



# County of El Dorado

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## Legislation Text

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**File #:** 08-0862, **Version:** 2

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Hearing to consider the following pertaining to 129.43 acres (APN 104-100-67) in the Pilot Hill area (District IV); Applicant: Wesley Hagstrom:

- (1) Approve General Plan Amendment (A08-0004) changing the land use designation from Rural Residential (RR) and Commercial (C) to Rural Residential (RR);
- (2) Approve Rezone (Z07-0026) from Estate Residential Ten-acre (RE-10), Estate Residential Five-acre (RE-5), Commercial (C), and Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10);
- (3) Approve Tentative Parcel Map (P07-0025) creating four lots ranging in size from 20 to 49 acres with a design waiver request to allow the development to be served by a dead-end road exceeding 2,640 feet in length; and
- (4) Adopt Ordinance **4776** for said rezone.

**RECOMMENDED ACTION:** Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the mitigated negative declaration, as prepared; 2. Approve A08-0004 changing the land use designation on Assessor's Parcel Number 104-100-67 from Rural Residential (RR) and Commercial (C) to Rural Residential (RR), based on the findings listed on Attachment 1; 3. Approve Z07-0026 rezoning the same property from Estate Residential Ten-acre (RE-10), Estate Residential Five-acre (RE-5), Commercial (C), and Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10), based on the findings listed on Attachment 1; and 4. Approve P07-0025 based on the findings and subject to the conditions listed on Attachment 1.

**Background:** These applications were considered by the Planning Commission on May 22, 2008, and recommended for approval on a 4-1 vote. Commissioner Mathews voted against the project. Don Denault spoke in opposition citing it was poor policy to approve more parcel splits on Rattlesnake Bar Road until it is improved. See Attachment 2 for further discussion.

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