

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



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## MEMORANDUM

**DATE:** April 5, 2007  
**TO:** Zoning Administrator  
**FROM:** Michael C. Baron  
Project Planner  
**SUBJECT:** S06-0019-Verozza Agricultural Employee Housing

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During processing of the special use permit, it was brought to staff's attention that a building permit was issued for the proposed single family residence on the property prior to today's hearing (3/26/07). Since many of the conditions of approval are connected to the issuance of the building permit Planning Staff issued a "Stop Work Order" on the issued building permit (#175349) and amended the conditions of approval.

Staff request that the Zoning Administrator amend Planning Services Conditions of Approval to add the following:

## ATTACHMENT 1

### CONDITIONS OF APPROVAL

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

#### CONDITIONS OF APPROVAL

##### El Dorado County Planning Services

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.
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.

#### **El Dorado County Department of Transportation**

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.