



## EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I  
John MacCready..... District II  
Dave Machado..... District III  
Chris Chaloupka ..... District IV  
Alan Tolhurst..... District V  
Jo Ann Brillisour..... Clerk of the Commission

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

### **CONFIRMED AGENDA**

**Regular Meeting of the Planning Commission  
May 26, 2005 – 8:30 A.M.  
BUILDING C HEARING ROOM  
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman 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 ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five 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 the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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- b. **S04-0032** submitted by CINGULAR WIRELESS (Agent: Tim McFadden) to allow the construction and operation of a new wireless telecommunications facility consisting of a 65-foot monopole with 6 panel antennas and ground equipment within a fenced enclosure within a 2,500 square foot lease area. The property, identified by Assessor's Parcel Number 104-500-11, consists of 10.05 acres, is located on the north side of Miners Valley Road, one quarter mile east of the intersection with Salmon Falls Road, in the **Pilot Hill area**. (Mitigated negative declaration prepared)\*

STAFF (GH)                      Recommendation:      Conditional approval  
ACTION:                              Continued to June 23, 2005

**8. FINDING OF CONSISTENCY (Public Hearing)**

- a. **PD95-02/Town Center West** submitted by THE MANSOUR COMPANY requesting a Finding of Consistency to allow a Warehouse Home Improvement Center/Design Center and Nursery within the Town Center West Planned Development. The Town Center West is governed by Planned Development Permit PD95-02 and the Design Guidelines and Development Standards for Town Center West. The properties, consisting of 130 acres, are located in Village U of the El Dorado Hills Specific Plan, more specifically, on the northwest corner of Latrobe Road and White Rock Road, southerly of U.S. Highway 50 in the **El Dorado Hills area**.

STAFF (GH)                      Recommendation:      Find request inconsistent  
ACTION:                              Request found inconsistent with development plan

**9. DEPARTMENT OF TRANSPORTATION**

**10. COUNTY COUNSEL'S REPORTS**

**11. DIRECTOR'S REPORTS**

**12. ADJOURNMENT**

Respectfully submitted,  
GREGORY L. FUZ, 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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in 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.

**Meetings for the Month of June**

June 9, 2005; 8:30 a.m. – Regular  
June 23, 2005; 8:30 a.m. – Regular