

Pacific States  
Develop. Corp

S86 26

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR

PUBLIC HEARING

9/10/86 @ 9:00

DATE 9/10/86

Published 8/29/86

BY Larry D. Waldrod  
ZONING ADMINISTRATOR (initials)

Notified by Agenda 9/3/86

S86 26

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Pacific States  
Develop.

SPECIAL USE PERMIT

S86 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 ZONING ADMINISTRATOR  
PLANNING-COMMISSION

Legal Notices Mailed: 8/29/86 Public Hearing Held: 9/10/86

Approved/Disapproved: 9/10/86 Conditions/Reasons: See attached.

[Signature]  
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.



S 86 26

985 GOVERNOR DRIVE • EL DORADO HILLS, CALIFORNIA 95630 • PHONE (916) 933-6601

April 23, 1986

Richard Floch  
El Dorado County Zoning Administrator  
360 Fair Lane  
Placerville, CA 95667

Re: Special Use Permit No. S84-36

Dear Mr. Floch:

We respectfully request a one (1) year extension of condition 7 of the above special use permit for the following reasons:

1. 23 lots remain in the subdivision.
2. The roads in this subdivision were not completed until August 1985.
3. The temporary sales office was not finalized until November 15, 1985.

Thank you for your consideration of this matter. If you have any questions or need additional information, please call.

Very truly yours,

William J. Fisher  
President

mp  
Enclosure: Check

**PACIFIC STATES DEVELOPMENT CORPORATION**

THE COMMUNITY DEVELOPERS

886 26

SPECIAL USE PERMIT  
WORKSHEET

SUP # 86-26



El Dorado County  
Planning Division

Location, distance and direction to 2 (two) County roads or a major intersection  
and the name of the general area: 150' north of intersection of Powers

Drive and Glen Ridge Way, El Dorado Hills

Assessor's Parcel Number(s): 107-30-06 (formerly 63-30-37)

Property area: 18,656 acres/sq. ft. CT 307 Zone R1

Requested use: 1 year extension of Special Use Permit No. 84-36

Name of Applicant: PACIFIC STATES DEVELOPMENT CORPORATION  
Recorded owner or authorized agent  
985 Governor Drive, El Dorado Hills, Ca. 95630 (916) 933-6601

Address

Telephone number

Date: 4/24/86 Fee: \$25<sup>00</sup> Receipt #: 14184

DEED RESTRICTION CERTIFICATE

I certify that to the best of my knowledge, the activity for which I am applying  
for a permit from El Dorado County Planning Division

will \_\_\_\_\_  
will not x

violate any recorded deed restrictions applicable to the parcel on which I intend  
to conduct said activity.

Assessor's Parcel Number: 107-30-06  
4-24-86 (date) William P. Travis, Pres. Signature of Applicant

Owner x  
Agent \_\_\_\_\_

Reference to County Ordinance #1317

S86 26

SPECIAL USE PERMITS  
Checklist



DATE: 4/24/86 FILE NO. 86-26

APPLICANT: Pacific States Development Corp

SPECIAL USE PERMIT TO ALLOW: CONTINUED USE OF REAL ESTATE OFFICE

Conforms with Zoning Regulations  Conforms with General Plan Designation

AREA PLAN: EL DORADO HILLS CENSUS TRACT: 307

CURRENT ZONING: R1 GENERAL PLAN DESIGNATION: SFRH1

FORMS

- Worksheet
- Deed Restriction Certificate (Copy of Deed Restrictions if any exist)
- 4 copies Special Use Permit or Variance
- Initial Environmental Assessment Form (if applicable)

SITE PLAN (10 copies)

- Entire parcel of land showing perimeter dimensions
- All roads, alleys, streets and their respective names
- Adjacent property owner (including those across any street)
- All existing and proposed uses; i.e., buildings, mobilehomes, dwellings
- Driveways and parking stalls (existing and proposed, showing all dimensions and setbacks)
- All septic systems and wells
- Building elevations (required at Planner's discretion)
- Landscape Plan (required at Planner's discretion)
- Complete all blanks in information box

OTHER REQUIREMENTS

Fee (\$225) payable to El Dorado County Planning Department

Receipt No. 14184

- Assessor's Map
- Proof of ownership and/or letter of consent (if applicable)
- Recorded in proper log book

Ross  
Staff's Signature

4/26  
Date

ENVIRONMENTAL  
ASSESSMENT FORM  
COUNTY OF EL DORADO

S86 26

File Number 86-26  
Date Filed 4/24/86  
Lead Agency Placer

Project Title Extension of SUP #84-36

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

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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

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

S 86 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*

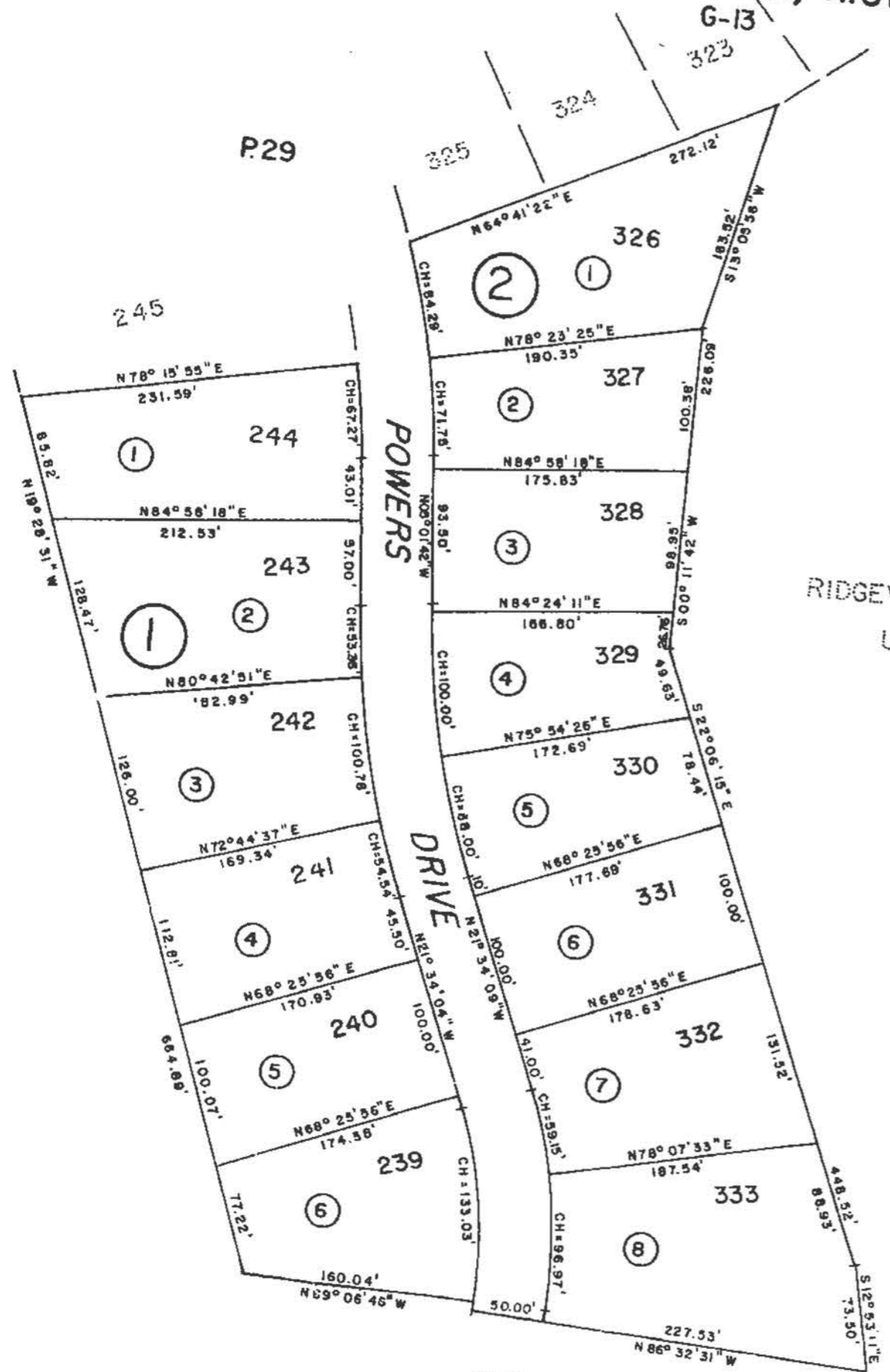
N. 172 SEC. 3, T. 9N., R. 8E., M.D.M., AND A  
POR. SEC. 34, T. 10N., R. 8E., M.D.M.  
G-13

Tax Area Code

107:30

S86 26

1" = 100'



RIDGEVIEW VILLAGE  
UNIT NO. 1  
P33

P23

NOTE

Assessor's Map

BK.106

P29

245

325

324

323

326

①

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327

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328

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329

④

330

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331

⑥

332

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333

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POWERS

DRIVE