



the time period approved for past projects; clarifying that special events include weddings, parties and similar events; prohibiting outdoor amplified sound; clarifying that repair work for unhosted rentals will take longer than the initial 45-minute response time; requiring vacation rentals to meet building and fire codes and to submit to a fire inspection prior to a rental; and elimination of the ATC-NC (Agriculture Tourist Center-North Connector from consideration due to the potential intensity of the commercial uses anticipated for the property and the proximity to Interstate 80. Although there was testimony requesting that the Watershed zone (W-160) be considered to include vacation house rentals, staff believes the constraints posed by the topography, as mentioned in the previous memo, is not conducive for this land use. Should the Commission choose the hosted only option then the language in the ordinance addressing unhosted vacation rentals will be deleted.

The ordinance addresses whole house rentals only. Staff will be addressing individual room and portions of a house later this year since changes to existing residential definitions are needed.

## **ENVIRONMENTAL REVIEW**

The Zone Text Amendment is exempt from further environmental review under the General Rule Exemption of Section 15060(c)(2) of Title 14 of the California Code of Regulations because the project will not result in a direct or reasonably foreseeable indirect physical change in the environment.

### Attachments:

A - Ordinance showing changes

B - Public comments received