



# County of El Dorado

## MEETING AGENDA Planning Commission

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
fax:530-642-0508

*Patrick J. Frega, Chair, District 5*  
*Jeff Hansen, First Vice- Chair, District 3*  
*Tim Costello, Second Vice-Chair, District 4*  
*David Spaur, District 1*  
*Bob Williams, District 2*

*Rhiannon Guilford, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

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Thursday, May 28, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/84860798988>

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**Planning Commission Hearing Room 2850 Fairlane Court, Building C Hearing Room,  
Placerville, CA 95667**

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, [planning@edcgov.us](mailto:planning@edcgov.us), preferably no less than 24 hours in advance of the meeting.

**PUBLIC PARTICIPATION INSTRUCTIONS**

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**In-Person:** Attend and provide comments in-person at the Planning Commission Hearing Room.

**Zoom:** Join the meeting at: <https://edcgov-us.zoom.us/j/84860798988>

- Meeting ID: 848 6079 8988
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**By Phone:** Call 530-621-7603 or 530-621-7610

- Press \*9 to indicate your desire to comment.

**Written Comments:** If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to [planning@edcgov.us](mailto:planning@edcgov.us) by 2 PM the day before the meeting to ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

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**PROTOCOLS FOR PUBLIC COMMENT**

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At the Commission's discretion, the Commission may establish:

- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

**8:30 A.M. - CALL TO ORDER****ROLL CALL****PLEDGE OF ALLEGIANCE****APPROVAL OF THE CONSENT CALENDAR**

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

**CONSENT CALENDAR**

1. [26-0831](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 14, 2026.

2. [26-0834](#) Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA) and Adam Anderson, Coloma Lotus Whitewater (CLW), to approve the transfer of 17 weekday user day allocations from River Use Permit #44 held by AWA to River Use Permit #20 held by CLW.

Staff recommends the Commission approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 17 weekday user day allocations from River Use Permit# 44 to River Use Permit# 20.

A Staff Report is attached.

**CONTACT**

Zachary Perras, Parks Manager  
Chief Administrative Office, Parks & Trails Division

**END OF CONSENT CALENDAR**

**OPEN FORUM**

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

**AGENDA ITEMS**

3. [26-0833](#) Hearing to consider Determination of Conformity with the El Dorado County (County) 2004 General Plan for a proposed land exchange with the California Tahoe Conservancy (Conservancy). The six (6) parcels the County is acquiring from the Conservancy are identified by Assessor's Parcel Numbers 034-300-025, 034-300-026, 034-300-27, 034-300-028, 034-331-015 and 034-331-023, consisting of approximately 4.44 acres, and located in the unincorporated community of Meyers - four (4) parcels are located immediately south of the SR 89 and US 50 interchange, and two (2) parcels are located in Meyers Town Center. The five (5) parcels the Conservancy is acquiring from the County are identified by Assessor's Parcel Numbers 034-623-002, 034-623-003, 034 623-006, 034-622-007, and 033-191-006, consisting of approximately 3.28 acres and is located in the unincorporated community of Meyers at 620, 621, 630, and 660 West San Bernardino Avenue and 1374 Boca Raton Drive respectively.

The Planning and Building Department, Tahoe Planning and Building Division recommends the Planning Commission take the following action: render a report that the land exchange, as described above, is in conformity with the El Dorado County General Plan, pursuant to Government Code Section 65402.

**FUNDING:** N/A

4. [26-0832](#) Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 120 (Subdivisions) and Title 130 (Zoning Ordinance) of the County Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Find the 2026 Administrative Zoning Ordinance Update (AZOU) Statutorily and Categorically exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines; and
  - 2) Approve the AZOU to amend Title 120 of the El Dorado County Code - Subdivisions (Attachment A) and Title 130 of the El Dorado County Code - Zoning Code (Attachment C).

**Funding:** General Fund

5. [26-0872](#) The Executive Secretary of the Planning Commission recommends the Commission ratify the Bylaws as approved by the Board of Supervisors on May 12, 2026.

**STAFF AND COMMISSIONER UPDATES**

This is an opportunity for planning staff and Commission members to provide short informational updates on matters of concern. (May be called at any time during the meeting)

**ADJOURNMENT**

If you challenge an 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 Commission at, or prior to, the public hearing.



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
www.edcgov.us/bos/

## Master Report

**File Number: 26-0831**

<b>*File ID #:</b> 26-0831	<b>Agenda Type:</b> Agenda Item	<b>Status:</b> Consent Calendar
<b>Version:</b> 1	<b>Reference:</b>	<b>Gov Body:</b> Planning Commission
<b>Department:</b> Planning and Building		<b>Created:</b> 05/05/2026
<b>Agenda Title:</b> 05-28-26 PC Draft Minutes PC 05-14-26		<b>Final Action:</b>
<b>Title:</b> Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 14, 2026.		

**Notes:**

**Code Sections:**

**Agenda Date:** 05/28/2026

**Agenda Number:** 1.

**Sponsors:**

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**Attachments:** DRAFT MINUTES

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**Contact:** Rhiannon Guilford

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0831

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 14, 2026.



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Department  
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## Minutes - Draft Planning Commission

*Patrick J. Frega, Chair, District 5*  
*Jeff Hansen, First Vice- Chair, District 3*  
*Tim Costello, Second Vice-Chair, District 4*  
*David Spaur, District 1*  
*Bob Williams, District 2*

*Rhiannon Guilford, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

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Thursday, May 14, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/81450023613>

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**Planning Commission Hearing Room 2850 Fairlane Court, Building C Hearing Room,  
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- A specific time limit per speaker, and/or
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**8:30 A.M. - CALL TO ORDER & ROLL CALL**

**Present:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to Adopt the Agenda.**

**Yes:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

**APPROVAL OF THE CONSENT CALENDAR**

*Public Comment: None*

**A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to approve the consent calendar with no changes.**

**Yes:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

**CONSENT CALENDAR**

1. **26-0784** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2026.  
 This item was approved on the Consent Calendar.

**END OF CONSENT CALENDAR**

**OPEN FORUM**

*Public Comment: F. Mazur; D. Getz; I.; G. Kowtha; L. Campbell*

**26-0901**      Open Forum

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

**AGENDA ITEMS**

**2. 26-0785**

Hearing to consider TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT, TM25-0003/PD25-0005/Serrano Village M5 request for the following:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
  - a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
  - b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor’s Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by Serrano Associates, LLC;

Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein

(Supervisory District 1)

*Public Comment: B. McFarland; D. Getz; S. Ferry; L. Campbell; no name given*

**Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.**

**Each of the Commissioners disclosed that they had been contacted by the applicant, Kirk Bone. Commissioner Williams also disclosed that he met with the Director of the El Dorado Hills Community Service District. Commissioner Spaur also disclosed that his spouse is the President of the Home Owners Association and that he spoke with Supervisor Ferrero.**

**A motion was made by Commissioner Spaur, seconded by Commissioner Costello, to approve staff’s recommendations 1 and 2 and to modify Condition 30**

**to eliminate the all-way stop at the Appian Way/Sangiovese Drive intersection and sometime in the future analyze and apply traffic calming measures.**

**Yes:** 4 - Commissioner Frega, Commissioner Spaur, Commissioner Hansen and Commissioner Costello

**Noes:** 1 - Commissioner Williams

**3. 26-0624**

Hearing to consider **CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC** - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor’s Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

*Public Comment: None*

**Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.**

**A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to approve staff’s recommendations including the modified plan.**

**Yes:** 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Commissioner Costello

**STAFF AND COMMISSIONER UPDATES**

**Robert Peters, Deputy Director of Planning, reported on the following:**  
**The Tobacco Ordinance returning to the Board of Supervisors on June 16, 2026.**  
**Planning and Building Director, Karen Garner's agricultural lodging event**  
**The May 12 Board of Supervisors meeting**

**Commissioner Williams reported on the following:**  
**The El Dorado Hills and Cameron Park Community Design Standards**

**Chair Frega reported on the following:**  
**The May 12 Board of Supervisors meeting in Tahoe.**  
**The Whitehall Building and Forebay Park**

**Commissioner Costello reported on the following:**  
**He will not be present for the May 28 Planning Commission meeting.**

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

**ADJOURNMENT**

**Chair Frega adjourned the meeting at 11:14 AM.**

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# County of El Dorado

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## Master Report

**File Number: 26-0834**

**\*File ID #:** 26-0834

**Agenda Item Type:**

**Status:** Consent Calendar

**Version:** 1

**Reference:**

**Gov Body:** Planning Commission

**Department:** CAO - Parks & Economic Development

**Created:** 05/05/2026

**Agenda Title:** 05-28-26 PC RUP

**Final Action:**

**Title:** Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA) and Adam Anderson, Coloma Lotus Whitewater (CLW), to approve the transfer of 17 weekday user day allocations from River Use Permit #44 held by AWA to River Use Permit #20 held by CLW.

Staff recommends the Commission approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 17 weekday user day allocations from River Use Permit# 44 to River Use Permit# 20.

A Staff Report is attached.

**CONTACT**  
Zachary Perras, Parks Manager  
Chief Administrative Office, Parks & Trails Division

**Notes:**

**Code Sections:**

**Agenda Date:** 05/28/2026

**Agenda Number:** 2.

**Sponsors:**

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**Attachments:** A - Staff Report, B - Exhibits A-C

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**Contact:**

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### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0834

Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA) and Adam Anderson, Coloma Lotus Whitewater (CLW), to approve the transfer of 17 weekday user day allocations from River Use Permit #44 held by AWA to River Use Permit #20 held by CLW.

Staff recommends the Commission approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 17 weekday user day allocations from River Use Permit# 44 to River Use Permit# 20.

A Staff Report is attached.

#### CONTACT

Zachary Perras, Parks Manager  
Chief Administrative Office, Parks & Trails Division

**STAFF REPORT:**

**APPLICATION FOR RIVER USE PERMIT USER DAY ALLOCATIONS TRANSFER**

**APPLICANTS:**

Michael Juarez, Action Whitewater Adventure (AWA) and Adam Anderson, Coloma Lotus Whitewater (CLW)

**REQUESTS:**

Planning Commission 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and 2) approve the transfer of 17 weekday user day allocations from River Use Permit #44 held by AWA to River Use Permit #20 held by CLW.

**LOCATION:**

The project area is located in western El Dorado County, within the South Fork of the American River (South Fork) corridor, between Chili Bar Dam and Salmon Falls.

**SUMMARY RECOMMENDATIONS**

Staff recommends the Commission approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 17 weekday user day allocations from River Use Permit# 44 to River Use Permit# 20.

**BACKGROUND**

El Dorado County River Management Plan (RMP) contains Element 6.2.1.4 (Exhibit A) which describes the guidelines and procedures for the transfer and consolidation of River Use Permits. Permitted river use is one of the primary whitewater recreation activities managed by the County through its RMP. Although River Outfitter companies and their respective allotted user days have changed since the inception of the program, the overall number of river use days (user days) has stayed the same since 1988. The discussion section will include a checklist of compliance with RMP Element 6.2.1.4, River Use Permit Transfers, and a record of the River Use Permit user day allocations being transferred.

**DISCUSSION:**

Action Whitewater Adventure holds River Use Permit #44 and is requesting the transfer of 17 weekday user day allocations to Coloma Lotus Whitewater River Use Permit #20. This will change the permit weekday user day allocations as noted in the tables below.

**River Use Permit Allocations**

The permits and user day allocations for Action Whitewater Adventure and Coloma Lotus Whitewater are contained in the tables below:

<b>Action Whitewater Adventure - Permit #44</b>		
	<b>Current</b>	<b>Proposed</b>
Weekend User Day Allocation	61	61
Weekday User Day Allocation	34	17
Memorial Day- Labor Day Weekend Allocation	N/A	N/A

<b>Coloma Lotus Whitewater - Permit #20</b>		
	<b>Current</b>	<b>Proposed</b>
Weekend User Day Allocation	64	64
Weekday User Day Allocation	19	36
Memorial Day- Labor Day Weekend Allocation	N/A	N/A

**Transfer Requirements**

River Management Plan Element 6.2.1.4 requires that for the transfer of a portion of a River User permit, the Planning Commission consider whether the request meets the following:

- 6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter’s business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

*No value has been given or assigned to the user days or the portion of the user days that are requested for transfer. The request meets this requirement.*

- 6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

*The request letter (Exhibit C) indicates the intent of Action Whitewater Adventure to transfer user days to Coloma Lotus Whitewater, each with their River Use Permit numbers. The request meets this requirement.*

- 6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

*The transfer fee in the amount of \$150 has been paid to the Parks Division. This item is a staff recommendation to the Planning Commission. The request meets this requirement.*

- 6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

*Action Whitewater Adventure and Coloma Lotus Whitewater are in good standing and have no outstanding fees or unresolved violations with El Dorado County. The request meets this requirement.*

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.

*Action Whitewater Adventure has held permit #44 since 2017. Current weekend allocations are 61 and weekday allocations are 34. This permit was last renewed in 2026 for three years. Next renewal is due in 2029.*

*Coloma Lotus Whitewater has held permit #20 since 2023. Current weekend allocations are 64 and weekday allocations are 19. This permit was last renewed in 2024 for three years. Next renewal is due in 2027. The request meets this requirement.*

- 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.

*As noted in the request (Exhibit C) Action Whitewater Adventure is requesting to transfer 0 weekend user days and 17 weekday user days. The request meets this requirement.*

- 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.

*This request is not to merge permits, so it does not apply.*

- 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.

*Action Whitewater Adventure has held permit #44 since 2017 and has no unresolved violations or complaints. Coloma Lotus Whitewater has held permit #20 since 2023 and has no unresolved violations or complaints. The request meets this requirement.*

**FINDINGS:**

1. The application for the transfer of 17 weekday user day allocations from River Use Permit #44 to River Use Permit #20 meets the standards required by the River Management Plan Element 6.2.1.4.

**California Environmental Quality Act (CEQA) Compliance**

CEQA Guidelines §15168, Program EIR, section (c)(2), states:

"If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR."

The County has defined River Use Permits as discretionary permits in Ordinance Chapter 5.48.030.D. CEQA Guidelines §15357 requires that discretionary projects be subject to CEQA, requiring an analysis of the environmental factors that would be potentially affected by the approval of Permits. The initial evaluation by the County sought to determine whether the program 2001 Environmental Impact Report (EIR) for the RMP could be used as the environmental document for the approval of River Use Permits. The initial evaluation's Discussion section described the analysis undertaken to determine that the potential environmental effects from the approval of Permitted River Use were within the scope of the project analyzed by the EIR. The analysis concluded that all potentially significant effects from the approval of River Use Permits were addressed.

The County made the following findings in its initial evaluation pursuant to CEQA Guidelines §15162, Subsequent EIRs and Negative Declarations, and §15168, Program EIR, section (c)(2):

1. The approval of River Use Permits is within the scope of the project described and analyzed for the River Management Plan.
2. Although the approval of River Use Permits could have a significant effect on the environment, all potentially significant impacts have been avoided or mitigated pursuant to the River Management Plan.
3. No new effects could occur from and no new mitigation measures would be required for the approval of River Use Permits.
4. No further environmental document is required.

Likewise, the transfer of user days does not change the amount of commercial river use allowed by the County's River Management Plan and no further environmental document is required.

**RECOMMENDATION:**

The Commission approves the transfer of 17 weekday user day allocations from River Use Permit #44 to River Use Permit #20.

**EXHIBITS**

- |           |   |
|-----------|---|
| Exhibit A | El Dorado County River Management Plan - Element 6.2.1.4        |
| Exhibit B | Chapter 5.48. - Streams and Rivers Commercial Boating Ordinance |
| Exhibit C | Letter of Intent from Applicants                                |

Exhibit A  
River Management Plan Element 6  
Outfitter Requirements

## ELEMENT 6 – Outfitter Requirements

### 6.1 Outfitter Requirements

6.2.1 Annual River Use Permits - The Stream and Rivers Commercial Boating Ordinance Chapter 5.48 governs River Use Permit application procedures and standards. The ordinance requires any entity conducting commercial trips on the South Fork to obtain a River Use Permit and requires that such entity meet and follow applicable insurance requirements; provides authority to the Planning Commission to approve River Use Permits for a three-year term; establishes standards for a River Use Permit application, termed the “river use plan”; and establishes a procedure to appeal the decision of the Planning Commission to the County Board of Supervisors.

6.2.1.1 The term for a River Use Permit issued to an existing, permitted outfitter shall be three years with an annual review of said permit. The provisional term for a permit issued to an outfitter who has been operating for less than one year on the South Fork shall be one year. Transfer of a River Use Permit from an existing outfitter to an outfitter who is not currently operating on the South Fork shall cause the term of the transferred permit to change, if necessary, so it expires as of the next March 31st. Permits shall be issued by April 1st of each year.

6.2.1.2 The granting of a River Use Permit will not establish any vested rights to an extension or renewal beyond the permit period.

#### 6.2.1.3 River Use Permit Allocations

6.2.1.3.1 The County’s River Use Permit system contains an allocation system that regulates the number of user days available to each outfitter. The basic purpose of the allocation system is to protect and prevent the river’s environmental quality, public services, roads and social values from being overburdened or damaged from excessive river use.

6.2.1.3.2 Current River Use Permit holders and guest allocations are presented in Appendix C.

6.2.1.3.3 The total weekday, weekend and guest allocations will not be increased above the capacities provided in Appendix C, and may be reduced per future management actions as identified in Element 7.

6.2.1.3.4 The current allocation system includes a separate weekend day allocation and weekday allocation for each permit. On weekend days, the total number of user days available to an outfitter each weekend day is specified by their permit’s weekend day allocation. Outfitters may utilize their weekend day allocation on any weekend day throughout the permit term.

6.2.1.3.4.1 The maximum number of weekday user days available is up to two times the permit’s weekday

allocation. However, a commercial outfitter's combined weekday user day levels during any one week may not exceed five times the weekday allocation.

- 6.2.1.3.4.2 In addition to the user day allocation, outfitters are allowed guests on trips. A specific guest allowance of 8 percent has been established. The total number of guests shall not exceed 8 percent, rounded up to the nearest whole number, of an outfitter's daily allocation. Commercial outfitters shall pay user day fees for all guests.
- 6.2.1.3.4.3 Outfitters are allowed one guide per boat that is not counted towards the permit's user day allocation. Extra guides or assistant boatmen are also permitted. The use of extra guides is limited, and extra guides cannot be used if the outfitter's river use is at the permit's allocation capacity. If an outfitter exceeds permit capacity through the use of extra guides, a Class I violation for exceeding capacity shall apply. An exception to the extra guide limitation will be granted to 1) outfitters primarily serving "special needs" passengers, and 2) whitewater kayak instruction. Approval of this exception must be specified in an outfitter's River Use Permit.
- 6.2.1.3.5 Outfitters with a weekend day allocation of less than 30 user days may "flex" their allocation. The intent of the flex is to allow the smaller outfitters to run somewhat larger and more profitable trips during the peak summer season. These outfitters must stay within their season- long weekend day allocation, defined as 30 (the number of weekend days between Memorial Day and Labor Day) times their base allocation. Current flex allocations are specified in Appendix C.
- 6.2.1.3.6 User days cannot be transferred, loaned, or borrowed. User days, as assigned to each outfitter, are not a commodity or an element of their permit that can be traded or purchased or sold among different outfitters. The capacity assigned under each permit is assigned strictly to the permit holder named on the River Use Permit.
- 6.2.1.3.7 It shall be permissible for an outfitter to subcontract with a second outfitter, if all of the following criteria are met:
  - 6.2.1.3.7.1 The second outfitter uses their own equipment, properly marked with the second outfitter's name;
  - 6.2.1.3.7.2 The raft is guided by the second outfitter's employee;

- 6.2.1.3.7.3 The raft is covered by the second outfitter's insurance;
- 6.2.1.3.7.4 The second outfitter is responsible for all fees;
- 6.2.1.3.7.5 The customer signs a liability release with the second outfitter.

6.2.1.4 River Use Permit Transfers - Where an outfitter wishes to transfer a River Use Permit, the following guidelines and procedures shall be used.

6.2.1.4.1 For any proposed transfer of a River Use Permit, a written application must be submitted to the Planning Commission for its review and approval prior to a transfer being completed. Said application letter is to be submitted through the County Parks and Trails Division. The following guidelines are to be used to facilitate the application for transfer.

6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.

6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This letter shall be delivered to County Parks and Trails Division. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the River Use Permit.

6.2.1.4.1.3 County Parks and Trails Division shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission. A transfer fee, set by the Board of Supervisors, will be paid to the County by the new permit holder.

6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.

6.2.1.4.2 Transfer of a Portion of a River Use Permit - In some instances where an outfitter would like to sell a portion, but not all of his business, or an existing partnership is proposed to be dissolved; the Planning Commission may consider the transfer of a portion

of that River Use Permit. The guidelines outlined in the preceding Elements shall apply as well as the following.

- 6.2.1.4.2.1 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each holds a valid County River Use Permit.
  - 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.
  - 6.2.1.4.2.3 Two outfitters may form a partnership and merge their individual permits. The Planning Commission must approve mergers, and transfer fees shall apply. Partnerships or merged permits may be dissolved through approval of the Planning Commission. Transfer fees shall apply for applications to dissolve merged permits.
  - 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.
- 6.2.1.4.3 Consolidation of River Use Permits – The County strongly desires that outfitters who hold more than one County River Use Permit combine those Permits into a single Permit. This will greatly simplify the County's accounting procedures. In some situations, it is a business advantage to an outfitter to hold more than one Permit. The County will not, in general, require that multiple permits be combined unless problems with reporting, accounting, exceeding permit capacity, and other problems occur. Multiple permits may be required to be combined in the following instances.
- 6.2.1.4.3.1 When there is a history of reporting and accounting problems by either the County or the outfitter.
  - 6.2.1.4.3.2 When the capacity limits as described in the permit(s) are exceeded.
  - 6.2.1.4.3.3 When a transfer of a permit is proposed.
  - 6.2.1.4.3.4 When the outfitter does not properly mark

equipment and boats with the company name (if there is more than one company name on each permit and each permit is accounted for separately and distinctly.)

6.2.1.4.3.5 If the company names on the permits are the same, the overall multiple permit capacity shall be the sum total of the individual permits' weekend day and weekday allocations.

6.2.1.4.4 River Use Permits, Inactive Status - A commercial outfitter who does not wish to operate in any year may request that the River Use Permit be placed in an inactive status. The following requirements apply to inactive River Use Permits.

6.2.1.4.4.1 River Use Permits cannot remain in an inactive status more than one year or be inactive for more than two years within a 5 year timeframe. If this element is violated, the permit and its user days will be immediately returned to the County for redistribution or dissolution

6.2.1.4.4.2 A permit maintenance fee shall be the same as the annual permit renewal fee.

6.2.1.4.4.3 A letter requesting that the River Use Permit be placed in an inactive status must be submitted to the County Parks and Trails Division prior to May 1st.

6.2.1.4.4.4 The "normal" requirements for River Use Permits (insurance, Operating Plans, fees, etc.) are not required for inactive permits.

6.2.1.4.4.5 A River Use Permit in an inactive status has no use capacity allocation assigned to it; the inactive designation merely reserves that use/capacity potential until the permit is activated.

6.2.1.4.4.6 An inactive River Use Permit in no way allows commercial river use.

## 6.2.2 Maximum Group Size

6.2.2.1 With the exception of Element 6.2.2.6, the number of boats in each group on the South Fork will be limited to 7 and will not exceed 56 people (passengers, guests, guides) per group. If more than one group is traveling together, each group must have a five minute period between launches from Chili Bar to below Hospital Bar rapid and when launching trips from other put in's and lunch stops in between. On the river each group will then stay out of sight of each other (lead boat cannot see last boat from other group).

- 6.2.2.2 Rafts in a group shall remain in reasonably close proximity between Chili Bar and Trouble Maker Rapids and between Fowler's Rock and Hospital Bar Rapids (class III sections) to give assistance, whenever needed, without unnecessary delay.
  - 6.2.2.3 Rafts in a river trip shall not purposefully integrate into another's group trip in class III whitewater.
  - 6.2.2.4 If flows are above 6,000 cfs at Chili Bar, trip sizes shall be a minimum of 2 rafts. Permit holders on a trip shall recommend to guests that they wear wetsuits to reduce the risk of hypothermia.
  - 6.2.2.5 A ratio of one guide per 8 guests shall be required on every permitted trip. Guides shall meet the requirements of Element 6.2.7.
  - 6.2.2.6 All kayak and canoe groups will be limited to a maximum of 12 boats in any group while on the river.
  - 6.2.2.7 Groups shall maintain a distance apart from each other of 4 boat lengths, except when overtaking another group.
- 6.2.3 Quiet Zone – The Quiet Zone in the Coloma-Lotus area is designated as follows:
- 6.2.3.1 The Quiet Zone begins at Indian Creek above Coloma, and ends at Greenwood Creek below Rivers Bend.
  - 6.2.3.2 All outfitters are required to counsel their passengers to refrain from loud noises, screaming, and yelling in the Quiet Zone, with the exception of the immediate vicinity of Troublemaker Rapid.
  - 6.2.3.3 A Class I violation in the Quiet Zone may be issued for any non-emergency yelling or screaming by passengers that is not being actively discouraged by the guide, except for normal noise associated with downriver travel in rapids.
  - 6.2.3.4 All outfitters will be required to observe the Quiet Zone.
- 6.2.4 To protect public health and safety and to respect the rights and reasonable expectations of adjoining landowners, no outfitter will organize a river trip with the intent to be on the South Fork after sunset.
- 6.2.5 All outfitter boats used on the South Fork of the American River shall be identified by name or logo.
- 6.2.5.1 All inflatable and hard-shell craft operated by outfitters shall be subject to identification requirements.
  - 6.2.5.2 The required boat identification standard is letters at least 6 inches high that can be easily read from either bank of the river at its widest point. Where

boat space is limited, letter size may be reduced, provided the name or logo must be readable from either bank of the river at its widest point.

6.2.5.3 Identification requirements also apply to boats that are borrowed from another outfitter. In such instances, the boat(s) borrowed will be marked and identified with the name or logo only of the company under whose permit it is operating. Identification will be to the same standard as specified above.

6.2.5.4 The identification of other items used by outfitters, such as jackets and paddles, is also strongly recommended. This will assist not only in lost and found situations but also when County staff are on the river taking commercial and non-commercial user day counts.

6.2.5.4.1 Adequate identification of all commercial boats used on the South Fork of the American River will be enforced by the County Parks and Trails Division.

6.2.5.4.2 Boat identification materials and methods shall be sufficient to withstand river conditions and shall remain firmly affixed and legible throughout the duration of the trip.

6.2.5.4.3 Safety kayaks do not require logos, but must stay with the trip while traveling downstream.

6.2.5.5 Boats being used for non-commercial trips (i.e. “private trips”) must:

- 1) Have company logos completely covered or removed, or
- 2) Have 3 (three) “flags” attached to the raft. Flags must each be at least an 8” x 8” square of red, pink or orange durable material. Flags must be attached to the bow, and on each side near the logos.

## 6.2.6 County Operating Reports and Fees

6.2.6.1 To enforce the permit allocation system and to track outfitter’s operational characteristics, the County requires that each outfitter provide the County an Operating Report for every month in which operations are conducted.

6.2.6.1.1 Operating Reports are mandatory for the months of March through October whether or not there are operations. If no river use was conducted for a specific month, outfitters are to submit a report marked, “No River Use This Month.”

6.2.6.1.2 All Operating Reports must be submitted electronically no later than the 15th day of the month following the month of operations.

6.2.6.1.3 Where user day fees are received after the deadlines stipulated above, a late penalty charge will be added to the amount due. The

current late penalty amount is provided in Appendix C. The late penalty charge cannot be appealed.

6.2.6.1.4 It is a Class I violation to fail to deliver an Operating Report for any month of operation by the required deadline. Each 30 days thereafter the Operating Report is not received constitutes an additional Class I violation.

6.2.6.2 The following information is to be contained on each Operating Report:

1. Name of outfitter;
2. River Use Permit number month of report;
3. Designate day of each river trip, put-in, lunch, camping, and takeout areas;
4. List numbers of passengers and guests for each trip, number of crafts used.

6.2.6.3 Outfitter Fees Required

6.2.6.3.1 Application Fees – There shall be a fee associated with each full permit application. These fees or other fees will be sufficient to reimburse the County for administrative staffing and materials costs. Current permit application fees are provided in Appendix C.

6.2.6.3.2 River Management Fees – Each outfitter is required to submit a surcharge per passenger per user day, for each commercial passenger and guest that is transported on the river. The river use fees will be submitted each month, along with the monthly Operating Reports electronically. The current River Management Fee, as adopted by Board Resolution, is provided in Appendix C.

6.2.6.3.2.1 The County will assess the amount of the River Management Fee surcharge based on the cost of administration of management activities associated with the management of outfitters. The surcharge will be adequate to generate sufficient revenue to pay for County administrative costs associated with outfitters as well as administrative costs associated with activities that have shared or incidental benefits to private boaters. (See also, Element 10, Funding.)

6.2.7 Guide Requirements

6.2.7.1 At least one guide per trip, which needs not be the trip leader, shall have completed a swift water rescue training course. Approved courses shall include the American Canoe Association Level 4 Swiftwater Rescue course,

Rescue 3 International Swiftwater and Flood Rescue Technician course, or an equivalent course containing the elements of these courses, as approved by the County Parks and Trails Division. Courses taught by outfitters' in-house staff that meets these requirements may be deemed acceptable by the County Parks and Trails Division. Such in-house courses must be proposed in writing by outfitter to the County and conducted after the receipt of written approval from the County Parks and Trails Division. Each year, permitted outfitters shall submit a list of guides that meet swiftwater rescue training standards to County Parks and Trails Division by May 15 for the upcoming river season.

- 6.2.7.2 All guides will be required to review and sign a statement agreeing to comply with County River Safety and Etiquette standards. These will be made available upon request from the County.
- 6.2.7.3 El Dorado County will work with outfitters, landowners, Federal, State, and County staff to develop river guide operational standards, knowledge, and skill levels if problems caused by an obvious disregard or lack of knowledge are observed. These guidelines will be adopted as mandatory requirements by the County for all outfitters, area managers, and guides.

Recommended knowledge and skills include:

- a. Emergency procedures, access, and evacuation;
- b. Boat wrap/flip emergency procedures;
- c. Communications;
- d. Location of private property boundaries, approved rest areas, lunch stops, camping, put-in and take-out areas;
- e. Governmental agencies, involvement and jurisdiction;
- f. Boating skills (guide for a minimum of 3 Class III trips, various flow levels, boating type); and
- g. Standard first aid and C.P.R. All guides shall be certified in standard first aid and C.P.R. Records of certification shall be maintained by the employer and shall be available for inspection by the County.

As a condition placed on the issuance of each outfitter's River Use Permit, guides are required to be fully knowledgeable and competent for items a., b., f., and g.

- 6.2.8 Outfitters will be required to carry a sweep kit, a repair kit, a first-aid kit and one extra personal floatation device for each group or trip.
- 6.2.9 Insurance, Business License, and Water Notice Requirements
  - 6.2.9.1 Each outfitter shall have and maintain in force, bodily injury and liability

insurance.

6.2.9.1.1 Each insurance certificate must name the County of El Dorado, its officers and employees and the riparian owners along the South Fork of the American River as additional insureds, and comply with standard insurance requirements prescribed by the County Department of Risk Management.

6.2.9.1.2 The amounts and scope of required insurance coverages will be periodically reviewed by the County Department of Risk Management, and may be amended by resolution of the Board. Current minimum insurance requirements are provided in Appendix C.

6.2.9.2 Each outfitter is required by County ordinance and State and Federal law to have a valid El Dorado County Business License that must be renewed each year, and meet the requirements of Federal and State labor laws.

6.2.9.3 Water Notice – El Dorado County requires that each outfitter provide a water flow notice to their passengers who book trips on the South Fork.

6.2.9.3.1 The water notice shall read as follows: “Water flows in the South Fork American River result from releases from hydroelectric facilities located upstream. Such water releases are not subject to the control of El Dorado County or rafting companies operating under Permits from the County of El Dorado.”

6.2.9.3.2 Outfitters shall determine the most appropriate means to notify their passengers; however, El Dorado County requires proof of this notice in the form of a brochure, booking confirmation notice, or other document.

## 6.2.10 Violations, Penalties, and Appeals

Outfitter violations are classified as Class I or Class II violations which result in varying degrees of penalty severity as prescribed below.

### 6.2.10.1 Violation Terminology

6.2.10.1.1 Class I violations include:

1. Violations of Quiet Zone requirements
2. Violations of the maximum group size limit
3. Operating after sunset
4. Violations of the boat marking requirements

5. Violations of the Operating Report submission requirements.
6. Violations of the land use requirements pursuant to the County Stream and River Boating Ordinance Section 5.48.060, including any unauthorized, non-emergency use of land along the river.
7. Exceeding approved permit capacities. (NOTE: In addition to the normal penalty fine for this violation, an additional penalty fee per passenger per user day may be assessed. The current additional penalty fee is provided in Appendix C.)
8. As determined by the River Program, violations of any requirements set forth in the River Management Plan or the County Ordinance Code that are not specified as Class II violations.

6.2.10.1.2 Class II violations include:

1. Improper sale, loaning, borrowing, or transfer of user days.
2. Violations of consolidation, transfer, and adjustment requirements for River Use Permits
3. Violations of insurance requirements
4. Fraudulent reporting of user day usage

6.2.10.2 A violation notice will be sent to the River Use Permit holder by certified mail, return receipt requested.

6.2.10.3 Penalty Schedule

6.2.10.3.1 For Class I Violations occurring in any single calendar year, the penalty schedule is provided in Appendix C.

6.2.10.3.2 Should an outfitter receive four violations in any one Class I category or six in any combination of Class I categories, a recommendation of suspension of the River Use Permit up to 10 consecutive days between Memorial Day and Labor Day may be considered.

6.2.10.4 Class I Violation Appeal Procedures – Class I Violations, if appealed, will follow the procedure below.

6.2.10.4.1 Within 10 days of receiving a violation notice, the outfitter may submit a written appeal request to County Parks and Trails Division.

- 6.2.10.4.2 County Parks and Trails Division will then submit said appeal with a recommendation to the County Parks and Trails Division Hearing Officer.
  - 6.2.10.4.3 The County will notify the outfitter in writing of the date, time, and place at least 10 days in advance of the hearing.
  - 6.2.10.4.4 The Hearing Office may sustain, reverse, or modify the violation notice. The decision on the appeal of the Hearing Officer will be final.
- 6.2.10.5 Class II Violation Appeal Procedures - the same appeal process will be followed as Class I violations other than the following:
- 6.2.10.5.1 The Hearing Office may suspend or revoke the River Use Permit. Any decision of the Hearing Officer may be appealed directly to the Board of Supervisors. Appeals must be made in writing and submitted to the Board Office. A fee is charged for each appeal.
  - 6.2.10.5.2 There will be a stay on an appeal of the Hearing Officer decision to the Board.
  - 6.2.10.5.3 Following submittal of the appeal application, the Board will schedule a hearing on the appeal, normally within 4 weeks. The Board may sustain, reverse, modify, or remand the Hearing Officer's decision.
- 6.2.10.6 Status of River Use Permits which are Denied or Revoked
- 6.2.10.6.1 Any River Use Permit which has been denied or revoked in any year may be reapplied for in the following year. This reapplication provision shall only be available the calendar year after the year the denial or revocation of the permit has occurred. The River Use Permit may only be approved if the conditions of denial or revocation have been resolved.
  - 6.2.10.6.2 Where a River Use Permit has been revoked or denied and not reapplied for, the capacity of that permit shall revert to the County.
- 6.2.11 All outfitters are required to follow current food storage, food preparation, sanitation, and human waste guidelines established by the Environmental Management Division. Environmental Health Permits shall be obtained as required.
- 6.2.12 Falsification of any documentation will result in a mandatory hearing before County Parks and Trails Division, who may issue a warning, suspend or make a recommendation to revoke the River Use Permit.

Exhibit B  
El Dorado County Ordinance Chapter 5.48.  
Streams and Rivers Commercial Boating

## CHAPTER 5.48. - STREAMS AND RIVERS COMMERCIAL BOATING

### Sec. 5.48.010. - Title.

This chapter shall be referred to as the Streams and Rivers Commercial Boating Ordinance.

(Code 1997, § 5.48.010; Ord. No. 4594, 1-15-2002)

### Sec. 5.48.020. - Purpose.

The Board of Supervisors recognizes that recreational use of the County's streams and rivers includes the use of streams and rivers by rafts, kayaks, and other floating devices. The Board has further found it necessary to manage whitewater recreation, through the County's River Management Plan, to protect the riparian environment and the safety, health, and welfare of river users and riparian landowners. Consistent with the policies and purposes of the 2001 El Dorado County River Management Plan, as it may be amended from time to time, this chapter regulates commercial boating on County rivers and streams.

(Code 1997, § 5.48.020; Ord. No. 4594, 1-15-2002)

### Sec. 5.48.030. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Boat rental* means the lease, rental, loan, or bailment for consideration of any floating device for use on any stream or river named in Section 5.48.040.

*Commercial outfitter* means any operation that meets any of the criteria specified in Subelement 6.1 of the 2001 El Dorado County River Management Plan, as it may be amended from time to time.

*Commercial river use* means any operation of a boat rental or commercial outfitter.

*Commercial river use permit* means a discretionary permit issued pursuant to this chapter that entitles the permittee to engage in commercial river use.

*County Parks* means the Parks Division of the Chief Administrative Office.

*Floating device* means any raft, kayak, canoe, inner tube, kickboard, water wheel, or similar object, or any "vessel" as defined by Harbors and Navigations Code § 21, as it may be amended from time to time. The term "floating device" expressly excludes U.S. Coast Guard approved personal flotation devices, Types 1 through 5.

(Code 1997, § 5.48.030; Ord. No. 4594, 1-15-2002)

Sec. 5.48.040. - Permit required.

No person or entity shall engage in commercial river use on the reaches of the South Fork of the American River between Chili Bar and Salmon Falls, except as authorized by a valid commercial river use permit in good standing.

(Code 1997, § 5.48.040; Ord. No. 4594, 1-15-2002)

Sec. 5.48.050. - Permit issuance procedure.

Commercial river use permits shall be issued by the Planning Commission. The procedure for permits is as follows:

- A. The applicant shall submit an application for a commercial river use permit, accompanied by a river use plan, and appropriate fee, to County Parks on or before an annual deadline set by County Parks.
- B. Within 60 days of the deadline for receipt of the application and river use plan, County Parks shall review them for compliance with the standards of this chapter and of the River Management Plan and submit a written report of its conclusions and recommendations to the Planning Commission. If County Parks concludes that an applicant's river use plan is not complete or does not meet the standards of Section 5.48.070, it shall recommend that the application be denied.
- C. Upon receipt of the report from County Parks, the matter shall be placed on the agenda of the next available meeting of the Planning Commission. The Planning Commission shall approve the permit upon a finding that the application and plan meet all standards of this chapter and of the River Management Plan; it shall deny the permit upon a finding that the application and plan do not meet one or more standards, identified in the finding, of this chapter or of the River Management Plan.
- D. Following the decision of the Planning Commission, either the applicant or any other person who is adversely affected by the decision may file an appeal to the Board of Supervisors in accordance with Chapter 2.09. The appeal must be filed within ten days after the action of the Planning Commission on a form furnished by the Clerk to the Board of Supervisors. The appeal must be accompanied by a fee for every permit or application included in the appeal. The appeal fee shall be in an amount as established by the Board of Supervisors from time to time.

(Code 1997, § 5.48.050; Ord. No. 4594, 1-15-2002)

Sec. 5.48.060. - Permit term; annual review; fees.

- A. Commercial river use permits shall be issued for a three-year term, with mandatory annual review by County Parks. The permit term shall run from the earlier of April 1 or the date of issuance.
- B. Notwithstanding Subsection A of this section, the following permits shall have one-year terms:
  - 1. A permit issued for a commercial river use that has been operating for less than one year.
  - 2. A permit issued to an operator who does not currently hold a permit.
- C. In its annual review, County Parks shall review any violations or complaints regarding the permittee and require the permittee to provide the following: a statement of any changes in its river use plan, current certificates of insurance, a newly executed letter agreeing to observe all standards enacted or enforced by the Director of Environmental Health regarding food storage, handling, and preparation, solid waste, sewage and sewage disposal, and water supply.
- D. Fees for the issuance and annual review of commercial river use permits shall be established by resolution of the Board of Supervisors. The issuance fee shall be an amount equal to the estimated cost of enforcing and administering the provisions of this chapter, including the processing of the application. The annual review fee shall not exceed the costs of conducting the annual review.

(Code 1997, § 5.48.060; Ord. No. 4594, 1-15-2002)

Sec. 5.48.070. - River use plan contents.

The river use plan required by Section 5.48.050 shall include, but need not be limited to, the following information:

- A. Applicant's name, mailing address, and location of place of business.
- B. If the place of business is not located in the County, the name, address, telephone number, and other relevant contact information of a local agent within the County who will be available in the event of emergencies or other problems.
- C. Full description of all activities proposed to be conducted under the commercial river use permit being sought.
- D. Full descriptions, including location, of all planned ingress and egress from the water, as well as all rest stops, lunch stops, or other planned non-emergency stops on adjoining lands. All lands so specified must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.
- E. Full description, including location, of the parking facilities for the permittee's commercial vehicles, employees, clients, and guests. Parking facilities must provide parking allocated to the permittee's exclusive use that meets the standards of Chapter 130.18. All lands specified

for parking facilities must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.

- F. Written proof that the applicant has obtained the landowners' or managing public agencies' permission for the activities planned on all lands specified in response to Subsections D and E of this section, if the applicant is not the landowner.
- G. Written confirmation that the permittee will provide shuttle transportation services to and from all points of ingress and egress. Vehicles used by permittee to transport clients, employees, or equipment shall meet at current State Vehicle Code requirements.
- H. Written confirmation of compliance with County Environmental Health permit requirements and all food storage, handling and preparation, solid waste, sewage and sewage disposal, and water supply standards enacted or enforced by the Director of Environmental Health. This requirement may be satisfied by a letter and Environmental Health permit application, signed by the applicant, agreeing to observe all such standards.
- I. Full description of planned safety measures for river users that meet that standards of Section 5.48.120.
- J. Written proof of bodily injury and liability insurance covering all activities of the permittee and the permittee's employees or agents relating to or incidental to river use pursuant to the permit sought. Liability insurance must meet scope and amount standards set by resolution of the Board of Supervisors, and must name the County, its officers and employees, and riparian landowners as additional insureds.
- K. Full description of a name or logo identification, to be utilized on all flotation devices, that meets the criteria of Subelement 6.2.5 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.070; Ord. No. 4594, 1-15-2002)

Sec. 5.48.080. - Limitation on allocations.

Notwithstanding Section 5.48.050, no river use permit will be issued if its issuance would cause the total weekend or weekday commercial use allocation to exceed the allocations authorized by permits in effect on November 20, 2001, unless a permit is sought for the provision of a truly new and unique commercial river use, as determined by the Planning Commission or the Board of Supervisors on appeal. The purpose of this limitation is to protect the health, safety and welfare of river users and riparian landowners, as well as the riparian environment.

(Code 1997, § 5.48.080; Ord. No. 4594, 1-15-2002)

Sec. 5.48.090. - No vested right.

The granting of a commercial river use permit does not vest any right or entitlement to an extension or renewal beyond the permit period.

(Code 1997, § 5.48.090; Ord. No. 4594, 1-15-2002)

Sec. 5.48.100. - Revocation, denial, or non-renewal of permit.

- A. A commercial river use permit may be revoked by the County Hearing Officer, or the Board of Supervisors on appeal, and may be reapplied for in the following year, pursuant to the standards and procedures of the River Management Plan as it may be amended from time to time.
- B. If a commercial river use permit has been revoked and not issued on reapplication, denied, or no timely application for its renewal has been submitted, the weekday and weekend use allocations associated with that permit shall revert to the County. After first soliciting a recommendation from the river management advisory committee, the Board of Supervisors may dissolve those allocations or assign them to one or more existing commercial outfitters or new commercial outfitters who apply for all or a portion of the allocations.

(Code 1997, § 5.48.100; Ord. No. 4594, 1-15-2002)

Sec. 5.48.110. - Permit transfer, consolidation, or inactivation.

Commercial river use permits may not be transferred or consolidated in whole or part, or inactivated, except as provided in Subelement 6.2.1.4 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.110; Ord. No. 4594, 1-15-2002)

Sec. 5.48.120. - Safety equipment and standards.

- A. Each floating device used to traverse a stream or river shall carry one U.S. Coast Guard approved personal flotation device per person using the floating device.
- B. The number of persons using a floating device shall not exceed the floating device's design capacity, except in an emergency or rescue situation.
- C. All commercial outfitters shall observe the safety, training, and equipment standards of Subelements 6.2.7 and 6.2.8 of the River Management Plan, as they may be amended from time to time.

(Code 1997, § 5.48.120; Ord. No. 4594, 1-15-2002)

Sec. 5.48.130. - Littering and trespass.

All persons, groups or business entities who use the streams and rivers of the County for recreational or commercial purposes shall be subject to State law regarding littering and trespass.

(Code 1997, § 5.48.130; Ord. No. 4594, 1-15-2002)

Sec. 5.48.140. - Penalty for violation.

- A. Violation by commercial river use permittees of certain standards and representations specified in Section 5.48.070 shall be penalized as follows:
1. Violations of Section 5.48.070.A, B, D, E, F, G, or K shall be punishable as specified in Subelement 6.2.10.3 of the River Management Plan, as it may be amended from time to time.
  2. Violations of Section 5.48.070.H shall be punishable by penalties imposed or enforced by the Department of Environmental Management.
  3. Violations of Section 5.48.070.C or J shall be punishable as specified in Subelement 6.2.10.4 of the River Management Plan, as it may be amended from time to time.
  4. Violation of Section 5.48.070.I shall be a misdemeanor punishable pursuant to Subsection B of this section.
- B. Except as otherwise specified in Subsection A of this section, violations of any provision of this chapter shall be a misdemeanor and punishable according to the general penalties described in Chapter 1.24.

(Code 1997, § 5.48.140; Ord. No. 4594, 1-15-2002; Ord. No. 5051, § 2, 4-18-2017)

Exhibit C  
Letter of Intent from Applicants

Action Whitewater Adventures

Date: April 27, 2026

El Dorado County

Parks Division

Attn: Zachary J. Perras/Parks Manager

Parks & Trails Division

Placerville, CA 95667

Re: Transfer of 17 Weekday User Days from RUP # 44 (Action Whitewater Adventures) to Coloma Lotus Whitewater, RUP #20; Transfer of Associated Operational Equipment/Assets

To Whom It May Concern:

This letter constitutes the formal written notice and request for acknowledgement/processing by the ~~El Dorado County~~ El Dorado County Parks Division regarding the transfer described below. Action Whitewater Adventures (“Transferer”) hereby confirms its intent to transfer seventeen (17) weekday user days from RUP #44 to Coloma Lotus Whitewater (“Transferee”), RUP #20 (the “Transfer”), together with operational assets customarily associated with supporting such user days, as further described herein.

**1. Weekday User Days Being Transferred.**

Transferor hereby transfers, assigns, and conveys to Transferee seventeen (17) weekday user days currently allocated under RUP #44, to be reallocated to and thereafter administered under Coloma Lotus Whitewater, RUP #20, subject to and contingent upon ant required review, approval, or confirmation by the County and/or any other applicable authority(ies).

## **2. Transfer of Associated Equipment/Assets.**

In connection with the Transfer and to support the operation of the transferred weekday user days, Transferor will transfer to Transferee the associated equipment and assets, including, without limitation:

- Rafts;
- Personal flotation devices (PFDs);
- Helmets; and
- Paddles

(collectively, the "Equipment").

The specific quantities, descriptions, and identifying information for the Equipment (including serial numbers/asset tags if applicable), together with general condition, shall be documented in an inventory list to be executed by Transferor and Transferee and provided to the County upon request (the "Inventory").

## **3. Effective Date; County Processing.**

The parties request that the County process and record the Transfer to reflect the reallocation of the 17 weekday user days from RUP #44 to RUP #20 effective April 27, 2026 or on such other date as the County determines is appropriate under applicable rules, procedures, or conditions of the River Use Permit Program.

## **4. Representations; Authority.**

Transferor represents that it has the authority to make the Transfer described herein and that the undersigned is authorized to bind Transferor. If countersigned below, Transferee represents that it is authorized to accept the Transfer and the Equipment.

## **5. Further Assurance.**

Transferor and transferee agree to execute any additional documents reasonably required by the County to effectuate and memorialize the Transfer, including the Inventory and any County-required forms.

Please contact the undersigned if the County requires additional information to complete processing of this Transfer.

Respectfully Submitted,

**ACTION WHITEWATER ADVENTURES (Transferor)**

By: *Herb A*

Name: *Michael Juarez*

Title: *President/CEO*

Date: *4/27/26*

Phone: [REDACTED]

Email: [REDACTED]

**ACKNOWLEDGED AND ACCEPTED:**

**COLOMA LOTUS WHITEWATER (Transferee)**

By: *Adam R. Anderson*

Name: *Adam Anderson*

Title: *Pres.*

Date: *4/27/26*

Phone: [REDACTED]

Email: [REDACTED]



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
FAX 622-3645  
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## Master Report

**File Number: 26-0833**

**\*File ID #:** 26-0833

**Agenda Item**  
**Type:**

**Status:** Agenda Item

**Version:** 1

**Reference:**

**Gov Body:** Planning  
Commission

**Department:** Planning and Building

**Created:** 05/05/2026

**Agenda Title:** 05-28-26 PC Tahoe Land Exchange

**Final Action:**

**Title:** Hearing to consider Determination of Conformity with the El Dorado County (County) 2004 General Plan for a proposed land exchange with the California Tahoe Conservancy (Conservancy). The six (6) parcels the County is acquiring from the Conservancy are identified by Assessor's Parcel Numbers 034-300-025, 034-300-026, 034-300-27, 034-300-028, 034-331-015 and 034-331-023, consisting of approximately 4.44 acres, and located in the unincorporated community of Meyers - four (4) parcels are located immediately south of the SR 89 and US 50 interchange, and two (2) parcels are located in Meyers Town Center. The five (5) parcels the Conservancy is acquiring from the County are identified by Assessor's Parcel Numbers 034-623-002, 034-623-003, 034 623-006, 034-622-007, and 033-191-006, consisting of approximately 3.28 acres and is located in the unincorporated community of Meyers at 620, 621, 630, and 660 West San Bernardino Avenue and 1374 Boca Raton Drive respectively.

The Planning and Building Department, Tahoe Planning and Building Division recommends the Planning Commission take the following action: render a report that the land exchange, as described above, is in conformity with the El Dorado County General Plan, pursuant to Government Code Section 65402.

**FUNDING:** N/A

**Notes:**

**Code Sections:**

**Agenda Date:** 05/28/2026

**Agenda Number:** 3.

**Sponsors:**

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**Attachments:** A - Staff Memo, B - Exhibits A-C, C - Staff Presentation

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**Contact:** Brendan Ferry

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## History of Legislative File

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Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 26-0833

Hearing to consider Determination of Conformity with the El Dorado County (County) 2004 General Plan for a proposed land exchange with the California Tahoe Conservancy (Conservancy). The six (6) parcels the County is acquiring from the Conservancy are identified by Assessor's Parcel Numbers 034-300-025, 034-300-026, 034-300-27, 034-300-028, 034-331-015 and 034-331-023, consisting of approximately 4.44 acres, and located in the unincorporated community of Meyers - four (4) parcels are located immediately south of the SR 89 and US 50 interchange, and two (2) parcels are located in Meyers Town Center. The five (5) parcels the Conservancy is acquiring from the County are identified by Assessor's Parcel Numbers 034-623-002, 034-623-003, 034 623-006, 034-622-007, and 033-191-006, consisting of approximately 3.28 acres and is located in the unincorporated community of Meyers at 620, 621, 630, and 660 West San Bernardino Avenue and 1374 Boca Raton Drive respectively.

The Planning and Building Department, Tahoe Planning and Building Division recommends the Planning Commission take the following action: render a report that the land exchange, as described above, is in conformity with the El Dorado County General Plan, pursuant to Government Code Section 65402.

**FUNDING:** N/A

### DISCUSSION / BACKGROUND

Hearing to consider a Finding of Conformity with the General Plan for a proposed land exchange with the Conservancy as described above.

A staff memo and corresponding exhibits are attached.

### CONTACT

Thea Graybill, Planning Manager, Long Range Planning Unit  
Planning and Building Department

Brendan Ferry, Chief Deputy Director, Tahoe Planning and Building Division  
Planning and Building Department



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

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South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150

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**South Lake Tahoe Office:**

**All Services:**  
(530) 573-3330  
[plan-buildSLT@edcgov.us](mailto:plan-buildSLT@edcgov.us)

Date: May 28, 2026  
To: Planning Commission  
From: Thea Graybill, Planning Manager, Long Range Planning Unit  
Subject: Determination of Conformity with the General Plan for a proposed land exchange of real property

**Background:**

Pursuant to California Government Code Section 65402, the Planning Commission (Commission) is required to review and report on the conformity of proposed public property acquisitions and dispositions with the adopted General Plan. This ensures that land use actions align with the long-term planning goals of El Dorado County (County). In accordance with Government Code Section 65402, this Finding of Conformity to the General Plan request was filed by the Planning and Building Department. The Commission must determine whether the proposed land exchange is in conformance with the General Plan.

The County is proposing to acquire and dispose of real property as part of a land exchange with the California Tahoe Conservancy (Conservancy). The purpose of the proposed land exchange is to: 1) facilitate the construction and operation of the permanent watercraft inspection station in Meyers, 2) preserve open space/sensitive stream environment zone (SEZ) properties near other Conservancy parcels creating management efficiencies, and 3) provide developable, non-sensitive land to the County within the Meyers Town Center to further its goals and policies.

**Recommendation:**

The Planning and Building Department, Tahoe Planning and Building Division recommends the Commission render a report that the land exchange is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

**Location/Description:**

The six parcels the County is acquiring from the Conservancy are identified by Assessor's Parcel Numbers 034-300-025, 034-300-026, 034-300-027, 034-300-028, 034-331-015, and 034-331-023, consisting of approximately 4.44 acres, and located in the unincorporated community of Meyers – four parcels are located immediately south



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of the SR 89 and US 50 interchange, and two parcels are located in Meyers Town Center. The five parcels the Conservancy is acquiring from the County are identified by Assessor's Parcel Numbers 034-623-002, 034-623-003, 034-623-006, 034-622-007, and 033-191-006, consisting of approximately 3.28 acres, and located in the unincorporated community of Meyers at 620, 621, 630, and 660 West San Bernardino Avenue and 1374 Boca Raton Drive respectively. The four parcels on West San Bernardino are vacant lots beyond a gate on a paper road and the one parcel on Elks Club is a vacant wetland parcel. The land exchange is located in Supervisorial District 5.

A location map of the parcels is included as Exhibit A. The zoning and land use designations of the parcels are provided in Exhibit B.

### **General Plan Consistency:**

Staff determined that the proposed land exchange is in conformance with and supported by the General Plan in two different ways. First, specific General Plan goals, objectives, and policies support the proposed land exchange. The proposed land exchange conforms with Land Use Element Policies 2.2.2.4 and 2.10.1.2, which supports preserving sensitive lands and developing non-sensitive lands in town centers for purposes like advancing workforce and affordable housing. The proposed land exchange also conforms with Conservation and Open Space Element Objective 7.4.2 because it protects critical habitat in the Tahoe Basin from aquatic invasive species.

Second, the County's General Plan recognizes areas for which specific land use plans have been prepared and adopted. These plans are accepted and incorporated by reference in the General Plan. The County's General Plan designation for the Tahoe Basin is AP – adopted plan. The adopted plan for the Tahoe Basin is the Lake Tahoe Basin Regional Plan (Regional Plan) and the Plan Area Statements, which were both adopted by the Tahoe Regional Planning Agency (TRPA), as well as the Meyers Area Plan, adopted by the County and TRPA. The land exchange is consistent with the following Regional Plan policies:

1. VEG-1.10: Work to eradicate and prevent the spread of invasive species,
2. LU-1.2: Redeveloping existing town centers is a high priority,
3. LU-3.4: Existing development patterns in residential neighborhoods outside of centers and environmentally sensitive lands should be maintained with no significant change,
4. LU- 3.8: TRPA supports sensitive land and development right acquisition programs that prioritize the retirement of development and the restoration of



# PLANNING AND BUILDING DEPARTMENT

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sensitive land,

5. OS-1.1: Management practices in open space that provide for the long term health and protection of the resources shall be permitted when consistent with the other goals and policies of this plan

Moreover, the proposed land exchange is consistent with the following Meyers Area Plan land use and zoning designations (Exhibit B) as well as its goals and policies: Land Use Goal 1: Encourage land uses, development projects, and activities that will enhance the “year round” economy; and Environmental Conservation Goal 1: Attain and maintain the environmental threshold carrying capacity standards, Goal 4: Protect and enhance SEZs, and Goal 5: Take an active role in the planning and review of nearby projects which may impact Meyers.

The list of relevant General Plan, Regional Plan, or Meyers Area Plan goals, objectives, and/or policies is provided in Exhibit C.

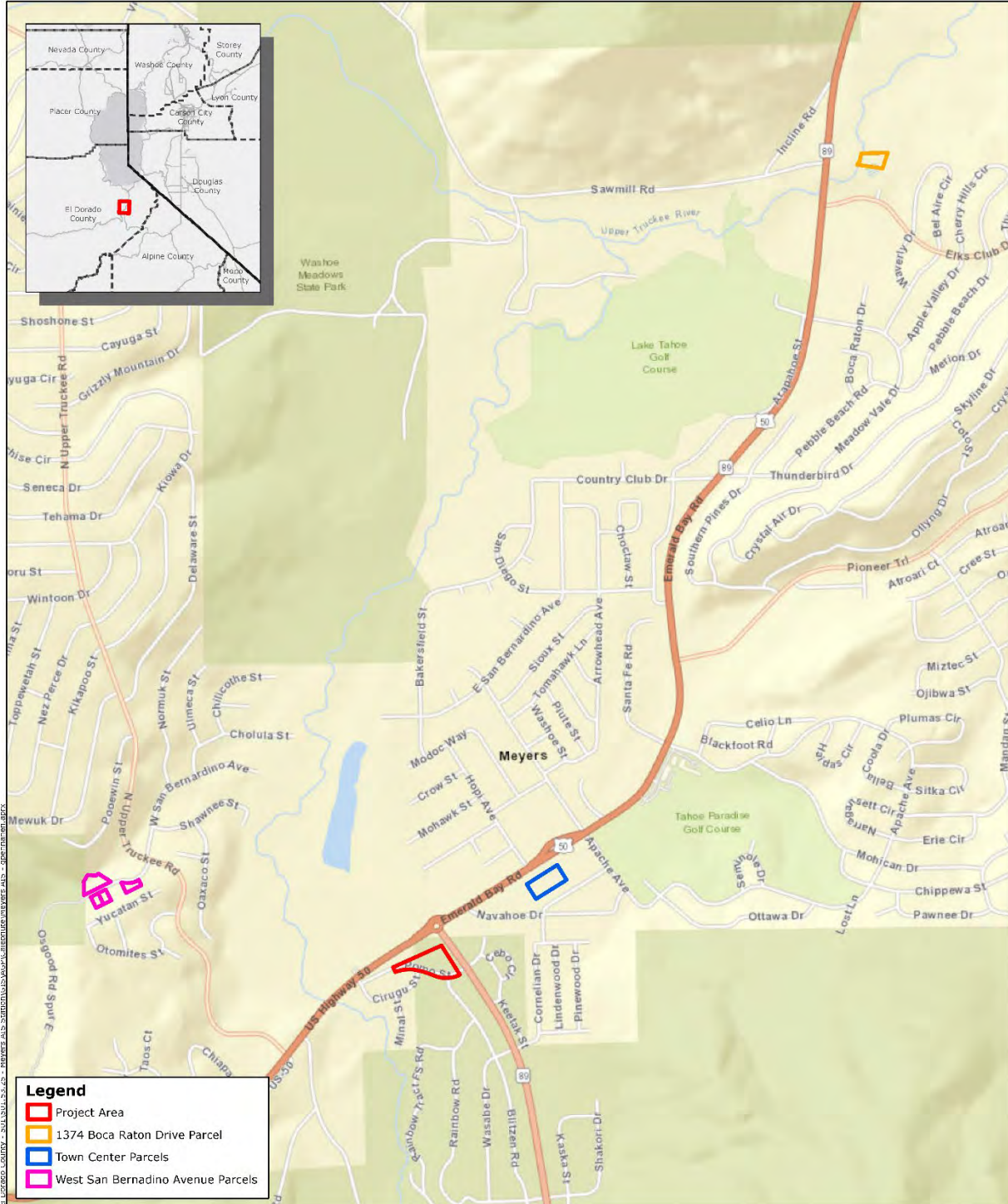
**Conclusion:**


Based on the above analysis, staff finds the proposed land exchange is in conformance with the County’s 2004 General Plan and recommends the Commission render a report that the land exchange is in conformity with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.

**Attachments:**

- Exhibit A – Land Exchange Location Map
- Exhibit B – Zoning and Land Use Designations
- Exhibit C – List of Relevant General Plan, Regional Plan, or Meyers Area Plan Goals, Objectives, or Policies

# Exhibit A - Land Exchange Location Map



	<p>Meyers Permanent Watercraft Inspection Station Land Exchange Location Map</p>		<p>FIGURE <b>4</b></p>
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### Exhibit B – Zoning and Land Use Designations

<b>County-owned Parcels</b>		
<b>Assessor's Parcel Numbers</b>	<b>Zoning Designation</b>	<b>Land Use Designation</b>
034-623-002	Residential (R1)	Residential (AP)
034-623-003	Residential (R1)	Residential (AP)
034-623-006	Residential (R1)	Residential (AP)
034-622-007	Residential (R1)	Residential (AP)
033-191-006	Recreational Facilities, Low-Intensity (RF-L)	Recreation (AP)

<b>Conservancy-owned Parcels</b>		
<b>Assessor's Parcel Numbers</b>	<b>Zoning Designation</b>	<b>Land Use Designation</b>
034-300-025	Meyers Recreation (MAP-4)	Recreation
034-300-026	Meyers Recreation (MAP-4)	Recreation
034-300-027	Meyers Recreation (MAP-4)	Recreation
034-300-028	Meyers Recreation (MAP-4)	Recreation
034-331-015	Meyers Community Center (MAP-1)	Mixed Use – Town Center
034-331-023	Meyers Community Center (MAP-1)	Mixed Use – Town Center

## Exhibit C

### List of Relevant General Plan, Regional Plan, or Meyers Area Plan Goals, Objectives, or Policies

#### El Dorado County General Plan

- Land Use Element Policy 2.2.2.4: The purpose of the Ecological Preserve (-EP) overlay designation is to identify those properties in public or private ownership which have potential to be established or have been established as habitat preserve areas for rare or endangered plant and animal species and/or critical wildlife habitat and/or natural communities of high quality or of Statewide importance and/or Stream Environment Zones (SEZ) as established in the Tahoe Basin. Ecological preserves may be established by private contract and/or memoranda of understanding affecting interested public agencies.
  - A. The Ecological Preserve overlay designation shall be combined with a basic land use designation that is appropriate for the area. The overlay will enable the land use densities or building intensities for a discretionary project to be transferred to other lands, clustered, or otherwise mitigated to maintain the Preserve.
  - B. The implementation strategies for the designated Ecological Preserve overlay lands shall be developed and approved by the Board of Supervisors prior to the designation taking effect. Implementation strategies shall not change the base land use designation.
  - C. Within the Tahoe Basin, the Ecological Preserve overlay shall apply to SEZ as established by Section 37.3 of the Tahoe Regional Planning Agency Code of Ordinances
  
- Land Use Element Policy 2.10.1.2: The County shall work with the Tahoe Regional Planning Agency (TRPA) and other appropriate state and federal agencies to identify lands capable of supporting affordable housing development without jeopardizing attainment of the Environmental Thresholds identified by TRPA.
  
- Conservation and Open Space Element Objective 7.4.2: IDENTIFY AND PROTECT RESOURCES – Identification and protection, where feasible, of critical fish and wildlife habitat including deer winter, summer, and fawning ranges; deer migration routes; stream and river riparian habitat; lake shore habitat; fish spawning areas; wetlands; wildlife corridors; and diverse wildlife habitat.

#### Lake Tahoe Basin Regional Plan

- Vegetation Chapter – Policy VEG-1.10: Work to eradicate and prevent the spread of invasive species

- Land Use Chapter
  - Policy LU-1.2: Redeveloping existing town centers is a high priority
  - Policy LU-3.4: Existing development patterns in residential neighborhoods outside of centers and environmentally sensitive lands should be maintained with no significant change
  - Policy LU- 3.8: TRPA supports sensitive land and development right acquisition programs that prioritize the retirement of development and the restoration of sensitive land
- Open Space Chapter – Policy OS-1.1: Management practices in open space that provide for the long term health and protection of the resources shall be permitted when consistent with the other goals and policies of this plan

### Meyers Area Plan

- Land Use Chapter - Goal 1: Encourage land uses, development projects, and activities that will enhance the “year round” economy
- Environmental Conservation Chapter
  - Goal 1: Attain and maintain the environmental threshold carrying capacity standards
  - Goal 4: Protect and enhance SEZs
  - Goal 5: Take an active role in the planning and review of nearby projects which may impact Meyers

# General Plan Determination of Conformity – Land Exchange

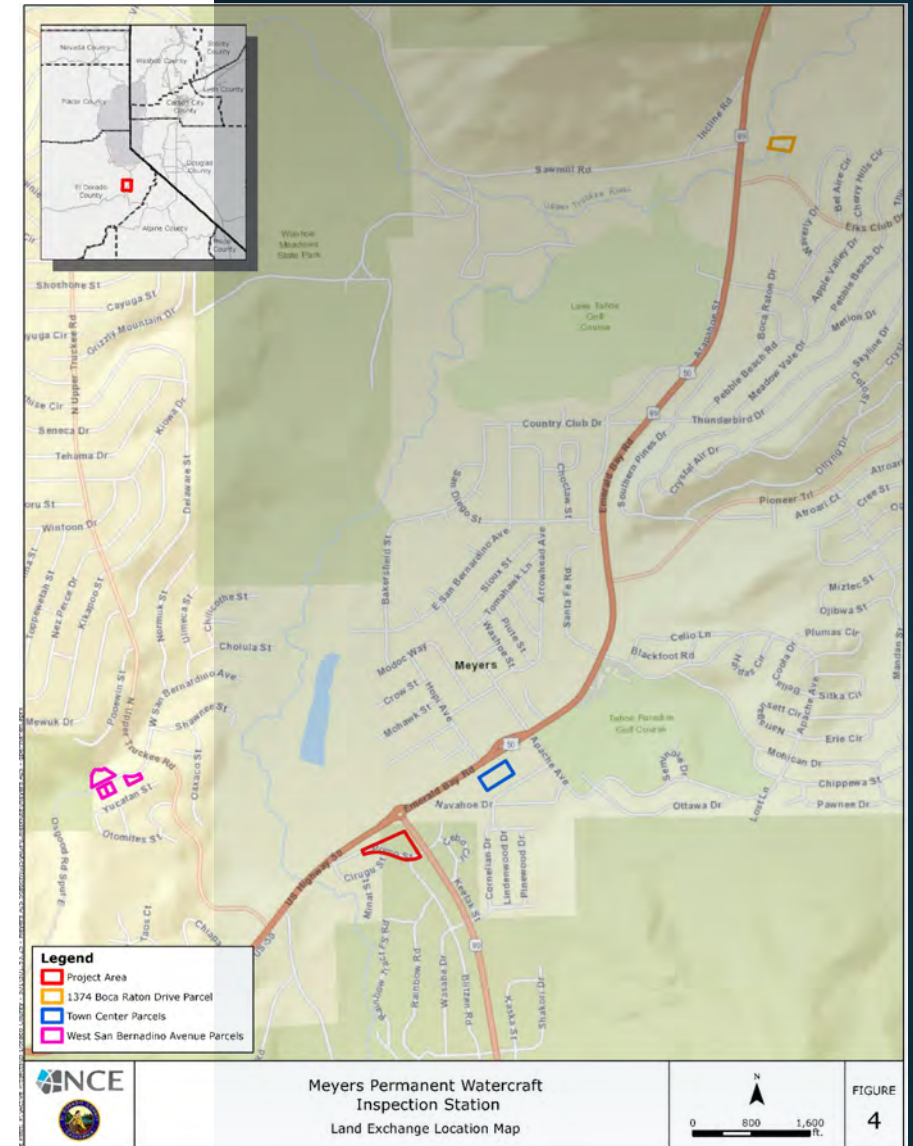
Planning Commission

May 28, 2026



# Background – Land Exchange

- Parties
  - California Tahoe Conservancy
  - El Dorado County
- Purpose
  - Facilitate the Meyers watercraft inspection station
  - Preserve open space/sensitive land for management efficiencies
  - Provide developable, non-sensitive land to the County within the Meyers Town Center



# County & Tahoe Conservancy Land Exchange

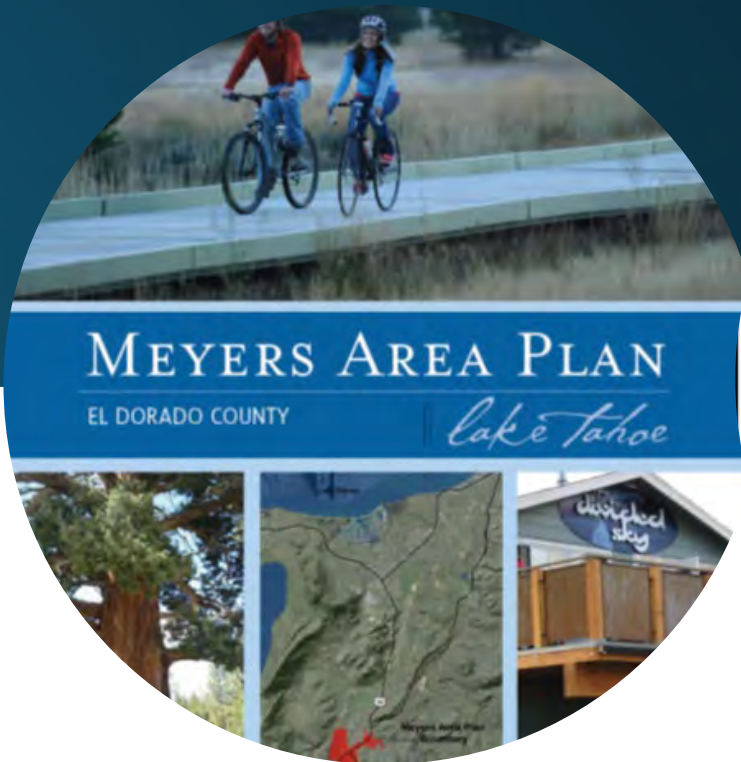
## Current County-owned parcels

- Five parcels – APNs 034-623-002, 034-623-003, 034-623-006, 034-622-007, and 033-191-006
- Consists of about 3.28 acres
- Sensitive/open space parcels
- Located in the unincorporated community of Meyers

## Current Conservancy-owned parcels

- Six parcels – APNs 034-300-025, 034-300-026, 034-300-27, 034-300-028, 034-331-015, and 034-331-023
- Consists of about 4.44 acres
- Asset Lands and developable
- Located in the unincorporated community of Meyers in the Town Center

# General Plan Conformity



**2004 EL DORADO COUNTY GENERAL PLAN  
A PLAN FOR MANAGED GROWTH AND OPEN  
ROADS; A PLAN FOR QUALITY  
NEIGHBORHOODS AND TRAFFIC RELIEF**



# Staff Recommendation

Staff recommends the Planning Commission determine that the land exchange is in conformity with the El Dorado County General Plan, pursuant to Government Code Section 65402



# County of El Dorado

330 Fair Lane, Building A  
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## Master Report

**File Number: 26-0832**

**\*File ID #:** 26-0832

**Agenda Item**  
**Type:**

**Status:** Agenda Item

**Version:** 1

**Reference:**

**Gov Body:** Planning  
Commission

**Department:** Planning and Building

**Created:** 05/05/2026

**Agenda Title:** 05-28-26 PC AZOU

**Final Action:**

**Title:** Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 120 (Subdivisions) and Title 130 (Zoning Ordinance) of the County Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Find the 2026 Administrative Zoning Ordinance Update (AZOU) Statutorily and Categorically exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines; and
- 2) Approve the AZOU to amend Title 120 of the El Dorado County Code - Subdivisions (Attachment A) and Title 130 of the El Dorado County Code - Zoning Code (Attachment C).

**Funding:** General Fund

**Notes:**

**Code Sections:**

**Agenda Date:** 05/28/2026

**Agenda Number:** 4.

**Sponsors:**

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**Attachments:** A - Proposed Draft Title 120 - Subdivisions, B - Title 120 Strikeout\_Underline, C - Proposed Draft Title 130 - Zoning Ordinance, D - Title 130 Strikeout\_Underline, E - Proposed Summary of Changes Table, F - Director's Interpretations, G - Executed Ordinance 5136 (Temporary Mobile Home), H - Staff Presentation

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**Contact:** Thea Graybill

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### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0832

Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 120 (Subdivisions) and Title 130 (Zoning Ordinance) of the County Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Find the 2026 Administrative Zoning Ordinance Update (AZOU) Statutorily and Categorically exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines; and
- 2) Approve the AZOU to amend Title 120 of the El Dorado County Code - Subdivisions (Attachment A) and Title 130 of the El Dorado County Code - Zoning Code (Attachment C).

**Funding:** General Fund

#### Discussion / Background

On January 7, 2025, (File No. 24-2155, Item No. 30) the Board of Supervisors (Board) approved a Resolution of Intention (ROI) directing the Planning and Building Department, Planning Division, Long Range Planning Unit (LRP) to initiate the preparation of minor amendments to the County Code. In alignment with the ROI, a process was established by LRP staff to prioritize and consolidate necessary administrative Zoning Ordinance amendments on an annual or as needed basis, after which the bundled amendments would be submitted to the Director of Planning and Building to confirm that they qualify as minor. Upon the Director's approval, the consolidated amendments would then be forwarded to the Planning Commission for consideration and potential recommendation to the Board.

For the current amendment cycle, the AZOU package includes proposed revisions that fall within four of the ROI categories and have been confirmed by the Director to be minor in nature. The proposed amendments are provided in Attachments A and C, with further explanation in Attachment E. Three (3) Director's Interpretations that have been incorporated into the proposed revisions are included in Attachment F, and Attachment G contains Urgency Ordinance No. 5136, which temporarily modified restrictions on the use of recreational vehicles as a temporary housing option.

The proposed amendments would be effective 30 days after final adoption by the Board.

**Sec. 120.68.060. Required submittal data; completion of application.**

- A. Upon applying for approval of a vesting tentative map, the following maps, data, reports and information shall be submitted. If any of the following documentation is not submitted, the application shall be deemed incomplete pursuant to Government Code § 65493.
1. The words "Vesting Tentative Map" printed conspicuously on the map;
  2. Four copies of a drainage plan, which, in addition to the requirements of the land capability study, shall include an analysis of upstream, on-site and downstream facilities and details, and detail of off-site drainage facilities where needed;
  3. Four copies of a preliminary grading plan. The preliminary grading plan shall show all cut and fill slopes and the proposed elevations of driveways and roads at 100-foot stations, proposed building pad elevations, and at all lot corners around the periphery of the project. The preliminary grading plan shall be prepared to a one foot (plus or minus);
  4. Four copies of a tree preservation plan. The plan shall accurately include the following:
    - a. Identification of the tree canopy using the vesting tentative map as the base map for such information, and further noting significant tree types (pine/oak, etc.) where groups of such types are clearly distinguishable. Any further description, such as general size characteristics, is desirable, but optional;
    - b. Identification on the tree canopy map of all trees with a diameter of 20 inches or greater diameter at breast height, in all of the following situations:
      1. Within building envelope areas when such are proposed as required herein, or on any lot less than 20,000 square feet in area when building envelopes are not required;
      2. In any situation where the tree or its dripline lie within any proposed road, driveway, leachfield area, or cut or fill slope area;

Those trees identified herein which are proposed for removal shall be so noted on the tree plan. Any provisions for tree preservation, transplanting, or replacement shall also be noted;
  5. An archeological survey noting the existence, if any, of any historical or cultural sites, and appropriate mitigation measures;
  6. Fuel modification program when the proposed site is heavily vegetated with trees or brush covering 50 percent or more of the site;
  7. In those circumstances where a development plan review is required by ordinance, such review application and all exhibits necessary for the review;
  8. In those circumstances where the project requires concurrent discretionary approval, all exhibits necessary for such application;
  9. A complete site plan showing all buildings and structures intended to be constructed on the lots proposed to be created. Those buildings, structures or improvements not shown on the site plan shall have no vested development rights hereunder and shall be subject to such ordinances, policies and standards in effect at the time of building permit issuance. Such site plan shall be of suitable scale (one inch equals 50 feet or greater) and sufficient detail to determine whether the proposed development conforms to existing ordinances, policies and standards and shall show the following:
    - a. Lot dimensions;
    - b. All buildings and structures: location (setback area), height and proposed use (number of dwelling units);
    - c. Walls and fences: location and height;

- d. Off-street parking: location, number of spaces and dimensions;
  - e. Access: pedestrian and vehicular;
  - f. Signs: location, size and height;
  - g. Drainage: natural drainage and any proposed drainage systems;
  - h. Landscaping;
  - i. Preliminary grading plan for each parcel;
10. Approved septic area for each lot if public sewers are not proposed;
  11. Building envelopes shall be noted on any proposed lot where average cross slopes exceed a ten percent grade. The building envelope area shall not exceed 5,000 square feet in area on Class 1 subdivisions (less than two-acre lots) or 20,000 square feet in rural divisions (two-acre or larger lots);
  12. Application form completed and signed;
  13. Deed restriction certificate signed;
  14. Letter of authorization from property owner, if applicable, authorizing the agent to act as applicant;
  15. A copy of official Assessor's map, showing the property outlined in red;
  16. Proof of ownership (grant deed), if the property has changed title since the last tax roll;
  17. Completed and signed environmental assessment form;
  18. Ten copies of a "land capability report" containing the information required by the Design and Improvements Standards Manual;
  19. If sewer or water service is proposed to be provided by a public agency, proof of availability and ability to serve the proposed development must be provided;
  20. Required maps:
    - a. 5 copies of the vesting tentative map, folded to fit in an 8½-inch by 11-inch folder, with signature block showing:
      - i. Four copies of slope map noting the following slope range categories; zero percent to ten percent, 11 percent to 20 percent, 21 percent to 29 percent, 30 percent and over;
      - ii. One copy of the reduced vesting tentative map, 8½ inches by 11 inches, or 8½ inches by 14 inches, may be on two or more pages if necessary;
  21. The vesting tentative map shall further include the following information with items a through p below shown on map in sequence noted:
    - a. Proposed subdivision name;
    - b. Owner of record (name and address);
    - c. Map prepared by (name and address);
    - d. Scale;
    - e. Contour interval;
    - f. Source of topography;
    - g. Section, township and range;
    - h. Assessor's parcel number;
    - i. Present zoning;

- j. Total area (acres);
  - k. Total number of parcels;
  - l. Minimum parcel area;
  - m. Water supply;
  - n. Sewage disposal;
  - o. Proposed structural fire protection;
  - p. Date of preparation;
  - q. North point located anywhere on map;
  - r. Project boundary with dimensions;
  - s. A vicinity map showing the location of the project in relation to major roads, including township, range and section;
  - t. Approximate dimension and area of all lots, and area of lots larger than one acre;
  - u. Names of adjacent subdivisions and property owners for parcels that have not been subdivided;
  - v. Approximate radii of centerline of all street curves;
  - w. Grades and width of proposed and existing roads of road easements with typical improvement cross section;
  - x. All existing structures, buildings, utility, transmission lines and dirt roads;
  - y. Fire hydrant location, existing and/or proposed;
  - z. Existing water and sewer line locations;
  - aa. Contours of not more than five foot intervals, based on aerial photogrammetry or on-site survey. (USGS interpolation, not acceptable);
  - bb. Phasing if proposed;
  - cc. The location, if present, of rock outcroppings, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundations, wetlands, and respective 100-foot and 50-foot septic system setbacks when a septic system is proposed;
  - dd. Flood areas on perennial streams, creeks or rivers (100-year).
- B. If as a result of the process of review by the County of the vesting tentative map it becomes necessary for the applicant:
- (1) To make a material change in the vesting tentative map;
  - (2) To submit additional data; or
  - (3) To revise any aspect of the data that has been previously submitted pursuant to Subsection A of this section;

then the application shall be deemed incomplete pursuant to Government Code § 65943 until such new or additional or revised maps, data, reports and information shall be submitted.

(Code 1997, § 16.68.060; Ord. No. 4216, § 1(part), 1992)

**Sec. 120.68.060. Required submittal data; completion of application.**

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- d. Off-street parking: location, number of spaces and dimensions;
  - e. Access: pedestrian and vehicular;
  - f. Signs: location, size and height;
  - g. Drainage: natural drainage and any proposed drainage systems;
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  15. A copy of official Assessor's map, showing the property outlined in red;
  16. Proof of ownership (grant deed), if the property has changed title since the last tax roll;
  17. Completed and signed environmental assessment form;
  18. Ten copies of a "land capability report" containing the information required by the Design and Improvements Standards Manual;
  19. If sewer or water service is proposed to be provided by a public agency, proof of availability and ability to serve the proposed development must be provided;
  20. Required maps:
    - a. ~~5~~ ~~30~~ copies of the vesting tentative map, folded to fit in an 8½-inch by 11-inch folder, with signature block showing:
      - i. Four copies of slope map noting the following slope range categories; zero percent to ten percent, 11 percent to 20 percent, 21 percent to 29 percent, 30 percent and over;
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    - f. Source of topography;
    - g. Section, township and range;
    - h. Assessor's parcel number;
    - i. Present zoning;

- j. Total area (acres);
  - k. Total number of parcels;
  - l. Minimum parcel area;
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  - n. Sewage disposal;
  - o. Proposed structural fire protection;
  - p. Date of preparation;
  - q. North point located anywhere on map;
  - r. Project boundary with dimensions;
  - s. A vicinity map showing the location of the project in relation to major roads, including township, range and section;
  - t. Approximate dimension and area of all lots, and area of lots larger than one acre;
  - u. Names of adjacent subdivisions and property owners for parcels that have not been subdivided;
  - v. Approximate radii of centerline of all street curves;
  - w. Grades and width of proposed and existing roads of road easements with typical improvement cross section;
  - x. All existing structures, buildings, utility, transmission lines and dirt roads;
  - y. Fire hydrant location, existing and/or proposed;
  - z. Existing water and sewer line locations;
  - aa. Contours of not more than five foot intervals, based on aerial photogrammetry or on-site survey. (USGS interpolation, not acceptable);
  - bb. Phasing if proposed;
  - cc. The location, if present, of rock outcroppings, lava caps, drainage courses, lakes, canals, reservoirs, rivers, streams, spring areas subject to inundations, wetlands, and respective 100-foot and 50-foot septic system setbacks when a septic system is proposed;
  - dd. Flood areas on perennial streams, creeks or rivers (100-year).
- B. If as a result of the process of review by the County of the vesting tentative map it becomes necessary for the applicant:
- (1) To make a material change in the vesting tentative map;
  - (2) To submit additional data; or
  - (3) To revise any aspect of the data that has been previously submitted pursuant to Subsection A of this section;

then the application shall be deemed incomplete pursuant to Government Code § 65943 until such new or additional or revised maps, data, reports and information shall be submitted.

(Code 1997, § 16.68.060; Ord. No. 4216, § 1(part), 1992)

**Sec. 130.21.020 Matrix of Allowed Uses.**

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix) below in this Section:

**Table 130.21.020—Agricultural, Rural, and Resource Zone Districts Use Matrix**

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
	<b>LA: Limited Agricultural</b> <b>PA: Planned Agricultural</b> <b>AG: Agricultural Grazing</b> <b>RL: Rural Lands</b> <b>FR: Forest Resource</b> <b>TPZ: Timber Production Zone</b>	<b>P</b> <b>A</b> <b>TUP</b> <b>CUP</b> <b>MUP</b> <b>TMA</b> <b>—</b>	<b>Allowed use</b> <b>Administrative permit required (130.52.010)</b> <b>Temporary use permit required (130.52.060)</b> <b>Conditional use permit required(130.52.021)</b> <b>Minor use permit required (130.52.020)</b> <b>Temporary mobile home permit (130.52.050)</b> <b>Use not allowed in zone</b>				
<b>Agricultural</b>							
Animal Raising and Keeping	P	P	P	P	P	P	130.40.080
Accessory Structures	P	P	P	P	P	P	130.40.030
Crop Production	P	P	P	P	P	—	
Dairy	P	P	P	P	P	—	
Grazing	P	P	P	P	P	P	
Hemp Cultivation	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	—	—	
Livestock, high density	CUP	CUP	CUP	CUP	—	—	
Nursery, Plants: Production and Wholesale	P	P	P	P	CUP	CUP	
Orchards and Vineyards	P	P	P	P	P	—	
Processing of Agricultural products	P	P	P	CUP	CUP	CUP	
Produce Sales: Sale of Produce Grown On-site	P	P	P	P	P	—	130.40.240
Sale of Produce Grown Off-site	A	A	A	A	A	—	
Timber	P	P	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	
Hemp Cultivation	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	—	—	
<b>Agricultural Support Services</b>							
Packing of On-site and Off-site Agricultural Products	P	P	P	P	P	P	
Slaughterhouse or Rendering Plant	—	CUP	CUP	—	—	—	
Agriculture, Value-added Processing	P	P	P	P	P	—	
Custom Farm Services	CUP	CUP	CUP	CUP	CUP	—	

Animal, Domestic Farm: Sales	P	P	P	P	P	—	
Farm Machinery & Equipment Sales and Maintenance	CUP	CUP	CUP	CUP	CUP	—	
Feed and Farm Supply Store	CUP	CUP	CUP	CUP	CUP	—	
Nursery, Plant Production Plus	CUP	A	A	CUP	CUP	—	
Ranch Marketing	See Table 130.44.102.1 (Ranch Marketing Use Matrix)						130.44
Wholesale Storage and Distribution (Agricultural Products)	CUP	CUP	CUP	CUP	CUP	—	
Wineries	See Table 130.40.400.1 (Wineries Allowed Uses Matrix)						130.40.400
<b>Residential</b>							
Child Day Care Home: Small or Large	P	P	P	P	P	—	130.40.110
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	
Dwelling: Single-unit, Detached	P	P	P	P	P	CUP	130.40.350
Temporary During Construction	P	P	P	P	P	TUP	130.40.190
Employee Housing: Agricultural 6 or Fewer Employees	P	P	P	P	P	—	130.40.120
Agricultural up to 36 Beds or 12 Units in Compliance with Standards	MUP	MUP	MUP	MUP	MUP	—	130.40.120
Agricultural Not in Compliance with Standards	CUP	CUP	CUP	CUP	CUP	—	130.40.120
Construction	—	—	TUP	TUP	TUP	—	130.40.190
Seasonal Worker	—	—	A	A	A	—	130.40.120
Seasonal Workers Not in Compliance with Standards	—	—	CUP	CUP	CUP	—	130.40.120
Guest House	P	P	P	P	P	—	130.40.150
Temporary Mobile Home	TMA	TMA	TMA	TMA	TMA	—	130.40.190
Kennel, Private <sup>2</sup>	P	P	P	P	P	—	
Room Rental: One Bedroom, Only	P	P	P	P	P	—	
Accessory Dwelling Unit	P	P	P	P	P	CUP <sup>6</sup>	130.40.060, 130.40.300
<b>Commercial</b>							

Animal Sales and Service Kennel, Commercial	CUP	CUP	CUP	CUP	CUP	—	
Pet Grooming and Pet Stores	CUP	CUP	CUP	CUP	CUP	—	
Veterinary Clinic	—	CUP	CUP	CUP	CUP	—	130.40.070
Breweries, Micro	CUP	CUP	CUP	CUP	CUP	—	
Commercial Cannabis	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)				—	—	
Commercial Kitchen	CUP <sup>4</sup>	CUP <sup>4</sup>	CUP	CUP	CUP	—	130.44 130.40.400
Contractor's Office	TUP	TUP	TUP	TUP	TUP	—	130.40.190
Dining Facilities	CUP	CUP	CUP	CUP	CUP	—	
Distillery	CUP	CUP	CUP	CUP	CUP	—	
Feed and Farm Supply Store	CUP	CUP	CUP	CUP	CUP	—	
Fuel Sales	—	—	—	—	CUP <sup>5</sup>	CUP <sup>5</sup>	
Home Occupation	See Table 130.40.160.1 (Home Occupation Use Matrix)					—	130.40.160
Lodging Facilities: Agricultural Lodging	See Table 130.40.170.1 (Agricultural Lodging)						130.40.170
Bed and Breakfast Inn	CUP	CUP	CUP	CUP	CUP	—	
Health Resort and Retreat Center	—	CUP	CUP	CUP	CUP	CUP	
Nursery, Plants: Commercial Retail	CUP	CUP	CUP	CUP	CUP	—	130.40.220
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	—	130.40.220
Temporary Outdoor	A/TUP	A/TUP	A/TUP	A/TUP	—	—	
Permanent	CUP	CUP	CUP	CUP	CUP	CUP	
<b>Industrial</b>							
Industrial: General	—	—	—	—	CUP	—	
Mineral Exploration, and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)						
Storage Yard: Equipment and Material Permanent	P	P	P	P	P	P	130.40.320.C
Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
<b>Recreation and Open Space</b>							
Campground	CUP	CUP	CUP	CUP	CUP	CUP	130.40.100
Golf Course	—	—	—	CUP	—	—	
Hiking and Equestrian Trail	P	P	P	P	P	P	
Hunting/Fishing Club or Farm	A	P	P	P	P	P	130.40.210.D

Hunting/Fishing Club or Farm Facility	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170.B
Marina: Non-motorized Craft	—	CUP	CUP	CUP	CUP	CUP	
Off-Highway or Off-Road Vehicle Recreation Area	—	—	—	—	CUP	—	
Park, day use	—	—	—	CUP	CUP	—	130.40.210
Picnic Area	P	P	P	P	P	P	
Resource Protection and Restoration	P	P	P	P	P	P	
Ski Area	—	—	—	CUP	CUP	—	130.40.210
Snow Play Area	—	—	—	CUP	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
Stable: Commercial	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210
Trail Head Parking or Staging Area	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210
<b>Civic Uses</b>							
Cemetery	—	—	CUP	CUP	CUP	—	
Churches and Community Assembly	—	—	—	CUP	CUP	—	
Community Services: Intensive	CUP	CUP	CUP	CUP	CUP	—	
Minor	CUP	CUP	CUP	CUP	CUP	—	
Schools: College and University	—	—	—	CUP	—	—	130.40.230
Elementary and Secondary, Private	—	—	—	CUP	—	—	
<b>Transportation</b>							
Airports, Airstrips, and Heliports	CUP	CUP	CUP	CUP	CUP	CUP	
<b>Utility and Communication</b>							
Telecommunication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	CUP	130.40.130
Public Utility Service Facilities: Intensive	—	CUP	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)						130.40.390
<b>NOTES:</b>							
<sup>1</sup> In FR and TPZ only, logging camps and sawmills may be allowed by CUP.							
<sup>2</sup> Dogs used for herding or guardian purposes in commercial ranching or browsing operations are allowed by right subject to licensing requirements of the County Animal Services Division in compliance with Title 6 (Animals).							

<sup>3</sup> Subject to the issuance of an Administrative Permit, unless otherwise specified in Section 130.40.220 (Outdoor Retail Sales) in Article 4 (Specific Use Regulations) of this Title.
<sup>4</sup> Or as permitted in Section 130.40.400 (Wineries) or Chapter 130.44 (Ranch Marketing) in Article 4 (Specific Use Regulations) of this Title.
<sup>5</sup> Accessory to Off-highway or off road vehicle recreational uses.
<sup>6</sup> Accessory Dwelling Unit allowed by right with CUP for primary dwelling unit.
<sup>7</sup> Cultivation of industrial hemp allowed pursuant to a license issued under Chapter 130.43 of this Title.

(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5112, § 2, 9-10-2019; Ord. No. 5152, § 2, 11-16-2021; Ord. No. 5168, § 2, 11-1-2022; Ord. No. 5177, § 2, 6-20-2023; Ord. No. 5241, §§ 1, 16, 8-19-2025)

**Sec. 130.22.020 Matrix of Allowed Uses.**

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

**Table 130.22.020—Allowed Uses and Permit Requirements for the Commercial Zones**

<b>CPO: Commercial, Professional Office</b>	<b>P</b>	<b>Allowed use (Article 4: Special Use Regulations)</b>						
<b>CL: Commercial, Limited</b>	<b>A</b>	<b>Administrative permit required (130.52.010)</b>						
<b>CM: Commercial, Main Street</b>	<b>TUP</b>	<b>Temporary use permit required (130.52.060)</b>						
<b>CC: Commercial, Community</b>	<b>CUP</b>	<b>Conditional Use Permit required(130.52.021)</b>						
<b>CR: Commercial, Regional</b>	<b>MUP</b>	<b>Minor use permit required (130.52.020)</b>						
<b>CG: Commercial, General</b>	<b>TMA</b>	<b>Temporary mobile home permit (130.52.050)</b>						
<b>CRU: Commercial, Rural</b>	<b>—</b>	<b>Use not allowed in zone</b>						
<b>Use Type</b>	<b>CPO</b>	<b>CL</b>	<b>CM</b>	<b>CC</b>	<b>CR</b>	<b>CG</b>	<b>CRU</b>	<b>Specific Use Regulation</b>
<b>Commercial</b>								
Animal Sales and Service: Kennel, Commercial	—	—	—	P	P	P	CUP	
Pet Grooming and Pet Stores	—	P	P	P	P	P	—	
Veterinary Clinic	—	P	P	P	P	P	P	

Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair Shops	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	130.40.320
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	P	P	
Taproom Brewery	CUP	P	P	P	P	P	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	130.40.220
Business Support Services	—	—	P	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	P	130.40.110
Commercial Cannabis	—	—	—	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			—	
Commercial Recreation: Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	CUP	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	130.40.210

Contractor's Office: On-site	A	A	A	A	A	A	A	130.40.19 0
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	
Distillery, Craft	CUP	CUP	CUP	CUP	P	P	P	
Drive-Through Facility	P/CUP <sub>6</sub>	P/CUP <sub>6</sub>	P/CUP <sub>6</sub>	P/CUP <sub>6</sub>	P/CUP <sub>6</sub>	P/CUP <sub>6</sub>	P/CUP <sub>6</sub>	130.40.14 0
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	130.40.11 0
Food and Beverage Retail Sale	—	P	P	P	P	P	P	
Free Food Distribution Center	—	—	—	—	—	CUP	CUP	
Funeral and Internment Services	—	P	CUP	P	—	P	CUP	
Lodging Facilities: Bed and Breakfast Inn	—	CUP	P	P	—	—	P	130.40.17 0
Health Resort and Retreat Center	—	—	—	P	—	—	P	
Hotel and Motel	CUP	—	P	P	P	—	P	
Maintenance and Repair	—	—	CUP	P	P	P	P	
Medical Services: Hospital	CUP	—	—	P	CUP	CUP	—	
Clinic	CUP	P	P	P	P	—	P	
Long-Term Care Facility	—	CUP		P	—	—	CUP	
Mobile/Manufacture d Home Sales Lots	—	—	—	A	—	P	—	130.40.22 0
Offices: Professional	P	P	P	P	CUP	P	P	
Medical	P	P	P	P	CUP	P	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	130.40.28 0
Restaurant	CUP	P	P	P	P	P	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	130.40.22 0
Temporary Outdoor Sales	A/TUP	TUP <sup>1</sup>	TUP <sup>1</sup>	A/TUP	A/TUP	A/TUP	A/TUP	
Personal Services	P/CUP	P	P	P	P	P	P	

Property Services	—	P	—	P	—	P	P	
Specialized Education and Training	P	P	P	P	—	CUP	—	130.40.230
Storage, Self	—	—	—	CUP	—	P	CUP	130.40.320
Tobacco Retail <sup>7</sup>	—	P	P	P	P	P	P	130.40.340
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	
Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	—	—	CUP	—	—	P	P	
Full-service Facilities	—	P	CUP	P	—	P	P	
<b>Industrial</b>								
Laundries, Commercial	—	CUP	—	CUP	—	P	P	
Light Manufacturing: Ceramic Products	—	—	CUP <sup>2</sup>	CUP	—	P	CUP	
Lightweight Nonferrous Metal Casting Foundry	—	—	CUP <sup>2</sup>	CUP	—	P/CUP <sup>3</sup>	CUP	
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)							
Printing and Publishing	—	—	—	CUP	—	P	—	
Research and Laboratory Services	P	—	—	P	—	P	P	
Storage Yard, Equipment and Material: Permanent	—	—	—	—	—	P	CUP	130.40.320
Temporary	TUP	—	—	TUP	TUP	TUP	TUP	
Wholesale Storage and Distribution	—	—	—	CUP	—	P	CUP	
<b>Agricultural</b>								
Nursery, Commercial Retail	—	P	CUP	CUP	—	P	P	
Packing: Off-site Products	—	CUP	—	—	—	P	P	
<b>Residential</b>								
Caretaker Unit: Permanent	A	A	A	A	A	A	A	130.40.120
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	

Child Day Care Home Small or Large	P	P	P	P	P	P	P	130.40.110
Community Care Facility: Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as part of a Mixed Use Development)	P	P	P	P	P	P	P	130.40.180 and 130.52.030
Emergency Shelter	—	—	—	CUP	—	P	—	
Employee Housing: Commercial Caretaker, Permanent	A	A	A	A	A	A	A	130.40.120
Commercial Caretaker, Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Construction	—	—	—	—	—	A	A	130.40.190. B.5
Home Occupation <sup>4</sup>	See Table 130.40.160.1 (Home Occupation Use Matrix)							
Transitional Housing: Large, only	—	—	—	CUP	—	A	—	130.40.360
<b>Recreation and Open Space</b>								
Golf Course	—	—	—	CUP	—	—	CUP	
Marina: Motorized Craft	—	—	—	CUP	—	CUP	CUP	
Non-Motorized Craft	—	—	—	P	—	—	P	
Parks: Day Use	A	A	A	A	A	—	A	130.40.210
Nighttime Use	CUP	CUP	CUP	CUP	CUP	—	—	
Snowplay Area	—	—	—	CUP	—	CUP	CUP	
Special Events, Temporary	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Swimming Pool, Public	—	CUP	—	CUP	—	—	—	130.40.210
Tennis Courts, Public	—	CUP	—	CUP	—	—	—	
Trail Head Parking and Staging Area	—	—	—	CUP	—	CUP	P	
<b>Civic</b>								
Cemeteries	—	—	—	CUP	—	CUP	—	

Churches and Community Assembly Indoor	CUP	CUP	P	P	—	CUP	CUP	
Outdoor	CUP	CUP	CUP	CUP	CUP	—	CUP	
Community Services: Intensive	—	—	—	CUP	CUP	CUP	CUP	
Minor	P	P	P	P	P	—	P	
Schools: College and University	P	—	CUP	P	CUP	—	—	130.40.230
Elementary and Secondary, Private	CUP	—	CUP	CUP	—	—	—	
<b>Transportation</b>								
Airports, Airstrips and Heliports	—	—	—	CUP	—	CUP	CUP	
Intermodal Facility	CUP	CUP	CUP	CUP	CUP	P	—	
Parking Lot	P	P	P	P	P	P	P	
<b>Utility and Communications</b>								
Telecommunication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	130.40.130
Public Utility Service Facilities: Intensive	CUP	—	—	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)							130.40.390
<b>NOTES:</b>								
<sup>1</sup> Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title. <sup>2</sup> Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: "Light Manufacturing") of this Title. <sup>3</sup> CUP for larger scale, 'general industrial' use. <sup>4</sup> As part of the residential component of a mixed use development. <sup>6</sup> CUP required when adjacent to any residential zoned lot or residential use. <sup>7</sup> Must meet the setback requirements of Chapter 130.40.340 and licensing requirements of Chapter 8.68.								

**Sec. 130.23.020 Matrix of Allowed Uses.**

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.23.020 (Industrial / R&D Zones Use Matrix) below in this Section:

**Table 130.23.020—Industrial/R&D Zones Use Matrix**

<b>IL: Industrial Low</b> <b>IH: Industrial High</b> <b>R&amp;D: Research &amp; Development</b>	<b>P</b>	<b>Allowed use (Article 4: Special Use Regulations)</b> <b>Administrative permit required (130.52.010)</b> <b>Temporary use permit required (130.52.060)</b> <b>Conditional Use Permit required(130.52.021)</b> <b>Minor use permit required (130.52.020)</b> <b>Temporary mobile home permit (130.52.050)</b> <b>Use not allowed in zone</b>		
	<b>A</b>			
	<b>TUP</b>			
	<b>CUP</b>			
	<b>MUP</b>			
	<b>TMA</b>			
<b>—</b>				
<b>USE TYPE</b>	<b>IL</b>	<b>IH</b>	<b>R&amp;D</b>	<b>Specific Use Reg.</b>
<b>Industrial</b>				
Automotive and Equipment: Salvage and Wrecking Yard	CUP	CUP	—	
Hazardous Material Handling	CUP	CUP	CUP	
Industrial: General	P/CUP	P/CUP	CUP	
Specialized <sup>5</sup>	CUP	CUP	—	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	—	P	
Ceramic Products From Compounded Clay	P	—	P/CUP <sup>1</sup>	
Lightweight Nonferrous Metal Casting Foundry				
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)			
Printing and Publishing	P	—	P	
Research and Laboratory Services	P	—	P	
Slaughterhouse	CUP	CUP	—	
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
<b>Commercial</b>				
Adult Business Establishment	A	—	—	130.40.040
Animal Sales and Service: Veterinary Clinics	CUP	—	CUP	

Automotive and Equipment: Paint and Body Shops	P	CUP	—	
Repair Shop	P	CUP	—	
Vehicle Storage	P	CUP	—	130.40.320
Vehicle Sales and Rentals	P	CUP	—	
Banks and Financial Services	—	—	P	
Bars and Drinking Establishments	CUP	—	—	
Brewery: Large Commercial	P	CUP	CUP	
Micro Brewery	P	CUP	CUP	
Building Supply Store	P	—	—	130.40.220
Business Support Services	P	—	P	
Commercial Cannabis	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			
Commercial Recreation: Indoor Entertainment	—	—	CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	130.40.210
Distillery: <sup>3</sup> Large Commercial	P	CUP	CUP	
Craft	P	CUP	CUP	
Drive-Through Facility	P/CUP <sup>4</sup>	—	P/CUP <sup>4</sup>	130.40.140
Employer-sponsored Child Day Care Center	A	—	A	130.40.110.C
Mobile/Manufactured Home Sales Lot	A	—	—	130.40.220
Offices: Professional and Medical	P	—	P	
Printing and Publishing	P	—	P	
Recycling Facilities	P/A	P	—	130.40.280
Restaurant	P <sup>2</sup> /CUP	—	P	
Retail Sales and Service: Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	130.40.220
Temporary Outdoor Sales	A/TUP	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
Self-Storage (Mini Storage)	P	P	CUP	
Specialized Education and Training	—	—	P	
Trade School, Indoor or Outdoor	P	—	CUP	
Wineries <sup>3</sup> Production Facilities	P	P	CUP	
<b>Residential</b>				

Contractor's Office: On-site	A	A	A	130.40.190
Off-site	TUP	TUP	TUP	
Employee Housing: Commercial Caretaker, Permanent	A	CUP	A	130.40.120
Commercial Caretaker, Temporary	TMA	—	TMA	
Construction	A	A	—	130.40.190
<b>Civic</b>				
Cemetery	CUP	—	—	
Churches and Community Assembly, Indoor Only	—	—	CUP	
Community Services: Intensive	P	—	P	
Schools: College and University	—	—	CUP	130.40.230
Elementary and Secondary, Private	—	—	CUP	
<b>Transportation</b>				
Airports, Airstrips, and Heliports	CUP	CUP	CUP	
Intermodal Facility	P	—	P	
Parking Lot, Public	P	—	P	
<b>Utility and Communication</b>				
Communication Facilities	P/A	CUP	P/A	130.40.130
Public Utility Service Facilities: Intensive	CUP	CUP	—	130.40.250
Minor	P	—	P	
Wind Energy Conversion System		See Table 130.40.390.1 (WECS Use Matrix)		130.40.390
<b>Recreation and Open Space</b>				
Special Events, Temporary	TUP	—	TUP	
<b>Agricultural</b>				
Crop Production	—	P	—	
Grazing	—	P	—	
Livestock, High Density	—	CUP	—	
Nursery, Plants: Wholesale	P	P	—	
Orchards and Vineyards	—	P	—	
Packing: On-site Products	P	P	—	
Off-site Products	P	P	—	
Produce Sales	—	CUP	—	
Timber	—	P	—	
NOTES: <sup>1</sup> CUP for larger, general industrial-scale use. <sup>2</sup> If restaurant is an ancillary use to an existing primary use, then allowed by right (P); if restaurant is a new primary use, then allowed by CUP. <sup>3</sup> Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this				

Title.

<sup>4</sup> CUP required when adjacent to any residential zoned lot or residential use.

<sup>5</sup> Newly proposed or expanded logistics use developments shall be consistent with standards listed in Government Code Section 65098-65098.9 (Warehouse Design and Build Standards) as applicable.

**Sec. 130.24.020 Matrix of Allowed Uses.**

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.24.020 (Residential Zone Use Matrix) below in this Section:

**Table 130.24.020—Residential Zone Use Matrix**

RM: Multi-unit Residential R1, R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estate	P PD A CUP MUP TMA TUP —	Allowed use Planned Development Permit required (130.52.040) Administrative Permit required (130.52.010) Conditional Use Permit (130.52.021) Minor use Permit required (130.52.020) Temporary Mobile Home Permit required (130.52.050) Temporary use permit required (130.52.060) Use not allowed in zone						
	USE TYPE	RM	R1, R20K	R1A	R2A	R3A	RE	Specific Use Reg.
<b>Residential</b>								
Child Day Care Home: Small or Large	P	P	P	P	P	P	P	130.40.110
Community Care Facility: Small (serving 6 or fewer)	P	P	P	P	P	P	P	
Large (serving 7 or more)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Dwelling: Multi-unit	P	—	—	—	—	—	—	
Single-unit, Attached	P	P	—	—	—	—	—	
Single-unit, Detached	P <sup>1</sup>	P	P	P	P	P	P	
Temporary During Construction	—	P	P	P	P	P	P	130.40.190
Employee Housing: Agricultural—Six or Fewer	—	P	P	P	P	P	P	130.40.120
Seasonal Worker in Compliance with Standards	—	—	A	A	A	A	A	
Seasonal Worker not in Compliance with Standards	—	—	CUP	CUP	CUP	CUP	CUP	
Construction	TUP	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190
Guest House	—	P	P	P	P	P	P	130.40.150
Hardship Mobile Home	—	TMA	TMA	TMA	TMA	TMA	TMA	130.40.190

Kennel, Private	—	—	—	—	—	CUP	130.40.080	
Mobile/Manufactured Home Park	CUP	CUP	CUP	CUP	CUP	CUP	130.40.190 Also refer to adopted Mobile Home Park Design Standards (Resolution 198-2015)	
Room Rental: One Bedroom, Only	P	P	P	P	P	P		
Accessory Dwelling Unit	P	P	P	P	P	P	130.40.300	
Transitional Housing: Small (Serving 6 or Fewer)	P	P	P	P	P	P	130.40.360	
Large (Serving 7 or More)	CUP	CUP	CUP	CUP	CUP	CUP		
<b>Agricultural</b>								
Animal Raising and Keeping	See Table in 130.40.080.1 (Animal Raising & Keeping Matrix)							130.40.080
Accessory Structures	—	P	P	P	P	P	130.40.030	
Crop Production	—	—	P	P	P	P		
Grazing	—	—	P	P	P	P		
Hemp Cultivation		—	—	—	—	P <sup>4</sup>		
Nursery, Plants: Wholesale	—	—	—	—	—	P		
Orchards and Vineyards: Commercial	P	P	P	P	P	P		
Packing, On-site Products	P	P	P	P	P	P		
Processing of Agricultural Products; Commercial			CUP	CUP	CUP	CUP	130.40.160	
Produce Sales Sale of Produce Grown on; On-site	—	A	P	P	P	P	130.40.240	
<b>Commercial</b>								
Child Day Care Center	—	—	—	—	—	—	130.40.110	
Contractor's Office	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190	
Stables; Commercial	—	—	—	—	—	CUP	130.40.210	
Home Occupation	See Table in 130.40.160.1 (Home Occupation Use Matrix)							130.40.160
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170	
Mixed Use Development	P <sup>2</sup>	—	—	—	—	—	130.40.180 & 130.52.030	
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	P	130.40.220	
Seasonal Sales	—	—	—	—	—	A		
Temporary Real Estate Sales Office	A	A	A	A	A	A	130.40.330	
Wineries	—	—	—	—	—	CUP <sup>3</sup>	130.40.400	
<b>Industrial</b>								

Mineral Exploration	A	A	A	A	A	A/ CUP	Chapter 130.29
Mining	CUP	CUP	CUP	CUP	CUP	CUP	
Storage Yard: Equipment and Material Temporary	TUP	TUP	TUP	TUP	TUP	TUP	
<b>Recreation and Open Space</b>							
Golf Course	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210
Hiking and Equestrian Trail	P	P	P	P	P	P	
Marina, Non-motorized Craft	—	—	—	—	—	CUP	
Off-highway or Off-road Vehicle Area	—	—	—	—	—	A	
Parks (Public): Day Use	P	P	P	P	P	P	
Nighttime Use	CUP	CUP	CUP	CUP	CUP	CUP	
Picnic Area	P	P	P	P	P	P	
Private Recreation Area	PD/ CUP	PD/ CUP	PD/ CUP	PD/ CUP	PD/ CUP	PD/ CUP	
Resource Protection and Restoration	P	P	P	P	P	P	
Swimming Pool, Public	CUP	CUP	CUP	CUP	CUP	CUP	130.40.210
Tennis Court, Public	CUP	CUP	CUP	CUP	CUP	CUP	
Trail Head Parking or Staging Area	—	CUP	CUP	CUP	CUP	CUP	
<b>Civic</b>							
Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	
Churches and Community Assembly	CUP	CUP	CUP	CUP	CUP	CUP	
Community Services: Minor	CUP	CUP	CUP	CUP	CUP	CUP	
Schools: Elementary and Secondary, Private	CUP	CUP	CUP	CUP	CUP	CUP	130.40.230
<b>Utility</b>							
Telecommunication Facilities	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	A/CUP	130.40.130
Public Utility Service Facilities: Intensive	CUP	CUP	CUP	CUP	CUP	CUP	130.40.250
Minor	P	P	P	P	P	P	
Wind Energy Conversion System	See Table 130.40.390.1 (WECS Use Matrix)						130.40.390
<b>NOTES:</b>							
<sup>1</sup> Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual.							
<sup>2</sup> Allowed as part of a Mixed Use Development, residential component meets minimum General Plan density requirement and is subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.							

<sup>3</sup> Or as otherwise permitted under Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.

<sup>4</sup> Cultivation of industrial hemp allowed pursuant to a license issued under Chapter 130.43 of this Title.

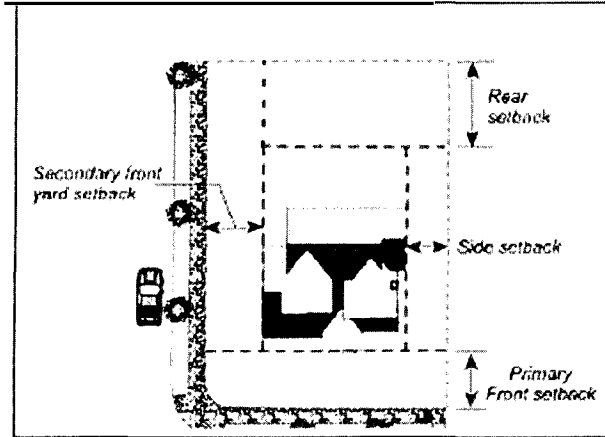
(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5152, § 3, 11-16-2021; Ord. No. 5168, § 3, 11-1-2022; Ord. No. 5241, §§ 3, 16, 8-19-2025)

### **Sec. 130.30.050 Setback Requirements and Exceptions.**

All structures and buildings (see Article 8—Glossary: "Structure" of this Title) shall be located on a lot so as to conform to the setback requirements established for the zone in which the lot is located, as set forth in Chapters 130.21 (Agricultural, Rural , and Resources Zones) through 130.26 (Meyers Area Plan [MAP] Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, inclusive, except as provided in this Chapter unless and until a Variance is granted in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title or standards are modified pursuant to a Development Plan permit in compliance with 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

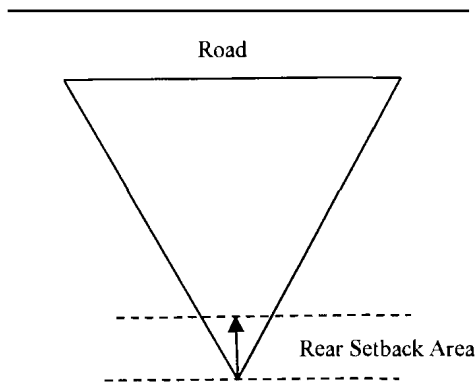
- A. Measurement of Setbacks. Setbacks shall be measured from the closest of either a property line, the edge of a road easement, or the edge of a right-of-way line to the nearest point of the foundation of a structure, on a line perpendicular to the property line, road easement, or right-of-way line.
1. Setbacks adjacent to existing private roads without defined right-of-way or road easements shall be measured from the edge of the maintained area of the road. Setbacks adjacent to County-maintained roadways shall be measured from a distance of 30 feet from the centerline of the road.
  2. Where the Board has adopted a future roadway alignment, the minimum setback shall be measured from the edge of the future right-of-way line.
  3. Expanded setbacks from major roads identified in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document shall be applied to protect future right of way for the planned widening of those roads. Proposed development adjacent to these roads shall be increased by the distance shown in the DISM/LDM, or successor document.
  4. Corner Lots. A corner lot with frontage on two or more streets shall have front yard (see Article 8 - Glossary: "Yards" of this Title) setback requirements, as identified in the Development Standards Tables in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, along each property line adjacent to a street, subject to the following exceptions:
    - a. Double Frontage Corner Lots. On a corner lot with frontage on two streets, the building permit application shall specify the primary front yard; the remaining street frontage shall be considered the secondary front yard, as shown in Figure 130.30.050.A (Example: Corner Lot Setbacks) below in this Section. The yard opposite the primary front yard shall be considered the rear yard. The primary front yard setback shall comply with the front yard setbacks of the zone; the secondary front yard setback shall comply with the secondary front setback applicable to the zone.

**Figure 130.30.050.A Example: Corner Lot Setbacks**



- b. Triple Frontage Corner Lots. On a corner lot with frontage on three streets, the building permit application shall specify the primary front yard. The frontage opposite the primary front yard shall be considered a rear yard for setback purposes, providing vehicular access is restricted.
- c. Rear Setback on Triangular Lot. Where a triangular lot has no rear lot line because its side lot lines converge to a point, an assumed line placed at the point, or vertex, of the angle and running perpendicular to a line bisecting the angle shall be considered the rear lot line for the purpose of measuring the required rear setback, as shown in Figure 130.30.050.B (Example: Rear Setbacks, Triangular Lots) below in this Section.

**Figure 130.30.050.B Example: Rear Setbacks, Triangular Lots**



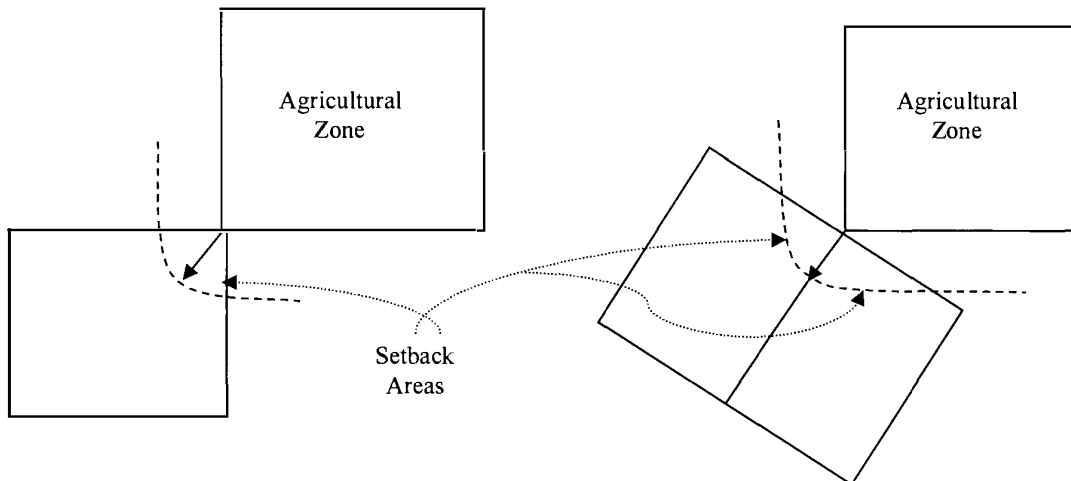
- 5. Through Lots. Through lots, or double frontage non-corner lots, shall maintain front yard setbacks for the primary frontage containing the driveway encroachment, and rear yard setbacks for the opposite frontage, providing vehicular access is restricted. Where vehicular access is allowed, front yard setbacks shall apply.
- B. Exceptions to Setback Requirements. The following exceptions to the setback requirements may be allowed where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot and these qualifying conditions have been documented by a licensed civil engineer or surveyor. The qualifying slope must be located directly in front of the proposed structure and must influence its placement. All reductions in front yard setbacks shall be subject to cross visibility area (CVA) requirements under Subsection 130.30.070.B.4 (Fences, Walls, and Retaining Walls—Front Yards) below in this Chapter.

1. Front Setback Reduction for Single-Story Structures. Where a lot meets the qualifying conditions set forth in Subsection 130.30.050.B, the required front setback for a single-story structure may be reduced by 50 percent, except:
    - a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection B must be satisfied for all frontages. If all frontages of a lot do not meet this elevation criteria, a front setback reduction for slope may be approved under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing).
    - b. Any parking structure allowed by this Subsection B.1 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.
  2. Front Setback Reduction for Multi-Story Structures. Where a lot meets the qualifying conditions set forth in Subsections 130.30.050.B, the required front setback for a multi-story structure may be reduced under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) except:
    - a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection B must be satisfied for all frontages.
    - b. Any parking structure allowed by this Subsection B.2 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.
- C. Projections into Required Setbacks.
1. Cornices, window canopies, eaves, bay windows, or similar architectural features, which do not qualify as habitable area under the building code; heating and air conditioning equipment; and uncovered and unenclosed decks of 30 inches in height or less, excluding handrails, may extend into any required setback by not more than 50 percent provided that no such feature shall be allowed within three feet of any side lot line.
    - a. For uncovered and unenclosed decks, setbacks shall be measured from the closest portion of the deck, such as flooring, footing, or foundation, to the property line.
  2. Front yards may have the following additional encroachments:
    - a. Fences and walls, subject to Section 130.30.070 (Fences, Walls, and Retaining Walls) below in this Chapter.
    - b. Bear resistant garbage can containers, subject to Subsection 3.g (Bear Resistant Garbage Can Containers) below in this Section.
    - c. Signs, subject to Chapter 130.36 (Signs) below in this Chapter.
  3. The following encroachments or reduced setbacks into the required yards are allowed for the following specific uses, provided there is no encroachment into any public utility or drainage easement:
    - a. Swimming pool, heating and air conditioning equipment may encroach into any setback by up to 50 percent but not less than 3 feet from any lot line. When located within a required setback as allowed by this Subsection, accessory mechanical equipment that generates noise (such as air conditioning or swimming pool equipment) shall be enclosed with an appropriate noise barrier when less than 10 feet from the property line.
    - b. Swimming pools measured to the back edge (non-water side) of the bond beam and their accessory water features, such as manmade waterfalls, if 30 inches in height or less:
      - (1) Front. Setback required by zone.

- (2) Side and Rear. 5 feet minimum.
  - c. Propane Tanks shall meet the applicable standards of the fire code (See Article 8: Glossary—"Fire Code" and "Fire Safe Regulations" of this Title) subject to the following conditions:
    - (1) Front. The propane tank may be located within the front setback provided it is not less than 10 feet from the property line and the tank is less than 40 inches in height and fully screened by fencing or landscaping.
    - (2) Underground Tanks. May be located within any setback.
  - d. Portable Sheds (non-habitable, less than 120 square feet of floor space, containing no utilities):
    - (1) Front. Setback required by zone.
    - (2) Side and Rear. Five feet minimum, subject to fire safe regulations under Subsection D (Fire Safe Setbacks) below in this Section.
  - e. Chimneys (at ground level):
    - (1) Front and Rear. Three feet into setbacks.
    - (2) Side. Three feet into setback, but in no instance shall the remainder of the side yard be less than three feet.
    - (3) Chimneys that protrude above ground level, such as cantilevered chimney chases on the second story of a residence, shall not be subject to setback requirements.
  - f. Solar Collectors that are ground mounted shall comply with the required side and rear setbacks for the zone, subject to the height requirements and maximum reduction in setbacks allowed under state Public Resource Code Section 25981.
  - g. Bear Resistant Garbage Can Containers. A bear resistant garbage can enclosure in compliance with the approved list maintained by the Environmental Management Department shall be subject to the following minimum setbacks:
    - (1) Ten feet from the road as measured from the edge of the curb-face or pavement if no curbing exists. In no event shall a container be placed within the road right-of-way or easement.
    - (2) On corner lots, containers shall not be located within the CVA at the intersection, as shown in Figure 130.30.070.B (Cross Visibility Area (CVA) Example #2) below in this Chapter.
  - h. Trellises and Arbors.
    - (1) A trellis shall be considered similar to a fence for setback purposes and be subject to the requirements for fences under Section 130.30.070 (Fences, Walls, and Retaining Walls) below in this Chapter.
    - (2) An arbor less than 50 percent open shall be considered a structure and be subject to development standards, including setback requirements, for the zone.
- D. Special Setbacks for Agricultural and Timber Resource Protection. Notwithstanding any other provision of this Title, where incompatible uses, as defined in Article 8 (Glossary: see "Incompatible Uses: Agricultural") of this Title, adjacent to the agricultural zones of LA, PA, and AG, or the Forest Resource (FR) and Timber Production Zone (TPZ), the following setbacks shall apply on those lots containing the incompatible use:

1. Setback Standards on Lots Adjacent to Agricultural Zones.
  - a. When the agriculturally zoned lot is located within a General Plan designated Agricultural District: 200 feet.
  - b. When the agriculturally zoned lot is located outside of a General Plan designated Agricultural District:
    - (1) A lot with the proposed incompatible use is 10 acres or larger: 200 feet.
    - (2) A lot with the proposed incompatible use is less than 10 acres: No special agricultural setback is required.
  - c. When the lot adjacent to the agriculturally zoned lot is in a General Plan designated Community Region or Rural Center: 50 feet.
2. Setback Standards on Lots Adjacent to the Forest Resource or Timber Production Zone:
  - a. When the lot adjacent to the Forest Resource or Timber Production Zone is within the General Plan designated Rural Region: 200 feet.
  - b. When the lot adjacent to the Forest Resource or Timber Production zone is within a General Plan designated Community Region or Rural Center: 50 feet.
3. Setbacks and Buffers for Adjacent Tangent Lots. Where an agricultural or timber production zoned lot abuts a lot at a tangent or single point and where an agricultural or timber production zone setback will apply to the adjacent lot, the setback will be measured as a radius the length of the required setback, from the point of tangent into the adjacent lot, as shown in Figure 130.30.050.C (Examples: Tangential Setbacks) below in this Section:

**Figure 130.30.050.C Examples: Tangential Setbacks**



4. Administrative Relief. Administrative relief from the setback requirements established in Subsections E.1 through E.3 above in this Section may be granted by the Ag Commission or the Director under an Administrative Permit (Section 130.52.010, Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title in compliance with criteria set forth by resolution of the Board, as amended from time to time.
- E. Special Setbacks for Mineral Resource Protection.
1. Notwithstanding any other provision of this Title, where incompatible uses, as defined in Article 8 (Glossary: see "Incompatible Uses: Mining") of this Title, adjacent to lands located in the -MR

Combining Zone containing existing approved mining operations, the following setbacks shall apply on those lots containing the incompatible use:

- a. 250 feet on lots ten acres or greater.
  - b. 150 feet on lots less than ten acres in size.
2. The required setbacks in Subsection F.1 above in this Section, may be administratively reduced under an Administrative Permit, in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title by not more than 50 percent when the property owner affected by the setback has demonstrated to the Director that the mineral resource is at least 250 feet from the property line and mining activities are not likely to be carried on within 250 feet of the property line.
- F. Protection of Wetlands and Sensitive Riparian Habitat.
1. Content. This subsection establishes standards for avoidance and minimization of impacts to wetlands and sensitive riparian habitat as provided in General Plan Policies 7.3.3.4, 7.4.2.5 and 7.4.2.8.
  2. Applicability. The standards in this subsection apply to all ministerial or discretionary development proposed adjacent to any perennial streams, rivers or lakes, any intermittent streams and wetlands, as shown on the latest 7.5 minute, 1:24,000 scale United States Geological Survey (USGS) Quadrangle maps, and any sensitive riparian habitat within the County. Activities regulated under this subsection include those activities also regulated under the federal Clean Water Act (33 U.S.C. § 1251 et seq.) and California Fish and Game Code (Section 1600-1607). These standards do not apply to culverted creeks and engineered systems developed or approved by the County or other public agency for collection of storm or flood waters, or systems other than natural creeks designed to deliver irrigation or water supplies. Additional standards applicable to the design of new developments or subdivisions are found in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document.
  3. Use Regulations.
    - a. New ministerial and discretionary development shall avoid or minimize impacts to perennial streams, rivers or lakes, intermittent streams and wetlands, and any sensitive riparian habitat to the maximum extent practicable. Where avoidance and minimization are not feasible, the County shall make findings, based on documentation provided by the project proponent, that avoidance and minimization are infeasible.
    - b. Any new development which does not avoid impacts to wetlands and sensitive riparian habitat shall prepare and submit a Biological Resource Assessment identifying the location of all features regulated under this Section.
    - c. An applicant shall obtain all required permits from state or federal agencies having jurisdiction, and shall fully implement any mitigation program required as a condition of such permit. Where the area impacted is not within federal or state jurisdiction, the County shall require appropriate mitigation as recommended in a Biological Resource Assessment.
    - d. Ministerial development, including single family dwellings and accessory structures, shall be set back a distance of 25 feet from any intermittent stream, wetland or sensitive riparian habitat, or a distance of 50 feet from any perennial lake, river or stream. This standardized setback may be reduced, or grading within the setback may be allowed, if a biological resource evaluation is prepared which indicates that a reduced setback would be sufficient to protect the resources.
    - e. All discretionary development which has the potential to impact wetlands or sensitive riparian habitat shall require a Biological Resource Assessment to establish the area of

avoidance and any buffers or setbacks required to reduce the impacts to a less than significant level. Where all impacts are not reasonably avoided, the biological resource evaluation shall identify mitigation measures that may be employed to reduce the significant effects. These mitigation measures may include the requirement for compliance with the mitigation requirements of a state or federal permit, if required for the proposed development activity.

- f. Any setback or buffer required by this subsection shall be measured from the ordinary high water mark of a river, perennial or intermittent stream, and the ordinary high water mark or spillway elevation of a lake or reservoir.
  - g. Except where otherwise provided in this section, filling, grading, excavating or obstructing streambeds is prohibited except where necessary for placement of storm drain and irrigation outflow structures approved by the County; placement of public and private utility lines; construction of bridges and connecting roadways; maintenance activities necessary to protect public health and safety; and creek restoration and improvement projects.
  - h. All new septic system construction shall comply with standards established by the Environmental Management Department, or applicable state and federal regulations for setbacks from lakes, rivers and streams.
  - i. Projects within the joint jurisdiction of the County and the Tahoe Regional Planning Agency (TRPA) shall be subject to setbacks established by TRPA.
4. Exceptions; Uses allowed. The following uses are allowed:
- a. Native landscaping;
  - b. Fencing, consistent with the provisions of Subsection 130.30.070.B (Fences, Walls, and Retaining Walls—Front Yards) below in this Chapter, that does not interfere with the flow of waters or identified wildlife migration corridors;
  - c. Roads or driveways used primarily for access or for the maintenance of a property;
  - d. Utilities;
  - e. Storm drains into riparian areas and creeks;
  - f. Trails and passive recreational activities not involving the establishment of any structures;
  - g. Boat ramps, docks, piers, and related features used for private purposes, subject to applicable local, state, or Federal regulations;
  - h. Construction and maintenance of bridges, culverts, rip-rap, and other drainage facilities;
  - i. Agricultural activities that utilize best management practices (BMPs), as recommended by the Ag Commission and adopted by the Board.
5. Exceptions; Conditionally Permitted Uses.
- a. The uses, and structures allowed in applicable zones are allowed within riparian areas with an approved Minor Use Permit;
  - b. In addition to the findings required for approval of a Minor Use Permit, the Zoning Administrator shall make all of the following findings for a Minor Use Permit for riparian area development:
    - (1) The proposed use, structure, or encroachment cannot be feasibly located outside the riparian area or such location would have a more adverse effect on the stream environment.

- (2) Measures are included that provide adequate protection of wildlife habitat, water quality and in-stream habitat, and capacity for flood management.
6. Performance Standards.
- Construction is prohibited in riparian buffers unless the necessary permits have been obtained from other responsible governmental agencies, and plans have been approved by the County.
  - Grading, alteration of the natural contours of the land, or cutting or alteration of natural vegetation that protects sensitive riparian habitat is prohibited within riparian areas except when such action is required for the construction of an approved development or structure, associated with an agricultural use utilizing approved BMP's, or a creek restoration and enhancement project, or necessary to protect public health and safety.
7. Specific setbacks for major lakes, rivers and streams. The setbacks identified in Table 130.30.050.H.1 (Specific Riparian Setbacks) below in this Section shall be provided, unless a discretionary approval by the County provides a larger or smaller setback.

**Table 130.30.050.H.1— Specific Riparian Setbacks**

<b>Specific Riparian Setbacks</b>	
<b>Lakes and Reservoirs</b>	
Bass Lake	200 Feet
Folsom Lake	200 Feet
Jenkinson Lake (Sly Park)	200 Feet
Slab Creek Reservoir	200 Feet
Stumpy Meadows Reservoir	200 Feet
<b>Rivers</b>	
American River (Middle and South Forks)	100 Feet
Cosumnes River (North, Middle and South Forks)	100 Feet
Rubicon River	100 Feet
<b>Streams and Creeks</b>	
Big Canyon Creek	50 Feet
Deer Creek (South of US Highway 50 only)	50 Feet
Camp Creek	50 Feet
Clear Creek	50 Feet
Martinez Creek	50 Feet
Pilot Creek	50 Feet
Weber Creek	50 Feet

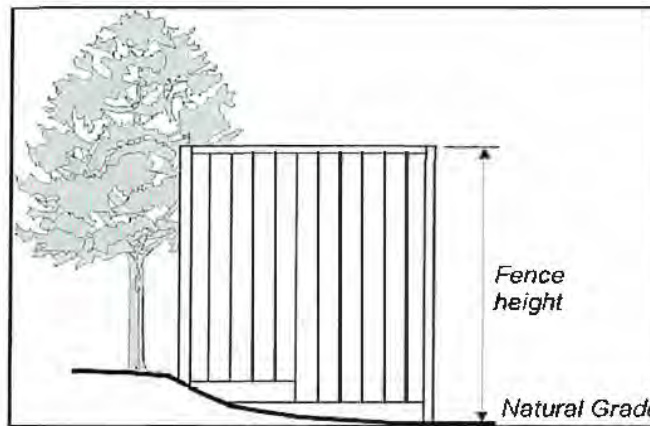
8. Coordination with Other Regulatory Agencies. All required permits from the California Department of Fish and Wildlife, the U.S. Army Corps of Engineers, regional water quality control board(s), California State Water Resources Control Board, or other applicable agencies, shall be obtained prior to commencement of construction. Evidence of approval or pending approval of any such permit shall be provided to the County, including all appropriate supporting materials, environmental documentation, and studies.

(Ord. No. 5241, § 6, 8-19-2025)

## Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- A. Measurement of Fence Height. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence, and the top edge of the fence material, as shown in Figure 130.30.070.A (Example: Fence Measurement) below in this Section:

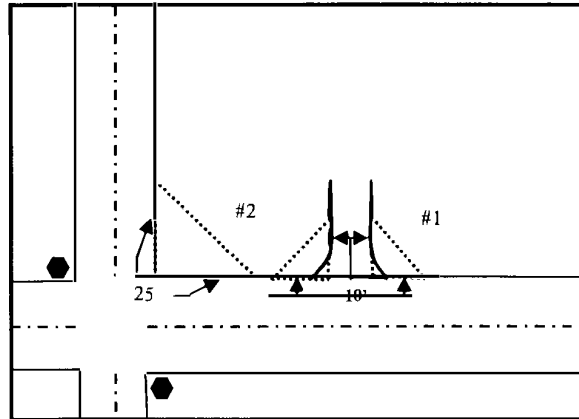
**Figure 130.30.070.A Example: Fence Measurement**



- B. Front Yards. In all zones and for non-agricultural uses, the following fence and wall requirements shall apply within required front yard setback areas:
1. Fences or walls at least 50 percent open shall be allowed up to a height of seven feet in both primary and secondary front yard setbacks, as determined in Subsection 130.30.050.A.4.a (Double Frontage Corner Lots) above in this Chapter.
  2. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.
  3. The setback for a retaining wall greater than 36 inches in height may be reduced by 50 percent where the slope gradient for the front half of the lot exceeds 25 percent, providing:
    - a. The exposed height shall not exceed seven feet.
    - b. Any fence erected on the top of a retaining wall shall meet the requirements identified in this Section for height, construction, and cross-visibility area (CVA) purposes.
  4. Retaining walls that exceed the standards in 3.a above in this Section shall be subject to a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permit) in Article 5 (Planning Permit Processing) of this Title.
  5. Retaining walls necessary to provide site access or that do not exceed 36 inches in exposed height shall not be subject to setback requirements. In addition, such walls may be allowed within public utility easements but not within drainage easements.
  6. Fences or walls less than 50 percent open may be allowed up to a height of seven feet in the secondary front yard setback, but not less than 10 feet from the property line, right-of-way, or road easement where the property line is the center line of the road, subject to the cross-visibility area (CVA) restrictions in Subsections B.7 and B.8 (Front Yards) below in this Section.
  7. At a corner formed by any encroachment onto a road, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 10 feet long, running along the driveway/encroachment edge and the road edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #1 above in this Section).

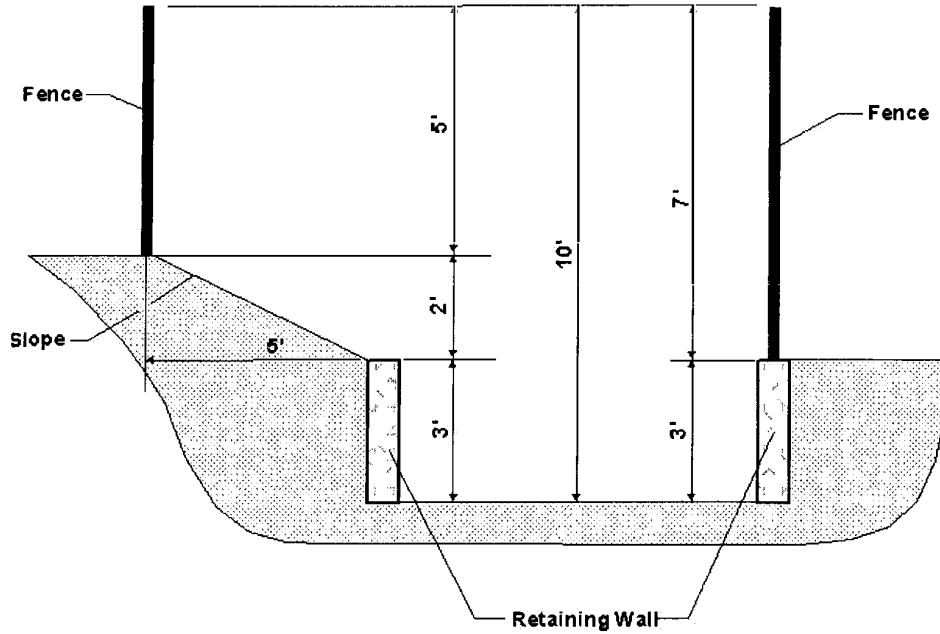
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #2 above in this Section):

**Figure 130.30.070.B Cross Visibility Areas (CVA)**



- C. Side and Rear Yards. In all zones, fences, walls, retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
  1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;
  2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
  3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).
- D. Agricultural Uses. On lots that are located in the R1A, R2A, R3A, RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing, as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, shall be allowed in any setback area provided it does not exceed 14 feet in height.
- E. Retaining Walls. For the purposes of calculating fence or wall height, the height of a retaining wall is included in the calculation if the fence or wall is located on top of or within five feet of the retaining wall. A sloped area, if it exists between the retaining wall and the fence or wall shall be included in the height calculations as noted in Figure 130.30.070.C (Example: Retaining Wall/Fence Measurements) below in this Section.

**Figure 130.30.070.C Example: Retaining Wall/Fence Measurements**



- F. Fences shall not be allowed within a road easement or county-maintained right-of-way except as provided below:
1. Gates and decorative entryways to a non-county maintained road system subject to the requirements under Section 130.30.090 (Gates) below in this Chapter;
  2. In RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, may be located within a county-maintained right-of-way or non-county maintained road easement, provided that the fence is located a minimum of five feet outside of all improved areas, including roadside drainage features and cut or fill slopes. When located within a county-maintained right-of-way or non-county maintained road easement, the property owner shall be required to remove or relocate said fence at the time any work or improvements are being made within the right-of-way or at the County's discretion when necessary to ensure the public health, safety, and welfare.
- G. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury shall be prohibited. A Minor Use Permit will be required to allow these materials if it can be demonstrated that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way. These regulations shall not apply to fencing required by court order, or when being used for animal husbandry and/or grazing operations.
- H. Fences and walls not located within any of the required setback or cross-visibility areas are limited in height only by the building height limitations of the zone in which they are located.
- I. A building permit shall be required, for any fence over seven feet in height, in compliance with Chapter 110.16 (Uniform Building Code) of Title 110 (Buildings and Construction) of the County Code of Ordinances, or as otherwise required by Title 110.
- J. Fences or walls shall not exceed the requirements of this Section unless and until a Minor Use Permit is granted in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

- K. Columns, pilasters, and support structures, and the decorative elements thereon associated with a fence or gate located on or within required setbacks may exceed the height limit provided they meet the following criteria:
1. They do not exceed eight feet in height;
  2. They are not located closer than 16 feet on center;
  3. The fencing materials do not cumulatively exceed the see-through fence standard, where applicable;  
and
  4. They do not interfere with the cross visibility area (CVA) associated with any street or driveway.

**Sec. 130.35.030 Off-street Parking and Loading Requirements.**

- A. Off-street parking shall be provided in accordance with Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements) below in this Section, unless otherwise provided in this Chapter. Where a parking requirement results in a fraction of a space, the number of parking spaces required shall be rounded to the nearest whole number.
- B. Uses Not Listed. Where the parking requirement for a use is not specifically listed in the parking schedule, the parking requirement for that use shall be determined by the Director based on the most similar use or activity for which parking requirements are established.
- C. Combined Uses. In situations where a combination of uses or activities are developed on a single site, parking shall be calculated for each separate use according to the parking schedule, except as otherwise provided in standards for shared parking, or for certain accessory uses that are subject to a 50 percent reduction in parking requirements, as noted in the parking schedule.

**Table 130.35.030.1—Schedule of Off-Street Vehicle Parking Requirements**

<b>USE TYPE</b>	<b>PARKING SPACE REQUIREMENTS</b>
<b>RESIDENTIAL</b>	
Single dwelling unit, detached	2 per unit
Duplex, triplex	2 per unit
Multi-unit (apartments, townhouses, and condominiums):	
Studio/1 bedroom	1.5 per unit;
2 or more bedrooms	2 per unit (minimum 1 covered); plus Guest parking shall be provided for all multi-unit development in the amount of 1 per 4 dwelling units. <sup>1</sup> Guest spaces shall be marked "Reserved for guests" or "Visitor parking".
Mixed use	See Section 130.40.180.C.6 (Mixed Use Development, Development Standards)
Rooming houses, fraternity/sorority housing, or clubs w/sleeping facilities	1 per bedroom; plus 1 per 8 beds.
Accessory dwelling unit	1 per unit May be in tandem with spaces required for primary residence. For exceptions, see Section 130.40.300.C.4.b (ADU Parking Exceptions)
Temporary mobile home	1 per bedroom, up to 2 maximum May be in tandem with spaces required for primary residence
Guest house	No additional spaces from that required for the primary residence.
Caretaker, employee housing	1 per unit
Mobile home park	2 per mobile home space, may be in tandem for each space; plus 1 guest space for every 5 units.
<b>COMMERCIAL</b>	
Animal services:	
Kennel	1; plus 1 per 5 kennel spaces.

Veterinary clinic	1 per 250 square feet (sf.) of active use area (AUA) exclusive of kennel boarding area.
Automobile:	
Sales and rental (For customer and employee use)	1 per 400 sf. of AUA; plus 2 per service bay; plus 1 per 3,000 sf. of outdoor sales lot.
Repair and service, vehicle fuel sales	3 per service bay; plus 1 per 400 sf. of office/retail AUA.
Car wash	2 per washing stall; Drive-through stalls may utilize stacking areas with a length of 24 feet (ft.) as parking spaces.
Bank, financial institution	1 per 250 sf. of AUA; plus 1 per ATM.
Barber or beauty shop	2 per chair or station.
Bar, drinking establishment	1 per 3 seats or equivalent occupancy; plus 1 per 100 sf. of outdoor use area (OUA); plus 1 per 2 employees on maximum shift.
Building supply and lumberyard	1 per 500 sf. of gross floor area (GFA); plus 1 per 1,000 sf. of OUA.
Equipment rental	1 per 500 sf of GFA; plus 1 per 2,000 sf. of OUA.
Funeral home, mortuary	1 per 4 seats or equivalent occupancy; plus 1 for each vehicle maintained on the premises.
Laundry facilities:	
Dry cleaner/laundry service (small scale w/o delivery or linen supply services)	1 per 500 sf. of GFA; plus 1 per check stand.
Laundromats (self-service)	1 per 2 washers.
Lodging:	
Bed and breakfast	1 per guest room; plus required residential parking. (See Section 130.40.170: Lodging Facilities for additional requirements)
Hotel, motel	1.2 per guest room; plus 50% of the parking requirements for internal, accessory uses where conference facilities, meeting rooms, restaurants, and similar uses are provided as a part of the hotel/motel complex.
Medical services:	
Hospital	1 per bed based on design capacity. If more than 50 employees on the maximum work shift, 10 percent of required parking shall be designated for carpool/vanpool parking.
Long term care facility	1 per 4 beds based on design capacity.
Nursery, retail	See "Building Supply and lumberyard"
Office:	
Medical, dental	1 per 200 sf. of AUA.
General	1 per 250 sf. of AUA.
Restaurant and brewpub	1 per 250 sf. of Gross Floor Area (GFA) 1 RV space for every 20 parking spaces. When outdoor seating is provided, the first 300 sf.

	of Outside Use Area (OUA) exempt from parking requirements.
Retail sales and service:	
Food and beverage	1 per 200 sf. of AUA; plus 1 per check stand; plus 1 per 600 sf. of storage area.
Furniture and appliances	1 per 500 sf. of AUA.
General, indoor	1 per 300 sf. of AUA; plus 1 per 600 sf. of storage area.
Shopping center:	
Neighborhood (less than 15K sf.)	1 per 300 sf. of GFA
Community (15K to 400K sf.)	1 per 400 sf. of GFA
Regional (>400K sf.)	1 per 500 sf. of GFA
<b>CIVIC/CULTURAL</b>	
Church	1 per 4 seats; plus 1 per Sunday school classroom.
Community assembly, including live theater, banquet hall, sports assembly, or other auditoriums and meeting halls	1 per 3 seats, or 1 per 50 sf. of spectator area if seats not fixed.
Library	1 per 2 employees for average day shift staffing; plus 1 per 400 sf. of GFA.
Schools:	
Child daycare center, preschool, nursery school	1 per 8 children; plus 1 space per 2 employees.
Elementary, middle school	3 per classroom; plus 1 per 250 sf. of office/administration area; plus 1 per 100 sf. of auditorium.
High school	10th grade and below: 3 per classroom; plus 1 per 250 sf. of office/administration area; plus 1 space per 100 sf. of auditorium; plus 11th grade and above: Additional 1 space per 3 students 16 years and older.
College	8 per classroom, plus 1 per 35 sf. of auditorium area; or as determined by the review authority.
Specialized education, trade school	1 per 75 sf. of GFA; plus 1 per staff member.
<b>INDUSTRIAL</b>	
Industrial, general and specialized	1 per 500 sf. of indoor AUA; plus 1 per 1,000 sf. of indoor storage area; plus 1 per 2,000 sf. of OUA; plus 1 per 5,000 sf. of outdoor storage area.
Light manufacturing	1 per 400 sf. of AUA.
Research and development	1 per 250 sf. of AUA; plus 1 per 1,000 sf. of indoor storage area; plus 1 per 2,000 sf. of OUA; plus 1 per 5,000 sf. of outdoor storage area.

Resource extraction	No improved parking required providing sufficient usable area is available to accommodate all employee and visitor vehicles on-site.
Storage: Self-storage: w/outdoor access to units by vehicle drive aisles	2 spaces.
w/indoor access to units or no vehicle drive aisle within 20 feet of units	1 space; plus 1 per each 30 units, or fraction thereof.
Wholesale distribution	1 per 1,000 sf. for first 10,000 sf. of AUA; plus 1 per 3,000 sf. of AUA thereafter.
<b>RECREATIONAL</b>	
Amusement center, arcade	1 per 200 sf. GFA.
Billiard hall	2 per table.
Bowling alley	4 per lane; plus 50 percent of requirements for each indoor accessory use.
Campground, RV park	1 per campsite; plus 1 per every 3 day users as determined by maximum occupancy under a Conditional Use Permit.
Dance studio	1 per 200 sf. of AUA, not including waiting room.
Golf course, regulation	4 per hole; plus 1 per driving range tee; plus 50 percent of requirements for each accessory use.
Golf course, miniature	3 per hole; plus 50 percent of requirements for each accessory use.
Health/Fitness club	1 per 300 sf. of AUA; plus 50% of requirements for each accessory use. Pools and tennis/racquetball courts calculated separately.
Marina	1 per 2 boat slips. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with trailers.
Movie theater (indoor)	1 per 3 fixed seats or equivalent occupancy.
Park	1 per 10,000 sf. of OUA.
Picnic area	1 per table.
Riding stable	1 per 4 stalls. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with horse trailers.
River put-in and take-out	1 per 3 day users; plus 1 bus parking space (10ft x 30ft) per 56 day users.
Skateboard park	1 per 1,000 sf. of OUA.
Skating/ice rink	1 per 300 sf. of AUA.
Ski area	1 per 2.5 users based on total ski lift area capacity.
Snow play area	1 per 1,000 sf. of OUA.
Special events: Outdoor	1 per 2.5 people in attendance.
Swimming pool (Public or membership)	1 per 200 sf. of pool area; plus 1 per 500 sf. of deck area.
Tennis courts/racquetball	2 spaces per court; plus 50% of requirements for each accessory use (i.e. Retail sales area).

Trail head parking and staging area	As determined by the appropriate review authority.
<b>AGRICULTURAL</b>	
Christmas tree farms (U-cut), U-pick produce farms (fruit, pumpkin patch, etc.)	5 per one acre of crop.
Farm equipment and supply sales; and Nurseries, wholesale	1 per 500 sf. of GFA; plus 1 per 1,000 sf. of OUA.
Packing shed	1 per 1,500 sf. of GFA.
Produce, seasonal sales	1 per 300 sf. of OUA, with a minimum of 3 spaces.
Ranch marketing (see also commercial and recreational uses, above):	
Bake shop	1 per 250 sf. of GFA;
Craft sales area	3 per each concession; plus 1 per 200 sf. of AUA.
Winery, brewery (see also commercial and recreational uses, above): Production, laboratory, storage	1 per 2,000 sf. of AUA; plus 1 per 5,000 sf. of storage.
Tasting room	1 per 300 sf of AUA; plus 1 per 2.5 people attending marketing events.
Bus/Limo parking (10ft x30ft)	1 space for first 20,000 sf. of winery/tasting room AUA; plus 1 space for each additional 20,000 sf, or fraction thereof.
<sup>1</sup> The approving authority may reduce or eliminate the required number of guest spaces if: (a) Adequate street parking is available, or (b) The site is within 500 feet of a transit/bus stop.	
<b>TABLE NOTES:</b>	
<ul style="list-style-type: none"> <li>• See special requirements and adjustments for Parking Lot Turnover and Loading Bay Intensity as identified in the Adopted Parking and Loading Standards (Resolution 202-2015).</li> <li>• Standards contained in this table may be modified by the Special Parking Requirements and Adjustments contained in the DISM/LDM, or successor document.</li> <li>• A parking plan shall not be required for single family residential developments where all lots will have a minimum of two off-street parking spaces.</li> </ul>	

(Ord. No. 5127, § 4, 9-1-2020; Ord. No. 5152, § 7, 11-16-2021)

### **Sec. 130.39.060 Oak Tree and Oak Woodland Removal Permits.**

An oak tree and/or oak woodland removal permit shall be required for all non-exempt activities with confirmed impacts to oak resources. The permit may be issued as a stand-alone permit or in conjunction with another ministerial or discretionary permit. Where two acres or more of oak woodland will be impacted, an oak woodland removal permit is required. Otherwise, an oak tree removal permit is required. Permits shall contain the following minimum information as specified below:

- A. *Administrative permit.* For purposes of this Chapter, oak tree and oak woodland removal permits shall be processed as an administrative permit pursuant to Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title.

- B. *General permit requirements.* Application for an oak tree or oak woodland removal permit shall be made by filing a completed application form with the Director. The form shall require the following minimum information:
  - 1. A Code compliance certificate, on a form approved by the Director, verifying that no oak resources have been impacted within two years prior to submittal of permit application;
  - 2. An oak resources technical report as defined in this Chapter;
  - 3. Condition of the oak resource(s) subject to impact;
  - 4. Site/plot plan of affected parcel(s) as required by administrative permit requirements;
  - 5. Reason and objective for impact;
- C. *Oak tree and oak woodland removal permits—Permit processing:*
  - 1. The director shall issue an oak tree or oak woodland removal permit pursuant to administrative permit processing requirements.
  - 2. The property owner shall be required to mitigate oak resources impacts as shown in Section 130.39.070.A (Mitigation-Oak Woodland Removal) and/or Section 130.39.070.B (Mitigation—Individual Native Oak Tree/Heritage Tree Removal) below in this Section.
- D. *Commercial firewood.* For purposes of this Section, commercial firewood cutting operations shall be considered discretionary and subject to a minor use permit pursuant to Section 130.52.020 (Minor Use Permit) in Article 5 (Planning Permit Processing) of this Title. In addition to the specific findings required for minor use permits, a minor use permit for commercial firewood cutting operations shall also consider the following:
  - 1. Whether the removal of the tree(s) would have a significant negative environmental impact;
  - 2. Whether the proposed removal would not result in clear-cutting, but would result in thinning or stand improvement;
  - 3. Whether replanting would be necessary to ensure adequate regeneration;
  - 4. Whether the removal would create the potential for soil erosion;
  - 5. Whether any other limitations or conditions should be imposed in accordance with sound tree management practices; and
  - 6. The resulting distribution and type of remaining oak resources including individual native oak trees, oak woodland, heritage trees, valley oak trees and valley oak woodland, as applicable.
- E. *Denial of oak tree and/or oak woodland removal permit.* If a tree removal permit application is denied, the County shall provide written notification, including the reasons for denial, to the applicant. Oak tree or oak woodland removal permit processing and approval will be conducted concurrently with the environmental review process for discretionary projects or concurrent with other permit review and processing for ministerial projects (e.g., building permits)

(Ord. No. 5235, § 1, 7-22-2025)

**Sec. 130.40.080 Animal Raising and Keeping.**

- A. *Applicability.* The standards set forth in this Section shall apply to the raising and keeping of Domestic Farm Animals for personal use, hobby purposes, educational projects, or commercial use (where allowed) on residentially zoned lands, where the use matrices for the zones allow the raising and keeping of animals.

1. The standards in this Section apply to Residential Zones that allow for animal raising and keeping, including the Single-Unit Residential (R1/R20K), One-, Two-, and Three-Acre Residential (R1A, R2A, and R3A), and Residential Estate (RE) zones.
  2. The raising and keeping of domestic fowl and domestic farm animals is not allowed in the Multi-unit Residential (RM) or residential uses in Commercial zones.
  3. The standards in this Section do not apply to the keeping of household pets which are addressed in Title 6 (Animals) of the County Code of Ordinances.
  4. Exceptions:
    - a. Agricultural, Rural Lands and Resource Zones. These standards do not apply to the raising and keeping of animals in: (1) Agricultural zones: Limited Agricultural (A), Planned Agricultural (PA), and Agricultural Grazing (AG); and, (2) Rural Lands zones (RL); and (3) Resource zones: Forest Resources (FR), and Timber Production (TPZ).
    - b. Educational Projects. Animal Husbandry Projects shall be exempt from the requirements of Subsection C (Animal Keeping in Residential Zones), below in this Section, provided the applicable animal husbandry project protocols are followed, and the animals shall be maintained in a healthy and sanitary manner that does not violate any section of the State of California Penal Code or Title 6 (Animals) of the County Code of Ordinances.
    - c. Working Animals. Livestock guardian or herding dogs shall be exempt from the commercial kennel requirements and managed in accordance with Title 6 (Animals) of County Code of Ordinances.
    - d. Legal Nonconforming Animal Keeping. Where an existing use involves the keeping of animals, then the number of animals, types of animals, minimum lot area for animals, or other standards for the keeping of animals not in conformance with the zone in which they are located, may be continued until the owner or occupant removes them.
- B. Definitions Applicable to 130.40.080 (Animal Raising and Keeping).
1. Animal Raising and Keeping. The keeping, feeding or raising of animals as a commercial agricultural venture, avocation, hobby or school project, including the processing of products or byproducts. This use is allowed either as a primary use or as subordinate and accessory to a compatible residential use.
  2. Animal Husbandry Project. The raising of farm or game animals such as cattle, horses, goats, sheep, hogs, chickens, rabbits, birds, as a school, 4-H, Grange, or FFA project conducted by students through the twelfth grade and under the direct supervision of a qualified, responsible adult advisor or instructor.
  3. Animals, Large. Large animals include, but are not limited to, cattle, horses, mules, ostrich, swine, llamas, and/or similar livestock.
  4. Animals, Medium. Medium animals include, but are not limited to, sheep, goats, emu, alpaca, turkeys, and donkeys.
  5. Animals, Small. Small animals include, but are not limited to, rabbits, ducks, chickens, fowl, bees, and worms.
  6. Apiaries, Commercial. Any place where 50 or more colonies or hives of bees are kept. (See Title 6 [Animals], Chapter 6.44 [Apiaries and Beekeeping]) of the County Code of Ordinances.
- C. Animal Keeping in Residential Zones.
- Animal raising and keeping of specific types of animals shall occur only in the zone districts where “Animal Raising and Keeping” is identified as an allowable use and only as also allowed by Table 130.40.080.1 (Animal Raising and Keeping Matrix) below in this Section. Owners must adhere to all Operation and Maintenance

Standards in Subsection E. All animal sheltering structures shall meet the setbacks requirements in Subsection F (Setbacks) below in this section.

Table 130.40.080.1 – Animal Raising and Keeping Matrix

<b>R1: Single-unit Residential</b> R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential <b>RE: Residential Estates (-5 or -10)</b>	<b>P</b>	<b>Permissible (allowed) use</b> Administrative permit required (130.52.010)  <b>Use not allowed in zone</b>						
	<b>A</b>							
<b>TYPE</b>	<b>RM</b>	<b>R1</b>	<b>R20K</b>	<b>R1A</b>	<b>R2A</b>	<b>R3A</b>	<b>RE</b>	<b>Reference</b>
Apiaries, Commercial <sup>1</sup>	---	---	---	---	P	P	P	
Small Animals <sup>2,3</sup>	---	P	P	P	P	P	P	
Medium Animals	---	---	A <sup>4</sup>	P	P	P	P	
Large Animals <sup>5</sup>	---	---	---	A <sup>6</sup>	P	P	P	

Table Notes:

<sup>1</sup> Requirements for bee raising and keeping shall meet industry standards as approved by the Agricultural Commissioner and Title 6 (Animals), Chapter 6.44 (Apiaries and Beekeeping) of the County Code of Ordinances. No apiary shall be located within 100 feet of any other property boundary without the written consent of the adjacent resident.

<sup>2</sup> The keeping of roosters, guinea hens, or pea hens (peacock family) is prohibited on any lot less than three acres. Poultry, fowl, and rabbits must be contained within the boundary of the residential lot and provided a suitable enclosure for nesting, feeding, watering, and roosting.

<sup>3</sup> The keeping of small animals for the purpose of sale, including their products, so long as the animals are maintained in a healthy and sanitary manner that does not violate any section of the State of California Penal Code or Title 6 (Animals) of the County Code of Ordinances.

<sup>4</sup> The keeping of no more than four medium animals may be approved by Administrative Permit for lots greater than one half acre, zoned Single-unit Residential (R20K) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.

<sup>5</sup> Large animal keeping is only allowed on lots of more than two acres in size. Two or more adjacent lots that are less than two acres in size but managed as a single operation and under the same ownership may meet the minimum acreage standard. An Administrative Permit is required for large animal keeping on lots less than two acres in size.

<sup>6</sup> The keeping of no more than two large animals may be approved by Administrative Permit for lots less than two acres when zoned Residential One-acre (R1A) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.

D. Stables.

- Commercial. Standards for Commercial Stables can be found in 130.40.210.C (Outdoor Recreational Facilities - Commercial or Public, Commercial Stables), and are defined in Article 8 (Glossary: See "Stables; Commercial") of this Title. The licensing requirements and standards for commercial Equine Rental Facilities are included in Title 6 (Animals), Chapter 6.24 (Commercial Animal Establishments) of the County Code of Ordinances.
- Private. Private stables, including the breeding and raising of horses, are allowed on residential zoned lots as specified in the zone matrices. Facilities are subject to the following standards:

- a. The facility shall not involve more than three patrons visiting the site at any one time and no more than a maximum of fifteen patrons per day, unless authorized by a use permit as provided in Section 130.40.160 (Home Occupations) below in this Chapter.
  - b. The Operation and Maintenance Standards in Subsection E (Operation and Maintenance Standards) below in this Section shall be adhered to.
- E. Operation and Maintenance Standards.
  - 1. Odor and Vector Control. Pastures, agricultural accessory structures and animal enclosures, including but not limited to pens, coops, cages, barns, corrals, paddocks and feed areas, shall be maintained free from excessive litter, garbage, and the accumulation of manure, so as to discourage the proliferation of flies, other disease vectors and offensive odors. Sites shall be maintained in a neat and sanitary manner.
  - 2. Erosion and Sediment Control. In no case shall any person allow animal keeping to cause soil erosion, or produce sedimentation on any public road, adjacent property, or in any drainage channel. In the event such soil erosion and sedimentation occurs, the keeping of animals outdoors on the site shall be deemed a nuisance and subject to abatement under the County Code of Ordinances.
  - 3. Noise. No animals will be allowed to create a public nuisance, disturbing the peace by frequent or continuous noise of an irritating or raucous nature. If a nuisance is deemed to have occurred it may be subject to abatement as specified in Title 6 (Animals) of the County Code of Ordinances.
  - 4. Specified types of animals allowed. More than one type of animal may be kept on a single site as allowed for in the use matrix for the applicable zone.
- F. Setbacks. Animal sheltering structures, including but not limited to coops, stables, and aviaries, shall meet the agricultural structure setbacks established in the applicable zone district in which they occur except that the side and rear yard setback may be reduced as follows:
  - 1. The required setback for a structure that provides shelter for poultry, fowl, or rabbits may be reduced to 25 feet if the following standards are met:
    - a. The structure is no larger than 120 square feet in size and no more than seven (7) feet in height.
    - c. The structure is not visible from a public street.
- G. Penalties. Violations of this Section may be charged as either an infraction or misdemeanor.

**Sec. 130.40.110 Child Day Care Facilities.**

- A. Child Day Care Homes. Child day care homes, as defined in Article 8 (Glossary: See "Child Day Care Home") of this Title, may be provided in a detached single-unit residential dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling, including rental units, in which the underlying zoning allows for residential use, in compliance with California Health and Safety Code Section 1596.70 and 1597.30-1597.622.
- B. Child Day Care Centers. Child day care centers, as defined in Article 8 (Glossary: See "Child Day Care Center") of this Title, shall be allowed where allowed in the use matrices for the zones.
- C. Employer-sponsored Child Day Care Centers. Employer-sponsored child day care centers, as defined in Article 8 (Glossary: See "Employer-sponsored Child Day Care") of this Title, shall be allowed as part of a commercial or industrial building or complex where allowed in the use matrices for the zones.

- D. Permit Process. When an Administrative Permit is required by this Section it shall be processed as follows:
1. The Director shall, within 45 days of the filing of a complete permit application, approve a child day care facility if the approval standards in Subsection E (Approval Standards) below in this Section, have been met; otherwise, the permit shall be denied.
  2. Not less than ten days prior to the date on which the decision will be made on the application, written notice shall be given to all residentially zoned property owners within a 100-foot radius from the property lines of a proposed large family day care home, child day care center, or employee-sponsored child day care center. The notice shall declare that the application will be acted on without a public hearing if no request for a hearing is made, in compliance with Subsection E.3 (Approval Standards) below in this Section.
  3. A hearing will only be held if one is requested in writing by the applicant or other affected person prior to the Director's decision (California Health and Safety Code Section 1597.46.a.3). Hearings will be held before the Zoning Administrator.
  4. Decisions that are rendered by the Director may be appealed by the applicant or other affected person. All decisions of the Director are appealable to the Commission and then to the Board, in compliance with Section 130.52.090 (Appeals) in Article 5, (Planning Permit Processing) of this Title.
- E. Approval Standards. No application for an Administrative Permit shall be approved unless it complies with the development standards of the zone, as specified in Article 3 (Site Planning and Project Design Standards) of this Title, and the following standards:
1. The loading and unloading of vehicle occupants shall only be allowed on the driveway of a residential dwelling, an approved parking area, or along the frontage of the site and shall not restrict traffic flow. Facilities located on those roads delineated in Figure TC-1 of the General Plan or roads designed for speeds of 35 mile per hour or greater shall provide a drop-off and pickup area designed to prevent vehicles from backing into the roadway.
  2. The applicant shall comply with all fire and building codes applicable to child day care facilities.
  3. The applicant shall obtain a valid state license to operate a child day care facility on the site within 180 days of the date of issuance of an Administrative Permit. Within 14 calendar days after issuance of the state license, the applicant shall provide a copy of the license to the Director. The applicant's failure to obtain a state license or to provide a copy of the license to the Director may result in revocation of the Administrative Permit in accordance with the provisions of Chapter 130.67 (Code Enforcement) in Article 6 (Zoning Ordinance Administration).
  4. In addition to the standards in Subsections E.1 and E.2 (Approval Standards) above in this Section, a large family day care home shall be subject to the following:
    - a. The site shall provide at least two off-street parking spaces, none of which may be provided in a garage or carport. Parking spaces may include those provided to meet residential parking requirements.
    - b. The site shall not be located within 500 feet of any other large family day care home, as measured between the nearest property lines from one another.
    - c. If the site has a swimming pool or spa, the pool or spa shall meet all current code regulations for fencing, gate latches, and alarms.
    - d. No more than one family day care home shall be located on any single lot.
    - e. A permit for a large family day care home is non-transferable.

(Ord. No. 5241, § 8, 8-19-2025)

## **Sec. 130.40.130 Telecommunication Facilities.**

- A. **Applicability.** This section applies to all wireless telecommunication facilities, except as expressly stated otherwise. These regulations are specifically not intended to, and shall not be interpreted to apply to:
1. Prohibit or effectively prohibit the provision of personal wireless services;
  2. Unreasonably discriminate among functionally equivalent service providers; or
  3. Regulate wireless telecommunication facilities and wireless transmission equipment on the basis of the environmental effects of radio frequency emissions to the extent that such emissions comply with the standards established by the Federal Communications Commissions (FCC).
- B. **Purpose.** The purpose and intent of this Section is to provide a reasonable, uniform, and comprehensive set of procedures, standards, and guidelines for the deployment, construction, co-location, modification, operation, and removal of commercial and private wireless telecommunication facilities within the unincorporated areas of El Dorado County, consistent with and to the extent permitted under Federal and California State law. The Board finds these regulations are intended to protect and promote the public health, safety, and welfare of the residents of the unincorporated areas of El Dorado County. The regulations in this County are specifically not intended to regulate wireless telecommunications facilities and wireless transmission equipment on the basis of the environmental effects of radio frequency emissions to the extent that such emissions comply with the standards established by the FCC.
1. Generally, the County will seek to minimize the visual impacts of wireless telecommunication facilities by limiting the number of facilities. However, the County may require construction of a number of smaller facilities instead of a single monopole or tower if it finds that multiple smaller facilities are less visually obtrusive or otherwise in the public interest.
- C. **Exempt Facilities.** The following telecommunication facilities are exempt from the requirements of this Section:
1. Government-owned telecommunication facilities used primarily to protect public health, welfare, and safety.
  2. Facilities operated by providers of emergency medical services, including hospitals, ambulance, and medical air transportation services, for use in the provision of those services.
  3. Satellite dish, radio, and television antennas for residential and commercial use, solely for the use of the occupants of the site, as defined in County Code Section 130.20.040 (Exemptions from Planning Permit Requirements).
  4. Any facility specifically exempted under Federal or State law.
  5. Facilities located on tribal trust lands.
- D. **Permit Requirements.** Telecommunication facilities, as defined in Article 8 (Glossary: See "Telecommunication Facilities") of this Title, shall be allowed subject to the following standards and permitting requirements:
1. **Small Cell Wireless Telecommunication Facilities.**
    - a. Small cell wireless telecommunication facilities that do not exceed five square feet and do not protrude more than 1.5 feet from the mounting surface or extend more than three feet above the roofline may be allowed by right in any zone provided that no additional equipment is required.
    - b. Small cell wireless telecommunication facilities may be permitted subject to an Administrative Permit, provided that no additional support equipment is required.
  2. **Building Facade Mounted Antennas.** In all zones, building facade-mounted antennas may be allowed subject to an Administrative Permit in compliance with Section 130.52.010 (Administrative Permit,

Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title subject to the requirements below in this Section.

- a. No portion of the antenna, support equipment, or cables shall project above the roofline unless consistent with Subsection 3 (Roof Mounted Antennas) below in this Section;
  - b. The surface area of all antenna panels shall not exceed ten percent of the surface area of the facade of the building on which it is mounted or 30 square feet, whichever is greater;
  - c. No portion of the antenna or equipment shall extend out more than two feet from the facade of the building;
  - d. Antennas and equipment shall be constructed and mounted to blend with the predominant architecture and color of the building, or otherwise appear to be part of the building to which it is attached;
  - e. The lowest portion of all antennas shall be located a minimum of 15 feet above grade level; and
  - f. All equipment shelters, cabinets, or other ancillary structures shall be located within the building being utilized for the telecommunication facility, or on the ground screened from public view. Equipment located on the roof must be screened from public view from adjacent streets and properties by an architecturally compatible parapet wall or other similar device. For facilities located on a historic property or building, please see Section F.5. (Historic Resources).
3. Roof Mounted Antennas. The construction or placement of telecommunication facilities as roof mounted antennas may be allowed as follows:
- a. In all commercial, industrial and research and development zones [listed under Chapter 130.22 (Commercial Zones) and Chapter 130.23 (Industrial and Research and Development Zones), except where located adjacent to a State highway or designated scenic corridor, roof mounted antennas may be allowed subject to approval of an Administrative Permit when the following requirements are met:
    - (1) Facilities located on the roof of the building shall be located towards the center of the roof, if feasible, or screened to minimize visual impact from ground level viewers.
    - (2) The height of the facility shall not exceed 15 feet above the roof top or the maximum height for the zone, whichever is less.
  - b. In all other zones, or where located adjacent to a State highway or designated scenic corridor, roof mounted antennas shall be subject to Commission approval of a Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.
4. Co-location on Existing Non-building Structures or Public Facilities. In all zones, the co-location of antennas on signs, water tanks, utility poles and towers, light standards, and similar structures may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title when the following requirements are met:
- a. Antennas shall not exceed the maximum height for the zone or 15 feet above the height of the existing structure, whichever is less;
  - b. Antennas and mounting brackets shall be constructed and mounted to blend with the design and color of the existing structure;
  - c. All equipment shelters, cabinets, or other ancillary structures shall be located within the structure being utilized for the telecommunication facility, or on the ground screened from public view; and

- d. If proposed to be attached to a structure, utility pole, or tower located within a public utility easement, both the utility and the property owner must authorize submittal of an application for such use.
5. Co-location on Existing Approved Monopoles or Towers. In all zones, the placement of antennas on an existing approved monopole or tower may be allowed by right as an eligible facilities request per 47 U.S.C. § 1445(a), 47 C.F.R. § 1.6100 or Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. This placement may be allowed under an Administrative Permit when the all of the following requirements are met:
    - a. New antennas shall be located at or below the topmost existing antenna array, either on the same pole, or at the same height on a replacement pole within the approved lease area;
    - b. New antennas shall not extend out horizontally from the pole more than the existing widest projection. Use of designs similar to the existing antenna array is required;
    - c. All equipment shelters, cabinets, or other ancillary structures shall be located within the building being utilized for the telecommunication facility, or on the ground screened from public view;
    - d. The antennas and pole or tower shall be designed to match the existing facility, or to blend with the natural features or vegetation of the site; and
    - e. Additional antenna arrays added above the existing approved antenna array or that requires the tower height to be increased beyond the parameters set forth in Section D.9 (Modifications to Telecommunication Facilities), shall be considered a new tower and shall be subject to the provisions of Subsection D.7 (New Towers or Monopoles) below in this Section.
  6. By Right Process for Co-location Facilities. Co-location facilities may be subject to by right processing, when consistent with California Government Code [Section] 65850.6, as amended and superseded.
  7. New Towers or Monopoles. The construction or placement of telecommunication facilities on new towers or monopoles, or an increase in height of existing towers or monopoles may be allowed as set forth below:
    - a. In all commercial, industrial, and research and development zones (listed under Chapter 130.22 (Commercial Zones) and Chapter 130.23 (Industrial and Research and Development Zones), except where located adjacent to a state highway or designated scenic corridor or within 500 feet of any residential zone, a new tower or monopole may be allowed subject to Zoning Administrator approval of a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.
    - b. In all other zones, or where located adjacent to a State highway or designated scenic corridor or within 500 feet of any residential zone (listed under Chapter 130.24 (Residential Zones)), new towers or monopoles shall be subject to Commission approval of a Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.
  8. Emergency Standby Generators. An emergency standby generator, as defined by California Government Code [Section] 65850.75, as amended and superseded, may be subject to by right processing (e.g. building or grading permits) when proposed to serve an existing macro cell tower site.
  9. Modifications to Telecommunication Facilities. Modifications to an existing wireless tower or base station that do not substantially change the physical dimensions of the tower or base station shall be permitted by right if in accordance with 47 Code of Federal Regulations Section 1.6100(b)(7) or any successor statute thereto. Table 1 outlines relevant facility types and applicable State and Federal regulations.
  10. Temporary Facilities. A carrier may approach the County for a temporary site permit under the following circumstances:

- a. Natural Disaster Emergency Coverage. The carrier may temporarily add a facility to urgently provide sufficient coverage during a State, Federal or local-declared natural disaster or emergency (flood, fire, etc.). Often, these facilities are constructed on jurisdictionally owned parcels. These facilities may be permitted by the authorized emergency operations or incident response command, as applicable. Use of these facilities shall terminate, and the site be restored to its previous condition, within 30 days of official cessation of the declared disaster/emergency.
  - b. Special Events. Certain widely attended special events (concerts, fairs, parades, etc.) may necessitate the construction of temporary telecommunications facilities to provide sufficient coverage. These facilities cannot be installed more than four weeks in advance of the event and must be removed a maximum of one week after the event, subject to approval of an Administrative Permit in compliance with Section 130.52.010.
  - c. Substitute Facilities to Maintain Service Area Coverage. A temporary facility may be necessary to avoid severe impacts due to an outage and/or facility failure in an existing service area. This temporary site prevents the loss of existing service while the new/updated site is permitted through the appropriate entitlement process. These facilities are subject to approval of an Administrative Permit in compliance with Section 130.52.010. Such approval may not exceed 180 days. An extension for an additional 180 days may be granted.
11. Other Types of Facilities Not Listed Above. Unless otherwise described within this Section, telecommunication facilities are subject to the permit type within the specified zone as described in Chapter 130.20 of Article 2 (Development and Use Approval Requirements) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title. Application proposals that do not conform to the above requirements of Subsections D.1 through D.10 above in this Section will be subject to Commission approval of a Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title. Uses described within this Section are summarized in Table 1. Telecommunication Facility Types.
12. Speculative Towers. Towers for which no licensed communication carriers have committed to utilize shall be prohibited.

**Table 1. Telecommunication Facility Types**

<b>Telecommunications Facility Type</b>	<b>Relevant State/Federal Legislation/Existing Regulations</b>	<b>Required Permit</b>
Small Cell Wireless Telecommunication Facilities	FCC Declaratory Ruling and Third Report and Order (FCC 18-133)	A
Building Facade Mounted Antennas	Meeting Existing El Dorado County Code (EDC) Regulations	A
Roof Mounted Antennas	Meeting Existing EDC Regulations	A
Co-location on Existing Non-Building Structures or Public Facilities	Meeting Existing EDC Regulations	MUP
Co-location on Existing Approved Monopoles or Towers	Meeting Existing EDC Regulations	P*/A
Co-location Facilities (by right processing)	Meeting criteria of CA Government Code 65850.6	P
New Towers or Monopoles	Meeting Existing EDC Regulations	MUP/CUP
Emergency Standby Generators	Meeting criteria of CA Government Code 65850.75	P
Modifications (non-substantial)	That do not constitute a substantial change per Section 6409(a) of the Middle Class Tax	P

	Relief and Job Creation Act of 2012 ("Spectrum Act") 47 U.S.C. § 1445(a), 47 C.F.R. § 1.6100	
Temporary Facilities		P/A
Other Types of Facilities Not Listed Above		A/MUP/CUP
<p><b>Note:</b>  P = Allowed use  A = Administrative permit required (130.52.010)  CUP = Conditional use permit required (130.52.021)  MUP = Minor use permit required (130.52.020)</p>		

- E. Visual. Visual simulations of the wireless telecommunications facility, including all support facilities, shall be submitted as part of the application. A visual simulation consists of a photo simulation showing the existing and post-project condition. Simulations that include future landscaping, including trees, shall typically show ten-year growth. The applicant shall also submit a map showing the location of the project site and the visual vantage points. Vantage points shall emphasize public views of the project sites.
- F. Development Standards and Design Guidelines. All facilities shall be conditioned, where applicable, to meet the below criteria. Projects may be subject to additional standards deemed appropriate through discretionary permit processing to address site-specific conditions.
1. Screening. All facilities shall be screened with vegetation or landscaping. Where screening with vegetation is not feasible, the facilities shall be disguised to blend with the surrounding area, or stealth design. The facility shall be painted or constructed with stealth technology to blend with the prevalent architecture, natural features, existing trees (both type and size), or vegetation of the site. Vegetative screening, if used, shall be subject to the provisions described in Subsection 8.09.070(E)(5) of the El Dorado County Ordinance Code (Hazardous Vegetation and Defensible Space - Critical Infrastructure Sites).
  2. Setbacks. Compliance with the applicable zone setbacks is required. Setbacks shall be measured from the part of the facility closest to the applicable lot line or structure. For towers (including monopoles), when the proposed facility is on a site that is adjacent to a site with an existing residential use or a site that is zoned for residential uses, a minimum setback shall be equal to 1.5 times the overall height of the telecommunications tower. Setback waivers may be considered by the discretionary permit authority, as needed, to allow flexibility in landscaping and siting the facility in a location that best reduces the visual impact on the surrounding area and roads.
  3. Maintenance. All improvements associated with the telecommunication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be maintained in good condition at all times, free from trash, debris, graffiti, and any form of vandalism. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.
  4. Location Preferences. Wireless telecommunication facilities are encouraged to co-locate on existing buildings and structures to the extent feasible based coverage requirements. Additionally, to minimize the aesthetic and visual impacts, all new wireless telecommunication facilities shall take into consideration the aesthetic impact of the proposed telecommunication facility as seen from roadways and other public properties should any adverse affects be noted. The following preferences should be considered in locating new facilities.
    - a. Industrial and research and development, including corporation yards and mineral resource uses.
    - b. Commercial.
    - c. Agricultural, rural, and open space.

- d. Residential.
- 5. Historic Resources. No facilities shall be allowed on any building or structure, or in any district, that is listed on any Federal, State or local historic register unless it is determined that the facility will have no adverse effect on the building's visual integrity, structure or eligibility for historic designation. Facilities located on any historic building or structure, or within any historic district must comply with the Historical Resource Regulations, the U.S. Secretary of Interior Standards and Guidelines, and local historic guidelines.
- 6. Accessibility. Wireless telecommunication facilities shall not be constructed to create a barrier under federal and state Americans with Disabilities Act (ADA).
- 7. Written Approval of Owner. A wireless telecommunication facility shall not encroach onto any private or other property outside the public right-of-way unless the owner has provided written consent.
- 8. Underground Equipment. Underground equipment shall be located entirely underground and flush with existing sidewalk or ground surface.
- 9. Site Security Measures. Wireless telecommunication facilities may incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft, or vandalism.
- 10. Signage. All wireless telecommunication facilities must include signage that accurately identifies the facility owner/operator, the owner/operator's site name or identification number, and a toll-free number to the owner/operator's network operations center. No other signage or advertisements may appear on a wireless telecommunication facility unless approved by the Director, required by law or recommended under FCC, Occupational Safety and Health Administration, or other United States governmental agencies for compliance with Radio Frequency (RF) emissions regulations.
- 11. Compliance with Health and Safety Regulations. All wireless telecommunication facilities shall be designed, constructed, operated, and maintained in compliance with all generally applicable health and safety regulations, which includes, without limitation, all applicable regulations for human exposure to RF emissions, ADA, California Building Standards Code, and County Code.
- 12. Lighting. All wireless telecommunication facilities shall not include any lights that would be visible from publicly accessible areas, except as otherwise required in compliance with the Federal Aviation Administration or the Airport Land Use Commission area standards, and except when authorized personnel are present at night, and for exempt facilities listed in Subsection B (Exempt Facilities).
- 13. Aesthetics. All review shall consider aesthetic impacts, including the location, height, and design of the proposed wireless telecommunication facility and an evaluation of the character of the area.
- G. RF Requirements. The application for a discretionary permit shall contain a report or summary of the estimates of the non-ionizing radiation generated by the facility. The report shall include estimates of the maximum electric and magnetic field strengths in all directions from the facility to the property lines of the facility site. Facilities must not be placed or operated in a manner that violates FCC's standards for human exposure to RF emissions.
- H. Availability. All existing telecommunication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.
- I. Unused Facilities. The facility owner shall notify the Department no less than 60 days prior to the final day of use of any telecommunication facilities. All obsolete or unused telecommunication facilities shall be physically removed by the facility owner within 180 days after the use of that facility has ceased or the facility has been abandoned. All site disturbance related to the facility shall be restored to its pre-project condition.
- J. Permit Application Requirements. In order to protect the visual character of established neighborhoods and to protect school children from safety hazards that may result from a potentially attractive nuisance, in

addition to the noticing requirements of Section 130.51.050 (Public Notice Requirements and Procedures), the following notification shall occur for discretionary permit applications:

1. New facilities less than 100 feet in height: 1,500 feet from the proposed facility.
  2. New facilities 100 feet or greater in height: 2,000 feet from the proposed facility.
  3. School District Notification. If the proposed wireless facility is located within either 1,500 feet or 2,000 feet from a school based on the height of the proposed facility under Subsections J.1 or J.2 above, the appropriate school district shall be notified during the initial consultation.
  4. Homeowners Association Notification. For facilities proposed to be located on residentially-zoned land, the applicant shall identify any homeowners association which might govern the property and homeowners associations that are within either 1,500 feet or 2,000 feet from the property based on the height of the proposed facility under Subsections J.1 or J.2 above. Any homeowners associations that are identified shall be notified during the initial consultation.
- K. Additional Sites and Needs Analysis. The application for a discretionary permit shall contain a site justification letter that includes an alternative sites analysis, a discussion of alternative sites that would accomplish the project goals, an evaluation of the feasibility of using multiple small sites to meet coverage needs rather than a single large site, and a description of the need for the proposed facility based on the adequacy of existing coverage. The letter shall detail meaningful outreach to owners of alternative sites. The analysis shall provide specific comparative analysis of how different sites would impact aesthetic and environmental values, as applicable.
- L. Fees. For each initial application, or for the renewal of an application, the applicant shall pay an initial deposit and any associated recurring fees, including maintenance and right-of-way permit fees, consistent with the County's current Community Development Agency Consolidated Fee Schedule.
- M. Airport Operations. Wireless telecommunication facilities shall not be sited in locations where they will interfere with airport operations. The siting of wireless towers and related facilities within the airport influence area of any public airport shall be referred to the El Dorado County Airport Land Use Commission for a determination of consistency with Airport Land Use Compatibility Plan.
- N. Five-Year Review. Every five years following approval of a Conditional Use Permit for a wireless telecommunications facility, the County shall review the facility for compliance with the approved conditions of approval. Review of wireless telecommunications facility Conditional Use Permits shall be staff level. This section shall take precedent over existing conditions of approval.
1. Notification. All five-year reviews shall be noticed to nearby property owners in accordance with Table 130.51.050.2.
  2. If complaints or concerns are received from a noticed party, the review shall be set with the Planning Commission.
- O. Revocation. Failure to comply with any condition of approval or standard in this ordinance shall constitute grounds for possible revocation of use pursuant to County Code Section 130.53.090 (Revocation or County Mandated Modification of a Permit).
- P. Severability. If any sections, subsections, sentence, clause, or phrase of this chapter is for any reason held to be invalid or unconstitutional by the decision or legislation of any court of competent jurisdiction, or by reason of preemptive legislation, such decision or legislation shall not affect the validity of the remaining portions of the policy. The Board declares that it would have approved this chapter, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more of the sections, subsections, sentences, clauses, or phrases thereof is declared invalid or unconstitutional.
- Q. Glossary.
- Adjacent.* Adjoining the proposed location, or separated only by a street, highway, public easement, or waterway.

*Base Station.* A structure or equipment at a fixed location that enables Federal Communications Commission-licensed or -authorized wireless communications between user equipment and a communications network. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Co-location.* The placement of an antennae on an existing single structure, pole, or tower for the purpose of transmitting and/or receiving radio frequency signals for communications purposes, whether or not there is an existing antenna on the structure. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Facade.* Also referred to as a "building facade," means all walls, or portions thereof, of a building's exterior which is exposed to public view, excepting alleys.

*Macro Cell Tower Site.* The place where wireless telecommunications equipment and network components, including towers, transmitters, base stations, and emergency powers necessary for providing wide area outdoor service, are located. A macro cell tower does not include rooftop, small cell, or outdoor and indoor distributed antenna system sites. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Modifications to Wireless Telecommunication Facilities.* Modifications to an existing wireless tower or base station that do not substantially change the physical dimensions of the tower or base as defined in Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, as amended and superseded. Includes, but is not limited to, antenna modifications, fiber optic line additions, generator additions, collocations on an existing wireless facility, and the placement of the first wireless facility on an existing building or structure. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Small Cell Wireless Telecommunication Facility.* A Small Cell Wireless Telecommunication Facility is defined in 47 Code of Federal Regulations and as amended and superseded.

*Standby Generator.* A stationary generator used for the generation of electricity that meets the criteria set forth in Paragraph (29) of Subdivision (a) of Section 93115.4 of Title 17 of the California Code of Regulations. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Stealth Design.* A design or treatment that minimizes adverse aesthetic and visual impacts. Stealth design facilities visually and operationally blend into the surrounding area in a manner consistent with existing development and the natural environment by means of camouflaging, disguising, and/or screening. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Telecommunications Facilities (Use Type).* See wireless telecommunication facilities. (See also Section 130.40.130: Telecommunications Facilities.)

*Telecommunications Tower.* Any mast, pole, monopole, guyed tower, lattice tower, free standing tower or other structure designed and primarily used to support antennas. Also known as towers. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Wireless Telecommunication Facilities.* Equipment and network components such as towers, utility poles, transmitters, base stations, and emergency power systems that are integral to providing wireless telecommunications services. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, in 47 C.F.R., Part 97 of the Commission's Rules nor to TV and radio transmission facilities, nor to Public Safety Communications Facilities. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

*Wireless Telecommunications Co-location Facility.* A wireless telecommunications facility that includes co-location facilities. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

(Ord. No. 5217, § 1, 12-3-2024; Ord. No. 5241, § 16, 8-19-2025)

Ord. No. 5217, § 1, adopted Dec. 3, 2024, amended the title of § 130.40.130 to read as herein set out. The former § 130.40.130 title pertained to communication facilities.

**Sec. 130.40.160 Home Occupations.**

- A. Contents. This Section provides opportunities for home-based businesses compatible with surrounding residential and agricultural uses in order to encourage home workplace alternatives, promote economic self-sufficiency of county residents, reduce commuting on U.S. Highway 50, while minimizing conflicts with adjacent property owners, maintaining the residential character of neighborhoods, and protecting the public health, safety, and welfare.
- B. Applicability. A home occupation, as defined in Article 8 (Glossary: see "Home Occupation") of this Title, shall be allowed in any zone that allows single- or multi-unit residential use in compliance with the standards and permitting requirements of this Section as shown in Table 130.40.160.1 (Home Occupation Use Matrix) below in this Section.

**Table 130.40.160.1—Home Occupation Use Matrix**

	RM	R1	R20K	R1A/R2A	R3A	RE	Rural Lands, Agricultural and Resource Zones
Home Occupations (including Student Instruction) in compliance with standards in 130.40.160.C.	P	P	P	P	P	P	P
Student Instruction exceeding standards in 130.40.160.C. but in compliance with standards of 130.40.160D.	A	A	A	A	A	A	A
Home Occupations or Student Instructions not in compliance with standards in 130.40.160.C. or D.	CUP	CUP	CUP	CUP	CUP	CUP	CUP

- C. Standards. A home occupation shall be allowed in compliance with the following standards and Title 5 (Business Taxes, Licenses and Regulations) in the County Code of Ordinances:
  1. All business is conducted within permitted structures on the lot or outdoors provided the business is screened from a right-of-way or road easement. The appearance of the structure shall not be altered nor shall the occupation be conducted in a manner that would cause the structure to differ from its residential character either by the use of colors, materials, construction, lighting, or signs, except where required under Subsection C.5 below in this Section.
  2. For home occupations conducted in any part of a garage or a detached building, the activity shall not be visible from a right-of-way or road easement, nor shall it require vehicles of the property owner to be routinely parked on the street.

3. The business shall be owned and operated by a person or persons residing on the premises. The business owner may have on-site meetings with other business personnel who provide support service to the home occupation, such as accountants and transcribers. Full or part-time employees under the direct payroll and supervision of the business owner, or an independent contractor shall be allowed to work at the site of the home occupation subject to Subsection C.5 below in this Section, and as shown in Table 130.40.160.2 (Home Occupation Employee Limits) below:

**Table 130.40.160.2—Home Occupation Employee Limits**

	RM	R1	R20K	R1A/R2A	R3A	RE	Rural Lands, Agricultural and Resource Zones
< 1 acres	1	1	1	1	1	1	1
1—5 acres	1	1	2	2	2	2	2
> 5 but less than 10 acres	1	1	2	2	2	2	2
> 10 acres	1	1	2	2	2	2	2

4. Retail sales may occur on the premises by appointment, only, or when conducted by telephone, mail, or internet, with delivery occurring off-site.
5. A change of use for that portion of a structure utilized as an office, workroom, sales area, or restroom facilities for employees or commercial customers may require a building permit.
6. As part of the home occupation, no equipment or process shall be used that creates noise, vibration, dust, glare, fumes, odors, or electrical interference detectable to the normal senses off-site. In the case of electrical interference, no equipment or process shall be used that creates visual or audible interference in any radio or television receivers, or that causes fluctuations in line voltage off-site. Businesses that do not meet these standards may be subject to a Conditional Use Permit in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.
7. Commercial delivery vehicles that are normally associated with residential uses may be utilized for the pick up or delivery of materials related to the home occupation.
8. Heavy Commercial Vehicles, as defined in Article 8 (Glossary: See "Vehicle, Heavy Commercial") of this Title are allowed as follows:
  - a. Agricultural, Rural Lands (RL), and Resource zones (See Chapter 130.21: Agricultural, Rural, and Resources Zones) in Article 2 (Zones, Allowed Uses, and Zoning Standards), may be stored on-site.
  - b. On lots larger than one acre and zoned R2A, R3A, or Residential Estate (RE), commercial vehicles are allowed provided that the vehicle is stored or parked on-site within an enclosed structure or screened from public view when not in use.
  - c. On lots less than one acre or lots zoned RM, R1, R20K and R1A, no heavy commercial vehicles used as part of the home occupation shall be stored or parked on-site or on the road frontage.
9. Goods or materials used or manufactured as part of the home occupation shall not be visible from a right of way or road easement.
10. Any materials used or manufactured as part of the home occupation may be subject to the review and approval of Environmental Management and the applicable fire department prior to business license sign off by the Department.

11. The total acreage of contiguous lots under same ownership shall be used to determine the number of employees, customers and clients allowed for a home occupation.
12. Student instruction shall be provided by appointment only, subject to the following standards:
  - a. Group lessons shall be limited to a maximum of six students per group lesson at any one time, once per day, on parcels less than one acre, or twice per day on parcels one acre or greater, provided adequate parking is available. Parking space that meets on-site residential requirements, as well as available parking space along the road frontage may be used.
  - b. No concerts, recitals, performance events, or showings shall be held on the site unless in compliance with Subsection D (Student Instruction—Administrative Permit Required) below in this Section.
  - c. Student instruction shall be allowed between the hours of 7:00 a.m. and 9:00 p.m.
13. The following home occupations shall be allowed by right in Agricultural, Rural Lands and Resource zones, and Residential Estate (RE) zones (See Chapters 130.21: Agricultural, Rural, and Resources Zones, and 130.24: Residential Zones) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, on lots with a minimum size of ten acres, in compliance with the standards under Subsection C.12 (Standards) above in this Section:
  - a. Horseback riding lessons or similar instruction involving animal husbandry.
  - b. Horse boarding providing the use or training of the horse(s) is limited to their owners or lessees.
- D. Student Instruction—Administrative Permit Required. An Administrative Permit shall be required when a home occupation exceeds the standards under Subsections C.12 or C.13 (Standards) above in this Section. An Administrative Permit for a home occupation under this Subsection shall only be approved when the Director finds that the standards being exceeded will not change the residential character of the neighborhood based on the attendance numbers, frequency or duration of the event, and nature of the use. If applicable, the location of an accessory structure relative to adjacent residential uses shall be considered, as well. In addition to all other standards under Subsection C (Standards) above in this Section, permit approval shall be subject to compliance with the following standards:
  1. The site of the home occupation either has direct access to a public or private road that conforms to Standard Plan 101C, or the property owner participates in a road maintenance association.
  2. The total number of vehicle round trips to the site generated by students receiving group lessons shall not exceed 12 per day.
  3. There shall be adequate parking on the site to accommodate recitals or concerts, in addition to the required residential parking spaces. Added parking areas shall be located outside of any setback areas for the zone, in compliance with Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title. Available parking along the road frontage may also be used.
  4. A proposed accessory structure for the purpose of conducting recitals or concerts shall be allowed as follows:
    - a. For lots less than one acre, one structure of 600 square feet, maximum.
    - b. For lots one acre or larger, one structure of 1,600 square feet, maximum.
- E. Signs. Signs identifying authorized home business activities on the site shall be subject to the standards in Table 130.36.070.3 (Sign Standards for Home Occupation Signs) in Chapter 130.36 (Signs) in Article 3 (Site Planning and Project Design Standards) of this Title. All signs shall be compatible in design with the residential structures on-site and shall not be illuminated.
- F. Limitations on Home Occupations. The following uses occurring on the site are not compatible with residential activities on parcels less than one acre, and shall not be allowed as home occupations. For parcels

one acre or greater, the following uses occurring on the site as indicated below are subject to a Use Permit as specified in Table 130.40.160.1 (Home Occupation Use Matrix) above in this Section:

1. Motor vehicle and other vehicle repair or maintenance (body or mechanical) including, but not limited to the repair of engine, muffler, or drive train components of the vehicle; and upholstery, painting, or detailing work, except as provided in Section 130.40.380 (Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use) below in this Chapter.
  2. Storage of motor vehicles, including but not limited to automobiles, motorcycles, heavy commercial vehicles, recreational vehicles, trailers, and boats(motorized or not), except as provided in Section 130.40.380 (Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use) below in this Chapter.
  3. Carpentry and cabinet making, with the exception of woodworking that results in the creation of small wood products or single orders of furniture where delivery occurs off-site or on-site by appointment only.
  4. Food preparation and food sales, except as part of a catering business where prepared food will be delivered off-site, subject to Environmental Health permit requirements.
  5. Commercial kennels or catteries.
  6. Medical and dental offices, clinics, and medical laboratories.
  7. Veterinary services, with the exception of those considered an 'agricultural support service', as defined in Article 8 (Glossary) of this Title and subject to the standards in Section 130.40.070 (Agricultural Support Services) above in this Chapter.
  8. Repair shops or service establishments, with the exception of repairing small electrical appliances, cameras, or other similar items where pick-up and delivery occurs off-site or on-site by appointment only.
  9. Commercial stables, as defined in Article 8 (Glossary: See "Stables: Commercial") of this Title, which shall be subject to Subsection 130.40.210.C (Outdoor Recreation Facilities) below in this Chapter.
  10. Large-scale upholstery service, with the exception of upholstery single orders of furniture or other objects where pick-up and delivery occurs off-site.
  11. Welding and machining, except when incidental to small scale production or parts assembly; or work or craft that is the activity of creative artists.
- G. Conditional Use Permit. Where a proposed home occupation exceeds the standards under Subsections C.1 through C.11 (Standards), or Subsection D (Student Instruction—Administrative Permit Required) above in this Section, a Conditional Use Permit shall be required in compliance with Section 130.52.021 (Conditional Use Permits) in Article 5 (Planning Permit Processing) of this Title.

(Ord. No. 5127, § 8, 9-1-2020)

### **Sec. 130.40.190 Mobile/Manufactured Homes.**

- A. Applicability. A mobile or manufactured home (hereinafter referred to as "mobile home") or a recreational vehicle (RV) may be allowed for temporary or permanent use in compliance with the provisions of Chapter 110.64 (Mobile Home Regulations) of Title 110 (Buildings and Construction) of the County Code of Ordinances, the development standards of the zone, and the provisions of this Section.
- B. Permit Requirements.

1. Residential Dwellings. In all zones that permit detached, single-unit residential or multi-family dwellings by right, the permanent placement of a mobile/manufactured home as primary and/or accessory dwelling unit shall be allowed.
  2. Temporary While Constructing. One mobile home or recreational vehicle may be placed on a lot for the purpose of habitation during the construction of a permitted primary dwelling or during major repair of a damaged dwelling that is uninhabitable. A temporary occupancy permit shall be obtained from Building Services for the mobile home or recreational vehicle, and an active building permit must remain in effect for the primary dwelling.
  3. Hardship Purposes. One temporary mobile home may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title only when there is an existing primary dwelling and the temporary mobile home is for the following uses:
    - a. To provide temporary housing or shelter for the owner or members of the household and/or to allow for in-home care of household members who reside on the lot.
    - b. To provide caretaker assistance to the elderly or disabled homeowner(s) in their personal care and/or protection of their property. The elderly or disabled homeowner(s) must reside on site. Under this Section, "elderly" shall mean a person 62 years of age or older.
  4. Contractor's Office. One or more mobile home(s) may be used exclusively as a temporary office for contractors engaged in construction projects during the course of construction of the project where an active building, grading, or other permit remains in effect, subject to the following provisions:
    - a. A temporary contractor's office may be located on the same property as the construction project subject to approval of an Administrative Permit in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title.
    - b. A temporary contractor's office may be located off-site subject to approval of a Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title.
    - c. A temporary contractor's office located on or adjacent to agricultural or resource zoned land shall be subject to review by the Agricultural Commissioner.
  5. Construction Employee Housing. The temporary placement of one or more mobile homes or recreational vehicles to provide construction-related employee housing may be allowed subject to the use matrices for the zones. Such temporary housing shall be limited to projects in remote areas where permanent housing is infeasible and where a mobile home park, recreational vehicle park, or campground space are unavailable. A temporary occupancy permit shall be obtained from Building Services for the mobile home(s) or recreational vehicle(s), and an active building permit must remain in effect for the construction project.
  6. Agricultural Employee Housing. One or more mobile homes may be used for housing agricultural employees and their immediate families in compliance with the requirements under Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) above in this Chapter.
  7. Caretaker Housing. On lots that contain commercial, industrial, recreational, or civic uses including public and private schools and churches, one mobile home may be placed on the lot or contiguous lots under common ownership for the purpose of providing housing for a caretaker in compliance with the requirements of Section 130.40.120 (Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing) above in this Chapter.
- C. Temporary Mobile Home Removal. Where the permit has expired in compliance with Subsection 130.52.050.E (Permit Expiration) in Article 5 (Planning Permit Processing) of this Title, the mobile home or recreational vehicle shall be removed from the property within 30 days following the date of expiration. The

applicant shall be required to obtain a demolition permit in order that the County can verify that water, sewer or septic systems, and other utilities are disconnected and the unit is removed from the site.

(Ord. No. 5136, § 2, 12-2-2020; Ord. No. 5152, §§ 13, 14, 11-16-2021)

**Sec. 130.51.050 Public Notice Requirements and Procedures.**

- A. This Section implements greater public notice requirements than the prescribed requirements in California Government Code §§ 65090—65095). The public notice requirements and procedures for the various types of planning actions are set forth below in Table 130.51.050.1 (Public Notice Requirements and Procedures—Administrative Projects) and Table 130.51.050.2 (Public Notice Requirements and Procedures—Discretionary Projects). Public notice regarding projects will be mailed to nearby property owners according to the distance radius from the project site parcel boundary as specified in these tables. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.
- B. The notice shall be mailed at least ten days prior to the hearing to any person who has filed a written request for notice either with the clerk of the governing body or with any other person designated by the governing body to receive these requests. The local agency may charge a fee, which is reasonably related to the costs of providing this service, and the local agency may require each request to be annually renewed. As used in this Chapter, "person" includes a California Native American tribe that is on the contact list maintained by the Native American Heritage Commission (Government Code § 65092).
- C. The failure of any person or entity to receive notice pursuant to this Title shall not constitute grounds for any court to invalidate the actions by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors for which the notice was given (Government Code § 65093).
- D. Any public hearing conducted under this Title may be continued from time to time (Government Code § 65095). If a hearing on a project is continued to a date certain, no additional public notice is required. Projects continued off calendar require new public notice.
- E. Public Notice Requirements and Procedures—Administrative Projects. Administrative projects are projects that require the issuance of an Administrative Permit as specified throughout the various matrices of allowed uses set forth in this Title. Administrative project types listed in Table 130.51.050.1 (Public Notice Requirements and Procedures—Administrative Projects) require public notice prior to a Director decision or no public notice as specified below.

**Table 130.51.050.1. Public Notice Requirements and Procedures—Administrative Projects**

Project Type	Notice Mailed to Property Owners <sup>1</sup> Nearby (distance radius <sup>2</sup> )	Hearing Body (D—Director, ZA—Zoning Administrator, PC—Planning Commission)	Physical Sign Posting (publicly visible)	Notice to: Agent/Applicant/Appellant/Property Owners <sup>3</sup> /Local	Notice Date Prior to Decision (applies to the following: mailed notice, published notice)	Notice Mailed via U.S. Postal Service <sup>4</sup>	Notice Published in One Newspaper of General Circulation <sup>4</sup>

Administrative Relief or Waiver	N/A	D	N/A	N/A	N/A	N/A	N/A
Agricultural Setback Reduction	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Fences, Walls, and Retaining Walls (greater than 7 ft in height)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Special Setbacks for Mineral Resource Protection	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Sensitive Riparian Habitat Setback Reduction	N/A	D	N/A	N/A	N/A	N/A	N/A
Setback Reduction	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Adult Business Establishment	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Caretaker Unit: Permanent	N/A	D	N/A	N/A	N/A	N/A	N/A
Child Day Care Facilities: Child Day Care Centers  Employer-sponsored Child Day Care Centers	100 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Co-location on Telecommunication Facilities (Non-building Structures, Public Facilities, Monopoles, and Towers)	N/A	D	N/A	N/A	N/A	N/A	N/A
Commercial Recreation (Arcade; Indoor Entertainment, Sports and Recreation; Outdoor Entertainment, Sports, and Recreation; and Large Amusement Complex)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Contractor's Office: On-site	N/A	D	N/A	N/A	N/A	N/A	N/A
Commercial Caretaker, Construction Employee, Agricultural Employee, and Seasonal Worker Housing)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Gates <sup>5</sup>	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Legal Nonconforming Use or Structure	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Lodging Facilities (Guest Ranch, Health Resort and Retreat Center)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Marina: Non-motorized craft	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Mobile/Manufactured Home Sales Lots	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Oak Tree and Oak Woodland Removal Permits	N/A	D	N/A	N/A	N/A	N/A	N/A

Off-highway or Off-road Vehicle Area	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Parks (Day Use, Nighttime Use)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Outdoor Retail Sales in Commercial Zones (Permanent, Temporary, Seasonal)	N/A	D	N/A	N/A	N/A	N/A	N/A
Outdoor Retail Sales in Residential, Recreational, Open Space Zones (Seasonal)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Produce Sales (Sale of Produce Grown On-site or Off-Site)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Snow Play Area	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Swimming Pool: Public	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Tennis Court: Public	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Ranch Marketing Use Review	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Stable: Commercial	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Storage Facilities (Storage Yard: Equipment and Material)	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Temporary Real Estate Sales Office	N/A	D	N/A	N/A	N/A	N/A	N/A
Trail Head Parking or Staging Area	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Transitional Housing Large	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Wind Energy Conversion System-Administrative Permit	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Winery Activity Review	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A
Appeal of Director Decision (Heard by the Planning Commission)	Same as initial application	PC	N/A	Same as previous hearing	At least 10 days	Yes	N/A
Appeal of Zoning Administrator Decision (Heard by the Board of Supervisors)	Same as initial application	BOS	N/A	Same as previous hearing	At least 10 days	Yes	N/A
Appeal of Planning Commission Decision (Heard by the Board of Supervisors)	Same as initial application	BOS	N/A	Same as previous hearing	At least 10 days	Yes	N/A

<sup>1</sup> Property owners includes property owners from the latest assessment roll record and any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code. (Government Code § 65091)

<sup>2</sup> The mailed public notice distance radius is from the project site parcel boundary. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.

<sup>3</sup> Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.

<sup>4</sup> The mailed and published notice shall include: date, location, APN, project description, and pending decision.

<sup>5</sup> Gates which were included in an approved project that was noticed in accordance with Section 130.51.050 are exempt from further noticing.

F. Public Notice Requirements and Procedures—Discretionary Projects. Discretionary projects require the issuance of a discretionary permit as specified throughout the various matrices of allowed uses set forth in this Title. Discretionary projects include project types such as Conditional Use Permit, Design Review, General Plan Amendment, and other project types listed in Table 130.51.050.2 (Public Notice Requirements and Procedures—Discretionary Projects). Discretionary projects listed in this table require public notice prior to Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors decision; or no public notice as specified below:

1. Notwithstanding any other provisions of this Title, the following determination shall apply to all County-initiated planning efforts, including, but not limited to, Board of Supervisors directed zone changes:
  - a. The physical sign posting requirements shown on Table 103.51.050.2 shall not apply. No physical sign posting shall be required for County-initiated planning efforts, including Planned Developments, Specific Plans, or Zone Changes.

**Table 130.51.050.2 Public Notice Requirements and Procedures—  
Discretionary Projects**

Project Type	Notice Mailed to Property Owners <sup>1</sup> Nearby (distance radius <sup>2</sup> )	Hearing Body (D—Director, ZA—Zoning Administrator, PC—Planning Commission)	Physical Sign Posting (publicly visible, at least 30 days prior to first hearing)	Notice to: Agent/Applicant/Appellant	Notice Date Prior to Hearing (applies to the following: mailed	Notice Mailed via U.S. Postal Service <sup>4</sup>	Notice Published in One Newspaper of General Circulation <sup>4</sup>
Conditional Use Permit <sup>6</sup>	1,000 ft	ZA/PC	N/A	Yes	At least 10 days	Yes	Yes
Design Review	1,000 ft	D/PC	N/A	Yes	At least 10 days	Yes	Yes
Development Agreement <sup>5</sup>	1,000 ft	PC/BOS	N/A	Yes	At least 20 days	Yes	Yes
General Plan Amendment <sup>5</sup>	1,000 ft	PC/BOS	N/A	Yes	At least 10 days	Yes	Yes
Minor Use Permit <sup>6</sup>	1,000 ft	ZA/PC	N/A	Yes	At least 10 days	Yes	Yes

Planned Development <sup>5</sup>	1,000 ft	PC	Yes	Yes	At least 10 days	Yes	Yes
Planned Development—Revision	1,000 ft	PC	Yes	Yes	At least 20 days	Yes	Yes
Specific Plan <sup>5</sup>	1,000 ft	PC/BOS	Yes	Yes	At least 20 days	Yes	Yes
Specific Plan-Revision	1,000 ft	PC/BOS	Yes	Yes	At least 10 days	Yes	Yes
Temporary Mobile Home Permit	N/A	D	N/A	N/A	N/A	N/A	N/A
Temporary Use Permit	N/A	D	N/A	N/A	N/A	N/A	N/A
Variance	1,000 ft	ZA	N/A	Yes	At least 10 days	Yes	Yes
Williamson Act Contract	1,000 ft	PC/BOS	N/A	Yes	At least 20 days	Yes	Yes
Zone Change <sup>5</sup>	1,000 ft	PC/BOS	Yes	Yes	At least 20 days	Yes	Yes
Appeal of Director Decision (Heard by the Planning Commission)	Same as initial application	PC	N/A	Same as previous hearing	At least 10 days	Yes	Yes
Appeal of Zoning Administrator Decision (Heard by the Board of Supervisors)	Same as initial application	BOS	N/A	Same as previous hearing	At least 10 days	Yes	Yes
Appeal of Planning Commission Decision (Heard by the Board of Supervisors)	Same as initial application	BOS	N/A	Same as previous hearing	At least 10 days	Yes	Yes

<sup>1</sup> Property owners includes property owners from the latest assessment roll record and any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code. (Government Code Section 65091)

<sup>2</sup> The mailed public notice distance radius is from the project site parcel boundary. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.

<sup>3</sup> Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.

<sup>4</sup> The mailed and published notice shall include: hearing body, location of hearing, date, time, project name and number, applicant's name, project description, APN, property acreage, location, Supervisor District, County Planner and contact information, and environmental document type. The notice shall also identify if the project is within a community region, rural center, or rural area.

<sup>5</sup> The County of El Dorado Subdivision Ordinance (Title 120) prescribes the public notice requirements and procedures for planning activities associated with tentative maps. Please refer to the requirements prescribed in Section 120.24.085 (Major Land Divisions) and Section 120.48.065 (Minor Land Divisions). The greater distance radius shall apply to planning activities with conflicting distance radii in either Title 120 or Title 130.

<sup>6</sup> A Use Permit for a new telecommunication facility shall require a physical sign posting that is publicly visible in accordance with Section 130.51.050.H (Physical Sign Posting).

G. Reserved.

- H. Physical Sign Posting. The applicant shall post a sign on the subject property for the purpose of providing notice that an application at the subject property is currently undergoing review. The sign shall comply with the following specifications:
1. The size of the sign shall be a minimum of 32 square feet (four feet high by eight feet wide).
  2. The sign text shall be large, black letters on a white background. The font size shall be proportional to the sign size for optimum readability. The sign content shall specify project type (e.g., Commercial, Residential, Industrial, Mixed Use) and shall include the following minimum information: Project type, project name, number of units or building square footage, project number, Planning Services phone number, and Planning Services website. Below is a typical example as a guideline for a sign layout; apply the information as it pertains to the individual project.

**Typical Example**

Proposed [Type] Development
PROJECT NO. - PROJECT NAME [X sq. ft. or X Units]
MORE INFORMATION: 530-621-5355 <a href="http://www.edcgov.us/planning">www.edcgov.us/planning</a>

3. A minimum of one sign shall be posted facing each right-of-way on which the property has frontage.
4. The sign shall be posted no more than 20 feet from the edge of the right-of-way for maximum visibility.
5. For property that does not have street frontage or is not easily visible from the right-of-way, the sign(s) shall be posted in a location deemed suitable by the Director or designee.
6. The sign(s) shall be posted on the property at least 30 calendar days prior to the hearing or the first hearing if there are multiple hearings. The sign(s) shall remain posted until final action has been taken on the application and the appeal period has expired.
7. The sign(s) shall be removed within 30 days of the final action.
8. The sign(s) shall be constructed of materials suitable to withstand the estimated posting time and to endure weather conditions.

(Ord. No. 5127, § 18, 9-1-2020; Ord. No. 5241, §§ 12, 16, 8-19-2025)

Editor's note(s)—Ord. No. 5127, § 18, adopted Sept. 1, 2020, changed the title of § 130.51.050 from public notice to public notice requirements and procedures.

**Sec. 130.52.050 Temporary Mobile Home Permit.**

- A. Content. This Section provides standards for the location, occupation, and removal of temporary housing under a Temporary Mobile Home Permit. The standards allow residents to provide adequate housing on a temporary basis for adult family members who are dependent for financial or health reasons or for the use by a caretaker/watchman in commercial, industrial and recreational zones, and to ensure the removal of the unit upon cessation of the housing need.

- B. Applicability. This Section shall apply to housing as a temporary accessory use to either a primary dwelling or to specified non-residential uses, as allowed in the use matrices for the zones, subject to the following purposes:
1. One mobile home or recreational vehicle for the purpose of habitation during the construction of a permitted primary dwelling or during major repair of a damaged dwelling that is uninhabitable, consistent with Subsection 130.40.190.B.2 (Temporary Mobile Home While Constructing) in Article 4 (Specific Use Regulations) of this Title; or
  2. Temporary hardship use consistent with Subsection 130.40.190.B.3 (Mobile/Manufactured Homes - Hardship Purposes) in Article 4 (Specific Use Regulations) of this Title:
    - a. Use by the owner or members of the household to provide temporary housing or shelter for household members and/or to allow for in-home care of household members; or
    - b. Use by a caretaker where the purpose of the caretaker is to assist elderly or disabled homeowner(s) with their personal care and/or the care and protection of their property. In this instance, "elderly" shall mean a person 62 years of age or older.
  3. Contractor's offices, consistent with Subsection B.4 (Temporary Contractor's Office) in Article 4 (Specific Use Regulations) of this Title, when allowed in the base zone;
  4. Agricultural or construction employee housing consistent with Subsections 130.40.190.B.5 (Construction Employee Housing) and 130.40.190.B.6 (Agricultural Employee Housing) in Article 4 (Specific Use Regulations) of this Title;
  5. In commercial and industrial zones, as well as for public and private schools and churches, one mobile home or recreational vehicle placed for the purpose of providing temporary housing for caretakers or watchmen in compliance with Section 130.40.120 (Commercial Caretaker and Agricultural Employee Housing) in Article 4 (Specific Use Regulations) of this Title. Findings of necessity shall be based on, but not limited to, the following factors:
    - a. Value and portability of goods and/or equipment stored on the property;
    - b. Sheriff's records demonstrating significant exposure to vandalism or the loss of goods and/or equipment;
    - c. Precautionary measures taken by the applicant to prevent loss or vandalism; and
    - d. Practicality of permanent facilities.
- C. Review Authority, Procedure, and CEQA. The Director shall have the review authority of original jurisdiction for a Temporary Mobile Home Permit application. The review procedure shall be staff-level without public notice. The approval of a Temporary Mobile Home Permit is considered a ministerial project pursuant to CEQA.
- D. Temporary Mobile Home Permit Requirements.
1. One temporary housing unit may be granted on a lot or contiguous lots under common ownership.
  2. The property owner shall occupy a dwelling on the site for the uses allowed under Subsections B.1 and B.2 (Applicability) above in this Section.
  3. The applicant shall comply with all development standards for the zone and any other statutes and ordinances relating to building, fire, and health codes.
  4. The applicant shall sign and notarize an agreement that at the conclusion of the permit or the violation thereof, the temporary housing unit shall be removed from the property. In the event the property owner fails to remove the unit, the County may be authorized to remove the housing unit and record a lien on the property for the cost of removal. Such agreement shall be recorded by the County.

- E. Permit Expiration. The Temporary Mobile Home Permit shall be approved for a period not to exceed 24 months and may be renewed for additional 24 month periods subject to the provisions of this Section. Proof of continuing eligibility is required as a condition of renewal. A Temporary Mobile Home Permit shall expire if the temporary housing unit is removed from the property or if it is no longer occupied by a qualifying occupant for a period of 60 days. At the end of the 60 day period, the property owner shall have 30 days to remove the temporary housing unit from the property in compliance with Subsection 130.40.190.C (Temporary Mobile Home Removal) in Article 4 (Specific Use Regulations) of this Title.
- F. Development Standards.
1. The following types of structures shall be allowed for use as temporary housing units and shall be erected, constructed, or installed in a manner that effects easy removal:
    - a. Units constructed to meet building codes, including panelized structures or other structural types that may be affixed to a foundation but disassembled at a later date;
    - b. Units constructed to meet the standards of the *National Manufactured Home Construction and Safety Standards Act of 1974*, as amended from time to time; or
    - c. Recreational vehicles for the purpose of temporary housing under Subsection B.3 (Applicability) above in this Section.
  2. Minimum Parcel Size. A temporary housing unit shall be allowed on any parcel zoned for single-unit residential development; however, temporary housing for the caretaker use allowed under Subsection B.2 (Applicability) above in this Section shall not be allowed on property that is less than one acre in size;
  3. Maximum Unit Size. A temporary housing unit shall have a maximum floor area of 1,600 square feet, subject to the maximum coverage requirements of the zone:
    - a. Floor area shall be measured from the outside of the exterior walls to include all enclosed habitable space, such as living areas, hallways, stairwells, storage areas, and equipment rooms, but shall not include attached garages.
    - b. Conversion of a temporary manufactured home to a permanent accessory dwelling unit will be subject to the maximum floor area limitations for that specific use, as well as Section 18007 of the Health and Safety Code and all applicable development standards under Subsection 130.40.300.C (Accessory Dwelling Units) in Article 4 (Specific Use Regulations) of this Title.
  4. Design Standards. The appearance of a temporary housing unit shall be similar to, or compatible with, the appearance of the primary dwelling; and the unit shall be situated so as to be subordinate to the primary dwelling, as viewed from the adjacent road easement or right-of-way.
  5. Parking. On-site parking must be provided for the occupants of the temporary housing unit, subject to Chapter 130.35 (Parking and Loading) in Article 3 (Site Planning and Project Design Standards) of this Title.

(Ord. No. 5136, § 3, 12-2-2020; Ord. No. 5152, § 16, 11-16-2021)

### **Sec. 130.61.100 Restoration of Abandoned Nonconforming Uses.**

Restoration of an abandoned nonconforming uses may be allowed by Conditional Use Permit (CUP) pursuant to standards for approval in Article 5 (Planning Permit Processing) of this Title. In addition to standard requirements, the Planning Commission shall also make the following five additional findings:

1. Positive action(s) will be taken to resume the nonconforming use within a reasonable period;

2. The nature and character of proposed structure(s) are substantially the same as that for which the structure(s) were originally designed;
3. There is no material difference in the quality, character or degree of use;
4. The proposed use will not adversely affect the other uses allowed by right in the Zone Districts of adjacent parcels; and
5. The nonconforming use will not be detrimental to the public health, safety or welfare or be injurious to the neighborhood.

**Sec. 130.80.020 Definitions of Specialized Terms and Phrases.**

Accessory Dwelling Unit (Use Type). A residential unit for one or more persons, either attached or detached, that provides complete and permanent independent provisions for living, sleeping, eating, cooking and sanitation facilities on the same parcel as the proposed or existing primary residence and is situated in all zones that permit single-family or multi-family dwelling residential uses. An accessory dwelling unit also includes an efficiency unit as defined in California Government Code Section 17958.1 of the Health and Safety Code or a manufactured home, as defined in Section 18007 of the Health and Safety Code. (See also Section 130.40.300: Accessory Dwelling Units, in Article 4: Specific Use Regulations, of this Title.) This use type is intended to be consistent with Government Code Section 65852.2 and all other state laws as those laws are amended from time to time. If there is any conflict between this use classification and state law, state law shall prevail.

Accessory Structures and Uses. A structure or use customarily associated with a primary structure or use. (See also "Structure, accessory", and Section 130.40.030: Accessory Structures and Uses, in Article 4: Specific Use Regulations, of this Title).

Adjacent. Physically touching or bordering upon; sharing a common property line. (General Plan Glossary)

Adult Business Establishment (Use Type). Bookstores, bars, lounges, restaurants, theaters, cabarets, hotels or motels, or other business or establishment which have a substantial or significant portion of the stock in trade, or fare, books, magazines, pictures, films, media or live entertainment, which are distinguished or characterized by their emphasis on matter or live conduct depicting, describing, exposing, or relating to specific sexual activities or specified anatomical areas, as defined in Section 5.34.020 (Definitions: Adult-related establishments) of Title 5 (Business Taxes, Licenses and Regulations) of the County Code of Ordinances. (See also Section 130.40.040: Adult Business Establishments in Article 4: Specific Use Regulations, of this Title.)

Agri-tourism. A commercial enterprise at a working farm, ranch or other agricultural business conducted for the enjoyment of visitors that generates supplemental income for the owner/ operator. Agri-tourism may include, but is not limited to, outdoor recreation such as horseback riding or hiking, educational experiences that feature the farm, ranch or natural environment, local food or wine tasting, agricultural homestays and guest ranches, agricultural lodging, and on-farm or ranch direct sales.

Agricultural Employee Housing. See "Employee Housing: Agricultural".

Agricultural Fencing. Fencing constructed of woven or mesh wire, barbed wire, electrified wire, board construction, and similar materials creating a barrier at least 50 percent open, as described in the California Food and Agricultural Code Section 130121 for the purpose of containing livestock and/or controlling predators.

Agricultural Homestays (Use Type). See "Lodging Facilities".

Agricultural Structure. See "Structure: Agricultural".

Agricultural Support Services (Use Type). Agriculturally related services, such as processing, packing, and storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; domestic farm animal sales; veterinary clinics; custom farming services; agriculturally-related building supply, feed and farm supply stores; agri-tourism facilities; greenhouses and nurseries; equestrian facilities; agricultural waste handling

and disposal services; and other similar related services. (See also Section 130.40.070: Agricultural Support Services, in Article 4: Specific Use Regulations, of this Title.)

**Agriculturally Incompatible Uses.** See "Incompatible Uses: Agricultural".

**Agriculture.** The use of land for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry; and related accessory uses for packing, treating, or storing of produce or animal products that are secondary to normal agricultural activities.

**Agriculture, Value-Added Product.** A change in the physical state or form of an agricultural commodity including, but not limited to, making apples into pie or cider, grapes into wine, or the production of jam from fruit for purposes of on-site or off-site sales, when such activities are consistent with Section 130.40.400 (Wineries), Chapter 130.44 (Ranch Marketing) in Article 4 (Specific Use Regulations) of this Title, and other applicable provisions of this Title. Any conversion of grapes or other agricultural products into alcoholic beverages shall be subject to all applicable state and federal permits and regulations.

**Airport, Airstrips, and Heliports (Use Type).** A place where aircraft take off or land, whether on land or water, or for agricultural purposes such as crop dusting but does not include places where aircraft land and take off solely for emergency purposes. It may include land improved and intended for aircraft storage, cargo, passengers, airport and airspace control facilities, repairs, or refueling.

**Airport Comprehensive Land Use Plan (ACLUP).** The document prepared by the Airport Land Use Commission pursuant to Section 21675 of the Public Utilities Code that specifies land use and development policies to protect the safety and general welfare in the vicinity of county airports and to assure the safety of air navigation.

**Airport Hazard.** Any structure or natural growth that obstructs the navigable air space.

**Airport Imaginary Surfaces.** Surfaces established in relation to the end of each runway or designated takeoff and landing area, as defined in applicable Federal Aviation Regulations (Part 77). Such surfaces include imaginary approach, horizontal, conical, transitional, primary, and other surfaces. These surfaces are specifically described for each airport in the airport comprehensive land use plan (ACLUP).

**Animal, Domestic Farm.** Any of a number of animal species commonly reared or used for food, fur, herding, riding, or other similar uses, including but not limited to horses, cattle, sheep, herding dogs, goats, pigs, rabbits, poultry, fowl, ostriches, emus, and small fur-bearing animals not classified as exotic or wild (as defined in Title 6: Animals, Section 6.04.020: Definitions, of the County Code of Ordinances).

**Animal, Exotic.** Any bird, mammal, fish, amphibian, or reptile not normally domesticated in the state of California, as determined by the California Department of Fish and Game.

**Animal Husbandry Project (Use Type).** The raising of farm or game animals such as cattle, horses, goats, sheep, hogs, chickens, rabbits, birds, etc., including but not limited to school, Grange, 4-H or Future Farmers of America (FFA) project.

**Animal Keeping (Use Type).** The maintaining, keeping, feeding, and raising of animals. (See Section 130.40.080: Animal Raising and Keeping. (See also Subsection 130.40.160.C.13: Home Occupations—Horse Boarding, in Article 4: Specific Use Regulations, of this Title.)

**Animal Sales and Service (Use Type).** Establishments engaged in animal-related sales and services, as follows:

**Kennel, Commercial.** Indoor and outdoor breeding and boarding of dogs, cats, and similar small animals, and dog training centers.

**Pet Grooming and Pet Stores.** The sale of dogs, cats, rodents, fish, birds, and similar small animals, the sale of pet food and supplies, grooming services, and limited indoor boarding.

**Veterinary Clinics.** A fully enclosed veterinary facility providing acute and long-term medical care for household pets and domestic farm animals. A clinic may include facilities for indoor boarding and grooming of dogs, cats and other small animals and incidental sale of pet food and supplies. (See also Section 130.40.070: Agricultural Support Services, in Article 4: Specific Use Regulations, of this Title.)

Antenna. Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a building or structure. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

Apartment. See "Dwelling, multi-unit".

Appeal. A formal request by the applicant or interested party for the review authority to reconsider and either uphold or overturn the decision of an earlier review authority, in compliance with Section 130.52.090 (Appeals) in Article 5 (Planning Permit Processing) of this Title.

Arbor. See "Structure".

Artificial Slope. A slope created as a result of grading that is allowed under a grading permit, or for which a permit was not required at the time the slope was created.

Automotive and Equipment (Use Type). Establishments that are primarily engaged in sales or services for automobiles, motor vehicles, trucks, small engines, or heavy equipment. The following are Automotive and Equipment use types:

Fuel Sales. The retail sale of petroleum products and other motor vehicle fuels. Fuel Sales may be combined with uses such as "Restaurants" and "Retail Sales and Service" if those uses are otherwise allowed in the zone.

Paint and Body Shops. The repair and painting of motor vehicle, aircraft, and similar vehicle bodies.

Repair Shops:

Automotive. The repair and servicing of motor vehicles, construction equipment, farm machinery, aircraft, boats, automobile and heavy equipment repair garages, muffler shops, car stereo installation, car wash and detailing services. These uses may not include fuel sales, or body repair and/or painting.

Equipment. It also includes facilities that repair small engines such as chain saws, lawn mowers, and other gasoline powered gardening equipment or other uses that test or demonstrate equipment outside a building.

Sales and Rental. The sales or rental from the premises of automobiles, trucks, heavy construction equipment, motorcycles, recreational vehicles, trailers, farm machinery, aircraft, or boats, and may include sales of parts and repair services. Does not include repair, bodywork, and painting.

Vehicle Storage. The service and storage of operable vehicles, boats and trailers. Typical uses include recreational vehicle storage lots, fleet storage lots, impound lots, and construction vehicle storage areas. It also includes storage of vehicles incidental to a commercial use, such as delivery, taxicab, and towing services. Individual, compartmentalized, and controlled storage of vehicles that is fully enclosed within a building or group of buildings and does not include any types of sales or services (e.g., repair, vacuuming, washing), may be classified as Storage, Self (Use Type as defined in this Section).

Wrecking/Dismantling Yard. See "Salvage and Wrecking Yard".

Avalanche. A type of landslide involving unstable snow pack, which could include rock, vegetation, and other matter that is swept along with the swiftly moving snow.

Bake Shop (Use Type). See "Ranch Marketing".

Bank and Financial Services (Use Type). Institutions such as banks, lending institutions, trust companies, credit agencies, brokers and dealers in securities and commodity contracts, investment companies, vehicle finance agencies, and similar financial services.

Bars and Drinking Establishments (Use Type). Establishments such as bars, taverns, pubs, stand-alone tasting rooms, and similar establishments where alcoholic beverages are sold and consumed on-site, where any food

service is subordinate to the sale of alcoholic beverages. Uses may include indoor entertainment such as live music and dancing.

Bed and Breakfast Inns (Use Type). See Lodging Facilities (Subsection 130.40.170.D: Bed and Breakfast Inns, in Article 4: Specific Use Regulations, of this Title).

Biological Resources Assessment. An assessment prepared for a discretionary project by a qualified biologist or other professional to identify potential impacts to biological resources and to identify feasible alternatives or mitigation measures to reduce potentially significant effects.

**Breweries:**

Large Commercial (Use Type). A facility, for the brewing and bottling of beer, that typically produces more than 15,000 barrels per year without on-site consumption facilities.

Micro Brewery (Use Type). A facility, for the brewing and bottling of beer, that typically produces less than 15,000 barrels of beer per year with 75 percent or more of its beer sold off-site, and allows direct consumer sales through carryout and/or on-site tap-room or restaurant consumption.

Brewpub (Use Type). A restaurant-brewery that sells 25 percent or more of its beer on-site. The beer is brewed primarily for sale in the restaurant and bar.

Taproom Brewery (Use Type). A professional brewery that sells 25 percent or more of its beer on-site and does not operate significant food services.

Broadcasting and Recording Studios (Use Type). Commercial and public communication uses such as telegraph, telephone, radio and television broadcasting and receiving stations; and television production and sound recording studios when entirely enclosed within buildings. This does not include towers, antennas, or reflectors that are defined under Telecommunications Facilities.

Building Codes. The most recent version of the California Building Standards Code, found in California Code of Regulations, Title 24, together with local amendments, if any, adopted by the Board.

Building Supply Stores (Use Type). The indoor and outdoor retail sales of lumber and other large building supplies, including paint, glass, fixtures, and similar building or construction material. Can also include accessory sales of lawn and garden supplies and nursery stock.

Business Support Services (Use Type). Establishments providing other businesses with services associated with ongoing business operations. Typical uses include blueprinting, business equipment repair, computer services, small equipment rental (indoor), film processing, advertising services, and photocopying.

Cabana. See "Pool house".

California Environmental Quality Act (CEQA). Those statutes set forth in the California Public Resources Code Section 21000 et seq. The "CEQA Guidelines" are set forth in the California Code of Regulations (CCR), Title 14, Section 15000 et seq.

Campground (Use Type). Any area or tract of land where one or more lots or campsites are rented or leased, or held out for rent or lease, to accommodate tents, trailers, cabins, yurts, dormitories and RV's for transient occupancy (30 days or less), whether or not individual sewer hookups are available to individual campsites (CCR Title 25, Sec. 2002). (See also Section 130.40.100: Campgrounds and Recreational Vehicle Parks, in Article 4: Specific Use Regulations, of this Title.)

Camping, Temporary (Use Type). A single campsite for self-contained camping of a limited duration, only. No accessory accommodations such as restrooms, dining, or laundry facilities are offered on the site.

Campsite. An area within a campground or recreational vehicle park occupied by a person or a group. (See also Section 130.40.100: Campgrounds and Recreational Vehicle Parks, in Article 4: Specific Use Regulations, of this Title).

Caretaker Unit (Use Type). A permanent or temporary housing unit used for caretakers employed on the site of a non-residential use where 24-hour security or monitoring of facilities or equipment is necessary that is secondary or accessory to the primary use of the property. (See also Section 130.40.120: Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing, in Article 4: Specific Use Regulations, of this Title.)

Casita. See Section 130.40.150: Guest House, in Article 4: Specific Use Regulations, of this Title.

Catering. Use of a commercial kitchen for the preparation of food to be served to the public either on or off-site.

Cemeteries (Use Type). Burial grounds, columbaria, and mausoleums. Does not include mortuaries or funeral homes. (See also "Funeral and Internment Services".)

Child Day Care Center (Use Type). Any child day care facility other than a day care home, including infant centers, preschools, extended day care facilities, and school age child care centers. (See also Section 130.40.110: Child Day Care Facilities, in Article 4: Specific Use Regulations, of this Title.)

Child Day Care Facility. A facility that provides nonmedical care to children under 18 years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facilities include day care homes, day care centers, and employer-sponsored day care centers.

Child Day Care Home (Use Type). A residential dwelling that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home, as follows:

Large Family Day Care Home. A home that provides family day care for nine to 14 children, inclusive, including children under the age of ten years who reside at the home, as set forth in California Health and Safety Code, Section 1597.465.

Small Family Day Care Home. A home that provides family day care for 8 or fewer children, including children under the age of 10 years who reside at the home, as set forth in California Health and Safety Code, Section 1597.44. (See also Section 130.40.110: Child Day Care Facilities, in Article 4: Specific Use Regulations, of this Title.)

Christmas Tree Sales Lot (Use Type). Temporary facilities for the sale of Christmas trees and related merchandise, not located on the site of a Christmas tree farm. (See also "Seasonal Sales".)

Churches and Community Assembly (Use Type). Facilities and activities typically carried on at public and quasi-public meeting areas, including but not limited to places of worship, public and private non-profit meeting halls, public community indoor or outdoor recreation facilities, and community centers.

Co-location. The placement of multiple antennae on a single structure, pole, or tower by different communication providers. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

Commercial Caretaker Housing. See "Employee Housing: Commercial Caretaker".

Commercial Facility. Any structure, building, or property used primarily for the exchange or manufacture of goods and services.

Commercial Kitchen. A food preparation facility (See also "Kitchen") that is intended to provide food to the public, including customers, guests, or the general public, for on-site or off-site consumption, that complies with the California Health and Safety Code requirements and is permitted by Environmental Management.

Commercial Recreation (Use Type). Establishments engaged in providing recreation and entertainment activities for participants and spectators. This use may include secondary and incidental retail sales and food services. The following are Commercial Recreation use types:

Arcade. Places open to the public where four or more coin operated amusement devices are installed, including establishments where the primary use is not devoted to the operation of such devices.

Indoor Entertainment. Predominantly spectator uses conducted within a building, typical uses include concert halls, community assembly, museums, and dance halls.

Indoor Sports and Recreation. Predominantly participant sports and recreation activities conducted within a building, typical uses include bowling alleys, skating rinks, indoor racquetball courts, gymnasiums, indoor batting cages and sport courts, athletic and health clubs.

Large Amusement Complex. Theme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides.

Outdoor Entertainment. Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.

Outdoor Sports and Recreation. Commercially operated, predominantly participant sports and recreation activities conducted wholly or partially outside of a building, including, but not limited to golf driving ranges, miniature golf courses, tennis courts, swimming pools, outdoor batting cages, shooting and archery ranges, ball fields, and sport courts and courses.

Community Care Facility (Use Type). Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, residential care for the elderly, or foster family agency services for children, adults, or children and adults, subject to licensing by the State Department of Social Services, Health and Welfare Agency. Such facilities typically serve the elderly, physically disabled, mentally impaired, incompetent persons, and abused or neglected children. Facilities included in this definition are listed under California Health and Safety Code (HSC), Section 1502.a.1—a.12 and 1502.3, and Sections 1569—1569.5 including, but not limited to, residential facilities and foster family homes. Excluded from this definition are any house, institution, hotel, homeless shelter, or other similar place that supplies board and room only, or room only, or board only, provided that no resident thereof requires any element of care. Also excluded are recovery houses or similar facilities providing group living arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care or supervision or where the facility provides alcohol and/or drug recovery treatment or detoxification services (HSC 1505, 11834.02).

Community Services (Use Type). Facilities and uses provided by public agencies for the community health, safety, and welfare. Community Services are divided into the following categories:

Intensive. Services that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as sheriff substations, fire stations, correctional facilities, and landfill transfer stations.

Minor. Services such as post offices, libraries, museums, cultural centers, living history facilities and government offices.

Concurrent Applications. Multiple applications for the same project that are processed together, and reviewed and approved, or disapproved, by the review authority.

Contractor's Office. A temporary office for contractors engaged in construction projects that is used either on the construction site or off-site during the course of construction. (See also Section 130.40.190: Mobile/Manufactured Homes, in Article 4: Specific Use Regulations, of this Title).

Convenience Zone. For purposes of locating a certified recycling center, the area within one-half mile radius of a supermarket meeting the definition under the California Public Resources Code Section 14526.5.

Cooking Facilities. Any area within a structure that contains the following: a gas or electric range, stove top and/or oven (not including a microwave oven), or a space that can accommodate the range or stove top and oven; a refrigerator greater than five cubic feet in size; and a standard-sized kitchen sink.

Cottage Food Operation. A food processing facility, as defined in California Health and Safety Code Sections 109947 and 113758, at a private home where low-risk "non-potentially hazardous" food products are prepared or

packaged for sale to consumers, that is registered or has a permit pursuant to California Health and Safety Code Section 114365. A cottage food operation shall meet all state registration and permit requirements for cottage food operations.

Coverage. See "Lot Coverage".

Covenants, Conditions and Restrictions (CC&Rs). A set of rules, covenants, or deed restrictions commonly called "CC&Rs," that governs the use of real estate, usually enforced by a homeowners' association.

Crop Production (Use Type). Agricultural and horticultural uses including but not limited to production of grains, field crops, vegetables, fruits, nut trees, herbs, flowers and seed production, nursery stock and ornamental plant production (including those plants, trees, shrubs, and ground covers grown in containers, green houses, shade structures, under cover and in the ground), tree and sod farms, associated crop preparation services and harvesting activities including but not limited to, mechanical soil preparation, irrigation system construction, spraying, harvesting and sales of the agricultural crop only.

Cross-visibility Area (CVA). For motorist safety purposes, the triangular area that is to be maintained free of impacts to line of sight visibility. (See also Section 130.30.070.B: Fences, Walls, and Retaining Walls - Front Yards, in Article 3 (Site Planning and Project Design Standards, of this Title.)

Custom Farm Services (Use Type). An agricultural management business that could provide a variety of agricultural services including but not limited to planting, pruning, harvesting, irrigation services, integrated pest management, equipment services, and agricultural labor.

Dairy. A place where three or more cows or goats are maintained for the purpose of producing milk or other dairy products for sale.

Density. The number of dwelling units per unit of land.

Development Plan. The written and graphic materials required for review of a planned development, including but not limited to a written description of the development, a plat of subdivision, all covenants relating to use, location, and bulk of buildings and other structures, intensity of use or density of development, streets, walkways, landscaping, and parking facilities, and any other similar material necessary for consideration by the review authority. (See also Section 130.52.040: Development Plan Permit, in Article 5 (Planning Permit Processing) in this Title.)

Development Project. A project undertaken for the purpose of development of land that requires the issuance of a discretionary or ministerial approval or permit, including a permit for construction or reconstruction.

Dining Facility (Use Type). See "Ranch Marketing".

Distillery (Use Type). A place where fortified alcoholic liquors such as whiskey, vodka, and brandy are made through the distillation process.

Distillery, Large Commercial (Use Type). A distillation facility that typically produces more than 150,000 gallons of distilled spirits per fiscal year.

Distillery, Craft (Use Type). A distillation facility that produces up to 150,000 gallons of distilled spirits per fiscal year.

Domestic Farm Animal. See "Animal: Domestic Farm".

Drive-Through Facility. Any portion of a commercial building or structure from which the sale of prepared food and/or beverage (or nonfood/beverage goods or services such as pharmacy and automated bank tellers), is transacted through an attendant or an automated machine, to persons remaining in vehicles in designated stacking lanes.

Drive-Through Entrance. The entrance to the drive-through lane.

Drive-Through Exit. The exit of the drive-through lane.

Drive-Through Lane. The portion of a drive-through facility dedicated to channeling and storing vehicles while waiting, progressing, ordering and receiving goods or services, and exiting.

Stacking Area. The portion of a drive-through lane dedicated to storage of vehicles (also called the vehicle queuing space) before the ordering point or service window.

Dwelling (Use Type). A building or portion thereof used exclusively for residential purposes that constitutes an independent living unit, that has interconnected sleeping, eating, and sanitation facilities, but not more than one kitchen; and is occupied or intended for use by one household on a long-term basis of more than 30 days. Dwellings may be structures, or modular or mobile units placed on a foundation. Types of dwelling units are further defined as follows:

Multi-unit Residential. A structure designed and intended for occupancy by two or more households living independently of each other, each in a separate dwelling unit, that may be owned individually or by a single landlord. This use includes apartments, condominiums, and co-op housing units.

Single-unit Residential. A structure designed exclusively for occupancy by one household. This use type includes both attached and detached dwelling units as defined below:

Attached. Single-unit residential structures attached to another residential unit where one or more walls, extending from foundation to roof, separate it from adjoining units to form a lot line. Each unit shall have separate kitchen, plumbing, and heating systems. This use includes townhouses, row houses, and half-plexes.

Detached. Single-unit residential structures not attached to any other residential unit. This use includes mobile homes and modular units.

Efficiency Unit. See "Accessory Dwelling Unit."

Emergency Shelter (aka "Homeless Shelter") (Use Type). Housing with minimal supportive services for homeless persons within the County that are limited to occupancy on an emergency (not to be confused with disaster) and temporary basis of six months or less. (California Health and Safety Code, Section 50801.)

Employee Housing (Use Type). One or more dwelling units permitted under California Health and Safety Code Section 17021.5 et seq, to serve as living accommodations for employees and their immediate families. (See also Sections 130.40.120: Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing and 130.40.190: Mobile/Manufactured Homes, in Article 4: Specific Use Regulations, of this Title). Types of Employee Housing are further defined as follows:

Agricultural. For the exclusive use of employees hired to assist in agricultural operations either on the same premises or off-site.

Commercial Caretaker. For the exclusive use of an employee hired for security purposes on the same premises as a commercial, industrial and recreational or civic use.

Construction. For the exclusive use of employees hired to work on construction projects in remote areas, during the duration of the construction activities, where permanent housing is infeasible and temporary housing is unavailable.

Seasonal Worker. For the exclusive use of employees hired to assist in recreational operations that are seasonal and, by their nature, located in rural areas deficient in rental housing.

Employer-sponsored Child Day Care Center (Use Type). Any child day care facility at the employer's site of business operated directly or through a provider contract by any person or entity having one or more employees, and available exclusively for the care of children of that employer, and of the officers, managers, and employees of that employer. (See also Section 130.40.110: Child Day Care Facilities, in Article 4: Specific Use Regulations, of this Title.)

Equivalent Occupancy. The number of persons that can occupy a building or use where fixed seating does not exist.

Farm Machinery and Equipment, Sales & Maintenance (Use Type). The repair, alteration, and finishing of farm machinery and equipment or other products on the same site as the retail sales of such farm machinery and equipment as a service to purchasers. The wholesale or retail sale of such products could be a primary or accessory use.

Farmers' Market (Use Type). The temporary use of an off-site location for the sale of food and farm produce, nursery plants and flowers, and handicrafts by multiple vendors that is usually conducted from parked vehicles or accessory display tables. (See also Section 130.40.220: Outdoor Retail Sales, in Article 4: Specific Use Regulations, of this Title.)

Certified Farmer's Market (Use Type). A location approved by the Agricultural Commissioner of that county where agricultural products are sold by producers or certified producers directly to consumers or to individuals, organizations, or entities that subsequently sell or distribute the products directly to end users. A certified farmer's market may only be operated by one or more certified producers, by a nonprofit organization, or by a local government agency. (CCR 1392.2(a)) (See also Section 130.40.220: Outdoor Retail Sales, in Article 4: Specific Use Regulations, of this Title.)

Farmland Conservation Contract. Contracts establishing agricultural preserves and zones in compliance with the California Land Conservation Act of 1965 (Williamson Act) and farmland security zone legislation under California Government Code Chapters 51200 and 51296—51297, respectively. (See also Section 130.40.060: Agricultural Preserves and Zones: Contracts, Criteria, and Regulations, in Article 4: Specific Use Regulations, of this Title.)

Federal Endangered Species Act. Those federal statutes found at 16 United States Code (USC) 1531 et seq. and their implementing regulations.

Feed and Farm Supply Store (Use Type). An establishment primarily engaged in selling or renting agricultural machinery, equipment, and supplies for use in soil preparation and maintenance, the planting and harvesting of crops, and other operations and processes pertaining to farming and ranching such as dairy equipment, frost protection equipment, hay, grain and feed sales, poultry, pet, equine and livestock products, irrigation equipment, packaged fertilizer, packaged agricultural sprays, livestock equipment, and poultry equipment. Sales may include the final assembly of farm machinery, implements or equipment from component parts received from the manufacturer in a partially assembled state, but not the creation of such components from raw materials. The sale of agricultural machinery does not include trailers, tractors and other motorized, self-propelled farm vehicles, which are included under "Farm Machinery and Equipment, Sales & Maintenance".

Feed Lot. A permanent, enclosed area where livestock, particularly cattle or hogs, are gathered to be fattened before being slaughtered for food. A feed lot does not include barns and adjacent corrals, pastures, or locations used for livestock roundup, livestock auctions, or temporary holding areas for livestock.

Fire Code. The current effective edition of the California Fire Code, (found at Part 9, Title 24, California Code of Regulations) including local amendments, if any, adopted by the local fire district(s) and ratified by the Board. (See also "Fire Safe Regulations".)

Fire Safe Regulations. The regulations adopted by the Board, and ratified by the State Board of Forestry and Fire Protection, pursuant to Public Resources Code Sections 4290 and 4291, California Code of Regulations, Title 14, Section 1270—1299 inclusive.

Floor Area. See "Gross Floor Area".

Food and Beverage Retail Sales (Use Type). Establishments primarily engaged in the retail sale of food and beverages for off-site consumption. Typical uses include grocery stores, liquor stores, and specialty food stores.

Food Stand (Use Type). See "Ranch Marketing".

Free Food Distribution Center (Use Type). A location where food is distributed to the general public without payments or consideration.

Funeral and Internment Services (Use Type). Establishments engaged in providing services involving the care, preparation or disposition of human dead. Typical uses include funeral parlors, crematories, and mortuaries, but do not include cemeteries.

Garage. Enclosed parking space for storage of motor vehicles.

Golf Course (Use Type). Publicly and privately owned golf courses open to the general public. Minor accessory uses such as pro shops and snack bars intended to serve the golfers may be considered a part of the golf course facility. Restaurants, banquet and reception facilities, and other commercial uses commonly associated with golf courses shall be considered separate use types.

Grazing (Use Type). The raising and feeding of domestic farm animals where the primary source of food is the vegetation grown on the site, including irrigated and non-irrigated pastures.

Gross Floor Area (GFA). The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of the walls, including basements; elevator shafts; stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet, six inches or more; penthouses; interior balconies; and mezzanines. For the purpose of measurement of residential floor area, gross floor area shall be exclusive of any garage or carport.

Gross Acreage. Acreage calculation that includes the entire site or project area and used to calculate gross density.

Guest House (Use Type). An accessory residential structure intended for the temporary and occasional housing of a visitor(s) to the primary residents that does not contain a kitchen. (See also Section 130.40.150: Guest House, in Article 4: Specific Use Regulations, of this Title.)

Guest Ranch (Use Type). See "Lodging Facilities".

Handicrafts. (Use Type) See "Ranch Marketing".

Hazardous Material Handling (Use Type). All industrial uses engaged in the handling of substances subject to the maintenance of a "Risk Management Prevention Program" under California Health and Safety Code Section 25534. Typical uses include semiconductor manufacturing and electroplating.

Health Resort and Retreat Center. See "Lodging Facilities".

Hiking and Equestrian Trails (Use Type). Trails designed for non-motorized recreation, such as hiking, horseback and bicycle riding, and cross-country (Nordic) skiing.

Historic Structure. See "Structure: Historic".

Home Occupation (Use Type). A business operated out of a residential dwelling or accessory structure or outdoors on the residential parcel, by a resident of the premises, and that is compatible with surrounding residential and agricultural uses. Home occupations may include, but are not limited to, work performed by telephone, mail, or by internet, or appointment; home offices; Cottage Food Operations (CFO), small scale production and repair, handicrafts, parts assembly; or work or craft that is the activity of creative artists, music teachers, academic tutors, trainers, or similar instructors. (See also Section 130.40.160: Home Occupations, in Article 4: Specific Use Regulations, of this Title.)

Hunting/Fishing Club or Farm (Use Type). Privately operated areas for the pursuit of fish and game species.

Hunting/Fishing Club or Farm Facility (Use Type). Privately operated areas and facilities for the pursuit of fish and game species that include day uses and overnight accommodations.

Incompatible Uses.

Agricultural. Those uses of land including, but not limited to, residential structures, nursing homes, schools, playgrounds, swimming pools, daycare centers, spas, ponds, and churches, which are apt to conflict with agricultural uses such as sprays, dust, odors, and noise. It also means those uses which are apt to cause conflict and threaten the viability of agricultural uses due to trespass, vandalism, theft, complaint, and dog-

related problems. (See also Subsection 130.30.030.E: Special Setbacks for Agricultural and Timber Resource Protection, in Article 3: Site Planning and Project Design Standards, of this Title).

**Mining.** Uses that are inherently incompatible with mining or that require public or private investment in structures, land improvements, and landscaping and that may prevent or limit mining because of the greater economic value of the land and its improvements. It includes, but is not limited to, residential and commercial structures, schools, and playgrounds. (See also Subsection 130.30.030.F: Special Setbacks for Mineral Resource Protection, in Article 3: Site Planning and Project Design Standards, of this Title).

**Industrial:**

**General (Use Type).** Manufacturing, processing, assembling, or fabricating from raw materials to include any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially outdoors. It includes, but is not limited to lumber mills; batch plants; truss manufacturing; co-generation plants; food and byproducts processing plants; and fabric, textile, and carpet mills.

**Specialized (Use Type).** Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involve special safety or public health considerations; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities. It also includes, but is not limited to logistics uses such as fulfillment centers, heavy distribution and parcel hub uses.

**Intermodal Facility (Use Type).** Facilities to support the transportation of persons, such as bus and train stations.

**Junior Accessory Dwelling Unit (Use Type).** A residential unit that is no more than 500 square feet in size and contained entirely within a proposed or existing single-family structure. A junior accessory dwelling unit may include a separate bathroom, or may share a bathroom with the existing structure. (See Section 130.40.300: Accessory Dwelling Units, in Article 4: Specific Use Regulations, of this Title.) This use type is intended to be consistent with Government Code Section 65852.2 and all other state laws as those laws are amended from time to time. If there is any conflict between this use classification and state law, state law shall prevail.

**Junkyard.** See "Salvage and Wrecking Yard".

**Kennel (Use Type).** The keeping of five or more live domestic dogs or cats of at least four months of age (Title 6: Animals, Section 6.04.020: Definitions, of the County Code of Ordinances), under the following categories:

**Commercial.** Indoor and outdoor boarding of dogs, cats, and similar small animals, and dog training centers. (See also "Animal Sales and Service".)

**Private.** Any building(s) or land designed or arranged for the care of dogs and cats belonging to the property owner that are kept for personal purposes of show, hunting, working, or as pets.

**Kitchen.** A room with cooking facilities or provisions for storage and preparation of food. (See also "Cooking Facilities".)

**Lake.** A natural or manmade body that impounds water year round under normal conditions and of which the shoreline is primarily native earth or rock capable of supporting native or natural vegetation. This term does not include pools, ponds, or landscape features constructed of concrete or similar material that does not support vegetation.

**Laundries, Commercial (Use Type).** Establishments engaged in high volume laundry and garment services, excluding self-service laundries. Typical uses include garment pressing and dry cleaning, linen supply, diaper service, industrial laundries, and carpet and upholstery cleaners.

**Laundries, Self-service (Use Type).** A business that provides home-type washing, drying, or ironing machines for hire, to be used by customers on the premises. (See also "Retail Sales and Service".)

**Legal Lot.** A lot which was: created or adjusted prior to March 4, 1972; or created by gift deed or grant deed between the dates of March 4, 1972 and October 10, 1983 where fewer than 5 parcels were created by the same owner from the original lot; or resulting from a division which created lots 40 acres or larger or not less than a quarter of a quarter section after March 4, 1972 but prior to January 7, 1992 where fewer than 5 parcels were created by the same owner from the original lot; or a Final or Parcel Map remainder created prior to January 1, 1980; or created in violation of the Subdivision Map Act or local ordinance and subsequently issued any permit or grant of approval for development; or created through a properly recorded Parcel Map or Final Map; or created through a county lot line adjustment; or where a certificate of compliance has been recorded.

**Light Manufacturing (Use Type).** The manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, paper, ceramic, metals, pre-cut wood, and wood products. It does not include saw and planing mill operations or manufacturing uses involving primary production of wood, metal, or chemical products from raw materials (See also "Industrial, General"). It includes, but is not limited to electronics and computer component assembly and cabinetmaking; but can include small-scale, artisanal production of goods, such as soap, cheese, hand-loomed textiles and garments, ceramic products, lightweight nonferrous metal castings.

**Livestock, High Density (Use Type).** The keeping and raising of domestic farm animals, such as cattle, horses, pigs, goats, sheep, rabbits, poultry, ostriches, and emus, for commercial purposes, where the primary source of food is other than the vegetation grown on-site.

**Lodging Facilities (Use Type).** Establishments primarily engaged in the provision of commercial lodging on a transient basis (30 days or less) to the general public. Lodging may include the incidental provision of food, drink, sales, and services for the convenience of overnight guests. Types of lodging are further defined as follows:

**Agricultural Homestays.** Lodging facilities operated by the resident of the property on which the facility is located that is accessory and subordinate to the on-site, bona fide agricultural or grazing operations. (See also Subsection 130.40.170.C: Agricultural Homestays, in Article 4: Specific Use Regulations, of this Title.)

**Agricultural and Timber Resource Lodging.** Lodging arrangements, accessory and subordinate to on-site commercial agricultural operations for the purpose of educating and informing the public about local foods, fiber, flowers or timber. (See also Subsection 130.40.170.C.2: Agricultural and Timber Resource Lodging, in Article 4: Specific Use Regulations, of this Title.)

**Bed and Breakfast Inn.** Any residence that provides guest rooms, without individual kitchens, for paying guests, as a transient lodging facility, where the owner resides on-site. (See also subsection 130.40.170.D: Bed and Breakfast Inns, and Section 130.40.300: Accessory Dwelling Units in Article 4: Specific Use Regulations, of this Title.)

**Guest Ranch (Use Type).** A type of ranch facility engaged in agricultural tourism. The facility may be incidental to a working ranch, and may offer the following amenities and events: lodging and meals, overnight camping, horseback riding, cattle drives, rodeos, and other similar uses that are incidental to and compatible with ranching. (See also Subsection 130.40.170.C.3: Guest Ranch, in Article 4: Specific Use Regulations, of this Title.)

**Health Resort and Retreat Center.** Establishments engaged in recreational, educational, therapeutic, and similar activities, with day use or overnight facilities to serve the guests. The use differs from Commercial Recreation by being focused on self-improvement in a natural setting, although indoor facilities such as conference rooms, lodging, and dining facilities for the guests may be included. It includes, but is not limited to conference, retreat, or outdoor education centers, and health spas. (See also Subsection 130.40.170.E: Health Resort and Retreat Center, in Article 4: Specific Use Regulations, of this Title.)

**Hotels and Motels.** Commercial lodging facilities that do not otherwise qualify as a Bed and Breakfast Inn.

**Vacation Home Rental.** Lodging provided to the general public in a private dwelling unit, where the unit is rented as a whole on a transient basis (30 days or less). (See Chapter 5.56: Vacation Home Rentals in Title 5— Business Taxes, Licenses and Regulations).

Lot. An individual, legal parcel of land intended to be separately owned, developed, and otherwise used as a unit and does not include an administrative parcel used by the Assessor for tax purposes.

Lot Configurations.

Corner. A lot abutting on and at the intersection of two or more road easements or rights-of-way.

Flag. Lots that are approved with less frontage on a road easement or right-of-way than is normally required under the development standards for the zone and where the "flag pole" portion of the lot is used as an access corridor.

Through. A lot having its front and rear yards each adjoining a road easement or right-of-way.

Lot Coverage. A calculation of the area covered by all structures on a lot divided by the lot area. All coverage calculations shall include the area of a site covered by buildings or roofed areas, excluding projecting eaves, balconies, and similar allowed features.

Lot Dimensions.

Area. The measurement of the area formed within all property lines of a lot.

Depth. The average horizontal distance between the front and rear property lines.

Width. The horizontal distance measured between the side lot lines as described in Subsection 130.30.020.B (Measurement of Lot Width), in Article 3 (Site Planning and Project Design Standards), of this Title.

Lot Lines.

Front. The property line adjoining a road easement or right-of-way or that forms the centerline of such roadways.

Corner Lot. All property lines adjoining intersecting road easements or rights-of-way or forming the centerlines of such intersecting roadways are front lot lines.

Through Lot. The property line adjoining that roadway which provides the primary access is the front lot line when a non-vehicular access easement (NVA) is recorded on the opposite property line. When no NVA is recorded, both property lines shall be considered front lot lines.

Rear. The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line.

Side. Any lot line not a front or rear lot line.

Lot, Minimum Size. Minimum acreage or square footage of a lot required for its zone. (See also "Lot Dimensions: Area".)

Maintenance and Repair (Use Type). All uses that provide maintenance and repair of furniture, appliances, and equipment normally used within a building, exclusive of automotive repair. Typical uses include sewing machine, refrigerator, and upholstery repair.

Manufactured Homes. Residential structures that are constructed in a factory and which, since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See also Section 130.40.190: Mobile/Manufactured Homes, in Article 4: Specific Use Regulations, of this Title.)

Marina (Use Type). Facilities for the docking, mooring, or rental of boats to the public. Marinas are divided into the following categories:

Motorized Craft. Marinas serving motorized and non-motorized watercraft, including motorboats and personal watercraft. It may also include the sale of gasoline for use in watercraft.

Non-Motorized Craft. Marinas serving non-motorized watercraft only, such as sailboats, canoes, and rowboats.

Medical Services (Use Type). Facilities that primarily provide medical or health care services. Medical Use types are further defined as follows:

Hospital. Facility that provides in-patient and out-patient medical, surgical, diagnostic, psychiatric, and emergency medical services. It includes, but is not limited to accessory out-patient radiology, laboratory, therapy and training, and pharmaceutical services.

Clinic. Facility that provides any combination of out-patient medical, diagnostic and minor emergency services; that may be open before and after typical medical office hours; and that generally accommodates walk-in patients.

Long Term Care Facility. Facilities that provides 24 hour supervised care serving seven or more persons. Typical uses include skilled nursing facilities, and extended and intermediate care facilities licensed by the State Department of Health Services.

Medical Office. See "Offices: Medical".

Mineral Exploration (Use Type). Prospecting and exploratory activities for mineral resources where less than 1,000 cubic yards of material is disturbed.

Mineral Production (Use Type). The processing of mineral resources extracted on-site or off-site. Processing includes rock crushing, stockpiling, aggregate washing, screening and drying facilities, and wholesale or retail distribution of mineral products.

Mining (Use Type). The act or process of extracting resources, such as rock, sand, gravel, ores, coal, oil, clay, hydrocarbons, or mineral from the earth. The term also includes quarrying; excavating; drilling; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the mine site or as part of a mining activity. Mining excludes any activity associated with grading, excavation, or construction of public or private improvements. Mining does not include "recreational mining/ prospecting" as defined below. Mining use types are divided into the following categories:

Recreational Mining/Prospecting. The extraction of minerals for personal recreation and the use of such devices as pans, rockers, and dredges with intakes eight inches in diameter or less.

Subsurface Mining. The act of mining operations that are conducted below the surface of the ground except for surface access, and vent and escape shafts.

Surface Mining. All, or any part of mining operations that involve the removal of overburden and mining directly from the mineral deposit, open-pit mining of naturally exposed mineral, mining by the auger method, dredging and quarrying, or surface work related to a subsurface mine. (See also Chapter 130.29: Mineral Resource (-MR) Combining Zone, Exploration, Mining, Reclamation, and Protection, in Article 2 (Zones, Allowed Uses, and Zoning Standards, in this Title.)

Mixed Use Development. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties, and shall include separate lots created for commercial and residential components. (See also Section 130.40.180: Mixed Use Development, in Article 4: Specific Use Regulations, of this Title.)

Mobile Services. Services (whether non-profit or for profit) provided from a vehicle to residents of a dwelling or any other site, including but not limited to: Pet grooming, farrier services, auto detailing, home cleaning service, medical/dental services, bookmobile, and notary service. Mobile food vendors are regulated under the Administrative Permit process as "Sales: Temporary Outdoor," unless associated with a commercial site or parks and authorized under the zoning or other zoning permit for a site.

Mobile/Manufactured Home Park (Use Type). Any site that is improved to accommodate two or more mobile/manufactured homes used for residential purposes, on which the underlying land is rented or leased. This term excludes a single-unit residential lot on which a mobile/manufactured home is placed on a permanent foundation as either as a primary dwelling, accessory dwelling unit, or temporary mobile/manufactured home in

compliance with Section 130.52.050 (Temporary Mobile Home Permit), in Article 5 (Planning Permit Processing) of this Title. It includes sites that were converted from rental or lease to a subdivision, cooperative, or condominium complex. (See also Section 130.40.190: Mobile/Manufactured Homes, in Article 4: Specific Use Regulations, of this Title.)

Mobile/Manufactured Home Sales Lots (Use Type). Retail sales establishments providing outdoor display of mobile or manufactured homes for sale to the public.

Model Home(s). House(s) in a residential subdivision that are open for view to prospective buyers as a marketing tool for similar floor plan(s) within the development. Said model home(s) may or may not be furnished and decorated.

Monopole. A structure of single pole (non-lattice) design erected on the ground to support telecommunications antennae and connection appurtenances (Ord. 4589, 2001). (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

Natural Resources. Naturally occurring materials, such as minerals, timber, water sources, vegetation, and agriculturally productive soils that can be used or developed to provide a personal, common, or public benefit.

Net Acreage. The remaining area within a development lot or subdivision after deleting all portions for proposed and existing public roadways.

Nuisance. Any use or structure which is injurious to health and safety, or is indecent or offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs free passage or use, in the customary manner, of any navigable lake or river, bay, stream, canal, or basin or any public park, square, street, or highway. For the purpose of enforcement of the provisions of this Title, the Director or his designee, subject to appeal, shall make the determination whether a use constitutes a nuisance as defined herein.

Nursery, Plants (Use Type).

Production and Wholesale. A type of "Crop Production". Production of all types of nursery stock and ornamental plants with no accessory sales of non-plant products. (See also "Crop Production".)

Plant Production Plus. Commercial establishments engaged in buying, displaying and selling containerized and non-containerized nursery stock produced primarily on-site plus non-plant nursery products as an accessory use to the primary use. Such nursery operations may involve the application of fertilizers, pesticides, herbicides, as well as other appropriate agricultural practices.

Commercial Retail. Commercial establishments engaged in the sale of ornamental plants, other nursery products, grown under cover or outdoors, garden accessories, garden equipment, and garden or landscaping supplies.

Offices (Use Type).

Medical. Establishments engaged in providing out-patient personal health services including prevention, diagnosis, treatment, or rehabilitation by health professionals. Typical uses include, but are not limited to, offices for physicians, dentists, physical therapists, chiropractors, and medical or dental laboratories.

Professional. Establishments engaged in providing services such as accounting and bookkeeping services, advertising agencies, architectural and engineering services, attorneys, data processing and computer services, secretarial services, administrative offices, insurance agencies, real estate agencies, public relations, and consulting firms, photography and commercial art studios, telecommuting centers, and writers' offices.

Off-Highway or Off-Road Vehicle Recreation Area (Use Type). Any area where motorized vehicles are driven for recreational use or for competitive speed or skill events, of which all or a portion of the vehicular use is conducted outside of road easements or public rights-of-way. Typical uses are off-road vehicle parks, go-cart tracks, and motocross or snowmobile courses.

Open Space. Any lot or area of land or water that is essentially unimproved and devoted to the preservation of natural resources; the managed production of resources; outdoor recreation, and/or public health and safety. Types of open space are further defined as follows:

Common. Open space within a development plan that is designated and intended for the use or enjoyment of all of the owners or occupants of the development. Common open space may contain such complementary structures and improvements as are necessary, desirable, or appropriate for the benefit and enjoyment of the owners or occupants of the development. Ownership of common open space is held by a homeowners association or similar organization and access is usually restricted to property owners and residents of the development and their guests. (See also "Private Recreation Area".)

Public. Open space which is available to the general public, such as parks, wildlife habitat, and natural resource conservation areas. Public open space is typically, but not necessarily, owned and managed by a governmental agency that may restrict public access to further its management goals.

Orchards and Vineyards: Commercial (Use Type). The cultivation of fruit trees, nut trees, or grape vines for the commercial sale of their agricultural produce.

Ordinary High Water Mark. The line on the shore in non-tidal areas established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding area. (See also Subsection 130.30.030.F: Protection of Wetlands and Sensitive Riparian Habitat, in Article 3: Site Planning and Project Design Standards, of this Title.)

Outdoor Retail Sales. See "Retail Sales and Service—Outdoor".

Packing (Use Type). The handling of fruit, grain, vegetables, trees, and other crops to ready it for shipping and sales without changing the nature of the product. Types of packing are further defined as follows:

On-site Products. The handling of agricultural products produced on the same lot of land which the packing facility is located, or on adjacent lots under the same ownership, lease, or management.

Off-site Products. The handling of agricultural products produced on a lot of land different from that on which the packing facilities are located.

Panel Antenna. Flat, conical or round surface receiving and/or transmitting device typically covering one of three 120-degree sectors, and used to concentrate a radio signal into or from that sector. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

Parking Lot, Public (Use Type). Publicly and privately owned and operated areas available for general public use for the parking of motor vehicles including park and ride lots, leased parking, and hourly or daily parking.

Parks (Use Type). Areas dedicated and used for passive and active recreation operated by a public agency and open to the public. Typical uses are playgrounds, ball fields, and picnic areas. Parks are divided in the following categories:

Day Use. Parks intended for use only during daylight hours. It precludes lighting for ball fields and play structures except as may be necessary for public safety or security purposes.

Nighttime Use. Parks designed and intended for activities to be carried on after sunset, such as lighted ballfields and tennis courts.

Personal Services (Use Type). See "Retail Sales and Service".

Picnic Area (Use Type). Areas providing picnic tables and other facilities for day use outdoor eating, either as a primary use or accessory to other use types.

Planned Development. Land under unified control to be planned and developed as a whole in a single development operation or as a programmed series of development operations or phases. A planned development is built according to general and detailed development plans that include not only streets, utilities, lots, and building locations, but also construction, use, and relationships of buildings to one another, and plans for other

uses and improvements on the land, such as common or public open space areas. A planned development includes a program for the provision, operation, and maintenance of such areas, facilities, and improvements that will be provided for common use by the occupants of the planned development or for use by the general public, if applicable. (See also Chapter 130.28: Planned Development, in Article 2 (Zones, Allowed Uses, and Zoning Standards, of this Title.)

**Pool House (or Cabana).** A residential accessory structure associated with a private swimming pool, containing changing area(s) and restroom facilities, but which does not contain sleeping quarters or cooking facilities, and is not intended for permanent occupancy.

**Printing and Publishing (Use Type).** Establishments engaged in printing by letterpress, lithography, engraving, screen, offset or similar process, but not including xerographic copying and other "quick printing" services. It also includes the publishing of newspapers, books, and periodicals where the printing is done on the premises.

**Private Recreation Area (Use Type).** Recreational facilities owned and operated by a homeowners' association or similar entity for the benefit of property owners within a subdivision or multi-unit residential complex. It may include, but is not limited to, swimming pools, indoor or outdoor sport courts, meeting rooms, clubhouse, and any facilities required to maintain said recreation areas.

**Processing of Agricultural Products; Commercial (Use Type).** The handling of agricultural products whereby the nature of the product is changed or altered, such as making juices, jams, and sauces from fruit, and the slaughtering of animals raised on the premises or on land in the vicinity under common ownership. This use type does not include Cottage Food Operations (CFO) or the processing of grapes and other fruit juice into wine. (See also "Cottage Food Operation" or "Winery".)

**Produce Sales (Use Type).** The public sale of agricultural products grown on or off-site. (See also Section 130.40.240: Produce Sales, in Article 4: Specific Use Regulations, of this Title.)

**Produce Stand.** Producer owned and operated facility for the sale of produce grown on the same site or as part of a shared multi-farm operation. (See also Section 130.40.240: Produce Sales, in Article 4: Specific Use Regulations, of this Title.)

**Public Utility Infrastructure.** Public utility towers and structures supporting power lines of 50 kilovolts (kV) potential and greater, trunk telephone lines and supporting structures, sewer and water lines of 12 inches or more inside diameter, natural gas pipe of six inches or more inside diameter, sewer and water lift stations, telephone equipment buildings, and natural gas storage and distribution facilities. (See also Section 130.40.250: Public Utilities, in Article 4: Specific Use Regulations, of this Title.)

**Public Utility Service Facilities (Use Type).** Facilities necessary to provide the community with power, water, sewage disposal, telecommunications, and similar services. Public Utility Service Facilities are divided in the following categories: (See also Section 130.40.250: Public Utilities, in Article 4: Specific Use Regulations, of this Title.)

**Intensive.** Service Facilities that may have the potential to cause impacts from noise, lights, odors, or the use of hazardous materials, such as electrical receiving facilities or substations, sewage treatment facilities, and power generating facilities.

**Minor.** Service facilities such as water, sewer, gas pipelines, and pump stations; telephone and electrical distribution lines 12 kilovolts (kV) or less; and drainage facilities.

**Qualified Professional.** A professional specializing in any of the following categories of natural sciences:

**Certified Arborist.** A person certified by the International Society of Arboriculture (ISA), American Society of Consulting Arborists (ASCA), or other recognized professional organization of arborists who provides professional advice and is a licensed professional to do physical work on trees.

**Certified Rangeland Manager.** A person licensed by the State of California through the California State Board of Forestry who applies scientific principles to the art and science of managing rangelands and is recognized

by the California Section of the Society for Range Management as meeting the education, experience, and ethical standards for professional rangeland managers.

**Qualified Biologist.** A person who has a BA/BS or advanced degree in biological sciences or other degree specializing in the natural sciences; professional or academic experience as a biological field investigator; taxonomic experience and knowledge of plant and animal ecology; familiarity with plants and animals of the area including species of concern; and familiarity with the appropriate county, state, and federal policies and protocols relating to special-status species and biological surveys.

**Qualified Hydrologist.** A person who has a BA/BS or advanced degree in hydrology or other degree specializing in the scientific study of the properties, distribution, and effects of water on the earth's surface, in the soil and underlying rocks, and in the atmosphere.

**Registered Professional Forester (RPF).** A person licensed by the State of California to perform professional services that require the application of forestry principles and techniques to the management of forested landscapes. RPFs have an understanding of forest growth, development, and regeneration; forest health; wildfire; soils, geology, and hydrology; wildlife and fisheries biology; and other forest resources.

**Radio Frequency (RF).** Of, or pertaining to, any frequency within the electromagnetic spectrum normally associated with radio wave propagation. Cellular and personal communication services wireless networks operate in the 824-894 Megahertz (MHz) and the 1850-1990 MHz ranges, respectively. (See also Section 130.40.130: Telecommunication Facilities), in Article 4: Specific Use Regulations, of this Title.

**Ranch Marketing (Use Type).** Commercial activities conducted on agricultural lands which are accessory, incidental to, and compatible with the bona fide agricultural operation, as determined by the Agricultural Commissioner, conducted thereon. Such activities may include processing, packaging, the sale of agricultural products, and the following types of uses:

**Bake Shop.** A facility for the preparation and consumption of food items in which agricultural products grown on-site are used as a main ingredient for at least one of the baked goods, such as apples used to make apple pies, apple turnovers, or other apple pastries. Baked goods made from other ingredients may be offered for sale concurrently with goods made from produce grown on-site.

**Dining Facility.** An establishment where food, other than that produced on the premises (such as at a Bake Shop), is prepared and served to the public in an established seating area.

**Handicrafts.** Products that are made domestically by hand, normally sold by the person who made them, and do not include items that are mass produced by others.

**Food Stand and Chuck Wagon.** A facility for serving prepared food for consumption on the premises where indoor seating and dining facilities do not exist.

**Special Events.** See "Special Events." (See also Chapter 130.44: Ranch Marketing, in Article 4: Specific Use Regulations, of this Title.)

**Recreation Facilities.** See "Commercial Recreation".

**Recreational Vehicle.** A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, originally designed for human habitation for recreational or emergency occupancy with a living area of 320 square feet or less and bearing the state or federal insignia of approval for recreational vehicles.

**Recreational Vehicle Park (Use Type).** Any area or tract of land, or a separate designated section within a mobile home park where two or more lots are rented, leased, or held out for rent or lease to accommodate owners or users of recreational vehicles, camping cabins, or tents (California Health and Safety Code Section 18862.39).

**Rendering Plant (Use Type).** An establishment engaged in the rendering of inedible stearin, grease, and tallow from animal fat, bones and meat scraps.

Research and Laboratories Services (Use Type). Establishments engaged in the study, testing, design, analysis, and experimental development of products, processes, or services. Typical uses include soils and materials testing, electronics research, and pharmaceutical research laboratories.

Resource Extraction. See "Mining".

Resource Protection and Restoration (Use Type). Lands and management activities dedicated to the protection and conservation of natural resources, such as aquatic environments, wetland and sensitive riparian habitat, water recharge areas, and rare or endangered plant or animal habitat.

Restaurant (Use Type). Establishments where food and beverages are prepared, served, and consumed primarily within the principal building, excluding those uses classified as bars and drinking establishments. Typical establishments include full-service restaurant, fast-food restaurant, sandwich shops, ice cream parlors, and pizza parlors. The sale of alcoholic beverages is secondary to the sale of prepared food.

Retail Sales and Service (Use Type). Establishments engaged in the sale of new or used goods and merchandise or in providing property and personal services, excluding those uses classified under Animal Sales and Service, Automotive and Equipment, Business Support Services, Food and Beverage Retail Sales, and Mobile/Manufactured Home Sales Lots. Retail Sales and Service use types are divided into the following categories:

Sales:

Indoor. Those retail sales establishments where merchandise is displayed and sales are conducted entirely within a building. Typical sales uses include hardware, auto parts, drug and discount, furniture, and sporting goods stores; and bakeries.

Outdoor. Those retail sales establishments where merchandise is displayed and sales are conducted entirely or partially outside of a building, such as landscape materials, lumber and construction material, mobile/manufactured home sales lots, and plant nursery sales.

Temporary Outdoor. The retail sales of merchandise displayed outside of a building or structure on a specified, temporary basis. Typical uses include sidewalk or parking lot sales, and farmers' markets. (See also "Seasonal Sales").

Services:

Property. Establishments engaged in providing services relating to maintenance and support of off-site development, including, but not limited to landscaping, pest control, professional painting, delivery, janitorial, pool, and security services.

Personal. Establishments engaged in providing services relating to personal improvement or appearance, such as barber shops, beauty salons, therapeutic massage parlors, tailors, shoe repair shops, self-service laundries, and dry cleaners.

Review Authority. The agency, Board, Commission, or other legally designated individual or authority which has been charged with review and approval of project plans and permit development applications.

Ridgeline. (1) A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another; or (2) The intersection of two roof surfaces forming the highest horizontal line of the roof.

River Put-In and Take-Out (Use Type). Sites and facilities for the put-in and take-out of rafts, canoes, kayaks, and other non-motorized watercraft primarily on the South Fork of the American River, which serve commercial outfitters or are open to the general public.

Roads. As used in this Title, roads shall be categorized as follows:

Easement. A grant by the property owner of the use of his/her property to another person, the general public, or an entity such as a homeowner's association for transit, access, or egress purposes where legal title to the underlying land is retained by the property owner for all other purposes.

**Right-of-Way.** A strip of land acquired by fee title or easement that is occupied or intended to be occupied by certain transportation and/or public use facilities, such as roadways, walkways, trails, railroads, and/or utility lines, whether or not the entire area is actually used for such purpose(s).

**Rooming House (Use Type).** A single-unit or multi-unit dwelling where two or more individual bedrooms are rented by the property owner or manager in residence, for a period exceeding 30 days, whether or not meals are provided, provided that no resident thereof requires any element of care.

**Salvage and Wrecking Yards (Use Type).** Establishments engaged in the dismantling of automobiles and other vehicles, equipment, machinery, or appliances; and the storage, sale, or dumping of such material and other materials, such as tires or scrap metal.

**Schools (Use Type).** Educational facilities and institutions including classrooms and associated administration offices, playgrounds, and assembly areas. Schools are divided into the following categories:

**Colleges and Universities.** Institutions of higher education operated by a public or private agency granting associated arts degrees, certificates, undergraduate and graduate degrees, and requiring at least at high school diploma or equivalent general academic training for admission.

**Elementary and Secondary, Private.** Schools operated by a private company, non-profit, or religious entity providing education to students from kindergarten through grade 12, excluding those categorized under Specialized Education and Training.

**Elementary and Secondary, Public.** Schools operated by a public school district serving students from kindergarten through grade 12.

**Seasonal Sales.** The off-site, outdoor, wholesale or retail sale of seasonal, holiday-related products, such as pumpkins and Christmas trees.

**Seasonal Worker Housing.** See "Employee Housing: Seasonal Worker".

**Secondary Dwelling (Use Type).** A residential unit, either attached or detached, with independent living, sleeping, dining, kitchen, and sanitation facilities that is accessory to the primary dwelling on a lot zoned for single-unit residential development. (See also Section 130.40.300: Secondary Dwellings, in Article 4: Specific Use Regulations, of this Title.)

**Self Storage (Mini-storage).** See "Storage, Self".

**Septic System.** An on-site sewage disposal system, including any combination of septic tanks and leaching or evaporative systems or areas, subject to the requirements of the Environmental Management Department.

**Shade Structure.** Awnings, arbors, gazebos, and similar structures used to provide shade, either attached to another structure or free-standing. See also "Structure, arbor".

**Sign.** Any device, structure, fixture, or placard displaying graphics, symbols, and/or written copy for the primary purpose of communicating with the public as defined in Chapter 130.36 (Signs) in Article 3 (Site Planning and Project Design Standards) of this Title.

**Ski Area (Use Type).** Land areas and facilities to accommodate downhill (alpine) skiing and snowboarding, to include ski lifts, day lodge, and restaurant facilities, but not overnight accommodations.

**Slaughterhouse (Use Type).** An establishment primarily engaged in slaughtering cattle, hogs, sheep, lambs, calves and/or other animals for meat to be sold or to be used on the same site in canning, curing and freezing, and in the making of sausage, lard and other products.

**Slope.** The land gradient described as the vertical rise divided by the horizontal run and expressed in percent.

**Solar Collection Systems (Use Type).** Any solar panel system or structural design feature whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling; for domestic, recreational, therapeutic, or service water heating; and for the generation of electricity. Solar collection systems may include active thermal systems and/or passive thermal systems. Active thermal systems include the

use of photovoltaic panels or solar thermal collectors, with electrical or mechanical equipment to convert sunlight into useful outputs. Passive solar techniques include orienting a building to the sun, selecting materials with favorable thermal mass or light dispersing properties, and designing spaces that naturally circulate air. Active thermal systems increase the supply of energy, while passive solar techniques reduce the need for alternate resources. (See also Section 130.40.310: Solar Collection Systems, in Article 4: Specific Use Regulations, of this Title.)

**Snow Play Area (Use Type).** Areas used for snow play without developed facilities such as rope tows or ski lifts.

**Special Events (Use Type).** Temporary events that are usually held outdoors whether or not for compensation, such as auctions, carnivals, rodeos, concerts, and religious revival meetings. Special events may be further defined based on the use types below:

**Special Events, Wineries.** Events held on-site that are not considered to be tasting or marketing activities, as described in Section 130.40.400 (Wineries) in Article 5 (Planning Permit Processing) of this Title, such as charitable, promotional, or facility rental events, including those listed under "Special events, Ranch Marketing" below.

**Special Events, Ranch Marketing.** Events such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. (See also Chapter 130.44: Ranch Marketing, in Article 4: Specific Use Regulations, of this Title).

**Specialized Education and Training (Use Type).** Private establishments providing training or education programs where all activities are carried on inside a building, such as vocational schools, drama, dance or music studios, language schools, computer training centers, and similar non-industrial type uses.

**Stables (Use Type).** Stables are divided into the following categories:

**Commercial.** Facility for keeping horses available to the public for hire. This may also include larger equestrian facilities that specialize in breeding and raising of horses, and equestrian training, exhibitions, and boarding; and their accessory structures, such as arenas, spectator stands, and training facilities. Commercial stables do not include the keeping or breeding of horses for personal use, training, or horse boarding consistent with a home occupation. (See also Section 130.40.210: Outdoor Recreation Facilities, in Article 4: Specific Use Regulations, of this Title.)

**Private.** An equestrian facility that is used for the shelter, breeding and raising of horses and other domestic farm animals for the exclusive use of the property owner or occupant, or for training, horse boarding and student instruction consistent with a home occupation. (See also Section 130.40.160: Home Occupations, in Article 4: Specific Use Regulations, of this Title.)

**Start of Construction.** The date the building permit was issued, provided the actual construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. For the purposes of floodplain management, permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of street or walkways; nor does it include excavation for a basement, footing, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For other purposes, permanent construction shall include all of the above activities.

**Storage, Self (Use Type).** A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access units, stalls, or lockers for the storage of lessees' goods or wares. Individual, compartmentalized, and controlled storage of vehicles may be permitted if it is fully enclosed within a building or group of buildings and does not include any type of sales or services (e.g., repair, vacuuming, washing). (See also Section 130.40.320: Storage Facilities, in Article 4: Specific Use Regulations, of this Title.)

**Storage Yards: Equipment and Material (Use Type).** All uses related to outdoor storage of large construction equipment or machinery, company vehicles, and materials produced or constructed on-site for off-site sales and/or delivery. Parking lots accommodating the personal vehicles of employees or visitors to the site are not included in this definition. Equipment and Materials Storage Yards are divided into the following categories:

**Permanent.** Those storage yards that are intended to be used on a permanent or long-term basis including, but not limited to, contractor's storage yard(s), corporation yards, and incidental outside storage associated with transportation corridor, manufacturing, farming, ranching and resource extraction operations such as mining or logging.

**Temporary.** Those storage yards that serve a single construction project and which shall be removed after a specified period of time. (See also Section 130.40.320: Storage Facilities, in Article 4: Specific Use Regulations, of this Title.)

**Stream.** A natural or man-made channel through which water flows. It does not include channels and ditches lined with concrete or similar impervious material that are devoid of sensitive riparian vegetation, nor does it include underground drainage and sewer systems. The term can be interchangeable with "watercourse" or "river". Types of streams are as follows:

**Intermittent.** Defined and normally flowing for at least 30 days after the last major rain of the season and dry the remainder of the year.

**Perennial.** Either shown on the United States Geological Survey (USGS) 7.5 minute map series as a solid blue line or normally flowing year round.

**Structure.** Something built or erected from multiple parts, such as a building, bridge, framework, or other object, and is 30 inches or greater in height at its tallest point, as measured from the finished grade directly below said point. Specific types of structures are further defined as follows:

**Accessory.** A building detached from and customarily associated with the primary building on the same lot. In this instance, "detached" shall mean not sharing a common wall with any portion of the primary building. For example, a breezeway connecting two buildings does not create a shared common wall between them; therefore the buildings are considered detached from each other. (See also Section 130.40.030: Accessory Structures and Uses, in Article 4: Specific Use Regulations, of this Title.)

**Agriculture. (Development Standards)** Any structure associated with agricultural activities on a lot including, but not limited to barns, stables, and animal shelters; and storage facilities for animal feed, farm machinery, and chemicals, and not intended for human habitation, a place of employment or public assembly.

**Arbor.** A framework structure used to support vegetation that forms a covered area overhead from interwoven leaves and branches in order to provide shade. Also known as a "pergola".

**Building.** A structure having a roof supported by columns or by walls, and designed for the shelter or housing of any person, animal, use, or personal property.

**Historic.** Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on the county inventory of historic places, if and when a historic preservation program has been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

Trellis. A vertical framework for the support of climbing vegetation that differs from an arbor in that it does not provide a covered area.

Studio. See "Workshop".

Swimming Pool, Public (Use Type). Publicly owned swimming pools and pools that are part of a private recreation facility operated by a membership club or a homeowners' association, as part of a subdivision.

Tandem Parking. Two or more parking spaces aligned end to end so that a vehicle occupying one space must move to access the second space.

Technical Advisory Committee. A committee consisting of the Department staff assigned to a project and representatives of other county, local, and state agencies having jurisdiction or interest in the project.

Telecommunication Facilities (Use Type). Communication facilities, not including home televisions and radio receiving antennas, satellite dishes, or telecommunication facilities for community services provide by a public agency are wireless telecommunication facilities including transmission and relay towers, dishes, antennas, and other similar facilities. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

Temporary Mobile Home (Use Type). A mobile or manufactured home placed on a single-unit residential lot, as a temporary dwelling unit subject to Sections 130.40.190: Mobile/Manufactured Homes, in Article 4 (Specific Use Regulations), and 130.52.050: Temporary Mobile Home Permit, in Article 5 (Planning Permit Processing), of this Title.

Temporary Use. A short-term activity lasting more than one hour within any 24-hour period, not usually requiring permanent structures, and not exceeding the frequency of use allowed in Section 130.52.060 (Temporary Use Permit), in Article 5 (Planning Permit Processing), of this Title.

Tennis Courts, Public (Use Type). Publicly owned tennis courts and tennis courts that are part of a private recreation facility operated by a membership club or a homeowners' association, as a part of a subdivision.

Timber (Use Type). The operation and harvesting of timber tracts, tree farms, forest nurseries, whether planted or of natural growth, standing or down, including Christmas trees and nursery stock for restocking commercial forest land and related activities such as reforestation services; also the gathering of gums, barks, sap, moss and other forest products; may include logging camps and sawmills (except for mills producing finished lumber, which are allowed under industrial uses).

Tower, Communications. A free-standing lattice work structure, pole, monopole, or guyed tower used to support antennae. (See also Section 130.40.130: Telecommunication Facilities, in Article 4: Specific Use Regulations, of this Title.)

Trade Schools (Use Type). Private establishments providing vocational training or education programs of an industrial nature where activities can be carried on inside or outside of a building. Typical uses include, but are not limited to training in auto repair, welding, or truck driving.

Trail Head Parking or Staging Area (Use Type). Parking lots, restrooms, and similar non-commercial facilities for the convenience of hikers, equestrians, cyclists, and skiers at a trail head or intersection of a trail and road easement or right-of-way.

Trails, Non-motorized (Use Type). A path or track linking other paths and points of interest for the use of non-motorized vehicle traffic, such as hiking or horseback riding.

Traditional Neighborhood Design. A compact development pattern that promotes an efficient use of land, including residential and non-residential uses. The design addresses walking distances, heights of buildings, design of street lights and signs, landscaping, sidewalks and other features. Design may include a mix of uses including

commercial, civic buildings, open space and residential uses within close proximity to one another. The mix of uses may be vertical or horizontal and may include small lot detached single family, attached single family, multi-family and specialty housing for seniors.

**Transitional Housing (Use Type).** Housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. (U.S. Department of Housing and Urban Development, Health and Safety Code Section 50801.)

**Trellis.** See "Structure".

**Use, Accessory.** See "Accessory Structures and Uses".

**Vacation Home Rental (Use Type).** See "Lodging Facilities".

**Value-Added.** See "Agriculture, Value-Added Product".

**Vehicle, Heavy Commercial.** Vehicles used for commercial purposes that require a Commercial Driver's License in compliance with state Department of Motor Vehicle regulations. These vehicles include, but are not limited to buses or cars that seat ten or more passengers, tow trucks, dump trucks, truck tractors with or without semi-trailers, flat bed trucks, fork lifts, front end loaders, backhoes, logging vehicles, graders, bulldozers, and other similar construction equipment.

**Warehouse.** See "Wholesale Storage and Distribution".

**Water Feature.** A design element where open water performs an aesthetic or recreational function. Water features, including natural and man-made ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features.

**Wet Bar.** A single, bar-sized sink with minimal cabinets and counters. A wet bar shall not include a gas or electric range, stove top, or oven (not including a microwave oven); a refrigerator in excess of 5 cubic feet in size; or a standard-sized kitchen sink.

**Wetland.** Land that qualifies as a jurisdictional wetland by displaying hydric soils, hydrophilic plants, and wetlands hydrology, as defined by the U.S. Army Corps of Engineers. Wetlands include those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Wholesale Storage and Distribution (Use Type).** Establishments engaged in wholesaling, storage, warehousing, and bulk sale distribution. It does not include uses classified under "Equipment and Materials Storage Yard".

**Wineries (Use Type).** Facilities producing and bottling wine for sale. Wineries are divided into the following categories:

**Production Facilities.** Those facilities used for production and bottling without tasting room and accessory retail sales facilities.

**Full-service Facilities.** Those facilities used for production, bottling, wine tasting, and retail sales of wine and other incidental goods. (See also Section 130.40.400: Wineries, in Article 4: Specific Use Regulations, of this Title.)

**Workshop.** A residential accessory structure typically associated with craftwork, hobbies, woodwork, artwork, and similar activities by the property owner or lessor, which does not contain sleeping quarters or kitchen facilities, and is not intended for permanent occupancy.

**Yards.** The area of a lot extending between the property line and its setback line as follows:

**Front Yard.** An area extending across the full width of a lot between the edge of any road easement or right-of-way and the front setback line for the zone. Where a lot adjoins more than one road, the front yard is the street frontage designated on the building permit application. (See also Subsection 130.30.030.A.4: Setback Requirements and Exceptions, in Article 3: Site Planning and Project Design Standards, of this Title.)

**Rear Yard.** An area extending across the full width of a lot between the rear lot line or point, if a triangular lot, and the rear setback line for the zone.

**Side Yard.** Area(s) across the full length of a lot between the front and rear property lines that extends between the side property line(s) and the side setback line(s) for the zone.

(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5127, § 21, 9-1-2020; Ord. No. 5152, § 17, 11-16-2021)

(Ord. No. 5177, § 12, 6-20-2023; Ord. No. 5241, §§ 15, 16, 8-19-2025)

**Sec. 130.21.020 Matrix of Allowed Uses.**

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.21.020 (Agricultural, Rural, and Resource Zone Districts Use Matrix) below in this Section:

**Table 130.21.020—Agricultural, Rural, and Resource Zone Districts Use Matrix**

USE TYPE	LA	PA	AG	RL	FR	TPZ	Specific Use Reg.
<b>Residential</b>							
Child Day Care Home: Small <b>or Large Family Day Care Home</b>	P	P	P	P	P	—	130.40.110
— <b>Large Family Day Care Home</b>	<b>CUP</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>—</b>	
Community Care Facility: Small (serving 6 or fewer)	—	—	—	P	—	—	
Large (serving 7 or more)	—	—	—	CUP	—	—	
Dwelling: Single-unit, Detached	P	P	P	P	P	CUP	130.40.350
Temporary During Construction	P	P	P	P	P	TUP	130.40.190
Employee Housing: Agricultural 6 or Fewer Employees	P	P	P	P	P	—	130.40.120
Agricultural up to 36 Beds or 12 Units in Compliance with Standards	MUP	MUP	MUP	MUP	MUP	—	130.40.120
Agricultural Not in Compliance with Standards	CUP	CUP	CUP	CUP	CUP	—	130.40.120
Construction	—	—	TUP	TUP	TUP	—	130.40.190
Seasonal Worker	—	—	A	A	A	—	130.40.120
Seasonal Workers Not in Compliance with Standards	—	—	CUP	CUP	CUP	—	130.40.120
Guest House	P	P	P	P	P	—	130.40.150
Temporary Mobile Home	TMA	TMA	TMA	TMA	TMA	—	130.40.190
Kennel, Private <sup>2</sup>	P	P	P	P	P	—	
Room Rental: One Bedroom, Only	P	P	P	P	P	—	

**Sec. 130.22.020 Matrix of Allowed Uses.**

Uses are allowed in commercial zones subject to the requirements of this Title as designated in Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) below:

**Table 130.22.020—Allowed Uses and Permit Requirements for the Commercial Zones**

<b>CPO: Commercial, Professional Office CL: Commercial, Limited CM: Commercial, Main Street CC: Commercial, Community CR: Commercial, Regional CG: Commercial, General CRU: Commercial, Rural</b>	<b>P A TUP CUP MUP TMA —</b>	<b>Allowed use (Article 4: Special Use Regulations) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone</b>						
<b>Use Type</b>	<b>CPO</b>	<b>CL</b>	<b>CM</b>	<b>CC</b>	<b>CR</b>	<b>CG</b>	<b>CRU</b>	<b>Specific Use Regulation</b>
<b>Residential</b>								
Caretaker Unit: Permanent	A	A	A	A	A	A	A	130.40.120
Temporary	TMA	TMA	TMA	TMA	TMA	TMA	TMA	
Child Day Care Home <sup>5,6</sup> Small or Large <del>Family Day Care Home</del>	<del>P</del>	<del>PA</del>	<del>P</del>	<del>PA</del>	<del>P</del>	<del>P</del>	<del>PA</del>	130.40.110
<del>—Large Family Day Care Home</del>	<del>—</del>	<del>A</del>	<del>—</del>	<del>A</del>	<del>—</del>	<del>—</del>	<del>A</del>	
Community Care Facility: Small or Large	CUP	P	—	P	—	—	P	
Dwelling (as part of a Mixed Use Development)	P	P	P	P	P	P	P	130.40.180 and 130.52.030
<del>Dwelling (as Part of a Mixed Use Development)</del>	<del>Permitted by Design Review (See Section 130.52.030—Design Review Permit in Article 5—Planning Permit Processing, of this Title)</del>							
<b>NOTES:</b>								
<sup>1</sup> Excluding Subsection 130.40.220.E (Garage Sales) in Article 4 (Specific Use Regulations) of this Title.								

- <sup>2</sup> Limited to small-scale, artisanal production of goods (See Article 8 (Glossary: "Light Manufacturing")) of this Title.
- <sup>3</sup> CUP for larger scale, 'general industrial' use.
- <sup>4</sup> As part of the residential component of a mixed use development.
- ~~<sup>5</sup> As a rental of an existing legal nonconforming residential structure.~~
- <sup>6</sup> CUP required when adjacent to any residential zoned lot or residential use.
- <sup>7</sup> Must meet the setback requirements of Chapter 130.40.340 and licensing requirements of Chapter 8.68.

**Sec. 130.23.020 Matrix of Allowed Uses.**

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.23.020 (Industrial / R&D Zones Use Matrix) below in this Section:

**Table 130.23.020—Industrial/R&D Zones Use Matrix**

<b>IL: Industrial Low IH: Industrial High R&amp;D: Research &amp; Development</b>	<b>P A TUP CUP MUP TMA —</b>	<b>Allowed use (Article 4: Special Use Regulations) Administrative permit required (130.52.010) Temporary use permit required (130.52.060) Conditional Use Permit required(130.52.021) Minor use permit required (130.52.020) Temporary mobile home permit (130.52.050) Use not allowed in zone</b>		
<b>USE TYPE</b>	<b>IL</b>	<b>IH</b>	<b>R&amp;D</b>	<b>Specific Use Reg.</b>
<b>Industrial</b>				
Automotive and Equipment: Salvage and Wrecking Yard	CUP	CUP	—	
Hazardous Material Handling	CUP	CUP	CUP	
Industrial: General	P/CUP	P/CUP	CUP	
Specialized <sup>5</sup>	CUP	CUP	—	
Laundries, Commercial	P	—	—	
Light Manufacturing	P	—	P	
Ceramic Products From Compounded Clay	P	—	P/CUP <sup>1</sup>	
Lightweight Nonferrous Metal Casting Foundry				
Mineral Exploration and Mining	See Table 130.29.070.1 (Mineral Exploration and Mining)			

Printing and Publishing	P	—	P	
Research and Laboratory Services	P	—	P	
Slaughterhouse	CUP	CUP	—	
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
<b>Commercial</b>				
Adult Business Establishment	A	—	—	130.40.040
Animal Sales and Service: Veterinary Clinics	CUP	—	CUP	
Automotive and Equipment: Paint and Body Shops	P	CUP	—	
Repair Shop	P	CUP	—	
Vehicle Storage	P	CUP	—	130.40.320
Vehicle Sales and Rentals	P	CUP	—	
Banks and Financial Services	—	—	P	
Bars and Drinking Establishments	CUP	—	—	
Brewery: Large Commercial	P	CUP	CUP	
Micro Brewery	P	CUP	CUP	
Building Supply Store	P	—	—	130.40.220
Business Support Services	P	—	P	
Commercial Cannabis	Commercial Cannabis Use Permit required (See Article 4 - Special Use Regulations - Chapter 130.41 - Commercial Cannabis)			
Commercial Recreation: Indoor Entertainment	—	—	<del>A</del> /CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	130.40.210
Distillery: <sup>3</sup> Large Commercial	P	CUP	CUP	
Craft	P	CUP	CUP	
Drive-Through Facility	P/CUP <sup>4</sup>	—	P/CUP <sup>4</sup>	130.40.140
Employer-sponsored Child Day Care Center	A	—	A	130.40.110.C
Mobile/Manufactured Home Sales Lot	A	—	—	130.40.220
Offices: Professional and Medical	P	—	P	
Printing and Publishing	P	—	P	
Recycling Facilities	P/A	P	—	130.40.280
Restaurant	P <sup>2</sup> /CUP	—	P	

Retail Sales and Service: Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	130.40.220
Temporary Outdoor Sales	A/TUP	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
Self-Storage (Mini Storage)	P	P	CUP	
Specialized Education and Training	—	—	P	
Trade School, Indoor or Outdoor	P	—	CUP	
Wineries <sup>3</sup> Production Facilities	P	P	CUP	
NOTES:				
<sup>1</sup> CUP for larger, general industrial-scale use. <sup>2</sup> If restaurant is an ancillary use to an existing primary use, then allowed by right (P); if restaurant is a new primary use, then allowed by CUP. <sup>3</sup> Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title. <sup>4</sup> CUP required when adjacent to any residential zoned lot or residential use. <sup>5</sup> <a href="#">Newly proposed or expanded logistics use developments shall be consistent with standards listed in Government Code Section 65098-65098.9 (Warehouse Design and Build Standards) as applicable.</a>				

**Sec. 130.24.020 Matrix of Allowed Uses.**

Uses are allowed in the following zones subject to the requirements of this Title as designated in Table 130.24.020 (Residential Zone Use Matrix) below in this Section:

**Table 130.24.020—Residential Zone Use Matrix**

<b>RM: Multi-unit Residential</b>	<b>P</b>	<b>Allowed use</b>					
<b>R1, R20K: Single-unit Residential</b>	<b>PD</b>	<b>Planned Development Permit required (130.52.040)</b>					
<b>R1A: One-acre Residential</b>	<b>A</b>	<b>Administrative Permit required (130.52.010)</b>					
<b>R2A: Two-acre Residential</b>	<b>CUP</b>	<b>Conditional Use Permit (130.52.021)</b>					
<b>R3A: Three-acre Residential</b>	<b>MUP</b>	<b>Minor use Permit required (130.52.020)</b>					
<b>RE: Residential Estate</b>	<b>TMA</b>	<b>Temporary Mobile Home Permit required (130.52.050)</b>					
	<b>TUP</b>	<b>Temporary use permit required (130.52.060)</b>					
	<b>—</b>	<b>Use not allowed in zone</b>					
<b>USE TYPE</b>	<b>RM</b>	<b>R1, R20K</b>	<b>R1A</b>	<b>R2A</b>	<b>R3A</b>	<b>RE</b>	<b>Specific Use Reg.</b>
<b>Residential</b>							
Child Day Care Home: Small <a href="#">or Large Family Day Care</a> <del>—Home</del>	P	P	P	P	P	P	130.40.110
<del>—Large Family Day Care</del> <del>—Home</del>	P	P	P	P	P	P	130.40.110

Community Care Facility: Small (serving 6 or fewer)	P	P	P	P	P	P	
Large (serving 7 or more)	CUP	CUP	CUP	CUP	CUP	CUP	
Dwelling: Multi-unit	P	—	—	—	—	—	
Single-unit, Attached	P	P	—	—	—	—	
Single-unit, Detached	P <sup>1</sup>	P	P	P	P	P	
Temporary During Construction	—	P	P	P	P	P	130.40.190
Employee Housing: Agricultural—Six or Fewer	—	P	P	P	P	P	130.40.120
Seasonal Worker in Compliance with Standards	—	—	A	A	A	A	
Seasonal Worker not in Compliance with Standards	—	—	CUP	CUP	CUP	CUP	
Construction	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190
Guest House	—	P	P	P	P	P	130.40.150
Hardship Mobile Home	—	TMA	TMA	TMA	TMA	TMA	130.40.190
Kennel, Private	—	—	—	—	—	CUP	130.40.080
Mobile/Manufactured Home Park	CUP	CUP	CUP	CUP	CUP	CUP	130.40.190 Also refer to adopted Mobile Home Park Design Standards (Resolution 198-2015)
Room Rental: One Bedroom, Only	P	P	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	P	P	130.40.300
Transitional Housing: Small (Serving 6 or Fewer)	P	P	P	P	P	P	130.40.360
Large (Serving 7 or More)	CUP	CUP	CUP	CUP	CUP	CUP	
<b>Commercial</b>							
Child Day Care Center	—	—	—	—	—	—	130.40.110
Contractor's Office	TUP	TUP	TUP	TUP	TUP	TUP	130.40.190
Stables; Commercial	—	—	—	—	—	CUP	130.40.210
Home Occupation	See Table in 130.40.160.1 (Home Occupation Use Matrix)						130.40.160
Lodging Facilities	CUP	CUP	CUP	CUP	CUP	CUP	130.40.170
Mixed Use Development	P <sup>2</sup>	—	—	—	—	—	130.40.180 & <a href="#">130.52.030</a>
Outdoor Retail Sales: Garage Sales	P	P	P	P	P	P	130.40.220

Seasonal Sales	—	—	—	—	—	A	
Temporary Real Estate Sales Office	A	A	A	A	A	A	130.40.330
Wineries	—	—	—	—	—	CUP <sup>3</sup>	130.40.400
<b>NOTES:</b>							
<sup>1</sup> Requires minimum General Plan density to be met. Planned Development application required unless in compliance with adopted Traditional Neighborhood Design standards found in the site planning and design manual. <sup>2</sup> Allowed as part of a Mixed Use Development, residential component meets minimum General Plan density requirement and is subject to Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title. <sup>3</sup> Or as otherwise permitted under Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title. <sup>4</sup> Cultivation of industrial hemp allowed pursuant to a license issued under Chapter 130.43 of this Title.							

(Ord. No. 5097, § 2, 1-8-2019; Ord. No. 5152, § 3, 11-16-2021; Ord. No. 5168, § 3, 11-1-2022; Ord. No. 5241, §§ 3, 16, 8-19-2025)

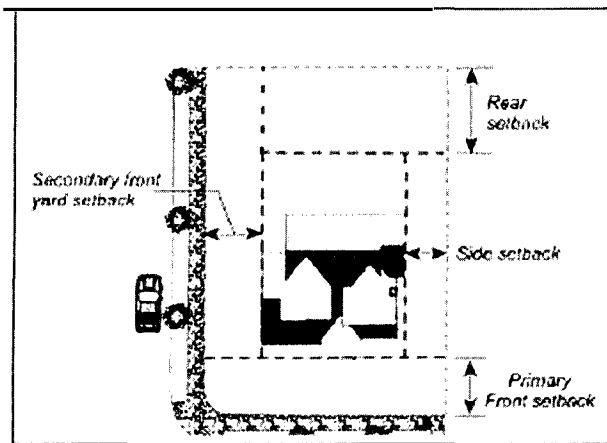
### Sec. 130.30.050 Setback Requirements and Exceptions.

All structures and buildings (see Article 8—Glossary: "Structure" of this Title) shall be located on a lot so as to conform to the setback requirements established for the zone in which the lot is located, as set forth in Chapters 130.21 (Agricultural, Rural , and Resources Zones) through 130.26 (Meyers Area Plan [MAP] Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, inclusive, except as provided in this Chapter unless and until a Variance is granted in compliance with Section 130.52.070 (Variance) in Article 5 (Planning Permit Processing) of this Title or standards are modified pursuant to a Development Plan permit in compliance with 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

- A. Measurement of Setbacks. Setbacks shall be measured from the closest of either a property line, the edge of a road easement, or the edge of a right-of-way line to the nearest point of the foundation ~~or support of a building or of a~~ structure, on a line perpendicular to the property line, road easement, or right-of-way line.
1. Setbacks adjacent to existing private roads without defined right-of-way or road easements shall be measured from the edge of the maintained area of the road. Setbacks adjacent to County-maintained roadways shall be measured from a distance of 30 feet from the centerline of the road.
  2. Where the Board has adopted a future roadway alignment, the minimum setback shall be measured from the edge of the future right-of-way line.
  3. Expanded setbacks from major roads identified in the Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document shall be applied to protect future right of way for the planned widening of those roads. Proposed development adjacent to these roads shall be increased by the distance shown in the DISM/LDM, or successor document.
  4. Corner Lots. A corner lot with frontage on two or more streets shall have front yard (see Article 8 - Glossary: "Yards" of this Title) setback requirements, as identified in the Development Standards Tables in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, along each property line adjacent to a street, subject to the following exceptions:

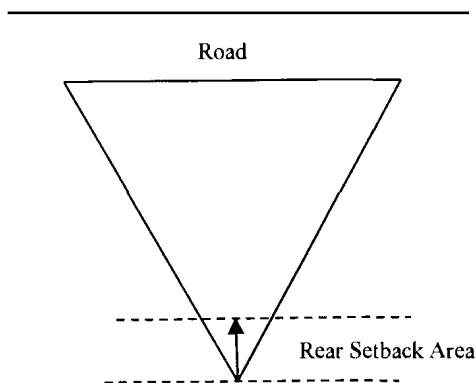
- a. Double Frontage Corner Lots. On a corner lot with frontage on two streets, the building permit application shall specify the primary front yard; the remaining street frontage shall be considered the secondary front yard, as shown in Figure 130.30.050.A (Example: Corner Lot Setbacks) below in this Section. The yard opposite the primary front yard shall be considered the rear yard. The primary front yard setback shall comply with the front yard setbacks of the zone; the secondary front yard setback shall comply with the secondary front setback applicable to the zone.

**Figure 130.30.050.A Example: Corner Lot Setbacks**



- b. Triple Frontage Corner Lots. On a corner lot with frontage on three streets, the building permit application shall specify the primary front yard. The frontage opposite the primary front yard shall be considered a rear yard for setback purposes, providing vehicular access is restricted.
- c. Rear Setback on Triangular Lot. Where a triangular lot has no rear lot line because its side lot lines converge to a point, an assumed line placed at the point, or vertex, of the angle and running perpendicular to a line bisecting the angle shall be considered the rear lot line for the purpose of measuring the required rear setback, as shown in Figure 130.30.050.B (Example: Rear Setbacks, Triangular Lots) below in this Section.

**Figure 130.30.050.B Example: Rear Setbacks, Triangular Lots**



- 5. Through Lots. Through lots, or double frontage non-corner lots, shall maintain front yard setbacks for the primary frontage containing the driveway encroachment, and rear yard setbacks for the opposite frontage, providing vehicular access is restricted. Where vehicular access is allowed, front yard setbacks shall apply.

- B. Exceptions to Setback Requirements. The following exceptions to the setback requirements ~~shall~~ may be allowed ~~when~~ where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot ~~the~~ and these qualifying conditions have been documented by a licensed civil engineer or surveyor. The qualifying slope must be located directly in front of the proposed structure and must influence its placement. All reductions in front yard setbacks shall be subject to cross visibility area (CVA) requirements under Subsection 130.30.070.B.4 (Fences, Walls, and Retaining Walls—Front Yards) below in this Chapter.
1. Front Setback Reduction for Single-Story Structures. ~~Slope. Where the elevation of a lot measured at the required front setback line averages six feet or more for a lot less than one acre, or eight feet or more for a lot one acre or greater, above or below the elevation at the edge of road pavement adjacent to said lot,~~ Where a lot meets the qualifying conditions set forth in Subsection 130.30.050.B, the required front setback for a single-story structure may be reduced by 50 percent, except:
    - a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection ~~B.1~~ must be satisfied for all frontages. If all frontages of a lot do not meet this elevation criteria, a front setback reduction for slope may be approved under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing).
    - b. Any parking structure allowed by this Subsection B.1 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.
  2. Front Setback Reduction for Multi-Story Structures. Where a lot meets the qualifying conditions set forth in Subsections 130.30.050.B, the required front setback for a multi-story structure may be reduced under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) except:
    - a. Where a lot has more than one frontage, the elevation criteria set forth under this Subsection B must be satisfied for all frontages.
    - b. Any parking structure allowed by this Subsection B.2 at a reduced front setback shall provide at least 20 feet of parking area between the edge of road pavement and the structure.
  - ~~2. — Administrative Relief. Setback reductions for a multi-story structure, or where all frontages of a lot do not meet the elevation criteria set forth in Subsection B.1 (Front Setback Reduction for Slope) above in this Subsection may be approved under administrative relief subject to Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) in Article 5 (Planning Permit Processing) of this Title provided the requirement under Subsection B.1.b above in this Subsection is met.~~

### Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- C. Side and Rear Yards. In all zones, fences, walls, ~~cut~~ retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their

view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;

2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).

**Sec. 130.35.030 Off-street Parking and Loading Requirements.**

- A. Off-street parking shall be provided in accordance with Table 130.35.030.1 (Schedule of Off-Street Vehicle Parking Requirements) below in this Section, unless otherwise provided in this Chapter. Where a parking requirement results in a fraction of a space, the number of parking spaces required shall be rounded to the nearest whole number.
- B. Uses Not Listed. Where the parking requirement for a use is not specifically listed in the parking schedule, the parking requirement for that use shall be determined by the Director based on the most similar use or activity for which parking requirements are established.
- C. Combined Uses. In situations where a combination of uses or activities are developed on a single site, parking shall be calculated for each separate use according to the parking schedule, except as otherwise provided in standards for shared parking, or for certain accessory uses that are subject to a 50 percent reduction in parking requirements, as noted in the parking schedule.

**Table 130.35.030.1—Schedule of Off-Street Vehicle Parking Requirements**

USE TYPE	PARKING SPACE REQUIREMENTS
<b>RECREATIONAL</b>	
Amusement center, arcade	1 per 200 sf. GFA.
Billiard hall	2 per table.
Bowling alley	4 per lane; plus 50 percent of requirements for each indoor accessory use.
Campground, RV park	1 per campsite; plus 1 per every 3 day users as determined by maximum occupancy under a Conditional Use Permit.
Dance studio	1 per 200 sf. of AUA, not including waiting room.
Golf course, regulation	4 per hole; plus 1 per driving range tee; plus 50 percent of requirements for each accessory use.
Golf course, miniature	3 per hole; plus 50 percent of requirements for each accessory use.
Health/Fitness club	1 per 300 sf. of AUA; plus 50% of requirements for each accessory use. Pools and tennis/racquetball courts calculated separately.
Marina	1 per 2 boat slips. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with trailers.
Movie theater (indoor)	1 per 3 fixed seats or equivalent occupancy.

Park	<a href="#">1 per 10,000 sf. of OUA.</a>
Picnic area	1 per table.
Riding stable	1 per 4 stalls. At least 20% of the spaces shall measure 9ft x 35ft to accommodate vehicles with horse trailers.
River put-in and take-out	1 per 3 day users; plus 1 bus parking space (10ft x 30ft) per 56 day users.
Skateboard park	1 per 1,000 sf. of OUA.
Skating/ice rink	1 per 300 sf. of AUA.
Ski area	1 per 2.5 users based on total ski lift area capacity.
Snow play area	1 per 1,000 sf. of OUA.
Special events: Outdoor	1 per 2.5 people in attendance.
Swimming pool (Public or membership)	1 per 200 sf. of pool area; plus 1 per 500 sf. of deck area.
Tennis courts/racquetball	2 spaces per court; plus 50% of requirements for each accessory use (i.e. Retail sales area).
Trail head parking and staging area	As determined by the appropriate review authority.
<b>TABLE NOTES:</b>	
<ul style="list-style-type: none"> <li>• See special requirements and adjustments for Parking Lot Turnover and Loading Bay Intensity as identified in the Adopted Parking and Loading Standards (Resolution 202-2015).</li> <li>• Standards contained in this table may be modified by the Special Parking Requirements and Adjustments contained in the DISM/LDM, or successor document.</li> <li>• A parking plan shall not be required for single family residential developments where all lots will have a minimum of two off-street parking spaces.</li> </ul>	

(Ord. No. 5127, § 4, 9-1-2020; Ord. No. 5152, § 7, 11-16-2021)

**Sec. 130.39.060 Oak Tree and Oak Woodland Removal Permits.**

- C. *Oak tree and oak woodland removal permits—Permit processing:*
1. The director shall issue an oak tree or oak woodland removal permit pursuant to administrative permit processing requirements.
  2. The property owner shall be required to mitigate oak resources impacts as shown in Section [130.39.060.D](#) [130.39.070.A](#) (Mitigation-Oak Woodland Removal) and/or Section [130.39.060.E](#) [130.39.070.B](#) (Mitigation—Individual Native Oak Tree/Heritage Tree Removal) below in this Section.

**Sec. 130.40.080 Animal Raising and Keeping.**

- C. Animal Keeping in Residential Zones.

[Animal raising and keeping of specific types of animals shall occur only in the zone districts where “Animal Raising and Keeping” is identified as an allowable use and only as also allowed by Table 130.40.080.1 \(Animal Raising and Keeping Matrix\) below in this Section. Owners must adhere to all Operation and Maintenance Standards in Subsection E. All animal sheltering structures shall meet the setbacks requirements in Subsection F \(Setbacks\) below in this section.](#)

[Table 130.40.080.1 – Animal Raising and Keeping Matrix](#)

<b>R1: Single-unit Residential</b> R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential <b>RE: Residential Estates (-5 or -10)</b>	<b>P</b>	<b>Permissible (allowed) use</b>						
	<b>A</b>	Administrative permit required (130.52.010)						
	<b>MUP</b>	Minor use permit required (130.52.020)						
	<b>CUP</b>	Conditional use permit required (130.52.021)						
	<b>T</b>	Temporary use permit required (130.52.060)						
	<b>---</b>	<b>Use not allowed in zone</b>						
<b>TYPE</b>	<b>RM</b>	<b>R1</b>	<b>R20K</b>	<b>R1A</b>	<b>R2A</b>	<b>R3A</b>	<b>RE</b>	<b>Reference</b>
Apiaries, Commercial <sup>1</sup>	---	---	---	---	P	P	P	<a href="#">130.40.080.C.1</a>
Small Animals <sup>2,3</sup>	---	P	P	P	P	P	P	<a href="#">130.40.080.C.2</a>
Medium Animals	---	---	A <sup>4</sup>	P	P	P	P	<a href="#">130.40.080.C.3</a>
Large Animals <sup>5</sup>	---	---	---	A <sup>6</sup>	P	P	P	<a href="#">130.40.080.C.4</a>

**Table Notes:**

<sup>1</sup> Requirements for bee raising and keeping shall meet industry standards as approved by the Agricultural Commissioner and Title 6 (Animals), Chapter 6.44 (Apiaries and Beekeeping) of the County Code of Ordinances. No apiary shall be located within 100 feet of any other property boundary without the written consent of the adjacent resident.

<sup>2</sup> The keeping of roosters, guinea hens, or pea hens (peacock family) is prohibited on any lot less than three acres. Poultry, fowl, and rabbits must be contained within the boundary of the residential lot and provided a suitable enclosure for nesting, feeding, watering, and roosting.

<sup>3</sup> The keeping of small animals for the purpose of sale, including their products, so long as the animals are maintained in a healthy and sanitary manner that does not violate any section of the State of California Penal Code or Title 6 (Animals) of the County Code of Ordinances.

<sup>4</sup> The keeping of no more than four medium animals may be approved by Administrative Permit for lots greater than one half acre, zoned Single-unit Residential (R20K) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.

<sup>5</sup> Large animal keeping is only allowed on lots of more than two acres in size. Two or more adjacent lots that are less than two acres in size but managed as a single operation and under the same ownership may meet the minimum acreage standard. An Administrative Permit is required for large animal keeping on lots less than two acres in size.

<sup>6</sup> The keeping of no more than two large animals may be approved by Administrative Permit for lots less than two acres when zoned Residential One-acre (R1A) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.

1. --- Apiaries, Commercial. Apiaries are allowed on the following Residential Zones: R2A, R3A, RE-5 and RE-10. Requirements for bee raising and keeping shall meet industry standards as approved by the Agricultural Commissioner and Title 6 (Animals), Chapter 6.44 (Apiaries and Beekeeping) of the County Code of Ordinances. No apiary shall be located within 100 feet of any other property boundary without the written consent of the adjacent resident.

2. --- Small animal keeping is allowed on lots within these Residential Zones: R1, R20K, R1A, R2A, R3A, RE-5 and RE-10 provided that owners adhere to all Operation and Maintenance standards in Subsection E (Operation and Maintenance Standards) and subject to Subsection G (Administrative) below in this Section and the following:

- ~~a. Poultry, fowl, and rabbits must be contained within the boundary of the residential lot and provided a suitable enclosure for nesting, feeding, watering, and roosting.~~
- ~~b. The keeping of roosters, guinea hens, or pea hens (peacock family) is prohibited on any lot less than three acres.~~
- ~~3. Medium animal keeping is allowed on lots within these Residential Zones: R1A, R2A, R3A, RE-5 and RE-10 provided that owners adhere to all Operation and Maintenance standards. The keeping of no more than four medium animals may be approved by Administrative Permit for lots greater than one half acre, zoned Single-unit Residential (R20K) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.~~
- ~~4. Large animal keeping is allowed on lots of more than two acre in size within these Residential Zones: R1A, R2A, R3A, RE-5 and RE-10 provided that owners adhere to all Operation and Maintenance standards. Two or more adjacent lots that are less than two acres in size but managed as a single operation and under same ownership may meet the minimum acreage standard. The keeping of no more than two large animals may be approved by Administrative Permit for lots less than two acres when zoned Residential One-acre (R1A) and all structures or enclosures for use by the animal(s) meet the building setback requirements of the zone.~~

D. Stables.

1. Commercial. Standards for Commercial Stables can be found in 130.40.210.C (Outdoor Recreational Facilities - Commercial or Public, Commercial Stables), and are defined in Article 8 (Glossary: See "Stables; Commercial") of this Title. The licensing requirements and standards for commercial Equine Rental Facilities are included in Title 6 (Animals), Chapter 6.24 (Commercial Animal Establishments) of the County Code of Ordinances.
2. Private. Private stables, including the breeding and raising of horses, are allowed on residential zoned lots as specified in the zone matrices. Facilities are subject to the following standards:
  - a. The facility shall not involve more than three patrons visiting the site at any one time and no more than a maximum of fifteen patrons per day, unless authorized by a use permit as provided in Section 130.40.160 (Home Occupations) below in this Chapter.
  - b. The Operation and Maintenance Standards in Subsection E (Operation and Maintenance Standards) below in this Section shall be adhered to.

E. Operation and Maintenance Standards.

1. Odor and Vector Control. Pastures, agricultural accessory structures and animal enclosures, including but not limited to pens, coops, cages, barns, corrals, paddocks and feed areas, shall be maintained free from excessive litter, garbage, and the accumulation of manure, so as to discourage the proliferation of flies, other disease vectors and offensive odors. Sites shall be maintained in a neat and sanitary manner.
2. Erosion and Sediment Control. In no case shall any person allow animal keeping to cause soil erosion, or produce sedimentation on any public road, adjacent property, or in any drainage channel. In the event such soil erosion and sedimentation occurs, the keeping of animals outdoors on the site shall be deemed a nuisance and subject to abatement under the County Code of Ordinances.
3. Noise. No animals will be allowed to create a public nuisance, disturbing the peace by frequent or continuous noise of an irritating or raucous nature. If a nuisance is deemed to have occurred it may be subject to abatement as specified in Title 6 (Animals) of the County Code of Ordinances.
4. Specified types of animals allowed. More than one type of animal may be kept on a single site as allowed for in the use matrix for the applicable zone.

- F. Setbacks. Animal sheltering structures, including but not limited to coops, stables, and aviaries, shall meet the [agricultural structure](#) setbacks established in the applicable zone district in which they occur except that the side and rear yard setback may be reduced as follows:-
1. The required setback for a structure that provides shelter for poultry, fowl, or rabbits may be reduced to 25 feet if the following standards are met:
    - a. The structure is no larger than 120 square feet in size and no more than seven (7) feet in height.
    - c. The structure is not visible from a public street.
- ~~G. Administrative. On all lots of less than two acres in size, an Administrative Permit shall be required for:~~
- ~~1. The keeping of large animals allowed pursuant to Subsection C (Animal Keeping in Residential Zones) above in this Section.~~
  - ~~2. The keeping of small animals for the purpose of sale, including their products, so long as the animals are maintained in a healthy and sanitary manner that does not violate any section of the State of California Penal Code or Title 6 (Animals) of the County Code of Ordinances.~~
- ~~GH. Penalties. Violations of this Section may be charged as either an infraction or misdemeanor.~~

**Table 130.40.080.1—Animal Raising & Keeping Matrix**

**Sec. 130.40.110 Child Day Care Facilities.**

- A. Child Day Care Homes. Child day care homes, as defined in Article 8 (Glossary: See "Child Day Care Home") of this Title, may be provided in ~~any zone that allows~~ [a detached, single-unit residential dwellings, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling, including rental units, in which the underlying zoning allows for residential use including rental units](#), in compliance with California Health and Safety Code Section 1596.70 ~~and 1597.30-1597.622~~. ~~As such, the following permit requirements shall apply:~~
- ~~1. Small Family Day Care Homes. Allowed by right.~~
  - ~~2. Large Family Day Care Homes. Allowed by right.~~

**Sec. 130.40.130 Telecommunication Facilities.**

**Table 1. Telecommunication Facility Types**

Telecommunications Facility Type	Relevant State/Federal Legislation/Existing Regulations	<del>Recommended</del> Required Permit
Small Cell Wireless Telecommunication Facilities	FCC Declaratory Ruling and Third Report and Order (FCC 18-133)	A
Building Facade Mounted Antennas	Meeting Existing El Dorado County Code (EDC) Regulations	A
Roof Mounted Antennas	Meeting Existing EDC Regulations	A
Co-location on Existing Non-Building Structures or Public Facilities	Meeting Existing EDC Regulations	MUP
Co-location on Existing Approved Monopoles or Towers	Meeting Existing EDC Regulations	P*/A

Co-location Facilities (by right processing)	Meeting criteria of CA Government Code 65850.6	P
New Towers or Monopoles	Meeting Existing EDC Regulations	MUP/CUP
Emergency Standby Generators	Meeting criteria of CA Government Code 65850.75	P
Modifications (non-substantial)	That do not constitute a substantial change per Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 ("Spectrum Act") 47 U.S.C. § 1445(a), 47 C.F.R. § 1.6100	P
Temporary Facilities		P/A
Other Types of Facilities Not Listed Above		A/MUP/CUP
<p><b>Note:</b>  P = Allowed use  A = Administrative permit required (130.52.010)  CUP = Conditional use permit required (130.52.021)  MUP = Minor use permit required (130.52.020)</p>		

### Sec. 130.40.160 Home Occupations.

8. Heavy Commercial Vehicles, as defined in Article 8 (Glossary: See "Vehicle, Heavy Commercial") of this Title are allowed as follows:
  - a. Agricultural, Rural Lands (RL), and Resource zones (See Chapter 130.21: Agricultural, Rural, and Resources Zones) in Article 2 (Zones, Allowed Uses, and Zoning Standards), may be stored on-site.
  - ~~b. On lots five acres or larger and in Residential Estate (RE) may be stored on-site providing they are not visible from a right-of-way or road easement, except when in use.~~
  - bc. On lots larger than ~~or equal to~~ one acre ~~but less than five acres~~ and are zoned R2A, ~~or~~ R3A, or Residential Estate (RE), commercial vehicles are allowed provided that the vehicle is stored or parked on-site within an enclosed structure or screened from public view when not in use.
  - cd. On lots less than one acre or lots zoned RM, R1, R20K and R1A, no heavy commercial vehicles used as part of the home occupation shall be stored or parked on-site or on the road frontage.

### Sec. 130.40.190 Mobile/Manufactured Homes.

- ~~8. Temporary Housing Option Recreational Vehicle. One "temporary recreational vehicle" (TRV) may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title.~~
  - ~~a. A "temporary recreational vehicle" (TRV) is defined in this Section as meaning a motor home or travel trailer with or without motive power, originally designed for human habitation that is: Designed for recreational or emergency occupancy; contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; contains 400 square feet or less of gross area measured at maximum horizontal projections; is built on a single chassis; is self-propelled or permanently towable on California roadways bearing the State or Federal insignia of approval for recreational vehicles and maintains current registration with the Department of Motor Vehicles (DMV).~~

- ~~b. A TRV is for the following uses: To provide temporary housing for a property owner or family member and/or to allow for in-home care of family members who reside on the lot; or by a caretaker where the purpose of the caretaker is to assist elderly or disabled homeowner(s) with their personal care and/or the care and protection of their property. The elderly or disabled owner(s) must reside in the primary dwelling or accessory dwelling unit. Under this Section, "elderly" shall mean a person 62 years of age or older.~~
- ~~c. Exceptions: A TRV may be allowed on a lot of less than one acre in the event of fire, flood, or other disaster, which has destroyed or damaged a dwelling to the point where it is no longer habitable and the property owner needs a temporary mobile home or TRV in which to reside.~~
- ~~d. The urgency ordinance for temporary housing options from which this Subsection is derived is set to sunset from this Title three years from the date of adoption (December 2, 2020), upon which date no new TRV permits may be issued or renewed.~~

### **Sec. 130.51.050 Public Notice Requirements and Procedures.**

- A. This Section implements greater public notice requirements than the prescribed requirements in California Government Code §§ 65090—65095). The public notice requirements and procedures for the various types of planning actions are set forth below in Table 130.51.050.1 (Public Notice Requirements and Procedures—Administrative Projects) and Table 130.51.050.2 (Public Notice Requirements and Procedures—Discretionary Projects). Public notice regarding projects will be mailed to nearby property owners according to the distance radius from the project site parcel boundary as specified in these tables. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.
- B. The notice shall be mailed at least ten days prior to the hearing to any person who has filed a written request for notice either with the clerk of the governing body or with any other person designated by the governing body to receive these requests. The local agency may charge a fee, which is reasonably related to the costs of providing this service, and the local agency may require each request to be annually renewed. As used in this Chapter, "person" includes a California Native American tribe that is on the contact list maintained by the Native American Heritage Commission (Government Code § 65092).
- C. The failure of any person or entity to receive notice pursuant to this Title shall not constitute grounds for any court to invalidate the actions by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors for which the notice was given (Government Code § 65093).
- D. Any public hearing conducted under this Title may be continued from time to time (Government Code § 65095). If a hearing on a project is continued to a date certain, no additional public notice is required. Projects continued off calendar require new public notice.
- E. Public Notice Requirements and Procedures—Administrative Projects. Administrative projects are projects that require the issuance of an Administrative Permit as specified throughout the various matrices of allowed uses set forth in this Title. Administrative project types listed in Table 130.51.050.1 (Public Notice Requirements and Procedures—Administrative Projects) require public notice prior to a Director decision or no public notice as specified below.

**Table 130.51.050.1. Public Notice Requirements and Procedures—  
Administrative Projects**

Project Type	Notice Mailed to Property Owners <sup>1</sup> Nearby (distance radius <sup>2</sup> )	Hearing Body (D—Director, ZA—Zoning Administrator, PC—Planning Commission)	Physical Sign Posting (publicly visible)	Notice to: Agent/Applicant/Appellant/Property Owners <sup>1</sup> /Local Property Owners <sup>3</sup>	Notice Date Prior to Decision (applies to the following: mailed notice, physical sign posting, newspaper of general circulation <sup>4</sup> )	Notice Mailed via U.S. Postal Service <sup>4</sup>	Notice Published in One Newspaper of General Circulation <sup>4</sup>
Gates <sup>5</sup>	500 ft	D	N/A	Yes	At least 10 days	Yes	N/A

F. Public Notice Requirements and Procedures—Discretionary Projects. Discretionary projects require the issuance of a discretionary permit as specified throughout the various matrices of allowed uses set forth in this Title. Discretionary projects include project types such as Conditional Use Permit, Design Review, General Plan Amendment, and other project types listed in Table 130.51.050.2 (Public Notice Requirements and Procedures—Discretionary Projects). Discretionary projects listed in this table require public notice prior to Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors decision; or no public notice as specified below:

1. Notwithstanding any other provisions of this Title, the following determination shall apply to all County-initiated planning efforts, including, but not limited to, Board of Supervisors directed zone changes:
  - a. The physical sign posting requirements shown on Table 103.51.050.2 shall not apply. No physical sign posting shall be required for County-initiated planning efforts, including Planned Developments, Specific Plans, or Zone Changes.

**Table 130.51.050.2 Public Notice Requirements and Procedures—Discretionary Projects**

Project Type	Notice Mailed to Property Owners <sup>1</sup> Nearby (distance radius <sup>2</sup> )	Hearing Body (D—Director, ZA—Zoning Administrator, PC—Planning Commission)	Physical Sign Posting (publicly visible, at least 30 days prior to first hearing)	Notice to: Agent/Applicant/Appellant/Property Owners <sup>1</sup> /Local Property Owners <sup>3</sup>	Notice Date Prior to Hearing (applies to the following: mailed notice, physical sign posting, newspaper of general circulation <sup>4</sup> )	Notice Mailed via U.S. Postal Service <sup>4</sup>	Notice Published in One Newspaper of General Circulation <sup>4</sup>
Conditional Use Permit <sup>6</sup>	1,000 ft	ZA/PC	N/A	Yes	At least 10 days	Yes	Yes
Minor Use Permit <sup>6</sup>	1,000 ft	ZA/PC	N/A	Yes	At least 10 days	Yes	Yes

<sup>1</sup> Property owners includes property owners from the latest assessment roll record and any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code. (Government Code Section 65091)

<sup>2</sup> The mailed public notice distance radius is from the project site parcel boundary. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.

<sup>3</sup> Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.

<sup>4</sup> The mailed and published notice shall include: hearing body, location of hearing, date, time, project name and number, applicant's name, project description, APN, property acreage, location, Supervisor District, County Planner and contact information, and environmental document type. The notice shall also identify if the project is within a community region, rural center, or rural area.

<sup>5</sup> The County of El Dorado Subdivision Ordinance (Title 120) prescribes the public notice requirements and procedures for planning activities associated with tentative maps. Please refer to the requirements prescribed in Section 120.24.085 (Major Land Divisions) and Section 120.48.065 (Minor Land Divisions). The greater distance radius shall apply to planning activities with conflicting distance radii in either Title 120 or Title 130.

<sup>6</sup> [A Use Permit for a new telecommunication facility shall require a physical sign posting that is publicly visible in accordance with Section 130.51.050.H \(Physical Sign Posting\).](#)

## Sec. 130.52.050 Temporary Mobile Home Permit.

~~5. In addition to the provisions in Subsection B.2 (Applicability) above in this Section, in residential and agricultural zones suitable for residential development on lots measuring one acre or larger, one "temporary recreational vehicle" (TRV), as defined in Subsection 130.40.190.B.8, may be allowed on site as a temporary housing option, under a temporary mobile home permit pursuant to the following criteria:~~

~~a. The method of establishing suitability for residential development may be based on topography, access and connections to groundwater (or public water) or septic (or sewer) capability in accordance with Title 110 (Buildings and Construction), Section 110.32.150 (Temporary Mobile Homes), including enforcement thereof as stated in Section 110.32.250 (Enforcement), and other utility infrastructure requirements. The parcel's suitability for residential development, given the evidence and information provided will be evaluated during the temporary mobile home permit application process including but not limited to the following:~~

~~(1) Proof that there is an adequate potable water supply consisting of an operating well or water service connection is provided on the site as required by the Department of Environmental Management. Any alternative water system for the TRV shall be approved by the Department of Environmental Management prior to the issuance of a TRV permit.~~

~~(2) A functioning septic system or public sewer system connection shall exist at the site. Septic systems connections or alternative wastewater disposal methods require review and approval by the El Dorado County Environmental Management Department.~~

~~(3) The site shall contain electrical service to a TRV used for temporary housing.~~

~~b. If the parcel has an existing permitted primary dwelling, then establishing suitability for residential development is not required as long as the proposed TRV meets the development standards for the zone with the appropriate groundwater (public water), septic (sewer) capacity, and power hook-ups.~~

~~c. The applicant shall comply with all development standards for the zone and any other statutes and ordinances relating to building, fire, and health codes in addition to the following:~~

~~(1) A current DMV registration and operating permit shall be required and maintained on the TRV at all times;~~

- ~~(2) A TRV used for temporary housing shall be structurally sound and protect its occupants against the outdoor elements, including snow load;~~
  - ~~(3) Alterations to a TRV are prohibited;~~
  - ~~(4) Property owner must certify that a TRV used for temporary housing shall be equipped with smoke alarm/carbon detectors;~~
  - ~~(5) The parking site for a TRV used for temporary housing must be located on the lot and shall be paved with hard durable surface with adequate drainage; and~~
  - ~~(6) A TRV used for temporary housing shall not be used as a rental unit.~~
- ~~d. Permit Revocation. The County may revoke a temporary mobile home permit for a TRV if the placement or occupancy of the recreational vehicle:~~
- ~~(1) Is in violation of any local, State or Federal laws or regulations; or~~
  - ~~(2) Appears to create a nuisance, such as by:
 
    - ~~i. Accumulation, proliferation, or dispersal of trash, debris, or personal possessions; or~~
    - ~~ii. Constitutes an unlawful activity; or~~
    - ~~iii. Creates a disturbance that exceeds the standard outlined in Section 130.37.060 (Noise Standards) in Article 3 of this Title.~~~~
  - ~~(3) If a property owner or owners who hold a temporary mobile home permit violate any provisions of the permit or of this Subsection, the property owner or owners will be served with a notice setting forth the nature of the violation. If, within a period of 30 days from the date of such notice, the property owner or owners have not complied with the provisions of the permit or of this Subsection, the permit shall be revoked.~~
  - ~~(4) Property owner(s) must certify in a statement that if violations concerning the temporary mobile home permit are not removed or abated by the property owner by the specified date in a notice, that such materials, up to and including the TRV, may be removed under authority of the County, and the costs of such removal and abatement may be made a legal charge against the owner or owners of the property, a lien imposed on and recorded against the property in the amount of such costs, and such costs referred to the County Auditor for collection together with property taxes on such property pursuant to the provisions of Health and Safety Code §§ 14875 through 14931, and Government Code § 25845. Upon full recovery of County costs, a new TRV permit may be obtained after compliance with the provisions of this Chapter and the payment of a fee as specified in the building fee schedule as adopted by the Board.~~
  - ~~(5) The conditions in this Subsection also pertain to violations by a property owner or owners with an expired temporary mobile home permit.~~

**Sec. 130.61.100 Restoration of Abandoned Nonconforming Uses.**

Restoration of an abandoned nonconforming uses may be allowed by [Conditional Use Permit \(CUP\) Administrative Permit](#) pursuant to standards for approval in Article 5 (Planning Permit Processing) of this Title. In addition to standard requirements, the [Planning Commission Director](#) shall also make the following five additional findings:

1. Positive action(s) will be taken to resume the nonconforming use within a reasonable period;
2. The nature and character of proposed structure(s) are substantially the same as that for which the structure(s) were originally designed;
3. There is no material difference in the quality, character or degree of use;

4. The proposed use will not adversely affect the other uses allowed by right in the Zone Districts of adjacent parcels; and
5. The nonconforming use will not be detrimental to the public health, safety or welfare or be injurious to the neighborhood.

~~If in the opinion of the Director, restoration of the abandoned nonconforming use could contain potentially significant environmental impacts subject to CEQA or if the above findings cannot be made, a Conditional Use Permit (CUP) shall be required from the Commission pursuant to Article 5 (Planning Permit Processing) of this Title to consider restoration of the nonconforming use.~~

## **Sec. 130.80.020 Definitions of Specialized Terms and Phrases.**

**Vehicle Storage.** The service and storage of operable vehicles, boats and trailers. Typical uses include recreational vehicle storage lots, fleet storage lots, impound lots, and construction vehicle storage areas. It also includes storage of vehicles incidental to a commercial use, such as delivery, taxicab, and towing services. [Individual, compartmentalized, and controlled storage of vehicles that is fully enclosed within a building or group of buildings and does not include any types of sales or services \(e.g., repair, vacuuming, washing\), may be classified as Storage, Self \(Use Type as defined in this Section\).](#)

**Commercial Recreation (Use Type).** Establishments engaged in providing recreation and entertainment activities for participants and spectators. This use may include secondary and incidental retail sales and food services. The following are Commercial Recreation use types:

**Arcade.** Places open to the public where four or more coin operated amusement devices are installed, including establishments where the primary use is not devoted to the operation of such devices.

**Indoor Entertainment.** Predominantly spectator uses conducted within a building, typical uses include concert halls, community assembly, museums, and dance halls.

**Indoor Sports and Recreation.** Predominantly participant sports and recreation activities conducted within a building, typical uses include bowling alleys, skating rinks, indoor racquetball courts, gymnasiums, indoor batting cages and sport courts, athletic and health clubs.

**Large Amusement Complex.** Theme park or similar complex which exceeds two acres in size and which includes outdoor amusement attractions such as mechanized or carnival rides or water slides.

**Outdoor Entertainment.** Predominantly spectator uses conducted outside of or partially within a building, typical uses include amphitheaters, sports arenas, race tracks, and zoos.

**Outdoor Sports and Recreation.** Commercially operated, predominantly participant sports and recreation activities conducted wholly or partially outside of a building, including, but not limited to [golf driving ranges, miniature](#) golf courses, tennis courts, swimming pools, outdoor batting cages, shooting and archery ranges, ball fields, and sport courts and courses.

### **Industrial:**

**General (Use Type).** Manufacturing, processing, assembling, or fabricating from raw materials to include any use involving an incinerator, blast furnace, or similar industrial process and any industrial process conducted wholly or partially outdoors. It includes, but is not limited to lumber mills; batch plants; truss manufacturing; co-generation plants; food and byproducts processing plants; and fabric, textile, and carpet mills.

**Specialized (Use Type).** Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involve special safety or public health considerations; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities. [It also includes, but is not limited to logistics uses such as fulfillment centers, heavy distribution and parcel hub uses.](#)

**Light Manufacturing (Use Type).** The manufacture, assembly, or packaging of products from previously prepared materials, such as cloth, plastic, paper, ceramic, metals, pre-cut wood, and wood products. It does not include saw and planing mill operations or manufacturing uses involving primary production of wood, metal, or chemical products from raw materials (See also "Industrial, General"). It includes, but is not limited to electronics and computer component assembly and cabinetmaking; but can include small-scale, artisanal production of goods, such as soap, cheese, hand-loomed textiles and garments, ceramic products, lightweight nonferrous metal castings.

**Storage, Self (Use Type).** A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access units, stalls, or lockers for the storage of lessees' goods or wares. [Individual, compartmentalized, and controlled storage of vehicles may be permitted if it is fully enclosed within a building or group of buildings and does not include any type of sales or services \(e.g., repair, vacuuming, washing\).](#) (See also Section 130.40.320: Storage Facilities, in Article 4: Specific Use Regulations, of this Title.)

**Attachment E - 2026 Administrative Zoning Ordinance  
Update Proposed Summary of Changes Table**

<b>Ref. No.</b>	<b>Issue</b>	<b>ROI Category</b>	<b>Code Section(s)</b>	<b>Subsection Title</b>	<b>Solution</b>
<b>1</b>	Subsection 120.68.060.A.20 requires 30 copies of vesting tentative maps, unnecessary amount.	Minor procedural change	120.68.060	Required submittal data; completion of application.	Change number from "30" to "5"
<b>2</b>	Land use table (130.22.020) for commercial zones states that the "dwelling (as part of a mixed-use development)" use requires a Design Review (DR) permit in all zones. However, the referenced section (130.52.030 - DR Permit) states that a DR is required only in certain areas. Furthermore, the table is missing a reference to Section 130.40.180 (Mixed Use Development).	Minor text correction	130.22.020	Allowed Uses and Permit Requirements for the Commercial Zones	"P" for "permitted" was added to all zones and the appropriate references to code section were added to the column titled "Specific Use Regulation"
<b>3</b>	For the Research and Development (R&D) zone, the "Commercial Recreation - Indoor Entertainment" use is listed as requiring an "A/CUP". There are no footnotes and therefore it is unclear whether an Administrative Permit (A) or a Conditional Use Permit (CUP) is required. Staff researched local jurisdictions and found that similar uses in zones similar to that of an R&D zone, require a CUP or are not permitted. Additionally, Staff finds that such use could potentially result in a nuisance to surrounding businesses do to noise and parking requirements. A CUP would allow the County to apply Conditions to the project to mitigate those impacts.	Minor procedural change	130.23.020	Industrial/R&D Zones Matrix	Permit requirement for "Commercial Recreation - Indoor Entertainment" switched from "A/CUP" to "CUP"

Ref. No.	Issue	ROI Category	Code Section(s)	Subsection Title	Solution
4	"Mixed Use Development" use type in the RM zone has a P with footnote 2 (which references section 130.40.180[Mixed Use Development] and General Plan density requirements). There is no reference to Section 130.52.030 (Design Review Permit).	Minor text correction	130.24.020	Residential Zone Use Matrix	Add reference to Section 130.52.030 (Design Review Permit) in the "Specific Use Reg." column.
5	The measurement of setback is ambiguous.	Minor text correction; minor procedural change	130.30.050.A	Setback Requirements and Exceptions	Erased "support of a building"
6	The intent of this section is to allow for front setback reduction where a lot has a qualifying slope condition. However, due to the structure of the subsections, there are interpretations that multi-story structures can qualify for front setback reductions without a slope condition.	Minor text correction	130.30.050.B	Exceptions to Setback Requirements	Standards are kept the same but language is re-organized for clarity that all setback reductions in this subsection apply to lots with slopes.
7	Subsection 130.30.070.C contains the requirements for fences and walls located in the side and rear yards. The first sentence lists " <b>cut</b> retaining walls" but does not list " <b>fill</b> retaining walls." This implies that fill retaining walls are not subject to this section. This has resulted in extremely tall retaining walls in side and rear yards.	Minor procedural change	130.30.070.C	Fences, Walls, Retaining Walls - Side and Rear Yards	Removed the word "cut" so that this section is applicable to all types of retaining walls. Please note that no other sections of the zoning ordinance differentiate between "cut" and "fill" retaining walls.
8	Required parking for parks is 1 space per 1,000 sq. ft. of outside use area (OUA). This is a very large amount of parking and it is believed that this was never the intent and possibly a typo. Staff researched requirements in other jurisdictions and consulted with the CAO's Parks and Trails Division to decide on the new requirement.	Minor procedural change	130.35.030	Off-Street Parking and Loading Requirements	Change "1,000 SF" to "10,000 SF"

Ref. No.	Issue	ROI Category	Code Section(s)	Subsection Title	Solution
9	Incorrect references to subsections within Chapter 130.39 (Oak Resources Ordinance)	Minor text correction	130.39	Oak Resources Ordinance	References to subsections corrected in Subsections 130.39.060 (Oak Tree and Oak Woodland Removal Permits-Permit Processing).
10	Table 130.40.080.1 at the end of this section lists which zones allow the keeping and raising of different sizes of animals. The specific standards for the keeping of animals in Subsection 130.40.080.C.1-4 contradicts with this table. The "Animal raising and keeping" use type is allowed in certain zones per the Table but if they do not meet the lot size as listed in Subsection 130.40.080.C.1-4, then an Administrative Permit is required.	Minor text correction	130.40.080	Animal Raising and Keeping	This section has been restructured for clarity. Table 130.40.080.1 has been moved under subsection 130.40.080.C and the standards listed in Subsection 130.40.080.C.1-4 have been listed as footnotes under the table.
11	Owners are required to have sheltering structures for small animals. Zones where small animals are allowed may not be able to have a small animal structure such as a coop because they cannot meet the 50 ft setback.	Minor procedural change	130.40.081	Animal Raising and Keeping	Staff researched local jurisdictions for standards relating to small animal structures. City of Placerville allows a 20-foot setback for chicken coops.
12	Third column is titled "Recommended Permit" when really it should say "Required Permit"	Minor text correction	130.40.130	Telecommunication Facilities	Strike out "Recommended" and switch it to "Required".
13	Section 130.40.160.C.8 lists the standards for storage of heavy commercial vehicles associated with a home occupation use. Heavy commercial vehicles can be stored on a lot zoned Residential Estate (RE) if the lot is larger than five (5) acres. However, smaller lots zoned R2A and R3A, are permitted to have heavy commercial vehicles. The standard for RE lots should either be the same as or less restrictive than R2A and R3A zoned lots.	Minor text correction; minor procedural change	130.40.160.C.8	Home Occupations	Combine the requirements for R2A, R3A, and RE lots. Proposed amendments specify that heavy commercial vehicles are allowed on lots that are larger than one acre and zoned either R2A, R3A or RE.

Ref. No.	Issue	ROI Category	Code Section(s)	Subsection Title	Solution
14	Language remaining from Ordinance No. 5136 (Exhibit E) needs to be removed since the sunset date was December 2, 2023.	Minor text correction; minor procedural change	130.40.190.B .3 and 130.52.050.A and B.2	Mobile- Manufactured Homes and Temporary Mobile Home Permits	Strike out all amendments that were added through Ordinance No. 5136
15	Gates require an administrative permit, but the Public Notice Requirements and Procedures section Table 130.51.050 is missing "Gates" as project type. A Director's Determination was made on November 21, 2024 (Exhibit F-1).	Incorporation of Director Interpretation	130.51.050.1	Public Notice Requirements and Procedures - Administrative Projects	Added a line to Table 130.51.050.1 for "Gates" and a footnote to specify that projects with Gates that have already been noticed under a different application are exempt for further noticing.
16	There are concerns from the Board of Supervisors and the community that new telecommunications facilities lack proper noticing. Currently, applications are noticed to property owners within 1,000 feet of the project site, and the project is published in a newspaper ad. Adding a physical sign posting would provide an additional method of noticing to ensure that the public is aware of a pending telecommunication facility application.	Minor procedural changes	130.51.050.2	Public Notice Requirements and Procedures - Discretionary Projects	Added a footnote to "Conditional Use Permit" and "Minor Use Permit" stating that use permits for new telecommunication facilities require a physical sign posting.
17	Restoration of a nonconforming use is currently allowed with an Administrative Permit provided that certain findings are made. If those findings cannot be made, the Director can escalate to a CUP that is heard by the Planning Commission. This process could allow a use to return to a property no matter how long ago it was discontinued. This could be problematic in situations where such use is not compatible with adjacent uses.	Minor procedural change	130.61.100	Restoration of Abandoned Nonconforming Uses	Switched the permit requirement from an Administrative Permit to a Conditional Use Permit (CUP) to be more restrictive and allow the County to impose conditions of approval.

Ref. No.	Issue	ROI Category	Code Section(s)	Subsection Title	Solution
18	There were uncertainties about whether self-storage includes storage of vehicles. Director interpretation dated October 1, 2025 (Exhibit F-2), states that self-storage does include vehicle storage if it is fully enclosed and there are no sales or services.	Incorporation of Director Interpretation	130.80.020	Definitions of Specialized Terms and Phrases	Amended definitions of "Vehicle Storage" and "Storage, Self"
19	"Golf course" is defined as it's own land use category AND it is also included in the "Commercial recreation, outdoor sports and recreation" use definition. The zones in which each use type is allowed contradicts. For example, "Outdoor sports and recreation" is permitted in the R&D zone but "golf course" is not.	Minor procedural changes; minor text correction	130.80.020	Definitions of Specialized Terms and Phrases	Amended the "Commercial recreation, outdoor sports and recreation" use definition. Add "golf driving ranges" which are similar to other uses listed in this definition. "Miniature" was added in front of "golf course" to specify that this use does not include golf courses since that is identified separately within the Zoning Code. When Staff researched local jurisdictions, many defined golf courses separate from driving ranges and mini golf courses.
20	"Light manufacturing" use type definition states "planning mill" when it should state "planing mill"	Minor text correction	130.80.020	Definitions of Specialized Terms and Phrases	Removed the extra "n" in the word "planning"
21	SB 234 (Skinner, 2019) specifies that the use of a home as a small or large family daycare home shall be considered a residential use of property and a use by right for the purposes of all local ordinances, including, but not limited to, zoning ordinances. Furthermore, it specifies that "small family daycare home or large family daycare home" includes a detached single-family dwelling, a townhouse, a dwelling unit within a dwelling, or a dwelling unit within a covered multifamily dwelling in which the underlying zoning allows for residential uses. A small family daycare home or large family	State Law requirements	130.21.020;1 30.22.020;13 130.24.020;1 30.40.110.A	Agricultural, Rural, and Resource Zone Districts Use Matrix; Allowed Uses and Permit Requirements for the Commercial Zones; Residential Zone Use Matrix; Child Day Care Facilities	Combined small and large child care home into one row since they are treated the same way per Sate Law. Changed use to "P" (permitted by right) in zones that allow residential uses. Updated the specific use regulation section for Child Day Care Homes (130.40.110.A) for consistency with State Law.

Ref. No.	Issue	ROI Category	Code Section(s)	Subsection Title	Solution
	daycare home is where the family daycare provider resides, and includes a dwelling or dwelling unit that is rented, leased, or owned.				
22	Incorporation of Director's Determination on Fulfillment Center/Heavy Distribution/Parcel Hub Uses dated June 12, 2023 (Exhibit F-3). There is no use listed in the Industrial/Research and Development Zones Use Matrix of the Zoning Ordinance (Table 130.23.020) or defined elsewhere in the zoning code for fulfillment centers, heavy distribution, or parcel hub uses. Director's interpretation classified this use under "Industrial—Specialized" use type. Additionally, AB 98 (2024) and SB 415 (2025) amended Government Code Section 65098-65098.9 setting new requirements for logistics uses.	Incorporation of Director Interpretation	130.80.020; 130.23.020	Specialized Terms and Phrases; Industrial/Research and Development Zones Use Matrix	The "Industrial—Specialized" use type has been amended to include "fulfillment centers, heavy distribution, or parcel hub uses." Additionally, a note has been added to table 130.23.020 to specify that new or expansions of warehouses must comply with the development standards in Government Code Section 65098-65098.9 which includes standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage.



# PLANNING AND BUILDING DEPARTMENT

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**Date:** November 21, 2024

**From:** Karen L. Garner, Director, Planning and Building Department 

**Subject:** Director Interpretation - Zoning Ordinance Section 130.51.050.E and Table 130.51.050.1 (Public Notice Requirements and Procedures – Administrative Projects; Gates)

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### INTERPRETATION:

The Public Notice Requirements and Procedures section Table 130.51.050.1 is missing "Gates" as a project type.

There is an existing project type for "Fences, Walls, and Retaining Walls (greater than 7 feet in height), that requires a 500-foot noticing radius and a minimum 10-day notice. "Gates" will be added as an additional project type and will be subject to the same requirements.

Zoning Ordinance Table 130.51.050.1 (Public Notice Requirements and Procedures – Administrative Projects) shall be interpreted as follows:

1. "Gates" will be added to the project type column and the same public noticing requirements from Fences, Walls, and Retaining Walls (greater than 7ft in height) will be used.

### DISCUSSION:

Pursuant to 130.30.090.B and C – An administrative permit be approved per 130.52.010.A – Administrative Permit of the Zoning Code prior to the gate(s) installation. Gates are not listed on Table 130.51.050.1. Since gates are similar to Fences, Walls, and Retaining Walls (Greater than 7 feet in height), gates should be noticed in the same manner.

Currently, a staff level administrative permit is processed for gates without noticing of neighbors. This creates conflicts for applicants, appellants, and the general public as gates are often installed across previously non-gated sections of roads and right of ways.

Although gate requirements were incorporated into the Zoning Ordinance on August 14, 2018, through the adoption of Title 130 and there have been several major and minor amendments as

part of recent Zoning Ordinance Updates, it was never the intent to not have public noticing requirements for gates as defined in Section 130.30.090 of the Zoning Code. The following Section 130.51.050.1 (Public Notice Requirements and Procedures – Administrative Projects) provides clarification as Fences, Walls, and Retaining Walls (greater than 7 feet in height) is a project type that requires 500-foot neighbor noticing and at least 10-days notice prior to decision. Given the similar impacts and type of structure, it is assumed the intent of this chapter was to have a minimum 10-day and 500-foot neighbor noticing for Gates as defined in Section 130.30.090 of the Zoning Code. Gates are a substantially consistent project type with Fences, Walls, and Retaining Walls (greater than 7 feet in height).

Therefore, adding Gates to project type shown on Table 130.51.050.1 and applying the same public noticing requirements from the Fences, Walls, Retaining Walls (greater than 7 feet in height) is appropriate.

Attachment:

Zoning Ordinance Section 130.51.050 (Public Notice Requirements and Procedures)

**Attachment - Zoning Ordinance Section 130.51.050  
(Public Notice Requirements and Procedures)**

**130.51.050 Public Notice Requirements and Procedures**

- A. This Section implements greater public notice requirements than the prescribed requirements in California Government Code (CA Gov. Code § 65090- 65095). The public notice requirements and procedures for the various types of planning actions are set forth below in Table 130.51.050.1 (Public Notice Requirements and Procedures – Administrative Projects) and Table 130.51.050.2 (Public Notice Requirements and Procedures – Discretionary Projects). Public notice regarding projects will be mailed to nearby property owners according to the distance radius from the project site parcel boundary as specified in these tables. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.
- B. The notice shall be mailed at least 10 days prior to the hearing to any person who has filed a written request for notice either with the clerk of the governing body or with any other person designated by the governing body to receive these requests. The local agency may charge a fee, which is reasonably related to the costs of providing this service, and the local agency may require each request to be annually renewed. As used in this Chapter, “person” includes a California Native American tribe that is on the contact list maintained by the Native American Heritage Commission (CA Gov. Code § 65092).
- C. The failure of any person or entity to receive notice pursuant to this Title shall not constitute grounds for any court to invalidate the actions by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors for which the notice was given (CA Gov. Code § 65093).
- D. Any public hearing conducted under this Title may be continued from time to time (CA Gov. Code § 65095). If a hearing on a project is continued to a date certain, no additional public notice is required. Projects continued off calendar require new public notice.
- E. **Public Notice Requirements and Procedures - Administrative Projects.** Administrative projects are projects that require the issuance of an Administrative Permit as specified throughout the various matrices of allowed uses set forth in this Title. Administrative project types listed in Table 130.51.050.1 (Public Notice Requirements and Procedures – Administrative Projects) require public notice prior to a Director decision or no public notice as specified below.

**Attachment - Zoning Ordinance Section 130.51.050  
(Public Notice Requirements and Procedures)**

**Table 130.51.050.1—Public Notice Requirements and Procedures – Administrative Projects**

<b>Project Type</b>	<b>Notice Mailed to Property Owners<sup>1</sup> Nearby (distance radius<sup>2</sup>)</b>	<b>Hearing Body (D - Director, ZA - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors</b>	<b>Physical Sign Posting (publicly visible)</b>	<b>Notice to: Agent/Applicant/Appellant/Property Owners<sup>1</sup>/Local Agencies<sup>3</sup>/Persons Who File for Written Request for</b>	<b>Notice Date prior to decision: (applies to the following: mailed notice, published notice, and physical sign posting)</b>	<b>Notice Mailed via U.S. Postal Service<sup>4</sup></b>	<b>Notice Published in One Newspaper of General Circulation<sup>4</sup></b>
Administrative Relief or Waiver	N/A	D	N/A	N/A	N/A	N/A	N/A
Agricultural Setback Reduction	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Fences, Walls, and Retaining Walls (greater than 7ft in height)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Special Setbacks for Mineral Resource Protection	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Sensitive Riparian Habitat Setback Reduction	N/A	D	N/A	N/A	N/A	N/A	N/A
Setback Reduction	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Adult Business Establishment	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Caretaker Unit: Permanent	N/A	D	N/A	N/A	N/A	N/A	N/A
Child Day Care Facilities: Child Day Care Centers Employer-sponsored Child Day Care Centers	100ft	D	N/A	Yes	At least 10 days	Yes	N/A
Co-location on Communication Facilities (Non-building Structures, Public Facilities, Monopoles, and Towers)	N/A	D	N/A	N/A	N/A	N/A	N/A
Commercial Recreation (Arcade; Indoor Entertainment, Sports and Recreation; Outdoor Entertainment, Sports, and Recreation; and Large Amusement Complex)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Contractor's Office: On-site	N/A	D	N/A	N/A	N/A	N/A	N/A

**Attachment - Zoning Ordinance Section 130.51.050  
(Public Notice Requirements and Procedures)**

<b>Project Type</b>	<b>Notice Mailed to Property Owners' Nearby (distance radius<sup>2</sup>)</b>	<b>Hearing Body (D - Director, ZA - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors)</b>	<b>Physical Sign Posting (publicly visible)</b>	<b>Notice to: Agent/Applicant/Appellant/Property Owners<sup>1</sup>/Local Agencies<sup>3</sup>/Persons Who File for Written Request for</b>	<b>Notice Date prior to decision: (applies to the following: mailed notice, published notice, and physical sign posting)</b>	<b>Notice Mailed via U.S. Postal Service<sup>4</sup></b>	<b>Notice Published in One Newspaper of General Circulation<sup>4</sup></b>
Commercial Caretaker, Construction Employee, Agricultural Employee, and Seasonal Worker Housing)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Gates	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Legal Nonconforming Use or Structure	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Lodging Facilities (Guest Ranch, Health Resort and Retreat Center)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Marina: Non-motorized craft	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Mobile/Manufactured Home Sales Lots	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Oak Tree and Oak Woodland Removal Permits	N/A	D	N/A	N/A	N/A	N/A	N/A
Off-highway or Off-road Vehicle Area	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Parks (Day Use, Nighttime Use)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Outdoor Retail Sales in Commercial Zones (Permanent, Temporary, Seasonal)	N/A	D	N/A	N/A	N/A	N/A	N/A
Outdoor Retail Sales in Residential, Recreational, Open Space Zones (Seasonal)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Produce Sales (Sale of Produce Grown On-site or Off-Site)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Snow Play Area	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Swimming Pool: Public	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Tennis Court: Public	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Ranch Marketing Use Review	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Stable: Commercial	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Storage Facilities (Storage Yard: Equipment and Material)	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Temporary Real Estate Sales Office	N/A	D	N/A	N/A	N/A	N/A	N/A
Trail Head Parking or Staging Area	500ft	D	N/A	Yes	At least 10 days	Yes	N/A

**Attachment - Zoning Ordinance Section 130.51.050  
(Public Notice Requirements and Procedures)**

Transitional Housing Large	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
<b>Project Type</b>	Notice Mailed to Property Owners <sup>1</sup> Nearby (distance radius <sup>2</sup> )	Hearing Body (D - Director, ZA - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors	Physical Sign Posting (publicly visible)	Notice to: Agent/Applicant/Appellant/Property Owners <sup>1</sup> /Local Agencies <sup>3</sup> /Persons Who File for Written Request for	Notice Date prior to decision: (applies to the following: mailed notice, published notice, and physical sign posting)	Notice Mailed via U.S. Postal Service <sup>4</sup>	Notice Published in One Newspaper of General Circulation <sup>4</sup>
Wind Energy Conversion System- Administrative Permit	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Winery Activity Review	500ft	D	N/A	Yes	At least 10 days	Yes	N/A
Appeal of Director Decision (Heard by the Planning Commission)	Same as initial application	PC	N/A	Same as previous hearing	At least 10 days	Yes	N/A
Appeal of Zoning Administrator Decision (Heard by the Board of Supervisors)	Same as initial application	BOS	N/A	Same as previous hearing	At least 10 days	Yes	N/A
Appeal of Planning Commission Decision (Heard by the Board of Supervisors)	Same as initial application	BOS	N/A	Same as previous hearing	At least 10 days	Yes	N/A
<sup>1</sup> Property owners includes property owners from the latest assessment roll record and any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code. (CA Gov. Code § 65091)							
<sup>2</sup> The mailed public notice distance radius is from the project site parcel boundary. If the project has multiple actions with conflicting distance radii, then the greater distance radius shall apply.							
<sup>3</sup> Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.							
<sup>4</sup> The mailed and published notice shall include: date, location, APN, project description, and pending decision.							



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667  
South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150  
<https://www.eldoradocounty.ca.gov/Home>

**Placerville Office:**  
**Building:**  
(530) 621-5315  
[bldedept@edcgov.us](mailto:bldedept@edcgov.us)


**Placerville Office:**  
**Planning:**  
(530) 621-5355  
[planning@edcgov.us](mailto:planning@edcgov.us)

**Placerville Office:**  
**Code Enforcement:**  
(530) 621-5999  
[cdacode.enforcement@edcgov.us](mailto:cdacode.enforcement@edcgov.us)

**South Lake Tahoe Office:**  
**All Services:**  
(530) 573-3330  
[plan-buildSLT@edcgov.us](mailto:plan-buildSLT@edcgov.us)

Date: October 1, 2025

To: Honorable Board of Supervisors

From: Karen L. Garner, Director 

**Subject: Director's Determination – Self Storage definition to include fully enclosed individual, compartmentalized, controlled storage of vehicles without sales or services (e.g., repair, vacuuming, washing).**

### Interpretation

Individual, compartmentalized, and controlled storage of vehicles (e.g., boats, recreational vehicles) that is fully enclosed in a building or a group of buildings would be considered self storage, as defined in Zoning Ordinance Sections 130.80.020 (Definitions of Specialized Terms and Phrases) and 130.40.320 (Storage Facilities), provided that there are no services (e.g., repair, vacuuming, washing) or sales connected to the use.

### Background

#### Introduction

A regular question that has arisen is whether fully enclosed storage of vehicles (e.g., boats, recreational vehicles) is considered as self storage use.

Zoning Ordinance Section 130.10.050.A (Record of Interpretations) states that “whenever the Director determines that the applicability or the meaning of any of the provisions of the Title is ambiguous, the Director may issue an official interpretation. Official interpretations shall be in writing, and cite the provision being interpreted, together with an explanation of its meaning or application in the particular or general circumstances that caused the need for interpretation.”

#### Zoning Ordinance Definitions (Section 130.80.020)

Section 130.80.020 (Definitions of Specialized Terms and Phrases) defines self storage use as the following:

Storage, Self (Use Type). A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access units, stalls, or lockers for the storage of lessees' goods or wares. (See also Section 130.40.320: Storage Facilities, in Article 4: Specific Use Regulations, of this Title).

Section 130.80.020 (Definitions of Specialized Terms and Phrases) classifies vehicle storage use as a subtype of Automotive and Equipment use. Automotive and Equipment use is defined as “Establishments that are primarily engaged in sales or services for automobiles, motor vehicles, trucks, small engines, or heavy equipment” and includes uses such as fuel sales, paint and body shops, repair shops, sales and rental, wrecking/dismantling yard, and vehicle storage.

Vehicle storage is defined as the following:

Vehicle Storage. The service and storage of operable vehicles, boats and trailers. Typical uses include recreational vehicle storage lots, fleet storage lots, impound lots, and construction vehicle storage areas. It also includes storage of vehicles incidental to a commercial use, such as delivery, taxicab, and towing services.

### Zoning Ordinance Specific Use Standards for Storage Facilities (Section 130.40.320 - Storage Facilities)

Section 130.40.320 (Storage Facilities) is applicable to both self storage and vehicle storage uses, as well as commercial and industrial equipment and material storage yards. The section provides the following self storage requirements.

1. Self storage facilities shall be limited to the storage of personal effects of individuals or equipment and materials by businesses inside of a building or buildings. Use of storage facilities for manufacturing, retail, wholesale, or service uses other than storage shall be prohibited. Human occupancy of individual storage units shall be limited to that required for transporting, arranging, and maintaining stored materials.
2. Vehicle storage areas may be allowed as an accessory use of a self storage site provided such use is allowed in the zone in which the self storage facility is located. Such storage area shall be fenced, screened, and landscaped in compliance with Subsections C.1 and C.2 (Equipment and Material Storage Yards) below in this Section.

### Discussion

As described in the definition and specific use standards, self storage use is defined as a building or a group of buildings that provide enclosed individual storage units to customers. Services and sales are prohibited within the self storage use.

Vehicle storage is defined as a subtype of automotive and equipment use. Automotive and equipment use is defined as uses that provide sales or services to vehicles and equipment. Vehicle

storage is defined as the service and storage of operable vehicles, boats, and trailers. Both the definition and specific use standard for vehicle storage imply that typical vehicle storage uses often include an outdoor storage component (i.e., not fully enclosed by buildings) by listing different types of outdoor storage lots and specifying the need to fence, screen, and landscape the vehicle storage areas.

Vehicle storage areas are allowed as an accessory use of a self storage site only if the vehicle storage use is allowed in the zone in which the self storage facility is located. In the commercial zones, vehicle storage use is treated the same as the self storage use with the exception of the Commercial, Professional Office (CPO) zone. Both vehicle storage and self storage use types are conditionally permitted in the Commercial, Community (CC) and Rural, Commercial (CRU) zones and are permitted by right in the Commercial, General (GC) zone. CPO zone does not permit self storage but does conditionally permit vehicle storage.

As for the industrial and research & development zones, Light Industrial (IL) zone permits both vehicle storage and self storage. Heavy, Industrial (IH) zone conditionally permits vehicle storage and permits by right self storage. The Research and Development (R&D) zone prohibits vehicle storage and conditionally permits self storage.

Based on the aforementioned information pertaining to self storage and vehicle storage, individual, compartmentalized, and controlled storage of vehicles (e.g., boats, recreational vehicles) that is fully enclosed in a building or a group of buildings would be considered self storage provided that there are no sales or services (e.g., repair, vacuuming, washing) connected to the use.

## Effects of Determination

With this determination, self storage facilities may now consist of facilities that only store vehicles in fully enclosed buildings or facilities that store vehicles in fully enclosed buildings along with the fully enclosed storage of other personal effects. Either scenario would prohibit sales or services (e.g., repair, vacuuming, washing) of vehicles.



## EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-5355, Fax (530) 642-0508

Date: June 12, 2023  
To: Honorable Board of Supervisors  
From: Karen L. Garner, Director  
Subject: **Director's Determination - Fulfillment Center/Heavy Distribution/Parcel Hub Uses**

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### INTERPRETATION:

The Industrial/Research and Development Zones Use Matrix of the Zoning Ordinance (Table 130.23.020) lists uses for Industrial Low (IL), Industrial High (IH) and Research & Development (R&D) zoning. The matrix notes if a use is Permitted (P), not allowed, or if a special permit is required such as an Administrative (AP) or Conditional use Permit (CUP). Specific uses are further defined in the Definitions of Specialized Terms and Phrases (Section 130.80.020).

There is no use listed in the matrix or defined elsewhere in the zoning code for fulfillment centers, heavy distribution, or parcel hub uses. Although the Industrial / R&D Zones Use Matrix (Ord. Code § 130.23.020) includes a use type "Wholesale Storage and Distribution," that use type does not contemplate the unique needs of fulfillment centers, heavy distribution, or parcel hub uses described in the "Discussion" section below.

Section 130.20.030. of the County Zoning Code authorizes the Planning and Building Director to determine if a use not already listed in the Zoning Code is allowable and if so, what the use type is for determining proper zoning. The Planning and Building Director has determined that fulfillment centers, heavy distribution and parcel hub uses shall be classified as the *Industrial – Specialized* use type. To make this determination, Section 130.20.030.3(a) requires that certain findings are made.

1. *The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;*

The Industrial – Specialized use type is defined as follows: "Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involve special safety or public health considerations; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel

sources, and material recovery facilities.” Fulfillment centers, heavy distribution, parcel hub uses could have special safety or public health concerns, particularly related to the amount of truck traffic typically generated from such uses similar to the impacts contemplated for the Industrial – Specialized use type. This use type is allowed with approval of a CUP in the IL and IH zones. It is not allowed in the R&D zone. A CUP is a process for reviewing uses and activities that may be appropriate in the applicable zone but the potential for effects on the site and surroundings cannot be determined without a site-specific review. This process will ensure that the characteristics and activities associated with the use are similar to other uses allowed in IL and IH zones and will not involve a greater intensity and is conditioned to address any safety or public health concerns.

*2. The use will be consistent with the purposes of the applicable zone;*

Industrial—Light (IL). The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Industrial—Heavy (IH). The IH zone is applied to areas which may also be suitable for more intensive industrial uses, including manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing and trucking. The uses associated with this district are likely to generate significant levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, radioactivity, poisons, pesticides, herbicides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions. A Conditional Use permit is required for uses having the potential to pose a safety hazard or produce particulate matter. Heavy industrial districts are unsuitable adjacent to residential districts and some commercial uses. Dwellings, care centers, and certain commercial uses are not allowed. Uses allowed within IL (Light Industrial) districts are allowed, provided that the uses are subordinate to and do not restrict heavy industrial uses in the zone. Activity at heavy industrial sites consists predominantly of trucks, rather than passenger vehicles, and the road system is built to support truck traffic. Provisions for pedestrians are not required.

Fulfillment center, heavy distribution or parcel hub uses are consistent with the IL and IH zones. These uses typically conduct activities within buildings or outdoor storage or activity areas. They do not typically produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference, or waste material beyond the confines of the property. These uses may generate truck traffic which is allowed in the IL and IH zones.

*3. The use will be consistent with the General Plan and any applicable specific plan;*

Review of any proposed fulfillment center, heavy distribution or parcel hub use will include a General Plan and specific plan consistency analysis. Generally, IL and IH zones are within Industrial Land Use designations which allow for processing, distribution, and storage.

4. *The use will be compatible with the other uses allowed in the zone.*

Fulfillment center, heavy distribution and parcel hub uses are compatible with other uses allowed in the IL and IH zones. The uses require a CUP and therefore, can be conditioned to include measures that address any potential compatibility issues.

#### **DISCUSSION:**

Table 130.23.020 does not currently include a use type for fulfillment centers, heavy distribution, or parcel hub. It is not uncommon for the market to present new types of uses that were not known or contemplated at the time the zoning ordinance was adopted. The last comprehensive update to the County's zoning ordinance was in 2015.

In recent years, the growth of e-commerce has created a use type characterized by facilities primarily involved with receiving and repackaging merchandise and are heavily reliant on logistics and advanced technology to move merchandise quickly and efficiently, typically with the use of automation. The facilities may be "middle mile" delivery that takes products from a factory, port or larger warehouse to a fulfillment center or "last mile" delivery taking products from a fulfillment center to a retail store or customer. The primary "end product" of such facilities are a large volume of parcels that fulfill orders of individual consumers. These facilities are also heavily reliant on vehicles ranging from semi-trucks to vans to move the products and parcels. This use has been determined to be substantially different from any current use types listed in the Industrial and Research and Development Chapter and shall be referred to as fulfillment center, heavy distribution, parcel hub uses. The use type Industrial – Specialized accommodates such uses and is the appropriate zone designation.

Section 130.80.020 defines Industrial – Specialized as:

Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involved special safety or public health consideration; *or that do not clearly fit within another industrial use classification*. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities.

Although most sections of the definition are likely not applicable to a fulfillment center/heavy distribution/parcel hub use type, this use classification provides for those uses that "do not clearly fit within another industrial use classification."

Section 130.20.030 also notes that the Zoning Ordinance shall be periodically amended to incorporate those uses not listed in this Article which are found to be similar and

compatible. Staff intends to include an update to Chapter 130.23. – Industrial and Research and Development Zones that incorporates this interpretation.

This decision may be appealed in compliance with Section 130.52.090 (Appeals) in Article 5 (Planning Permit Processing) of the Zoning Code.

Should you have any questions, you may contact me via phone or email.

cc: Planning Commission  
Tiffany Schmid, Interim CAO  
David Livingston, County Counsel  
Jefferson Billingsley, Deputy County Counsel

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**ORDINANCE NO. 5136**

**AN URGENCY ORDINANCE OF EL DORADO COUNTY BOARD OF SUPERVISORS  
ADOPTING AMENDMENTS TO TITLE 130 OF THE EL DORADO COUNTY  
ORDINANCE CODE TO TEMPORARILY AMEND RESTRICTIONS ON THE USE OF  
RECREATIONAL VEHICLES AS A TEMPORARY HOUSING OPTION**

**WHEREAS**, Government Code 25131 allows urgency ordinances to be passed immediately upon introduction at either a regular or special meeting and Government Code 25123 states that ordinances adopted for the immediate preservation of the public peace, health, or safety shall contain a declaration of the facts constituting the urgency, it must be passed by 4/5ths vote of the Board of Supervisors and such urgency ordinance is effective immediately; and

**WHEREAS**, pursuant to Government Code Section 65852.150, the California Legislature found and declared that, among other things, California faces a severe housing crisis and is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners; and

**WHEREAS**, on January 8, 2020, Governor Gavin Newsom issued Executive Order N-23-20 declaring that California faces a severe housing crisis that has made housing unaffordable for too many Californians and, in turn, exacerbated the problem of homelessness; and

**WHEREAS**, on March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19 to public health and safety throughout the entire State of California; and

**WHEREAS**, on March 16, 2020, Governor Gavin Newsom issued Executive Order N-28-20 that authorizes local governments to halt evictions for renters and homeowners, slows foreclosures, and protects against utility shutoffs for Californians affected by COVID-19 noting that "People shouldn't lose or be forced out of their home because of the spread of COVID-19"; and

**WHEREAS**, on March 19, 2020, Governor Gavin Newsom issued Executive Order N-33-20 to order all individuals living in the State of California to stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors; and

**WHEREAS**, on March 19, 2020, the El Dorado County Public Health Director, Dr. Nancy Williams, issued a Public Health Directive to require "all individuals living in the county remain in their place of residence to the fullest extent possible." The directive exempts individuals experiencing homelessness but urges them to find shelter and seek existing public services to meet their needs; and

**WHEREAS**, there is insufficient availability of temporary shelter to adequately house special populations financially or physically impacted by COVID-19 or other health conditions that require the care of family members and who may otherwise be homeless; and

**WHEREAS**, the public health crisis is threatening to exacerbate the housing crisis for our most vulnerable populations affecting individual and community-wide health and safety unless specific temporary measures are taken while provisions for permanent housing are sought; and

**WHEREAS**, the Board of Supervisors finds that it needs to take action to provide a temporary housing option in order to address the urgency issues set forth above; and

**WHEREAS**, the Board of Supervisors finds that minor text edits to the County's Zoning Ordinance are necessary to implement a temporary housing option that allows for the temporary use of a Recreational Vehicle (RV) for temporary housing upon issuance of a Temporary Mobile Home Permit; and

**WHEREAS**, the provisions of this Ordinance are separate and severable. If any provision of this Ordinance is for any reason held by a court to be invalid, the Board declares that it would have passed this Ordinance irrespective of the invalidity of the provision held to be invalid and such invalidity shall therefore not affect the remaining provisions of this Ordinance or the validity of its application to other persons or circumstances; and

**WHEREAS**, the following Sections of Title 130 of the El Dorado County Zoning Ordinance shall be amended as shown, on an interim uncodified basis, for the effective period of this Urgency Ordinance for Temporary Housing Options (Ordinance).

**NOW THEREFORE, BE IT RESOLVED THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN AS FOLLOWS:**

**Section 1.** The Board of Supervisors finds and declares that the above recitals are true and correct and are incorporated herein. Such recitals constitute a declaration of the facts constituting the urgency.

**Section 2.** Subsection 130.40.190.B entitled "Mobile/Manufactured Homes - Permit Requirements" is amended to add Subsection 8 entitled "Temporary Housing Option Recreational Vehicle" as set forth below:

8. **Temporary Housing Option Recreational Vehicle.** One "Temporary Recreational Vehicle" (TRV) may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title.
  - a. A "Temporary Recreational Vehicle" (TRV) is defined in this Section as meaning a motor home or travel trailer with or without motive power, originally designed for human habitation that is: designed for recreational or emergency occupancy; contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms; contains 400 square feet or less of gross area measured at maximum horizontal projections; is built on a single chassis; is self-propelled or permanently towable on

California roadways bearing the state or federal insignia of approval for recreational vehicles and maintains current registration with the Department of Motor Vehicles (DMV).

- b. A TRV is for the following uses:  
To provide temporary housing for a property owner or family member and/or to allow for in-home care of family members who reside on the lot; or by a caretaker where the purpose of the caretaker is to assist elderly or disabled homeowner(s) with their personal care and/or the care and protection of their property.. The elderly or disabled owner(s) must reside in the primary dwelling or accessory dwelling unit. Under this Section “elderly” shall mean a person 62 years of age or older.
- c. Exceptions: A TRV may be allowed on a lot of less than one acre in the event of fire, flood, or other disaster, which has destroyed or damaged a dwelling to the point where it is no longer habitable and the property owner needs a temporary mobile home or TRV in which to reside.
- d. This Urgency Ordinance for Temporary Housing Options is set to sunset from this Title three years from the date of adoption (December xx, 2020) upon which date no new TRV permits may be issued or renewed.

**Section 3.** Subsection 130.52.050.D entitled “Temporary Mobile Home Permit Requirements” is amended to add Subsection 6 as set forth below:

- 6. In addition to the provisions in Subsection B.2 (Applicability) above in this Section, in residential and agricultural zones suitable for residential development on lots measuring one acre or larger, one “Temporary Recreational Vehicle” (TRV), as defined in Subsection 130.40.190.B.8, may be allowed on site as a temporary housing option, under a Temporary Mobile Home Permit pursuant to the following criteria:
  - a. The method of establishing suitability for residential development may be based on topography, access and connections to groundwater (or public water) or septic (or sewer) capability in accordance with Title 110 – Buildings and Construction, Section 110.32.150 (Temporary Mobile Homes), including enforcement thereof as stated in Section 110.32.250 (Enforcement), and other utility infrastructure requirements. The parcel’s suitability for residential development, given the evidence and information provided will be evaluated during the Temporary Mobile Home Permit application process including but not limited to the following:
    - (1) Proof that there is an adequate potable water supply consisting of an operating well or water service connection is provided on the site as required by the Department of Environmental Management. Any alternative water system for the TRV shall be approved by the Department of Environmental Management prior to the issuance of a TRV permit. .
    - (2) A functioning septic system or public sewer system connection shall exist at the site. Septic systems connections or alternative wastewater disposal methods require review and approval by the El Dorado County Environmental Management Department.
    - (3) The site shall contain electrical service to a TRV used for temporary housing.

- b. If the parcel has an existing permitted primary dwelling, then establishing suitability for residential development is not required as long as the proposed TRV meets the development standards for the zone with the appropriate groundwater (public water), septic (sewer) capacity, and power hook-ups.
  
- c. The applicant shall comply with all development standards for the zone and any other statutes and ordinances relating to building, fire, and health codes in addition to the following:
  - (1) A current DMV registration and operating permit shall be required and maintained on the TRV at all times;
  - (2) A TRV used for temporary housing shall be structurally sound and protect its occupants against the outdoor elements, including snow load;
  - (3) Alterations to a TRV are prohibited;
  - (4) Property owner must certify that a TRV used for temporary housing shall be equipped with smoke alarm/carbon detectors;
  - (5) The parking site for a TRV used for temporary housing must be located on the lot and shall be paved with hard durable surface with adequate drainage; and
  - (6) A TRV used for temporary housing shall not be used as a rental unit.
  
- d. Permit Revocation: The County may revoke a Temporary Mobile Home Permit for a TRV if the placement or occupancy of the recreational vehicle:
  - (1) Is in violation of any local, state or federal laws or regulations, or
  - (2) Appears to create a nuisance, such as by:
    - i. Accumulation, proliferation, or dispersal of trash, debris, or personal possessions; or
    - ii. Constitutes an unlawful activity; or
    - iii. Creates a disturbance that exceeds the standard outlined in Section 130.37.060 (Noise Standards) in Article 3 of this Title.
  - (3) If a property owner or owners who hold a Temporary Mobile Home Permit violate any provisions of the permit or of this subsection, the property owner or owners will be served with a notice setting forth the nature of the violation. If, within a period of 30 days from the date of such notice, the property owner or owners have not complied with the provisions of the permit or of this subsection, the permit shall be revoked.
  - (4) Property owner(s) must certify in a statement that if violations concerning the Temporary Mobile Home Permit are not removed or abated by the property owner by the specified date in a notice, that such materials, up to and including the TRV, may be removed under authority of the County, and the costs of such removal and abatement may be made a legal charge against the owner or owners of the property, a lien imposed on and recorded against the property in the amount of such costs, and such costs referred to the County Auditor for collection together with property taxes on such property pursuant to the provisions of Health and Safety Code Sections 14875 through 14931, and Government Code Section 25845. Upon full recovery of County costs, a new

TRV permit may be obtained after compliance with the provisions of this chapter and the payment of a fee as specified in the building fee schedule as adopted by the Board.

- (5) The conditions in this subsection also pertain to violations by a property owner or owners with an expired Temporary Mobile Home Permit.

**Section 4.** The Board hereby finds and determines that the adoption of the urgency ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to statutory exemption 21080(b)(4) (Emergency Projects); CEQA Guidelines Section 15269(c) (Specific actions necessary to prevent or mitigate an emergency); and CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). The urgency ordinance is required to implement future ministerial projects that will reduce threats to health and property, while increasing a temporary housing stock. The use of temporary recreational vehicles as temporary housing options are restricted to lots that meet the standards under subsection 130.52.050.D (Temporary Mobile Home Permit Requirements) in Article 5 of Title 130 (Zoning); therefore, the adoption of the urgency ordinance would not have the potential to cause a significant environmental impact, and no further CEQA analysis is needed.

**Section 5.** The Board hereby declares, based on the findings set forth above, that there is an immediate need to preserve the public health, safety, and welfare constituting the urgency for adoption of this Ordinance pursuant to Government Code Sections 25131 and 25123. Accordingly, this Ordinance is adopted as an urgency ordinance and shall take effect and be in force immediately upon adoption by the Board of Supervisors, and shall remain in effect from the date of its adoption for three years.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 2nd day of December, 2020, by the following vote of said Board:

**ATTEST**  
**KIM DAWSON**  
Clerk of the Board of Supervisors

By:  \_\_\_\_\_  
Deputy Clerk

Ayes: Hidahl, Frentzen, Veerkamp, Parlin, Novasel

Noes: None

Absent: None

 \_\_\_\_\_  
Brian K. Veerkamp  
Chair, Board of Supervisors

**APPROVED AS TO FORM**  
**DAVID LIVINGSTON**  
COUNTY COUNSEL

By:  \_\_\_\_\_  
Title: County Counsel



**PLANNING COMMISSION  
HEARING**

MAY 28, 2026

Long Range Planning Unit

# **2026 Administrative Zoning Ordinance Update (AZOU)**

# AZOU Background

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Resolution of  
Intention adopted  
January 2025 (ROI  
002-2025)

Last AZOU was  
adopted by the  
Board of  
Supervisors (Board)  
on August 19, 2025

Annual  
administrative  
updates moving  
forward

# AZOU ROI Categories

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Minor corrections  
and text  
modifications for  
clarity

Minor procedural  
changes

State law  
requirements

Director  
Interpretations

Consolidate or  
renumber  
previously adopted  
zoning regulations

Incorporate  
General Plan  
implementation  
measures

# AZOU Process

- Suggestions submitted by staff
- Identification of new State Laws
- Reviewed by LRP staff
- Amendments sorted into ROI categories
- Approval from Director
- Planning Commission hearing
- Board of Supervisors hearing

## Highlights by ROI Category

### Minor Corrections

- Various typos, omissions, and errors
- Restructure of Section 130.30.050.B
- Restructure of Section 130.40.080
- Removal of Ordinance 5136 for Temporary RVs

### State Law Requirements

- SB 234: family daycare homes allowed in all residential units when zoning allows
  - Amendments to all other zones that allow for residential use

# Minor Procedural Changes

## Highlights by ROI Category Continued...

- “Commercial Recreation – Indoor Entertainment” use in R&D zone permit: A/CUP → CUP
- Parking in parks
- Exception to setback added for animal structures
- Physical sign posting added for new telecommunication facilities
- Restoration of Abandoned Nonconforming Use permit: AP → CUP
- “Golf Course” removed from the “Commercial Recreation, Outdoor Sports and Recreation”

## Continued... Highlights by ROI Category

### Incorporation of Director's Interpretations

- “Gates” added as project type under Table 130.51.050
- “Storage, Self” definition amended
- “Industrial—Specialized” use type definition amended

# Staff Recommendation

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Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

- 1) Find the 2026 AZOU Statutorily and Categorically exempt from CEQA under CEQA Guidelines Sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations); and
- 2) Approve the 2026 AZOU to amend Title 130 of the El Dorado County Code – Zoning Ordinance and Title 120 of the El Dorado County Code – Subdivisions.



# County of El Dorado

330 Fair Lane, Building A  
Placerville, California  
530 621-5390  
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www.edcgov.us/bos/

## Master Report

**File Number: 26-0872**

<b>*File ID #:</b> 26-0872	<b>Agenda Type:</b> Agenda Item	<b>Status:</b> Agenda Item
<b>Version:</b> 1	<b>Reference:</b>	<b>Gov Body:</b> Planning Commission
<b>Department:</b> Planning and Building		<b>Created:</b> 05/12/2026
<b>Agenda Title:</b> 05-28-26 PC Bylaws		<b>Final Action:</b>
<p><b>Title:</b> The Executive Secretary of the Planning Commission recommends the Commission ratify the Bylaws as approved by the Board of Supervisors on May 12, 2026.</p>		

**Notes:**

**Code Sections:**

**Agenda Date:** 05/28/2026

**Agenda Number:** 5.

**Sponsors:**

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**Attachments:** A - Bylaws Redline, B - Approved Bylaws

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**Contact:** Robert Peters

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File 26-0872

The Executive Secretary of the Planning Commission recommends the Commission ratify the Bylaws as approved by the Board of Supervisors on May 12, 2026.



**PLANNING COMMISSION**  
**of the**  
**COUNTY OF EL DORADO**  
**BYLAWS**

1. AUTHORITY AND DEFINITIONS

The following Bylaws of the Planning Commission of the County of El Dorado, hereinafter referred to as the Commission, are hereby adopted pursuant to Section 65102 of the Government Code of the State of California and Section 2.20.650 of the El Dorado County Code.

2. OFFICE

The principal office of the Commission shall be at the El Dorado County Government Center, 2850 Fairlane Court, Placerville, California.

3. MEETINGS

- a. Regular meetings of the Commission shall be held at the principal office of the Commission, starting at ~~8:30~~9:00 a.m. on the second and the fourth Thursday of each month. When this falls on a legal holiday, the meeting shall be held at a date set at least 30 days in advance by a majority of the Commission unless cancelled.
- b. Special meetings of the Commission may be called ~~by the Chair or any three members of the Commission by notifying the Executive Secretary, stating the purpose, time, and place of the meeting at least 96 hours before the time set forth. The Executive Secretary shall thereupon notify each~~

~~member of the purpose, time, and place of the meeting at least 72 hours before the time of the meeting. An agenda of said meeting shall be posted at least 72 hours prior to the meeting, and notice of a special meeting shall also be given to the news media in accordance with the procedures of the Brown Act.~~

- c. Meetings may be adjourned to another time and place by the Chair with majority concurrence. The Chair shall give public notice of the time and place during the meeting so adjourned. If no members of the Commission are present, the Executive Secretary may adjourn the meeting. Meetings may be cancelled by the Executive Secretary if there are no items for Commission review by posting a notice of cancellation under the provisions of Government Code Section 54955.

#### 4. OFFICERS

- a. The officers of the Commission shall consist of a Chair, First Vice Chair, Second Vice Chair, and an Executive Secretary.
- b. The Chair, First Vice Chair, and Second Vice Chair shall be elected for a one-year term from and by the voting members of the Commission at the second regular meeting in January of each year and shall take office at the next regular meeting. Vacancies shall be filled in the same manner at the first meeting immediately following the time the vacancy occurs.
- c. The Chair shall act as the presiding officer at all meetings of the Commission.
- d. In the absence of the Chair, the First Vice Chair shall preside and exercise all the duties of the Chair. In the absence of both the Chair and First Vice Chair, the Second Vice Chair shall act as Chair until the return of the Chair or First Vice Chair.
- e. The Planning and Building Department Director shall be ex-officio Executive Secretary of the Commission. The Executive Secretary shall be responsible for the preparation and publication of an agenda and for the keeping of minutes, and shall deliver, correspondence, reports, and other matters on behalf of the Commission. The Executive Secretary will sign the claims for expenses of the Commission.

## 5. PROCEDURES

- a. Meetings shall be conducted in such manner as the Chair directs within the rules herein set forth and any regularly adopted agenda therefore.
- b. A majority of the Commission shall constitute a quorum for the transaction of business. Majority shall mean three or more members of the total Commission membership of five members. The only action which can be taken at a meeting attended by less than a quorum is to adjourn the meeting to a certain day and time or indefinitely.
- c. To be passed, all motions and resolutions must receive the affirmative votes of no less than the majority of the Commission unless otherwise required by law.
- d. Members of the Commission who are unable to attend a meeting shall, if possible, so inform the Chair, Executive Secretary, or Clerk in advance of said meeting in order to determine a quorum in advance.
- e. Voting shall be by roll call. Except on hearing items, the Chair may elect to call for "all in favor" or "any opposed" verbal vote. All officers of the Commission, excepting the Executive Secretary, shall be able to so vote. Any Commissioner voting in the minority on an item may request that their rationale be included in the meeting minutes and conveyed to the Board of Supervisors
- f. Any Commissioner may request that the Executive Secretary place a proposed agenda item before the Commission for a majority vote on agendaing for a future meeting. ~~person desiring to appear before the Commission, except at public hearings, may have the matter placed on the Commission's agenda, stating the name of the party and the purpose of the appearance. The matter will be considered during Public Forum, pursuant to procedures adopted by the Board of Supervisors.~~
- g. Any question of procedure not governed by the rules herein set forth, shall be decided in accordance with the latest revised edition of Rosenberg's Rules of Order.
- h. The Commission, by motion, may suspend or vary the application of these rules with regard to any proceedings or to any particular problem before the Commission.
- i. The agenda of all upcoming Planning Commission meetings will be discussed with the Chair prior to being published for the public.

- j. By majority vote of the Planning Commission, the Commission may agendize items through the Resolution of Intention process (used for hearing items, i.e., rezoning initiated by the Commission, ordinance amendments initiated by the Commission, etc.).
- k. By majority vote of the Planning Commission, items discussed during Public Forum may be agendized for further discussion and/or action. These items will be placed on the next available agenda. If an item agendized under section 5(f),(j), or (k) may impact staff resources, the Commission shall seek Board of Supervisors approval before proceeding.
- l. The Commission may repeal, amend, or add to these rules by resolution request to the Board of Supervisors.

Adopted by the Planning  
Commission of the County of El  
Dorado on  
March 26, 1970

Amended on: December 28, 1976  
March 1971  
March 14, 1978  
March 31, 1981  
April 30, 1996  
October 11, 2016



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