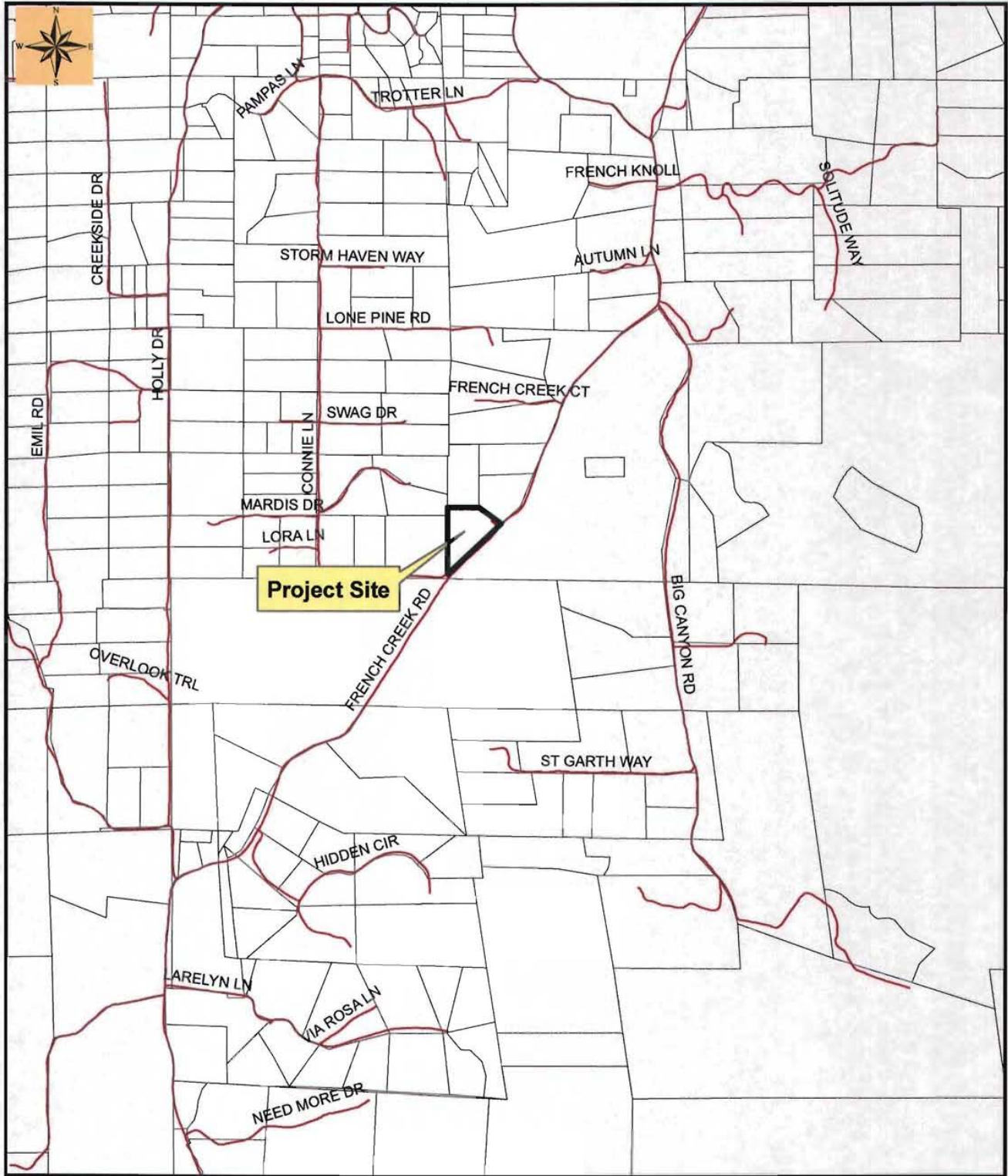


Revision to Special Use Permit (Castle Meats) File No. S85-0046R-2



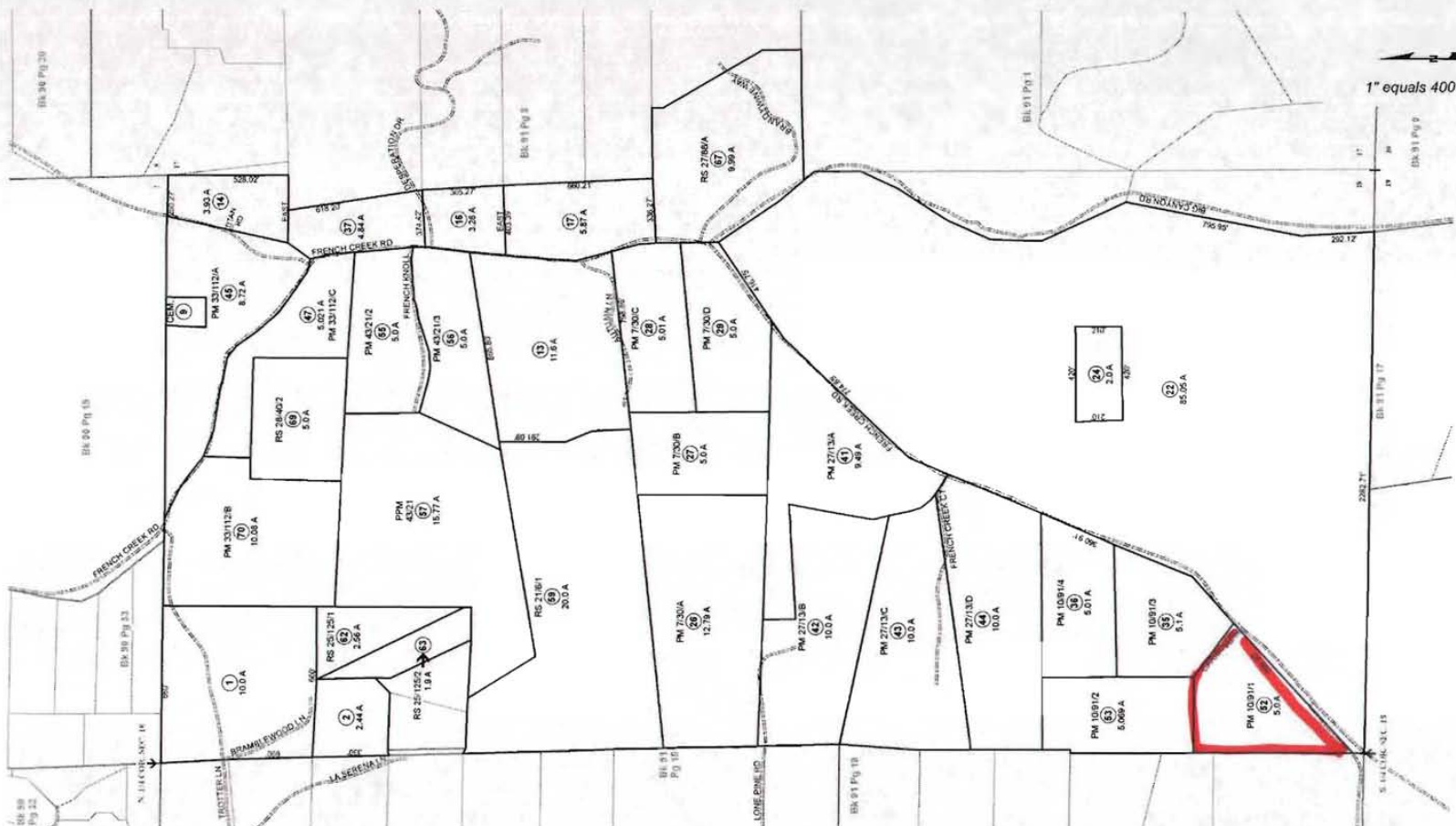
Map prepared by
Mc Fisheries
© Cherokee County
Development Services Planning

Exhibit A- Location Map

0 230 460 920 Feet
[Scale bar]

POR. E 1/2 SEC. 18 T.9N., R.10E., M.D.M.

91:07



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co. Assessor's Office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

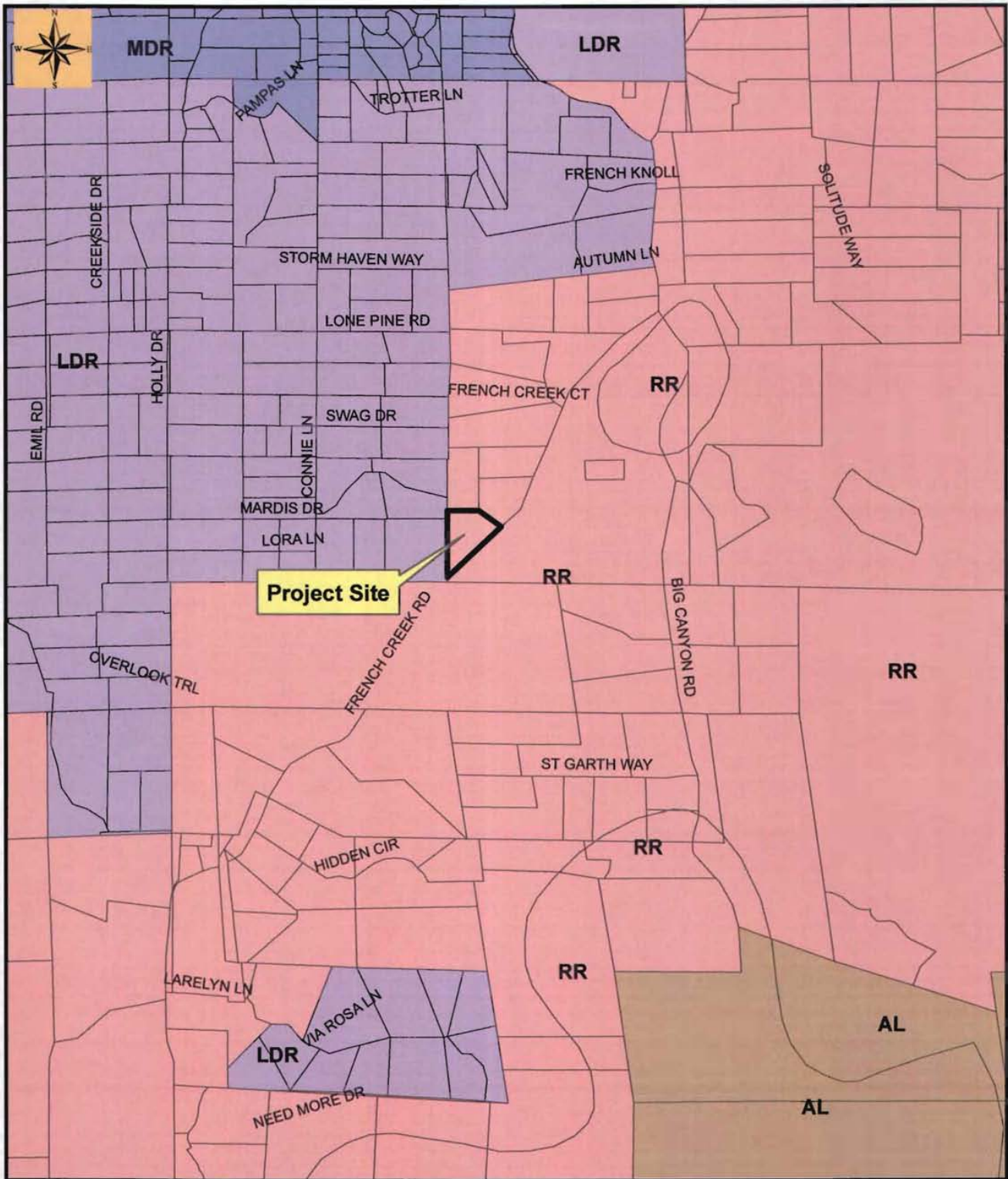
Acreages Are Estimates

Adjacent Maps Shown as Grey Tint
Assessor's Parcel Numbers Shown in Green

Rev. Jan. 20, 2006 Assessor's Map Bk.091, Pg. 07
County of El Dorado, CA

EXHIBIT B

Revision to Special Use Permit (Castle Meats) File No. S85-0046R-2



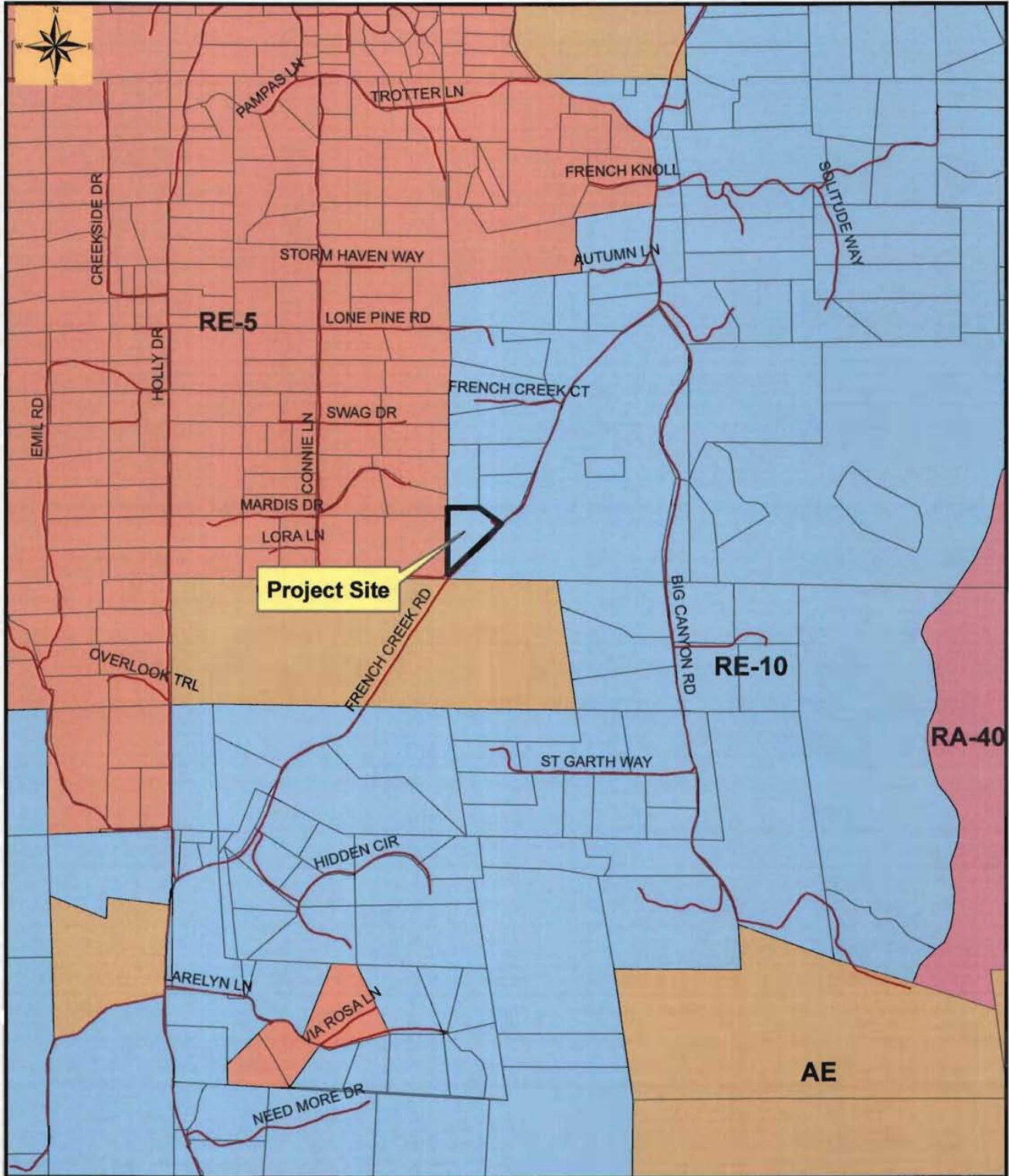
Project Site

Map prepared by
Neil Peterson
13 District County
Development Services Planning

Exhibit C- General Plan Land Use Map

0 230 460 920 Feet

Revision to Special Use Permit (Castle Meats) File No. S85-0046R-2



Map prepared by
and Patricia
© Orange County
Development Services Planning

Exhibit D- Zone Map

0 230 460 920 Feet

FINDINGS AND CONDITIONS OF APPROVAL

S85-46R/Kevin Castle

Zoning Administrator hearing of March 15, 1995

FINDINGS

The proposal to allow four on-site employees, as conditioned, is consistent with the Public Review Draft General Plan and will not be detrimental to the public health, safety and welfare nor injurious to the neighborhood.

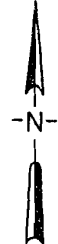
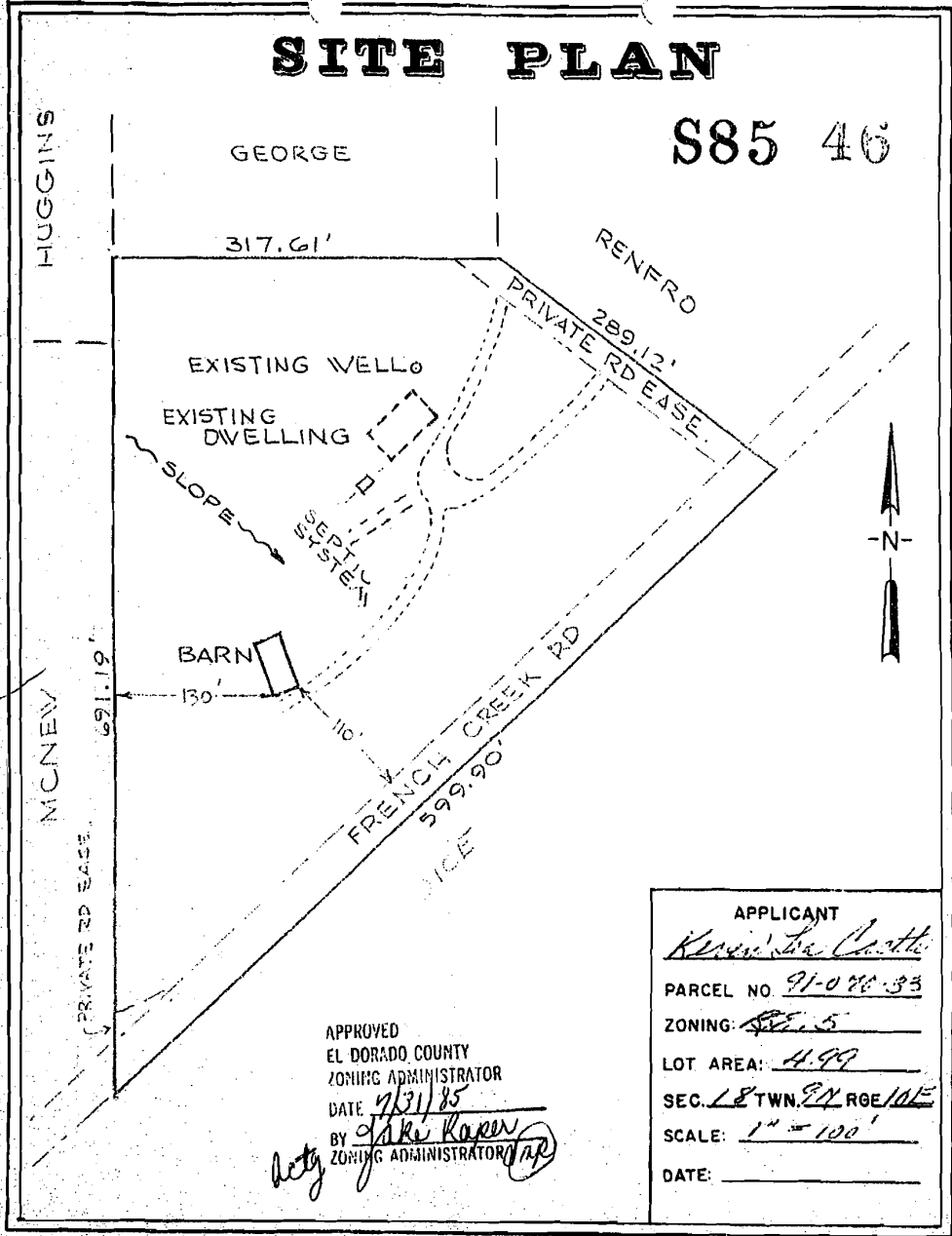
CONDITIONS

1. These conditions supersede all previous conditions.
2. Meat cutting and packaging shall be performed only inside the approved structure shown on the site plan.
3. The existing approved structure shall not be expanded in relation to this operation.
4. The hours of operation shall be limited to 8:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 12:00 noon on Saturday.
5. The El Dorado County Fire Protection District requirements shall be met and a letter of compliance shall be submitted to the Planning Department. *Completed (See File) DZ*
6. The meat cutting and processing operation shall only be considered a service and shall not involve retail sales of products produced through this operation (except as defined by Environmental Health to allow the intent of this service).
7. One (1) on-site sign shall be allowed which advertises uses authorized by the permit and as permitted by the RE-10 zoning ordinance.

EXHIBIT E

SITE PLAN

S85 46



APPROVED
 EL DORADO COUNTY
 ZONING ADMINISTRATOR
 DATE 7/31/85
 BY [Signature]
 ZONING ADMINISTRATOR

APPLICANT
Kevin La Caille
 PARCEL NO. 91-070-33
 ZONING: AE-5
 LOT AREA: 4.99
 SEC. 18 TWN. 9N RGE. 10E
 SCALE: 1" = 100'
 DATE: _____

PD-SUP7

July 13, 2014

RE: Special Use Permit S 85-0046/Castle Meats / APN 091-070-52

To: Board Members of the Planning Commission, El Dorado County

I am writing to ask for an amendment to my Special Use Permit for Castle Meats that was issued to me in 1985.

I would like to be able to sell our property and business without requiring the owners to live on the property but still be able to conduct business in the same manner allowing retail sales at Castle Meats.

If I am unable to get an amendment, then I will have to close down the business. This will have a great impact on 4-H, FFA, feed stores, veterinarians, local ranchers and people just raising animals in general for their own consumption. It would be a shame since we are supposed to be an agricultural county and properties in this area are zoned as RE10.

The business has successfully been operating in El Dorado County for 29 years and has never had one complaint to the Planning Commission. This is the only meat processing business left in El Dorado County with a special use permit. There is only one other meat processing plant remaining in the county.

I hope you will consider this one change to my use permit.

Regards,

Kevin Castle, Owner, Castle Meats (530) 676-1090

14 JUL 16 PM 2:41
RECEIVED
PLANNING DEPARTMENT

Attachments: Letters 3/18/14 to Roger Trout; 4/27/14 to Planning Commission

EXHIBIT F

S 85-0046-R-2

April 27, 2014

Planning Commission
El Dorado County

14 JUL 16 PM 2:41
RECEIVED
PLANNING DEPARTMENT

To Whom It May Concern:

I am writing to you to ask for an amendment to my Use Permit for Castle Meats that was issued to me in 1985.

If you don't mind, please allow me to give a brief history of what has transpired over the years.

We were issued the Use Permit in 1985. In 1986 the Planning Dept. contacted me and said I was doing retail sales. I told them I was doing wholesale but not retail. At that time I was told I would need to take out a retail license and was charged \$120. I went to the El Dorado county license dept. filled out the application and was issued another license. I then took the license to the Planning Dept. The gentleman I talked to informed me that they were going to make an amendment to my Use Permit to allow retail sales. With that he also informed me that I would be entitled to have no more than 5 employees with retail sales. We have never expanded our retail business; it is very small. We are still conducting the same business today and have been a retail sales business license ever since.

In approximately 1999, we sold the business to 'Rick's Custom Meats'. We leased the building and all his conditions of operation were under the same Use Permit. He operated the business for about 11 years. At the time of his death we just re-established the business again under Castle Meats, which it was originally.

The business has successfully been operating in El Dorado County for 29 years. During those years, El Dorado County has never had one complaint of the business operating. At this time I am getting on 67 years old and would like to sell our property.

We have a couple that is very interested in purchasing the property and the business that ~~are~~^{is} well established in El Dorado County. He has been learning the business from me and she is a sheriff in El Dorado County.

They would like to operate and run the business themselves but not be required to live on the property as they only live about 1 mile down the road from the business.

We are asking for an addendum to the Use Permit to allow the people to own and operate the business and not be required to reside at the house.

At this time we'd like to invite someone from the Planning Commission to visit Castle Meats and see our operation.

Thank you in advance for any help you can provide.

S 85-0046-R-2

- 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 five acres or larger in size, except that this provision shall not apply to any parcel of land under separate ownership as shown by the records of the county recorder on the date that the ordinance codified in this chapter became effective with respect to the parcel;
- C. Minimum parcel sized, ten acres;
- D. 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).
- E. Minimum agriculture structural setbacks of fifty feet on all yards. (Ord. 3606 §64, 1986; Ord. 3366 §§53, 54, 55, 1983; prior code §9714)

III. ESTATE RESIDENTIAL (RE-10) DISTRICTS

17.70.070 Purpose. The purpose of Sections 17.70.070 through 17.70.110 is to provide for the orderly development of land having sufficient space and natural conditions compatible to residential and accessory agricultural and horticultural pursuits and to provide for the protection from encroachment of unrelated uses tending to have adverse effects on the development of the areas so designated. (Prior code §9720(a))

17.70.080 Applicability. The regulations set forth in Sections 17.70.090 through 17.70.110 shall apply in all RE-10 estate residential zoning districts and shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. (Prior code §9720(b))

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

- A. One single-family detached dwelling:
 1. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse, boathouse,
 2. The renting of one room within the dwelling,
 3. One guest house, not for rent or lease, and not to exceed four hundred square feet of floor space as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities;
- B. Barns, agricultural structures, etc.;
- C. Home occupation such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, engineer, handicrafts, insurance, photographer, physician, therapist, musician, teacher and other similar occupations conducted on the premises or by mail or telephone where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the residence and be incidental to the residential use of the premises and be carried on by a resident thereon;
- D. One unlighted sign not exceeding six square feet of message area and eight feet above ground level advertising authorized activities on the premises;

EXHIBIT G

- E. Raising and grazing of domestic farm animals and the cultivation of tree and field crops and the sale of such goods when produced on the premises and when in conformity with Chapters 17.14, 17.16 and 17.18;
- F. Packing and processing of agricultural products produced on the premises without changing the nature of the products;
- G. Excavation of earth exclusively for agricultural or residential purposes on the premises where the excavation will not create significant erosion and/or pollution;
- H. The drilling of wells exclusively for agricultural or residential purposes on the premises;
- I. Local distribution lines for public utilities;
- J. Real estate sales office within an approved recorded subdivision for the exclusive sale of property within the subdivision subject to the following requirements:
 - 1. Compliance with all applicable building setbacks;
 - 2. Compliance with all applicable off-street parking requirements, except however, that surface may be gravel in lieu of asphalt paving;
 - 3. Exterior lighting shall be placed in such a manner that it does not shine directly onto adjacent residential areas. Floodlights other than low-wattage lights are prohibited;
 - 4. The real estate sales use shall terminate upon sellout of all lots within the subdivisions;
 - 5. Within thirty days of sellout, the real estate sales office shall be removed from the site if it is a trailer or mobile home and if it is in a garage, the office shall be converted back to a garage;
 - 6. Compliance with all applicable building and fire codes, grading and encroachment ordinances.
 - 7. A site plan shall be submitted with the building permit and shall note all proposed structures, parking and setbacks;
 - 8. On-site signs shall conform to the provisions of this section;
 - 9. Submittal of a cash bond in the amount of one thousand dollars to insure the removal of materials, personal property and structures, or the conversion of the office back to a garage, if applicable. The bond will not be released until a site inspection determines that the removal and/or conversion has occurred. (Ord. 4214 §14, 1992; Ord. 3606 §65, 1986; Ord. 3366 §56, 1983; Ord. 3364 §40, 1983; prior code §9720(c))

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

- A. The packing and processing of agricultural or wood products and the necessary buildings and structures required therefor where the nature of the product is changed;
- B. The mining or drilling of minerals or petroleum;
- C. The construction of schools, churches, cemeteries, parks, golf courses, public utility structures;
- D. Reserved;
- E. Other sign sizes and applicable general provisions as itemized in Chapters 17.14, 17.16 and 17.18;
- F. Airports, heliports, landing strips and their accessory uses and structures where they do not constitute a nuisance to adjacent properties;

- G. Home occupations not listed in subsection C of Section 17.70.090 which require special consideration such as the use of power tools, accessory building, noise, and will not change the residential character of the premises or adversely affect the other uses permitted in a residential area;
- H. Reserved;
- I. Kennel, as defined in subsection 18 of Section 6.04.020;
- J. Community care facilities, as defined in Section 17.06.050(H). (Ord. 4002 §3, 1989: Ord. 3606 §66, 1986: Ord. 3439 §8, 1984: Ord. 3419 §10, 1984: Ord. 3366 §57, 1983; Ord. 3364 §41, 1983; prior code §9720(d))

17.70.110 Development standards. The following building provisions shall apply in the RE-10 districts unless and until a variance is obtained from the planning commission or zoning administrator:

- A. Minimum lot area of ten acres;
- B. No maximum building coverage;
- C. Minimum lot width of one hundred fifty feet;
- D. 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).
- E. Minimum agriculture structural setbacks of fifty feet on all yards;
- F. Maximum building heights, forty-five feet (45') (Ord. 4236, 1992)
- G. Minimum dwelling unit area, six hundred square feet of living area is required. Minimum dwelling unit area provisions are not applicable to additions to existing dwellings;
- H. Location of the parcel in relation to surrounding land use, the success and stability of agricultural enterprises can be profoundly influenced by the zoning and use of immediately adjacent lands. A buffer area of fifty feet will be required on the inside of a boundary where land zoned estate residential ten acres abuts planned agricultural zone lands which are currently not in horticultural and timber production. Variances to the above will be considered upon recommendation of the agricultural commission. The development of a dwelling or noncompatible use shall be one hundred feet from any existing horticultural or timber enterprise. Noncompatible uses are defined as, but not limited to:
 - 1. Residential structures,
 - 2. Nursing homes,
 - 3. Public and private schools,
 - 4. Playgrounds,
 - 5. Swimming pools,
 - 6. Fish ponds. (Ord. 3606 §67, 1986: Ord. 3366 §§58, 59, 1983; prior code §9720(e))











