

EXHIBIT A

CEQA Addendum El Dorado County TGPA/ZOU Final Program EIR

State Clearinghouse No. 2012052074
Title 130 Zoning Ordinance Major Amendments
(File No. OR17-0002)

Prepared by: ICF International
May 29, 2020

I. Introduction

This document constitutes an Addendum to the certified Final Program Environmental Impact Report (FEIR) (State Clearinghouse No. 2012052074) for the El Dorado County Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Project. This Addendum specifically addresses proposed corrections/major modifications to the County Zoning Ordinance (Title 130) and Zoning Map since the Ordinance and map were adopted by the El Dorado County Board of Supervisors on December 15, 2015. This Addendum evaluates whether these proposed modifications would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the certified FEIR. The certified FEIR can be accessed via the following link:

https://www.edcgov.us/Government/longrangeplanning/LandUse/pages/tgpa-zou_feir.aspx

II. Purpose of this Addendum

This Addendum, together with the TGPA/ZOU FEIR, will be utilized by the County as the environmental clearance for the Title 130 Zoning Ordinance Major Amendments (OR17-0002) Project. In accordance with the California Environmental Quality Act (CEQA) and Sections 15162 and 15164 of the CEQA Guidelines (Addendum to An EIR or Negative Declaration), staff has determined that this Addendum is the appropriate document to analyze the proposed Zoning Ordinance modifications.

III. Background/2015 TGPA-ZOU Project

The 2015 Zoning Ordinance Update (ZOU) was an important component of the TGPA/ZOU Project. The 2015 ZOU was the first comprehensive update of the County's Zoning Ordinance in more than 40 years. The update was needed so that the Zoning Ordinance would be consistent with the provisions of the General Plan's goals, objectives, policies, and implementation measures, as mandated by state law (Government Code Section 65860). Prior to 2015, the Zoning Ordinance was not consistent with the General Plan. The ZOU had two major components:

1. To revise the zoning maps to bring existing zoning designations into conformance with the General Plan, as required by state law; and

2. To comprehensively update the text of the Zoning Ordinance to bring it into conformance with the General Plan to eliminate inconsistencies and to incorporate modern implementation tools.

On December 15, 2015, the Board of Supervisors (Board) adopted El Dorado County Resolution 195-2015 certifying the Final Program Environmental Impact Report for the TGPA-ZOU Project and adopted the Zoning Ordinance Update (ZOU).

On December 15, 2015, as part of the Board's action on the ZOU, the Board directed staff to return to the Planning Commission and Board to report on implementation of the ordinance. From January 2016 through June 2017, staff compiled a list of proposed minor and major amendments to the Zoning Ordinance and Zoning Map to address issues identified during implementation of the 2015 ZOU.

On September 12, 2017, the Board adopted two Resolutions of Intention (ROI) to initiate the proposed amendments to the adopted Zoning Ordinance and Zoning Map: ROI 139-2017 for minor amendments and ROI 140-2017 for major amendments. On August 14, 2018, the Board adopted the Title 130 Zoning Ordinance Minor Amendments (Ordinance No. 5088) and a separate rezone ordinance (Ordinance No. 5088) for a limited number of parcels in the Camino, Cool/Pilot Hill, El Dorado Hills, Garden Valley, Placerville, and Somerset areas. On August 8, 2019, the Board adopted a separate rezone ordinance (Ordinance No. 5106) for a limited number of parcels located in the Greenwood, Meeks Bay, Mount Aukum, Pilot Hill, Placerville, Shingle Springs, and Somerset areas.

Title 130 Zoning Ordinance Major Amendments

This document analyzes the proposed Title 130 Zoning Ordinance Major Amendments (Project File OR 17-0002) which includes the following:

1. Expand the allowable commercial and/or industrial zones for uses including: 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 agricultural zones for the following agricultural land uses: 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 improved 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, public noticing requirements and procedures, and repeating uses for temporary use permits in Article 5, Chapters 130.50 (Application Filing and Processing), 130.51 (General Application Procedures), and 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.

CEQA Framework for This Addendum

State CEQA Guidelines Section 15164 provides that "the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 (cited below) calling for preparation of a subsequent EIR have occurred:" Section 15164 and 15162 are shown below:

Section 15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or negative declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Section 15162: SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

IV. Discussion

Impact mechanisms for TGPA/ZOU project elements were described in each resource chapter of the Program EIR. The attached Table 1 presents each of the proposed changes to the Zoning Ordinance, and discusses the impact mechanisms associated with each of the proposed changes. The changes fall into three categories of changes, and the table identifies which of these categories each of the changes falls into and why.

CEQA Guidelines Section 15164 (e) requires an addendum to include a brief explanation as to why no subsequent EIR is required. The explanation is found in the discussions below and in Table 1. The proposed amendments do not trigger any of the requirements for preparation of a subsequent EIR, as further discussed in the following findings.

No Physical Changes to the Environment

The proposed amendments to public notice requirements in Article 5, Chapters 130.50 (Application Filing and Processing), 130.51 (General Application Procedures), and 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) would not result in any physical changes to the environment. The amendment to allow craft distilleries in zones that already allow distilleries would make no practical change in future land uses. The amendment to authorize mobile services by right in certain zones (Subsection 130.20.040.B) would allow services that are small-scale, temporary, and of low intensity such that no adverse physical change in the environment would occur.

Project-Specific CEQA Review will be Required for Discretionary Permits

Some of the proposed changes could result in physical changes to the environment, but because discretionary permits would be required for the uses proposed to be allowed under the proposed changes to the Zoning Ordinance, any environmental impacts would be assessed during the required review under CEQA for consideration of these discretionary permits. This includes “Drive-Through Facility for food and/or beverage” discussed in more detail below and craft distilleries in agricultural, rural, and residential estate zones by CUP discussed in Table 1. The discretionary review will include site-specific environmental review and mitigation, if necessary, under CEQA.

Could Result in Potential Impacts

Some of the proposed changes could potentially result in changes in land use and those changes would be permitted by right, with no discretionary permit required. The analysis below looks at this set of proposed changes and assesses how the environmental analysis in the Program EIR covered these changes which are:

A. Allow Ranch Marketing for Grazing Uses in Limited Agricultural (LA) and Planned Agricultural (PA) Zones

Subsection 130.40.260.H: Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal)

- Add LA and PA zones when in compliance with all applicable provisions and development standards. Expanding the allowable zones for ranch marketing. LA and PA zones already allow grazing uses and should be allowed to participate in all ranch marketing activities.

Table 130.40.260.3: Ranch Marketing Uses for Agricultural Grazing Lands

- Add LA and PA zones as allowed zones for ranch marketing uses, expanding allowable zones for ranch marketing uses.

Analysis of Proposed Changes that would Allow Ranch Marketing for Grazing Uses in LA and PA zones

This change will expand the allowable zones for ranch marketing of grazing activities to include Limited Agricultural (LA) and Planned Agricultural (PA) zones. This change would allow as permitted uses or conditionally permitted uses a range of ranch marketing uses of grazing activities in the LA and PA Zones that are not currently permitted, although they are allowed for crop production. Uses allowed by right in at least one of the zones would include agricultural museums, art/merchandise sales, temporary campgrounds, commercial kitchen uses, events, fishing/hunting, food stand or chuck wagon, handicraft sales, petting zoo, picnic area, roundups, rodeos, etc., and commercial stables. This would mean that for these uses, no project-specific CEQA evaluation would be required. Environmental impacts could occur if these types of uses resulted in a conversion of farmland to non-agricultural uses or incompatible land uses, including the generation of traffic, noise, air pollution, aesthetic impacts, or effects on biological or cultural resources due to conversion of land from farming to ranch marketing uses.

The TGPA/ZOU FEIR previously analyzed ranch marketing uses related to agricultural activities and found that the 2015 ZOU limitations on the type, size and intensity of ranch marketing activities and changes made to the Zoning Ordinance under Mitigation Measures BIO-1c and LU-4b and reflected in the adopted language of Section 130.40.260 (Ranch Marketing) Subsection A.3 ensure that impacts to land use and planning will not exceed previously identified levels of significance (FEIR, Impacts AG-2, BIO-1, BIO-2, and BIO-3, Impacts LU-4 and LU-5). The FEIR analyzed noise impacts of changes including Ranch Marketing concert uses and found that impacts would be significant and unavoidable (Impacts NOI-3 and NOI-4). This would be unchanged under the proposed Zoning Ordinance changes. In addition, music festivals and concerts would require discretionary permits, so site-specific impacts (which cannot be evaluated at this time because no projects are proposed) would be evaluated through a CEQA review at the project-specific level.

B. Allow Winery Uses in LA 10+ Acres in Ag District

Table 130.40.400.1: Wineries Allowed Uses Matrix

- Modify column header: "PA 10 -19.9 Acres; In Ag District" to "PA & LA 10+ Acres; In Ag District"
- Modify column header: "LA 10+ Acres" to "LA 10+ Acres; Out of Ag District"

- Expands allowable winery uses to additional zones.

Analysis of Proposed Changes that would Allow Winery Uses in LA 10+ Acres in Agricultural District

The proposed Zoning Ordinance changes would allow as permitted uses a range of winery uses in the Limited Agricultural (LA) Zone within the Agricultural (Ag) Districts which are currently allowed only as conditionally permitted, allowed with a temporary use permit, or allowed with an administrative use permit. Specifically, these uses are full service winery facilities, wholesale/retail sale of wine, art/merchandise sales, picnic areas, events, and commercial kitchen uses. This would mean that for these uses, no project-specific CEQA evaluation would be required. This amendment will not create new impacts or change the level of significance of previously identified impacts, including the generation of traffic, noise, air pollution, aesthetic impacts, or effects on biological or cultural resources due to conversion of land from farming to winery uses. The amendment to Table 130.40.400.1 (Wineries Allowed Uses Matrix) will allow full service winery facilities in the LA Zone by right in Ag Districts, and by conditional use permit (CUP) outside of Ag Districts. Environmental impacts could occur if these types of uses resulted in a conversion of farmland to non-agricultural uses or incompatible land uses. Full service winery uses within Ag Districts were previously analyzed under the TGPA/ZOU FEIR and impacts were found Less Than Significant (FEIR, p. 3.2-17). Because these types of uses are compatible with agricultural uses, they would not result in a greater impact. Outside of Ag Districts, no significant changes would occur because a discretionary CUP would be required ensuring that site-specific impacts (which cannot be evaluated at this time because no projects are proposed), if any, are identified, evaluated, and mitigated appropriately under CEQA.

C. Establish Development Standards for Drive-Through Facilities

Article 4, Section 130.40.140, and Table 130.22.020 – Drive-Through Facilities

- Add Use Type “Drive-Through Facility for food and/or beverage” subject to approval of a conditional use permit (CUP) in CPO, CL, CM, CC, CR, CG, and CRU zones
- Add Use Type “Drive-through Facility for nonfood and/or nonbeverage uses” as an allowable use in CPO, CL, CM, CC, CR, CG, and CRU zones when subject to Specific Use Regulations

Analysis of Development Standards for Drive-Through Facilities

The provision for drive-through facilities for food and/or beverage in CPO, CL, CM, CC, CR, CG, and CRU zones requires approval of a discretionary CUP before such uses would be allowed. The drive-through aspect of this new allowable use is the only thing that distinguishes it from existing allowable food facilities in these zones. The potential for impacts would be limited to concerns related to drive-through. The requirement for a CUP will ensure that site-specific environmental impacts will be addressed by conditions of approval.

The provisions that would allow drive-through facilities for nonfood and/or nonbeverage uses by right, subject to specific development standards to avoid potential traffic safety, light and glare, and noise impacts. The drive-through aspect of this new allowable use is the only thing that distinguishes it from existing allowable food facilities in these zones. The comprehensive and specific requirements would avoid any adverse environmental impacts.

Note that CEQA does not consider traffic congestion (i.e., level of service) to be an environmental impact. As a result, the changes to local traffic patterns from the location of a new drive-through facility is not a CEQA concern.

V. Findings Regarding Impacts and Previously Adopted Mitigation Measures

CEQA Guidelines Sections 15162(a)(3) (A) through (D) require a subsequent EIR if new information indicates the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) "Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative."

Discussion:

Finding Regarding CEQA Guidelines Section 15162(a)(3)(A):

No new significant effects have been identified in relation to the proposed amendments. Table 1 and the additional discussion in Section IV above provide discussions of each of the proposals and the reasons for finding that no new impacts would result.

Finding Regarding CEQA Guidelines Section 15162(a)(3)(B):

No significant effects previously identified in the TGPA/ZOU EIR would be substantially more severe as a result of the proposed amendments. The additional discussion in Section IV above provide discussions of each of the proposals and the reasons for finding that no substantially more severe impacts would result.

Finding Regarding CEQA Guidelines Section 15162(a)(3)(C):

There are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible. During adoption of the TGPA/ZOU no mitigation measures identified in the FEIR were found to be infeasible. The Title 130 Zoning Ordinance Major Amendments project is not proposing any changes that would affect the feasibility of previously dismissed alternatives.

Finding Regarding CEQA Guidelines Section 15162(a)(3)(D):

The Title 130 Zoning Ordinance Major Amendments project would not result in any new or substantially more severe significant impacts that were not previously disclosed in the TGPA/ZOU FEIR. Therefore, there are no new or different mitigation measures or alternatives from those

adopted in the TGPA/ZOU FEIR that would substantially reduce one or more significant effects on the environment. The Title 130 Zoning Ordinance Major Amendments project is not proposing any changes that would require consideration of new or different mitigation measures or alternatives from those adopted in the TGPA/ZOU FEIR.

VI. Conclusion

This addendum demonstrates that the Title 130 Zoning Ordinance Major Amendments would not result in any new or more severe impacts than those previously analyzed in the TGPA/ZOU FEIR. Therefore, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164.

Table 1 - Summary of Proposed Zoning Ordinance Major Amendments

Table 1
Title 130 Zoning Ordinance Major Amendments [OR 17-0002]
Proposed Amendments Summary Table
May 29, 2020

Item No.	ZO Chapter & Section	Revision	Reason for Revision & Source	Impact Mechanisms
ARTICLE 2 – ZONES, ALLOWED USES, AND ZONING STANDARDS				
1	Subsection 130.20.040.B Exemptions From Planning Permit Requirements	Add Subsection B.12 Mobile Services to include <i>Mobile Services</i> as an exempt activity from planning permit requirements	Mobile Services (e.g., pet grooming, farrier services, auto detailing, home cleaning service, medical/dental services, bookmobile, and notary service) are low-intensity activities with little potential for physical change in the environment. They are appropriate to be exempt from planning permit requirements. <i>Source: ROI 140-2017</i>	Because Mobile Services are small-scale temporary services of low intensity, there would be no adverse physical change in the environment.
2	Table 130.22.020 Allowed Uses and Permit Requirements for the Commercial Zones	Add Use Type <i>Distillery, Craft</i> as allowed by right in CR, CG, and CRU zones; and allowed by CUP in CPO, CL, CM, and CC zones	The current Zoning Ordinance allows Distilleries, but does not distinguish between Distillery types. The Distillery use is currently allowed by right in IL zone and allowed by CUP in IH, R&D, AG, LA, PA, RL, FR and TPZ zones; Craft distillery use is similar to a micro-brewery use which is allowed in commercial zones. <i>Source: ROI 140-2017</i>	Allows craft distilleries in Commercial Zones. Similar to micro brewery use already allowed in Commercial Zones. For this reason, there would be no physical change in the environment.
3	Table 130.22.020 Allowed Uses and Permit Requirements for the Commercial Zones	Add Use Type <i>Drive-Through Facility for food and/or beverage</i> as allowed by CUP in CPO, CL, CM, CC, CR, CG, and CRU zones and subject to Specific Use Regulation <i>130.40.140</i>	Provides greater ability to review and regulate high traffic generating drive through facilities. Relocate and update development standards. <i>Source: Staff, Cameron Park Design Review Committee, and community concerns</i>	Drive-through facilities could potentially affect traffic and traffic safety, could result in light and glare impacts on adjacent properties due to headlights, and could result in noise impacts on adjacent properties if facilities include loudspeakers. Development standards also proposed include stringent standards for drive-through facilities that address traffic and traffic safety, light and glare, and noise. Impacts related to drive-through facilities will be reduced by this change in the Zoning Ordinance. In addition, the CUP requirement for food and/or beverage uses will require project-specific CEQA analysis.
4	Table 130.22.020 Allowed Uses and Permit Requirements for the Commercial Zones	Add Use Type <i>Drive-through Facility for nonfood and/or nonbeverage uses</i> as allowed by right in CPO, CL, CM, CC, CR, CG, and CRU zones and subject to Specific Use Regulation <i>130.40.140</i>	Lower traffic generating drive through facilities allowed by right and subject to same development standards. Relocate and update development standards. <i>Source: Staff and community concerns</i>	Drive-through facilities could potentially affect traffic and traffic safety, could result in light and glare impacts on adjacent properties due to headlights, and could result in noise impacts on adjacent properties if facilities include loudspeakers. Development standards also proposed include stringent standards for drive-through facilities that address traffic and traffic safety, light and glare, and noise. Impacts related to drive-through facilities will be reduced by this change in the Zoning Ordinance.

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5	Table 130.22.020 Allowed Uses and Permit Requirements for the Commercial Zones	Expand commercial zones for <i>Professional and Medical Offices</i> as allowed by right to include CG zone	Commercial General (CG) zone is an appropriate zone for professional and medical offices use. <i>Source: ROI 140-2017</i>	Professional and Medical Offices were previously not permitted in the CG zone, though they were permitted in all other commercial zones (except in CR where they required a CUP). Currently, CG permits more intensive commercial uses such as light manufacturing, auto repair, and wholesaling as well as less intense uses such as personal services. Adding offices to this would be a change. Potential impacts could occur if land uses proposed to be allowed produce noise, light and glare, odors or emissions, or additional traffic not produced by uses already allowed in this zone. Since office uses would be unlikely to result in such changes, and would also be required to comply with the development standards for the CG zone, this proposed change would not result in physical changes to the environment.
6	Table 130.22.020 Allowed Uses and Permit Requirements for the Commercial Zones	Expand commercial zones for <i>Restaurant</i> as allowed by right in the CG zone	Commercial General (CG) zone is an appropriate zone for restaurant use. <i>Source: ROI 140-2017</i>	Restaurants were previously not permitted in the CG zone, though they were permitted in all other commercial zones (except in CPO where they required a CUP). Currently, CG permits more intensive commercial uses such as light manufacturing, auto repair, and wholesaling. Bars and drinking establishments are permitted by right in the CG zone. Adding restaurants to this would not be a substantial change in allowed land uses and so this proposed change would not result in physical changes to the environment. Restaurants in the CG zone would need to comply with the development standards for the CG zone.
7	Table 130.22.020 Allowed Uses and Permit Requirements for the Commercial Zones	Expand commercial zones for <i>Winery: Full-service Facilities</i> as allowed by right to include CG zone.	Commercial General (CG) zone is an appropriate zone for the use by right. <i>Source: ROI 140-2017</i>	Full-service wineries were previously not permitted in the CG zone, though they were permitted in CRU, CC, and CL zones, and allowed by CUP in the CM zone. Currently, CG generally permits more intensive commercial uses such as light manufacturing, auto repair, and wholesaling. However, wineries focused on production were previously allowed in the CG zone. Full-service wineries in the CG zone would need to comply with the development standards for the CG zone. The change would allow wineries with tasting rooms in the CG zone by right. Currently bars and drinking establishments are permitted by right in

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				the CG zone. Adding full-service wineries in addition to production wineries would not be a substantial change in allowed land uses and so this proposed change would not result in physical changes to the environment.
8	Table 130.23.020 Industrial / R&D Zones Use Matrix	Expand industrial zones for <i>Vehicle Sales and Rentals</i> as allowed by right in IL zone and allowed by CUP in IH zone.	Industrial zones are appropriate zones for vehicle sales and rental auto-related uses. <i>Source: ROI 140-2017</i>	Would add Vehicle Sales and Rentals to be allowed by right in IL zone and allowed by CUP in IH zone. This is consistent with other Automotive and Equipment uses (Paint and Body Shops, Repair Shops, and Vehicle storage) allowed in these zones and so this proposed change would not result in physical changes to the environment. Vehicle Sales and Rentals in the IL zone would need to comply with IL development standards, and facilities in the IH zone would require a CUP which would require CEQA-level project analysis. Additionally, vehicle sales uses would be required to comply with the Outdoor Retail Sales use standards in Section 130.40.220.
9	Table 130.23.020 Industrial / R&B Zones Use Matrix	Add Use Type category of <i>Distillery: Large Commercial, and Distillery: Craft</i> as allowed uses by right in IL zone and allowed by CUP in IH and R&D zones	The current Zoning Ordinance allows Distilleries, but doesn't distinguish between Distillery types. The Distillery use is currently allowed by right in IL zone and allowed by CUP in IH, R&D, AG, LA, PA, RL, FR and TPZ zones. Adding the new category for Distillery: Craft in commercial zones, triggered the need for consistency in the industrial zones. <i>Source: ROI 140-2017</i>	This is a clean up change and does not change what is and is not allowed by right and so this proposed change would not result in physical changes to the environment.
10	Table 130.23.020 Industrial / R&D Zones Use Matrix	Add Use Type <i>Drive-Through Facility - food and/or beverage uses</i> as allowed by CUP in IL and R&D zones and subject to Specific Use Regulation <i>130.40.140</i>	IL and R&D zones are appropriate zones for drive-through facilities and subject to development standards. <i>Source: Staff and community concerns</i>	Drive-through facilities could potentially affect traffic and traffic safety, could result in light and glare impacts on adjacent properties due to headlights, and could result in noise impacts on adjacent properties if facilities include loudspeakers. Development standards also proposed include stringent standards for drive-through facilities that address traffic and traffic safety, light and glare, and noise. Impacts related to drive-through facilities will be reduced by this change in the Zoning Ordinance. In addition, the CUP requirement for food and/or beverage uses will require project-specific CEQA analysis.

Table 1
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Item No.	ZO Chapter & Section	Revision	Reason for Revision & Source	Impact Mechanisms
11	Table 130.23.020 Industrial / R&D Zones Use Matrix	Add Use Type <i>Drive-Through Facility - nonfood / nonbeverage uses</i> as allowed by right in IL and R&D zones, subject to Specific Use Regulation 130.40.140	Retail type drive-through facilities should be allowed by right and subject to compliance with development standards. <i>Source: Staff</i>	Drive-through facilities could potentially affect traffic and traffic safety, could result in light and glare impacts on adjacent properties due to headlights, and could result in noise impacts on adjacent properties if facilities include loudspeakers. Development standards also proposed include stringent standards for drive-through facilities that address traffic and traffic safety, light and glare, and noise. Impacts related to drive-through facilities will be reduced by this change in the Zoning Ordinance.
12	Table 130.23.020 Industrial / R&D Zones Use Matrix	Expand industrial zones for <i>Self-Storage (Mini Storage)</i> as allowed by right in IL and IH zones and by CUP in R&D zone	Self-storage is an appropriate use in the industrial zones. The CUP for R&D will determine if the site is appropriate for the use. <i>Source: ROI 140-2017</i>	Self-storage is similar to warehouse and storage uses currently allowed by right in IL and IH zones and no more intense in activity than other uses such as recycling facilities currently allowed by right in IL and IH zones. The CUP requirement will require project-specific CEQA analysis in R&D Zone. No substantial change in allowed types of land uses and so this proposed change would not result in physical changes to the environment.
13	Table 130.23.020 Industrial / R&D Zones Use Matrix	Delete <i>footnote #2</i> associated with Restaurant use type in the Industrial Low zone	Footnote, “ <i>On site cafeteria for employee use only</i> ” is not enforceable and cafeteria is an outdated use. <i>Source: Staff</i>	Removes allowed use. No physical change in the environment.
14	Table 130.23.020 Industrial / R&D Zones Use Matrix	Renumber the 3 rd footnote to the 2 nd on Wineries use type	Footnote 2 delete - no longer applicable. <i>Source: Staff</i>	This is a clean up change and does not change what is and is not allowed by right and so this proposed change would not result in physical changes to the environment.
ARTICLE 3 – SITE PLANNING AND PROJECT DESIGN STANDARDS				
15	Table 130.35.030.1 Schedule of Off-Street Vehicle Parking Requirements	Restaurant and Brewpub: Delete “ <i>Full service</i> ” under Use Type, and modify parking space requirements from “1 per 300 sf. of dining room area; plus 1 per 2 employees; plus” to “1 per 250 sf. of GFA”	Distinction between full service and drive through restaurants is not necessary in off-street parking requirements. <i>Source: Staff</i>	No physical change in the environment. Parking requirements for restaurants will be consistent and so this proposed change would not result in physical changes to the environment.
16	Table 130.35.030.1 Schedule of Off-Street Vehicle Parking Requirements	Restaurant and Brewpub: Delete “ <i>With drive through</i> ” under Use Type, and delete parking space requirements	Restaurants, regardless of a drive-through facility, have same parking regulations. Stacking lane will be addressed in development standards. <i>Source: Staff</i>	No physical change in the environment. Parking requirements for restaurants will be consistent. Development standards will address site-specific issues and so this proposed change would not result in physical changes to the environment.

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ARTICLE 4 – SPECIFIC USE REGULATIONS				
17	Chapter 130.40 Specific Use Regulations	Rename Section 130.40.140 from “Reserved” to “ Drive-Through Facilities ”	Use this reserved section for the addition of a new section for development standards for drive-through facilities <i>Source: Staff and community concerns</i>	This is a clean up text change and does not have any physical effect on the environment and so this proposed change would not result in physical changes to the environment.
18	Section 130.40.140 Drive-Through Facilities (New)	Rename this Section from “ <i>Reserved</i> ” to “ Drive-Through Facilities . Add new section for development standards for drive-through facilities; incorporating development standards for Drive-through Facilities currently in the Community Design Standards: Parking and Loading, Section 4.4.H (Special Parking Requirements and Adjustments, Drive-through Facilities).	Easier to locate the necessary standards for drive-through facilities, ensuring that traffic and traffic safety, light and glare, and noise impacts are avoided. <i>Source: Staff, Cameron Park Design Review Committee, and community concerns</i>	This change provides stringent zoning ordinance standards for drive-through facilities that address traffic and traffic safety, light and glare, and noise. Impacts related to drive-through facilities will be reduced by this change in the Zoning Ordinance.
19	Section 130.40.140 Drive-Through Facilities (New)	Figure 130.40.140.A Example: Drive-Through Food and/or Beverage Facility. Add drive-through facility exhibit to clearly distinguish between entering and exiting of the facility.	Clarification of entrance and exit <i>Source: Staff, Cameron Park Design Review Committee, and community concerns</i>	This change provides stringent standards for drive-through facilities that address traffic and traffic safety, light and glare, and noise. Impacts related to drive-through facilities will be reduced by this change in the Zoning Ordinance.
20	Subsection 130.40.160.F Limitations on Home Occupations	Delete <i>F.6</i> , Personal Services, and renumber accordingly.	Personal services are currently excluded as home occupations and should be allowed. <i>Source: ROI 140-2017</i>	Allows personal services to be included as home occupations. This is consistent with currently allowed home occupations. Would not result in a land use change and so this proposed change would not result in physical changes to the environment.
21	Subsection 130.40.260.H Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal)	Add PA and LA zones when in compliance with all applicable provisions and development standards.	Expanding the allowable zones for ranch marketing. LA and PA zones already allow grazing uses and should be allowed to participate in all ranch marketing activities. <i>Source: ROI 140-2017</i>	Expand allowable zones for ranch marketing for grazing uses to include PA (planned ag) and LA (limited ag) zones. This change would allow as permitted uses or conditionally permitted uses a range of ranch marketing uses for grazing uses in the PA and LA Zones that are not currently permitted, although they are allowed for crop production. Uses allowed by right in at least one of the zones would include agricultural museums, art/merchandise sales, temporary campgrounds, commercial kitchen uses, events, fishing & hunting, food stand or chuck wagon, handicraft sales, petting zoo, picnic area, roundups, rodeos, etc., and commercial stables. This would mean that for these uses, no project-specific CEQA evaluation would be required. Environmental impacts could occur if these types of uses resulted in a conversion of farmland to non-agricultural

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				uses or in incompatible land uses, including the generation of traffic, noise, air pollution, aesthetic impacts, or effects on biological or cultural resources due to conversion of land from farming to ranch marketing uses
22	Table 130.40.260.3 Ranch Marketing Uses for Agricultural Grazing Lands	Add LA and PA zones as allowed zones for ranch marketing uses	Expand allowable zones for ranch marketing uses <i>Source: ROI 140-2017</i>	Expand allowable zones for ranch marketing for grazing uses to include PA (planned ag) and LA (limited ag) zones. This change would allow as permitted uses or conditionally permitted uses a range of ranch marketing uses for grazing uses in the PA and LA Zones that are not currently permitted, although they are allowed for crop production. Uses allowed by right in at least one of the zones would include agricultural museums, art/merchandise sales, temporary campgrounds, commercial kitchen uses, events, fishing & hunting, food stand or chuck wagon, handicraft sales, petting zoo, picnic area, roundups, rodeos, etc., and commercial stables. This would mean that for these uses, no project-specific CEQA evaluation would be required. Environmental impacts could occur if these types of uses resulted in a conversion of farmland to non-agricultural uses or in incompatible land uses, including the generation of traffic, noise, air pollution, aesthetic impacts, or effects on biological or cultural resources due to conversion of land from farming to ranch marketing uses
23	Table 130.40.400.1 Wineries Allowed Uses Matrix	Revise column header: “PA 10 -19.9 Acres; In Ag District” to “PA & LA 10+ Acres; In Ag District” and revise column header: “LA 10+ Acres” to “LA 10+ Acres; Out of Ag District”	Expand allowable winery uses <i>Source: ROI 140-2017</i>	This change would allow as permitted uses a range of winery uses in the LA Zone within the Ag District which are currently allowed only as conditionally permitted, allowed with a temporary use permit, or allowed with an administrative use permit. Specifically, these uses are full-service winery facilities, wholesale/retail sale of wine, art/merchandise sales, picnic areas, events, and commercial kitchen uses. This would mean that for these uses, no project-specific CEQA evaluation would be required. Environmental impacts could occur if these types of uses resulted in a conversion of farmland to non-agricultural uses or in incompatible land uses, including the generation of traffic, noise, air pollution, aesthetic impacts, or

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				effects on biological or cultural resources due to conversion of land from farming to winery uses.
24	Table 130.40.400.1 Wineries Allowed Uses Matrix	Add Use Type category of <i>Distillery: Large Commercial, and Distillery: Craft</i> as allowed by CUP in LA, PA, AG, RL, and RE zones.	The Use Type of distillery is split into two categories to maintain consistency of both distillery types throughout the Zoning Ordinance. <i>Source: ROI 140-2017</i>	Allows craft distilleries in agricultural, rural, and residential estate zones by CUP. Similar to winery uses already allowed in these zones by right (production facilities) or by CUP (full-service facilities). CUP requirement will require project-specific CEQA analysis.
25	Subsection 130.40.400.E.5 Distilleries	Revise Distilleries as allowed in IL and with CUP in IH, R&D, and in Agricultural Zones (see Table 130.40.400.1-Wineris Allowed Uses Matrix)	This subsection summaries the rest of the already proposed changes to distilleries. <i>Source: ROI 140-2017</i>	This change would be for consistency with other proposed changes, and would not in itself result in physical changes to the environment.
ARTICLE 5 – PLANNING PERMIT PROCESSING				
26	Article 5 First Page with Contents Section 130.51.050	Rename Section Title 130.51.050 from “ Public Notice ” to “Public Notice: Requirements and Procedures”	Expand public noticing requirements and procedures <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
27	Subsection 130.50.020.A Types of Procedures	1. Change “Staff” to “Director” and add “public” before “notice”; 2. Same changes as No. 1; 3. Add “Zoning Administrator-level review with public notice and” before “public hearing”; and “or” after “hearing”; after hearing”; 4. Add “Planning Commission-level review with public notice and public hearing; or” and 5. Add “Board of Supervisors-level review with public notice and public hearing.”	Expand public noticing requirements and procedures <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
28	Subsection 130.50.030.D Review Authority for Allowed Uses and Permit Decisions	Add subsection D, which identifies that all planning applications shall comply with Section 130.51.050 (Public Notice Requirements and Procedures).	Identifies the subsequent subsection that expands public notice requirements and procedures <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
29	Section 130.50.040 General Review Procedures	Revise to note that planning applications will be subject to one of the following procedures based on level of review by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
30	Subsection 130.50.040.A General Review Procedures	Revise “Staff-level Review” to “Director-level Review.”	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes nomenclature, but makes no practical change to review process. No physical change in the environment.
31	Subsection 130.50.040.A General Review Procedures	Revise “Staff-level Review” to “Director-level Review” and expand this section.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes nomenclature, but makes no practical change to review process. No physical change in the environment.

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32	Subsection 130.50.040.C Public Hearing	Delete current subsection C (Public Hearing) and replace with “Zoning Administrator-level Review with Public Notice and Public Hearing.” with additional text.	Public hearing requirements have been included under the revised level of review procedures (Section 130.50.040, subsection A-E). <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
33	Subsection 130.50.040.D	Add new subsection “Planning Commission-level Review with Public Notice and Public Hearing.”	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
34	Subsection 130.50.040.E	Add new subsection “Board of Supervisors-level Review with Public Notice and Public Hearing.”	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
35	Section 130.51.050 Public Notice	Rename Section title from “Public Notice” to “Public Notice Requirements and Procedures”	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
36	Section 130.51.050 Public Notice	Delete all text under Section 130.51.050 title which directs the reader to OR14-001 and replace with revised public notice requirements and procedures, and outlined in Table 130.51.050.1-Public Notice Requirements and Procedures	Expand and refine public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
37	Subsections 130.51.050.A through E	Add new subsections A through E on the applicability of the public notice requirements and procedures .	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
38	Subsection 130.51.050.F Public Notice Requirements and Procedures – Administrative Projects	Add new subsection on the public notice requirements and procedures for Administrative Projects.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
39	Table 130.51.050.1 Public Notice Requirements and Procedures – Administrative Projects	Add new table which identifies the specific public noticing requirements and procedures for the various project types that require Administrative Permit.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
40	Subsection 130.51.050.G Public Notice Requirements and Procedures – Discretionary Projects	Add new subsection on the public notice requirements and procedures for Discretionary Projects.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
41	Table 130.51.050.2 Public Notice Requirements and Procedures – Discretionary Projects	Add new table which identifies the specific public noticing requirements and procedures for the various project types that are subject to other permits.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
42	Subsection 130.51.050.H Physical Sign Posting	Add new subsection regarding Physical Sign Posting.	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.
43	Section 130.51.100	Add new Section “Public Outreach Plan.”	Expand public noticing requirements and procedures. <i>Source: ROI 139-2017</i>	Changes notification requirements only. No physical change in the environment.

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44	Subsection 130.52.060.F Temporary Use Permit, Repeating Uses at Same Site	Add new subsection F_“Repeating Uses at Same Site”.	Change gives Director flexibility to regulate long-term management of a specific site through a CUP rather than serial TUPs. <i>Source: ROI 140-2017</i>	Changes permitting process only. No physical change in the environment.
ARTICLE 8 – GLOSSARY				
45	Section 130.80.020	Revise definition of <i>Campsite</i> to an area within a campground “ <i>or recreational vehicle park</i> ”	Clarify that the definition of Campsite also applies t a recreational vehicle park.	Clean up language to clarify definition. No physical change in the environment.
46	Section 130.80.020	Revise <i>Community Care Facility</i> definition to include “residential care for the elderly”	Ensure consistency with Government Code Sections 1569-1569.5.	Clean up language to clarify definition. No physical change in the environment.
47	Section 130.80.020	Revise <i>Distillery</i> definition to distinguish between large and craft distilleries	Small, craft distilleries are allowed by right in certain zones and need to be distinguished between large facilities.	Clean up language to clarify definition. No physical change in the environment. See items 2, 27, and 28 above.
48	Section 130.80.020	Revise <i>Drive Through Business</i> to <i>Drive-Through Facilities</i> and expand definition to include sub-definitions for <i>Drive-through Entrance</i> , <i>Drive-through Exit</i> , <i>Drive-through Lane</i> , and <i>Stacking Area</i>	Clarify that drive-through facilities applies to both food and/or beverage and nonfood/beverage drive through facilities.	Clean up language to clarify definition. No physical change in the environment. See items 3, 21, and 22 above.
49	Section 130.80.020	Add new definition for <i>Mobile Services</i>	Clarify types of mobile services uses that do not create potential zoning conflicts, and do not require a Planning Permit.	Clean up language to clarify definition. No adverse physical change in the environment. See item 1 above.
50	Section 130.80.020	Revise <i>Restaurant</i> definition to remove “to go” language and remove all references to drive-through and the distinction between restaurants with and without drive through facilities	The distinction is now located under the new <i>Drive-through Facilities</i> definition.	Clean up language to clarify definition. No physical change in the environment.
ARTICLE 9 – MISCELLANEOUS				
51	Section 130.04.015 Notice requirements and procedures	Delete this section in its entirety	Notice requirements and procedures have been completely revised and relocated to Article 5, Section 130.51.050 (Public Notice Requirements and Procedures).	Changes notification requirements only. No physical change in the environment.
52	Section 130.10.020 Commission hearing	Delete this section in its entirety	Commission hearing notice requirements and procedures have been incorporated into new Section 130.51.050 (Public Notice Requirements and Procedures).	Changes notification requirements only. No physical change in the environment.
53	Section 130.10.040 Board hearing	Delete this section in its entirety	Board hearing notice requirements and procedures have been incorporated into new Section 130.51.050 (Public Notice Requirements and Procedures).	Changes notification requirements only. No physical change in the environment.
54	Section 130.22.200 Notice of hearings	Delete this section in its entirety	Notice of hearings has been incorporated into new Section 130.51.050 (Public Notice Requirements and Procedures).	Changes notification requirements only. No physical change in the environment.