



# COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.edcgov.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Lou Rain, Chair, District I  
Dave Pratt, First Vice-Chair, District II  
Tom Heflin, Second Vice-Chair, District III  
Walter Mathews, District IV  
Alan Tolhurst, District V

Char Tim ..... Clerk of the Planning Commission

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## CONFORMED AGENDA

### **Regular Meeting July 8, 2010 – 8:30 A.M.**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

**The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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**8:30 A.M.**

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)
  - a. **Minutes:** June 24, 2010  
**ACTION: APPROVED (3-0; Mathews, Tolhurst absent)**

**SPECIAL USE PERMIT**

- b. **S09-0007/Smith Flat House Courtyard** update submitted by Planning Services for the required one-year review of Condition of Approval #8, approved by the Planning Commission on July 9, 2009, to ensure that the special events are not creating a nuisance to the surrounding neighborhood from excessive noise. The property, identified by Assessor's Parcel Number 048-240-14, consisting of 1.81 acres, is located on the north side of Smith Flat Road, approximately one-fourth mile east of the intersection with Broadway, in the Placerville area, Supervisorial District III. [*Project Planner: Michael Baron*]

Staff Recommendation: Receive and file

**ACTION: RECEIVED AND FILED (3-0; Mathews, Tolhurst absent)**

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **VARIANCE**

**V09-0002** submitted by PAT and RENATE FRY to reduce the front-yard setback from 35 feet to 17 feet (measured from the road easement centerline), reduce the rear-yard setback from 15 feet to five feet (measured from the high water line), reduce the northern side-yard setback from five feet to zero feet, and increase the building height from 22 feet for the existing home to 27 feet six inches for the reconstruction of a single-family residence. The property, identified by Assessor's Parcel Number 021-331-04, consisting of 27,300 square feet, is located on each side of Fallen Leaf Road, approximately three miles south of the intersection with Emerald Bay Road, in the Fallen Leaf Lake area, Supervisorial District V. [*Project Planner: Jason Hade*] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (3-0; Mathews, Tolhurst absent)**

9. **SPECIAL USE PERMIT**

**S10-0002/Marble Valley School** submitted by MARBLE VALLEY SCHOOL (Agent: Dyana Anderly) to allow a private school for a maximum enrollment of 162 students for pre-school through 8<sup>th</sup> grade in an existing 21,478 square foot building and grade an adjacent parcel for additional parking, picnic area and ball field. The property, identified by Assessor's Parcel Numbers 117-085-22 and 117-085-23, consisting of 2.5 acres, is located on the east side of Hillsdale Circle, approximately 500 feet north of the intersection with Glenhaven Court, in the El Dorado Hills area, Supervisorial District II. [*Project Planner: Michael Baron*] (Categorical Exemption pursuant to Sections 15301(a) and 15303(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (3-0; Mathews, Tolhurst absent)**

10. **GENERAL PLAN AMENDMENT/REZONE/TENTATIVE MAP**

**A10-0001/Z09-0003/TM09-1488/Breeden Estates-Leoni Road Subdivision** submitted by CHRISTINE BROWN (Agent: Carlton Engineering, Inc.) to amend General Plan land use designation from Medium-Density Residential (MDR) to Low-Density Residential (LDR); Rezone from Residential Agricultural-40 (RA-40) to Estate Residential Five-Acre (RE-5), and create 12 residential lots ranging in size from 5 acres to 12 acres. The property, identified by Assessor's Parcel Number 041-040-15, consisting of 75.7 acres, is located on the east side of Parkside Drive approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat area, Supervisorial District II. [*Project Planner: Gina Paolini*] (Mitigated negative declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**ACTION: RECOMMENDED APPROVAL (4-0; Tolhurst absent)**

11. **ORDINANCE AMENDMENT**

**OR10-0001/Grading Ordinance** initiated by EL DORADO COUNTY. Proposed amendment to County Ordinance, Title 15.14 – Grading, Erosion, And Sediment Control (e.g. Grading Ordinance), addresses a change by increasing the required permit threshold from 50 cubic yards to 250 cubic yards. The Grading Ordinance regulates grading within the unincorporated area of El Dorado County. Its purpose is to safeguard life, limb, health, property and public welfare, and prevent the pollution of watercourses. The Grading Ordinance ensures that the intended use of a graded site is consistent with the El Dorado County General Plan, any Specific Plans adopted thereto, the adopted Storm Water Management Plan, California Fire Safe Standards and applicable El Dorado County ordinances including the Zoning Ordinance and the California Building Code. All grading activity, regardless if a permit is required, is mandated to comply with the Grading Ordinance and all other related codes and ordinances including requirements to avoid or mitigate any potentially significant effects of the graded site. [*Project Planner: Shawna Purvines*] (Negative Declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**ACTION: RECOMMENDED APPROVAL (4-0; Tolhurst absent)**

12. **GENERAL PLAN IMPLEMENTATION**

**Progress Report on the Integrated Natural Resources Management Plan (INRMP).**

Report on the progress of Phase I of the INRMP, implementing General Plan Policy 7.4.2.8 and Implementation Measures CO-M and CO-U. [*Contact: Peter Maurer*]

**NO ACTION TAKEN**

13. **ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development Services

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to County of El Dorado Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at [www.edcgov.us/Planning/ProjectInquiry.asp](http://www.edcgov.us/Planning/ProjectInquiry.asp). A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This

document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.