

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

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

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

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

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

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

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

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

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

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

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requirements in compliance with the County Code of Ordinances and the building code. Additional structures may be approved in compliance with Section 130.40.030 (Accessory Structures and Uses) in Article 4 (Specific Use Regulations) of this Title, where allowed by the applicable zone.

8. **Solar Collectors.** Solar collectors accessory to a building attached to the roof or side of a building provided that the collectors comply with applicable height limit requirements.
9. **Spas, Hot Tubs, and Fish Ponds.** Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not:
 - a. Exceed 120 square feet in total area including equipment;
 - b. Contain more than 2,000 gallons of water; or
 - c. Exceed three feet in depth.
10. **Utilities.** The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be allowed in any zone. These include: water; gas; electric; wastewater disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and related structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Section 130.40.130 (Communication Facilities) in Article 4 (Specific Use Regulations) of this Title.
11. **Satellite Dish, Radio and Television Antennas.** Non-commercial, receive-only antennas for the sole use of the occupants of a structure provided that these antennas are not located within the front setback or street side setback on a corner lot:
 - a. A ground or structure-mounted, radio or satellite dish antenna that does not project above the roof ridge line and does not have a diameter greater than one meter (39 inches); and
 - b. Roof-mounted radio or television aerials not exceeding 75 feet in overall height (building height plus roof-mounted antenna height).

12. **Mobile Services.** Mobile services as defined in Article 8, Section 130.80.020 (Glossary).

130.20.050 Temporary Uses

Requirements for establishing a temporary use (for example, a construction yard, seasonal sales lot, special event, temporary office trailer, etc.) are in Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.22.020 – Allowed Uses and Permit Requirements for the Commercial Zones

Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
CPO: Commercial, Professional Office	P Allowed use (Article 4: Special Use Regulations)							
CL: Commercial, Limited	A Administrative permit required (130.52.010)							
CM: Commercial, Main Street	TUP Temporary use permit required (130.52.060)							
CC: Commercial, Community	CUP Conditional Use Permit required(130.52.021)							
CR: Commercial, Regional	MUP Minor use permit required (130.52.020)							
CG: Commercial, General	TMA Temporary mobile home permit (130.52.050)							
CRU: Commercial, Rural	— Use not allowed in zone							
<u>Distillery, Craft</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Drive-Through Facility for food and/or beverage</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>130.40.140</u>
<u>Drive-Through Facility for nonfood and/or nonbeverage</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>130.40.140</u>
Employer-sponsored Child Day Care Center	A	A	—	A	A	A	A	130.40.110
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	130.40.170
Health Resort and Retreat Center	—	—	—	P	—	—	<u>P</u>	
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/Manufactured Home Sales Lots	—	—	—	A	—	P	—	130.40.220
Offices: Professional	P	P	P	P	CUP	P	P	
Medical	P	P	P	P	CUP	P	P	
Recycling Facilities	—	—	—	P/A	—	P/A	CUP	130.40.280
Restaurant	CUP	P	P	P	P	P	P	
Retail Sales and Service: Indoor Sales	—	P	P	P	P	P	P	

Table 130.22.020 – Allowed Uses and Permit Requirements for the Commercial Zones

Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
CPO: Commercial, Professional Office	P Allowed use (Article 4: Special Use Regulations)							
CL: Commercial, Limited	A Administrative permit required (130.52.010)							
CM: Commercial, Main Street	TUP Temporary use permit required (130.52.060)							
CC: Commercial, Community	CUP Conditional Use Permit required(130.52.021)							
CR: Commercial, Regional	MUP Minor use permit required (130.52.020)							
CG: Commercial, General	TMA Temporary mobile home permit (130.52.050)							
CRU: Commercial, Rural	— Use not allowed in zone							
Outdoor Sales	—	CUP	CUP	P	CUP	P	P	130.40.220
Temporary Outdoor Sales	A/ TUP	TUP ¹	TUP ¹	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
Trade School: Indoor	CUP	CUP	—	CUP	—	P	CUP	
Outdoor	—	—	—	—	—	CUP	CUP	
Winery: Production	—	—	CUP	—	—	P	P	
Full-service Facilities	—	P	CUP	P	—	P	P	
Industrial								
Laundries, Commercial	—	CUP	—	CUP	—	P	P	
Light Manufacturing	—	—	CUP ²	CUP	—	P	CUP	
Ceramic products	—	—	CUP ²	CUP	—	P/CUP ³	CUP	
Lightweight nonferrous metal casting foundry	—	—	CUP ²	CUP	—	P/CUP ³	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	

Table 130.23.020 – Industrial / R&D Zones Use Matrix

IL: Industrial Low IH: Industrial High R&D: Research & Development	P Allowed use (Article 4: Special Use Regulations) A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional use Permit required(130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone			
	USE TYPE	IL	IH	R&D
Storage Yard: Equipment and Material Permanent	P	P	CUP	130.40.320.C
Temporary	TUP	TUP	TUP	
Wholesale Storage and Distribution	P	P	P	
Commercial				
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
<u>Vehicle Sales and Rentals</u>	<u>P</u>	<u>CUP</u>	<u>---</u>	
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	
Distillery: ²³ <u>Large Commercial</u>	P	CUP	CUP	
<u>Craft</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	
Commercial Recreation: Indoor Entertainment	—	—	A/CUP	
Indoor Sports and Recreation	CUP	—	P	
Outdoor Entertainment	—	—	CUP	
Outdoor Sports and Recreation	—	—	P	130.40.210
<u>Drive-Through Facility - food and/or beverage</u>	<u>CUP</u>	<u>---</u>	<u>CUP</u>	<u>130.40.140</u>
<u>Drive-Through Facility - nonfood and nonbeverage</u>	<u>P</u>	<u>---</u>	<u>P</u>	<u>130.40.140</u>

Table 130.23.020 – Industrial / R&D Zones Use Matrix

USE TYPE	IL	IH	R&D	Specific Use Reg.
	Employer-sponsored Child Day Care Center	A	—	A
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 ²	—	P	
Retail Sales and Service: Indoor Sales	CUP	—	P	
Permanent Outdoor Sales	A	CUP	A/CUP	130.40.220
Temporary Outdoor Sales	A/TU P	A/TUP	A/TUP	
Personal Services	—	—	P	
Property Services	P	—	P	
<u>Self-Storage (Mini Storage)</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	
Specialized Education and Training	—	—	P	
Trade School, indoor or outdoor	P	—	CUP	
Wineries ³² Production Facilities	P	P	CUP	
Residential				
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

Table 130.23.020 – Industrial / R&D Zones Use Matrix

IL: Industrial Low IH: Industrial High R&D: Research & Development	P Allowed use (Article 4: Special Use Regulations) A Administrative permit required (130.52.010) TUP Temporary use permit required (130.52.060) CUP Conditional use Permit required(130.52.021) MUP Minor use permit required (130.52.020) TMA Temporary mobile home permit (130.52.050) — Use not allowed in zone			
USE TYPE	IL	IH	R&D	Specific Use Reg.
Orchards and Vineyards	—	P	—	
Packing: On-site products	P	P	—	
Off-site products	P	P	—	
Produce Sales	—	CUP	—	
Timber	—	P	—	
NOTES: ¹ CUP for larger, general industrial-scale use. ² On-site cafeteria for employee use only. ²³ Not subject to Section 130.40.400 (Wineries) in Article 4 (Specific Use Regulations) of this Title.				

130.23.030 Development Standards

Allowed uses and associated structures shall comply with the following development standards listed in Table 130.23.030 (Industrial / R&D Zone Development Standards) below, in addition to those under Section 130.23.040 (Design Standards) below in this Section, and any other applicable requirements of this Title unless a variance is obtained 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 Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

Table 130.23.030 – Industrial / R&D Zones Development Standards

Development Attribute	IL	IH	R&D	
Minimum Lot Size (in square feet) ⁵	10,000	20,000	10,000	
Minimum Lot Width (in feet) ⁵	60	60	60	
Setbacks: (in feet) Front and secondary front ¹	10	30	20	
Sides	0 ² or 5	30	0 ² or 5	
Rear	10	30	10	
Sides and Rear (Abutting residentially zoned land) ³	10 or 30	50	10 or 30	
Maximum Building Height (in feet)	50	50	50	

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE 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: Full service	1 per 250 300 sf. of GFA dining room area; plus 1 per 2 employees; plus 1 RV space for every 20 parking spaces. When outdoor seating is provided, the first 300 sf. of OUA exempt from parking requirements.
With drive through	1 per 300 sf. of GFA; plus 1 RV space for every 20 parking spaces. Stacking lane shall be provided in compliance with the adopted Parking and Loading Standards (Resolution 202-2015).
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

ARTICLE 4 – SPECIFIC USE REGULATIONS**CHAPTER 130.40 – SPECIFIC USE REGULATIONS****Sections:**

130.40.010	Content of Chapter
130.40.020	Applicability
130.40.030	Accessory Structures and Uses
130.40.040	Adult Business Establishments
130.40.050	<i>Reserved</i>
130.40.060	Agricultural Preserves and Zones: Contracts, Criteria, and Regulations
130.40.070	Agricultural Support Services
130.40.080	Animal Raising and Keeping
130.40.090	<i>Reserved</i>
130.40.100	Campgrounds and Recreational Vehicle Parks
130.40.110	Child Day Care Facilities
130.40.120	Commercial Caretaker, Agricultural Employee, and Seasonal Worker Housing
130.40.130	Communication Facilities
130.40.140	Reserved <u>Drive-Through Facilities</u>
130.40.150	Guest House
130.40.160	Home Occupations
130.40.170	Lodging Facilities
130.40.180	Mixed Use Development
130.40.190	Mobile/Manufactured Homes
130.40.200	<i>Reserved</i>
130.40.210	Outdoor Recreational Facilities
130.40.220	Outdoor Retail Sales
130.40.230	Private Schools in Light Manufacturing Facilities
130.40.240	Produce Sales
130.40.250	Public Utility Infrastructure
130.40.260	Ranch Marketing
130.40.270	<i>Reserved</i>
130.40.280	Recycling Facilities
130.40.290	Right to Farm
130.40.300	Secondary Dwellings
130.40.310	Solar Collection Systems
130.40.320	Storage Facilities
130.40.330	Temporary Real Estate Sales Offices
130.40.340	<i>Reserved</i>
130.40.350	Timber Production Zone: Criteria, Regulations, and Zone Change Requirements
130.40.360	Transitional Housing
130.40.370	<i>Reserved</i>
130.40.380	Vehicle Maintenance, Repair, and Storage Accessory to a Residential Use
130.40.390	Wind Energy Conversion Systems
130.40.400	Wineries (Adopted)

3. **Maintenance.** All improvements associated with the communication facility, such as equipment shelters, towers, antennas, fencing, and landscaping shall be properly maintained at all times. Design, color, and textural requirements under the approved conditions shall be maintained to ensure a consistent appearance over time.
- E. **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.
 - F. **Availability.** All existing communication facilities shall be available to other carriers as long as structural or technological obstacles do not exist.
 - G. **Unused Facilities.** All obsolete or unused communication facilities shall be removed within six months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify the Department at the time of abandonment. All site disturbance related to the facility shall be restored to its pre-project condition.
 - H. **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 Article 5, the following notification shall occur:
 1. **School District Notification.** If the proposed wireless facility is located within 1,000 feet of a school, the appropriate school district shall be notified during the initial consultation.
 2. **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 adjacent to the property. Any that are identified shall be notified during the initial consultation.

130.40.140 ~~Reserved~~ Drive-Through Facilities

- A. Applicability.** This Section is intended to regulate drive-through facilities with development standards regarding their design and operation. This section does not apply to drive-in movie theaters, carwash facilities, or motor vehicle service stations.
- B. Allowed Use.** Drive-through facilities for nonfood and/or nonbeverage uses are allowed if in compliance with the development standards set forth in this Section in designated zones on Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.23.020 (Industrial / R&D Zones Use Matrix) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

C. Permit Requirements. Drive-through facilities for food and/or beverage uses require a Conditional Use Permit (CUP) in designated zones on Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.23.020 (Industrial/R&D Zones Use Matrix) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title. Drive-through facilities for nonfood and/or nonbeverage uses that are not in compliance with the development standards set forth in this Section require a CUP.

D. Development Standards. The development standards in this Section are intended to supplement the standards in the underlying zone for drive-through facilities. In the event of conflict between these standards and the underlying zone standards, the provisions of this Section shall apply. See Figure 130.40.140.A (Example: Drive-Through Food and/or Beverage Facility) below in this Section.

1. Drive-Through Lanes.

- a. Drive through lanes shall be a minimum 12 feet in width.
- b. A vehicle turning analysis may be required, demonstrating that an American Association of State Highway Transportation Officials (AASHTO) Passenger Vehicle can negotiate any curves or turns in the drive-through lane. A minimum 12 foot inside radius is required.
- c. A drive-through lane shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot or residential use. See Figure 130.40.140.A (Example: Drive-Through Food and/or Beverage Facility) below in this Section.
- d. Each drive-through entrance and exit shall be at least 50 feet from the nearest property line of a residential land use.
- e. Each entrance to a lane and the direction of traffic flow shall be clearly designated by signs and pavement markings.
- f. Each drive-through lane or group of multiple lanes shall be physically separated from the circulation routes or parking spaces by means of curbs, rain gardens, or landscaping.
- g. Drive-through entrances and exits shall be designed such that the headlights of vehicles at the point of entrance and exit of the drive-through facility shall not directly face a residential zone or residential use, unless screened by a building, fence, wall, grade, or landscaping.

2. Stacking Area.

- a. Stacking area within the drive-through lane or lanes shall be provided to accommodate the estimated queued vehicles utilizing the drive through facility. A queuing analysis performed by a Traffic Engineer is required for all drive-through facilities, to determine stacking length needed in the drive-through lane. The queuing analysis shall consider queuing in advance of the ordering point, and in advance of the pick-up/service window.
- b. For single drive-through lanes, a minimum stacking distance of 100 feet is required for all food and/or beverage drive-through facilities, measured from the entrance of the drive-through lane to the ordering point.
- c. A minimum stacking distance of 80 feet per lane is required for all nonfood and/or nonbeverage drive-through facilities, measured from the entrance of a drive-through lane to the service window.
- d. Where multiple drive-through lanes are proposed, a lesser minimum distance may be approved by the County Engineer.
- e. Stacking of queued vehicles for drive-through facilities may not stack into parking lot drive aisles, public right of way, or a public roadway.

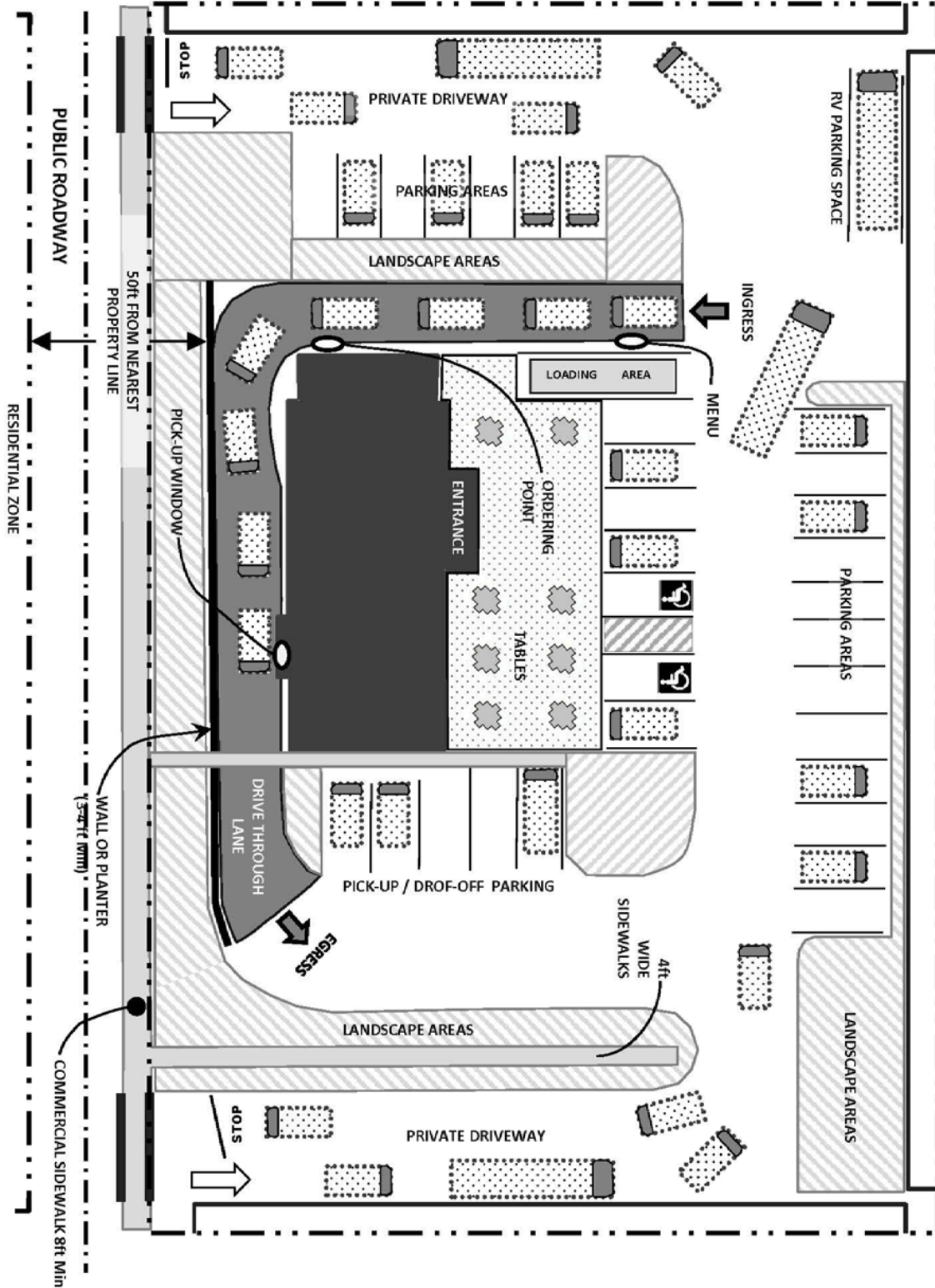
3. Landscaping and Screening of the Drive-Through Lane. Landscaping shall be provided as described below:

- a. If the drive-through lane is adjacent to a parking area, a 5-foot wide planter shall be provided between the drive-through lane and the parking area that includes shade trees consistent with those used in the parking area;
- b. A minimum 4-foot high wall or planter/landscaping that screens the drive-through lanes is required so that vehicle headlights in the drive-through lanes are not visible from adjacent street rights-of-way or adjacent residential uses. See Figure 130.40.140.A (Example: Drive-Through Food and/or Beverage Facility) below in this Section.

4. Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous 4-foot wide sidewalk or delineated walkway. Pedestrian walkways preferably should not intersect the drive-through lanes, but where they do, the walkways shall have clear visibility and shall be delineated by textured and colored paving.

5. **Signs.** Signage shall be in compliance with Chapter 130.36 (Signs) in this Title. Also refer to subsection 130.36.070.K.4 (Menu/Order Board Signs for Drive-In and Drive-Through Uses) in Article 3 (Site Planning and Project Design Standards) of this Title.
6. **Hours of Operation.** When the drive-through facility is located within 100 feet of any existing residential zone or existing residential use (measured from the nearest residential property line to any part of the drive-through facility including parking lot, drive-through lane, or structure), hours of operation for the drive-through facility shall be limited to 7:00 a.m. - 10:00 p.m. daily. If the use is located greater than 100 feet from a residential zone or existing residential use, there shall be no restrictions on the hours of operation.
7. **Parking.** The required number of off-street vehicle parking spaces for drive-through facilities shall be based upon the primary use of the facility (e.g., bank, restaurant, retail, etc.). Refer to Section 130.35.030 (Off-street Parking and Loading Requirements) in Article 3 (Site Planning And Project Design Standards) of this Title. Spaces designated for mobile order pick-up, and waiting area parking shall count toward the minimum overall parking requirements.
8. **Noise.** Any drive-through speaker system shall not exceed thresholds set forth in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources) in Article 3 (Site Planning and Project Design Standards) of this Title. The system shall be designed to compensate for ambient noise levels in the immediate area. At no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site.
9. **Maintenance.** The drive-through facility shall be properly maintained in accordance with conditions of approval. If subject to a Conditional Use Permit, see Table 130.22.020 – Allowed Uses and Permit Requirements and Table 130.23.020 – Industrial/R&D Zones Use Matrix in Article 2 (Zoning Ordinance Zones, Allowed Uses, and Zoning Standards) of this Title.

Figure 130.40.140.A Example: Drive-Through Food and/or Beverage Facility



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 upholstering, 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. Personal services, as defined in Article 8 (Glossary: See "Services, Personal") of this Title.~~
67. Medical and dental offices, clinics, and medical laboratories.
78. 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.
89. 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.
940. 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.
104. Large-scale upholstering service, with the exception of upholstering single orders of furniture or other objects where pick-up and delivery occurs off-site.
112. Welding and machining, except when incidental to small scale production or parts assembly; or work or craft that is the activity of creative artists.

2. Retail sales in compliance with Subsection F.1.d (Ranch Marketing Uses: Retail Sales) above in this Section.
 3. The sale of pre-cut Christmas trees grown off-site provided they are sold concurrently with Christmas trees grown on-site and the primary crop (greater than 51 percent) is grown on-site.
 4. Special events outside of the Christmas tree season on lots of 10 acres or more, subject to the following minimum standards:
 - a. Two events on lots with five acres or more of planted Christmas trees.
 - b. Five events on lots with ten acres or more of planted Christmas trees.
- H. **Ranch Marketing Provisions for Agricultural Grazing Lands (Large Animal).** The provisions of this Subsection apply only to cattle grazing operations and are not in addition to other uses allowed by this Section. The following ranch marketing provisions shall provide a ranch atmosphere and natural environment for Guest Ranches, as allowed for in 130.40.170 (Lodging Facilities) above in this Chapter and as defined in Article 8 (Glossary) of this Title, and other events and activities defined in this ordinance and shall be allowed on land zoned Agricultural Grazing (AG), Planned Agricultural (PA), and Limited Agricultural (LA) when in compliance with all applicable provisions and development standards of this Section. Table 130.40.260.3 (Ranch Marketing Uses for Agricultural Grazing Lands) below in this Section identifies the allowed Ranch Marketing uses for Agricultural Grazing Lands with large animal operations, subject to the provision below.

Table 130.40.260.3 – Ranch Marketing Uses for Agricultural Grazing Lands

AG: Agricultural Grazing <u>LA: Limited Agricultural</u> <u>PA: Planned Agricultural</u>	P	Permissible (allowed) use		
	A	Administrative permit required (130.52.010)		
	T	Temporary use permit required (130.52.060)		
	CUP	Conditional use permit required (130.52.021)		
	MUP	Minor use permit required (130.52.020)		
	---	Use not allowed in zone		
	<u>PERMIT REQUIRED BY ZONE</u>			
USE TYPE	<u>AG, LA & PA</u> (160+ acres)	<u>AG, LA & PA</u> (40 to 160 acres)	<u>AG, LA & PA</u> (less than 40 acres)	Reference
Agricultural Museums	P	P	MUP	—
Art/Merchandise sales	P	P	MUP	—
Campground				—
Temporary	P	P	A	
Permanent	CUP	CUP	CUP	130.40.100
Commercial Kitchen				—
Catering, off site	P	P	MUP	—
Food preparation, on-site	P	P	MUP	—
Dining facility	CUP	CUP	CUP	—
Events				—
Marketing/promotional	P	P	CUP	—
Special	P	A	CUP	—
Fishing & Hunting	P	P	A	—
Food stand or chuck wagon	P	A	CUP	—
Handicraft sales	P	A	MUP	—
Lodging				—
Ag Homestays	See Table 130.40.170.1 (Agricultural Lodging)			130.40.170
Agricultural & timber lodging	See Table 130.40.170.1 (Agricultural Lodging)			130.40.170
Guest ranches	See Table 130.40.170.1 (Agricultural Lodging)			130.40.170
Mechanical rides	CUP	CUP	CUP	
Music festivals & concerts	T/CUP	T/CUP	T/CUP	—
Petting zoo	P	P	MUP	—
Picnic Area	P	P	A	—
Round-ups, rodeos, etc.	P	A	CUP	—
Stables, commercial	P	A	MUP	—
Trail rides	P	A	MUP	—

1. Ranch Marketing Uses on Grazing Lands.

- a. Round-ups, rodeos, or other similar activities;
- b. Camping, fishing, hunting, horseback riding;
- c. Marketing Activities and Accessory Uses in compliance with Subsection F.1.c (Ranch Marketing Uses: Marketing Activities and Accessory Uses) above in this Section;

Table 130.40.400.1 – Wineries Allowed Uses Matrix

LA: Limited Agricultural PA: Planned Agricultural AG: Agricultural Grazing RL: Rural Lands RE: Estate Residential		A Administrative Permit (Section 130.52.010) MUP Minor Use Permit (Section 130.52.020) P Allowed use CUP Conditional Use Permit required (Section 130.52.021) TUP Temporary Use Permit (Section 130.52.060) — Use not allowed in zone				
	PERMIT REQUIRED BY ZONE					
	AG & PA 20+ Acres	PA & LA 10±- 19.9 Acres; In Ag District	PA 10 - 19.9 Acres; Out of Ag District	RE-10 & RL 10+ Acres; In Ag District	RE-10 & RL 10+ Acres; Out of Ag District	LA 10+ Acres; <u>Out of</u> <u>Ag</u> <u>District</u>
USE						
Winery						
Production Facilities	P	P	P	P	P	P
Full Service Facilities	P	P	MUP	MUP	CUP	CUP
Wholesale/Retail Sale of Wine	P	P	MUP	MUP	CUP	CUP
Art/merchandise Sales	P	P	P	A	CUP	MUP
Campground						
Temporary	TUP	TUP	TUP	TUP	TUP	TUP
Permanent	CUP	CUP	CUP	CUP	CUP	CUP
Picnic Areas	P	P	P	P	A	A
Events						
Marketing/Promotional	P	P	A	MUP	CUP	MUP
Special Events	P	P	MUP	MUP	CUP	CUP
Agricultural museums	P	P	A	MUP	CUP	CUP
Commercial Kitchen						
Food preparation, on-site	P	P	A	MUP	CUP	MUP
Catering, off-site	P	P	A	MUP	CUP	MUP
Dining facilities	CUP	CUP	CUP	CUP	CUP	CUP
Distilleries: <u>Large Commercial</u>	CUP	CUP	CUP	CUP	CUP	CUP
<u>Craft</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
Lodging						
Agricultural Homestays	See Table 130.40.170.1 (Agricultural Lodging)					
Agricultural & Timber Lodging	See Table 130.40.170.1 (Agricultural Lodging)					
Special Events (in excess of E.3)	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP
Music Festivals & Concerts	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP	TUP/ CUP

may be allowed as special events subject to Subsection E.3 (Special Events) below in this Section.

3. **Special Events.** Special events, as defined in Article 8 (Glossary) of this Title, are any events such as charitable events, promotional events, and facility rental events that are not the tasting and marketing activities described in Subsection E.2.c (Tasting Facilities: Marketing) above in this Section;
 - a. **Number Allowed.** Special events are limited to a total of 48 days per calendar year. Special events that have less than 50 persons at one time shall not count against the total number of events allowed. Facility rental events are a type of special event where the property owner is compensated for the use of the site and facilities, such as weddings, parties, company picnics, birthdays, reunions, or other social gatherings. Facility rental events are part of the total special events allowed, but are further limited to the following:
 - (1) Lots less than 20 acres in size: 12 days per calendar year.
 - (2) Lots 20 acres or more in size: 24 days per calendar year.
 - b. **Capacity Limitation.** All special events are limited to 250 persons at one time.
 - c. **Ranch Marketing.** The number of special events shall not be added to or combined with those allowed by right under Section 130.40.260 (Ranch Marketing) above in this Chapter.
 - d. **Temporary Use Permit.** Those special events, such as fundraisers, concerts, or other special functions where the number of attendees will exceed 250 persons at any given time and where such events are held no greater than three times per calendar year and no more than one time per calendar month, may be allowed by Temporary Use Permit in compliance with Section 130.52.060 (Temporary Use Permit) in Article 5 (Planning Permit Processing) of this Title.
4. **Dining Facility.** The dining facility, as defined in Article 8 (Glossary: see “Ranch Marketing, Dining Facility”) of this Title, shall be subordinate to the sale of wine. Areas of a winery that are temporarily set up for winemaker dinners are not considered to be part of the dining facility.
5. **Distilleries.** A distillery, as defined in Article 8 (Glossary: see “Distillery”) of this Title, shall be bonded through the Alcohol and Tobacco Tax and Trade Bureau and have a current California ABC License. Distilleries are **only** allowed in Industrial Low (IL) and with a Conditional Use Permit in Industrial High (IH), Research and Development (R&D), and in Agricultural Zones (see Table 130.40.400.1-Wineries Allowed Uses Matrix) in compliance with Section 130.51.021 (Conditional Use Permits) in Article 5 (Planning Permit

ARTICLE 5 – PLANNING PERMIT PROCESSING

CHAPTER 130.50 – APPLICATION FILING AND PROCESSING

Sections:

- 130.50.010 Content
- 130.50.020 Organization of Review Process
- 130.50.030 Review Authority for Allowed Uses and Permit Decisions
- 130.50.040 General Review Procedures

CHAPTER 130.51 – GENERAL APPLICATION PROCEDURES

Sections:

- 130.51.010 Content
- 130.51.020 Application Forms, Submittal Process, and Fees
- 130.51.030 Environmental Review
- 130.51.040 Staff Report and Recommendations
- 130.51.050 Public Notice [Requirements and Procedures](#)
- 130.51.060 Conditions of Approval
- 130.51.070 Conditions of Automatic Approvals
- 130.51.080 Post-Decision Notice
- 130.51.090 Pre-application/Conceptual Review
- [130.51.100 Public Outreach Plan](#)

CHAPTER 130.52 – PERMIT REQUIREMENTS, PROCEDURES, DECISIONS, AND APPEALS

Sections:

- 130.52.010 Administrative Permit, Relief, or Waiver
- 130.52.020 Minor Use Permits
- 130.52.021 Conditional Use Permits
- 130.52.030 Design Review Permit
- 130.52.040 Development Plan Permit
- 130.52.050 Temporary Mobile Home Permit
- 130.52.060 Temporary Use Permit
- 130.52.070 Variance
- 130.52.080 Requests for Reasonable Accommodation
- 130.52.090 Appeals

CHAPTER 130.54 – PERMIT IMPLEMENTATION, TIME LIMITS, AND EXTENSIONS

Sections:

- 130.54.010 Content

CHAPTER 130.50 – APPLICATION FILING AND PROCESSING

Sections:

- 130.50.010 Content
- 130.50.020 Organization of Review Process
- 130.50.030 Review Authority for Allowed Uses and Permit Decisions
- 130.50.040 General Review Procedures

130.50.010 Content

This Article provides the general authority and identifies procedures necessary to file and process development proposals in any zone.

130.50.020 Organization of Review Process

A. **Types of Procedures.** The ~~five~~three procedures used to review all types of applications under this Article, as described in Section 130.50.040 (General Review Procedures) below in this Chapter, are the following:

1. ~~DirectorStaff~~-level review without public notice;
2. ~~DirectorStaff~~-level review with public notice; or
3. Zoning Administrator-level review with public notice and pPublic hearing; or-
4. Planning Commission-level review with public notice and public hearing; or
5. Board of Supervisors-level review with public notice and public hearing.

130.50.030 Review Authority for Allowed Uses and Permit Decisions

The review authority of original jurisdiction for each type of application or use entitlement shall be as provided below in Table 130.50.030.A (Review Authority) below in this Section. The nature of the initial action (i.e. issue, decide, or recommend) is shown, in compliance with Chapter 130.52 (Permit Requirements, Procedures, Decisions, and Appeals) below in this Article.

- A. An applicant may waive their option for a decision by the Director or Zoning Administrator and be heard directly by the Commission.
- B. The Director may defer action and refer any permit or authorization application to the Commission for determination.
- C. All decisions of the review authority are appealable, in compliance with Section 130.52.90 (Appeals) below in this Article.
- D. All planning applications shall comply with Section 130.51.050 (Public Notice Requirements and Procedures) below in this Article.

130.50.040 General Review Procedures

~~The review procedures for~~ The various types of planning applications will be subject to one of the following procedures based on level of review by the Director, Zoning Administrator, Planning Commission, and/or Board of Supervisors:

- A. **DirectorStaff-level Review without Public Notice.** ~~DirectorStaff~~ shall render decisions based upon standards that have been adopted by the County as law or as policy without the requirement of notice to nearbysurrounding property owners and other parties.
- B. **DirectorStaff-level Review with Public Notice.** Staff shall provide written or published notice to nearby property ownersaffected and interested parties regarding specific findings or conditions prior to a decision. The notice shall describebe designed to ensure that all interested parties are aware of the pending decision, the appeal procedure, and provide interested parties an opportunityare given a chance to comment before the Directorstaff renders a decision ~~and provides notice of the appeal procedure.~~ The nearby and interested parties are identified and outlined in Table 130.051.050.1 (Public Notice Requirements and Procedures) below in this Article.
- C. **Zoning Administrator-level Review with Public Notice and Public Hearing.** Zoning Administrator-level review is conducted by the Zoning Administrator, the Director, or designee, is discretionary in nature, and is subject to a noticed public hearing. During the course of the public hearing, the Zoning Administrator shall invite public testimony, review evidence, and then render its decision in compliance with Section 130.51.060 (Conditions of Approval) below in this Article. Public notice of a Zoning Administrator-level review hearing is set forth in Table 130.51.050.1 (Public Notice Requirements and Procedures) below in this Article. **Public Hearing.** ~~A public hearing may be conducted before the Board, the Commission, or the Zoning Administrator. During the course of the public hearing, the applicable review authority shall invite public testimony for and against the use proposal, review evidence, and then render its decision in compliance with Section 130.51.060 (Conditions of Approval) below in this Article.~~

- D. Planning Commission-level Review with Public Notice and Public Hearing.**
Planning Commission-level review is discretionary in nature, and is subject to a noticed public hearing. During the course of the public hearing, the Commission shall invite public testimony, review evidence, and then render its decision in compliance with Section 130.51.060 (Conditions of Approval) below in this Article. Public notice of a Planning Commission-level review hearing is set forth in Table 130.51.050.1 (Public Notice Requirements and Procedures) below in this Article.
- E. Board of Supervisors-level Review with Public Notice and Public Hearing.**
Board-level review is discretionary in nature, and is subject to a noticed public hearing. During the course of the public hearing, the Board shall invite public testimony, review evidence, and then render its decision in compliance with Section 130.51.060 (Conditions of Approval) below in this Article. Public notice of a Board-level review hearing is set forth in Table 130.51.050.1 (Public Notice Requirements and Procedures) below in this Article.

CHAPTER 130.51 – GENERAL APPLICATION PROCEDURES**Sections:**

- 130.51.010 Content
- 130.51.020 Application Forms, Submittal Process, and Fees
- 130.51.030 Environmental Review
- 130.51.040 Staff Report and Recommendations
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- 130.51.080 Post-Decision Notice
- 130.51.090 Pre-application/Conceptual Review
- [130.51.100 Public Outreach Plan](#)

130.51.010 Content

This Chapter establishes the application requirements and noticing provisions necessary to process land use and development proposals in any zone.

130.51.020 Application Forms, Submittal Process, and Fees

An application for an allowed use decision or permit required by this Title shall be submitted on an application form provided by the Department and shall include the written consent of the lawful owner or owners of record. Each allowed use application and information packet shall include a list of the information and materials necessary to render the requested allowed use decision. Each application shall be accompanied by the required information and materials before the application is deemed complete and accepted for filing. Any application made under the provisions of this Title may be initiated by the Board or by an applicant identified in A below.

- A. A permit application may be filed by:
 - 1. The lawful owner or owners of record of the lot on which the proposed project will be located, or their duly authorized agent.
 - 2. A person with lawful power of attorney or other acceptable authority from the lawful owner of record. Evidence of authorization shall be submitted with the application.
- B. When more than one land use decision is required for a single project, all applications may be filed concurrently. The review authority shall act on the different parts of a combined application on their own merits, and may approve one application without approving the other or others.

- B. The Department may perform an on-site inspection of the project site before confirming that the request complies with all of the applicable criteria and provisions identified in this Title.
- C. Upon receipt of comments after distribution, the Technical Advisory Committee (TAC) shall conduct a meeting as set forth in Section 130.60.060 (Technical Advisory Committee) in Article 6 (Zoning Ordinance Administration) of this Title, unless staff determines no TAC meeting is necessary. The applicant is encouraged to attend the TAC meeting.
- D. After the meeting, or where staff determines no TAC meeting is necessary, the Department shall review the application and prepare a report to the applicable review authority on whether the proposed project should be approved, conditionally approved, or denied. The staff report shall include the recommendations of state and local agencies, and other County departments, and shall include an analysis of the proposed project and its compliance with this Title, the General Plan, adopted design standards, and any other applicable provisions of the County Code or State law.
- E. The staff report shall be distributed to the applicant and made available to the public within the time frames established by state law, as may be amended from time to time.

130.51.050 Public Notice Requirements and Procedure

See existing Title 130 (Zoning Ordinance) for the following sections which were amended on September 15, 2015 (Board adopted OR14-001):

Sec. 130.04.015—Notice requirements and procedure

Sec. 130.10.020—Commission hearing

Sec. 130.10.040—Board hearing

Sec. 130.22.200—Notice of hearings

- 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. Any project requiring public notice that exceeds 1,000 individual property owners, in lieu of mailed or delivered notice, may provide notice by placing a display

- advertisement of a least one-eighth page in at least one newspaper of general circulation (CA Gov. Code § 65091).
- C. 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).
- D. 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).
- E. 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.
- F. **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

<u>Project Type</u>	<u>Notice Mailed to Property Owners¹ Nearby (distance radius²)</u>	<u>Hearing Body (D - Director, Z/A - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors)</u>	<u>Physical Sign Posting (publicly visible)</u>	<u>Notice to: Agent/Appellant/Appellant/Property Owners¹/Local Agencies³/Persons Who File for Written Request for Notice</u>	<u>Notice Date prior to decision: (applies to the following: mailed notice, published notice, and physical sign posting)</u>	<u>Notice Mailed via U.S. Postal Service⁴</u>	<u>Notice Published in One Newspaper of General Circulation⁴</u>
<u>Administrative Relief or Waiver</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>* Agricultural Setback Reduction</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>* Fences, Walls, and Retaining Walls (greater than 7ft in height)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>* Special Setbacks for Mineral Resource Protection</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>* Sensitive Riparian Habitat Setback Reduction</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>* Setback Reduction</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Adult Business Establishment</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Caretaker Unit: Permanent</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Child Day Care Facilities: * Child Day Care Centers * Employer-sponsored Child Day Care Centers</u>	<u>100ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Co-location on Communication Facilities (Non-building Structures, Public Facilities, Monopoles, and Towers)</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Commercial Recreation (Arcade; Indoor Entertainment, Sports and Recreation; Outdoor Entertainment, Sports, and Recreation; and Large Amusement Complex)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Contractor's Office: On-site</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Commercial Caretaker, Construction Employee, Agricultural Employee, and Seasonal Worker Housing)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Legal Nonconforming Use or Structure</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>

<u>Project Type</u>	<u>Notice Mailed to Property Owners¹ Nearby (distance radius)²</u>	<u>Hearing Body (D - Director, ZA - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors)</u>	<u>Physical Sign Posting (publicly visible)</u>	<u>Notice to: Agent/Appellant/Appellant/Property Owners¹/Local Agencies³/Persons Who File for Written Request for Notice</u>	<u>Notice Date prior to decision: (applies to the following: mailed notice, published notice, and physical sign posting)</u>	<u>Notice Mailed via U.S. Postal Service⁴</u>	<u>Notice Published in One Newspaper of General Circulation⁴</u>
<u>Lodging Facilities (Guest Ranch, Health Resort and Retreat Center)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Marina: Non-motorized craft</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Mobile/Manufactured Home Sales Lots</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Oak Tree and Oak Woodland Removal Permits</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Off-highway or Off-road Vehicle Area</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Parks (Day Use, Nighttime Use)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Outdoor Retail Sales in Commercial Zones (Permanent, Temporary, Seasonal)</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Outdoor Retail Sales in Residential, Recreational, Open Space Zones (Seasonal)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Produce Sales (Sale of Produce Grown On-site or Off-Site)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Snow Play Area</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Swimming Pool: Public</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Tennis Court: Public</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Ranch Marketing Use Review</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Stable: Commercial</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Storage Facilities (Storage Yard: Equipment and Material)</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Temporary Real Estate Sales Office</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Trail Head Parking or Staging Area</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Transitional Housing Large</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>

Project Type	Notice Mailed to Property Owners¹ Nearby (distance radius²)	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 Owners¹/Local Agencies³/Persons Who File for Written Request for Notice	Notice Date prior to decision: (applies to the following: mailed notice, published notice, and physical sign posting)	Notice Mailed via U.S. Postal Service⁴	Notice Published in One Newspaper of General Circulation⁴
<u>Wind Energy Conversion System- Administrative Permit</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Winery Activity Review</u>	<u>500ft</u>	<u>D</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Appeal of Director Decision (Heard by the Planning Commission)</u>	<u>Same as initial application</u>	<u>PC</u>	<u>N/A</u>	<u>Same as previous hearing</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Appeal of Zoning Administrator Decision (Heard by the Board of Supervisors)</u>	<u>Same as initial application</u>	<u>BOS</u>	<u>N/A</u>	<u>Same as previous hearing</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
<u>Appeal of Planning Commission Decision (Heard by the Board of Supervisors)</u>	<u>Same as initial application</u>	<u>BOS</u>	<u>N/A</u>	<u>Same as previous hearing</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>N/A</u>
¹ 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)							
² 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.							
³ Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.							
⁴ The mailed and published notice shall include: date, location, APN, project description, and pending decision.							

G. 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.

Table 130.51.050.2 - Public Notice Requirements and Procedures – Discretionary Projects

<u>Project Type</u>	<u>Notice Mailed to Property Owners¹ Nearby (distance radius²)</u>	<u>Hearing Body (D - Director, ZA - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors)</u>	<u>Physical Sign Posting (publicly visible)</u>	<u>Notice to: Agent/Applicant/Appellant/Property Owner/Local Agencies³/Persons Who File for Written Request for Notice</u>	<u>Notice Date prior to hearing: (applies to the following: mailed notice, published notice, and physical sign posting)</u>	<u>Notice Mailed via U.S. Postal Service⁴</u>	<u>Notice Published in One Newspaper of General Circulation⁴</u>
<u>Conditional Use Permit</u>	<u>1,000ft</u>	<u>ZA/PC</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Design Review</u>	<u>1,000ft</u>	<u>D/PC</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Development Agreement⁵</u>	<u>1,000ft</u>	<u>PC/BOS</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>General Plan Amendment⁵</u>	<u>1,000ft</u>	<u>PC/BOS</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Minor Use Permit</u>	<u>1,000ft</u>	<u>ZA/PC</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Planned Development⁵</u>	<u>1,000ft</u>	<u>PC</u>	<u>Yes</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Planned Development - Revision</u>	<u>1,000ft</u>	<u>PC</u>	<u>Yes</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Pre-application/Conceptual Review</u>	<u>N/A</u>	<u>D/PC/BOS</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Specific Plan⁵</u>	<u>1,000ft</u>	<u>PC/BOS</u>	<u>Yes</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Specific Plan-Revision</u>	<u>1,000ft</u>	<u>PC/BOS</u>	<u>Yes</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Temporary Mobile Home Permit</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Temporary Use Permit</u>	<u>N/A</u>	<u>D</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Variance</u>	<u>1,000ft</u>	<u>ZA</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Williamson Act Contract</u>	<u>1,000ft</u>	<u>PC/BOS</u>	<u>N/A</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Zone Change⁵</u>	<u>1,000ft</u>	<u>PC/BOS</u>	<u>Yes</u>	<u>Yes</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>

Project Type	<u>Notice Mailed to Property Owners¹ Nearby (distance radius²)</u>	<u>Hearing Body (D - Director, ZA - Zoning Administrator, PC - Planning Commission, BOS - Board of Supervisors)</u>	<u>Physical Sign Posting (publicly visible)</u>	<u>Notice to: Agent/Applicant/Appellant/Property Owner¹/Local Agencies³/Persons Who File for Written Request for Notice</u>	<u>Notice Date prior to hearing: (applies to the following: mailed notice, published notice, and physical sign posting)</u>	<u>Notice Mailed via U.S. Postal Service⁴</u>	<u>Notice Published in One Newspaper of General Circulation⁴</u>
<u>Appeal of Director Decision (Heard by the Planning Commission)</u>	<u>Same as initial application</u>	<u>PC</u>	<u>N/A</u>	<u>Same as previous hearing</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Appeal of Zoning Administrator Decision (Heard by the Board of Supervisors)</u>	<u>Same as initial application</u>	<u>BOS</u>	<u>N/A</u>	<u>Same as previous hearing</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
<u>Appeal of Planning Commission Decision (Heard by the Board of Supervisors)</u>	<u>Same as initial application</u>	<u>BOS</u>	<u>N/A</u>	<u>Same as previous hearing</u>	<u>At least 10 days</u>	<u>Yes</u>	<u>Yes</u>
¹ <u>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)</u>							
² <u>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.</u>							
³ <u>Local agencies expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project.</u>							
⁴ <u>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 info, and environmental document type. The notice shall also identify if the project is within a community region, rural center, or rural area.</u>							
⁵ <u>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 for (Major Land Divisions) and Section 120.48.065 for (Minor Land Divisions). The greater distance radius shall apply to planning activities with conflicting distance radii in either Title 120 or Title 130.</u>							

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:

- a. The size of the sign shall be a minimum of four (4) feet wide by four (4) feet high.

- b. The sign shall include large, black letters on a white background and read as follows:

PROPOSED DEVELOPMENT
(PROJECT NO) - (PROJECT NAME)
FOR MORE INFORMATION,
CALL THE COUNTY PLANNING DEPT.
AT (530) 621-5355
WWW.EDCGOV.US/PLANNING

- c. A minimum of one sign shall be posted facing each right-of-way on which the property has frontage.
- d. The sign shall be posted no more than 20 feet from the edge of the right-of-way for maximum visibility.
- e. 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.
- f. The sign(s) shall be posted on the property at least 10 calendar days prior to the hearing. The sign(s) shall remain posted until final action has been taken on the application and the appeal period has expired.
- g. The sign(s) shall be removed within 30 days of the final action.
- h. The sign(s) shall be constructed of materials suitable to withstand the estimated posting time and to endure weather conditions.

130.51.060 Conditions of Approval

In approving an application for a permit or authorization, the review authority may establish reasonable conditions to its approval that are found to be necessary to mitigate impacts created by the proposed project, that are consistent with the General Plan, Zoning Ordinance, and other applicable laws, ordinances, standards, or regulations, and that protect the public health, safety, and welfare.

- A. Conditions of approval may be revised in compliance with Chapter 130.54.070 (Revisions to an Approved Permit or Authorization).
- B. The violation of any required condition shall constitute a violation of this Section and may constitute grounds for revocation of the permit or authorization in compliance with Section 130.54.090 (Revocation or County Mandated Modification of a Permit) below in this Article.

130.51.090 Pre-application/Conceptual Review

- A. This process provides for a pre-application or conceptual review prior to the submittal of development applications to:
 1. Review preliminary project design to ensure compliance with County policy and ordinances;
 2. Provide early identification of possible issues, giving the applicant the opportunity to seek solutions or consider design alternatives before formal filing of an application;
 3. Suggest alternatives for the project;
 4. Assist the applicant in determining the scope of materials required for submittal of an application, especially those which are complex or involve multiple applications; and
 5. Improve the quality of the application when submitted, thereby simplifying its processing.
- B. **Application.** The applicant must submit an application to the Department requesting either a pre-application meeting with staff or a conceptual review hearing before the Commission or the Board.
- C. **Information Provided.** Contents of the application at the time of submittal shall be any available information that will assist staff, Commission members, or the Board in reviewing the proposed project in a timely manner. Required and suggested information shall be listed on the application form, as may be amended from time to time.
- D. When the complexities of an allowed use or permit application warrants, the Department or the applicable review authority may recommend that the applicant submit materials and attend necessary conferences or hearings to conduct, in an informal workshop setting, a preliminary review of the development proposal.

130.51.100 Public Outreach Plan

For some Planning Commission-level and Board-level discretionary development projects, the Director may require the Applicant to prepare a public outreach plan to provide for early public notice and an opportunity for the public to provide input to the Applicant on the proposed development project.

- A. The public outreach plan may include but shall not be limited to: 1) direct mailing to the property owners nearby (distance radius from the proposed project site parcel boundary) for the Project Type as noted in Table 130.51.050.2 (Public Notice

Requirements and Procedures – Discretionary Projects) that includes a description of the proposed project and methods for how to submit comments; and 2) one or more public workshops held in the community by the Applicant prior to any County public hearing on the proposed project.

B. The Applicant shall submit the public outreach plan to the Director for approval and inclusion in the public record. The Applicant shall implement the public outreach plan and provide a summary to the Director of the outreach efforts conducted and public comments received which will be included in the agenda packet presented to the Planning Commission and/or Board of Supervisors.

respectively. The Director, in conjunction with the other affected agencies, may also impose such conditions as necessary to ensure compatibility with adjacent uses.

1. The following time limits for these specific temporary uses shall be the maximum allowed in a single calendar year:
 - a. **Two 3-day Weekends for a Total of 6 Days:**
 - (1) Auctions.
 - (2) Concerts.
 - (3) Outdoor religious revival meetings.
 - (4) Outdoor carnivals, circuses, rodeos, and itinerant shows.
 - (5) Youth, charitable, or nonprofit organization projects or events.
 - (6) Special Events, temporary (if authorized by the Zone District).
 - b. **30 Consecutive Days:**
 - (1) Grand opening signs (one time only per use).
 - (2) Temporary signs and banners for schools, churches, and non-profit organizations announcing special events, enrollment periods, and similar temporary activities. No more than two such temporary banners may be placed on the same parcel during a calendar year beginning January 1.
 - c. **45 Consecutive Days:**
 - (1) Seasonal sales.
2. All uses allowed by a Temporary Use Permit shall be terminated no later than the expiration date indicated upon the permit. All materials or products used in connection with or resulting from the temporary use shall be removed and the site restored within five days after the expiration date.
3. Bonds or other acceptable security may be required to guarantee the removal of any materials in connection with or resulting from the temporary use in compliance with Section 130.54.050 (Performance Guarantees) below in this Article. If required, said bonds or acceptable security shall be filed at the time of application submittal, and shall include a nonrefundable processing fee. In particular, vegetable, fruit, or flower stands and Christmas tree lots shall be subject to a bond requirement in an amount set by resolution of the Board.
4. Upon the removal of all materials associated with the temporary use, the applicant shall request an inspection by the Director regarding the release or other disposition of the bond or security deposit.

F. Repeating Uses at Same Site. If TUP applications for the same site and use exceed the maximum frequency allowed in a single calendar year, as set forth in subsection 130.52.060.E.1 (Temporary Use Permit Requirements for Approval: Time Limits) above, then a CUP may be required at the Director's discretion. The Director's requirement for a CUP instead of a TUP shall be based on the use of permanent structures, repeated nature of the use, and history of similar TUPs on the same site.

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 “Guest House” or “Secondary Dwelling”

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

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 courses, tennis courts, swimming pools, outdoor batting cages, shooting and archery ranges, ball fields, and sport courts and courses.

Communication Facilities (Use Type). Communication facilities, not including home televisions and radio receiving antennas, satellite dishes, or communication facilities for community services provide by a public agency are wireless communication facilities including transmission and relay towers, dishes, antennas, and other similar facilities. (See also Section 130.40.130: Communication Facilities, in Article 4: Specific Use Regulations, of this Title).

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](#) includinge, but **are** 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,

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 Business Facility. Any portion of a commercial building or structure from which business 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~~or is capable of being transacted directly with customers located in a motor vehicle.~~

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 (nonfood/beverage).

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.

Emergency Shelter (aka “Homeless Shelter”) (Use Type). Housing with minimal supportive services for homeless persons within the County that are limited to occupancy on

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/Manufactured Home Park (Use Type). Any site that is improved to accommodate two or more mobile or 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 either as a primary dwelling, secondary dwelling, or temporary mobile 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.

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.

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: Communication Facilities, in Article 4: Specific Use Regulations, of this Title).

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 Section 130.40.260: 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 engaged in the sale of prepared food and beverages for on-premise consumption or as “to-go”, excluding those uses classified as Bars

and Drinking Establishments. Typical establishments use include full-service restaurants, fast-food restaurants, sandwich shops, ice cream parlors, and pizza parlors. The sale of alcoholic beverages is secondary to the sale of prepared food. ~~“To-go” or fast-food restaurant use types are divided into the following categories:~~

~~**With Drive-through.** Restaurants which contain one or more drive-up windows, and may contain seating.~~

~~**Without Drive-through.** Restaurants where food and beverages are ordered and served at a table or walk-up counter, only.~~

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.

4/22/2020

EXHIBIT F



Anne Novotny <anne.novotny@edcgov.us>

Fwd: DRC's Request for Use Permits for Drive-ins

1 message

Joshua Divelbiss <joshua.divelbiss@gmail.com>

Tue, Aug 28, 2018 at 10:23 AM

To: Anne Novotny <anne.novotny@edcgov.us>

Cc: Dyana Anderly <danderly@comcast.net>, Jane Layton <jane@janelayton.com>, Vincent Maloney <vkmaloney@gmail.com>

Hi Anne,

Per our conversation yesterday, please find attached the Cameron Park Design Review Committee's plea regarding Drive-through Facilities.

Please let us know if you need any additional information. Thank you!

--

Josh Divelbiss, NCARB, LEED AP

Architect

916.316.6759

joshua.divelbiss@gmail.com

----- Forwarded message -----

From: **Dyana Anderly** <danderly@comcast.net>

Date: Tue, Aug 28, 2018 at 9:18 AM

Subject: DRC's Request for Use Permits for Drive-ins

To: Dyana Anderly <danderly@comcast.net>, Joshua Divelbiss <joshua.divelbiss@gmail.com>, Mark Harris <mark54@comcast.net>, Jane Layton <janelayton@janelayton.com>, Vincent Maloney <vkmaloney@gmail.com>

Cc: <jdavey@daveygroup.net>

The attached document reflects our request for use permits for drive-ins as amended last evening.

Dyana Anderly
3484 Chasen Drive
Cameron Park, Ca 95682
(510) 913-0698 - cell

 **Cameron Park Plea re Drive-ins August 28, 2018.pdf**
103K

REQUEST FOR IMMEDIATE ACTION BY THE
EL DORADO COUNTY BOARD OF SUPERVISORS
TO AMEND THE ZONING ORDINANCE
TO REQUIRE USE PERMITS AND DESIGN STANDARDS
FOR DRIVE-IN ESTABLISHMENTS

WITH THE SUPPORTING EVIDENCE PROVIDED HEREIN, THE CAMERON PARK DESIGN REVIEW COMMITTEE REQUESTS THAT IMMEDIATE ACTION BE TAKEN TO EFFECT CHANGES IN THE ZONING ORDINANCE REGARDING DRIVE-IN ESTABLISHMENTS.

1. It is anticipated that future applications for commercial development will occur, including applications for drive-in commercial establishments.
2. In their design, drive-ins require drive-up/drive-through lanes in addition to required parking stalls, which
 - a. Require more asphalt and consume more space which would be better suited to other uses and amenities; and
 - b. Are stand-alone structures which are separated from other commercial buildings, particularly within shopping centers and office parks, and are not visually or physically integrated into their surroundings.
3. In their design, drive-ins typically follow corporate floor plans which result in boxy, unappealing structures.
4. In their design, when there are numerous drive-through establishments in a general area, they tend to define that community as less than it might be otherwise, i.e., merely a stopping off place for travelers to get a quick bite to eat and to purchase gasoline.
5. Many drive-in commercial establishments, particularly fast-food restaurants, fail to offer jobs that are worthy of the talents of the residents of the community.

6. Drive-ins, and specifically drive-through restaurants and service stations, generate more traffic than most other businesses, which can negatively impact the efficiency of traveling on local roads and reflects on the environment of the community in which they are situated.
7. Drive-ins, and more specifically drive-through restaurants, rely on loud speakers to communicate between those in vehicles and restaurant staff, which can have a negative effect on nearby establishments, especially when near residential areas.
8. Many drive-ins have hours of operation that when conducting business, may have deleterious effects on nearby residential areas, which impacts the quality of life of residents.
9. Many drive-ins incorporate bright lights on the exterior of their facades and within signs, which may have a deleterious impact on its surroundings and the night sky.
10. Often odors are associated with fast-food drive-ins which are offensive to those individuals, businesses and residences nearby.
11. Unlike many other communities, including the cities of South Lake Tahoe, Placerville, Folsom, Rancho Cordova, and the Counties of Sacramento, Placer, and Yolo, El Dorado County does not require use permits for drive-ins nor does it distinguish between sit-down restaurants and drive-through fast food restaurants. Without use permits, decision makers have no control over the hours of operation of drive-ins or other operational practices or how that impact the visual impacts of a community in general.
12. Currently the El Dorado County zoning ordinance does not require use permit for drive-ins, does not distinguish between fast-food restaurants and sit-down restaurants, does not require minimum separations between drive-ins and residential areas, and allows drive-in by right which could

have a negative effect on the economy, community identity, and health and welfare of El Dorado County.

Time is of the essence. The process to amend the Zoning Ordinance should begin immediately.

Signed,

EXHIBIT G

3. **Elementary, Middle and High Schools.** One bicycle space per student at 25 percent of peak enrollment.

H. **Drive-through Facilities.** Sites containing these facilities shall be in compliance with the following circulation and traffic control standards:

1. A drive-through facility shall be located at the rear or side of a commercial structure and not within any front setback area.
2. Ingress to and egress from a drive-through facility shall be prohibited from driveway(s) directly facing a residential zone.
3. A drive-through facility, including stacking areas for vehicles awaiting service, shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot.
4. Stacking lane(s) shall be physically separated from other traffic circulation on the site by concrete or asphalt curbing. The stacking lane(s) shall accommodate a minimum of four cars per drive-through window in addition to the car receiving service. The lanes shall be a minimum width of ten feet.
5. Signage shall be provided to indicate the entrance, exit, and one-way path of drive-through lanes in compliance with Chapter 17.37 (Signs).
6. Stacking areas shall not block access to any parking area or space required of a business. Lane striping to separate drive-through traffic from parking areas shall be provided from the nearest point of site access, as feasible, to the stacking lane(s).
7. Where a facility exceeds the standards of Paragraphs 1 through 6 above, and is not located within a development that is subject to a discretionary permit, such as a Conditional Use, Design Review, or Development Plan Permit, a Conditional Use Permit shall be required.
8. When a drive-through facility requires a Conditional Use Permit or is within a development that is subject to a discretionary permit, the review authority may impose a greater setback than is required under Paragraph 3 above, when it is determined necessary to mitigate impacts from noise, air pollution, lights, or other land use conflicts. The review authority may deny any application for a drive-through facility if it finds that the facility will add to the cumulative air quality impacts for a specified pollutant and the County is found to be in non-attainment status of either federal or state air quality standards for that pollutant.

I. **Historic Structures.** The following exemptions and reductions in parking standards shall apply to all historic structures, as designated by the County:

EXHIBIT H

#	APN	Business Name	Acres	GIS Acres	Zone
1	08426007	JODAR VINEYARDS & WINERY	40.00	38.26	RL-40
2	9424001	PERRY CREEK VINEYARDS	68.09	72.11	PA-20
3	4905015	BOEGER WINERY INC	25.29	25.24	PA-20
4	08548017	LAVA CAP WINERY	64.60	61.15	PA-20
5	31921026	THOMPSONS MINING CAMP WINERY	5.02	5.02	RE-5
6	4809004	MADRONA VINEYARDS LP	52.24	54.05	PA-20 & TPZ
7	07825020	SIERRA VISTA VINEYARDS & WINERY LLC	69.72	68.24	PA-20
8	9406082	CHALET FLEUR DE LYS	8.27	8.08	RL-10
9	09401046	CEDARVILLE VINEYARD & WINERY LLC	20.00	20.55	PA-20
10	4348034	DIVITTORIO WINERY	13.79	13.86	PA-20
11	7805059	NARROW GATE VINEYARDS INC	72.17	71.35	PA-20
12	04908016	FENTON HERRIOTT VINEYARDS LLC	10.42	9.74	PA-20
13	4303010	ILLUMINARE ESTATE	1.71	1.66	CC
14	08503006	WOFFORD WINES LLC	20.00	19.77	PA-20
15	09508055	COLIBRI RIDGE WINERY & VINEYARD	21.36	19.39	PA-20
16	4303010	FINDLETON ESTATE & VINEYARD	1.71	1.66	CC
17	09407013	IVERSON WINERY	31.48	31.41	PA-20, RE-5, CC
18	09405036	WINDWALKER VINEYARDS	21.00	21.85	PA-20
19	9401069	GDP GROUP INC	80.00	78.62	PA-20
20	07901080	MIRAFLORES WINERY	35.70	35.70	RL-40
21	09918010	MAIS FICA WINERY	10.10	10.35	RL-10
22	9401073	TOOGOOD ESTATE WINERY INC	40.00	38.77	PA-40
23	04303010	GARNET SUN LLC	1.71	1.66	CC
24	32925025	DIVITTORIO WINERY SALES	3.16	3.05	IL
25	8903023	DAVID GIRARD VINEYARDS	41.52	41.49	PA-20
26	9401070	GWINLLAN ESTATE	80.01	79.47	PA-20
27	9311038	BECHARD VINEYARD AND WINERY	20.00	20.87	LA-10
28	9401016	CHARLES B MITCHELL VINEYARD	39.61	39.92	PA-20
29	04856207	CHATEAU DAVELL	2.00	2.04	CC
30	10010003	DAVIDS ALE WORKS INC	10.08	9.59	PA-20
31	09527017	GOLDEN LEAVES WINERY & VINEYARD	10.57	9.56	RL-10
32	07817003	AURIGA WINE CELLARS LLC	0.49	0.43	CL
33	04606137	BAIOCCHI FAMILY VINEYARDS LLC	35.22	36.03	PA-20
34	9423002	SKINNER VINEYARDS LLC	67.58	67.58	PA-20
35	9304046	SALUTI CELLARS	40.00	40.01	PA-40
36	8817032	ROME VALLEY VINEYARDS	17.47	17.76	PA-20
37	07021055	DUE RAGAZZE VINYARDS	11.24	10.86	PA-20
38	04607152	C G DI ARIE VINEYARD & WINERY	80.22	80.22	PA-20
39	08844013	JOSE WINE CAVES	40.01	40.10	PA-20
40	10501041	HART 2 HART VINEYARDS	116.10	114.36	PA-20
41	9508056	BARREL HEAD WINES LLC	20.82	20.84	LA-20
42	07013156	CIELO ESTATE	30.17	30.21	PA-20
43	4101109	PARAMOUNT VINEYARDS	42.00	38.43	RL-160
44	10901005	BATIA VINEYARDS	5.32	5.51	RE-5
45	9516015	BOM VINHO VINEYARD	13.17	11.14	LA-10
46	9401039	SENTIVO LLC	24.82	25.22	PA-20
47	32934123	MYKA CELLARS INC	1.68	1.76	IL
48	31905057	SECRET CHORD LLC	5.01	5.01	RE-5
49	04847129	VIA ROMANO VINEYARDS	1.97	0.99	CL
50	04816042	RUCKSACK CELLARS	21.33	19.86	PA-20
51	09401074	CREDENCE CORPORATION	70.62	69.82	PA-20
52	9411012	E16 WINERY	1.57	1.58	CC
53	09508045	BUMGARNER WINERY	29.83	28.40	PA-20
54	09318053	POLYNESIAN GIRL	22.65	23.55	LA-20
55	12613065	DARTAGNAN VINEYARDS	5.00	4.67	RE-5
56	4191013	OEM / WILD ROAM LLC	20.00	21.11	PA-20
57	9401056	FITZPATRICK WINERY & LODGE	29.37	29.22	PA-20

Totals

107 wineries have active ABC licenses

Out of 107, 57 wineries have business license data with El Dorado County

50 wineries (47%) are not accounted for in this data

27 out of 57 (47%) wineries are 20± acres in size or less

4 out of 57 (7%) are in the Limited Agricultural (LA) zone

EXHIBIT I



RESOLUTION NO. 140-2017

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING CODE (TITLE 130)

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, on December 15, 2015, the El Dorado County Board of Supervisors adopted a comprehensive update of the Zoning Ordinance which became effective on January 15, 2016; and

WHEREAS, after more than 18 months of implementation of the 2015 Zoning Ordinance Update, a number of major changes and corrections have been identified based on comments received by members of the Board of Supervisors, members of the public and County staff; and

WHEREAS, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires Zoning Ordinance amendments to be initiated by a Resolution of Intention;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances, as generally described below and as more specifically described in Exhibit A, attached hereto and incorporated herein:

- A. Major text changes in order to regulate new or expanded land uses not included in the 2015 Zoning Ordinance Update;
- B. Broad policy changes (e.g. changes to current agricultural setback regulations); and
- C. Focused Countywide amendments to the Zoning Map (e.g. consider allowing residential uses on lands zoned Open Space (OS) or Recreational Facility (RF) under specific and limited circumstances.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Agricultural Commission, Planning Commission, and Board of Supervisors will hold public hearings to consider the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of the above stated amendments/updates to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of September, 2017, by the following vote of said Board:

Ayes:Ranalli,Novasel,Hidahl,Frentzen,Veerkamp

Attest:
James S. Mitrisin
Clerk of the Board of Supervisors

Noes:None
Absent:None

By: 
Deputy Clerk

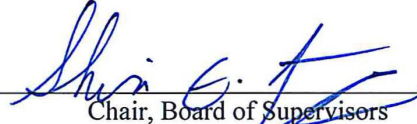

Chair, Board of Supervisors
Shiva Frentzen

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	ARTICLE 3		
1.	Section 130.20.040.B (Exemptions From Planning Permit Requirements)	Add new exemption for “Mobile Services”.	Major Zoning Text: Consider new exemption from Planning Permit requirements for temporary mobile uses
	ARTICLE 5		
2.	Section 130.04.015 (Notice Requirements and Procedure)	(Renumbered) Section 130.51.051: Add new public notice sign requirements to address issues such as sign size/visibility, sign orientation, posting timeframes and standard posting language.	Major Zoning Text: Add new public notice sign requirements for clarity and better visibility. <u>Consider minimum public notice requirements for County projects.</u>
3.	Section 130.40.100.B (Campgrounds and Recreational Vehicle Parks – Temporary Camping)	Expand temporary camping, not to exceed 30 days, outside existing campgrounds and RV parks (Section 130.40.100.B).	Major Zoning Text: Temporary camping, not to exceed 30 days, is currently allowed in campgrounds and RV parks (Section 130.40.100.B). Should temporary camping be allowed in other zones? If so, how should it be regulated?

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
4.	Table 130.40.400.1 (Wineries Allowed Use Matrix)	Proposed amendments to Table 130.40.400.1: 1. Add Limited Agriculture (LA) to the “Planned Agriculture 10 -19.9 Acres in Ag District” Section; 2. Remove the upper limit acreage (19.9) from the same column; and 3. Add “Out of Ag District” to the existing column labeled: “LA 10+ Acres.”	Major Zoning Text: Recommended amendments from the Agricultural Commission and Planning/Building Dept. Director to expand winery uses within General Plan Agricultural Districts
5.	Section 130.40.260.H and Table 130.40.260.3 (Ranch Marketing Provisions for Agricultural Grazing Lands)	Expand the zones eligible to use Ranch Marketing Agricultural Grazing uses to include both Planned Agricultural (PA) and Limited Agricultural (LA) Zones	Major Zoning Text: LA and PA zones already allow grazing uses and should be allowed to participate in applicable ranch marketing activities
6.	Section 130.40.100.A.2 (Large Family Day Care Homes)	Proposed removal of public notice requirement for Large Family Day Care Homes under Section 130.40.100.D.2 (Administrative Permit – public notice)	Major Zoning Text: Consider removing public notice requirement for Large Family Day Care Homes
7.	Section 130.40.080.1 (Animal Raising and Keeping Matrix)	Consider Adding “Aviaries, Commercial” (Allowed by CUP in R1A through RE Zones) to animal raising and keeping matrix	Major Zoning Text: Aviaries are not currently listed in the Zoning Ordinance

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
8.	(New) Section 130.52.060.F (Repeating Uses at Same Site)	Add new Subsection 130.52.060.F (Repeating Uses at Same Site) as follows: “Section 130.52.060 F (<u>Repeating Uses at Same Site</u>): <u>The Director may require a CUP instead of a TUP based on the use of permanent structures, the repeated nature of the use, and/or the history of similar TUPs on the same site.</u> ”	Major Zoning Text: Change gives Director flexibility to regulate long-term management of a specific site through a CUP rather than serial TUP’s.
9.	Section 130.40.160.F.6 (Home Occupations – Personal Services)	Add “Those” before “Personal services”. Add “that are similar to self-service laundries and dry cleaners” after “as defined in Article 8”.	Major Zoning Text: Consider adding Personal Services to uses allowed by right in home occupations. Note: most personal services, excluding laundries and dry-cleaners, were allowed by right in the previous (pre-2015) Zoning Ordinance
ARTICLE 8			
10.	Section 130.80.020 (Glossary)	Add text “ Mobile Services: <u>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, auto detailing, home cleaning service, dental service, book mobile, ice cream truck, etc.</u> ” <u>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.</u> “ between “Mobile/Manufactured Home Sales Lots” and “Model Home(s)”	Major Zoning Text: Consider new exemption for “mobile services” uses that do not create potential zoning conflicts, and therefore, should not require a Planning Permit

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	Zoning Tables		
11.	Table 130.23.020 (Industrial/R&D Zones Use Matrix)	Under Commercial subheading: Add “Self-Storage (Mini-storage)” and include use notations after the following zones “ <u>IL: P, IH: P, R&D: CUP</u> ”.	Major Zoning Text: Consider allowing self-storage uses in Industrial/R&D Zones
12.	Table 130.25.020 (Special Purpose Zones Use Matrix)	Under Commercial subheading: Add “Self-Storage (Mini storage)” and add use notation after the following zone: “ <u>TC: CUP</u> ”	Major Zoning Text: Consider allowing self-storage uses in TC zones
13.	Table 13.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial General (CG) Heading: 1. Winery Use Category/Full Service Facilities: Change from prohibited to <u>P</u> . 2. Restaurant Use Category: Change from prohibited to <u>P</u> . 3. Offices: Professional/Medical: Change from prohibited to <u>P</u> for both categories.	Major Zoning Text: Consider expanding uses allowed by right in the General Commercial (CG) Zone District
14.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Commercial Main Street (CM) Heading: 1. Outdoor Entertainment: Change use matrix from prohibited to CUP; 2. Winery: Change Production from prohibited to CUP.	Major Zoning Text: Consider expanding uses allowed by CUP in the Mainstreet Commercial (CM) Zone District
15.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	General Amendment to Table 13.22.020: Add “Distillery” as new commercial use and identify whether it is prohibited, allowed or requires CUP in each zone.	Major Zoning Text: Use not addressed in 2015 Zoning Ordinance Update

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
16.	Table 130.25.020 (Special Purpose Zones Use Matrix)	Under Residential Zones, add residential uses as an allowed use (“ <u>P</u> ”) in all Special Purpose Zones.	Major Zoning Text: Based on public request and supported by Gen Plan Policy 2.2.3.1 and Table 2-4, consider adding residential uses as an allowed use in all Special Purpose zones.
17.	Table 130.23.020 (Industrial/R&D Zones Use Matrix)	Under Commercial use type-under the Automotive and Equipment heading, add “Vehicle Sales and Rentals” to uses allowed by right (“P”) in the IL Zone and by CUP in the IH Zone.	Major Zoning Text: Consider allowing auto sales/rentals in Industrial Zones (IL and IH). Uses are generally compatible with most low-intensity industrial uses and potentially compatible with high-intensity industrial uses.

EXHIBIT A
Proposed Zoning Ordinance Major Amendments
Staff Review Draft – 7/26/17

Item No.	Zoning Map Amendments	
	Parcel ID	Proposed Revision
18.	051-481-21, 051-481-78, 051-481-77, 051-481-08, 051-450-30; 051-420-09, -21, -23 -35; 051-450-30, -31; 051-481- 77	Texas Hill Reservoir properties APNs: Rezone from RFL to RE-5, to reflect privately owned parcels designated Open Space on the General Plan Land Use Map. <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
19.	050-010-16	North Placerville APN: Rezone from RFL to RE-10 to reflect privately held parcel designated Open Space. <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
20.	046-370-42	Weber Reservoir APN: Rezone from RFL to RE-5, to reflect privately owned parcels designated Open Space. <i>Note: This proposed amendment is not consistent with General Plan Land Use Element Table 2-4 (General Plan LUD and Zoning District Consistency Matrix) – Only Zones LA, PA, RL, AG, RFL, RFH, OS and TC are consistent with OS Land Use Designation – Further action could require General Plan amendments for consistency.</i>
21.	Countywide	Potential Policy Amendment: Agricultural Setbacks

EXHIBIT J



RESOLUTION NO. 139-2017

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO AMEND THE ZONING CODE (TITLE 130)

WHEREAS, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the County of El Dorado adopted a General Plan in 2004; and

WHEREAS, many policies, programs, and implementation measures are implemented through the Zoning Ordinance; and

WHEREAS, on December 15, 2015, the El Dorado County Board of Supervisors adopted a comprehensive update of the Zoning Ordinance which became effective on January 15, 2016; and

WHEREAS, after more than 18 months of implementation of the 2015 Zoning Ordinance Update, a number of minor changes and corrections have been identified in order to correct errors and omissions, clarify confusing or ambiguous language/references, and consolidate/renumber previously adopted zoning regulations not included in the 2015 Zoning Ordinance Update; and

WHEREAS, pursuant to Section 130.63.020 of the Zoning Ordinance, which requires Zoning Ordinance amendments to be initiated by a Resolution of Intention;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors will set a public hearing to consider proposed amendments to the El Dorado County Zoning Code (Title 130) of the County Code of Ordinances, as generally described below and as more specifically described in Exhibit A, attached hereto and incorporated herein:

- A. Minor corrections, including, but not limited to, typographical errors;
- B. Minor text modification for clarity;
- C. Amending cross-references due to renumbering of Title 130 (Zoning Ordinance) of the County Code of Ordinances;
- D. Incorporation of previously adopted zoning regulations not included in the 2015 Comprehensive Zoning Ordinance Update; and
- E. Limited parcel-specific amendments to the Zoning Map to correct errors; and
- F. Incomplete amendments to Section 130.27.100 (Airport Noise Contour [-NC]) previously authorized by the Board in 2014 (ROI No. 239-2014) for consistency with the adopted 2012 Airport Land Use Compatibility Plan [ALUCP].

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of all necessary documentation and environmental review requirements pursuant to the California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Agricultural Commission, Planning Commission, and Board of Supervisors will hold public hearings to consider the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors hereby authorizes the Planning and Building Department - Long Range Planning, to proceed with the preparation of the above stated amendments/updates to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 12th day of September, 2017, by the following vote of said Board:

Ayes:Ranalli,Veerkamp,Hidahl,Frentzen,Novasel

Attest:

James S. Mitrison
Clerk of the Board of Supervisors

Noes:None
Absent:None

By:  _____
Deputy Clerk

 _____
Chair, Board of Supervisors
Shiva Frentzen

EXHIBIT A
Proposed Zoning Ordinance Minor Amendments
Staff Review Draft 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
1.	Article/Chapter/Section: All	Replace all references to “Design and Improvements Standards (DISM)/Land Development Manual (LDM), or successor document” with “adopted Community Design Standards for (refer to specific applicable standard/Board Resolution in each occurrence, e.g., Mixed Use Design Manual/Resolution 197-2015, Landscaping and Irrigation Standards/Resolution 198-2015, Mobile Home Park Design Standards/Resolution 200-2015, Outdoor Lighting Standards/Resolution 199-2015, Parking and Loading Standards/Resolution 202-2015, Research and Development Zone Standards/ Resolution 201-2015)” for all occurrences.	Minor Correction: Change internal references to Community Design Standards, adopted by Board resolution on 12-15-15.
	ARTICLE 2		
2.	Reference: Existing Chapter 130.38 (Airport Safety [AA] District)	<ol style="list-style-type: none"> 1. Relocate text from existing Chapter 130.38 (Airport Safety [AA] District) to Section 130.27.100 (Airport Noise Contour [-NC]) 2. Amend text in (relocated) Section 130.27.100 (Airport Noise Contour [-NC]) for consistency with the adopted 2012 Airport Land Use Compatibility Plan (ALUCP). 	Major Text: <ol style="list-style-type: none"> 1. Renumber text for consistency with 2015 ZO Update 2. Amendments to this section were previously authorized by Board under ROI 239-2014, but never completed.
3.	Chapter 130.16 (Signs)	Remove Chapter 130.16 (Signs) from Article 2; relocate text to Article 3 (where place holder currently reserved)	Minor Correction: Relocate text for consistency with existing Title 130

EXHIBIT A
Proposed Zoning Ordinance Minor Amendments
Staff Review Draft 7/26/17

Item No.	ZO/Chapter/Section	Revision	Reason for Revision
4.	Chapter 130.38 (Airport Safety [AA] District)	Relocate text from existing Chapter 130.38 to Section 130.27.100 (Airport Noise Contour [-NC])	Minor Correction: Reference change; move text to appropriate section of existing Title 130 (p. 70)
5.	Table 130.40.400.1 (Wineries Allowed Uses Matrix)	Add two uses under Winery line item: “Production Facilities” (“P” in all zones listed) and “Full Service Facilities” (allowed uses the same as shown under existing “Winery” line item)	Minor Zoning Text: Clarify two types of winery facilities as recognized in the Glossary and in practice (Production - with no public facilities - and Full Service Wineries)
ARTICLE 3			
6.	Chapter 130.36	Relocate text from Chapter 130.16 (Signs) to Article 3; renumber as Chapter 130.36	Minor Correction: Relocate text for consistency with existing Title 130
7.	Section 130.14.110 (Parcel size exception – Parcels conveyed to government agency)	Relocate text to new subsection 130.30.021 (Parcel size exception – Parcels conveyed to government agency) within Chapter 130.30 (General Development Standards)	Minor Correction: Reference change; move text to appropriate section of existing Title 130 (p. 96)

EXHIBIT A
Proposed Zoning Ordinance Minor Amendments
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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
8.	Section 130.14.120 (Parcel size exception – Same Generally)	Relocate text to new subsection 130.30.022 (Parcel size exception – Same Generally) within Chapter 130.30 (General Development Standards)	Minor Correction: Reference change; move text to appropriate section of existing Title 130 (p. 96)
9.	Section 130.30.030.C.2.b	Strikeout “f” after “subject to Subsection 3.” and replace with “g”.	Minor Correction: Correction to erroneous text reference.
10.	Section 130.30.030.F (Mineral Resource Protection Setback)	Strikeout “Subsection G.1 (Protection of Wetlands and Sensitive Riparian Habitat, Content) below,” and replace with “Subsection F.1 (Special Setbacks for Mineral Resource Protection)” after “The required setbacks in”.	Minor Correction: Correction to erroneous text reference.
11.	Section 130.32.050.A.3.a(3)(a) (Elevation and Floodproofing – Residential Construction)	Strikeout “feet above” after “is at or above”.	Minor Correction: Remove extra words
12.	Section 130.30.030.D (Fire Safe Setbacks)	Strikeout “edge of” after “lines or from the”. Add “centerline of” before “the road, unless”. Strikeout “side and/or rear” before “setback requirement to either”.	Minor Correction: Add/delete text for consistency with state fire safe setback regulations
13.	Section 130.26.040.B (reference to TRPA Code of Ordinances-list of primary uses)	Strikeout “Chapter 18, Section 18.4, Definition of Use Chapter 18,” and replace with “Section 21.4, List of Primary Uses,” after “TRPA Code of Ordinances”.	Minor Correction: Updated reference to reflect current TRPA code section.

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14.	Section 130.20.040.11.b	Add “(building height plus roof-mounted antenna height)” after “75 feet in overall height”.	Minor Correction: Text clarifies methodology for measuring height
15.	Table 130.24.030 (Residential Zones Development Standards)	Delete asterisk after “Side” and replace with notation for (new) footnote No. 4. Add: “ ⁴ Fire Safe setbacks may apply”. after footnote 3 at bottom of table.	Minor Correction: Add missing reference to Fire Safe setbacks
16.	Section 130.30.050.I (Fences, Walls and Retaining Walls)	Strikeout “six” after “any fence over” and replace with “seven”.	Minor Correction: Zoning amendment for consistency with Building Code
17.	Section 130.34.030 (Outdoor Lighting – Exemptions)	Add new Subsection 130.34.030.G: “Street Lights” after Subsection 130.34.030.F “Seasonal or holiday type lighting”	Minor Zoning Text: Add street lights to exemptions list-consistent with previous ZO Section 17.14.170.C.2 (lights used for illumination of public roads)
18.	Sections 130.33.010 through 130.33.030 (Landscaping Standards)	Strikeout “Design and Improvement Standards Manual (DISM)/Land Development Manual (LDM), or successor document” and replace with “adopted Community Design Standards for Landscaping and Irrigation (Resolution No. 198-2015)” for all occurrences.	Minor Zoning Text: Change references to applicable design standards

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19.	Section 130.20.040.B.2 (Exempt Activities and Uses: Agricultural Buildings)	Strikeout “Section 110.16.060 of Title 110 (Buildings and Construction) of the County Code of Ordinances.” and replace with “the County Code of Ordinances and the Building Code”	Minor Zoning Text: Replace specific code reference with general reference (to maintain ease of reference in the event of future code changes)
20.	Section 130.30.040 (Height Limits and Exceptions)	Strikeout “130.52.060 (Temporary Use Permit) or 130.52.070 (Variance)” and replace with “130.52 (Planned Development Permit) or 130.52.021 (Conditional Use Permit)	Minor Correction: Fix erroneous text references
ARTICLE 5			
21.	Section 130.51.050 (Public Notice)	Strikeout text: “ <u>See existing Title 130 (Zoning Ordinance) for the following sections which were amended on September 15, 2015 (Board adopted OR14-001):</u> ”	Minor Correction: Text reference not required; referenced text included in Section 130.51.050
22.	Section 130.04.015 (Notice Requirements and Procedure)	Re-number to 130.51.051; Add applicable public notice portion of Ordinance No. 5026 (Notice Requirements and Procedures)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
23.	Section 130.10.020 (Commission hearing)	Renumber to 130.51.052; Add applicable public notice portion of Ordinance No. 5026 (Commission hearing)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
24.	Section 130.10.040 (Board hearing)	Renumber to 130.51.053; Add applicable public notice portion of Ordinance No. 5026 (Board hearing)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
25.	Section 130.22.200 (Notice of hearings)	Renumber to 130.51.054; Add applicable public notice portion of Ordinance No. 5026 (Notice of hearings)	Minor Correction: Reference change for consistency with existing Title 130; Text added for consistency with adopted Ordinance No. 5026 (2015)
26.	Section 130.14.250 (Medical Marijuana Distribution Facilities)	Renumber/insert into (reserved) Section 130.40.140 (Medical Marijuana Distribution Facilities)	Minor Correction: Reference change; move text to reserved section of existing Title 130 (p. 193)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
27.	Section 130.14.260 (Outdoor Medical Marijuana Cultivation)	Renumber/insert into (reserved) Section 130.40.200 (Outdoor Medical Marijuana Cultivation)	Minor Correction: Reference change; move text to reserved section of existing Title 130 (p. 208)
28.	Subsections 130.14.260.2.D.1(b) and (c): (Outdoor Medical Marijuana Cultivation Standards— <i>Size of outdoor cultivation area</i>)	<u>Subsection 130.14.260.2.D.1(b)</u> : Delete “A and SA-10” after “RE-10”. Add “RL-10 and LA” before “400 square feet”.	Minor Zoning Text: Add/delete zone districts for consistency with 2015 Zoning Ordinance Update
29.	Subsection 130.14.260.2.D.5: (Outdoor Medical Marijuana Cultivation Standards— <i>Setbacks</i>)	<u>Subsection 130.14.260.2.D.5</u> : Delete “A, SA 10, RA-20, RA-40, RA-80, RA-160” after “RE-10”. Delete “AP and AE” before “100 feet”. Add “RL, LA, FR, AG” before “PA”.	Minor Zoning Text: Add/delete zone districts for consistency with 2015 Zoning Ordinance Update
30.	Section 130.40.100.D.1 (Campground Development Standards – Minimum Area and Density)	Add “park model units” before “or cabins”. Strikeout “area” and replace with “acre” after “per developable”.	Minor Zoning Text: Clarification that “park model units” are consistent with campground uses (equivalent to RV’s). Correct typo: “area” to “acre”.

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
31.	130.40.280.C (Recycling Collection Facilities)	Strikeout “Commercial (C), General Commercial (GC)” after “a secondary use in”. Add “Community Commercial (CC) and General Commercial (CG) before “and Industrial”. Add “Low (IL)” after “and Industrial”. Add “Also allowed by CUP in Commercial Rural (CRU) zone.” after “Administrative Permit.”	Minor Zoning Text: Section erroneously refers to deleted C Zone. Other minor text changes for consistency with 2015 Zoning Ordinance Update.
32.	Section 130.40.180.C.5 (Front setbacks for mixed use development)	Add the following title to table: “Table 130.40.180.1- Front Setbacks for Mixed Use Development”	Minor Zoning Text: Add title for purposes of better referencing
33.	Section 130.40.180.C.6 (Mixed use parking requirements)	Add the following title to table: “Table 130.40.180.2 – Parking Requirements”	Minor Zoning Text: Add title for purposes of better referencing
34.	Section 130.40.32.D.4	Strikeout “E.2” after “screening requirements in”. Add “C.1 and C.2” before “above”.	Minor Correction: Correct erroneous section reference
35.	Section 130.40.060.D.4 (Williamson Act Contract – Non Renewal)	Strikeout “as defined in Article 8 (Glossary): (See ‘Williamson Act Contract’)”.	Minor Correction: Remove reference to Glossary; Williamson Act Contract not defined
36.	Section 130.40.320.D (Residential Storage Areas)	Strikeout “E.2” and replace with “C.1 and C.2” after “screening requirements in”.	Minor Correction: Correct erroneous reference

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
37.	Section 130.40.190.C (Mobile/Manufactured Homes- Temporary Mobile Home Removal)	Add “, or be converted to dead storage consistent with Section 110.64.060 of County Code (Storage of unoccupied manufactured homes),” after “shall be removed from the property”	Minor Zoning Text: Consider allowing expired TMA’s to be converted to dead storage, rather than be removed, consistent with Building Code regulations
38.	Section 130.52.050.A and .B3 (Temporary Mobile Home Permit)	Strikeout “and” between “commercial” and “industrial zones”. Add “and recreational” after “industrial zones”.	Minor Zoning Text: Language added for consistency with allowed uses under 2015 Zoning Ord. Update
39.	Section 130.52.050 (Temporary Mobile Home Permit)	Add “their personal care and/or” after “assist the elderly or disabled homeowner(s) in”	Minor Zoning Text: Revision for internal consistency with Section 130.40.190.B.3 (Special Use Regulations for Mobile/Manufactured Homes)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
40.	Section 130.40.160.C.5	Strikeout “building permit for” before “change of use for”. Strikeout “the residence” after “that portion of”. Strikeout “shall receive final occupancy approval subject to current building code requirements prior to business license approval” after “commercial customers”. Add “a structure” before “utilized as an office”. Add “/or” before “restroom” and “commercial customers” (2 occurrences). Add “may require a building permit” after “commercial customers”.	Minor Zoning Text: Eliminate building permit mandate for home occupations; building permits are already regulated by Building Code.
41.	Section 130.52.060.E.1 (Temporary Use Permit Requirements for Approval: Time Limits)	Add “in a single calendar year” after “shall be the maximum allowed”. Strikeout “Consecutive” before “3-day Weekends for a total of 6 days”. Add “Special Events, temporary (if authorized by the Zone District)” after “Youth, charitable, or nonprofit organization projects or events”.	Minor Zoning Text: Amendments to limits on temporary special events for consistency with other provisions of Article 4 (Temporary Special Events)
42.	Section 130.52.060.E.4 (Temporary Use Permit Requirements for Approval: Time Limits)	Strikeout Subsection 130.52.060.E.4: “A new Temporary Use Permit may be issued within a 30-day period from the expiration date of a similar Temporary Use Permit for the same property, or from removal of materials or structures associated with said use.”	Minor Zoning Text: Removes unneeded language regarding time limits for repeat uses of the same site (time limits already included elsewhere in Subsection)

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
43.	Section 130.40.060.C.2 (Agricultural Preserves and Zones: Contracts, Criteria and Regulations – Use and Structures)	Strikeout “upon a positive recommendation from the Ag Commission and approved by the Board” after “enlarged on the property”. Add “Non-compatible uses permitted in the Zone District may be permitted by CUP and require a recommendation from the Agricultural Commission.” after “(Agricultural and Resource Zone Districts Use Matrix)”.	Minor Zoning Text: Zoning/Use clarification: agriculturally-compatible uses/structures should not require a CUP, consistent with other provisions of the Ordinance.
44.	Sections 130.40.180.B.7 and 130.40.180.B.8 (Mixed Use Development – General Requirements)	Add “consistent with the Mixed Use Design Standards and Guidelines” after “in Community Regions”. Strikeout “All mixed use development projects in Community Regions shall demonstrate consistency with the design standards and guidelines found in the adopted Mixed Use Design Manual. For discretionary projects requiring public hearing, staff shall make a recommendation to the review authority based on a determination of consistency with the adopted Mixed Use Design Manual” after “(Design Review Permit)”. Strikeout “9. Any other development project with a mixed use component, such as a Conditional Use Permit or Development Plan Permit, shall be encouraged to comply with the standards and guidelines found in the adopted Mixed Use Design Manual.”	Minor Zoning Text: Clarifies that Mixed Use (MXD) section requires a Design Review Permit for projects in Comm. Regions for findings of consistency with MXD Design Manual. Projects non-compliant with MXD Design Manual require a Planned Development Permit.

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
45.	Section 130.40.120.B.1 (Commercial Caretaker Housing)	Strikeout “one or more” after “including but not limited to”. Add “d. Practicality of permanent facilities” after “c. Data from law enforcement agencies demonstrating significant exposure to vandalism or the loss of goods and/or equipment.”	Minor Zoning Text: Revisions for consistency with Section 130.52.050.B.3 (Temporary Mobile Home Permit)
46.	Section 130.53.050 (Temporary Mobile Home Permit)	Add reference to additional temporary mobile home uses allowed in the Zoning Ordinance, including RV’s for commercial caretakers (Section 130.52.050.B.3 and F.1.c [TMA]) and RV’s for temp while constructing and construction employee housing (Section 130.40.190.B.2 and B.5)	Minor Zoning Text: Additional references for internal consistency within Title 130
47.	Section 130.40.120.E.3.d	Add “, including agricultural worker housing for six or fewer employees” after “seasonal worker housing”.	Minor Zoning Text: Clarify type and number of seasonal workers for temporary housing
ARTICLE 8			
48.	Section 130.80.020 (Glossary): Animal Keeping	Add “(See Horse boarding, see Home Occupation section 130.40.160.C.13)” after “(See Section 130.40.080: <i>Animal Raising and Keeping.</i>)”	Minor Zoning Text: New text provides reference to common questions about horse boarding.
49.	Section 130.80.020 (Glossary): Farmer’s Market	Strikeout “20” and replace with “40” after “See Section 130.”	Minor Corrections: Corrects erroneous code reference

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50.	Section 130.80.020 (Glossary): Roads: Easement	Strikeout “A ‘prescriptive easement’ can be claimed after continuous and open use by the non-owner against the rights of the property owner for a period of five years.” after “for all other purposes.”	Minor Zoning Text: Remove unneeded language: <i>Prescriptive easements are recognized after court determination</i>
51.	Section 130.80.020 (Glossary) Commercial Recreation: Indoor Entertainment	Add “museums” between “assembly” and “and dance halls”.	Minor Zoning Text: Add museums to list of indoor entertainment uses
52.	Section 130.80.020 (Glossary) Agriculture, Value-Added Product	Add “grapes into wine,” between “into pie or cider” and “or the production of jam from fruit”. Add “for purposes of on-site or off-site sales, when such production and/or sales is consistent with Section 130.40.400 (Wineries), Section 130.40.260 (Ranch Marketing) and other applicable provisions of this Title.” after “or the production of jam from fruit”.	Minor Zoning Text: Language added to clarify off-site wine sales as an allowed use, when consistent with other provisions of Title 130.
53.	Section 130.80.020 (Glossary)	Add text “ Personal Services. (Use Type) See Retail Sales and Service” between definition of “Parks” and “Picnic Area”	Minor Zoning Text: Clarifies where personal services are defined in the Glossary.
54.	Section 130.80.020 (Glossary)	Definition of Large Family Day Care Home: Strikeout “7” and replace with “9” after “family day care”.	Minor Zoning Text: Correct overlapping definitions of “Small” and “Large” family day care home

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
	Zoning Tables		
55.	Table 130.24.020 (Residential Zone Use Matrix)	Strikeout “NS: Neighborhood Service” from table header.	Minor Correction: Delete erroneous reference; there is no NS Zone.
56.	Table 130.21.020 (Agricultural, Rural Lands and Resource Zone Districts Use Matrix)	Add the following changes under the TPZ Zone District: 1. Commercial subheading: Add “—“ after “Commercial Kitchen” (to indicate use prohibited in zone) 2. Industrial subheading: Add “—“ after “Industrial General (to indicate use prohibited in zone) 3. Recreation and Open Space subheading: Add “—“ after “Off Highway or Off Road Vehicle Recreation Area and Ski Area” (to indicate use prohibited in zone)	Minor Zoning Text: Clarify prohibited uses (use matrix currently blank in some areas)
57.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Under Residential subheading: 1. Strikeout “See Section 130.40.180 (Mixed Use Development)”. Add “Permitted by Design Review (See Section 130.40.180)” under heading: “Specific Use Regulation”.	Minor Zoning Text: Clarify permit requirements for internal consistency with other provisions of Title 130
58.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Strikeout reference to footnote 6 (p. 34), Strikeout footnote 6 (p. 35)	Minor Correction: Footnote 6 is struck out in existing Table 13.22.020.
59.	Table 130.23.030 (Industrial/R&D Zones Development Standards)	Add reference to footnote 5 after text “Minimum Lot Size (in square feet)” and “Minimum Lot Width (in feet)”	Minor Correction: Missing reference in table

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
60.	Table 130.24.020 (Residential Zone Use Matrix)	Under Residential zones, Large Family Daycare: Add to Specific Use Regulations column reference to <u>130.40.110</u> (Child Day Care Facilities).	Minor Zoning Text: Additional code reference to clarify use
61.	Table 130.24.030 (Residential Zones Development Standards)	Residential zone standards: Remove asterisk and add footnote to reference Section 130.30.040, Building Height Determination for Side Yard Setbacks to Side Setback requirements.	Minor Zoning Text: Clarify development standards
62.	Table 130.24.020 (Residential Zone Use Matrix)	Under Residential Zones, Mobile/Manufactured Home Park: Add the following to Specific Use Regulation column: <ol style="list-style-type: none"> 1. "130.40.190" 2. Refer to Adopted Community Design Standards for mobile/manufactured home parks (12/2015) 	Minor Zoning Text: Additional code references to clarify development standards
63.	Table 130.21.020 (Use Table for Agricultural Zones)	Correct footnote 2 in Table 130.21.020 as follows: "Dogs used for herding or guardian purposes in commercial ranching or browsing operations are allowed by right subject to licensing requirements of Animal Control in compliance with Title 6 (Zoning Ordinance Administration <u>Animals</u>)."	Minor Correction: Corrects the name of the referenced Title
64.	Table 130.25.020 (Special Purpose Zones Use Matrix)	Seasonal Sales Use Type: Move Seasonal Sales from a subgroup under Lodging Facilities to its own use type. Under Transportation Corridor (TC) Zone, change from Administrative Permit (A) to Temporary Use Permit (TUP).	Minor Zoning Text: Clarify regulations for seasonal sales uses
65.	Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)	Strikeout reference to 130.40.180 (Mixed Use Development) Under Residential Use Type. Also see Previous ROI Correction regarding permit requirements for Mixed Use Development.	Minor Correction: Remove circular reference

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Item No.	ZO/Chapter/Section	Revision	Reason for Revision
66.	Table 130.24.030 (Residential Zones Development Standards)	Under Agricultural Structure development standards: Strikeout “—“ under R1 and R20K Headings and replace with “50”.	Minor Zoning Text: Limited animal raising/keeping is allowed by right in R1/R20K Zones, and therefore, a minimum building setback is required. Recommend 50’ setback to ensure compatible uses.
67.	<u>Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones)</u>	<u>Add the following change for the CPO Zone District: Add “P/CUP” after “Retail Sales and Service: Personal Services” (to indicate use allowed by right or Conditional Use Permit, depending on type/intensity of proposed use).</u>	Minor Correction: <u>Use allowed in all other commercial zones: inadvertently omitted from CPO Zone Dist.</u>

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Zoning Map Amendments		
Item No.	Parcel ID	Proposed Revision
68.	Countywide	Add Exhibit A (Zoning Maps) to the Zoning Ordinance pursuant to Section 130.12.020: Sec. 130.12.020 - Zoning Map and Zones. The boundaries of the zones established by this Section shall be shown on the maps designated as the "County of El Dorado Zoning Maps," hereinafter referred to as Zoning Map. The Zoning Map shall be adopted by the Board in compliance with applicable law, and is hereby incorporated into this Title by reference as though it were fully set forth herein (see <u>Exhibit A - Zoning Map</u>). Any changes to the Zoning Map shall be accomplished as set forth in Chapter 130.63 (Amendments and Zone Changes).
69.	121-280-15	El Dorado Hills (White Rock Road)– Remove “PD” Overlay
70.	060-361-95	Garden Valley Area 060-361-95: Rezone portion from CL to RE-5 to conform to the General Plan land use designation of C and MDR.
71.	104-250-10	Pilot Hill APN– Rezone from RM to CC to conform to General Plan land use designation.
72.	APNs: 046-40-69, 046-840-56, 046-520-28, 046-840-62, 046-840-55, 046-840-59 (possibly others)	Candlelight Village – Reconfigure existing zoning boundaries for at least six parcels (split-zoned R1 and Commercial) for consistency with the General Plan Land Use Map (HDR and C). <i>Note: Existing zone boundaries are incorrect due to a GIS software error. All lands should be zoned R1, with the exception of an approximate 100-foot strip of land along the north side of Mt. Aukum Rd., which should be zoned commercial (CC and a small portion of CL along the mobile home park entrance road)</i>
73.	074-100-29, 074-100-41, 074-100-46, 074-100-50	Greenwood area: APNs– rezone from CL to CC to eliminate spot zoning issue.

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Zoning Map Amendments		
Item No.	Parcel ID	Proposed Revision
74.	016-410-10, 016-410-07, 016-410-06, 016-261-14, 016-261-12, 016-261-02	Meeks Bay rezone from C to R1 to conform to TRPA Area Plan and El Dorado County Ordinance 5031, approved 12/15/15.
75.	040-080-06	Single APN (Cabodi) – Recommend rezone from TPZ Parcel to FR-160 consistent with surrounding parcels. Discussion: The Assessor's office provided records indicating that in 1978, after the State Legislature approved the Forest Taxation Reform Act of 1976, the Board of Supervisors adopted Ordinance 1861 to rezone lands to TPZ. Contained in the Assessor's file with Ordinance 1861 is documentation listing specific APN's considered for TPZ and includes a list of which parcels were excluded by the Board in 1978. The parent parcel, APN 040-080-03 is on the list of parcels excluded from TPZ in January 1978.
76.	043-550-64	Camino APN (100 percent Commercial land use designation), Recommend rezone from split zoning of CPO/PA-10 to 100 percent CPO.
77.	123-630-09	APN in Serrano M3/M4. Portion of property on east side should be rezoned from R1-PD to OS-PD.
78.	327-231-34	Missouri Flat APN: Rezone portion from CC to R1A to be consistent with General Plan land use designation of C and MDR.
79.	074-042-02 074-042-03	Penobscot Ranch APN's (147 acres - Emard, 168 acres - Marengo): Rezone from LA to PA.
80.	060-401-32	Garden Valley APN: Rezone from Limited Commercial (CL) to General Commercial (CG), consistent with 2015 Board-approved ZOU rule set for the TGPA-ZOU Project

EXHIBIT K

DAL.jr
Subdivisions Title 120
Zoning Title 130
8-25-2015



ORDINANCE NO. 5026

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

Section 1. El Dorado County Ordinance Code Part B-Land Development Code, Title 120-SUBDIVISIONS, Subpart 1.-Major Land Divisions, Chapter 120.24 Tentative Maps; and Subpart II- Minor Land Divisions, Chapter 120.48 Tentative Maps are hereby amended to read as follows:

SUBPART 1. MAJOR LAND DIVISIONS CHAPTER 120.24 / TENTATIVE MAPS

Section 120.24.085. - Notice requirements and procedure.

- A. Action by the Planning Commission pursuant to Section 120.24.075.A shall be made after a public hearing for which notice has been given as follows:
 1. Mailed or delivered at least ten days prior to the hearing to the applicant and all owners of real property as shown on the latest equalized assessment roll within one thousand feet (1,000') of the property which is the subject of the hearing excluding condominium conversions. Expanded notice would be required as follows:
 - a. 2,640 feet (half a mile) notice for residential applications creating between 300 through 999 lots;
 - b. 5,280 feet (one mile) notice for residential applications creating 1,000 lots or more;
 2. Physical posting of notice on the property proposed for development so as to be visible to the public;
 3. For land development with 300 dwelling units and larger, the project application shall require a public outreach plan, as determined by the Development Services Division Director, to be conducted by the applicant to further provide early public notice and input on the development application, subject to review and approval by the Development Services Division Director; and
 4. Published once in at least one newspaper of general circulation at least ten (10) days prior to the hearing.

**SUBPART II.-MINOR LAND DIVISIONS
CHAPTER 120.48 / TENTATIVE MAPS**

Section 120.48.065. - Notice requirements and procedure.

- A. Action by the Development Services Division Director pursuant to Section 120.48.060.A shall be made after a public hearing for which notice has been given as follows;
1. Mailed or delivered at least ten (10) days prior to the hearing to the applicant and all owners of real property as shown on the latest equalized assessment roll within one thousand feet (1,000') of the property which is the subject of the hearing with the exception of condominium conversions.
 2. Published once in at least one (1) newspaper of general circulation at least ten days prior to the hearing.

Section 2. El Dorado County Ordinance Code Part B-Land Development Code, Title 130 ZONING, Subpart 1.-Planned Developments, Chapters 130.04-Procedure, and Subpart II-General Land Use Zoning, Chapter 130.10-Amendments, and Chapter 130.22-Land Use Permit Procedures Article III.-Permit Approval or Disapproval are hereby amended to read as follows:

Section 130.04.015. - Notice requirements and procedure.

- A. Action by the Planning Commission pursuant to Section 130.04.005.B.1 shall be made after a public hearing for which notice has been given as follows:
1. Mailed or delivered at least ten (10) days prior to the hearing to the applicant and all owners of real property as shown on the latest equalized assessment roll within one thousand feet (1,000') of the property which is the subject of the hearing or:
 - a. 2,640 feet (half a mile) notice for residential applications creating between 300 through 999 lots;
 - b. 5,280 feet (one mile) notice for residential applications creating 1,000 lots or more;
 2. Physical posting of notice on the property proposed for development so as to be visible to the public;
 3. For land development with 300 dwelling units and larger, the project application may require a public outreach plan as determined by the Development Services Division Director, to be conducted by the applicant, to further provide early public notice and input on the development application, subject to review and approval by the Development Services Division Director; and
 4. Published once in at least one newspaper of general circulation at least ten (10) days prior to the hearing.

Section 130.10.020. - Commission hearing.

- A. Following the filing of a verified petition as provided for in Section 130.10.010.A, the executive secretary of the Planning Commission shall designate the time and place of the public hearing on the petition as may be required by law, and shall give notice of the hearing as required by law, subject to the provisions under Section 130.10.040.

The failure of any property owner to receive such notice shall not invalidate the proceedings.

Section 130.10.040. - Board hearing.

- A. Upon receipt of the report from the planning commission, the clerk of the board of supervisors shall set the matter for public hearing after notice thereof and of the proposed amendment, given as provided by law, and in addition thereto shall give notice of the time and place of the hearing by mail to all property owners within one thousand feet of the property proposed to be rezoned, excluding condominium conversions, and:
1. 2,640 feet (half a mile) notice for residential applications creating between 300 through 999 lots;
 2. 5,280 feet (one mile) notice for residential applications creating 1,000 lots or more;
 3. Physical posting of notice on the property proposed for development so as to be visible to the public; and
 4. For land development with 300 dwelling units and larger, the project application may require a public outreach plan as determined by the County, to be conducted by the applicant, to further provide early public notice and input on the development application, subject to review and approval by the Development Services Division Director.

The notice shall state the location and present zoning of the property and the nature of the proposed amendment. The notice shall be mailed at least ten days prior to the date of the hearing. The failure of any property owner to receive the notice shall not invalidate the proceedings.

After the conclusion of the hearing, the board of supervisors may adopt the amendment or any part thereof as approved by the planning commission or take any other action it deems appropriate and consistent with the general plan.

Section 130.22.200. - Notice of hearings.

Notice for all hearings held pursuant to this chapter shall be given in accordance with the provisions of Government Code Section 65091 (Ord. 4589 §§2, 5, 2001) and as follows:

- A. Action by the approving authority shall be made after a public hearing for which notice has been given as follows:
1. Mailed or delivered at least ten (10) days prior to the hearing to the applicant and all owners of real property as shown on the latest equalized

- assessment roll within one thousand feet (1,000') of the property which is the subject of the hearing.
- 2. Published once in at least one newspaper of general circulation at least ten (10) days prior to the hearing.
- 3. For Specific Plans the following notification applies:
 - a. 2,640 feet (half a mile) notice for residential applications creating between 300 through 999 lots;
 - b. 5,280 feet (one mile) notice for residential applications creating 1,000 lots or more;
 - c. Physical posting of notice on the property proposed for development so as to be visible to the public;
 - d. For land development with 300 dwelling units and larger, the project application may require a public outreach plan as determined by the Development Services Division Director, to be conducted by the applicant, to further provide early public notice and input on the development application, subject to review and approval by the Development Services Division Director.

Section 3. This ordinance shall become effective thirty (30) days following adoption hereof.

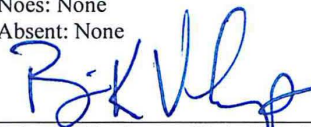
PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 15th day of September, 2015, by the following vote of said Board:

Ayes: Michael Ranalli, Shiva Frentzen, Ron Mikulaco, Brian K. Veerkamp, Sue Novasel

Noes: None
Absent: None

ATTEST
JAMES S. MITRISIN
Clerk of the Board of Supervisors

By 
Deputy Clerk


Brian K. Veerkamp, Chair, Board of Supervisors

APPROVED AS TO FORM
ROBYN TRUITT DRIVON
COUNTY COUNSEL


David A. Livingston,
Sr. Deputy County Counsel

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL ON
FILE IN THIS OFFICE

Date _____
ATTEST: JAMES S. MITRISIN, Clerk of the Board of
Supervisors of the County of El Dorado, State of California.

By _____
Deputy Clerk

EXHIBIT L

Ordinance No. 5059

Page 1 of 7



ORDINANCE NO. 5059

AN ORDINANCE ADDRESSING camping and storage of personal property on private and public property in El Dorado County.

THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO DOES ORDAIN that Chapter 55 of Title 9 of the El Dorado County Ordinance Code, entitled "Camping and Storage of Personal Property on Private and Public Property," is hereby enacted to read as follows:

CHAPTER 9.55
CAMPING AND STORAGE OF PERSONAL PROPERTY
ON PRIVATE AND PUBLIC PROPERTY

Section 9.55.010. - Purpose and Findings.

The purpose of this chapter is to maintain streets, parks, and other public and private property within El Dorado County in a clean, sanitary, and accessible condition and to protect the health, safety, and welfare of the community. The Board of Supervisors finds that the use of certain areas for camping purposes or storage of personal property interferes with the rights of others to use the areas for which they were intended. Such activity can also constitute a public health and safety hazard that adversely impacts neighborhoods and commercial areas. The Board further finds that camping and storing personal property near the high water mark of waterways poses a serious risk to the quality of the waterways and the health and safety of citizens using the waterways and results in abandoned, unattended, or unsecured property polluting the waterways during high water flows. The Board of Supervisors further finds that camping and storing personal property on private property without the consent of the owner adversely affects private property rights as well as the health, safety, and welfare of the owner and public.

Section 9.55.020. - Application.

This chapter shall apply generally to all property throughout the unincorporated territory of the County wherein any of the conditions herein specified are found to exist. Any condition or conduct that would constitute a violation of this chapter, but which is permitted or authorized under any County ordinance or State or Federal law, shall not constitute a violation of this chapter.

Section 9.56.030. - Enforcement.

Any law enforcement officer shall have the authority to enforce this chapter.

Section 9.55.040. - Definitions.

For the purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

Camp or *Camping* means using property for living accommodation purposes, as evidenced by: (a) remaining for prolonged or repetitious periods of time, not associated with ordinary recreational use of the property, with one's personal possessions or belongings (including but not limited to clothing, tents, sleeping bags, bedrolls, blankets, sheets, pillows, luggage, backpacks, kitchen utensils, cookware, and cooking equipment); and (b) engaging in one or more of the following: sleeping, storing personal possessions or belongings, making a fire outside of a designated fire pit, or cooking meals. The combined activities of (a) and (b) constitute camping when it reasonably appears in light of all the circumstances that a person is using the property as a living accommodation.

Ordinary High Water Mark means the average level of the water attained in annual seasonal flow.

Park or *Parks* means any park, playground, recreation center, or any other lands or facilities owned, operated, maintained, administered, or managed by the County or a community services district within the County and devoted to active or passive recreation. The term "park" includes all facilities or improvements within a park and all water or waterways within or adjacent to a park.

Personal Property means any tangible property, including but not limited to goods, materials, merchandise, tents, cooking equipment, tarpaulins, bedding, sleeping bags, hammocks, personal or household items, luggage, backpacks, clothing, and documents.

Private Property means all private property, including but not limited to streets, sidewalks, alleys, and improved or unimproved land.

Public Property means all public property, including but not limited to streets, sidewalks, alleys, improved or unimproved land, parks, or trail facilities.

Store means to put aside or accumulate personal property for use when needed, to put for safekeeping, or to place or leave in a location.

Tent means a collapsible shelter made of fabric such as nylon or canvas or a tarp stretched and sustained by supports, which is not open on all sides and which hinders an unobstructed view behind or into the area surrounded by the fabric.

Trail Facility or Trail Facilities means any class 1 trail, bicycle or multi-use trail, natural trail, or horseback riding trail that is owned, maintained, or operated by the County or a community services district within the County, including any area or access point adjoining the trail over which the County or community services district within the County owns or maintains an easement. For purposes of this chapter, “trail facility” includes the portion of the Sacramento Placerville Transportation Corridor that is located within the County.

Unattended means no person is present with the personal property who asserts or claims ownership over the personal property. Conversely, property is considered “attended” if a person is present with the personal property and the person claims ownership over the personal property.

Section 9.55.050. - Unlawful Camping.

A. With the exception of authorized camping at a private or public campground or recreational vehicle park or camping authorized under any other ordinance, law, or regulation, no person shall camp in the following areas:

1. Any private property unless
 - (a) the person camping (i) is the owner or tenant of the private property; (ii) is a family member or relative of an owner or tenant of the private property; (iii) is accompanied by an owner or tenant of the private property; or (iv) has written permission in his or her possession from an owner or tenant of the private property and the written permission includes the owner’s or tenant’s name, address, and phone number; and
 - (b) the camping is not prohibited under El Dorado County Title 130 or any other ordinance, law, or regulation.
2. Any County park or trail facility, except in locations designated for such purposes or pursuant to a lawfully issued permit.
3. Any County airport.
4. Any public property that is within or below 100 feet above the ordinary high water mark of any lake, waterway, river, stream, pond, or reservoir.

B. Permitting of camping in County parks shall be governed by Chapter 9.46.

C. Permitting of camping for an Outdoor Music Festival shall be governed by Chapter 5.32.

Section 9.55.060. - Storage of Personal Property.

A. No person shall store personal property in the following areas:

1. Any private property unless the person (i) is the owner or tenant of the private property; (ii) is a family member or relative of an owner or tenant of the private property; (iii) is accompanied by an owner or tenant of the private property; (iv) has verbal or written consent of the owner and the property is stored inside a building or structure other than a tent; or (v) has written permission in his or her possession from an owner or tenant of the private property and the written permission includes the owner's or tenant's name, address, and phone number.
2. Any County park or trail facility.
3. Any County airport unless inside a hanger and consistent with the terms of a lease.
4. Any public property if the personal property obstructs County operations, including street or sidewalk maintenance or cleaning, or impedes passage on public streets, sidewalks, or alleys, including passage for persons with disabilities.
5. Any public property that has a clearly posted closure time and the property is stored after the posted closure time.
6. Any public property that is within or below 100 feet above the ordinary high water mark of any lake, waterway, river, stream, pond, or reservoir.

Section 9.55.070. - Unlawful Daytime Camping.

For any County public property where camping is not authorized under authority independent of this chapter or prohibited under section 9.55.050, no person shall erect, configure, or construct a tent from 8:00 a.m. to 8:00 p.m. (except during rainfall or when the temperature is below 50 degrees Fahrenheit). A person must take down, fold, deconstruct, or put away any tent erected, configured, or constructed in any such public property between the hours of 8:00 a.m. to 8:00 p.m. (except during rainfall or when the temperature is below 50 degrees Fahrenheit). Removal of property for a violation of this section pursuant to Section 9.55.080 is limited to the tent erected in violation of this section.

Section 9.55.080. - Notice.

A. Warrant Requirement. Absent circumstances authorizing a warrantless search or seizure under state and federal law, the County shall obtain a warrant before impounding, removing, or searching any property stored or tent erected in violation of this Chapter. The requirement for a warrant under this Chapter shall not be interpreted to require a warrant when one would not be required under the Fourth Amendment to the Federal Constitution.

B. Pre-Removal Notice. Before impounding or removing any personal property stored or tent erected in violation of this chapter, the County shall provide pre-removal notice. Pre-removal notice under this chapter shall be deemed provided if written notice is provided to the person who is storing or claims ownership of the personal property or tent or written notice is posted conspicuously on or near the personal property or tent. Actual removal by the County must

commence within 72 hours after expiration of the 24-hour period provided for in the pre-removal notice. The written notice shall contain the following:

1. A general description of the personal property to be removed;
2. The location from which the personal property will be removed;
3. The date and time the notice was posted;
4. A statement that the camping is in violation of section 9.55.050 or section 9.55.070 or the personal property is stored in violation of section 9.55.060;
5. A statement that the personal property may be impounded if not removed from the private or public property within 24 hours;
6. A statement that moving personal property to another location in the same private or public property will not be considered removal of the personal property;
7. The address where the removed private property will be located, including a telephone number through which a person may receive information as to impounded personal property; and
8. A statement that impounded personal property may be disposed of if not claimed within 95 days after impoundment.

C. Post-Removal Notice. Upon removal of stored personal property pursuant to this chapter, written notice shall be provided to the person who stored or claims ownership of the personal property or tent or conspicuously posted in the area from which the personal property was removed. If requested by the person who stored or claims ownership of the personal property or tent, reasonable efforts shall be made to provide or assist in obtaining transportation assistance if the person is unable travel to the place of storage and providing transportation or assistance is feasible. The written notice shall contain the following:

1. A general description of the personal property removed;
2. The date and approximate time the personal property was removed;
3. A statement that the camping was in violation of section 9.55.050 or section 9.55.070 or the personal property was stored in violation of section 9.55.060;
4. The address where the removed personal property will be located, including a telephone number through which a person may receive information as to impounded personal property; and

5. A statement that impounded personal property may be discarded if not claimed within 95 days after impoundment.

Section 9.55.090. - Storage and Disposal.

Any property seized under this chapter shall be inventoried and stored pursuant to the written policy of the Sheriff's Office and, if not claimed within 95 days, disposed of pursuant to Chapter 8.86.

Section 9.55.100. - Nonexclusivity.

Nothing in this chapter shall limit or preclude the enforcement of other applicable laws to conduct within the scope of this chapter and the remedies provided herein are cumulative to all other remedies now or hereafter available to abate or otherwise regulate the conduct described herein.

Section 9.55.110. - Penalty for Violation.

Any person violating any provision of this chapter is guilty of a misdemeanor, punishable in accordance with Chapter 1.24.

Section 9.55.120. - Severability.

If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this chapter or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter or any part thereof. The Board of Supervisors hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase of this chapter irrespective of whether one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases is held invalid or ineffective.

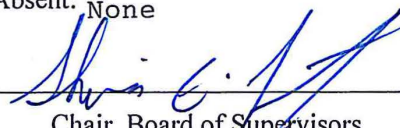
This ordinance shall become effective thirty (30) days following adoption hereof.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 29th day of August, 2017 by the following vote of said Board:

ATTEST
JAMES S. MITRISIN
Clerk of the Board of Supervisors

Deputy Clerk



Ranalli, Veerkamp, Frentzen,
Ayes: Hidahl, Novasel
Noes: None
Absent: None

Chair, Board of Supervisors
Shiva Frentzen

Ordinance No. _____
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APPROVED AS TO FORM
MICHAEL J. CICCOZZI
COUNTY COUNSEL

By: Bre Moebius
Breann M. Moebius
Deputy County Counsel