



## Legislation Text

---

**File #:** 20-0829, **Version:** 1

---

Hearing to consider the first reading of proposed Title 130 Zoning Ordinance Major Amendments (OR17-0002) and Title 120 Subdivisions Ordinance Amendments and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Recommend the Board of Supervisors approve the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update (TGPA/ZOU) Environmental Impact Report (EIR) consistent with Sections 15162 and 15164 of the CEQA Guidelines (EXHIBIT A); and
- 2) Recommend the Board of Supervisors approve the proposed major amendments to the Zoning Ordinance, incorporating additional changes recommended by the Planning Commission on July 9, 2020, and adopt an Ordinance for Title 130 Zoning Ordinance Major Amendments of the El Dorado County Ordinance Code (EXHIBIT B) as presented by staff; and
- 3) Recommend the Board of Supervisors approve the proposed amendments to Title 120 of the El Dorado County Ordinance Code (EXHIBIT C) as presented by staff.

### **DISCUSSION / BACKGROUND**

Request to consider recommendation for adoption of proposed Title 130 Zoning Ordinance Major Amendments (OR17-0002) project submitted by EL DORADO COUNTY. The major amendments include but are not limited to:

- 1) Expand the allowable commercial and/or industrial zones for uses including: distillery, professional and medical office, full service winery facility, vehicle sales and rentals, self storage (mini storage), drive through facilities, and mobile services consistent with the intent of each respective zone (Article 2, Table 130.22.020 - Allowed Uses and Permit Requirements for the Commercial Zones, and Table 130.23.020 - Industrial/R&D Zones Use Matrix);
- 2) Expand the allowable agricultural zones for the following agricultural land uses: ranch marketing uses for agricultural grazing lands, and full service winery facilities consistent with the intent of each respective zone (Article 4, Table 130.40.260.3 - Ranch Marketing Uses for Agricultural Grazing Lands and Table 130.40.400.1 - Wineries Allowed Use Matrix);
- 3) New or expanded uses by Conditional Use Permit including drive-through facilities with improved development standards (Article 4, Section 130.40.140 - Drive-Through Facilities), and full-service wineries outside of General Plan Agricultural Districts (Article 4, Table 130.40.400.1 - Wineries Allowed Uses Matrix);
- 4) Modifications to planning permit processing, public noticing requirements and procedures, and repeating uses for temporary use permits in Article 5, Chapters 130.50 (Application Filing and Processing), 130.51 (General Application Procedures), and 130.52 (Permit Requirements, Procedures, Decisions, and Appeals);
- 5) Minor text corrections and modifications for consistency with state law; and

6) Modifications to eleven (11) definitions in the Glossary (Article 8, Section 130.80.020 - Definitions of Specialized Terms and Phases) for Campsite, Community Care Facility, Distillery-Large Commercial, Distillery-Craft, Drive-Through Facility, Drive-Through Entrance, Drive-Through Exit, Drive-Through Lane, Stacking Area, Mobile Services, and Restaurant.

The proposed amendments to Title 130 Public Notice Requirements and Procedures also required changes to the noticing requirements in Title 120 (Subdivisions) for consistency between the two County Ordinances. The sections proposed for modification apply to noticing requirements under Tentative Maps, Parcel Maps, Lot Line Adjustments, and Certificate of Compliances. (County Planner: Efren Sanchez 530-621-6591) (CEQA Addendum to 2015 Targeted General Plan Amendment-Zoning Ordinance Update [TGPA-ZOU] Project EIR prepared)

A CEQA Addendum is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that the Title 130 Zoning Ordinance Major Amendments would not result in any new or more severe impacts than those previously analyzed in the 2015 TGPA-ZOU Project EIR. The CEQA Addendum, together with the 2015 TGPA-ZOU Project EIR, will be utilized by the County as the environmental clearance for the Title 130 Zoning Ordinance Major Amendments project in accordance with Sections 15162 and 15164 of the CEQA Guidelines.

A Staff Memo is attached.

## **CONTACT**

Efren Sanchez  
Planning and Building Department, Planning Division