



# 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

Dave Pratt, Chair, District 2  
Walter Mathews, First Vice-Chair, District 4  
Tom Heflin, Second Vice-Chair, District 3  
Lou Rain, District 1  
Brian Shinault, District 5

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

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## **CONFORMED AGENDA ADDENDUM**

**Regular Meeting  
October 25, 2012 – 8:30 A.M.**

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.)

### **DESIGN REVIEW**

- b. **DR12-0003/Meyers Roadrunner Gas Station** submitted by THOMAS SWEENEY/SWEENEY ASSOCIATES [Agent: L.A. Perks Petroleum Specialists/Keith Perks] for a remodel of an existing fueling station facility to include the following structures/improvements: 1. A new 2,200 square foot canopy with four fuel pumps; 2. The re-facing of an existing 2,942 square foot convenience store and gas station office; 3. Removal of an existing 40 square foot freestanding fuel pricing sign; 4. A 100 square foot monument sign containing a 50 square foot fuel pricing display with four static non-moving 10” x 27” LED price panels and station logo; and 50 square feet of retail advertising; 5. The authorization of an existing nonconforming 913 square foot detached retail bike shop and a 320 square foot accessory storage container; and 6. Temporary tent shelters for outdoor bicycle display and service. The property, identified by Assessor’s Parcel Numbers 034-270-10 and 034-270-16, consisting of 0.98 acre, is located on the east side of U.S. Highway 50, approximately 50 feet north of the intersection with Apache Road in the Meyers area, Supervisorial District 5. [Project Planner: Tom Purciel] (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\* [Conceptual motion made on 10/11/12 and continued to 10/25/12 meeting]

**Staff Recommendation:** Staff recommends that the Planning Commission take the following actions:

1. Find that the project, as described in revised Condition 1, is Categorically Exempt pursuant to Section 15303(c) of the CEQA Guidelines; and

2. Approve Design Review DR12-0003 with the reduction of the proposed sign to 48 square feet, subject to the Revised Conditions of Approval in Attachment 1 and based on the Revised Findings in Attachment 2.

**ACTION: APPROVED (4-0; Heflin absent)**

Respectfully submitted,  
ROGER TROUT, Development Services Director

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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*\*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.