

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: April 4, 2007
Item No.: 6.b.
Staff: Michael C. Baron

SPECIAL USE PERMIT

FILE NUMBER: S06-0019

APPLICANT: Wayne and Jean Varozza

REQUEST: Special Use Permit to allow agricultural employee housing for up to six (6) residents.

LOCATION: On the east side of South Shingle Road, approximately 0.25 mile south of the intersection with Brandon Road in the Latrobe area, Supervisorial District II. (Exhibit A)

APN: 087-021-39

ACREAGE: 80 acres

GENERAL PLAN: Agricultural Lands (AL) (Exhibit B)

ZONING: Exclusive Agricultural (AE) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt from CEQA pursuant to Section 15301

SUMMARY RECOMMENDATION: Conditional approval

BACKGROUND: The current cattle ranch has been in existence since the early 1900's and was started by the Verozza family who are still the current property owners. The proposed agricultural housing will be in an existing 1,497 square foot single-family dwelling that has been the primary dwelling on the property since it was built in 1915. A new primary residence has been proposed (Permit 175349), which is contingent upon approval of the special use permit.

ATTACHMENT 2

STAFF ANALYSIS

Project Description: A request to use an existing 1,497 square foot single-family dwelling as agriculture employee housing for up to six (6) people.

Site Description: The property is located at an approximate elevation of 600 feet above sea level with gently rolling hills and sporadic oak woodland. The parcel is 80 acres and is used as a cattle ranch. Improvements include a single-family dwelling, garage, agricultural barn, corrals, well, fencing, septic system and sheds.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	AE	AL	Existing Ranch
North	AE	RR	Single-family Dwelling/Vacant
South	RA-40	RR	Single-family Dwelling
East	AE	AL	Single-family Dwelling/Vacant
West	AE	AL	Vacant

General Plan: The General Plan designates the subject site as Agricultural Lands (AL). *Policy 2.2.5.2* states that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan. Review of General Plan Policies and a subsequent determination made by the Agricultural Commission show that the proposed agricultural housing is consistent with Objective 8.2.3: Farm-Related Housing. The proposed use also meets the intent of the General Plan because it supports agricultural operations within those lands designated Agricultural Lands (AL) by allowing employee housing.

Zoning: The proposed use is permitted by special use permit in the Exclusive Agricultural Zone District, pursuant to Section 17.36.080(H). In order to approve the use, the approving authority must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood. Based on comments received from public agencies, as discussed below, staff finds that the project would not be detrimental to the public health, safety and welfare and not injurious to the neighborhood.

Agency and Public Comments:

The Department of Transportation expressed concerns over the existing encroachments onto South Shingle Road and has provided conditions for approval to address the issues. The project has been conditioned to change the current encroachments to another location on the property to ensure appropriate line of site for an encroachment onto a County maintained roadway.

This special use permit request was referred to the El Dorado County Agricultural Commission for review. On December 13, 2006 the Agricultural Commission unanimously voted to approve the proposed request for agricultural employee housing.

At the time of the preparation of this report, staff had not received any comments from the public. New issues may arise as a result of the public notice of the hearing which will be discussed at that time.

ENVIRONMENTAL REVIEW

This project has been found to be Categorical 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. Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATION: Conditional approval

Exhibit A: Vicinity Map

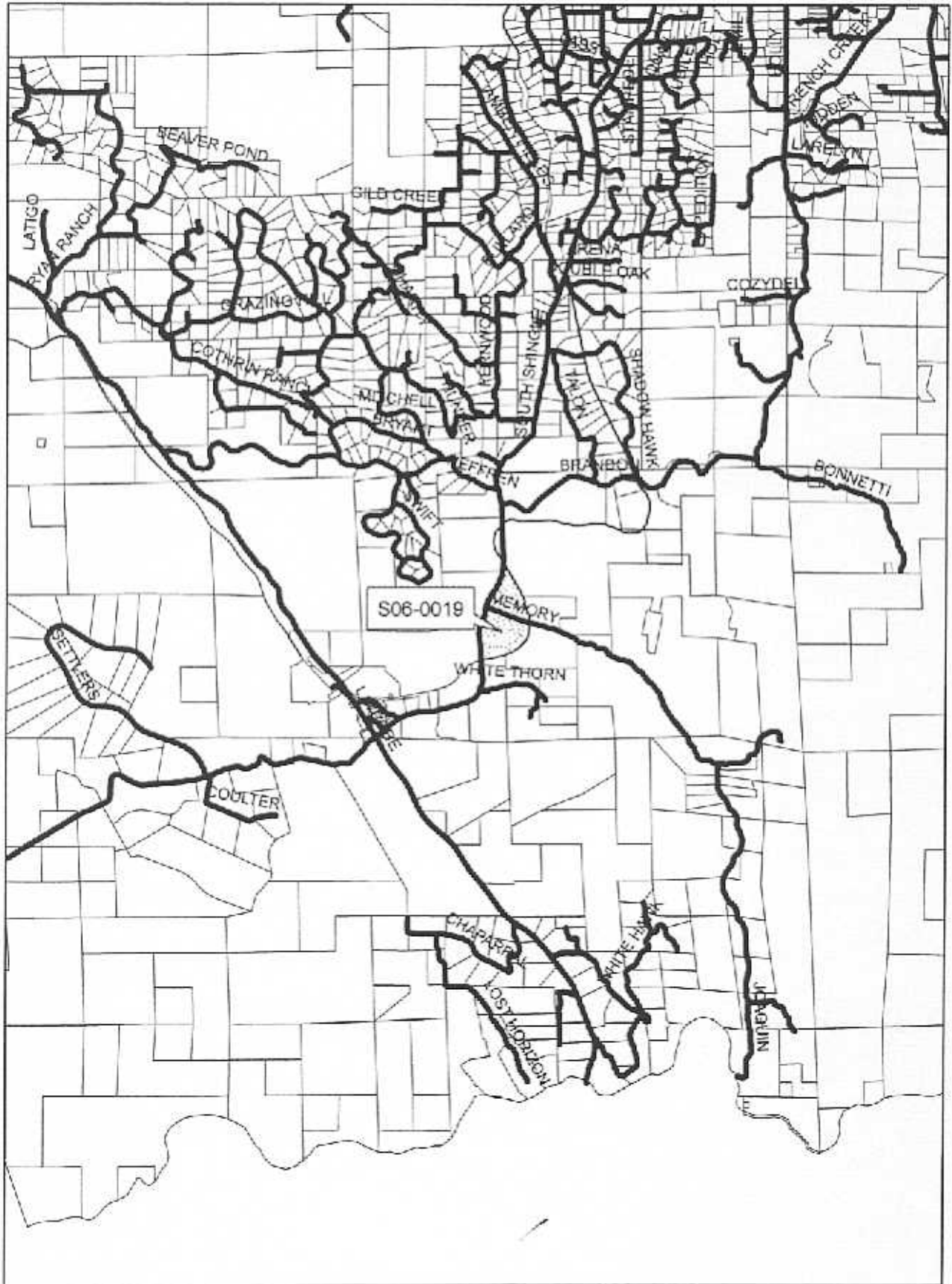


Exhibit B: General Plan Land Use

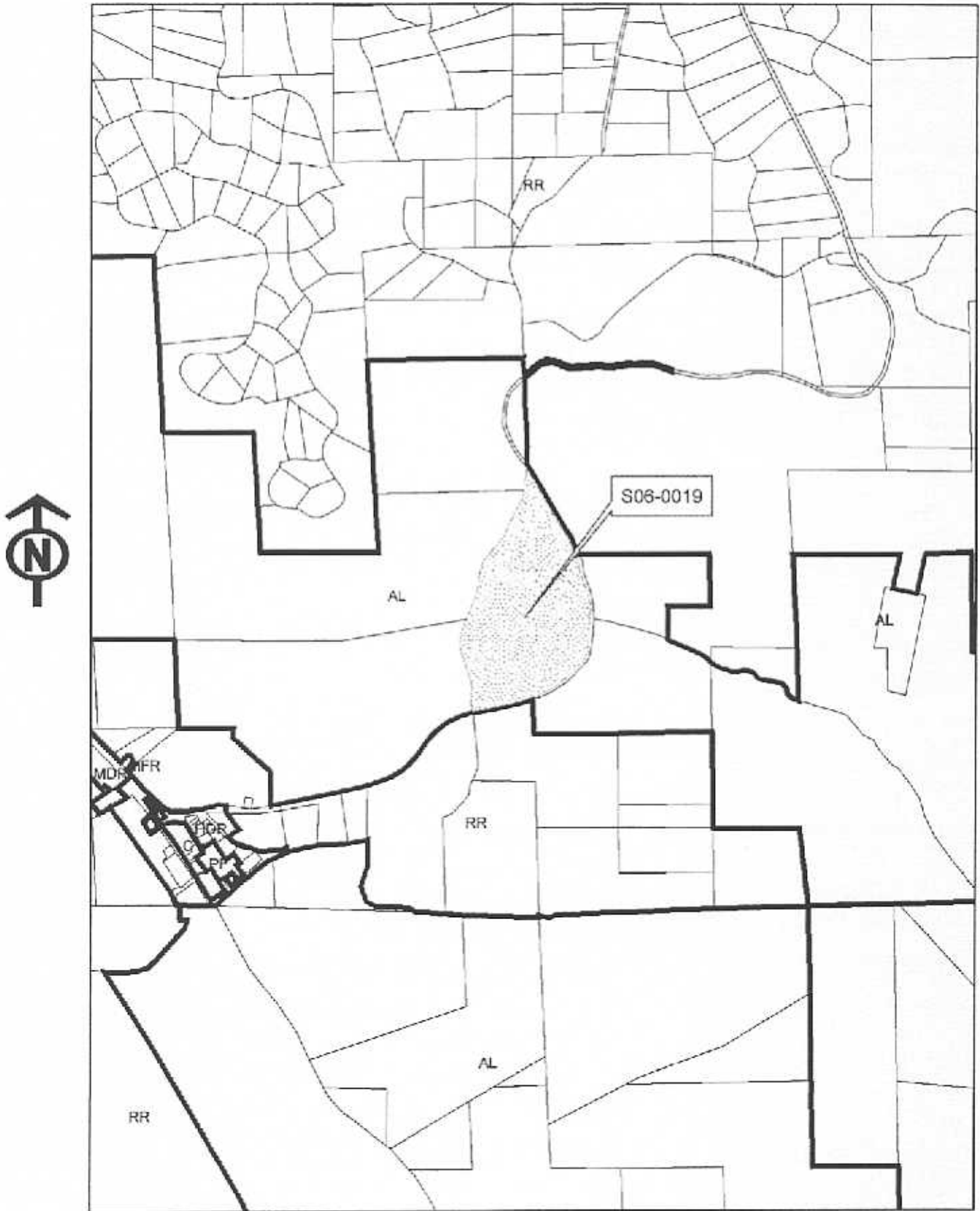


Exhibit C: Zoning Map

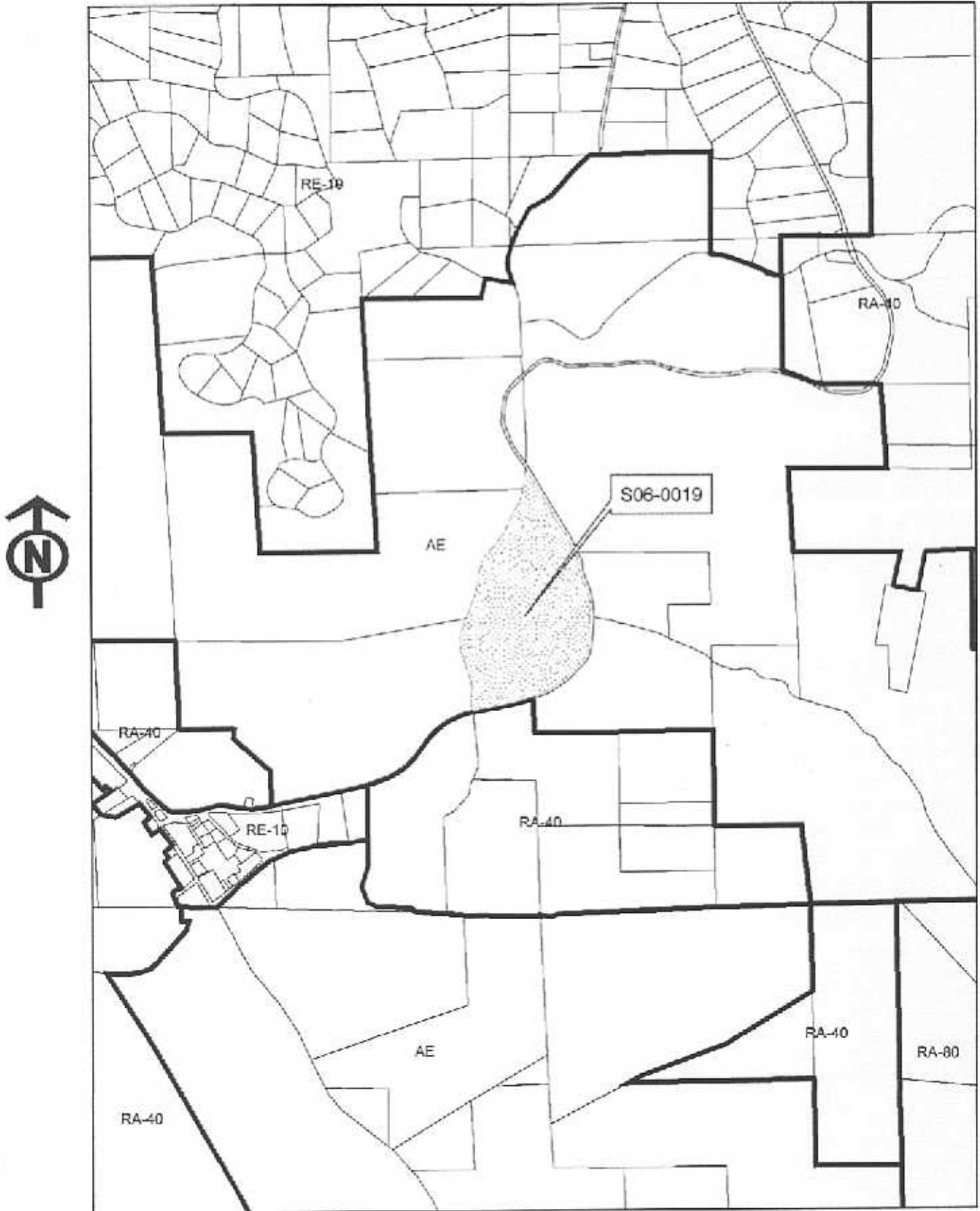
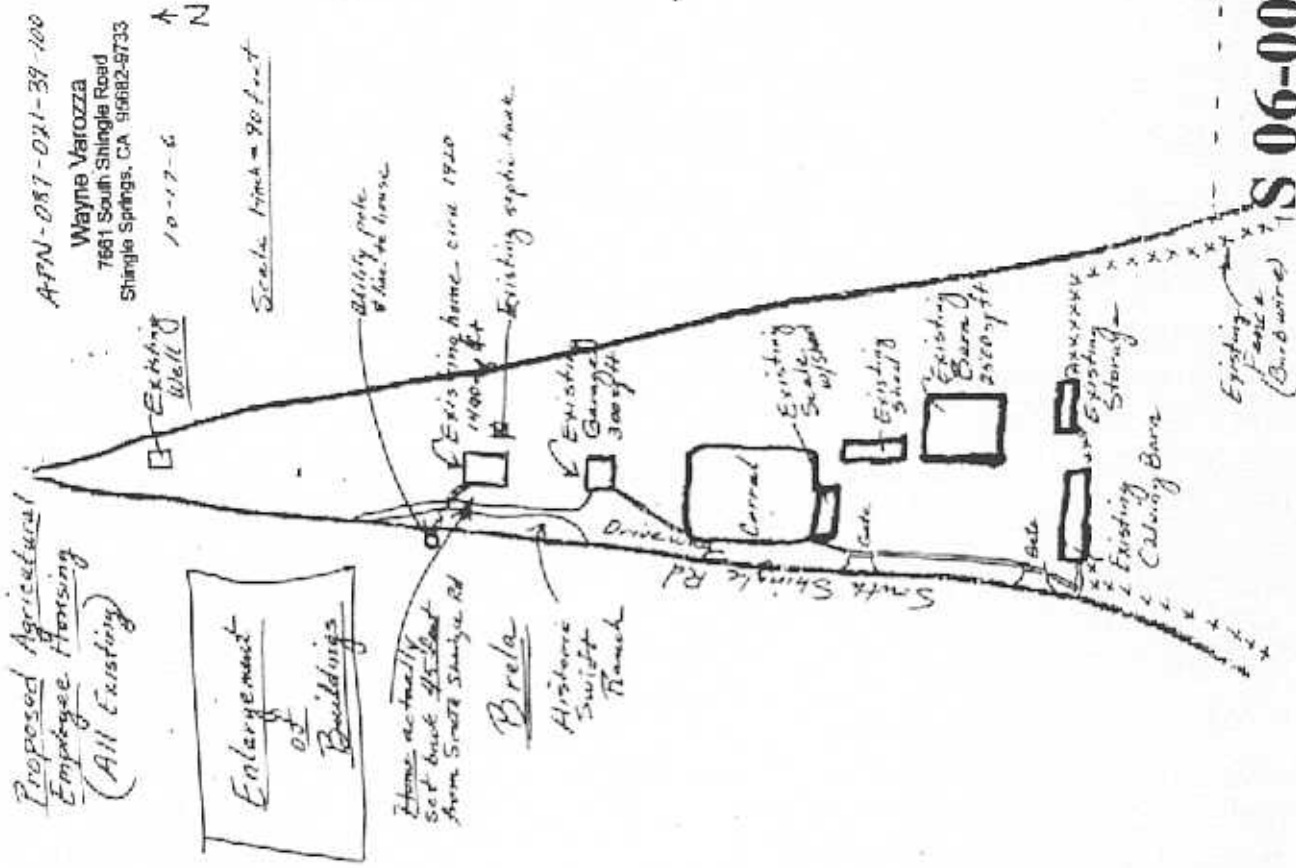
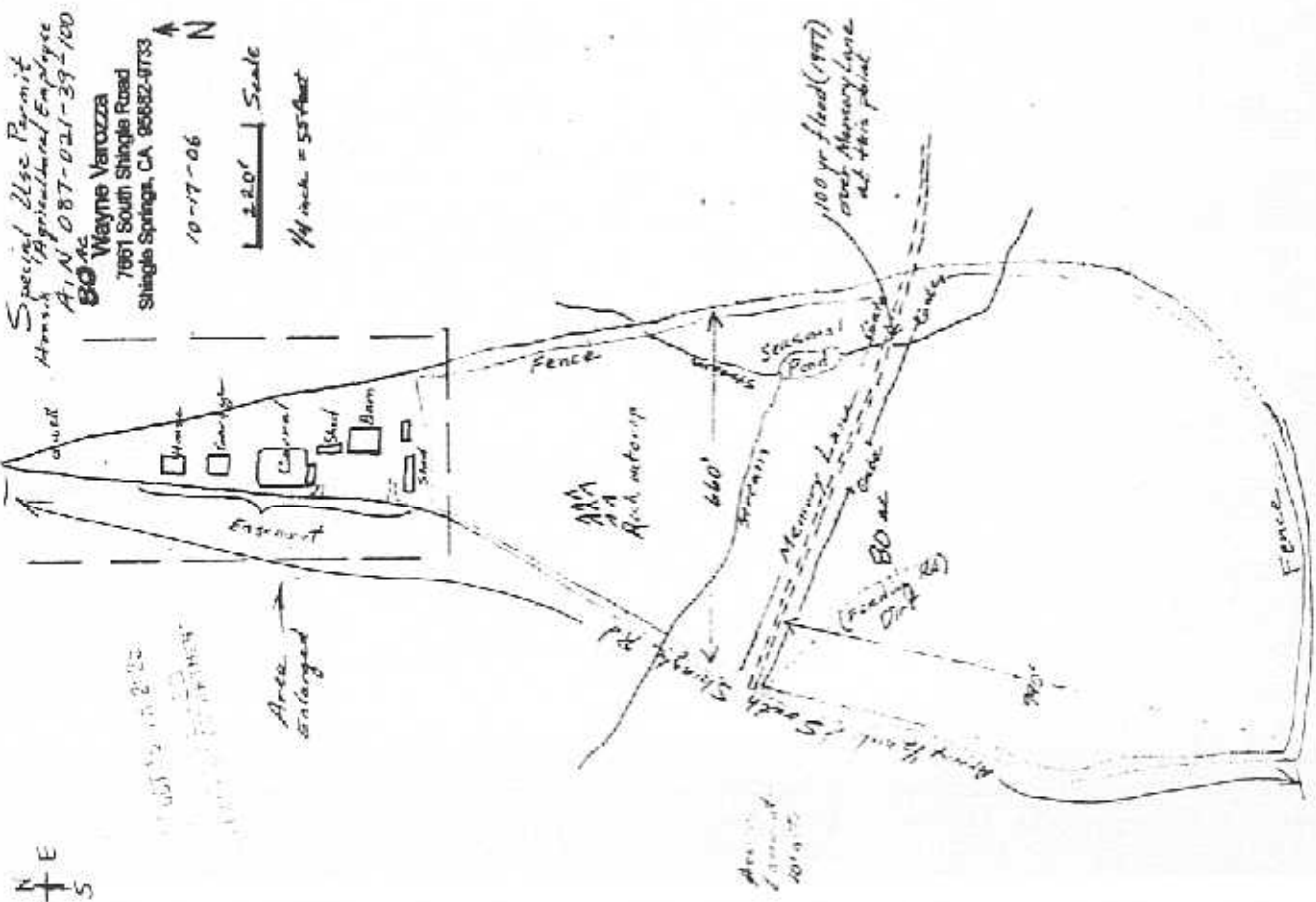


Exhibit D: Site Plan

S 06-001



Proposed Agricultural Employee Housing (All Existing)

Enlargement of Buildings



Area Enlarged

Area Enlarged