

5. The maximum length of stay is clarified consistent with Title 5.56, as well as the corresponding transient occupancy tax and business license requirements.
6. Review by the Agricultural Commission has been expanded to include Timber Production Zones (TPZ) and agricultural zone districts, in addition to the General Plan designated Agricultural District under the current Guidelines.
7. Clarifying language has been added regarding meal service, signage, and parking standards.

ENVIRONMENTAL REVIEW

The Bed and Breakfast Inn Ordinance is exempt from the requirements of CEQA pursuant to Section 15601(b.3) of the CEQA Guidelines stating that “A project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The ordinance complies with previous Planning Commission direction in requiring further discretionary review under a conditional use permit to include environmental review on a case by case basis.

RECOMMENDATION: Recommend approval

ATTACHMENTS

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| Exhibit A | General Plan Policies |
| Exhibit B | 1997 Interim Guidelines |
| Exhibit C | State Business and Professions Code 24045.11 |
| Exhibit D | Responses (5) to request for comments on Working Draft Ordinance |
| Exhibit E | Resolution No. 44–2008 |