

FINDINGS/CONDITIONS OF APPROVAL

File Number S06-0019 / Wayne and Jean Varozza
Zoning Administrator Approved April 4, 2007

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

CONDITIONS OF APPROVAL

1. This ~~tentative parcel map~~ special use permit approval is based upon and limited to compliance with the project description, dated November 19, 2006, and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project, as approved, consists of the following:

Conversion of an existing 1,497 square foot residence to be used as agricultural employee housing for up to six (6) employees.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. The applicant shall record an amended Notice of Restriction stating that the use of the existing structure is limited to agriculture employee housing. The agricultural housing shall only be rented to agricultural employees that specifically work on the Varozza Ranch and the existing garage shall not be converted to living space. If the agriculture employee housing use ceases for more than one (1) year, the agriculture employee house shall be demolished unless appropriate plans are submitted to the County to reduce the house to no more than 1,200 square feet of living area. Prior to recording, the Notice of Restriction shall be reviewed and approved by Planning Services
3. Prior to the issuance of a building permit, all Planning Services fees shall be paid.

ATTACHMENT 1

4. This permit shall be reviewed by Planning staff every five (5) years to ensure compliance. At every five (5) year interval, the property owner shall provide Planning staff with a status report of the current use of the existing house as agriculture employee housing.

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5. The applicant shall construct a paved encroachment in conformance with County Standard Plan 103C onto South Shingle Road, relocating the existing central encroachment opposite the encroachment for Assessor's Parcel Number 087-021-57, prior to obtaining occupancy for any new residential structure.
6. The applicant shall remove and block off the two (2) northern most encroachments to the satisfaction of the Department of Transportation, prior to obtaining occupancy for any new residential structure.
7. The applicant shall obtain an encroachment permit from the Department of Transportation, prior to performing any work for the aforementioned Conditions.
8. The applicant shall irrevocably offer to dedicate (IOD), in fee, an on-site 30-foot wide roadway easement along the entire frontage of South Shingle Road. All necessary documentation will be processed by the Department of Transportation. This offer will be accepted by the County, prior to ~~issuance of the special use permit~~ obtaining occupancy for any new residential structure.

FINDINGS

1.0 CEQA Finding

1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines stating that the proposed activity will involve negligible or no expansion of the use existing at the time the exemption is granted. For this project, no improvements to the structure have been proposed.

2.0 Special Use Permit Findings

2.1 The issuance of the permit is consistent with the General Plan.

This project meets the intent of the General Plan because the agricultural employee housing facilitates efficient agricultural operations and is needed for cattle production and related uses on the site.

2.2 The proposed use would not be detrimental to the public health, safety, and welfare, or injurious to the neighborhood.

With the specific conditions placed on the project, as recommended by the Department of Transportation, the proposed special use permit would not be detrimental to the public health, safety and welfare. Furthermore, the additional people residing within the existing single-family dwelling will not be detrimental to the neighborhood as the nearest residence is several hundred feet away.

2.3 The proposed use is specifically permitted by special use permit pursuant to this Title.

The proposed agricultural housing is located within the Exclusive Agriculture (AE) Zone District, which allows agricultural employee housing through the issuance of a special use permit pursuant to Section 17.36.080(H) of the El Dorado County Zoning Ordinance.