



PLANNING AND BUILDING DEPARTMENT

PLANNING SERVICES DIVISION

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

2850 Fairlane Court, Placerville, CA 95667

Phone (530) 621-5355, Fax (530) 642-0508

ZA 5-7-25

#1

Date: May 7, 2025

To: Zoning Administrator (Agenda Date: May 7, 2025)

From: Spencer McKenna, Assistant Planner and Ande Flower, Planning Manager

Subject: **Purpose of Informational Workshop on the Dragnea Vacation Home (MUP24-0001)**

ZONING FINDINGS

3.7 The project is consistent with Zoning Ordinance Section 130.30.050.G.5.:

Zoning Ordinance Section 130.30.050.G.5.b states "In addition to the findings required for approval of a Minor Use Permit, the Zoning Administrator shall make all of the following findings for a Minor Use Permit for riparian area development:

- (1) The proposed use, structure, or encroachment cannot be feasibly located outside the riparian area or such location would have a more adverse effect on the stream environment.
- (2) Measures are included that provide adequate protection of wildlife habitat, water quality and in-stream habitat, and capacity for flood management."

Rationale: 130.30.050.G.7 of the Zoning Ordinance requires a 100-foot setback from the South Fork of the American River. While the proposed structure is within the required 100-foot setback, a biological survey concluded that it is not in the riparian area. However, Conditions of Approval #9 has been included for adequate protection of wildlife habitat, water quality, in-stream habitat, and capacity for flood management. As proposed and conditioned, the project is consistent with Zoning Ordinance Section 130.30.050.G.5.