

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 150.51 (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>

This Ordinance shall take effect thirty (30) days following the adoption thereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 1st day of September, 2020, by the following vote of said Board:

Ayes: Hidahl, Frentzen, Veerkamp, Parlin, Novasel

Attest:
Kim Dawson

Noes:None
Absent:None

Clerk of the Board of Supervisors
By: /s/ Tabettha Smith
Deputy Clerk

/s/ Brian K. Veerkamp
Chair, Board of Supervisors
Brian Veerkamp

Publication: September 4, 2020

Ad #