

Rec'd @ 6/27/84  
ZANTG.

PETITION

We the undersigned, residents of Ridgeview Village, El Dorado Hills, are opposed to the issuance of a special use permit for the erection by Pacific States Development Corporation of a temporary real estate office on parcel 66-30-37 as described in the Planning Commission's file S84-36:

<u>NAME</u>	<u>ADDRESS</u>	<u>DATE</u>
William C. Liebler	489 Powers Dr.	6-24-84
Kathleen P. Liebler	489 Powers Dr.	"
Maura Hoff	3412 Ridgeview	6-24-84
Ron Clapp	3412 Ridgeview Dr	6-24-84
Israel Samuels	3407 Ridgeview Dr.	6-24-84
Rowena Samuels	3407 Ridgeview Dr -	6-24-84
Monica H Johnson	3392 Ridgeview	6-24-84
Jack A Clara	3389 Ridgeview Dr	6-24-84
Dennis C. Novotny	3362 RIDGEVIEW DR	6-24-84
James L Kirschman	James L. Kirschman 348 Glen Ridge	6-24-84
Paul J Atkinson	518 Powers Dr.	6-26-84
Michelle J Atkinson	518 Powers Dr.	6/27/84

## II. ONE-ACRE RESIDENTIAL (RIA) DISTRICTS



RTA

17.28.050 Applicability. The regulations set forth in Sections 17.28.060 through 17.28.080 shall apply to all RIA districts, and RIA districts shall be subject to the provisions of Chapters 17.14, 17.16 and 17.18. No building or structure shall be erected, structurally altered or enlarged, nor shall any building, structure or land be used except as follows. (Prior code §9411.5(part))

17.28.060 Uses permitted by right. The following uses are allowed by right, without special use permit or variance:

A. *One-family detached dwelling: one guest house; one*

1. *The renting of one room within the dwelling;*
2. *Guest house not to exceed four hundred square feet as an accessory use to an existing dwelling;*
3. *Accessory uses and structures including but not limited to garage, swimming pool, pumphouse, boathouse;*
4. *Home occupations such as accountant, advisor, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, handicrafts, insurance, photographer, physician, therapist; musician, teacher and other similar occupations normally conducted by mail or telephone on the premises where the activities do not create a traffic problem; provided, that instruction is not given to groups in excess of four and concerts or recitals are not held, and no display of goods is visible from the outside of the property, such use must be carried on in the main building and be incidental to the residential use of the premises and be carried on by a resident thereon; (ORD 3364, JUNE 7, 1983)*

B. *One mobilehome or travel trailer may be placed on a site for the purpose of habitation while and during the construction of a dwelling; provided an occupancy permit is obtained from the Building Department for the mobilehome or travel trailer and a valid dwelling permit is in effect. (ORD. 3364, JUNE 7, 1983)*

C. *Drilling of wells or excavation of earth exclusively for residential purposes;*

D. *Public park or playground, golf course;*

E. *One stable;*

F. *One unlighted sign not over six square feet;*

G. *One mobile home to be used exclusively as an office for contractors engaged in construction projects, but only during the course of construction of the project, where a valid building permit has been obtained. The mobile home must be located on the same property as the construction project. (Prior code §9411.5(a))*



RTA

17.28.070 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit from the planning commission:

- A. Place of worship;
- B. Academic school; nonprofit membership club or association; cemetery;
- C. Real estate office on or adjacent to properties for sale or fronting a road directly leading thereto, for exclusive sale thereof;
- D. Public utility structure;
- E. One mobile home for use by the owner or member of his family where hardship connected with a health condition, as verified by a physician licensed to practice medicine and surgery in this state, could be substantially reduced by the granting of the special use permit; provided, that the planning commission finds that the granting of the special use permit will not detrimentally affect the use of neighboring properties;
- F. Other sign sizes and applicable general provisions as itemized in Chapter 17.16;
- G. Airports, heliports and their accessory uses and structures;
- H. Home occupations not listed in subsection A Section 17.28.060 which require special consideration such as use of power tools, accessory building, noise, and will not change the residential character of the premises, or adversely affect the other uses permitted in a residential area; (ORD. 3364, JUNE 7, 1983)

I. RESERVED (ORD 3364, JUNE 7, 1983)

17.28.080 Development standards. The following area and building regulations shall apply in RIA districts, unless a variance is first obtained from the planning commission:

- A. Minimum parcel area, one acre;
- B. Minimum parcel area per dwelling unit, same as subsection A of this section;
- C. Maximum building coverage, thirty-five percent;
- D. Minimum parcel width, one hundred feet;
- E. Minimum yards: front, thirty feet; sides, fifteen feet; rear thirty feet; stable (front), thirty feet; sides, thirty feet; rear, thirty feet;
- F. Maximum building height, thirty-five feet, two stories. (Prior code §9411.5(c))

El Dorado Hills/Salmon Falls Area Plan Advisory Committee  
2067 Wood Mar Dr., El Dorado Hills, CA 95630

25 May 84

Mr Jake Raper  
El Dorado County Planning Dept.  
360 Fair Lane  
Placerville, CA 95667

Dear Mr Raper,

Consequent to review of Special Use Permit application, S84-36, we find no problem with the proposed temporary office. We do, however, feel the following stipulations be applicable to the permit:

- a. That the office be strictly temporary and removed after use;
- b. That an annual review be made to ensure the continuing need of the office and its removal when need is no longer present;
- c. That sufficient parking in Ridgeview 5A area be provided for potential customers to ensure present residents will not have problems with cars parked in front of their houses, and so on.

Thank you for your time and consideration.

Sincerely,

*Harriett B. Segel*  
Harriett B. Segel,  
Member

cc: Mr Bob Dorr

EL DORADO COUNTY  
RECEIVED

MAY 25 1984

DEPT. OF PLANNING

# DEPARTMENT OF PUBLIC WORKS

S84-36

## INTEROFFICE COMMUNICATION

EL DORADO COUNTY  
RECEIVED

Date: May 24, 1984

MAY 25 1984

To: Planning Department

From: Joseph F. Herrlie, Highway Engineering Associate

DEPT. OF PLANNING

Subject: Special Use Permit S84-36  
Powers Drive

This Department has reviewed the subject request and offers the following comments for consideration:

The access to the proposed use should comply with El Dorado County Encroachment Standards.

JFH:vh

584-36

# County of El Dorado

## DIVISION OF ENVIRONMENTAL HEALTH



360 Fair Lane  
Placerville, CA 95667  
Phone (916) 626-2411

EL DORADO COUNTY  
RECEIVED

MAY 21 1984

DEPT. OF PLANNING

DATE: 17 May 1984

TO: Jake Raper, Principal Planner  
Planning Department

FROM: M. Pearl Irby, R.S. *PI*  
Senior Sanitarian

SUBJECT: S84-36, Special Use Permit, submitted by Pacific States Development Corp., to allow a 320 sq.ft. temporary real estate sales office for on-site subdivision sales, in an R1, One-Family Residential, Zone on 18,656 sq.ft. in the El Dorado Hills/Salmon Falls Area

The Division of Environmental Health has reviewed the subject application, and has no comments as public sewer and water is available to this area.

j

cc: Pacific States Development Corp.  
985 Governor Drive  
El Dorado Hills, CA 95630

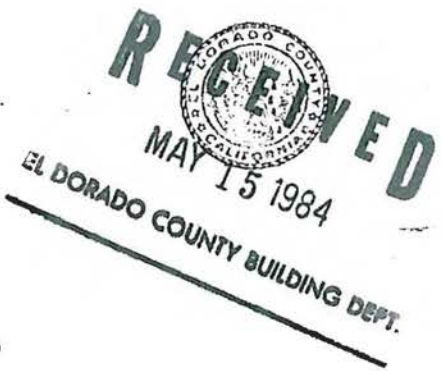
S84-36

# EL DORADO COUNTY

## DEPARTMENT of PLANNING

- Offices of The:
- Planning Commission
  - Recreation Commission
  - Local Agency Formation Commission
  - Local Transportation Commission
  - Zoning Administrator

County Office Center  
 360 Fair Lane  
 Placerville, California 95667  
 (916) 626-2438



May 11, 1984

TO: ALL CONCERNED AGENCIES

Please find the following application(s) attached for your review and comment;  
 S84-36, Special Use Permit submitted by Pacific States Development Corp., to allow a 320 sq. ft. temporary real estate sales office for on-site subdivision sales, in an R1, One-Family Residential, Zone on 18,656 sq. ft. in the El Dorado Hills/Salmon Falls Area.

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.

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 C.E.Q.A. Guidelines.

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 5/25/84, the Planning Department will assume no comments are to be made. All comments received late must be presented directly to the Planning Commission.

If you have any questions, or need additional information, please do not hesitate to contact this office.

Sincerely,

*Jake Raper*  
 JAKE RAPER  
 Principal Planner

JR/dmp

attachments

- cc: Environmental Health  
 El Dorado Hills Co. Water Dist.  
 Public Works Dept.  
 Building Dept.  
 Air Pollution Control Office  
 El Dorado Hills/Salmon Falls Adv.Comm.

*Bldg Dept*

- ① Permit required with sewer or septic system hook-up - Res Rooms required (in employees per (1979 UBC Sect 905))

② No other problem

*B 5/15/84*

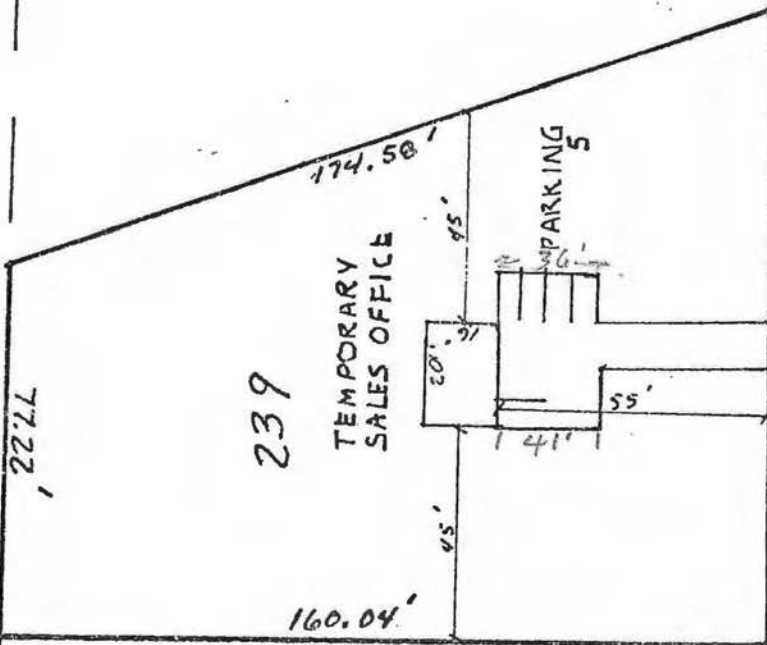
# SITE PLAN

## S84 36

PACIFIC STATES

PACIFIC STATES

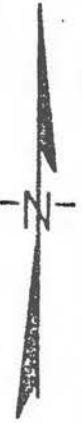
KIRSCHMANN



BACK OF CURB

POWERS DRIVE

PACIFIC STATES



AMERICAN SAVINGS LOAN

APPLICANT

PACIFIC STATES DEV. CORP.

PARCEL NO. 66:30:37

ZONING: R1

LOT AREA 18,566 #

SEC. 3 TWN. 9 RGE. 8

SCALE: 1" = 40'

DATE: 5-8-84

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

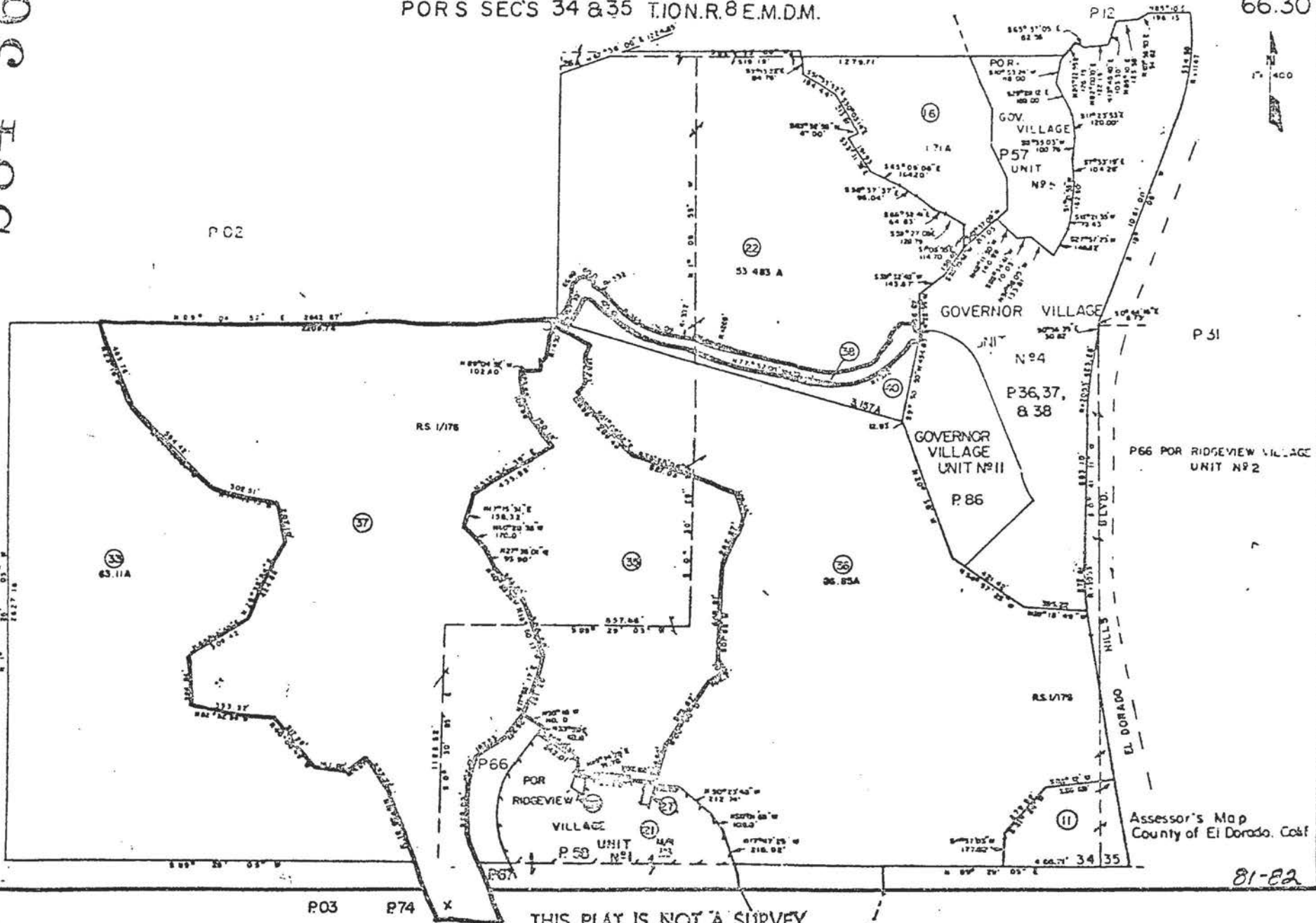
S84 36

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

66.30

BK 67  
P 04

P 02



P66 POR RIDGEVIEW VILLAGE UNIT N°2

Assessor's Map  
County of El Dorado, Calif

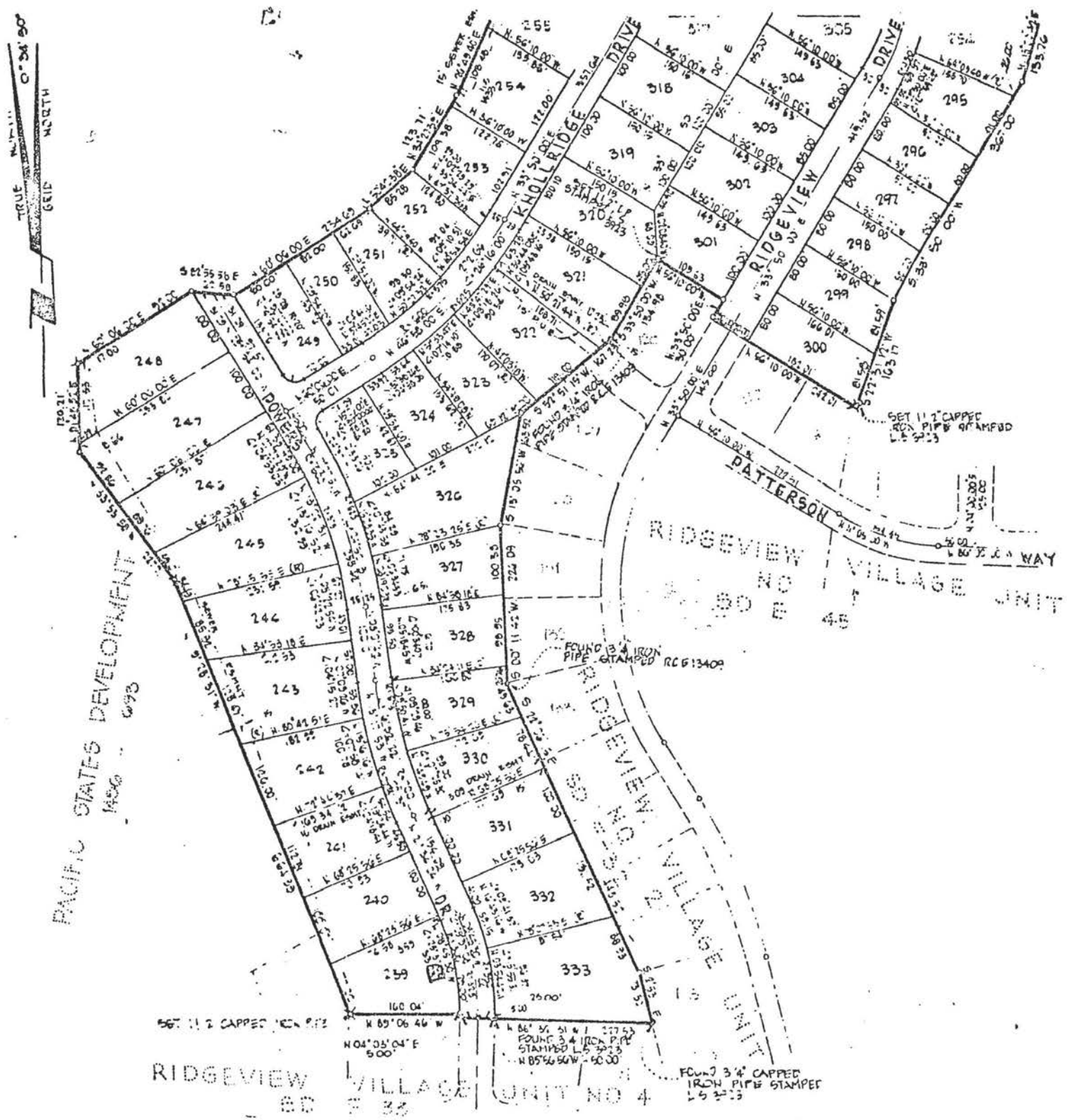
81-82

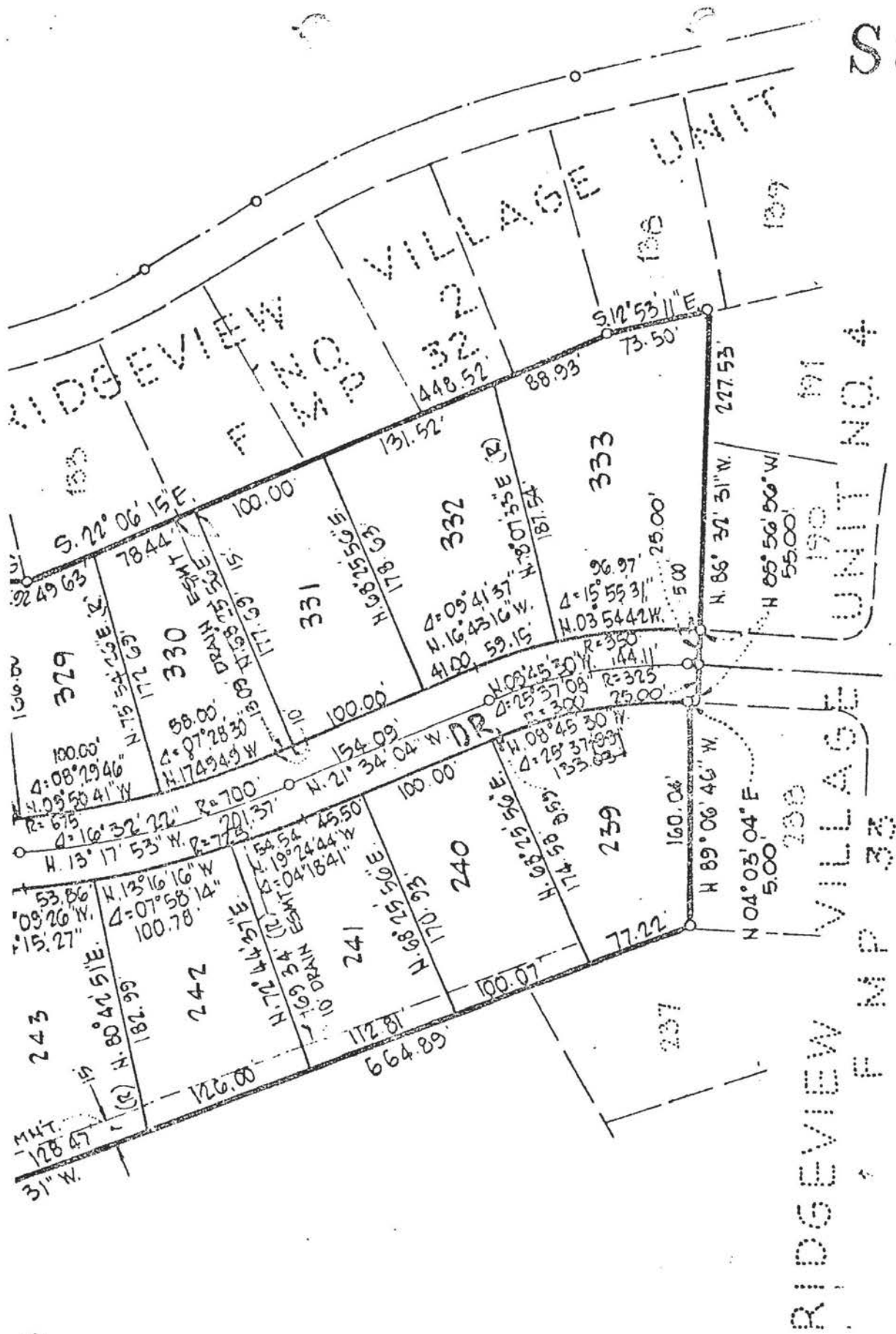
THIS PLAY IS NOT A SURVEY  
AND IT IS NOT A PART OF  
THIS EVIDENCE OF TITLE

# Unrecorded Final Map

## Ridgeview Village Unit No. 5A

S84 36





STATES DEV  
Map/for/993

