



# COUNTY OF EL DORADO PLANNING COMMISSION

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

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

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

---

## CONFORMED AGENDA

### **Regular Meeting September 10, 2009 – 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, any written information from the public must be received by Planning Services 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.

---

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

---

**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:** August 27, 2009  
**ACTION: APPROVED (5-0)**

**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.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **SPECIAL USE PERMIT**

**S09-0009/Eagle Truck and Auto Sales and Repair Service** submitted by SHOHRE AMIR to allow an automobile and truck repair facility and installation of two existing advertising roof signs. The property, identified by Assessor's Parcel Number 331-101-24, consisting of 1.13 acres, is located at the northwest corner of Pleasant Valley Road and Oriental Street, in the El Dorado area, Supervisorial District III. [*Project Planner: Mel Pabalinas*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

8. **PLANNED DEVELOPMENT**

**PD09-0001/Panda Express** submitted by CFT-UG PLACERVILLE, LLC (Agent: Vigen Associates/Lupe Sandoval) for a development plan to authorize construction of a 2,448 square foot Panda Express restaurant with drive-thru. The property, identified by Assessor's Parcel Number 327-240-23, consisting of 39,030 square feet, is located on the

southeast side of Missouri Flat Road approximately 250 feet southeast of the intersection with Forni Road, in the Diamond Springs area, Supervisorial District III. [*Project Planner: Jason Hade*] (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

**9. PARCEL MAP**

**P08-0030/Harris** submitted by MARY H. NUGENT to create two parcels of 25 acres and 125 acres. The property, identified by Assessor's Parcel Number 101-030-13, consisting of 150 acres, is located at the intersection of Blair Road and Badger Hill Road, in the Pollock Pines area, Supervisorial District II. [*Project Planner: Jason Hade*] (Negative declaration prepared)\* [*continued from July 23, 2009, meeting*]

Staff Recommendation: Recommend approval (requires Board of Supervisors 4/5 vote)

**ACTION: CONTINUED TO OCTOBER 8, 2009, MEETING (4-0; HEFLIN RECUSED)**

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

**A09-0001/Z09-0001/P09-0002** submitted by RICHARD J. AND BERNITTA A. KOVACH FAMILY TRUST (Agent: Marlon Ginney) to amend the General Plan Land Use Designation from Commercial (C) to Medium-Density Residential (MDR); Rezone from Planned Commercial (CP) to One-Acre Residential (R1A); Tentative Parcel Map creating two parcels, one-acre in size, on a two-acre project site; Design waiver requests to: (a) Reduce the Design Improvement Standards Manual (DISM) 101B requirement of a roadway width from 28-feet to 20-feet with 2-foot shoulders on each side for an overall roadway width of 24-feet and omit curbs, gutters and sidewalks, and (b) Reduce the road right-of-way from 50-feet to 35-feet; and requesting to abandon the existing 50-foot wide non-exclusive road and public utility easement for the on-site access roadway as shown between Parcel C and D on the Parcel Map recorded in Book 7 at Page 42, El Dorado County. The property, identified by Assessor's Parcel Number 090-290-46, consisting of 2 acres, is located on the north side of French Creek Road approximately 0.25 miles south of the intersection with Mother Lode Drive, in the Shingle Springs area, Supervisorial District II. [*Project Planner: Jason Hade*] (Mitigated Negative Declaration prepared)\*

Staff Recommendation: Recommend approval

**ACTION: APPROVED (5-0)**

**11. 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@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.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. 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.