

Pacific States

S84 36

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR  
DATE 6/27/84  
BY Richard A. Hoel  
ZONING ADMINISTRATOR *(Signature)*

PUBLIC HEARING  
6/27/84 @ 9:00  
Published 6/15/84  
Notified by Agenda 6/20/84

*Carres*  
*Approve*  
*Oppose*

S84 3

SPECIAL USE PERMIT

S84 36

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

No. 584-36

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 Drive & Glen Ridge Way intersection, El Dorado Hills/Salmon Falls

Assessment Parcel Number: portion of 66-30-37

Property Area: 18,656 sq. ft. acres/sq. ft. Zoning RI

Requested Use: 320 sq. ft. temporary real estate sales office for on-site subdivision sales

NAME OF APPLICANT: Pacific States Development Corp. record owner or  
authorized agent

Address: 985 Governor Drive, El Dorado Hills, CA 95630 Telephone: 933-6601

Date: 5/8/84 SIGNATURE OF APPLICANT: [Handwritten Signature]

\$225 Fee in cash/check received by E. Temple Date: 5/8/84

ACTION BY THE ~~PLANNING~~ ZONING ADMINISTRATOR  
~~COMMISSION~~

Legal Notices Mailed: 6/15/84 Public Hearing Held: 6/27/84

Approved/~~Disapproved~~: 6/27/84 Conditions/~~Reasons~~: See Below

1. The location of structures and uses shall conform with the approved site plan
2. The applicant shall secure permits from the El Dorado County Building and Environmental Health Divisions prior to construction.
3. The applicant shall secure an encroachment permit from the Public Works Department prior to construction.
4. All parking areas and drive isles shall be surfaced with gravel and all improvements relating to the parking facilities shall be removed prior to the sale of the property.
5. The use shall be started and diligently pursued within one (1) year from the date of approval of this special use permit or this permit shall be declared null and void.
6. The conditions imposed run with the use of the land and the conditions are binding on each owner.

[Handwritten Signature]  
Executive Secretary/Zoning Administrator  
(Cont'd on reverse)

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.

Conditions (cont'd)

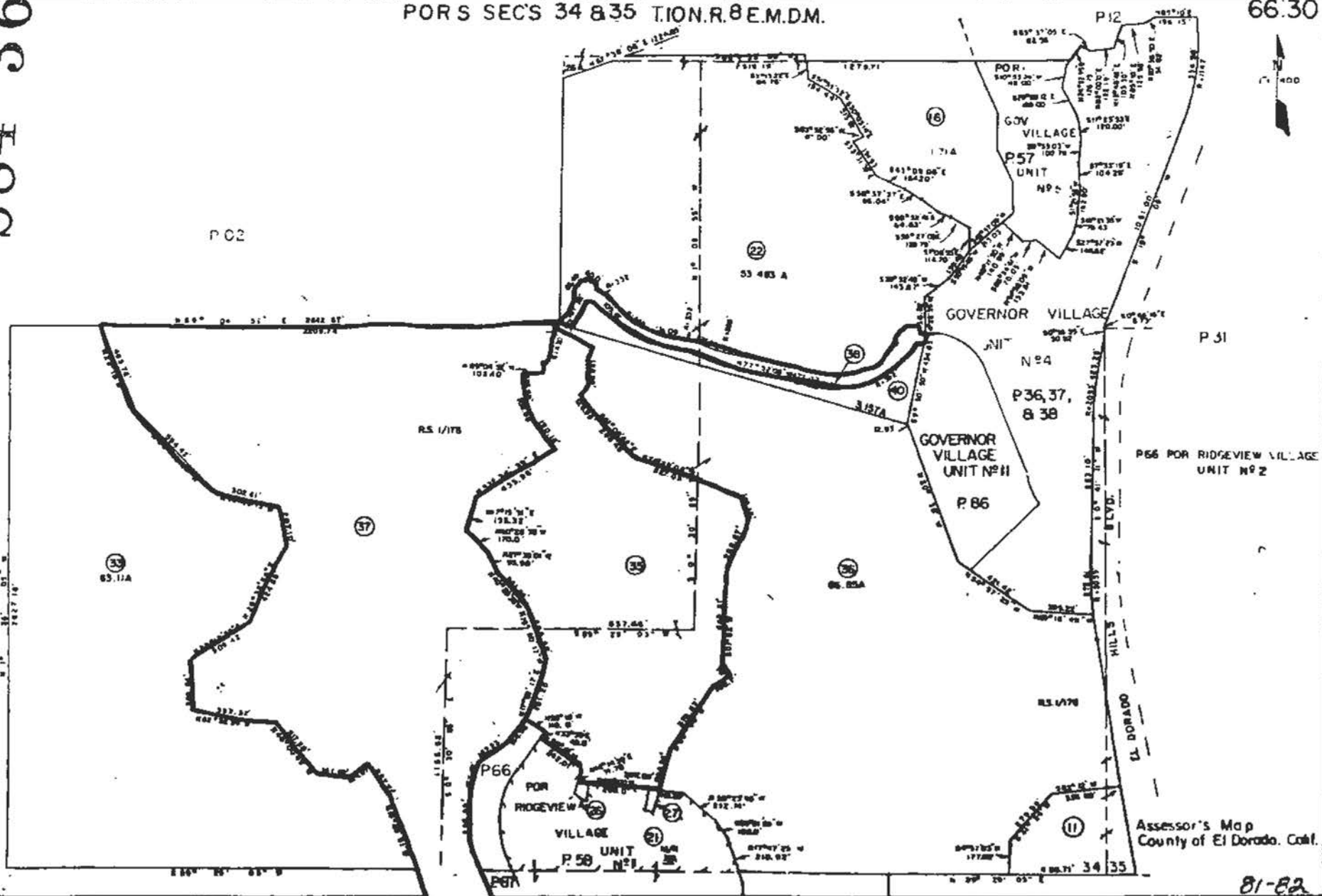
7. The use is limited to two (2) years or until the lots in the subdivision unit are sold, whichever comes first.
8. The use as a tract office is exclusively for sales of parcels within the subdivision.

S84 36

POR S SEC'S 34 & 35 T.10N.R.8E.M.DM.

66.30

BK 67  
P 04

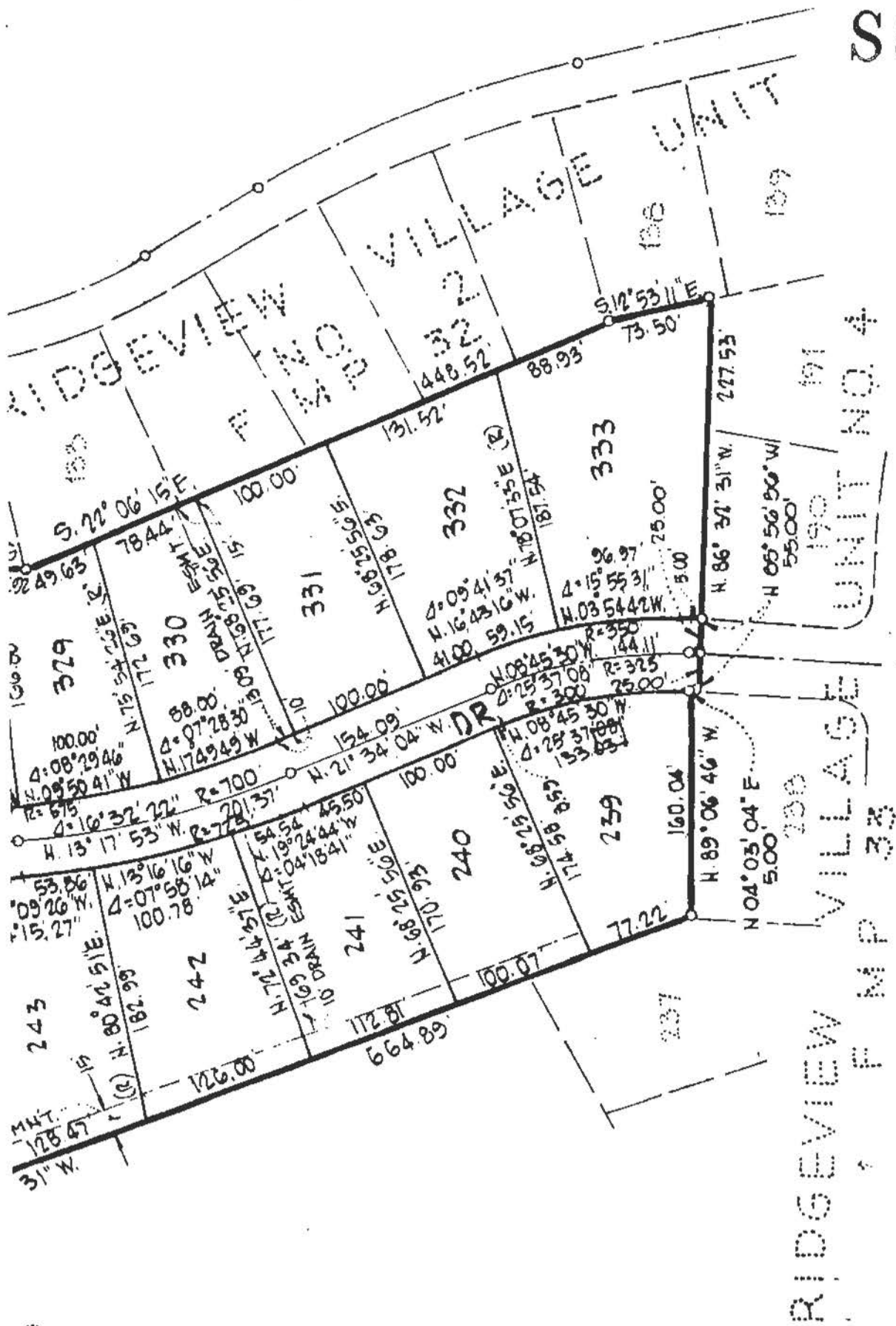


THIS PLAT IS NOT A SURVEY  
AND IT IS NOT A PART OF  
THIS EVIDENCE OF TITLE

Assessor's Map  
County of El Dorado, Calif.

81-82





STATES DEV  
Map/Ord/993

UNIT NO. 4

ENVIRONMENTAL  
ASSESSMENT FORM  
COUNTY OF EL DORADO

S84 36

File Number 94-300

Date Filed MAY 8, 1991

Project Title TEMPORARY SALES OFFICE (ONSITE SALES)  
Lot 239 Ridgeview Village No. 5A Lead Agency \_\_\_\_\_

Name of Owner PACIFIC STATES DEVELOPMENT CORP. Telephone 933-6601

Address 985 Governor Drive El Dorado Hills, CA 95630

Name of Applicant same Telephone \_\_\_\_\_

Address same

Project Location 150' north of intersection of Powers Drive and  
Glen Ridge Way

Assessor's Parcel Number(s) portion 66:30:37

Acreage .4283 Zoning will be 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: 320 square foot temporary real  
estate sales office for onsite subdivision sales - Ridgeview 5A

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%         over 21%

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? np
7. What is the distance to the nearest body of water, river, stream or year round drainage channel? Name of the water body \_\_\_\_\_
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?  
minimal, if at all

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

NOISE QUALITY (cont.)

19. What types of noise would be created by the establishment of this land use, both during and after construction? noise during construction; some weekend traffic, mainly Sundays

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 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? yes

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? power, telephone, sewer,  
If so, identify and give distances: water 100' I

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:

29. There are no temporary sales offices presently in use  
in El Dorado Hills.

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 only on Sundays or weekend when real estate traffic is present in any event. Sales Office will remain when lots remain in Ridgeview Village 5A or 2 years whichever comes first.

Form completed by

Alessandra J. Taylor, Pres.

date

5-8-84

PLANNING DEPARTMENT  
EL DORADO COUNTY  
CALIFORNIA

SPECIAL USE PERM

S84

SUP# 84-36  
36

WORK SHEET

Location, Distance and direction to 2 (two) County roads or a major intersection and name of general area:

150' north of intersection of Powers Drive and Glen Ridge Way,  
El Dorado Hills

Assessor's Parcel No.(s) portion 66:30:37

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

Requested use: 320 square foot temporary real estate sales office for  
on site subdivision sales

Name of applicant: PACIFIC STATES DEVELOPMENT CORP.

record owner or  
authorized agent

Address: 985 Governor Drive

Phone: 933-6601

Date: May 8, 1984

Fee 225.00

Receipt#

PD-SUF

DEED RESTRICTION CERTIFICATE

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

Will     

Will not   X  

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

Parcel # 66:30:37

Date 5-8-84

William J. Fisher, Pres.  
Applicant for permit  
Owner      Agent     

Reference to County Ordinance #1317



SPECIAL USE PERMITS Checklist

DATE: May 8, 1984 FILE NO. 94-36

APPLICANT: PACIFIC STATES DEVELOPMENT CORP

SPECIAL USE PERMIT TO ALLOW: Temporary Real Estate Sales Office

Conforms with <sup>potential</sup> Zoning Regulations  Conforms with General Plan Designation

AREA PLAN: El Dorado Hills CENSUS TRACT: 307

CURRENT ZONING: RE-10/(R1) GENERAL PLAN DESIGNATION: 5 du/Ac

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) NA
- Landscape Plan (required at Planner's discretion) NA
- Complete all blanks in information box

OTHER REQUIREMENTS

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

Receipt No. 11533

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

[Signature]  
Staff's Signature

May 8, 1984  
Date

S84 86

P 02

K67  
P.04

