

# Mountain Democrat

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

## Proof of Publication of ORDINANCE

STATE OF CALIFORNIA  
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

8/19

All in the year 2020.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 19<sup>th</sup> day of AUGUST, 2020

*Amylin Rainis*

Signature

### ORDINANCE

SUMMARY OF  
PROPOSED ORDINANCE NO. 5127  
AN ORDINANCE ADOPTING MAJOR  
AMENDMENTS TO TITLE 130 (ZONING)

AND  
SUMMARY OF  
PROPOSED ORDINANCE NO. 5128  
AN ORDINANCE ADOPTING  
AMENDMENTS TO TITLE 120  
(SUBDIVISIONS)  
NOTICE REQUIREMENTS AND  
PROCEDURES

THE BOARD OF SUPERVISORS OF  
THE COUNTY OF EL DORADO DOES  
ORDAIN AS FOLLOWS:

The proposed Ordinance No. 5127 consists of major amendments to Title 130 (Zoning) of the El Dorado County Ordinance Code. The major changes include but are not limited to: 1) Expand the allowable uses within the commercial and/or industrial zones to include: distillery, professional and medical office, full service winery facility, vehicle sales and rentals, self storage (mini storage), drive-through facilities, and mobile services consistent with the intent of each respective zone (Article 2, Table 130.22.020 - Allowed Uses and Permit Requirements for the Commercial Zones, and Table 130.23.020 - Industrial/R&D Zones Use Matrix); 2) Expand the allowable uses within the agricultural zones to include: ranch marketing uses for agricultural grazing lands, and full service winery facilities consistent with the intent of each respective zone (Article 4, Table 130.40.260.3 - Ranch Marketing Uses for Agricultural Grazing Lands and Table 130.40.400.1 - Wineries Allowed Use Matrix); 3) New or expanded uses by Conditional Use Permit including drive-through facilities with updated development standards (Article 4, Section 130.40.140 - Drive-Through Facilities), and full-service wineries outside of General Plan Agricultural Districts (Article 4, Table 130.40.400.1 - Wineries Allowed Uses Matrix); 4) Modifications to planning permit processing, including all planning applications shall be subject to public noticing requirements and procedures based on level of review by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors as outlined in Article 5, Chapter 130.50 (Application Filing and Processing). The public notice requirements for Administrative and Discretionary projects are displayed in table format, newly added requirements for physical sign posting, and a new public outreach plan requirement for certain discretionary projects are indicated within Chapter 130.51 (General Application Procedures). Temporary Use Permit applications will have an added requirement for repeated uses at the same site as outlined in Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals); 5) Minor text corrections and modifications

for consistency with state law; and 6) Modifications to eleven (11) definitions in the Glossary (Article 8, Section 130.80.020 - Definitions of Specialized Terms and Phases) for Campsite, Community Care Facility, Distillery-Large Commercial, Distillery-Craft, Drive-Through Facility, Drive-Through Entrance, Drive-Through Exit, Drive-Through Lane, Stacking Area, Mobile Services, and Restaurant. The proposed Ordinance No. 5128 consists of amendments to Title 120 (Subdivisions) of the El Dorado County Ordinance Code. The sections proposed for modification pertain to noticing requirements under Major Land Divisions Chapter 120.24/Tentative Maps, Section 120.24.085 - Notice requirements and procedures; Minor Land Divisions Chapter 120.48/Tentative Maps, Section 120.48.065 - Notice requirements and procedures; Chapter 120.53/Lot Line Adjustments; and Chapter 120.76/Certificate of Compliance, for consistency with changes to Title 130, Section 130.51.050 - Public Notice Requirements and Procedures. The proposed amendments to Title 120 are required to avoid inconsistencies between the two County Ordinances of Title 130 (Zoning) and Title 120 (Subdivisions). The full texts of the Ordinances are available for viewing in the office of the Clerk of the Board of Supervisors at 330 Fair Lane, Placerville, California, and available on the County website on the project webpage: <https://www.edcgov.us/Government/longrangeplanning/Pages/2017-Zoning-Ordinance-Updates.aspx>. The Board of Supervisors will conduct a public hearing to consider adoption of these Ordinances on Tuesday, August 25, 2020 at 2:30 p.m. in the Supervisors Meeting Room, 330 Fair Lane, Placerville, California. These Ordinances shall take effect thirty (30) days following the adoption thereof. All persons interested are invited to write their comments to the Board of Supervisors in advance of the hearing. In light of COVID-19, all persons are encouraged to observe and participate in the hearing remotely, and in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed, 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 application 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 of Supervisors at, or prior to, the public hearing. Any written correspondence should be directed to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95867 or via e-mail: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us). 8/19 8057