

EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT



Agenda of: August 9, 2007
Item No.: 8
Staff: Jonathan Fong

TEMPORARY USE PERMIT - APPEAL

FILE NUMBER: TUP07-0011A

FILE NAME: CC Myers Storage Yard

APPELLANT: Voices for Rural Living c/o Chrysan M. Dosh

ACTION APPEALED: Approval of Temporary Use Permit TUP07-0011 to allow a construction storage yard on a parcel identified by Assessor's Parcel Number 319-220-18.

LOCATION: The property is located on the west side of Shingle Springs Drive, adjacent to the intersection with U.S. Highway 50, in the Shingle Springs Area, Supervisorial District IV (Exhibit A).

APN: 319-220-18

ACREAGE: 34.63 acres

GENERAL PLAN: Estate Residential Five-acre (RE-5) (Exhibit B)

ZONING: Low Density Residential (LDR) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15300.1 (ministerial permit)

SUMMARY RECOMMENDATION: Deny the appeal and uphold the approval of Temporary Use Permit TUP07-0011

BACKGROUND: On June 26, 2007, Planning Services staff approved TUP07-0011 to allow a construction yard for the Shingle Springs Rancheria-U.S. Highway 50 interchange (Exhibit D). The appellant filed an appeal on July 6, 2007 (Exhibit E). In summary, the appellant stated that approval of the temporary use permit had segmented the CEQA review for the U.S. Highway 50 interchange.

EXHIBIT C

Additionally, the appellant stated that the County had not identified the CEQA document for the project.

The appeal cited that there would be the potential for special status species to be located on the site, the project would be located within the Important Biological Corridor, and the County did not consult with state and federal agencies during review of the temporary use permit.

STAFF ANALYSIS: Planning Services has reviewed the project and determined the proposed use would be consistent with the Zoning Ordinance and Categorically Exempt from CEQA pursuant to Section 15300.1. Section 17.23.020 A.2 of the Zoning Ordinance establishes that temporary construction yards and offices are permitted uses within residential zoned properties. Furthermore, Section 17.22.460 establishes that temporary use permits shall be considered ministerial permits pursuant to CEQA. Section 15300.1 of the CEQA Guidelines establishes that ministerial projects are Categorically Exempt from further CEQA review.

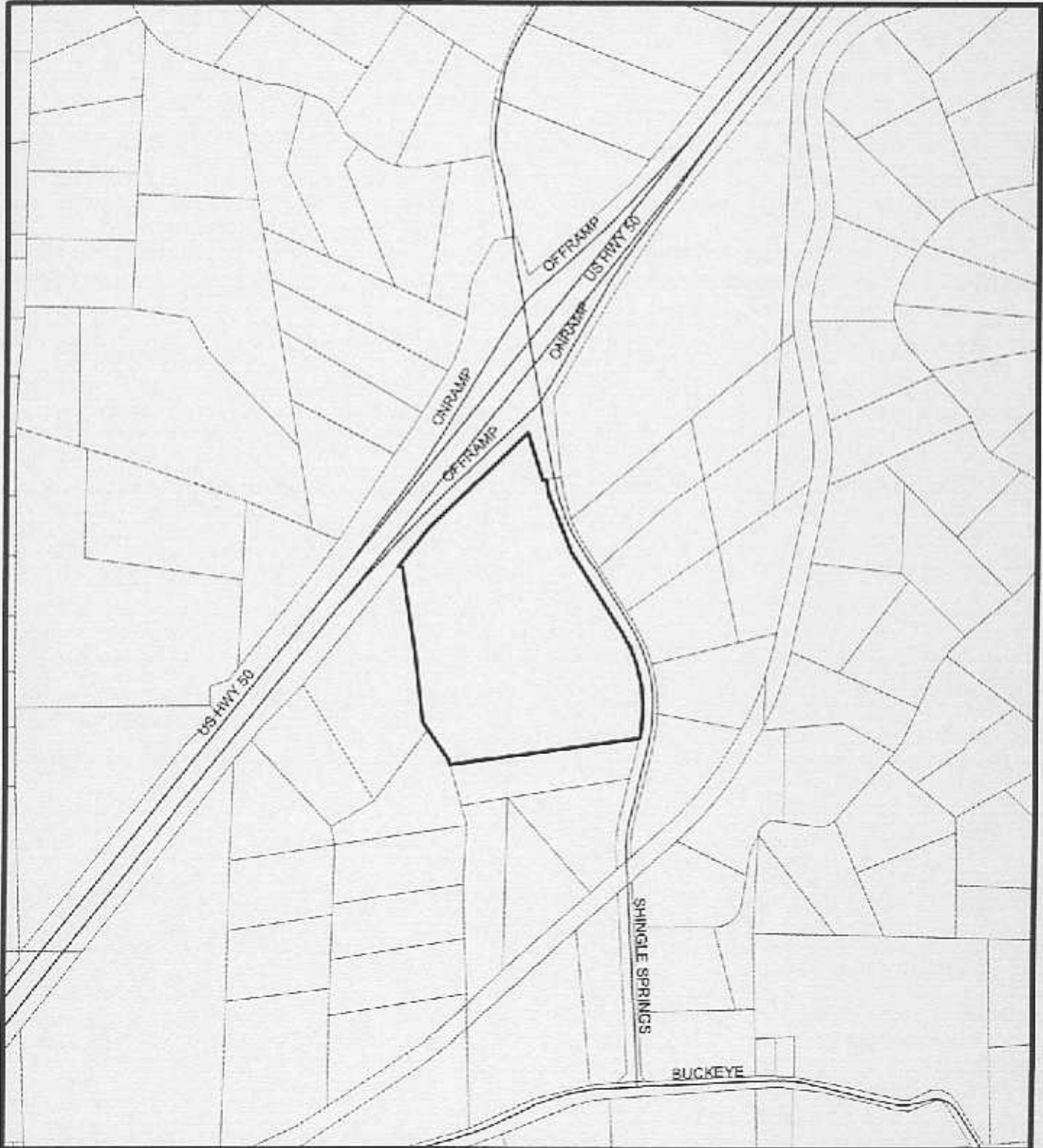
A Notice of Decision was sent to all affected property owners within 500 feet of the project parcel. The Notice states that the approval of the temporary use permit was found to be Categorically Exempt from CEQA pursuant to Section 15300.1 of the CEQA Guidelines (Exhibit F).

DETERMINATION: Deny appeal

SUPPORT INFORMATION

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Site Plan
Exhibit E.....	Appeal
Exhibit F.....	Notice of Decision

Temporary Use Permit- Appeal
TUP07-0011-A
Vicinity Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

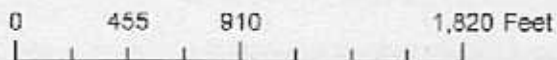
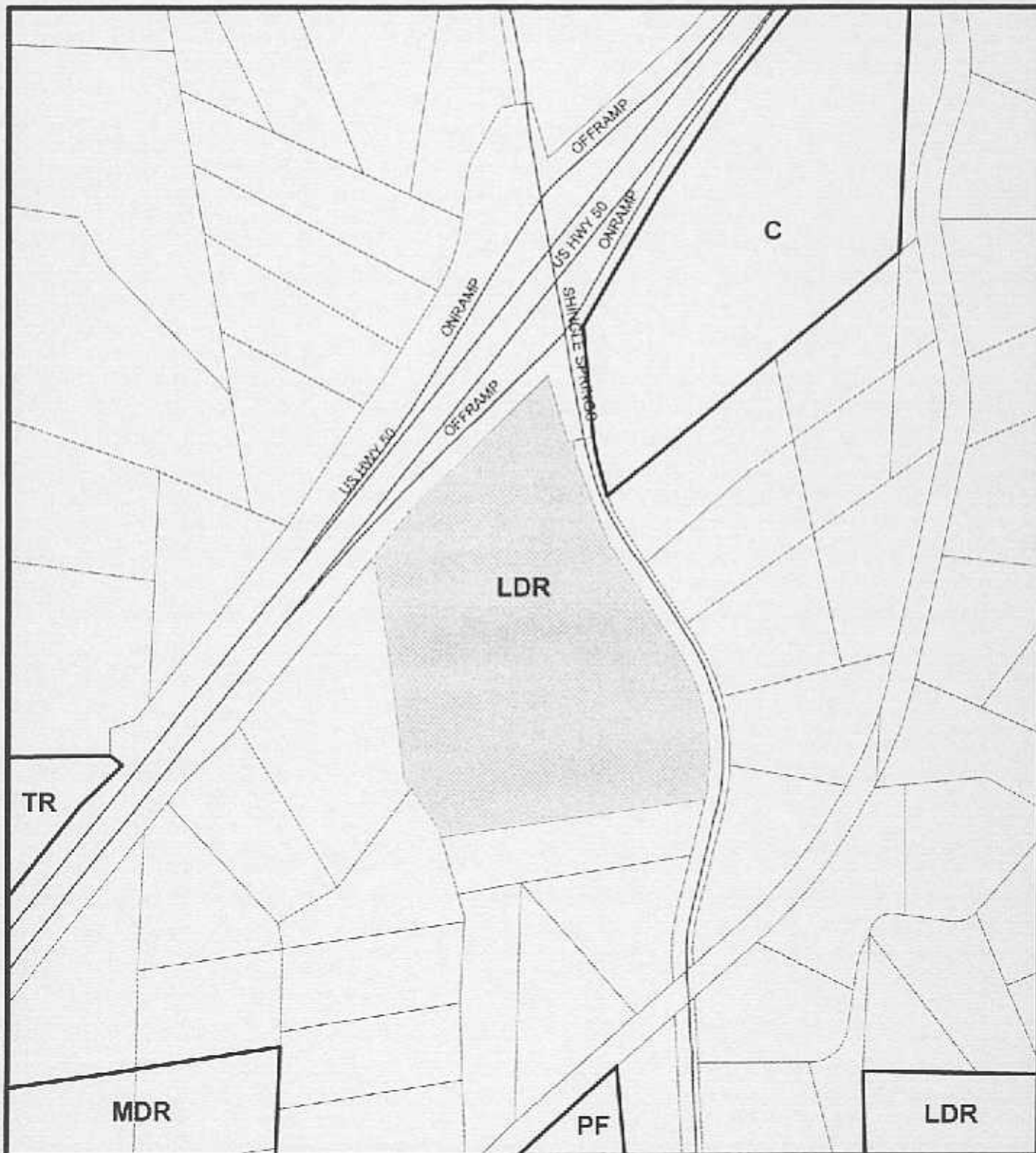


Exhibit A

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Temporary Use Permit- Appeal
TUP07-0011-A
General Plan Land Use Map



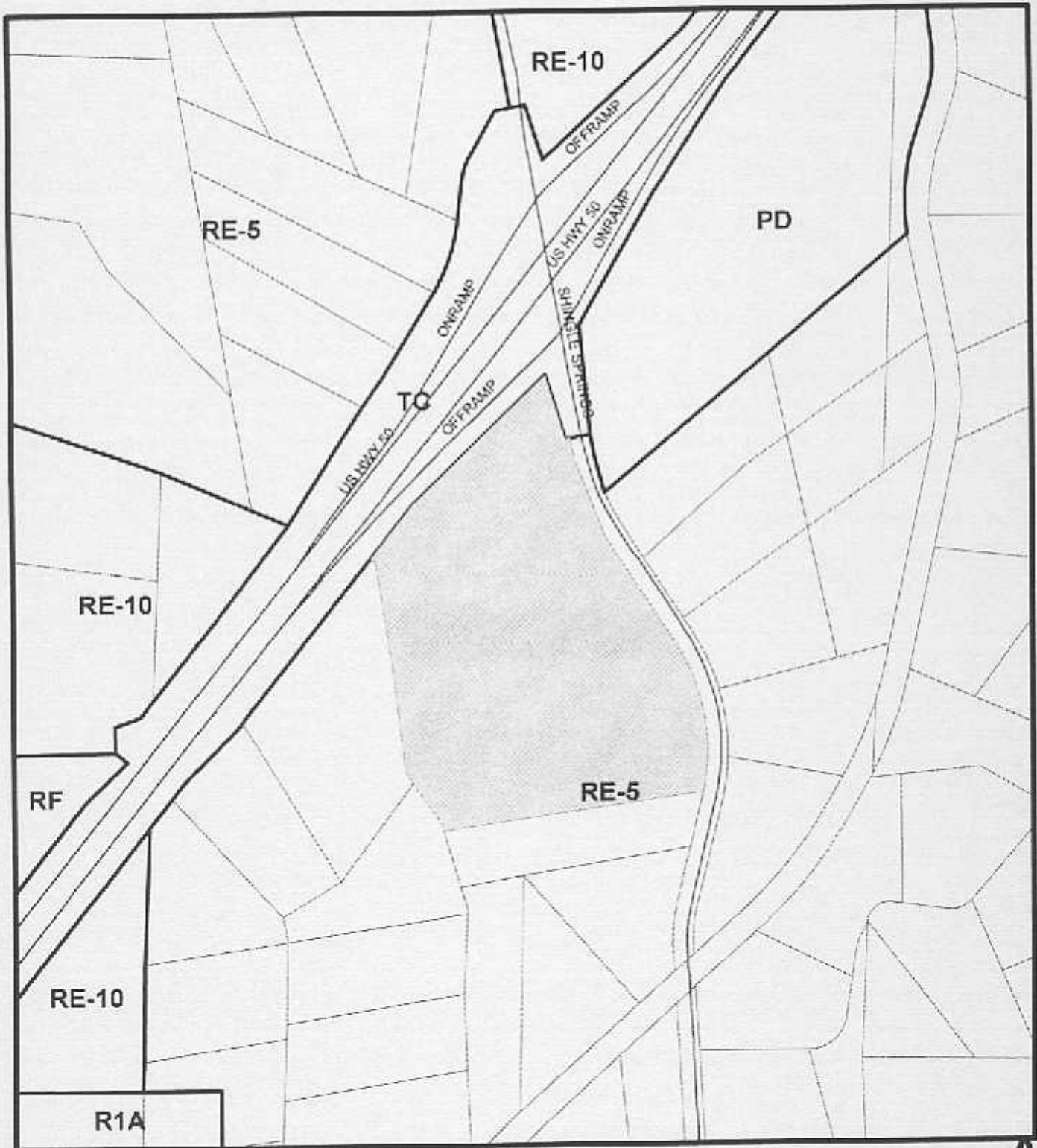
Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

0 330 660 1,320 Feet

Exhibit B

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Temporary Use Permit- Appeal
TUP07-0011-A
Zoning Map



Map prepared by:
Jonathan Fong
El Dorado County
Planning Services

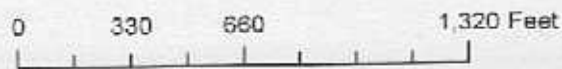
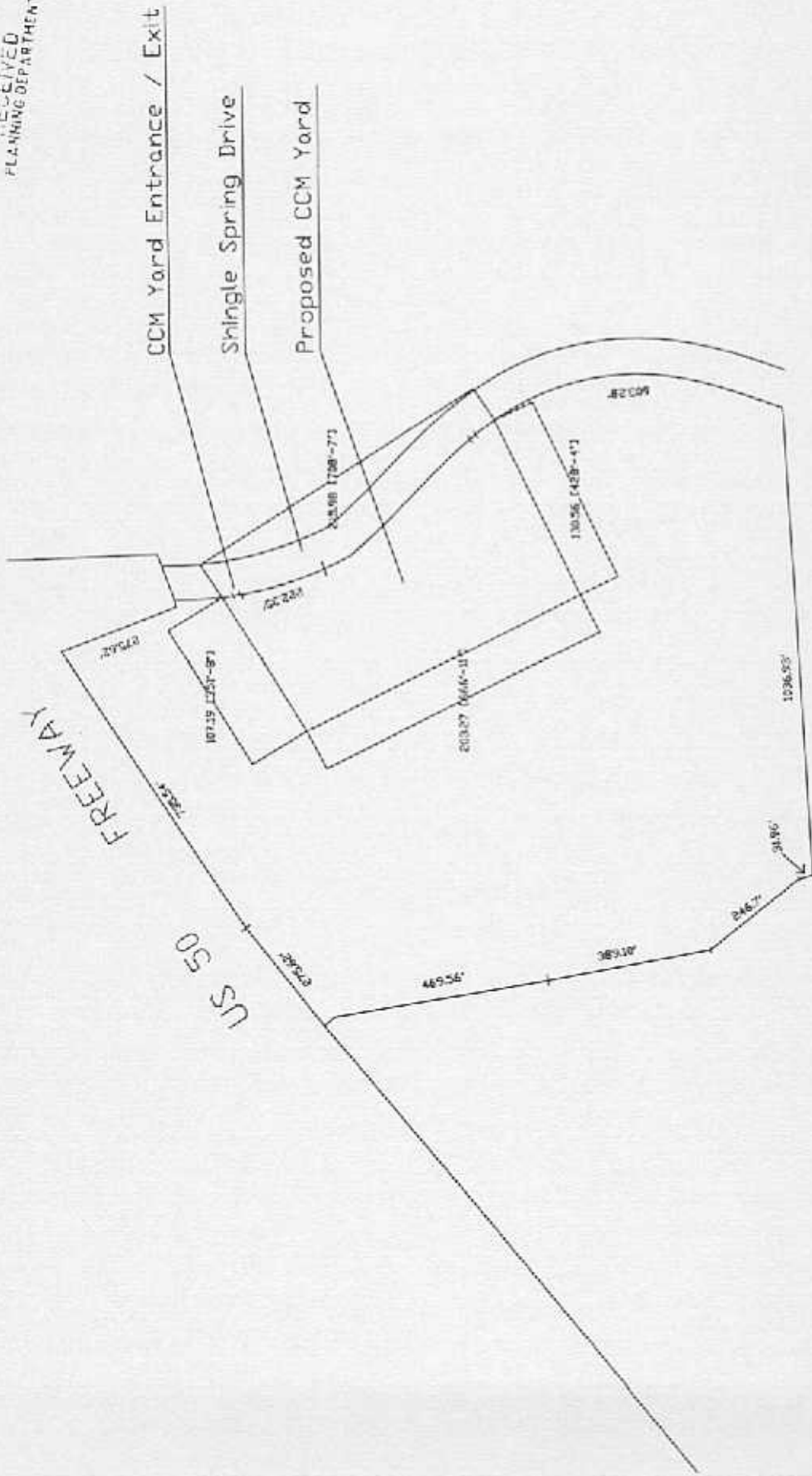
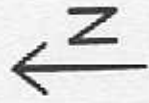


Exhibit C

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Exhibit D