

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commission Agenda of: August 27, 2009

FROM: Aaron Mount, Associate Planner Item #: 8

DATE: August 10, 2009

RE: Z08-0004/TM08-1466/Blackhawk Estates

Rezone and Tentative Map applications Z08-0004 and TM08-1466 for Blackhawk Estates were conceptually approved and continued at the July 23, 2009, Planning Commission hearing in order to clarify two issues:

1. **Split zoning on Lot 7.** A new zoning exhibit has been submitted showing Lot 7 as being within a single zone district. Lot 7 is now proposed to be within the Estate Residential 10-Acre (RE-10) zone district which would be consistent with the underlying General Plan land use designations of Low Density Residential and Rural Residential.
2. **Revised Tentative Map to locate existing septic system.** The Tentative Map reviewed by the Planning Commission showed an existing septic system crossing the proposed lot line between Lots 5 and 6. A revised Tentative Map has been submitted by the agent showing a ten foot separation between the existing septic system and the proposed lot line between Lots 5 and 6. A note has been added to the map that states "Existing septic system to be located prior to final map and 10 foot separation provided". Environmental Management has reviewed the proposed new Tentative Map and has stated it is consistent with County regulations.

Planning staff is proposing the following condition be added to the conditions of approval:

"A ten foot separation shall be shown on the final map between the existing septic system and the southern lot line of Lot 5."

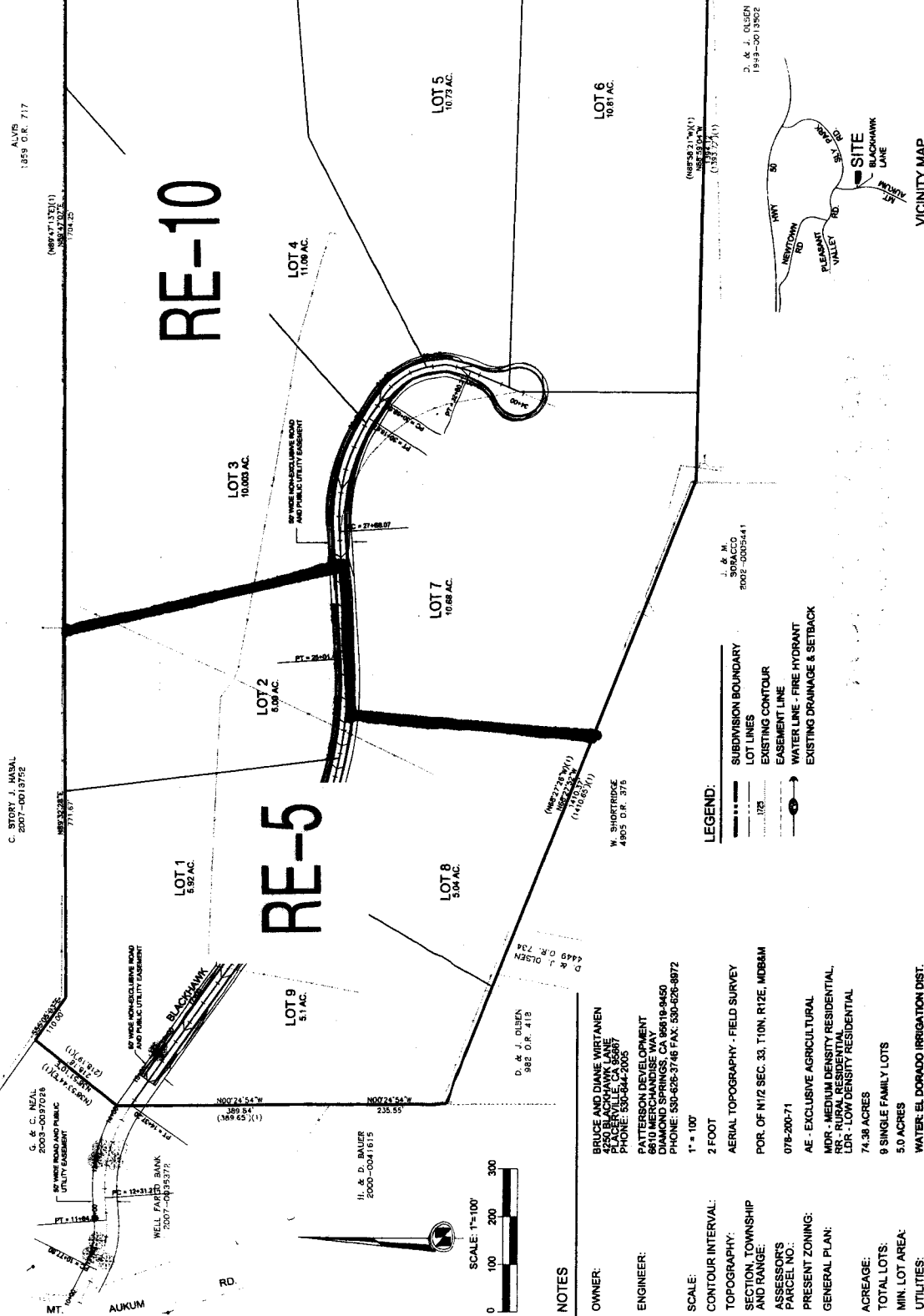
REVISED EXHIBIT D

Z08-0004/TM08-1466

TENTATIVE MAP

BLACKHAWK ESTATES

PLEASANT VALLEY AREA, EL DORADO COUNTY, CALIFORNIA



BLACKHAWK ESTATES
TENTATIVE MAP
ZONING EXHIBIT
APR 07/2008-71

DATE: DEC 17, 2007
SHEET: 21
OF: 01

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DATE: DEC 17, 2007
SHEET: 21
OF: 01