

MORTON & PITALO, INC.

S86 28

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR

PUBLIC HEARING

DATE \_\_\_\_\_

\_\_\_\_\_ @ \_\_\_\_\_  
Published \_\_\_\_\_

BY \_\_\_\_\_  
ZONING ADMINISTRATOR

Modified by Agenda \_\_\_\_\_

S86 28

WITHDRAWN

S86 28

MORTON & PITALO, INC.

SPECIAL USE PERMIT

S86 28

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

No. 586-28

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): Subject site is the SE corner of  
El Dorado Hills Blvd. & Harvard Way

Assessment Parcel Number: 106-020-20 & 21

Property Area: 30.2 acres/sq.ft. Zoning RE-10

Requested Use: A use permit to allow a racquetball/tennis & health facility  
in an ~~R3A~~ R3A Zone District

NAME OF APPLICANT: Morton & Pitalo, Inc. record owner or authorized agent

Address: 1430 Alhambra Blvd. Telephone: \_\_\_\_\_

Date: \_\_\_\_\_ SIGNATURE OF APPLICANT: 

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.

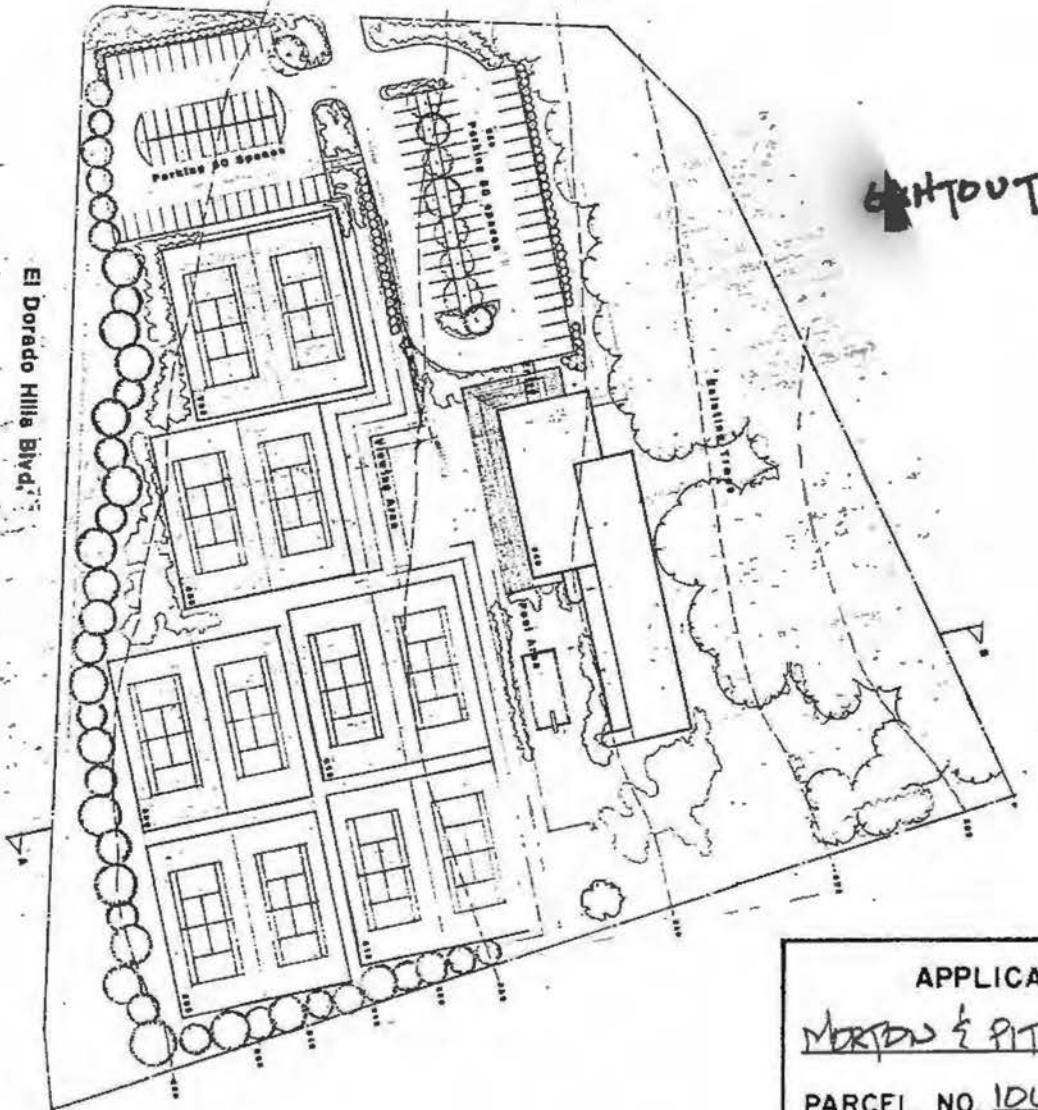
# SITE PLAN

S86 28

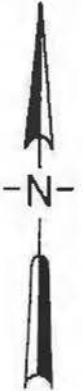
SHTOUT



NO ELEMENTS OR  
ON-SITE IMPROVEMENTS



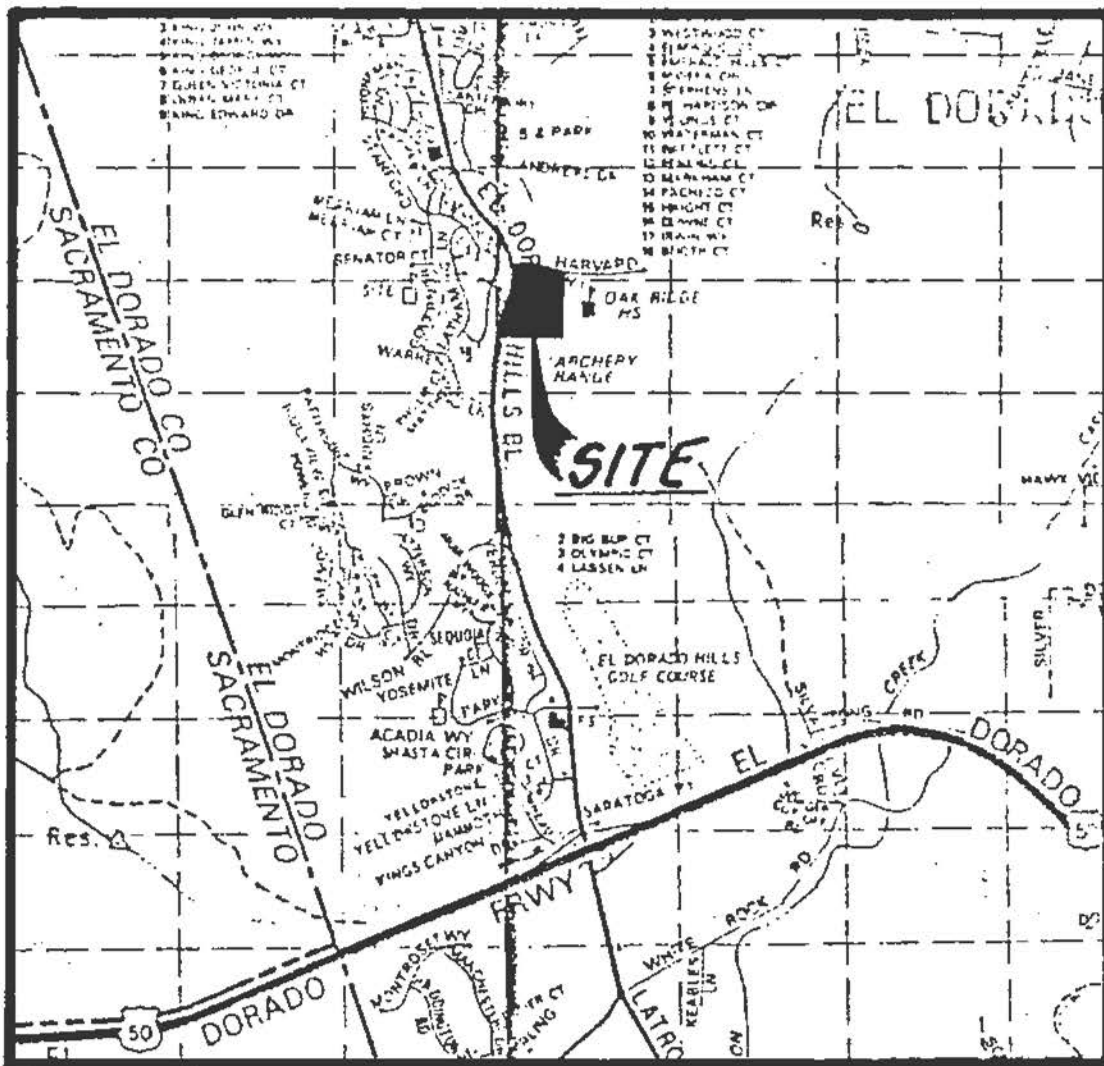
SHTOUT



El Dorado Hills Blvd.

SEE FULL SIZE SITE PLAN  
FOR DIMENSIONS

APPLICANT
<u>MORTON &amp; PITALO INC.</u>
PARCEL NO. <u>106-020-21</u>
ZONING: <u>RE-10</u>
LOT AREA: <u>7.9<sup>2</sup> ACRES</u>
SEC. <u>35</u> TWN. <u>10N</u> RGE <u>8E</u>
SCALE: _____
DATE: <u>APRIL 30, 1986</u>



VICINITY MAP  
NO SCALE



SPECIAL USE PERMIT WORKSHEET

SUP # 86-28



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: SUBJECT SITE IS THE SE CORNER OF EL DORADO HILLS BLVD & HARVARD WAY

Assessor's Parcel Number(s): 106-020-20 & 21

Property area: 30.2 +/- acres/sq. ft. CT Zone RE-1D

Requested use: A USE PERMIT TO ALLOW A RACQUETBALL/TENNIS & HEALTH FACILITY IN AN R-1 ZONE.

Name of Applicant: MORTON & PITALO INC. ATTN: CHARLES JOHNSON Recorded owner or authorized agent

1430 ALHAMBRA BLVD. (516) 454-9600 Address Telephone number

Date: 4/29/86 Fee: Receipt #: 14267 14268

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 [checked]

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

Assessor's Parcel Number: 106-020-20 & 21

APRIL 29, 1986 (date)

Signature of Applicant Owner Agent [checked]

Reference to County Ordinance #1317

**EL DORADO  
COUNTY**

**COMMUNITY DEVELOPMENT DEPARTMENT**

Richard M. Floch, Director

MAIN OFFICE  
360 FAIR LANE  
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702



June 15, 1987

Certified Mail

ADMINISTRATION  
(916) 626-2438

Sahtout, Inc.  
Mustafa Sahtout  
5777 Madison Ave., Ste. 1105  
Sacramento, CA 95841

PLANNING  
626-2438

RE: Refund for Withdrawal of S86-28, Health Club,  
El Dorado Hills

Dear Mustafa:

BUILDING  
INSPECTION  
626-2511

Thank you for responding to my letter of May 12,  
1987, regarding the withdrawal of the application  
for a health club facility in El Dorado Hills  
(S86-28). A check for \$70.00 is enclosed as a 50%  
refund of the application fees.

ENVIRONMENTAL  
HEALTH  
626-2411

If you have any questions, feel free to call.

Cordially,

Bruce Walters  
Senior Planner

TAHOE UNIT  
(916) 544-1564  
541-7133

P.S. Thanks for the card, it was very thoughtful.

BW:jb

Encl.

cc: File

PS Form 3800, June 1985 U.S.G.P.O. 153-506

Postmark or Date	
TOTAL Postage and Fees	\$
Return Receipt showing to whom, Date, and Address of Delivery	
Return Receipt showing to whom and Date Delivered	
Restricted Delivery Fee	
Special Delivery Fee	
Certified Fee	
Postage	\$

Sent to: Mustafa Sahtout  
 Street and No: 5777 Madison Ave, Ste 1105  
 F.O. State and ZIP Code: Sacramento 95841

P-503 683 272  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

COUNTY OF EL DORADO

**CLAIM**

1. NAME AND ADDRESS OF VENDOR  Mustafa Sahtout	FUND CODE	AMOUNT	
	001	\$ 70.00	
	PURPOSE CLAIM REFUND/SAHTOUT		
	BUDGET UNIT CODE	ACCOUNT CODE	ENCR LIO
	2-706	REVERSE 81-2500	BW

9. I HEREBY CERTIFY THAT THE ARTICLES OR SERVICE DESCRIBED BY THE INVOICE ATTACHED BELOW HAVE BEEN DELIVERED OR PERFORMED AND THAT NO PRIOR CLAIM HAS BEEN PRESENTED FOR SAID ARTICLES OR SERVICES.

\_\_\_\_\_  
SIGNATURE OF CLAIMANT

10. I HEREBY CERTIFY THAT THE ARTICLES OR SERVICES DESCRIBED BY THE INVOICE ATTACHED BELOW WERE NECESSARY FOR USE BY THE DEPARTMENT.

\_\_\_\_\_  
DEPARTMENT HEAD

5-22-87  
DATE

BY *V. B...*

THIS CHECK IS ISSUED IN FULL PAYMENT OF THE WITHIN AMOUNT. IF NOT CORRECT, RETURN TO COUNTY AUDITOR WITHOUT ALTERATION, AND STATE DIFFERENCE.

NO. 1 181174

PLEASE DETACH THIS VOUCHER FROM CHECK

PURPOSE	DATE	DEPT.	APPROPRIATION NO.	REFERENCE	AMOUNT OF INVOICE
CLAIM REF SAHTOUT	05/28/87	2706	81-2500		70.00
GENERAL					

COUNTY of EL DORADO

**COUNTY of EL DORADO**

LARRY D. KLAUS - AUDITOR-CONTROLLER  
PLACERVILLE, CALIFORNIA 95667

PLACERVILLE, CALIFORNIA 95667

WELLS FARGO BANK  
PLACERVILLE, CA

NO. 1 181174

11-24/316  
1210 (8)

GENERAL

VOID AFTER SIX MOS. FROM DATE

FUND	DATE	CHECK NO.	AMOUNT
001	05/28/87	181174	70.00**

PAY TO THE ORDER OF  
MUSTAFA SAHTOUT



LARRY D. KLAUS - AUDITOR-CONTROLLER

**NOT-NEGOTIABLE**

REQUEST FOR RELEASE OF FUNDS

DATE: 5/20/87

WRITTEN REQUEST FOR REFUND RECEIVED FROM:  APPLICANT  REPRESENTATIVE  
INSPECTION OF PROJECT REFERRED TO INSPECTOR N/A ON \_\_\_\_\_  
INSPECTION ON N/A BY \_\_\_\_\_ CONDITIONS MET:  YES  NO  
COMMENTS:

RELEASE APPROVED BY: [Signature]  
(Staff Signature)

ORIGINAL FEE PAID: \$ 140.00 DATE PAID: ~~4/26/86~~ 4/29/86

RECEIPT NUMBER: 10267

LEDGER NUMBER: \_\_\_\_\_ ACCOUNT NUMBER: 81-2500

DEPARTMENT/DIVISION: Planning AMOUNT TO BE REFUNDED: \$ 70.00

REFUND TO BE MADE TO:  
Mustafa Sahat, Sahat Inc.  
(return check to Bruce Walters,  
Planning Div.)

REASON FOR REFUND: Withdrawal of S86-28 application,  
eligible for 50% refund.

AUTHORIZATION FOR REFUND COMPLETED BY ACCOUNTING PERSON:

REFUND WARRANT RECEIVED:

LEDGER POSTED:

REFUND/WARRANT:  GIVEN TO STAFF PERSON  
 TRANSMITTED TO APPLICANT BY STAFF PERSON W/TRANSMITTAL LETTER  
DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_

NOTE

# Sahtout, Inc.

14 May, 1987

RECEIVED

MAY 16 1987

Mr. Bruce Walters- Senior Planner  
Community Development Dept.  
360 Fair Lane, Placerville, CA 95667

EL DORADO COUNTY  
COMMUNITY DEVELOPMENT DEPT.

REF: Special use permit S 86-28 ( Health Club)

Dear Mr. Walters;

Thank you for your letter dated May 12, 1987 concerning our application for special use permit # S86-28, and kindly ask you to withdraw this application and to refund us 50% of paid fees ( \$ 70.00).

Thank you for your cooperation ,and sorry for any inconvenience,

Cordially,

*M. Sahtout*  
Mustafa Sahtout- President  
SAhtout Inc.

*Note: Enclosed please find copy of withdrawal application dated 9 Feb. 1987.*

*M. Sahtout*

# Saktout, Inc.

9 Feb. ,1987

Attn: Mr. Bruce Walters  
Planning Dept. El Dorado County  
360 Fair Lane, Placerville, CA95667

Ref: S86-28 Oak Ridge Subdivision

Dear Mr. Walters;

This letter to advise you that we are withdrawing our Land use application to allow Health Club on lot "A" .

You are kindly requested to proceed with the amended plan for single family lots.

Sincerely Your's

*M. Saktout*  
Mustafa M. Saktout

RECEIVED

MAY 18 1987

EL DORADO COUNTY  
COMMUNITY DEVELOPMENT DEPT

EL DORADO  
COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director



MAIN OFFICE  
360 FAIR LANE  
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702

May 12, 1987

Sahtout, Inc.  
Mustafa Sahtout  
5777 Madison Ave., Ste. 1105  
Sacramento, CA 95841

RE: Special Use permit S86-28; Health Club, El  
Dorado Hills

Dear Mustafa:

Greetings - welcome back. Special Use permit S86-28 was submitted as part of the applications for the Oak Ridge Village subdivision. The tentative map was revised to delete Lot "A" where the health club was proposed. While we all know that the health club is no longer part of the development proposal, the application is still active.

This is a request to formally withdraw S86-28. The \$140.00 application fee for the use permit can be refunded to you up to 50%, or \$70.00. Please advise this office of your decision.

Cordially,

A handwritten signature in cursive script, appearing to read "Bruce Walters".

Bruce Walters  
Senior Planner

BW:jb

cc: Morton & Pitalo  
Ken James  
1430 Alhambra Blvd.  
Sacramento, CA 95816

(letter9)

ADMINISTRATION  
(916) 626-2438

PLANNING  
626-2438

BUILDING  
INSPECTION  
626-2511

ENVIRONMENTAL  
HEALTH  
626-2411

TAHOE UNIT  
(916) 544-1564  
541-7133

NEGATIVE DECLARATION



AREA PLAN: El Dorado Hills/Salmon Falls FILE NO. S86-28

NAME OF APPLICANT: MORTON & PITALO, INC.

ASSESSOR'S PARCEL NO. 106-020-20 & 21 SECTION: 35 TOWNSHIP: 10N RANGE: 8E

NEAREST COUNTY ROAD INTERSECTION: SE corner of El Dorado Hills Blvd. & Harvard Way

GENERAL PLAN AMENDMENT: FROM: \_\_\_\_\_ TO: \_\_\_\_\_

REZONING: FROM: \_\_\_\_\_ TO: \_\_\_\_\_

TENTATIVE PARCEL MAP  SUBDIVISION TO SPLIT \_\_\_\_\_ ACRES INTO \_\_\_\_\_ LOTS

SUBDIVISION (NAME) \_\_\_\_\_

SPECIAL USE PERMIT TO ALLOW: a racquetball, tennis and health facility  
in a R3A Zone District

OTHER: \_\_\_\_\_

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

No significant environmental concerns were identified during the initial Study.

Other: \_\_\_\_\_

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby files this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing of this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file in the El Dorado County Planning Division, 360 Fair Lane, Placerville, CA 95667.

FOR USE BY COUNTY CLERK

Prepared by \_\_\_\_\_

Date of Signature \_\_\_\_\_

NOTICE OF DETERMINATION

FILE NO. S86-28



TO: COUNTY CLERK  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

FROM: EL DORADO COUNTY PLANNING DEPT.  
360 Fair Lane  
Placerville, CA 95667

SUBJECT: Filing of NOTICE OF DETERMINATION in compliance with Section 21108 or 21152 of the Public Resources Code.

NAME OF APPLICANT: MORTON & PITALO, INC.

ASSESSOR'S PARCEL NO. 106-020-20 & 21 SCH NO.

AREA PLAN: El Dorado Hills/Salmon Falls SECTION: 35 TOWNSHIP: 10N RANGE: 8E

NEAREST COUNTY ROAD INTERSECTION: SE corner of El Dorado Hills Blvd. & Harvard Way

GENERAL PLAN AMENDMENT  REZONING: FROM: TO:

TENTATIVE PARCEL MAP  SUBDIVISIONS TO SPLIT ACRES INTO LOTS

SUBDIVISION (NAME)

SPECIAL USE PERMIT TO ALLOW: a racquetball, tennis and health facility  
in a R3A Zone District

OTHER:

The EL DORADO COUNTY has  approved  disapproved this project on (date), and made the following determinations:

- 1) Project  will  will not, have a significant effect on the environment.
- 2) \*  An Environmental Impact Report was prepared pursuant to provisions of CEQA.
- \*  A Negative Declaration was prepared pursuant to provisions of CEQA.
- 3) Mitigation Measures  were  were not, adopted for this project.  
A Statement of Overriding Considerations  was  was not, adopted.

\*The Environmental Impact Report or Negative Declaration and Record of Project Approval may be reviewed at the EL DORADO COUNTY PLANNING DEPT.

Prepared by

Date

Public Resources Code Section 21152(A) requires local agencies to submit this information to the County Clerk. The filing of the Notice starts a 30-day Statute of Limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the Notice results in the Statute of Limitations being extended to 180 days.

FOR USE BY COUNTY CLERK

# *Sahtout, Inc.*

9 Feb. ,1987

Attn: Mr. Bruce Walters  
Planning Dept. El Dorado County  
360 Fair Lane, Placerville, CA95667

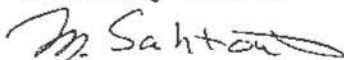
Ref: S86-28 Oak Ridge Subdivision

Dear Mr. Walters;

This letter to advise you that we are withdrawing our Land use application to allow Health Club on lot "A" .

You are kindly requested to proceed with the amended plan for single family lots only and to refund the fees for the land use application.

Sincerely Your's

  
Mustafa M. Sahtout

EL DORADO COUNTY  
RECEIVED

FEB 11 1987

COMMUNITY DEVELOPMENT  
DEPARTMENT



PRELIMINARY REVIEW

GENERAL PLAN AMENDMENTS, REZONINGS, USE PERMITS, ETC.

(STAFF USE ONLY)

HEADER

S86 28

S86.28, petitioned by Morton & Pitelo, Inc to

construct a racquetball/tennis & health facility in an R1 single family residential (zone district)

The property identified by Assessor's Parcel No.(s) 106-020-20 & 21 consists of 30.2 acres and is located

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:

§ 86

28



Zoning

Land Use

Project Site: \_\_\_\_\_

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

S86 28



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

S86 28



Observations: \_\_\_\_\_  
\_\_\_\_\_

7. Noise: \_\_\_\_\_ Yes \_\_\_\_\_ No

Observations: \_\_\_\_\_  
\_\_\_\_\_

8. Safety: \_\_\_\_\_ Yes \_\_\_\_\_ No

Observations: \_\_\_\_\_  
\_\_\_\_\_

DISTRIBUTION LIST

Distribution List Completed: (Attached)  Yes  No

Date: \_\_\_\_\_

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:  
\_\_\_\_\_

COMMENT LOG S86 28



Date	Staff	Remarks
6/30/86	PNT	Telephone conv. w/ Chuck Johnson, of H&P. Informed him that SOT will be held up until assoc- iated regam & Term. May be approved by B of S.



SERVICE CAPABILITY REVIEW  
APN 106-020-20#21

ENGINEERING

Item: S 86-28 Date: 2-6-87

Requested by: COMMUNITY DEVELOPMENT DEPT.

The following relates to water and sewer capability pursuant to Policy Statement No. 22 for the above described item.

Services:

- Property is not within the District. No commitment to serve.
- Water and/or sewer service not available. Reasons are listed under comments.
- Existing water and sewer facilities are shown on attached map.
- Water and/or sewer service can be applied for at the District office as of this date. This condition is subject to change with changes in District Regulations and Policies and with changes in system conditions.
- Water and/or sewer service is not immediately available in order to provide service to 106-020-20#21. Developer must obtain approval of, finance, and construct an extension of facilities for water and/or sewer. System adequacy will be determined at the time of application.
- No significant environmental impacts are evident with regard to District Facilities.

Comments: THE DISTRICT HAS NO OBJECTION TO THE PROPOSED SPECIAL-USE SERVICE FROM LINES ADJUTING PARCEL IS AVAILABLE, BUT IT IS PREFERABLE TO SERVE PARCEL FROM LINES BUILT IN CONJUNCTION WITH SUBDIVISION.

Reviewed by:

Tracey L. Eden  
Tracey L. Eden  
Systems Engineer

Distribution:

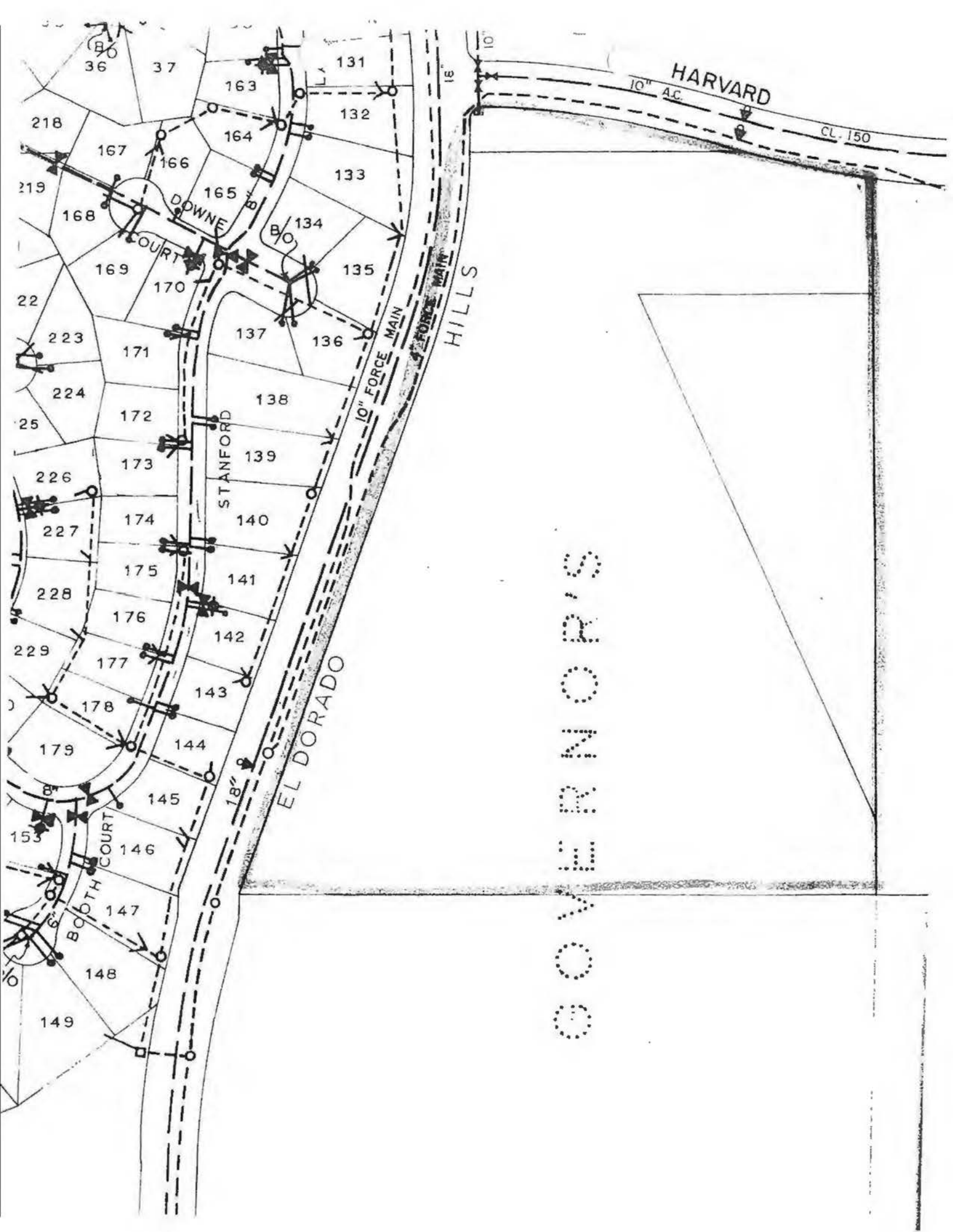
Original To Party Requesting Review  
Copy To File 201-1400 Series

EL DORADO COUNTY  
RECEIVED

FEB 10 1987

Form E-8 Rev. 6/86

COMMUNITY DEVELOPMENT  
DEPARTMENT



HARVARD

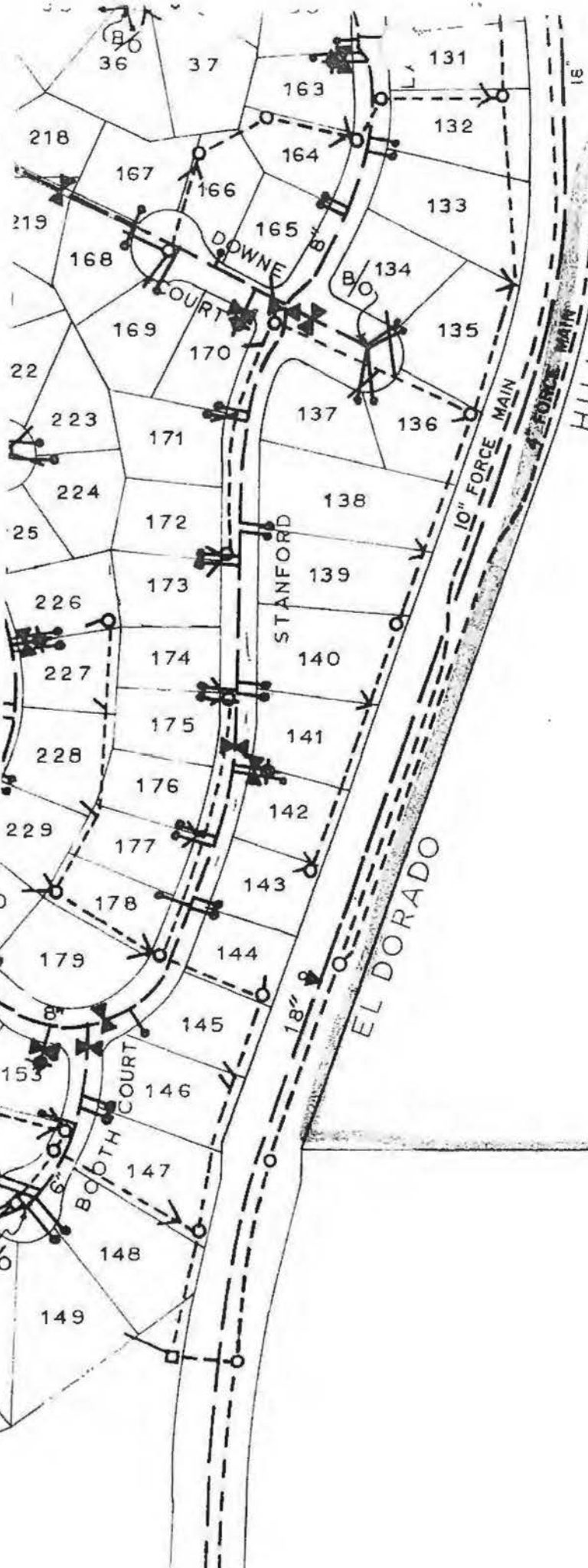
10" A.C.

CL. 150

HILLS

EL DORADO

© O V E R N O R ' S



PACIFIC GAS AND ELECTRIC COMPANY

PG&E + 471 PIERROZ ROAD • PLACERVILLE, CALIFORNIA 95667 • (916) 622-0550

BETTY L. DEAN  
DISTRICT MANAGER

January 23, 1987

EL DORADO COUNTY  
RECEIVED

JAN 29 1987

County of El Dorado  
Planning Department  
360 Fair Lane  
Placerville, CA 95667

COMMUNITY DEVELOPMENT  
DEPARTMENT

RE: S86-28

Gentlemen:

PGandE has reviewed the referenced project and submits the following comments:

- \_\_\_\_\_ No gas distribution facilities within project area.
- \_\_\_\_\_ Gas distribution facilities in vicinity of project area. For all facilities within project area Pacific Gas and Electric reserves existing rights.
  - Call Underground Service Alert (USA) at (800) 642-2444 at least 48 hours prior to performing any work within project area.
  - \_\_\_\_\_ Call our representative Tony Luna at (916) 622-3072 to determine clearance and/or relocation requirements of our gas distribution facilities and for notice of pre-construction meetings.
- \_\_\_\_\_ No gas transmission facilities within project area.
- \_\_\_\_\_ Gas transmission facilities in vicinity of project area. For all facilities within project area Pacific Gas and Electric reserves existing rights.
  - \_\_\_\_\_ Call Underground Service Alert (USA) at (800) 642-2444 at least 48 hours prior to performing any work within project area.
  - \_\_\_\_\_ Call our representative Tony Luna at (916) 622-3072 to determine clearance and/or relocation requirements of our gas distribution facilities and for notice of pre-construction meetings.
- X \_\_\_\_\_ No electric distribution facilities within project area.

\_\_\_\_\_ Electric \_\_\_\_\_ distribution facilities in vicinity of project area. For all facilities within project area Pacific Gas and Electric reserves existing rights.

\_\_\_\_\_ Call Underground Service Alert (USA) at (800) 642-2444 at least 48 hours prior to performing any work within project area.

\_\_\_\_\_ Call our representative Tony Luna at (916)622-3072 to determine clearance and/or relocation requirements of our electric distribution facilities and for notice of pre-construction meetings.

\_\_\_\_\_ No electric transmission facilities within project area.

\_\_\_\_\_ Electric transmission facilities in vicinity of project area. For all facilities within project area Pacific Gas and Electric reserves existing rights. Call our representative Tony Luna at (916) 622-3072 to determine clearance and/or relocation requirements of our electric transmission facilities and for notice of pre-construction meetings.

\_\_\_\_\_ We request public utility easements be dedicated by map as follows:

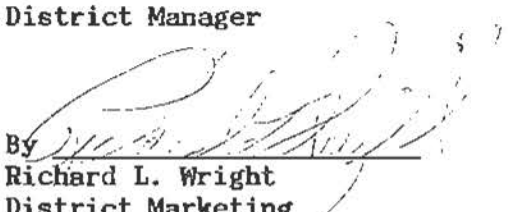
- \_\_\_\_\_ Common lot area(s)
- \_\_\_\_\_ ( ) feet wide along street frontage(s)
- \_\_\_\_\_ ( ) feet wide along side lot lines
- \_\_\_\_\_ ( ) feet wide along rear lot lines

\_\_\_\_\_ PGandE facilities serve the existing structure on this project. Our Marketing Representative, Tony Luna at (916) 622-3072, should be called to discuss disconnecting or relocating this service.

If PGandE utility service is required, please refer to the instructions on the reverse side of the enclosed "Sercare Data Sheet".

Sincerely,

B. L. Dean  
District Manager

By   
Richard L. Wright  
District Marketing

RCBerringer/TLuna  
Enclosure

cc: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EL DORADO  
COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director



RECEIVED  
JAN 24 1987

MAIN OFFICE  
360 FAIR LANE  
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702

Date: January 20, 1987

TO: ALL CONCERNED AGENCIES LISTED BELOW

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

S86-28, A Special Use Permit petitioned by MORTON & PITALO, proposing to allow a racquetball, tennis and health facility in an R3A Zone District. This application is pending the proposed rezoning and tentative subdivision map for Oak Ridge Village (Z86-36 and TM86-1040) circulated previously for review. The property consists of Lot "A" of the proposed subdivision located east of El Dorado Hills Blvd. and south of Harvard Way in the El Dorado Hills/Salmon Falls Area Plan.

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.

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.

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 February 3, 1987, 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,

*For Samuel E. Gillion*  
SAMUEL E. GILLION  
Principal Planner

SEG: dp

Attachments

ADMINISTRATION  
(916) 626-2438

PLANNING  
626-2438

BUILDING  
INSPECTION  
626-2511

ENVIRONMENTAL  
HEALTH  
626-2411

TAHOE UNIT  
916) 544-1564  
541-7133



January 27, 1987

REF. NO. S86-28 Oak Ridge Village

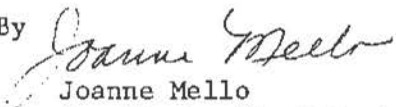
El Dorado County Planning Division  
360 Fair Lane  
Placerville, CA 95667

Gentlemen:

In response to your request for our review of the above-referenced project, our staff has reviewed the project and we have no additional comments other than those stated in our letter of Sept. 8, 1986 for TM86-1040, Oak Ridge Village.

Sincerely,

EARL MC GUIRE, President  
Board of Directors

By   
Joanne Mello  
Coordinator/Assistant

cc: James Kimmel, DC, SCS, Placerville  
Morton & Pitalo, engineers  
M. Sahtout, subdivider

EL DORADO COUNTY  
RECEIVED

JAN 29 1987

COMMUNITY DEVELOPMENT  
DEPARTMENT

# DEPARTMENT OF PUBLIC WORKS

## INTEROFFICE COMMUNICATION

EL DORADO COUNTY  
RECEIVED

Date: January 28, 1987  
To: Community Development Department - Planning Division  
From: Joseph F. Herrlie, Highway Engineering Associate  
Subject: Special Use Permit #S86-28  
Proposed Health Club (Reference TM #86-1040)  
El Dorado Hills Boulevard

JAN 30 1987

COMMUNITY DEVELOPMENT  
DEPARTMENT

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

1. A traffic analysis should be prepared by a civil engineer to identify the impact of proposed new connection to El Dorado Hills Boulevard. The analysis should include any revisions or amendments necessary to the adopted El Dorado Hills/Salmon Falls Area Traffic Circulation Study.
2. A grading/drainage plan should be prepared by a civil engineer and submitted to this Department. The plan should include impact on existing offsite drainage facilities as well as onsite needs.

JFH:jlh

cc: Morton and Pitalo  
Bill Pearson

**EL DORADO  
COUNTY**

**COMMUNITY DEVELOPMENT DEPARTMENT**

Richard M. Floch, Director



**MAIN OFFICE**  
360 FAIR LANE  
PLACERVILLE, CA 95667

**SOUTH LAKE TAHOE OFFICE**  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702

February 4, 1987

EL DORADO COUNTY  
RECEIVED

FEB 5 1987

COMMUNITY DEVELOPMENT  
DEPARTMENT

ADMINISTRATION  
(916) 626-2438

Morton & Pitalo  
1430 Alhambra Blvd., Suite 200  
Sacramento, CA 95816

Re: S86-28

PLANNING  
626-2438

Dear Sirs:

BUILDING  
INSPECTION  
626-2511

The El Dorado County Community Development Department, Division of Environmental Health has reviewed the special use permit submitted by you and has the following comments:

Prior to the construction phase, permits for the health facility - food service (kitchen, snack bar), pools, spa, etc. would have to be secured from this Division. At the time application is made to the Building Division, an extra set of plans for the pool, food service, spa, etc. would have to be submitted, and the fees paid.

ENVIRONMENTAL  
HEALTH  
626-2411

If you wish additional information at this time, specific data will have to be provided by the project proponent.

Sincerely,

ENVIRONMENTAL HEALTH DIVISION

A handwritten signature in cursive script that reads "M Pearl Irby" followed by the initials "RS".

M. Pearl Irby, R.S.  
Senior Sanitarian

MPI:kc

cc: Sam Gillion, Principal Planner

TAHOE UNIT  
(916) 544-1564  
541-7133

EL DORADO COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

FILE # S 86-28

SPECIAL USE PERMIT/ZONING REVIEW WORKSHEET

EL DORADO COUNTY  
RECEIVED

JAN 23 1997

COMMUNITY DEVELOPMENT  
DEPARTMENT

X No Problem

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed By



Date

1/21/97

Richard M. Floch, Director

JAN 21 1987

COMMUNITY DEVELOPMENT DEPARTMENT

MAIN OFFICE  
360 FAIR LANE  
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702



Date: January 20, 1987

TO: ALL CONCERNED AGENCIES LISTED BELOW

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

S86-28, A Special Use Permit petitioned by MORTON & PITALO, proposing to allow a racquetball, tennis and health facility in an R3A Zone District. This application is pending the proposed rezoning and tentative subdivision map for Oak Ridge Village (Z86-36 and TM86-1040) circulated previously for review. The property consists of Lot "A" of the proposed subdivision located east of El Dorado Hills Blvd. and south of Harvard Way in the El Dorado Hills/Salmon Falls Area Plan.

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.

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.

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 February 3, 1987, 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,

*For Samuel E. Gillion*  
SAMUEL E. GILLION  
Principal Planner

SEG: dp

Attachments

ADMINISTRATION  
(916) 626-2438

PLANNING  
626-2438

BUILDING  
INSPECTION  
626-2511

ENVIRONMENTAL  
HEALTH  
626-2411

TAHOE UNIT  
(916) 544-1564  
541-7133

S86-28  
1/20/87  
Page 2

cc: Environmental Health Division  
Building Division  
Public Works  
El Dorado Hills Fire District  
EID  
Resource Conservation District  
El Dorado Hills/Salmon Falls Adv. Committee  
PG&E  
Pacific Bell  
El Dorado Hills Community Services District

EL DORADO  
COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director



MAIN OFFICE  
360 FAIR LANE  
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE  
P.O. BOX 14506  
1359 JOHNSON BLVD.  
SOUTH LAKE TAHOE, CA 95702

Date: January 20, 1987

TO: ALL CONCERNED AGENCIES LISTED BELOW

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

S86-28, A Special Use Permit petitioned by MORTON & PITALO, proposing to allow a racquetball, tennis and health facility in an R3A Zone District. This application is pending the proposed rezoning and tentative subdivision map for Oak Ridge Village (Z86-36 and TM86-1040) circulated previously for review. The property consists of Lot "A" of the proposed subdivision located east of El Dorado Hills Blvd. and south of Harvard Way in the El Dorado Hills/Salmon Falls Area Plan.

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.

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.

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 February 3, 1987, 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,

*For Samuel E. Gillion*  
SAMUEL E. GILLION  
Principal Planner

SEG:dp

Attachments

ADMINISTRATION  
(916) 626-2438

PLANNING  
626-2438

BUILDING  
INSPECTION  
626-2511

ENVIRONMENTAL  
HEALTH  
626-2411

TAHOE UNIT  
(916) 544-1564  
541-7133

S86-28  
1/20/87  
Page 2

cc: Environmental Health Division  
Building Division  
Public Works  
El Dorado Hills Fire District  
EID  
Resource Conservation District  
El Dorado Hills/Salmon Falls Adv. Committee  
PG&E  
Pacific Bell  
El Dorado Hills Community Services District

M.

586 28



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

(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.)

286 29



- 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
- El Dorado Hills C.S.D.
  - \_\_\_\_\_
  - \_\_\_\_\_

