



Suzanne Allen de  
Sanchez/PV/EDC  
04/16/2009 11:16 AM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc

Subject Fw: Hearing 4/21/09 re:A08-0001, OR 08-0001

Please remove the one from yesterday and add these instead.

Suzanne Allen de Sanchez, MPA  
Clerk of the Board of Supervisors  
El Dorado County  
530.621.5394

----- Forwarded by Suzanne Allen de Sanchez/PV/EDC on 04/16/2009 11:16 AM -----



**Tms Consortium**  
<[tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)>

04/16/2009 11:07 AM

Please respond to  
[tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)

To [suzanne.allendesanch@edcgov.us](mailto:suzanne.allendesanch@edcgov.us)  
cc

Subject Fw: Hearing 4/21/09 re:A08-0001, OR 08-0001

Hi Suzanne:

Here is copy of email.

Thank you for your help.

Kathy Famiglietti  
for

*Tariq Shamma*

## TMS CONSORTIUM

(951) 272-1710 fax (951) 272-0787  
email: [tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)

--- On Wed, 4/15/09, Tms Consortium <[tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)> wrote:

From: Tms Consortium <[tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)>

Subject: Hearing 4/21/09 re:A08-0001, OR 08-0001

To: [suzanne.allendesanch@edcgov.us](mailto:suzanne.allendesanch@edcgov.us)

Date: Wednesday, April 15, 2009, 3:40 PM

Suzanne:

Attached please find my corrected copy of letter sent earlier to Board of Supervisors. I inadvertently put wrong the attachments to go with letter.

Please see all Board Members get a copy of this correction and attachment. Original has been put in the mail. attachments Mr. Shamma may want them to review tomorrow.

Appreciate all your help.

*Can you please let me know when you have received this.*

Thank you

Kathy Famiglietti  
for

*Tariq Shamma*

**TMS CONSORTIUM**

(951) 272-1710 fax (951) 272-0787

email: [tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)



El Dorado Supervisors corrected.4.14.09.pdf APN327-160-04 & 327-150-03.pdf 327-150-03 Plotted Easements.PDF



# TMS CONSORTIUM

ENGINEERING & REAL ESTATE DEVELOPMENT

807 E. Chase Drive, Corona, CA 92881 Phone (951)272-1710 Fax (951)272-0787  
e-mail: [tmsconsortium@sbcglobal.net](mailto:tmsconsortium@sbcglobal.net)

April 14, 2009

**\*CORRECTED COPY**

El Dorado County  
Board of Supervisors  
330 Fair Lane.  
Placerville, CA 95667

RE: MIXED USE DEVELOPMENT A08-0001, OR 08-0001

El Mirage Group LLC is the Owner of Record of Parcel \*APN#327-160-40, 2.3 Acres at S.E. corner of El Dorado Blvd. and U.S. Hwy. 50. This parcel is being developed as a 100+ Rooms for future hotel, gas station and restaurant center.

Parcel APN#327-150-03 is a 10 Acre Site also owned by El Mirage Group LLC, located on the south side of Runnymede Blvd overlooking U.S. Hwy. 50. (Exhibit)

On April 9, 2009, the El Dorado County Planning Commission voted 5 to 0 to approve GPA No. A08-0016/Z08-0040/El Dorado Mirage Plaza and Rezoning of the 10 Acre Parcel from MDR to Mixed Use Commercial-Planned Development (C-PD).

I am writing this letter to respectfully request that these two parcels should be considered, in our opinion, as Urban Centers not Rural Centers because of their location at the off ramp of El Dorado Blvd. and U.S. Hwy. 50, and the presence of existing public utilities, water and sewer, within the immediate sites, (Exhibit) Hence, the appropriate multi-family density for the proposed Mixed Use Zoning we believe should be 24 units per acre not 4 units per acre as proposed for the Mixed Use Zoning in Rural Centers.

Thank you for your kind consideration and support for this request.

Best regards.

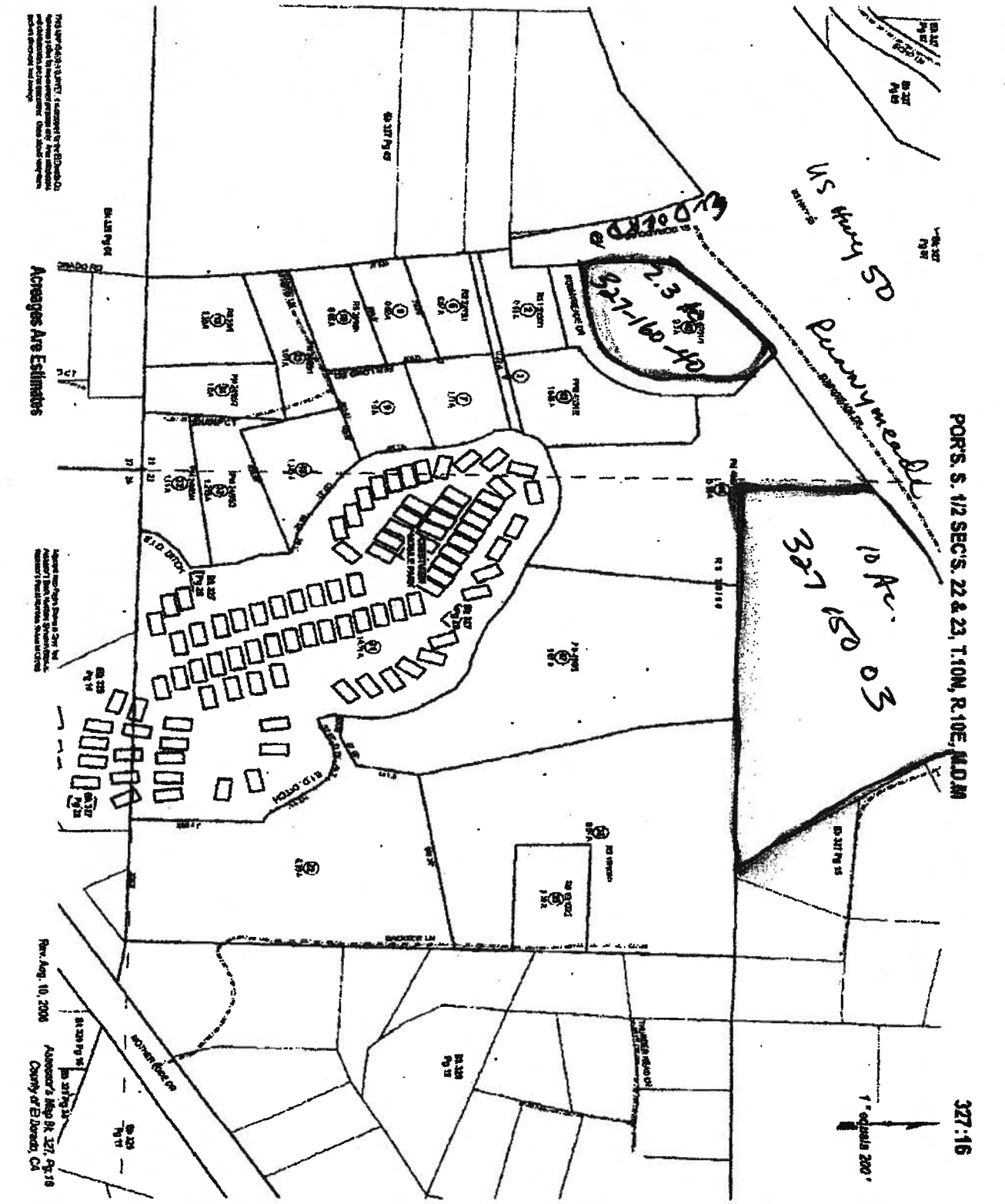
Respectfully yours,

Tariq Shamma, PE, SE  
President

Enclosures

cc: El Mirage Group LLC  
Pierre Rivas, County of El Dorado, Sr. Planner  
Jason Hade, County of El Dorado, Sr. Planner  
Shawna Purvines, County of El Dorado, Sr. Planner

*Corrected  
APN #*



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Averages Are Estimated

Surveyed by John Robert Brown & Co., Inc. 1903

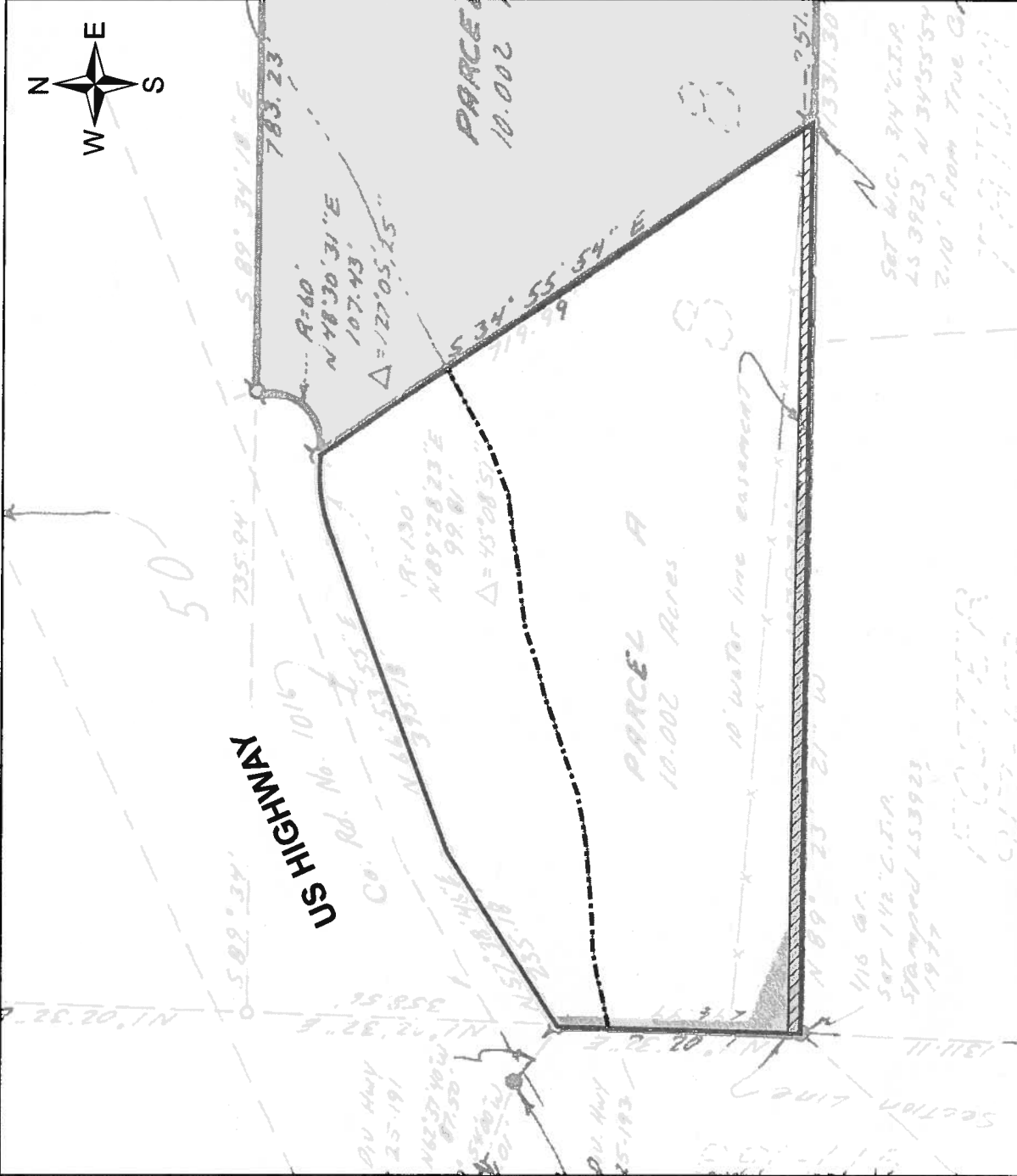
Rev. Aug. 10, 2006  
Assistant Map R. 327, Pg. 18  
County of El Dorado, CA

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First American  
Title Company

Reference No.: 3028188  
County: El Dorado



**Plotted Easements**

Legend




PIQ


11/27/1928 Bk110 Pg326  
(Electric Transmission -  
Not Plottable)

09/12/1957 Bk414 Pg470  
(Agreement for Easements -  
Not Plottable)

05/25/1966 # 9096 Bk789 Pg258  
(Abutter's Rights)

 Parcel Map Bk18 Pg12  
(Water Line)

 Parcel Map Bk18 Pg12  
(100' Wide - Indian Creek  
& Drainage)

 07/13/2006 # 0047121  
(Slope)

 07/13/2006 # 0047120  
(PUE)

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Map Not  
To Scale

Tax ID: 327-150-03-100

Short Legal: Parcel A Parcel map Bk18 Pg12