

EL DORADO

COUNTY

DEPARTMENT of PLANNING

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



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

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
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.

SPECIAL USE PERMIT

S84 36

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

No. S84-36

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 R1

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: [Signature]

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

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.

ENVIRONMENTAL
ASSESSMENT FORM
COUNTY OF EL DORADO

S84 36

File Number 84-300

Date Filed MAY 8, 1980

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

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

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

SPECIAL USE PERMITS

S 84-36 Pacific States Develop, a special use permit to allow
 A SUBDIVISION
~~TRACT~~ PLAC. STATE OFFICE

in a R1 Zone on 18,656 ~~sq. ft.~~ 50 FT. The property
 (Assessor's Parcel No. of (66-300-37)) is located _____

in the EL DORADO HILLS Planning Area.

The Planning Department Staff recommends the Zoning Administrator approve, receive, and file the Negative Declaration and approve ~~the~~ the request. If the Zoning Administrator concurs, the Staff recommends the following conditions or findings:

Conditions for Approval:

- ✓ 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 Departments 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 a minimum of ~~two (2) inches~~ ^{Four (4)} of asphaltic concrete over four (4) inches of aggregate base (Ordinance No. 17 18 030 A), and all parking spaces will be striped in conformance with the approved site plan. The Planning Department shall inspect and verify the parking to be acceptable prior to occupancy being authorized by the Building Department.
~~WITH ASPHALT WAIVER~~
5. No areas shall be used for storage or display of merchandise outside of those areas designated on the site plan.
6. The exterior lighting, if used, shall be located and designed to prevent glare onto adjoining properties.
7. Signs shall be established in conformance with the R1 SINGLE FAMILY ZONING zone regulations. District
8. The size, height, and text of the sign authorized by this permit may not be changed without a review and authorization of the _____.
9. The structures and facilities are to be reviewed by the _____ for safety with written confirmation of acceptance before clearance and occupancy is authorized by the Building Department.
- ✓ 10. The use shall be stated and diligently pursued within one (1) year from date of approval of this special use permit or this permit shall be declared null and void.

Conditions for Approval (continued)

- 11. The conditions imposed run with the use of the land and the conditions are binding on each owner.
- 12. This permit shall be subject to annual review for compliance of conditions by Staff or Zoning Administrator.
- 13. Other: THE USE IS LIMITED TO 5 YRS OR UNTIL THE ^{OR UNTIL JUNE 27 1989} LOTS IN THE SUBDIVISION UNIT ARE SOLD, WHICHEVER COMES FIRST.

Findings for Approval:

- 1. The request to establish a SUBDIVISION TRACT REAL ESTATE OFFICE in a R1 zone district is authorized by Section 17.28.030 D of the El Dorado County Code.
- 2. The establishment of a SUBDIVISION TRACT REAL ESTATE OFFICE is not considered detrimental to the public health, safety and welfare, or injurious to the neighborhood.

Findings for Denial (fill in reasons):

1. _____

2. _____

3. _____

CONDITIONS
 # USE AS A TRACT OFFICE IS EXCLUSIVELY FOR PACIFIC STATES
DEVELOPMENT AND IS NON-TRANSFERABLE.

EL DORADO COUNTY PLANNING DEPARTMENT
LABEL REQUEST FORM

2A
MEETING OF: 6/27/84



GROUP NO: 401

APPLICANT'S NAME: Pacific States Develop. S84 36

SUBDIVISION (2 SETS LABELS + LIST)
PARCEL MAP (1 SET LABELS + LIST)
VARIANCE (1 SET LABELS + LIST)

S.U.P. (1 SET LABELS + LIST)
ZONING (2 SETS LABELS + LIST)
AMENDMENT (2 SETS LABELS + LIST)

PRINT AS INDICATED ABOVE

DELETE GROUP FROM FILE

ASSESSOR'S PARCEL NUMBERS

0.6.6:3.0.0:3.7	0.6.6:7.6.2:0.1		
3.3	0.2		
3.5	0.6.6:7.6.3:0.1		
2.2	0.6		
3.8	0.4		
4.0	0.6.6:0.3.0:5.7		
3.6	0.6.6:5.8.1:0.1		
0.6.6:6.6.1:0.1	0.2		
0.6.6:6.6.2:0.1	0.6.6:5.8.2:0.1		
0.6.6:5.8.3:0.1			
0.8	5.8.6:0.9		
0.6.6:6.7.1:0.1	0.6.6		
0.4	2.0		
0.4	2.3		
0.6.6:6.7.2:0.1	2.9		
0.4	3.0		
0.4	0.6.6:0.2.0.1.5		
0.6.6:7.6.1:0.1	0.6.7:0.4.0:0.3		
0.4	0.8.6:0.7.0:0.1		
1.0			

COMPLETED BY: Rose

DATE: 6/7/84

S84 36

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

PUBLIC HEARING

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

Carres
Approve
Oppose

S84 3

NOTICE OF PUBLIC HEARING

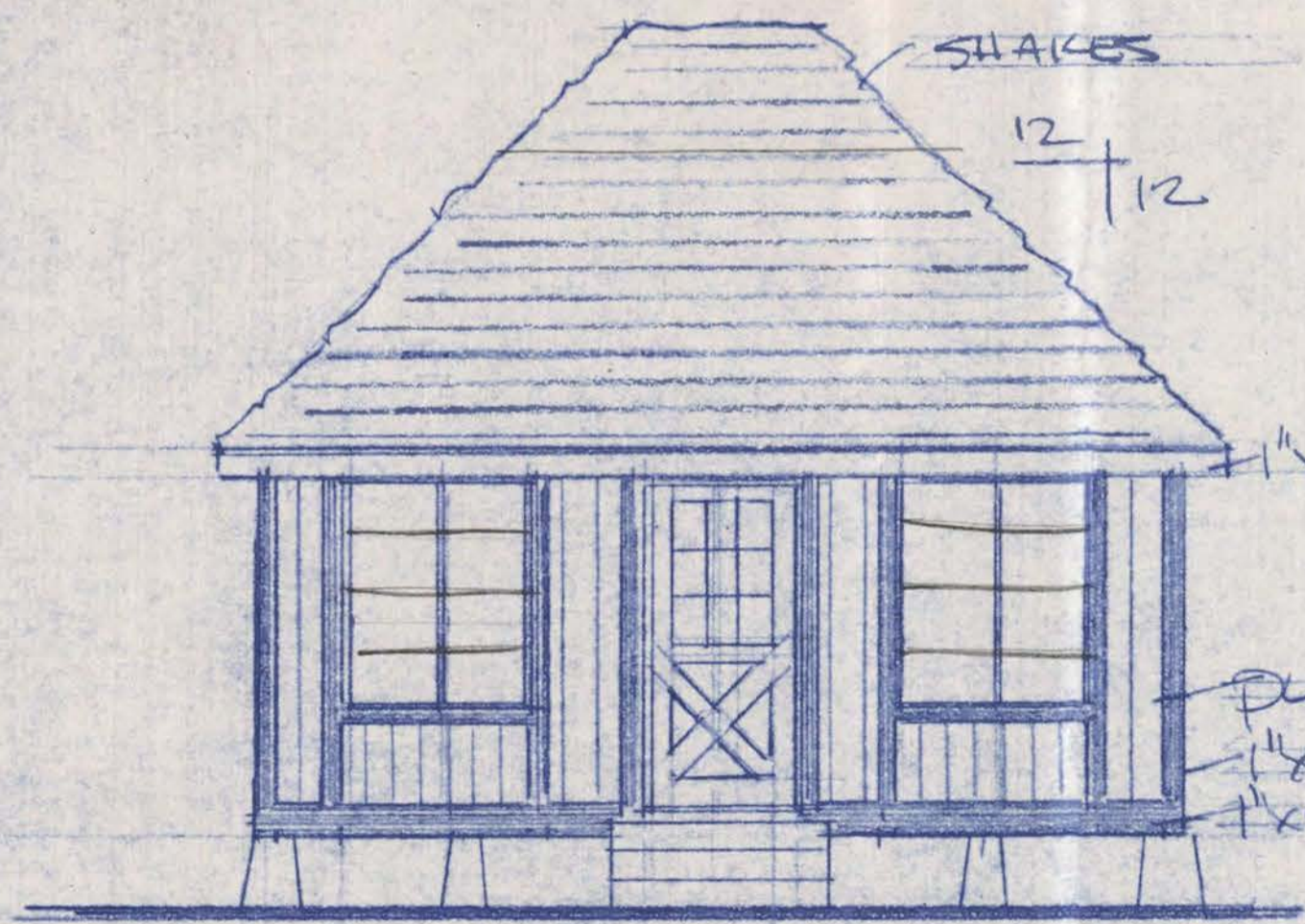
A PUBLIC HEARING will be held on June 27, 1984, at 9:00 a.m., in the Planning Commission Meeting Room, El Dorado County Office Center, 360 Fair Lane, Placerville, California, to consider a special use permit for PACIFIC STATES DEVELOPMENT CORPORATION, to allow a 320 ft. temporary real estate office for on-site subdivision sales, in an R1, One-Family Residential, Zone on 18,656 sq. ft.

The property (Assessor's Parcel No. (portion of) 66-30-37) is located 150 ft. north of Powers Drive and Glen Ridge Way intersection, in the El Dorado Hills/Salmon Falls Area.

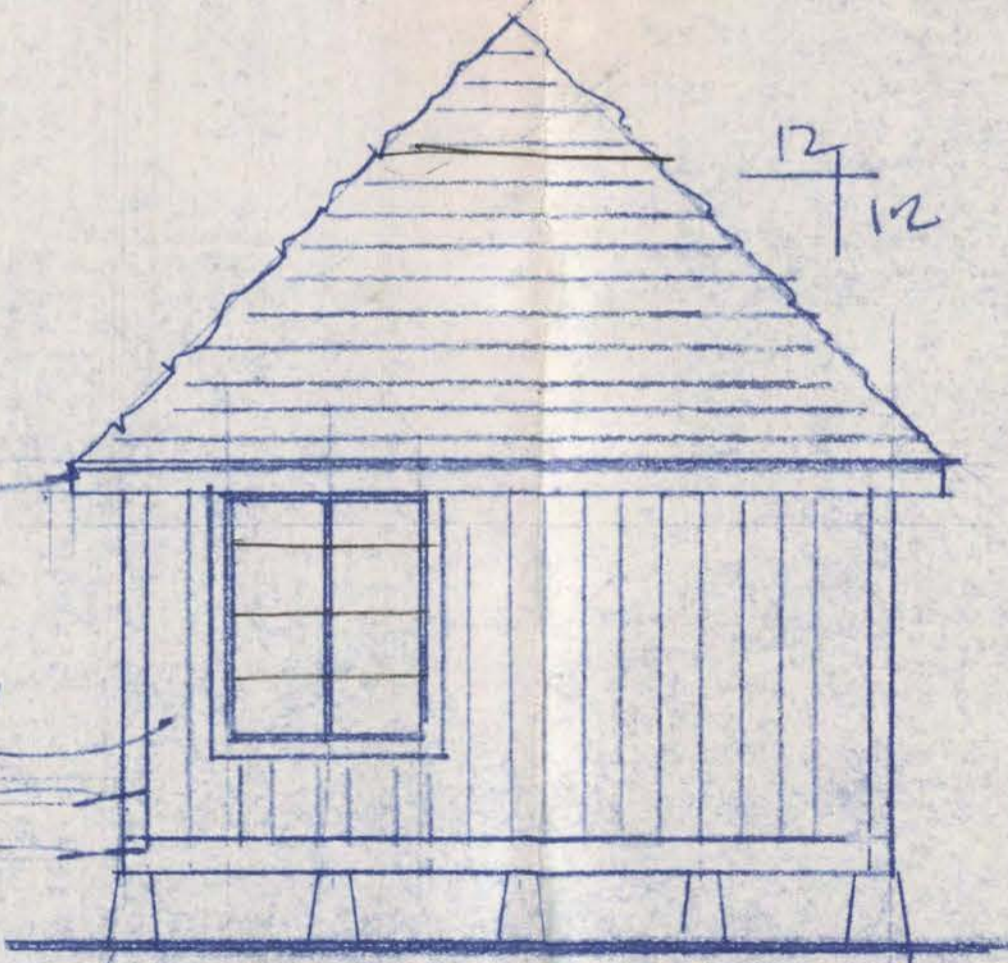
All interested persons are invited to attend and be heard or to write their comments to the Zoning Administrator. Please reference the file number in the lower right-hand corner of this card when sending correspondence.

RICHARD FLOCH, Director
Community Development

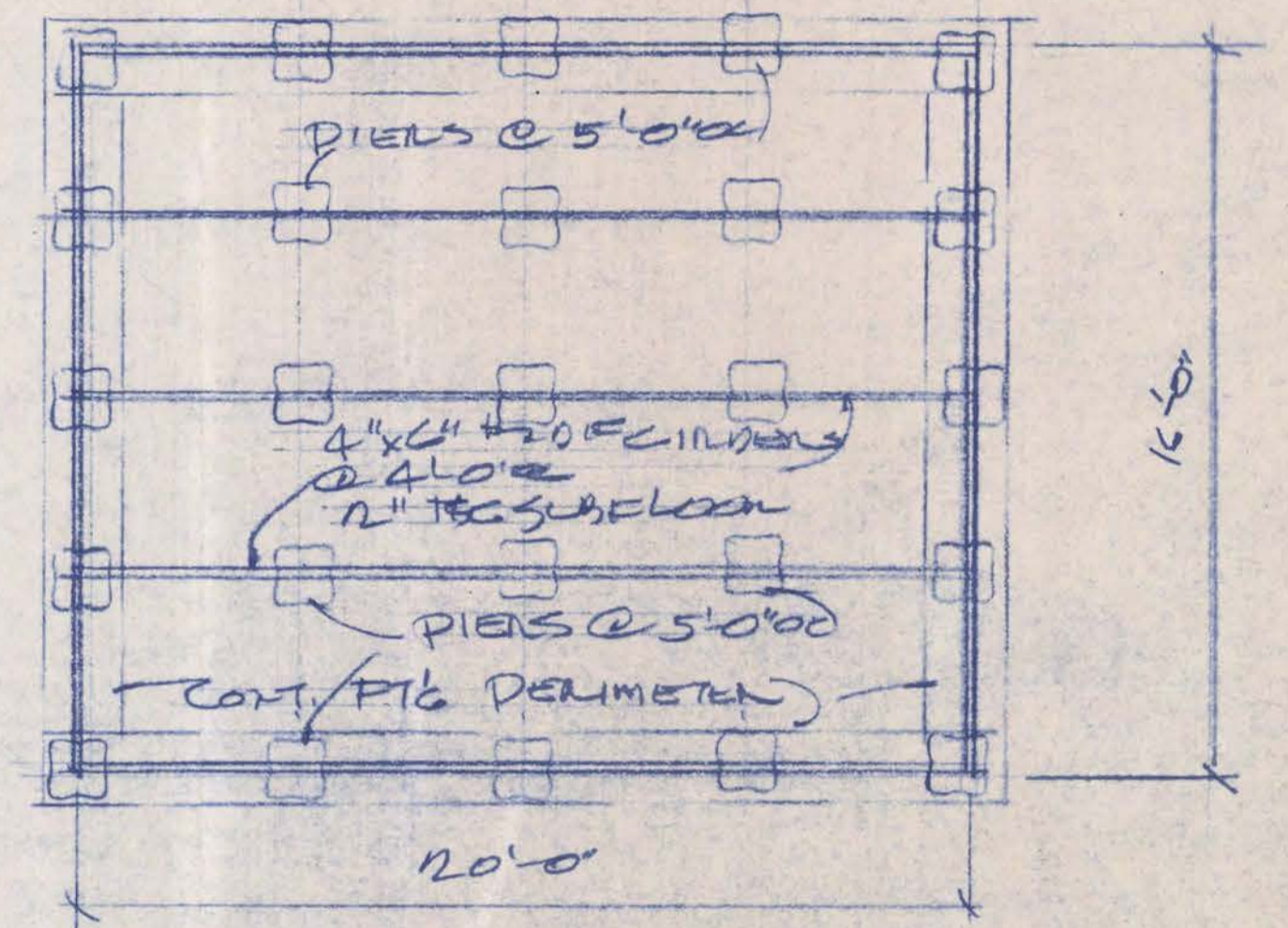
S84-36



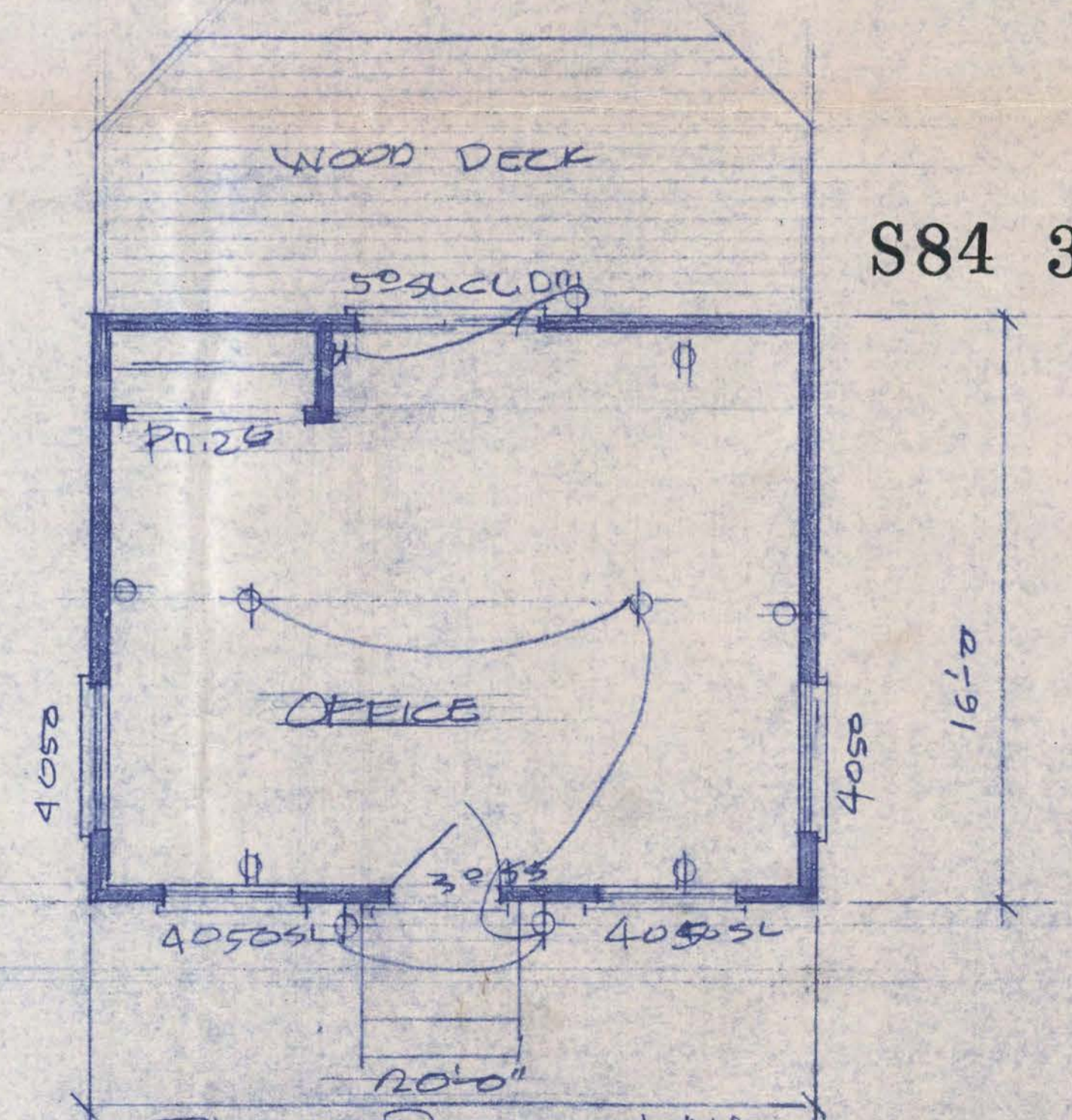
FRONT ELEVATION



SIDE ELEVATION

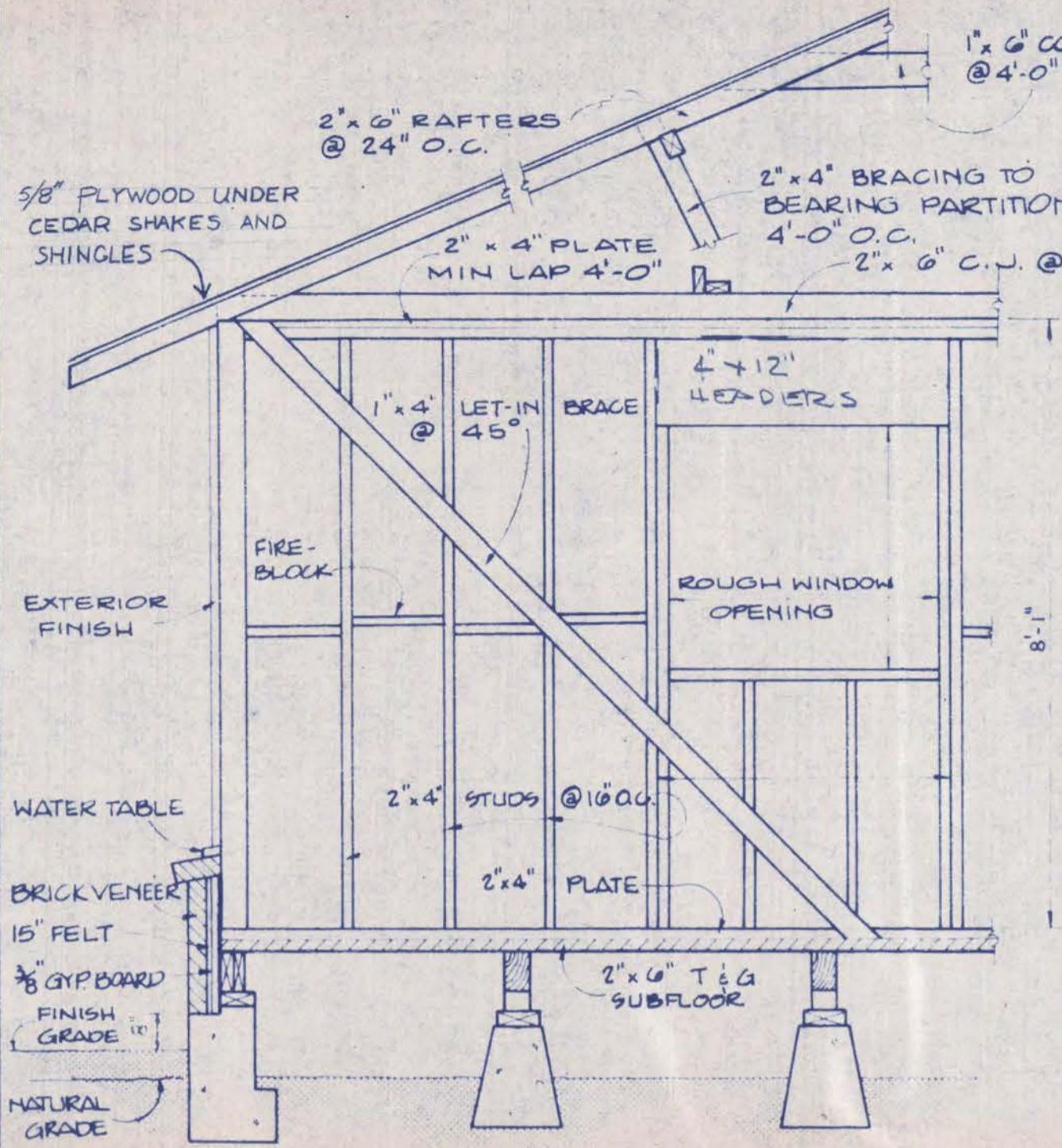


FOUNDATION PLAN SC 1/4" = 10'

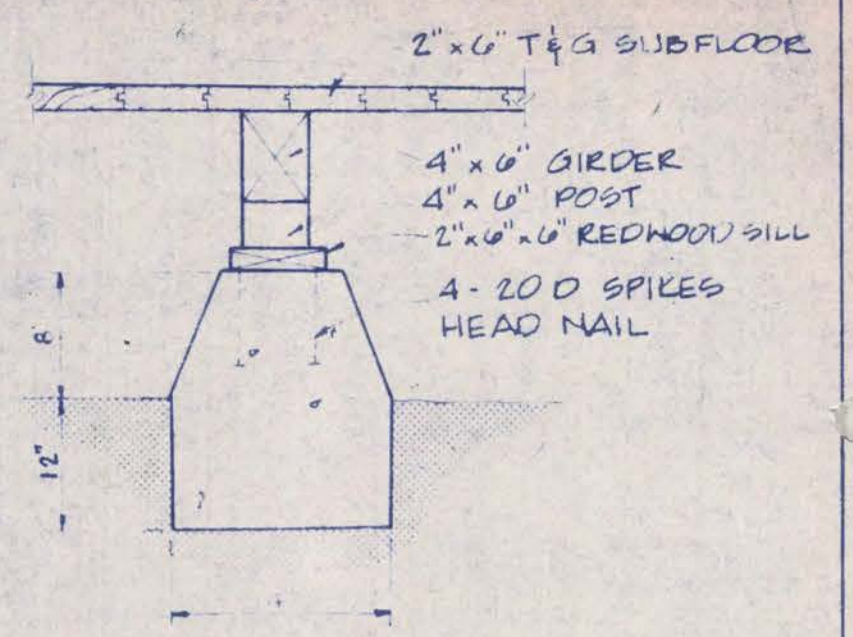
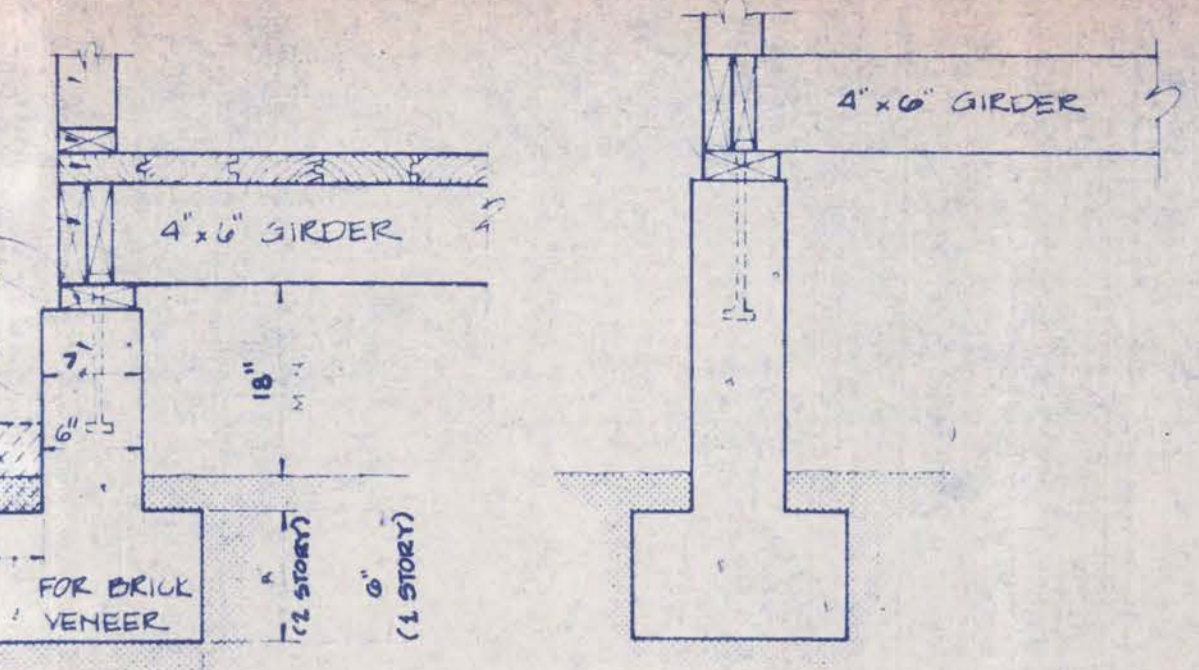


FLOOR PLAN SC 1/4" = 10'

PACIFIC STATES REAL ESTATE
 TEMPORARY SALES OFFICE
 933-6607
 JOE BLACK - BUILDER - 933-2613



2"x4" STUDS @ 16" O.C.
 2"x4" SOLE PLATE
 2"x6" T & G SUB-FLOOR
 2-2"x6" SOLID BLOCKING
 2"x6" REDWOOD SILL (AND GR.)
 1/2"x10" FOUNDATION BOLTS @ 6'-0" O.C. MIN. 2 PER PIECE
 7" WALL REQUIRED FOR TWO STORY CONSTRUCTION
 CROSS HATCHED AREA TO BE 6" ABOVE GRADE WHERE BRICK VENEER OCCURS FOR F.H.A.



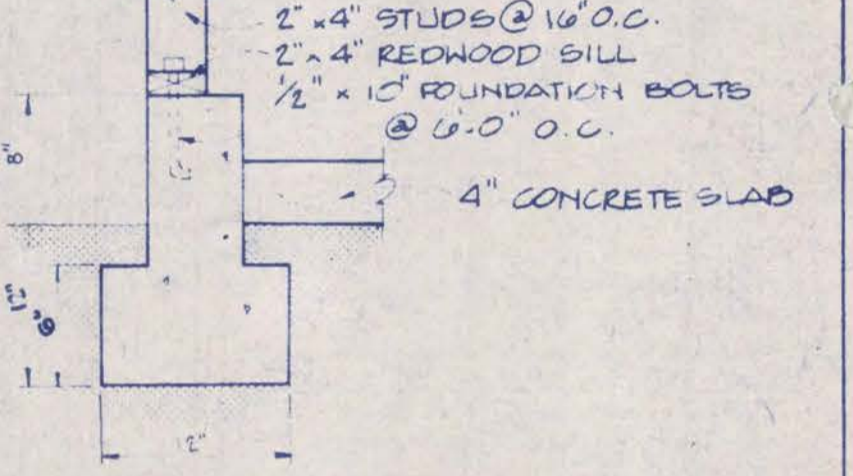
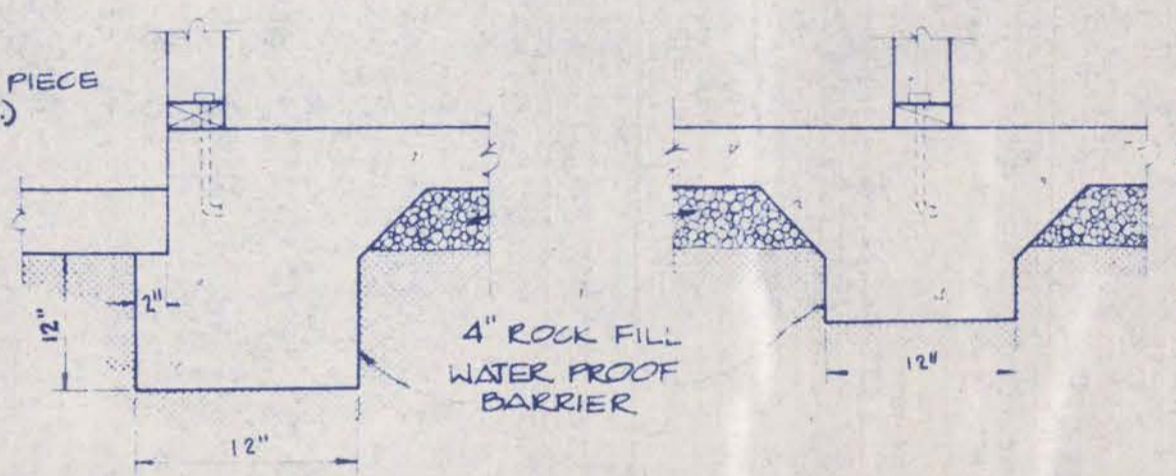
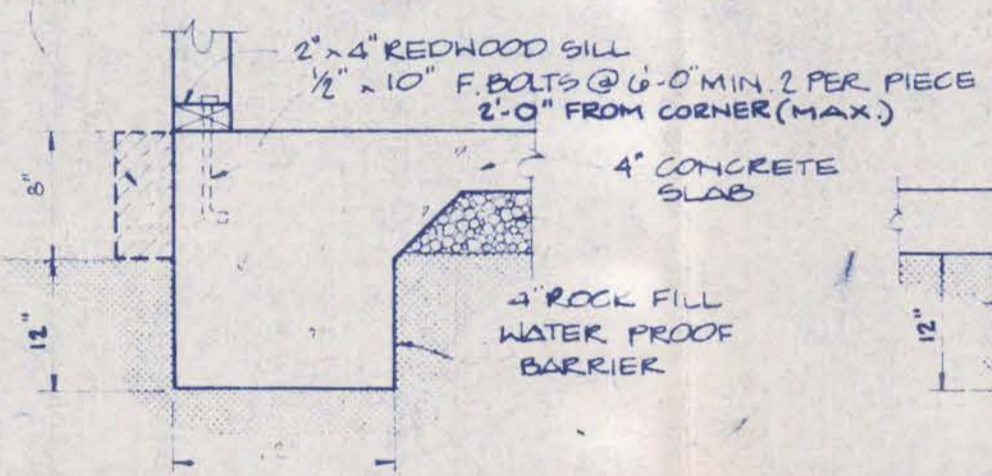
15" REQUIRED FOR TWO STORY CONST. ADD 1" FOR BRICK VENEER

FOR BRICK VENEER ON F.H.A. JOBS

SECTION A-A

SECTION B-B

SECTION C-C



SECTION D-D

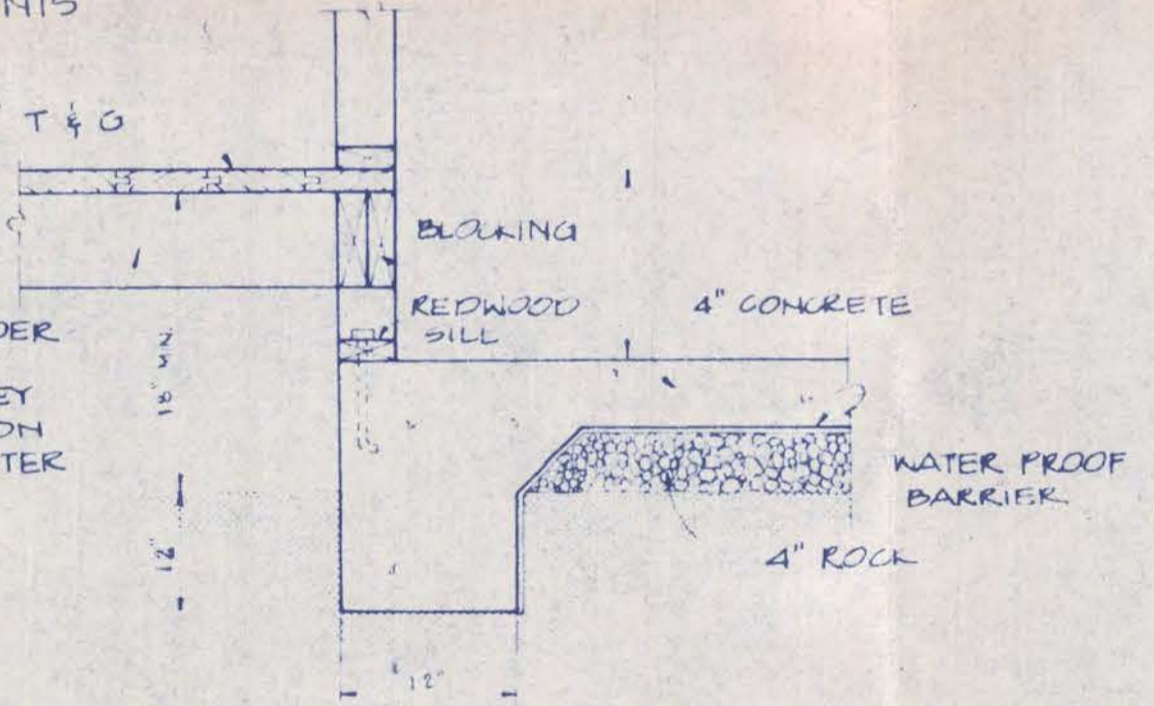
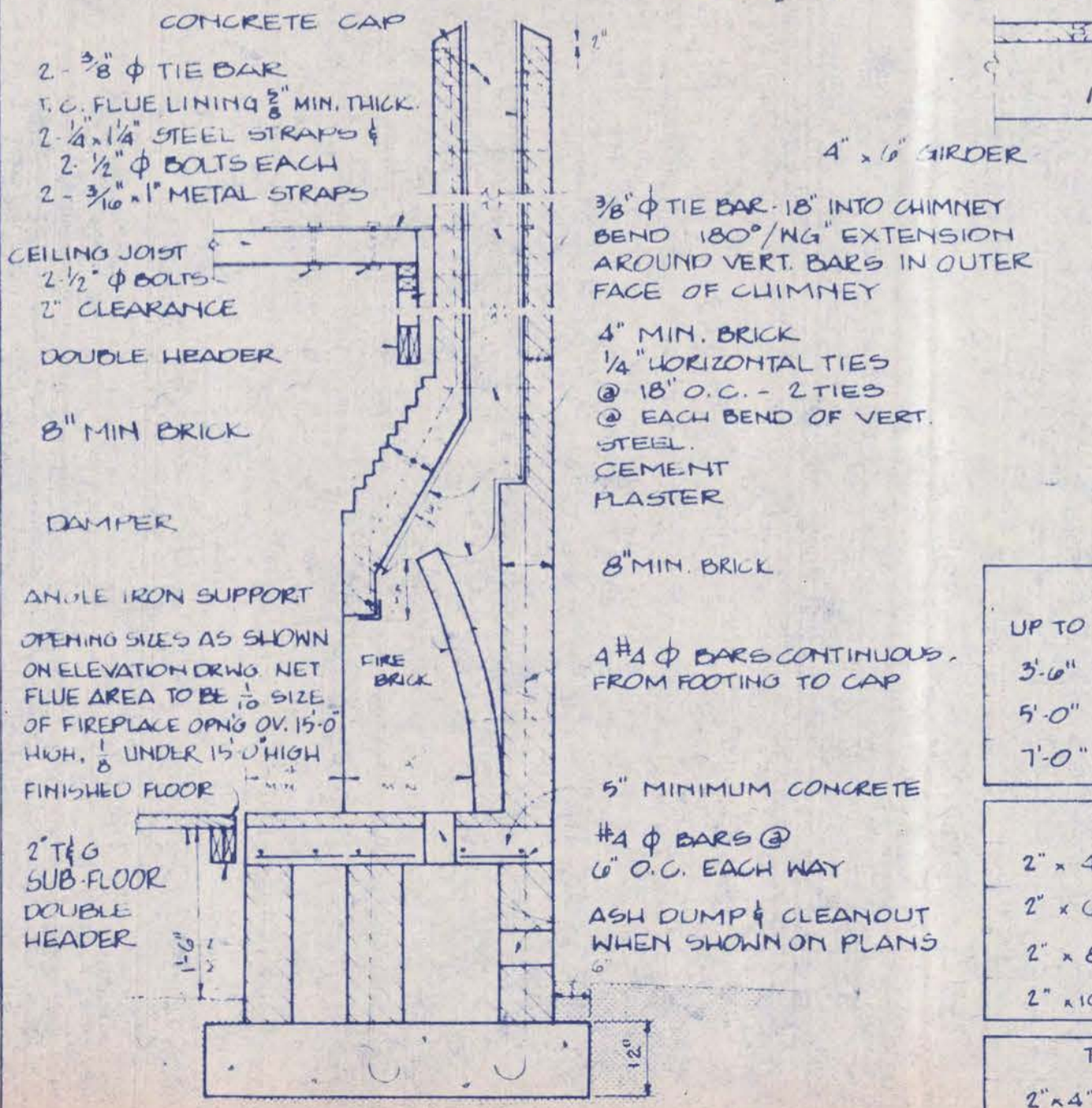
SECTION E-E

SECTION F-F

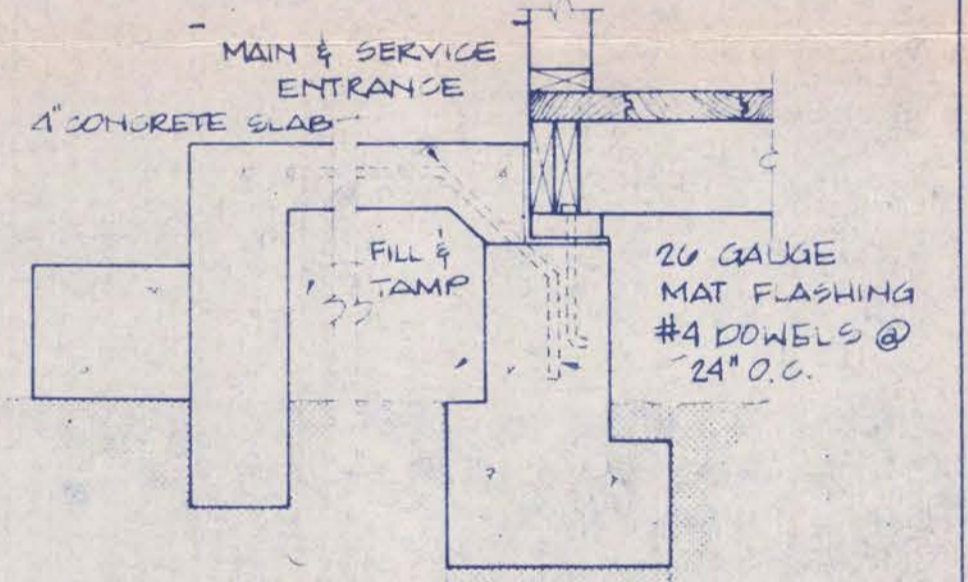
SECTION G-G

PROVIDE 14"x16" SCREENED FOUNDATION VENTS @ 8'-0" O.C. & 3'-0" FROM CORNER

FRAMING DETAIL SCALE 1/2" = 1'-0"

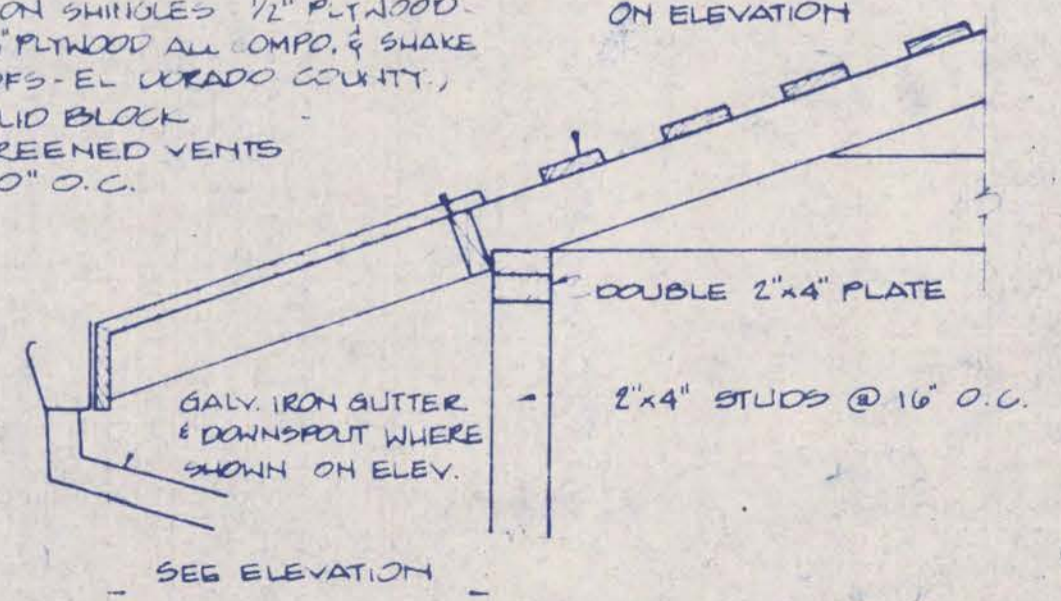


SECTION M-M



SECTION K-K

ROOF SHEATHING #2 COM. D. FIR 1"x4", 7/2" J.C. FOR SHINGLE ROOF AND SHAKES
 SOLID SHEATHING FOR COMP. SITION SHINGLES 1/2" PLYWOOD (3/8" PLYWOOD ALL COMP. & SHAKE ROOFS - EL DORADO COUNTY)
 SOLID BLOCK SCREENED VENTS 8'-0" O.C.



EAVE DETAIL

TABLE "A" WINDOW & DOOR HEADERS

UP TO 3'-0" OPENING	4"x12"	#2 COMMON DOUGLAS FIR
3'-6" TO 5'-0" "	"	#2 COMMON DOUGLAS FIR
5'-0" TO 7'-0" "	"	#2 COMMON DOUGLAS FIR
7'-0" TO 9'-0" "	"	#2 COMMON DOUGLAS FIR

TABLE "B" ROOF RAFTERS

RAFTER	O.C.	#	COM. D.F.	MAX. SPAN:	PITCH 3/12 AND LESS	PITCH MORE THAN 3/12
2"x4"	24"	#1	COM. D.F.	MAX. SPAN:	7'-0"	
2"x6"	24"	#2	COM. D.F.	MAX. SPAN:	11'-6"	12'-6"
2"x8"	24"	#2	COM. D.F.	MAX. SPAN:	15'-6"	16'-6"
2"x10"	24"	#2	COM. D.F.	MAX. SPAN:	19'-6"	21'-0"

TABLE "C" CEILING JOISTS

JOIST	O.C.	MAX. SPAN	NO ATTIC STORAGE	LIMITED ATTIC SPACE
2"x4"	16"	10'-0"	10'-6"	7'-6"
2"x6"	16"	15'-4"	16'-0"	13'-0"
2"x8"	16"	20'-11"	21'-6"	18'-0"
2"x10"	16"	25'-0"	24'-6"	20'-6"

NOTE: ALL LUMBER #2 OR BETTER DOUGLAS FIR

SCALE 1" = 1'-0" UNLESS NOTED

Andrzej Wilan

066-761-03-10 00 AMERICAN SAVINGS & LOAN AS 540 EAST MAIN ST STOCKTON CA	401 95201	066-761-09-10 00 ATKINSON FREDERICK J ATKINSON MARILYN A 518 POWERS DR EL DORADO HILLS CA	401 95630	066-583-01-10 00 BELL CRAIG ALAN BELL JANET SUE P O BOX 5226 EL DORADO HILLS CA	401 95630
066-581-01-10 00 BENEDICT ANN C 3327 PATTERSON WAY EL DORADO HILLS CA	401 95630	066-763-03-10 00 BLACK JOSEPH E BLACK LORENE E 1036 BROOKLINE CIR EL DORADO HILLS CA	401 95630	066-662-03-10 00 BROCK RANDALL MARK 4230 PROSPECT DR CARMICHAEL CA	401 95608
066-671-03-10 00 CLAPP MARVIN & DORA 3412 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-586-17-10 00 CLARA JACK A & DONNA T 3389 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-761-10-10 00 COMBS COLETTE 526 POWERS DR EL DORADO HILLS CA	401 95630
066-662-01-10 00 CONWAY GLENN V & LUCY R 3342 RIDGE VIEW DR EL DORADO HILLS CA	401 95630	066-671-04-10 00 DANIELS CHARLES C DANIELS SHARON R 3420 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-761-08-10 00 DAVIS JAMES C & BARBARA TR 5328 SONORA WAY CARMICHAEL CA	401 95608
066-763-01-10 00 DE SANTIS VITO DE SANTIS KAREN 3347 S EL MACERO DR EL MACERO CA	401 95618	066-586-11-10 00 DEPT OF VETERANS AFFAIRS & LAWTON RONALD G & BETTY S 3320 PATTERSON WAY EL DORADO HILLS CA	401 95630	066-586-10-10 00 DEPT OF VETERANS AFFAIRS & SHEPPARD JESS H & ANNIE L 3328 PATTERSON WAY EL DORADO HILLS CA	401 95630
066-582-01-10 00 DIBBLE ROSS E & JOYCE E 119 FAUSSET CT FOLSOM CA	401 95630	066-586-19-10 00 DORADO CORPORATION 115 J ST SAN RAFAEL CA	401 94901	066-586-23-10 11 EL DOR HILLS COM SERV DIST P O BOX 88 EL DORADO HILLS CA	401 95630
066-300-33-10 00 EL DORADO HILLS INVESTORS LTD & NB&S P O BOX 5003 EL DORADO HILLS CA	401 95630	066-586-30-10 11 EL DORADO IRRIGATION DIST P O BOX 1047 PLACERVILLE CA	401 95667	066-662-02-10 00 GEIGER MARY E 3350 RIDGEVIEW DR EL DORADO HILLS CA	401 95630

066-671-01-10 00 GIRVIN RICHARD B & P K 3398 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-761-07-10 00 HARRISON JOHN M III HARRISON MARY S 3577 ROCKY RIDGE WAY EL DORADO HILLS CA	401 95630	066-300-22-10 00 JOHN HANCOCK MUTUAL LIFE & GREENE A C 3 EMBARCADERO CTR SAN FRANCISCO CA	401 94111
066-662-08-10 00 JOHNSON ALBERT C & MONICA 3392 RIDGEVIEW EL DORADO HILLS CA	401 95630	066-761-01-10 00 KIRSCHMAN JAMES L KIRSCHMAN DIANNA J 348 GLEN RIDGE CT EL DORADO HILLS CA	401 95630	066-762-02-10 00 KOCH BRADLEY W KOCH LORRAINE M 310 GLEN RIDGE WAY EL DORADO HILLS CA	401 95630
066-661-01-10 00 KOESTER EDWIN H & GAIL 3328 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-662-06-10 00 KOHLER JERRY L & BETTY D 3374 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-761-02-10 00 LABOTZ RICHARD J LABOTZ RUTH E 5084 COCOA PALM WAY FAIR OAKS CA	401 95628
066-762-01-10 00 LIEBLER WILLIAM C LIEBLER WILLIAM C & KATHLEEN 489 POWERS DR EL DORADO HILLS CA	401 95630	066-672-04-10 00 MALCOLM CLAUDE W MALCOLM KATHY 3456 RIDGEVIEW EL DORADO HILLS CA	401 95630	066-671-02-10 00 MANNING RONALD L & CAROL 3404 RIDGEVIEW DR EL DORADO HILLS CA	401 95630
066-672-03-10 00 MORRISON PATRICK J MORRISON ALICE S 345D RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-581-02-10 00 NELSON ROBERT J & CAROLYN 3329 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-586-29-10 00 PACIFIC STATES DEV CORP P O BOX 1 EL DORADO HILLS CA	401 95630
066-300-37-10 00 PACIFIC STATES DEVELOPMENT P O BOX 1 EL DORADO HILLS CA	401 95630	066-586-13-10 00 PETTINGILL MICHAEL K & C J 3365 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-662-05-10 00 PRING LAWRENCE M & JUDY K USAF-CAP-LO MC CLELLAN AFB CA	401 95652
066-761-05-10 00 PRO WILBUR F & DENNA L TR PRO DENNIS B & DOROTHY G 4307 PROSPECT DR CARMICHAEL CA	401 95608	066-761-06-10 00 PROBERT LEONARD O PROBERT FILOMENA 2937 CALLE DEL SOL WAY RANCHO CORDOVA CA	401 95670	066-586-16-10 00 ROBERTS ARTHUR L & JEANNE 4615 S W 27TH AVE PORTLAND OR	401 97201

066-672-02-10 00 RUMSEY A ELLISON & OLGA B 3442 RIDGEVIEW DR EL DORADO HILLS CA	401 95630	066-020-15-10 00 RUSSELL DANIEL H P O BOX 339 FOLSOM CA	401 95630	066-586-20-10 00 SAMUELS LOWELL A SAMUELS JANET H 3407 RIDGEVIEW DR EL DORADO HILLS CA	401 95630
066-662-04-10 00 SAUNDERS GEORGE W 2522#A W MAC ARTHUR BLVD SANTA ANA CA	401 92704	066-761-04-10 00 SCHOEFFLER WILLIAM R SCHOEFFLER MARJORIE E 720 HOWE AVE #101 SACRAMENTO CA	401 95825	066-662-07-10 00 SLIPER DAVID A & TAMMY H 3386 RIDGVIEW DR EL DORADO HILLS CA	401 95630
066-586-12-10 00 SOLITSKE LEWIS SOLITSKE JACQUELINE A RT 1 BOX 441 R HALF MOON BAY CA	401 94019	066-586-15-10 00 WIEDEMANN DORIS C 3686 NORRIS CANYON RD SAN RAMON CA	401 94583	066-672-01-10 00 WILSON ETHAN H & JOANNA W 5045 COCOA PALM WAY FAIR OAKS CA	401 95628
066-586-18-10 00 WILSON HUBERT SCOT & S H 8152 LEAFCREST WAY FAIR OAKS CA	401 95628	066-763-04-10 00 WILSON TYLER WILSON CAROL 3470 PATTERSON WAY EL DORADO HILLS CA	401 95630		