



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court
Placerville, CA 95667

<http://co.el-dorado.ca.us/planning>

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Fax: (530) 642-0508

NOTICE OF PUBLIC HEARING

The **El Dorado County Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **February 14, 2008, at 9:00 a.m.**, to consider the following: **General Plan Amendment A07-0005/Rezone Z07-0012/Planned Development PD07-0007/Tentative Subdivision Map TM07-1440/Summerbrook** submitted by IMRAN AZIZ AND AMAR GHORI/HOLLOWAY LAND COMPANY (Agent: CTA Engineering and Surveying/Olga Sciorelli) for the following: General Plan amendment changing the land use designation from Rural Residential (RR) to Low Density Residential (LDR); Rezone for Assessor's Parcel Number 102-210-12 from Exclusive Agricultural (AE) to Estate Residential Five-acre/Planned Development (RE-5/PD) and Assessor's Parcel Number 102-220-13 from Estate Residential Five-acre (RE-5) to Estate Residential Five-acre/Planned Development (RE-5/PD); development plan to allow the use of the density bonus planning concept and to allow flexibility in the development standards of the Estate Residential Five-acre (RE-5) Zone District; tentative subdivision map to create 29 lots ranging in size from 58,591 square feet (1.33 acres) to 97,184 square feet (2.23 acres, with approximately 35 acres of open space; and design waiver request to reduce the right-of-way width requirement for A and B Streets, and C and D Courts, from 60 to 50 feet. The properties, identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, are located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road, in the **Cameron Park area**. (Mitigated negative declaration prepared)* The draft mitigated negative declaration addresses environmental issues including Agricultural Land, Air Quality, Archeological/Historical/Biological Resources, Noise, Traffic Circulation, Wetland/Riparian, Wildlife, and Land Use. No hazardous waste sites are located within the vicinity of the project. Mitigation has been identified which would reduce potentially significant impacts to a level of insignificance.

The Board of Supervisors will consider these items on **March 11, 2008, at 2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission and/or Board of Supervisors. 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 and/or Board at, or prior to, the public hearing. Any written correspondence should be directed to El Dorado County 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. The public review period for the negative declaration set forth in the California Environmental Quality Act (CEQA) for this project is thirty days, beginning January 11, 2008, and ending February 11, 2008. Any written comments must be received by that date and should be directed to El Dorado County Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

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.

EL DORADO COUNTY PLANNING COMMISSION
Lawrence W. Appel, Acting Development Services Director

January 11, 2008

102-210-16-100 00 ANNIS MARK A TR ANNIS M FM LV RV TR OF 1/28/06 402 DEER VALLEY RD RESCUE CA	797 95672	102-560-11-100 00 BALBI TIMOTHY JAMES TR BALBI ANN MARIE TR 3136 TRAVOIS CIR RESCUE CA	797 95672	102-560-21-100 00 BURCH THOMAS R BURCH KATHLEEN C 3037 TRAVOIS CIR RESCUE CA	797 95672
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102-210-12-100 00 GHORI AMAR GHORI MARIAM 557 LAKECREST DR EL DORADO HILLS CA	797 95762	102-271-13-100 00 GILLHAM BRUCE D GILLHAM JULIE A 2360 DEER OAKS DR RESCUE CA	797 95672	102-220-07-100 00 GREENHALGH CARL E TR GREENHALGH FAM TR OF 3/27/97 P O BOX 5378 EL DORADO HILLS CA	797 95762
102-271-07-100 00 GREINER KATHERINE 3061 DEER OAKS DR RESCUE CA	797 95672	102-210-26-100 00 GUGIN MATTHEW SHANAHAN KATHLEEN 1061 COBALT CT RESCUE CA	797 95672	102-560-09-100 00 HUETTENHAIN HOWARD HUETTENHAIN KELLI 3160 TRAVOIS CIR RESCUE CA	797 95672
102-560-07-100 00 KIRSHNER STEVEN 305 TRAVOIS CT RESCUE CA	797 95672	102-560-12-100 00 KROHN BEN KROHN ELIZABETH M 3120 TRAVOIS CIR RESCUE CA	797 95672	102-560-30-100 00 LORAIN-BROWN KATHLEEN H LORAIN DAN L III 270 EAST O ST BENICIA CA	797 94510
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MARTINA CARLO
MARTINA CHERYL LOUISE
3506 BERGAMO DR
EL DORADO HILLS CA
95762

MAYER STEVEN
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% MAYER R 5533 KINGSWOOD DR
CITRUS HEIGHTS CA
95610

MCCABE DOREEN
MCCABE EUGENE J JR
3148 TRAVOIS CIR
RESCUE CA
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102-220-10-100 00
MCGONIGLE TIMOTHY E TR
MCGONIGLE PATRICIA F TR
2300 DEER VALLEY RD
RESCUE CA
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102-210-19-100 00
MICHEL DENNIS W
MICHEL DEE ANN
2260 DEER OAKS DR
RESCUE CA
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102-030-10-100 00
PARISI LINDA M
SHARIF MAHMUD N
% 6117 LAIRD RD
LOOMIS CA
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102-220-02-100 00
PIATT VERNON L TR
PIATT BARBARA J TR
2281 DEER VALLEY RD
RESCUE CA
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102-210-25-100 00
POLLAND MARK CLYDE
POLLAND KATHERINE A
2400 DEER VALLEY RD
RESCUE CA
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102-560-05-100 00
POQUIZ ALFRED M TR
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REIDENBACH GEORGE M TR
REIDENBACH ALICIA J TR
2340 DEER VALLEY RD
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P O BOX 201
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115-410-07-100 11
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102-220-08-100 00
SANFORD HARRY T JR
SANFORD JOAN R
P O BOX 51
RESCUE CA
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115-410-05-100 00
SPRINGS EQUESTRIAN CENTER INC
5151 GOLDEN FOOTHILL PKY #110
EL DORADO HILLS CA
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2321 DEER VALLEY RD
RESCUE CA
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1380 LEAD HILL BLVD #106
ROSEVILLE CA
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95661

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TUCKER CURTIS D
TUCKER MARILYN J
3149 TRAVOIS CIR
RESCUE CA
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102-560-22-100 00
YOUNG JAMES
YOUNG ANAMARIA
3047 TRAVOIS CIR
RESCUE CA
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