

El Dorado Hills /Salmon Falls Area Plan Advisory Committee

- Terry Wilson, CLU
Chairperson
933-0611
- Dr. Ben Foulk, DDS
Vice-Chairperson
Area Plan Review
933-2848
- Larry Brilliant
Vice-Chairperson
Project Review
933-1100
- Harriett B. Segel
Secty./Treas.
933-2038

September 2, 1986

RECEIVED

SEP 03 1986

COMMUNITY DEVELOPMENT DEPT.

Mr. Larry Walrod
Zoning Administrator ProTem
County Planning Department
330 Fair Lane
Placerville, CA 95667

REF: S86-26 and S86-34

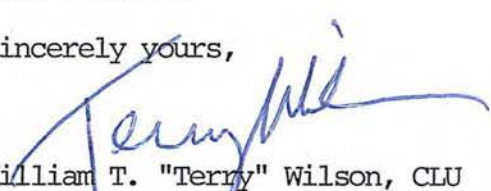
Dear Mr. Walrod:

Subsequent to review, the EDH/SF Area Plan Advisory Committee has the following recommendations:

S86-26. We have no comments to the time extension for the temporary real estate sales office at Ridgeview, Unit #5.

S86-34. Concerning the proposed new identification sign for Ridgeview Village, the Committee is in concurrence as long as the sign includes attractive landscaping and there is only one Ridgeview sign on Wilson Blvd.

Sincerely yours,


William T. "Terry" Wilson, CLU
Chairman, El Dorado Hills/Salmon Falls
Area Plan Advisory Committee

cc: Bob Dorr, Supervisor,
District 1
Bonnie Byram, Chairman,
EDH CSD

**EL DORADO
COUNTY**

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director



MAIN OFFICE
360 FAIR LANE
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE
1359 JOHNSON BLVD.
SOUTH LAKE TAHOE, CA 95702

June 16, 1986

TO: ALL CONCERNED AGENCIES LISTED BELOW

ADMINISTRATION
(916) 626-2438

Please find the following application(s) attached for your review and comment:

PLANNING
626-2438

S86-26, Special Use Permit submitted by PACIFIC STATES DEVELOPMENT CORP., to extend the use permitted by S84-34, a temporary real estate sales office on the subdivision site, in a R1, Single Family Residential Zone District. The property is identified by Assessor's Parcel No. 107-301-06 and consists of 18.656 sq. feet in the El Dorado Hills/Salmon Falls Area.

BUILDING
INSPECTION
626-2511

This review is requested because of the increasing complexity of land use decisions and the secondary effects which may result. Therefore, please provide appropriate comments which you believe should be considered during the public hearing by the Planning Commission/Zoning Administrator.

ENVIRONMENTAL
HEALTH
626-2411

This request for comments is also to be considered the required consultation for other public agencies which may be considered Responsible Agencies. This request for comments is provided in accordance with Section 15096 of the CEQA Guidelines.

TAHOE UNIT
(916) 544-1564

A period of ten (10) working days has been allocated for this response to be made. If correspondence has not been received on or before 6/30/86, the Planning Division will assume no comments are to be made. All comments received late must be presented directly to the Planning Commission/Zoning Administrator.

If you have any questions or need additional information, please call this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Samuel E. Gillion".

SAMUEL E. GILLION
Principal Planner

SG:dmp

Attachments

cc: Public Works
Building Division
El Dorado Hills Fire District
El Dorado Hills Advisory Committee

CS



AUG 11 1986

MAIN OFFICE
360 FAIR LANE
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE
1331 EL DORADO COUNTY
SOUTH LAKE TAHOE, CA 95702

RECEIVED

JUN 20 1986

COMMUNITY DEVELOPMENT DEPARTMENT

COMMUNITY DEVELOPMENT DEPARTMENT

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Sincerely,

SAMUEL E. GILLION
Principal Planner

SG:dmp

Attachments

cc: Public Works
Building Division
El Dorado Hills Fire District
El Dorado Hills Advisory Committee

8-6-86

This division has no comments at this time
Phly
Env. Health Dave.

SPECIAL USE PERMIT

586 26

PLANNING COMMISSION
and/or ZONING ADMINISTRATOR
El Dorado County, California

No. 86-26

Application is hereby made to the Planning Commission and/or Zoning Administrator for a Special Use Permit for the property and use described below and accompanied by four (4) copies of the site plan:

LOCATION (Street, nearest intersection & town): 150 FT NORTH OF POWERS DR.
S' GLEN RIDGE WAY INTERSECTION EL DORADO HILLS AREA

Assessment Parcel Number: 107-301-06

Property Area: 18,656 acres/sq.ft. Zoning R1, SINGLE-FAMILY RESID

Requested Use: TO ALLOW THE CONTINUED USE OF A 320 SQ FT
TEMPORARY REAL ESTATE OFFICE FOR ON SITE SUBDIVISION SALES
(SEE PRIOR APPLICATION 584-36

NAME OF APPLICANT: PACIFIC STATES DEVELOPMENT CORP record owner or authorized agent

Address: 985 GOVERNOR DR. EL DORADO HILLS, CA 95630 Telephone: 933-6601

Date: 4/24/86 SIGNATURE OF APPLICANT: [Signature]

Fee in cash/check received by _____ Date: _____

ACTION BY THE PLANNING COMMISSION

Legal Notices Mailed: _____ Public Hearing Held: _____

Approved/Disapproved: _____ Conditions/Reasons: _____

Executive Secretary/Zoning Administrator

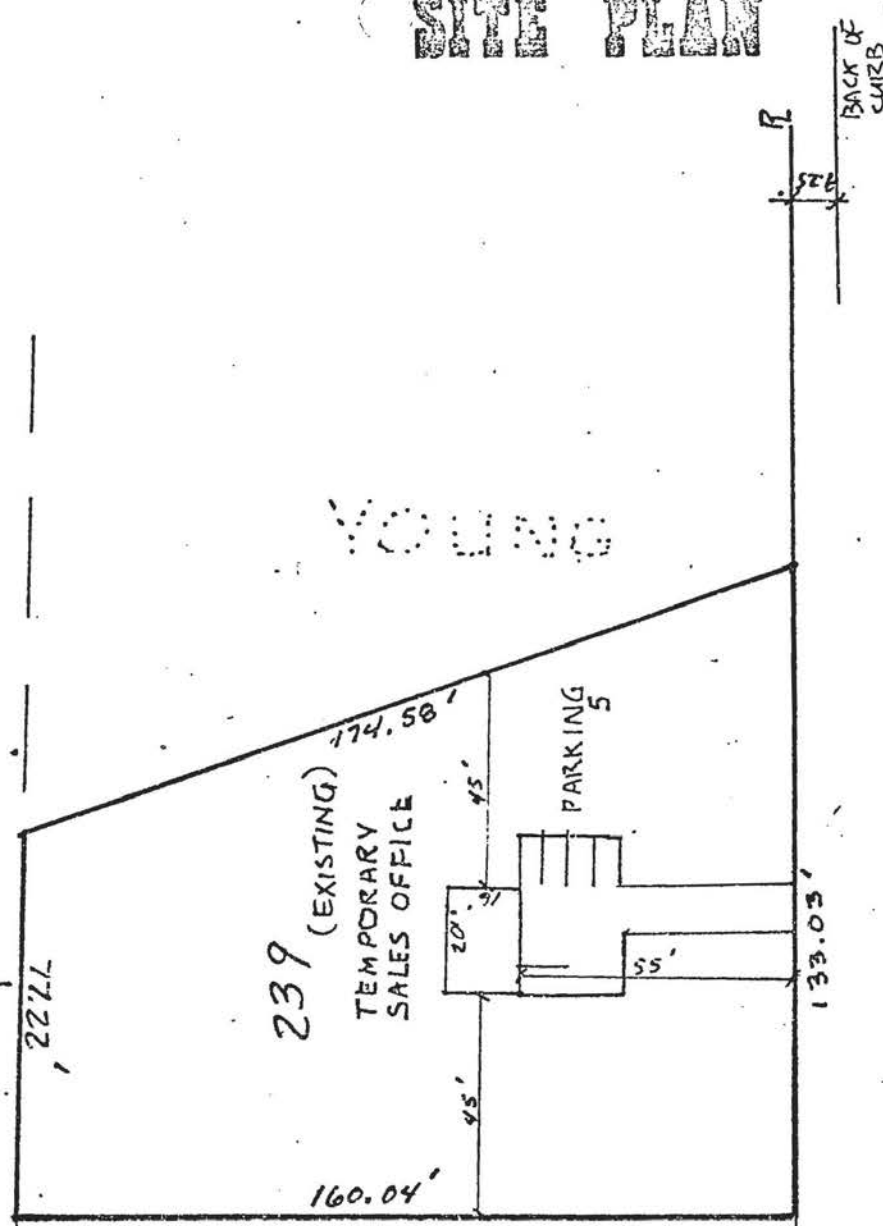
Approval does not constitute a Building Permit. Building Department may not issue a permit until 10 days following the date of approval. The use must be carried on or the construction commenced and diligently pursued within one year of the granting of the Special Use Permit or it becomes null and void.

White: Office Yellow: Building Pink: Applicant Goldenrod: Env. Health

PD-SUP2

SITE PLAN

WILSONMAN
 EL DORADO MILLS
 INVESTORS



S86 26

APPLICANT <u>PACIFIC STATES DEV. CORP.</u> FORMER PARCEL NO. <u>66:30:37</u> ZONING: <u>R1</u> LOT AREA <u>18,566 #</u> SEC. <u>3</u> TWN. <u>9</u> RGE. <u>8</u> SCALE: <u>1" = 40'</u> DATE: <u>5-8-84</u> REVISED <u>4-24-86</u>
--

APPROVED/DISAPPROVED BY _____ DATE _____
 EXEC SEC PLAN COMM./ZONING ADMINISTRATOR

RIDGEVIEW VILLAGE UNIT
N. 1/2 SEC. 3, T.9 R.8E., M
POR. SEC. 34, T.10N., R.8E.,
G-13

P29

325 324 323

245

N64°41'22"E 272.12'

326
② ①

N78°23'25"E 190.35'

327
②

N84°58'10"E 175.83'

328
③

N84°24'11"E 166.80'

329
④

N75°54'26"E 172.69'

330
⑤

N68°25'56"E 177.69'

331
⑥

N68°25'56"E 178.63'

332
⑦

N78°07'33"E 187.54'

333
⑧

244
①

N84°58'18"E 212.53'

243
① ②

N80°42'51"E 182.99'

242
③

N72°44'37"E 169.34'

241
④

N68°25'56"E 170.93'

240
⑤

N68°25'56"E 174.58'

239
⑥

160.04'
N89°06'46"W



BK.106

RIDGEVIEW VILLAGE UNIT NO. 1
P33

ENVIRONMENTAL
ASSESSMENT FORM
COUNTY OF EL DORADO

S86 26

File Number 86-26

Date Filed 4/24/86

Project Title Extension of SUP #84-36 Lead Agency Planned

Name of Owner PACIFIC STATES DEVELOPMENT CORP. Telephone _____

Address 985 Governor Drive, El Dorado Hills, CA 95630

Name of Applicant PACIFIC STATES DEVELOPMENT CORP. Telephone _____

Address 985 Governor Drive, El Dorado Hills, CA 95630

Project Location Lot 239 Ridgeview Village Unit NO. 5 (Powers Drive)

Assessor's Parcel Number(s) 107-30-06

Acreage 18,656 sq. ft. Zoning R1

Please answer all of the following questions as completely as possible.

Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description: 1 year extension of SUP#84-36 for temporary subdivision sales office.

2. What is the number of units/parcels proposed? N/A

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:
 0 to 10% 11 to 15% 100% 16 to 20% 21 to 29% over 30%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? no

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? no If so, describe in detail:

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? If so, which one? no
7. What is the distance to the nearest body of water, river, stream or year round drainage channel? Name of the water body N/A
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any lakes, rivers or streams? no
9. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? no
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
no

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: 80% grass, 20% trees
12. How many trees of 6 inch diameter will be removed when this project is implemented?
none

FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located?
El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.) hydrant
15. What is the distance to the nearest fire station? 2 miles +/-
16. Will the project create any dead-end roads greater than 500 feet in length?
no
17. Will the project involve the burning of any material, including brush, trees and construction materials? no

NOISE QUALITY

18. Is the project near an industrial area, freeway or major highway? If so, how far?
3 miles - Highway 50

S 86 26

NOISE QUALITY (cont.)

19. What types of noise would be created by the establishment of this land use, both during and after construction? traffic - weekends

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? no

WATER QUALITY

21. Is the proposed water source public or private; treated or untreated? Name the system: public - EID
22. What is the water use? (residential, agricultural, industrial or commercial) residential

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? no

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.) no

SEWAGE

25. What is the proposed method of sewage disposal?

Septic system _____ or sanitation district (name) EID

26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? no

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? no

28. Will the project reduce or restrict access to public lands, parks or any public facilities? no

GROWTH INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? no

586 26

GROWTH INDUCING IMPACTS (cont.)

30. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? no

31. Will the project require the extension of existing public utility lines? no
If so, identify and give distances: no

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? no

33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? no

34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? no

35. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitos, rodents and other disease vectors)? no

36. Will the project displace any community residents? no

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS, use additional sheets if necessary:

MITIGATION MEASURES

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary:

Generally operate on weekends only

Form completed by WILLIAM J. FISHER, PRESIDENT date 4/24/86

William J. Fisher

S86 26



PRELIMINARY REVIEW

GENERAL PLAN AMENDMENTS, REZONINGS, USE PERMITS, ETC.

(STAFF USE ONLY)

HEADER

S86-20, petitioned by Pacific States Development Corp to
extend the use permitted by S84-36, a temporary residential sales
office on the subdivision site (zone district) R1, Single Family Res.
(Ridgeview Village Units)
The property identified by Assessor's Parcel No.(s) 107-301-05
consists of 18,656 ^{sq. ft} acres and is located in the west side of Power
Drive, 150' north of Glen Ridge Way

in the El Dorado Hills / Salmon Falls Area Plan.

(IF APPLICABLE):

At this same hearing, the Commission will consider
these same lands from _____
to _____

COMPLETENESS OF APPLICATION

APPLICATION COMPLETE: YES NO

Indicate if any information is missing: _____

(If information is missing, then letter should be written to applicant and copy of letter placed in the file. The file is then placed on the "Incomplete File" shelf).

Date of letter: _____

ZONING AND LAND USE DESIGNATION:



	<u>Zoning</u>	<u>Land Use</u>
Project Site:	R1	
North:		
South:		
East:		
West:	↓	

SPECIAL AGRICULTURAL SETBACKS:

Is property adjacent to Agricultural Preserve or TPZ? YES NO

GENERAL PLAN POLICY COMPLIANCE

Area Plan: _____

Land Use Designation: _____

Zoning (district): _____

Policy Review: _____

The project does does not comply with the area plan development policies.

LONG RANGE PLAN



Long Range Plan Designation: _____
(Urban, Agricultural, Rural Residential)

Policy Analysis:

Applicable Development Policies (please list)

Long Range Plan: _____

Compliance: _____

COMPLIANCE WITH OTHER GENERAL PLAN ELEMENTS

1. Housing: _____ Yes _____ No

Observations: _____

2. Scenic Highways: _____ Yes _____ No

Observations: _____

3. Transportation/Circulation: _____ Yes _____ No

Observations: _____

4. Open Space/Conservation: _____ Yes _____ No

Observations: _____

5. Recreation: _____ Yes _____ No

Observations: _____



6. Seismic Safety: ____ Yes ____ No

Observations: _____

7. Noise: ____ Yes ____ No

Observations: _____

8. Safety: ____ Yes ____ No

Observations: _____

DISTRIBUTION LIST

Distribution List Completed: (Attached) Yes No

Date: 6/4/86

RELATED ISSUES

Circle Only Issues That Need Further Discussion:

- | | |
|------------------|-----------------------------|
| 1. Air Quality | 9. Aesthetics-Light/Glare |
| 2. Water Quality | 10. Traffic-Circulation |
| 3. Drainage | 11. Sewer-Water Service |
| 4. Soil Erosion | 12. School & Fire Districts |
| 5. Grading | 13. Cultural Resources |
| 6. Plant Life | 14. Population-Housing |
| 7. Animal Life | 15. Growth Inducing |
| 8. Noise | 16. Land Use Changes |
| | 17. Access |

ISSUES IDENTIFIED ABOVE

Discuss:

ISSUES (cont.)



parking ?

DISTRIBUTION LIST FOR SUP'S, VARIANCES, REZONINGS AND GENERAL PLAN AMENDMENTS



S86 26

(Check appropriate boxes)

I LOCAL AGENCIES

- Environmental Health Division
- Public Works
- Building Division
- Planning Division
- Sheriff's Dept.
- Air Pollution/Emergency Services
- LAFCO

FIRE DISTRICTS

- American River Canyon
- Diamond Springs/El Dorado
- Lake Valley
- Mosquito
- Placerville
- Rescue
- Cameron Park
- El Dorado Hills
- Garden Valley
- Latrobe
- Northside
- Pleasant Valley
- Shingle Springs
- Coloma/Lotus
- Georgetown
- Meeks Bay
- Pioneer
- Pollock Pines/Camino
- South Lake Tahoe

SCHOOL DISTRICTS

- El Dorado Union High School
- Buckeye
- Camino
- Pollock Pines
- Tahoe/Truckee
- Gold Trail
- Indian Diggins
- Lake Tahoe
- Latrobe
- Mother Lode
- Black Oak Mine Elementary
- Placerville
- Pioneer
- Silver Fork
- Rescue
- Golden Sierra High School
- Gold Oak Union Elementary

WATER DISTRICTS

- Georgetown
- EID

RESOURCE CONSERVATION DISTRICT

- Tahoe
- Placerville
- Georgetown

LOCAL AGENCIES (cont.)



SUPERVISORIAL DISTRICT

___ Supervisor _____
___ District # _____

COMMISSIONS

___ Planning Commissioner _____
___ District # _____
___ Ag Commission
___ Recreation Commission
___ Airport Land Use Commission
___ Housing Advisory Commission

AD HOC COMMITTEES

___ Barnett-Ranch
___ Cameron Park
___ Cool/Pilot Hill
___ Diamond Springs/El Dorado
___ El Dorado Hills/Salmon Falls
___ Garden Valley
___ Georgetown
___ Greenwood
___ Kelsey
___ Latrobe
___ Placerville Periphery
___ Pollock Pines
___ Pleasant Valley/Oak Hill
___ Rescue
___ Somerset/Fairplay/Mt. Aukum
___ Camino Fruitridge
___ Tahoe Paradise General Imp. Dist.
___ EPIC

II REGIONAL AGENCIES

___ Sierra Planning Organization
___ Tahoe Regional Planning Agency
___ TRI-TAC (Tri-County Technical Adv. Comm.) (Hwy 88 corridor)
___ Regional Water Quality Control Board
___ Lahontan Region
___ Central Valley Region

III STATE AGENCIES

___ Air Resources Board
___ Office of Planning & Research
___ Department of Food & Agriculture
___ Department of Parks & Recreation
___ Housing and Community Development
___ Department of Water Resources
___ State Fire Marshall
___ Energy Commission
___ Solid Waste Management Board
___ California Highway Patrol
___ CALTRANS
___ District 3, Marysville
___ District 10, Stockton (Hwy 88 corridor)



STATE AGENCIES (cont.)

- ___ Department of Fish & Game
- ___ Department of Forestry (CDF)
- ___ Department of Boating and Waterways
- ___ Department of Mines and Geology

- IV FEDERAL AGENCIES
- ___ Federal Aviation Administration

- V PUBLIC UTILITIES
- ___ Pacific Gas & Electric
 - ___ Sierra Power (Tahoe Basin)
 - ___ CP National (Tahoe Basin)
 - ___ Pacific Bell

- VI OTHER
- ___ _____
 - ___ _____
 - ___ _____