



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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### CORRECTED NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the **Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667** on **August 25, 2020**, at **11:00 a.m. 2:30 p.m.**, to consider 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 uses within the commercial and/or industrial zones to include: 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 uses within the agricultural zones to include: 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 notice 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)\*\*

On July 9, 2020, Planning staff presented the Title 130 Zoning Ordinance Major Amendments (OR17-0002) project to the Planning Commission (Item 3, Legistar File 20-0829). The Planning Commission hearing discussion focused on the proposed new Drive-Through Facilities zoning regulations, and amendments to the Public Notice Requirements and Procedures. Two El Dorado County residents spoke during the public comment period. One speaker requested cannabis setback consistency with the winery section of the Zoning Ordinance, and the other speaker asked for clarification on the proposed project as

to why certain rezone components were removed from the project. Following closure of deliberation and public comments, Commissioner Williams made a motion, with a second by Commissioner Miller. The Planning Commission motion (5-0 vote) approved staff's recommended actions with additional recommendations provided by the Planning Commission for the Board's consideration. The full recommendation from the Planning Commission is summarized in the Planning Commission meeting minutes from July 9, 2020 (Legistar File 20-1037).

All persons interested are invited to write their comments to the Board of Supervisors in advance of the hearing. In light of COVID-19, all persons are encouraged to observe and participate in the hearing remotely, and in-person attendance may be restricted depending on the current COVID-19 recommendations as the hearing date approaches. For the current remote options, including whether in-person attendance is allowed, please check the meeting Agenda no less than 72 hours before the meeting, which will be posted at <https://eldorado.legistar.com/Calendar.aspx>. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing. Any written correspondence should be directed to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us).

\*\*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.

COUNTY OF EL DORADO PLANNING COMMISSION  
TIFFANY SCHMID, Executive Secretary  
August 14, 2020