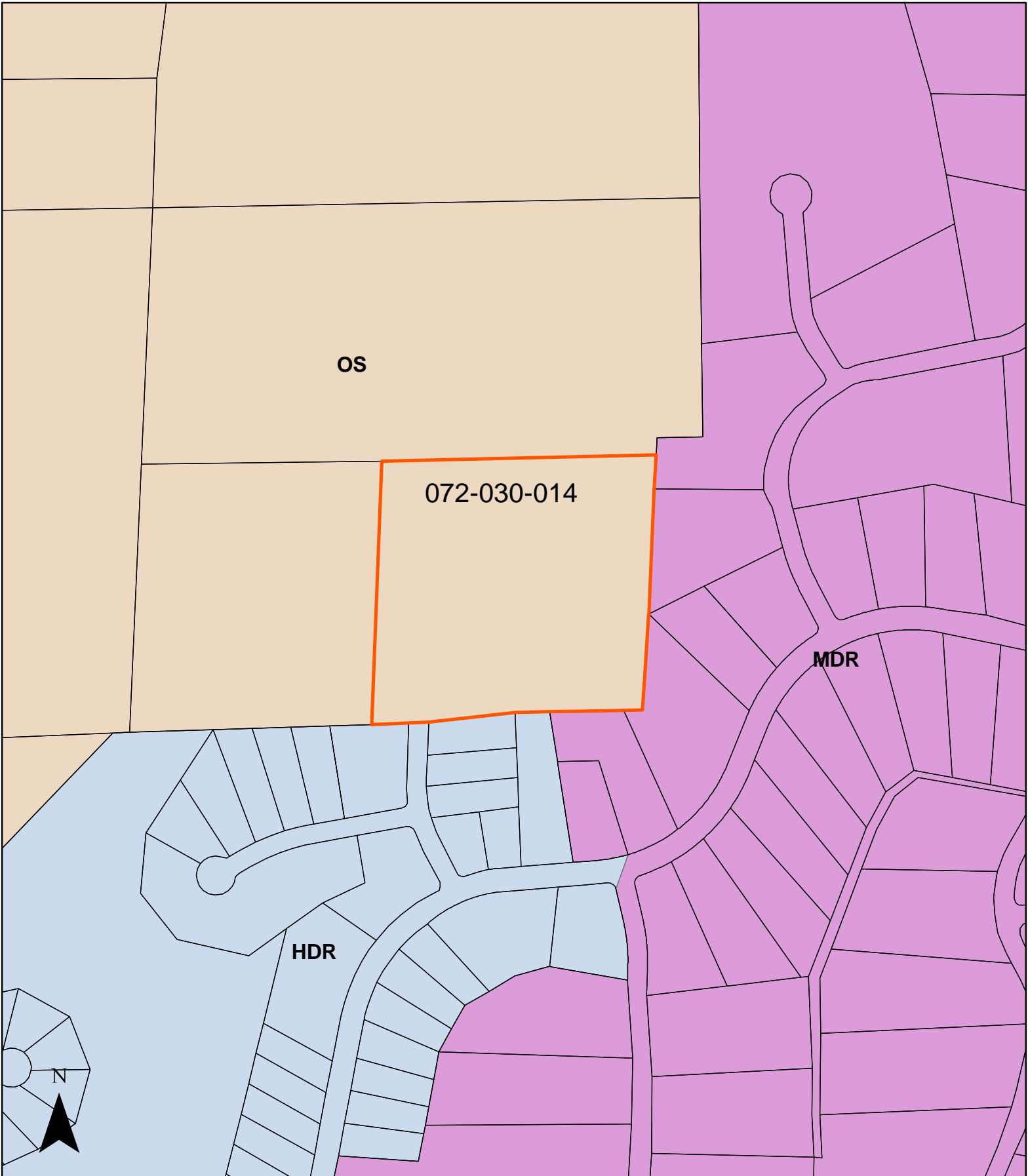


POR. S SEC. S 8 & 9 T12N R9E M.D.M.



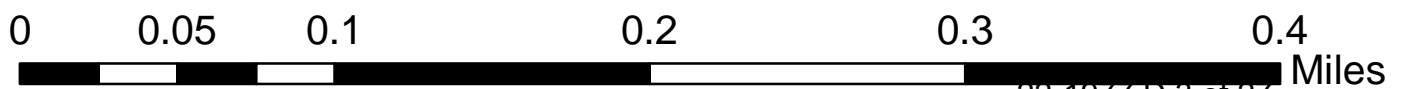
Assessor's Map  
County of El Dorado, Calif.

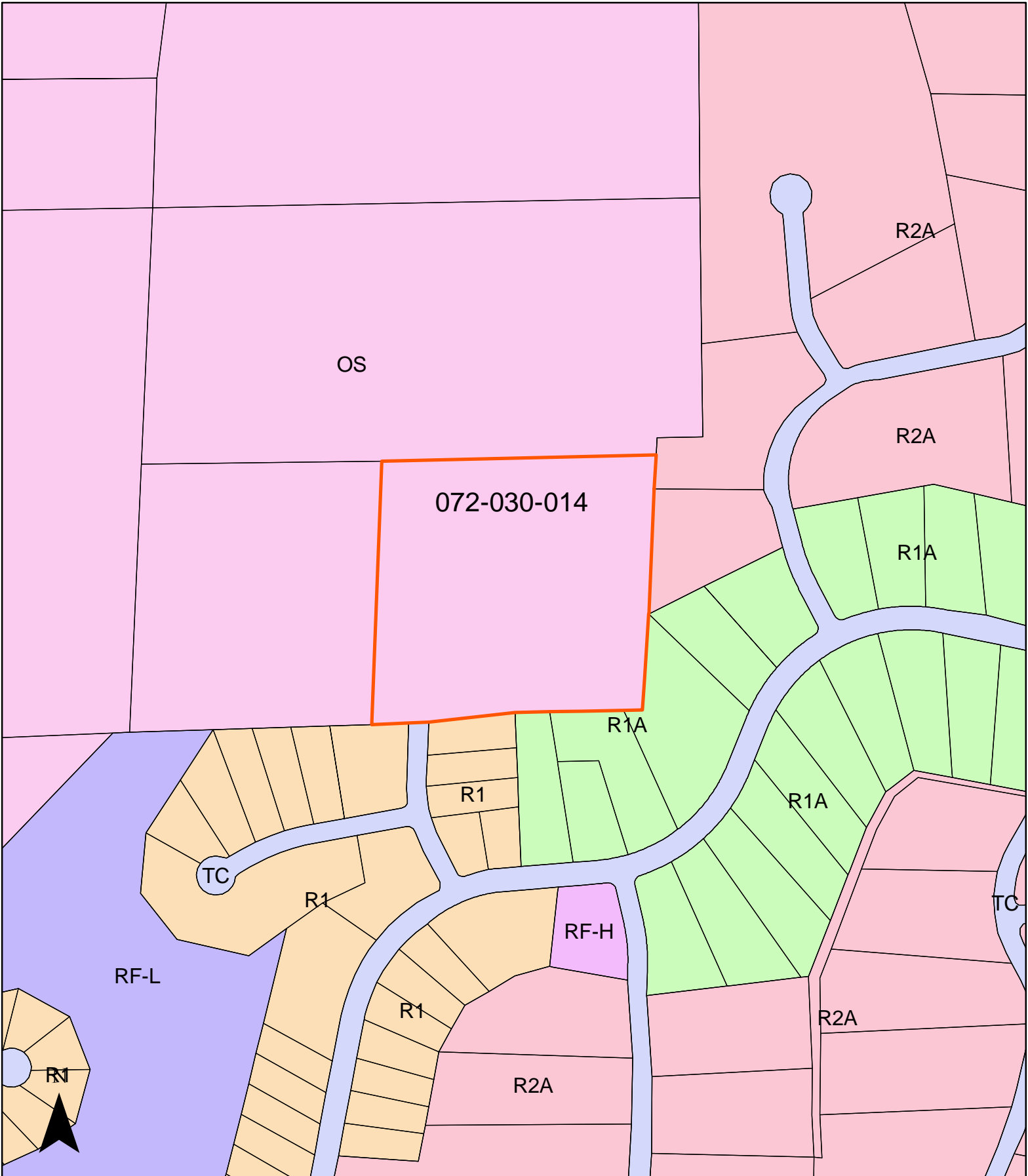
72:03



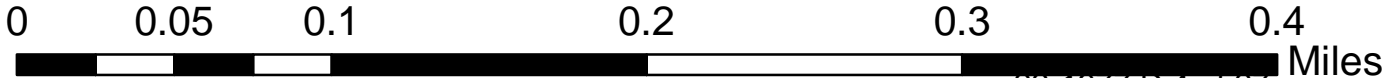
CUP20-0014

Exhibit C - General Plan Land Use Designation Map





CUP20-0014  
Exhibit D - Zoning Designation Map



**LOT INFORMATION:**

|                      |  |
|----------------------|--|
| ZONING DESIGNATION   | OS   |
| LOT SIZE             | 9.50 ACRES   |
| FRONT & REAR SETBACK | 30 MIN   |
| SIDE SETBACK         | 30 MIN, 1' INCREASE FOR EVERY 1' OF BLDG HEIGHT OVER 25' |
| AGRICULTURE SETBACK  | 50' MIN  |
| BLDG HEIGHT          | 31'  |

**GENERAL NOTES**

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 CALIFORNIA RESIDENTIAL CODE, 2013 CALIFORNIA PLUMBING CODE, 2013 CALIFORNIA FIRE CODE, 2013 CALIFORNIA ENERGY CODE (Title 24), 2013 CALIFORNIA MECHANICAL CODE, 2013 CALIFORNIA ELECTRICAL CODE, 2013 UNIFORM HOUSING CODE, 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND ANY OTHER LOCAL CODES, RULES, OR REGULATIONS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING MATERIAL OR INITIATING CONSTRUCTION.
  - PROVIDE DRIVEWAY PER FIRE SAFE RESIDENTIAL DRIVEWAY STANDARDS.
  - PROVIDE A MINIMUM 12' WIDE DRIVEWAY AND 15' VERTICAL CLEARANCE ALONG ITS ENTIRE LENGTH. GRAVEL MAX SLOPE <1.6%, ASPHALT OR CONCRETE FROM 1.6% < 20%, 20% AND OVER NOT PERMITTED.
  - NO NATIVE TREES ARE TO BE REMOVED ON PROPERTY.
- SETBACKS: SEE PLAN APPROX ELEVATION: 1710 FT  
 GRADING: NA  
 BOUNDARIES: BASED ON RECORD INFORMATION & HAVE NOT BEEN SURVEYED FOR THE PREPARATION OF THIS MAP.

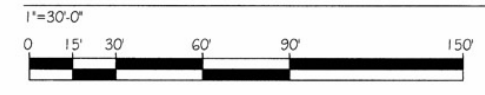
**NATIVE TREE PROTECTION NOTES**

- A MINIMUM 4' HIGH CHAINLINK OR ORANGE MESH FENCE SHALL BE INSTALLED AT THE OUTERMOST EDGE OF THE PROTECTED ZONE. SIGNS MUST BE INSTALLED ON THE FENCE IN FOUR LOCATIONS (EQUIDISTANT) AROUND EACH INDIVIDUAL PROTECTED TREE AND BE A MINIMUM OF 2'X2' CONTAINING THE FOLLOWING LANGUAGE: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DEPARTMENT."
- MULCH THE AREA UNDER THE OAKS BRANCHED CANOPY WITH ARBORIST TYPE HARDWOOD WOODCHIPS (4"-6" DEEP), NOT REDWOOD OR CEDAR BARK.
- AS SOON AS CONCRETE IS POURED AND THE FORMS ARE STRIPPED, BACKFILL THE FOOTINGS AND STEM WALLS. THE PROTECTED TREES NEARBY THAT ARE TO REMAIN SHOULD BE WATERED TO THE POINT OF SOIL SATURATION.
- UTILITY TRENCHING PATHS ARE TO BE ESTABLISHED AWAY FROM THE ROOTS AND BRANCHES OF THE OAKS THAT ARE TO REMAIN.
- DO NOT NAIL, TIE, SCREW, OR FASTEN ANY SIGNS, BRACES, ACT, TO THE TREES THAT ARE TO REMAIN.
- CONSULT ARBORIST REPORT FOR ADDITIONAL GENERAL RECOMMENDATIONS PRIOR TO START OF GRADING.



APN# 072-030-14-100  
9.5 ACRES

**SITE PLAN**



APPROVED BY  
 PLANNING AGENCY  
 Date: 12-15-15  
 By: [Signature]  
 Conditions: 30.1

**PRECISION DESIGN & Drafting, INC.**  
 Phone: (530) 823-6546 www.pdand.com  
 11768 Alwood Rd, Suite 20 Auburn, CA 95603

**REVISIONS**

| △ | DATE | DESCRIPTION |
|---|------|-------------|
|   |      |             |
|   |      |             |
|   |      |             |

**CLIENT INFORMATION**  
 LON USO  
 1234 STREET  
 CITY, STATE ZIP  
 (530) 889-1106  
 LONDRESUSO@COMCAST.NET

**NEW SINGLE FAMILY DWELLING**  
**USO RESIDENCE**  
 BIG CHIEF TRAIL  
 COOL, CA 95614

**REGULATED PROFESSIONAL ENGINEER**  
 A. McCOMBS  
 C 69891  
 EXP 09-30-16  
 CIVIL  
 STATE OF CALIFORNIA

|                |                         |
|----------------|-------------------------|
| PROJECT #:     | 15-111                  |
| APN:           | 072-030-14-100          |
| ISSUE DATE:    | 09-02-2015              |
| DRAWN:         | J. SETTING              |
| DESIGNED:      | S. BRADLEY              |
| APPROVED:      | S. BRADLEY              |
| DRAWING TITLE: | ARCHITECTURAL SITE PLAN |
| CATEGORY       | NUMBER                  |
| C              | I                       |

CUP20-0014  
Exhibit E - Site Plan, Most Recent Approvals

240426

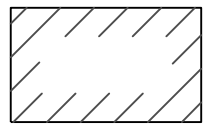
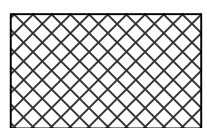
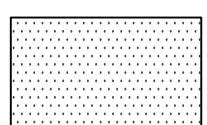
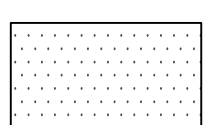
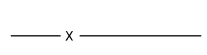
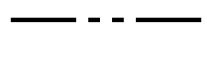


**LOT INFORMATION:**

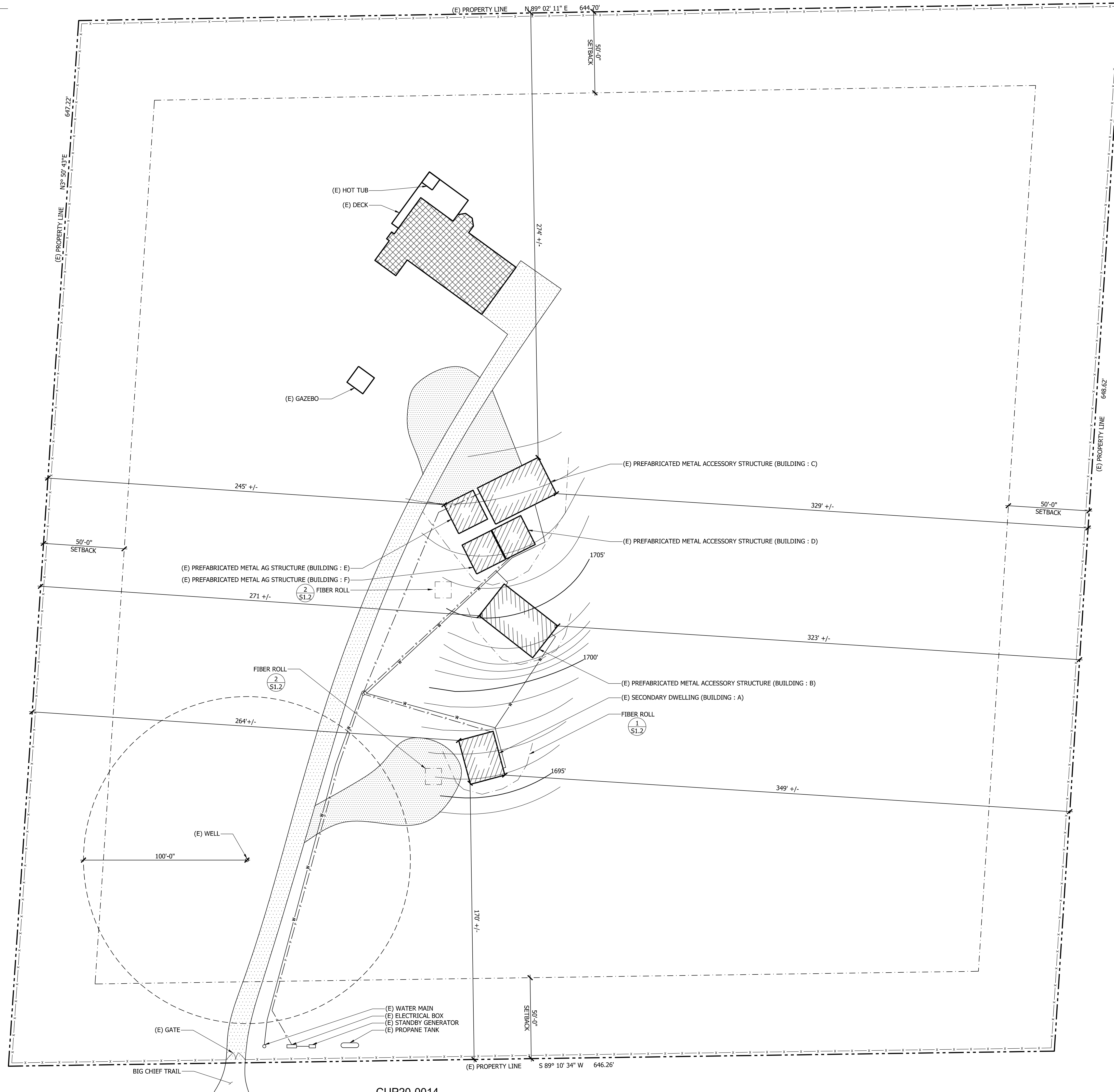
APN - 072-030-14-100  
 LOT SIZE - 10.54  
 ZONING DESIGNATION - OS  
 FRONT SETBACK - 50' MIN  
 SIDE SETBACK - 50' MIN  
 HEIGHT LIMITS - 25'  
 (E) CUP -  
 GROSS BUILDING AREA - 3916 SF

**GENERAL NOTES**

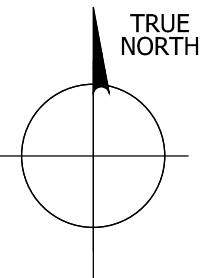
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ENERGY CODE (Title 24), 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 UNIFORM HOUSING CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND ANY OTHER LOCAL CODES, RULES, OR REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE ORDERING MATERIAL OR INITIATING CONSTRUCTION.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING 2019 CRC R401.3.
- THIS PLAN IS NOT AN OFFICIAL BOUNDARY SURVEY OF THE LAND DEPICTED HEREON AND SHOULD NOT BE RELIED ON FOR ANY PURPOSE OTHER THAN OBTAINING A BUILDING PERMIT AND/OR PROVIDING ORIENTATION AND GENERAL LOCATION OF EXISTING AND/OR (E) STRUCTURES, OBJECTS, AND FEATURES. ALL BOUNDARY MARKERS, PROPERTY LINES AND EASEMENTS, IF SHOWN, ARE FOR CONSTRUCTION ONLY AND A RE-CREATION USING EXISTING COUNTY RECORDED MAPS AND/OR DOCUMENTS. GROUND CONTOURS ARE A COMPUTERIZED INTERPRETATION OF THE ACTUAL GROUND CONTOUR. AS SUCH, THE CONTOURS REPRESENTED HEREON MAY DIFFER FROM THE ACTUAL GROUND CONTOUR. THE ACTUAL LOCATION OF TREES SHOULD BE FIELD CHECKED PRIOR TO CONSTRUCTION. TREE DRIP LINES ARE APPROXIMATE. VERTICAL DATUM IS BASED ON ASSUMED ELEVATIONS, UNLESS OTHERWISE NOTED, AND IS NOT TIED TO ANY ESTABLISHED BENCHMARK.

**LEGEND**

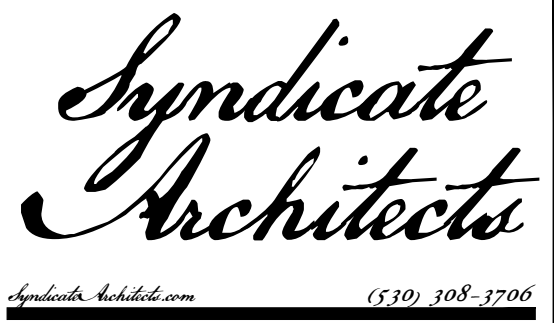
-  (E) STRUCTURE(S)
-  (E) RESIDENCE
-  (E) GRAVEL DRIVEWAY
-  (E) ASPHALT DRIVEWAY
-  (E) FENCE
-  PROPERTY LINE
-  SETBACK
-  FIBER ROLL



**1 SITE PLAN**  
 A1.1 1" = 30'



CUP20-0014  
 Exhibit F - Site Plan, current improvements



CLIENT / OWNER  
**LONDRES USO**  
 2405 BIG CHIEF TRAIL  
 COOL, CA 95614  
 949-412-8878  
 LONDREUSO@COMCAST.NET

CONSULTANT  
**PENNEY'S ORIGINAL  
 DESIGNS & DRAFTING**  
 3192 GRAYBAR MINE RD  
 GARDEN VALLEY, CA 95633  
 530-919-0724  
 SRPENNEY13@GMAIL.COM



**USO RESIDENCE  
 CONDITIONAL USE PERMIT**  
**2405 BIG CHIEF TRAIL  
 COOL, CA 95614**  
 APN# 072-030-14

REVISIONS  
 ARCHITECT CONTACT INFORMATION  
**SYNDICATE ARCHITECTS**  
 P.O. BOX 87  
 GREENWOODS, CA 95635  
 (530) 308-3706  
 SBRADLEY@SYNDICATEARCHITECTS.COM  
 DATE: 12/28/2020 PROJECT #: 20-070  
 SHEET TITLE:

**SITE PLAN**

**S1.1**

**Legend**

-  2405 Big Chief Trail
-  USO ESTANCIA WINERY

USO ESTANCIA WINERY

2405 Big Chief Trail

**CUP20-0014**  
Exhibit G - Aerial Photo 6/2021

Remillard Management Associates



Google Earth

400 ft

## IV. LAND USE REGULATIONS

### Chapter 17.68

#### OPEN SPACE (OS) DISTRICT

##### Sections:

- 17.68.010 Purpose
- 17.68.020 Open space land defined
- 17.68.030 Applicability
- 17.68.040 Uses permitted by right
- 17.68.050 Uses requiring special use permits
- 17.68.060 Development standards

17.68.010 Purpose. The purpose of this chapter is to provide a medium whereby the essential open space needs of the citizens of the county may be provided for. (Prior code §9701)

17.68.020 Open space land defined. "Open space land" means parcels or areas of land which are generally unimproved and devoted to and essential for:

- A. Natural resource preservation including watersheds;
- B. Preservation of agricultural production;
- C. Preservation of recreational enjoyment areas;
- D. Prime or critical wildlife and biotic habitat preservation;
- E. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
- F. Protection of unusual or unique scenic values as determined by a specific finding of the governing body in regard to the specific parcel or area under consideration. (Prior code §9702)

17.68.030 Applicability. The regulations set forth in Sections 17.68.040 through 17.68.060 shall apply in all OS open space districts and OS districts shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. No building or structure shall be erected, structurally altered or enlarged, nor shall any building, structure, land or products thereof be used except as set forth in Sections 17.68.040 through 17.68.060. (Prior code §9703(part))

17.68.040 Uses permitted by right. The following uses are allowed by rights, without special use permit or variance:

- A. One single-family dwelling on not less than the minimum sized parcel of land under separate ownership;
- B. Agricultural and accessory buildings;



- C. The raising and grazing of livestock and other farm type animals, not to include the commercial keeping of poultry;
- D. The growing and harvesting of timber and other forest products, not to include the commercial processing or milling;
- E. Growing and harvesting of trees, fruits, vegetables, flowers, vines, grains and other crops, not to include commercial processing of products thereon;
- F. Signs warning against trespass, hunting or shooting, not to be located closer than one-eighth mile from a similar sign, such signs not to exceed two square feet in area. (Ord. 3606 §60, 1986; Ord.3366 §48, 1983; prior code §9703(a))

17.68.050 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission:

- A. Other buildings and structures;
- B. All signs not allowed by right;
- C. Excavation of earth or drilling of wells, for either commercial or private use to exclude that normally incidental to the erection of a single-family dwelling or permitted accessory structure;
- D. All home occupations;
- E. Public utility uses and accessory structures;
- F. All processing of products produced upon or from the land, to include all accessory structures required or so used;
- G. All commercial and private organized recreational uses;
- H. Airports and aircraft landing fields approved by the California Aeronautics Commission, which conform to the general plan for the county, buildings and structures as are customary and ancillary to the operation of an airport. (Prior code §9704)

17.68.060 Development standards. The following area and building regulations shall apply in OS districts unless a variance is first obtained from the planning commission or zoning administrator:

- A. Buildings and structures shall not exceed forty-five feet (45') in height from the ground floor except that water tanks, silos, granaries, barns, electronic towers and antennas and similar structures or necessary mechanical appurtenances may extend to sixty-five feet (65') in height, provided they do not violate the height regulations imposed by any AA airport approach district; (Ord. 4236, 1992)
- B. No building or structure shall be erected or enlarged unless the parcel of land under separate ownership on which it will be located is ten acres or larger in size, except that this provisions shall apply to any parcel of land under separate ownership as shown by the records of the county recorder on the date the ordinance codified in this chapter became effective with respect to such parcel;
- C. The minimum parcel size of ten acres shall be waived by the planning director in the case or event that an open space use is proposed to be established as an open space easement, such uses as, but not limited to:
  1. Equestrian trails or paths,
  2. Hiking trails or paths,
  3. Bicycle trails or paths,
  4. Off-road vehicle trails or paths,
  5. Connector links between recreation or scenic areas and/or population centers,
  6. Areas adjacent to water bodies or streams for scenic or recreation uses,

7. Areas adjacent to scenic highways or roads as designated by the state and/or the county,
  8. Designated green belt areas as determined by a finding of the governing body;
- D. Minimum parcel area, ten acres;
  - E. Minimum yard setbacks: front and rear, thirty feet (30'); sides, thirty feet (30'), except the side yard shall be increased one foot for each additional foot of building height in excess of twenty-five feet (25'); (Ord. 4236, 1992)
  - F. Minimum agriculture structural setbacks of fifty feet on all yards. (Ord. 3606 §61, 1986; Ord. 3366 §§49, 50, 51, 1983; prior code §9705)

**CHAPTER 130.25 – SPECIAL PURPOSE ZONES**

**Sections:**

- 130.25.010 Zones Established; Applicability
- 130.25.020 Matrix of Allowed Uses
- 130.25.030 Special Purpose Zone Development Standards

**130.25.010 Zones Established; Applicability**

- A. Special purpose zones are used to provide for, promote and regulate certain recreational, transportation and open space uses.
- B. This Chapter lists the uses that may be allowed within the special purpose zones established by Section 130.12.020 (Zoning Map and Zones) in Article 1 (Zoning Ordinance Applicability) of this Title, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.
- C. Special purpose zones and the manner in which they are applied are as follows:
  - 1. **Recreational Facilities, Low-Intensity (RFL).** The RFL Zone is applied to regulate and promote dispersed recreational and tourist accommodating uses and activities primarily in Rural Regions or Rural Centers of the County where such uses are compatible with adjacent or nearby rural residential, agricultural or resource development. Uses include but are not limited to camping, picnicking, equestrian staging, and river put-in and take-out.
  - 2. **Recreational Facilities, High-Intensity (RFH).** The RFH Zone applies to regulate and promote recreational uses and activities with high concentrations of people or activities of a more urban nature, such as recreational vehicle parks, sports fields and complexes, and amusement parks or facilities that are primarily located in Community Regions and Rural Centers.
  - 3. **Transportation Corridor (TC).** The TC Zone is intended to protect and preserve established and identified future transportation corridors within the County, including corridors for motor vehicle, bicycle, hiking, equestrian, and rail transportation.
  - 4. **Open Space (OS).** The OS Zone is applied to set aside for primarily open space purposes including, but not limited to, the protection of rare and endangered plant or animal habitat; wildlife habitat, such as critical winter deer range and migration corridors; sensitive riparian areas; oak woodlands; visual resources as a part of a development plan or along a designated scenic corridor; and watersheds and groundwater recharge areas. Intensive agriculture is not compatible, although low intensity agriculture such as seasonal grazing may be

compatible. Recreational uses that have little impact and do not require substantial permanent structures or facilities are also compatible.

The OS Zone can also designate land set aside to protect agricultural lands covered by an open space easement or as a part of a development plan in an Agricultural District, as identified on the General Plan land use maps, or on other identified agricultural lands.

Where the OS Zone is applied as part of a development plan, the uses allowed under the development plan permit are allowed, including a full range of recreational facilities.

Where the County determines it is necessary or in the public interest, limited infrastructure, including but not limited to, roads, water, wastewater, drainage facilities and other utilities are expressly allowed in the OS zone.

**130.25.020 Matrix of Allowed Uses**

Uses are allowed in Special purpose zones subject to the requirements of this Title as designated in Table 130.25.020 (Special Purpose Zones Use Matrix) below in this Section:

**Table 130.25.020 – Special Purpose Zones Use Matrix**

| <p><b>RFL: Recreation Facility-Low</b><br/> <b>RFH: Recreation Facility-High</b><br/> <b>TC: Transportation Corridor</b><br/> <b>OS: Open Space</b></p> | <p>P Allowed use<br/>                 A Administrative permit required (130.52.010)<br/>                 TUP Temporary use permit required (130.52.060)<br/>                 CUP Conditional Use Permit (130.52.021)<br/>                 MUP Minor use permit required (130.52.020)<br/>                 TMA Temporary mobile home permit (130.52.050)<br/>                 — Use not allowed in zone</p> |     |    |                  |                         |
|---|--|-----|----|------------------|-------------------------|
| USE TYPE  | RFL  | RFH | TC | OS               | Specific Use Regulation |
| <b>Agricultural</b>   |  |     |    |                  |                         |
| Grazing   | P  | —   | —  | P                |                         |
| Timber  | P  | —   | —  | CUP              |                         |
| <b>Recreation and Open Space</b>  |  |     |    |                  |                         |
| Campground  | CUP  | CUP | —  | —                | 130.40.100              |
| Golf Course   | CUP  | CUP | —  | CUP <sup>1</sup> | 130.40.210              |
| Hiking and Equestrian Trail   | P  | P   | P  | P                |                         |
| Hunting/Fishing Club, Farm  | A  | A   | —  | A                |                         |
| Hunting/Fishing Club, Farm Facilities   | CUP  | CUP | —  | CUP              |                         |

**Table 130.25.020 – Special Purpose Zones Use Matrix**

| <b>RFL: Recreation Facility-Low</b><br><b>RFH: Recreation Facility-High</b><br><b>TC: Transportation Corridor</b><br><b>OS: Open Space</b> | P Allowed use<br>A Administrative permit required (130.52.010)<br>TUP Temporary use permit required (130.52.060)<br>CUP Conditional Use Permit (130.52.021)<br>MUP Minor use permit required (130.52.020)<br>TMA Temporary mobile home permit (130.52.050)<br>— Use not allowed in zone |                  |    |                |                         |
|--|---|------------------|----|----------------|-------------------------|
| USE TYPE   | RFL   | RFH              | TC | OS             | Specific Use Regulation |
| Marina, motorized craft  | CUP   | CUP              | —  | —              |                         |
| Marina, non-motorized craft  | A   | A                | —  | CUP            |                         |
| Off-road Vehicle Recreation Area   | CUP   | CUP              | —  | —              |                         |
| Parks:<br>Day Use  | P   | P                | —  | CUP            |                         |
| Nighttime Use  | A   | A                | —  | —              |                         |
| Picnic Area  | P   | P                | P  | P              |                         |
| Private Recreation Area  | P <sup>1</sup>  | P <sup>1</sup>   | —  | P <sup>1</sup> |                         |
| Recreational Vehicle Park  | —   | CUP              | —  | —              | 130.40.100              |
| Resource Protection and Restoration  | P   | P                | P  | P              | 130.40.210              |
| River Put-in and Take-out  | A   | A                | —  | CUP            |                         |
| Ski Area   | CUP   | CUP              | —  | —              |                         |
| Snow Play Area   | A   | A                | —  | CUP            |                         |
| Special Events, Temporary  | TUP   | TUP              | —  | TUP            | 130.40.210              |
| Stable, commercial   | A   | A                | —  | —              |                         |
| Swimming Pool, public  | A   | A                | —  | —              |                         |
| Tennis Court, public   | A   | A                | —  | —              |                         |
| Trail Head Parking or Staging Area   | A/CUP   | A                | A  | A/CUP          |                         |
| <b>Residential</b>   |   |                  |    |                |                         |
| Employee Housing:<br>Commercial Caretaker<br>Permanent   | A   | A                | —  | —              | 130.40.120              |
| Temporary  | TMA   | TMA              | —  | —              |                         |
| <b>Commercial</b>  |   |                  |    |                |                         |
| Automotive and Equipment:<br>Fuel Sales  | CUP <sup>2</sup>  | CUP <sup>2</sup> | —  | —              |                         |

**Table 130.25.020 – Special Purpose Zones Use Matrix**

| <p><b>RFL: Recreation Facility-Low</b><br/> <b>RFH: Recreation Facility-High</b><br/> <b>TC: Transportation Corridor</b><br/> <b>OS: Open Space</b></p> | <p>P Allowed use<br/>                 A Administrative permit required (130.52.010)<br/>                 TUP Temporary use permit required (130.52.060)<br/>                 CUP Conditional Use Permit (130.52.021)<br/>                 MUP Minor use permit required (130.52.020)<br/>                 TMA Temporary mobile home permit (130.52.050)<br/>                 — Use not allowed in zone</p> |                  |     |    |                         |
|---|--|------------------|-----|----|-------------------------|
| USE TYPE  | RFL  | RFH              | TC  | OS | Specific Use Regulation |
| Commercial Recreation:<br>Arcade  | —  | P                | —   | —  |                         |
| Indoor Entertainment  | A  | P                | —   | —  |                         |
| Large Amusement Complex   | —  | CUP <sup>3</sup> | —   | —  |                         |
| Outdoor Entertainment   | CUP  | A                | —   | —  |                         |
| Outdoor Sports and Recreation   | A/CUP  | A                | —   | —  | 130.40.210              |
| Off Highway or Off Road<br>Recreation Area  | CUP  | CUP              |     |    | 130.40.210.E            |
| Contractor’s Office   | TUP  | TUP              | —   | —  | 130.40.190              |
| Food, Beverage & General<br>Merchandise Sales   | CUP  | CUP              | —   | —  |                         |
| Lodging Facilities:<br>Guest Ranch  | A  | —                | —   | —  | 130.40.170              |
| Health Resort and Retreat Center  | A  | A                | —   | —  |                         |
| Hotels and Motels   | —  | CUP <sup>3</sup> | —   | —  |                         |
| Seasonal Sales  | —  | A                | TUP | A  | 130.40.220              |
| Specialized Education and Training  | —  | CUP              | —   | —  | 130.40.230              |
| <b>Industrial</b>   |  |                  |     |    |                         |
| Storage Yard: Equipment and Material<br>Permanent   | —  | —                | A   | —  | 130.40.320              |
| Temporary   | —  | TUP              | TUP | —  |                         |
| Mineral Exploration   | A/<br>CUP  | A/<br>CUP        | —   | —  | Chapter<br>130.29       |
| Mining, Subsurface  | CUP  | CUP              | —   | —  |                         |
| <b>Civic</b>  |  |                  |     |    |                         |
| Community Services: Minor   | CUP  | CUP              | —   | —  |                         |
| <b>Transportation</b>   |  |                  |     |    |                         |
| Intermodal Facility   | —  | CUP              | P   | —  |                         |

**Table 130.25.020 – Special Purpose Zones Use Matrix**

|  |   |            |           |           |                                |
|--|---|------------|-----------|-----------|--------------------------------|
| <b>RFL: Recreation Facility-Low</b><br><b>RFH: Recreation Facility-High</b><br><b>TC: Transportation Corridor</b><br><b>OS: Open Space</b>   | P Allowed use<br>A Administrative permit required (130.52.010)<br>TUP Temporary use permit required (130.52.060)<br>CUP Conditional Use Permit (130.52.021)<br>MUP Minor use permit required (130.52.020)<br>TMA Temporary mobile home permit (130.52.050)<br>— Use not allowed in zone |            |           |           |                                |
| <b>USE TYPE</b>  | <b>RFL</b>  | <b>RFH</b> | <b>TC</b> | <b>OS</b> | <b>Specific Use Regulation</b> |
| Parking Lot, Public  | —   | —          | P         | —         |                                |
| <b>Utility and Communication</b>   |   |            |           |           |                                |
| Communication Facilities   | A/<br>CUP   | A/<br>CUP  | CUP       | CUP       | 130.40.130                     |
| Public Utility Service Facilities:<br>Intensive  | —   | —          | CUP       | CUP       | 130.40.250                     |
| Minor  | P   | P          | CUP       | CUP       |                                |
| Wind Energy Conversion System  | See Table 130.40.390.1 (WECS Use Matrix)  |            |           |           | 130.40.390                     |
| <b>Notes:</b><br><sup>1</sup> As part of an approved development plan or subdivision.<br><sup>2</sup> Accessory to Off highway or off road vehicle recreational uses<br><sup>3</sup> In Community Regions, only. |   |            |           |           |                                |

**130.25.030 Special Purpose Zone Development Standards**

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.25.030 (Special Purpose Zone Development Standards) below in this Section, in addition to any other applicable requirements of this Title, unless a variance is obtained in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title.

**Table 130.25.030 – Special Purpose Zone Development Standards**

| <b>Development Attribute</b>  | <b>RFL</b> | <b>RFH</b>     | <b>TC</b> | <b>OS</b> |
|---|------------|----------------|-----------|-----------|
| Minimum Lot Size  | 5 acres    | 20,000 sq. ft. | None      | None      |
| Setbacks: (in feet)<br>Front and secondary front  | 50         | 50             | None      | 50        |
| Sides   | 50         | 50             | None      | 50        |
| Sides   |            |                |           |           |
| Rear  | 50         | 50             | None      | 50        |
| Rear  |            |                |           |           |
| Maximum Height (in feet)  | 35         | 35             | None      | 25        |
| <sup>1</sup> Lots that are created for access road, parking areas, common area landscaping and open space purposes are exempt from the area and width standards of the respective zones |            |                |           |           |





Building C - Barn

Building E - Carport

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Building D access into Building C, Barn

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Building B - Wine processing

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Building B - Wine processing

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Building F - Carport

Building D - Carport

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Building A - Accessory Dwelling Unit

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Building C - Barn

Building E - Carport

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CUP20-0014 Exhibit J - Existing Conditions

Building C - Barn

Building E - Carport

06/05/2020 01:16 PM

CUP20-0014 Exhibit J - Existing Conditions



Building F - Carport


Building D - Carport

Building B -  
Wine Processing

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Building B -  
Wine Processing

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Building A - Accessory Dwelling Unit

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CUP20-0014 Exhibit J - Existing Conditions