

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.co.el-dorado.ca.us/devservices>



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Counter Hours: 8:00 AM to 4:00 PM

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Counter Hours: 8:00 AM to 4:00 PM

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

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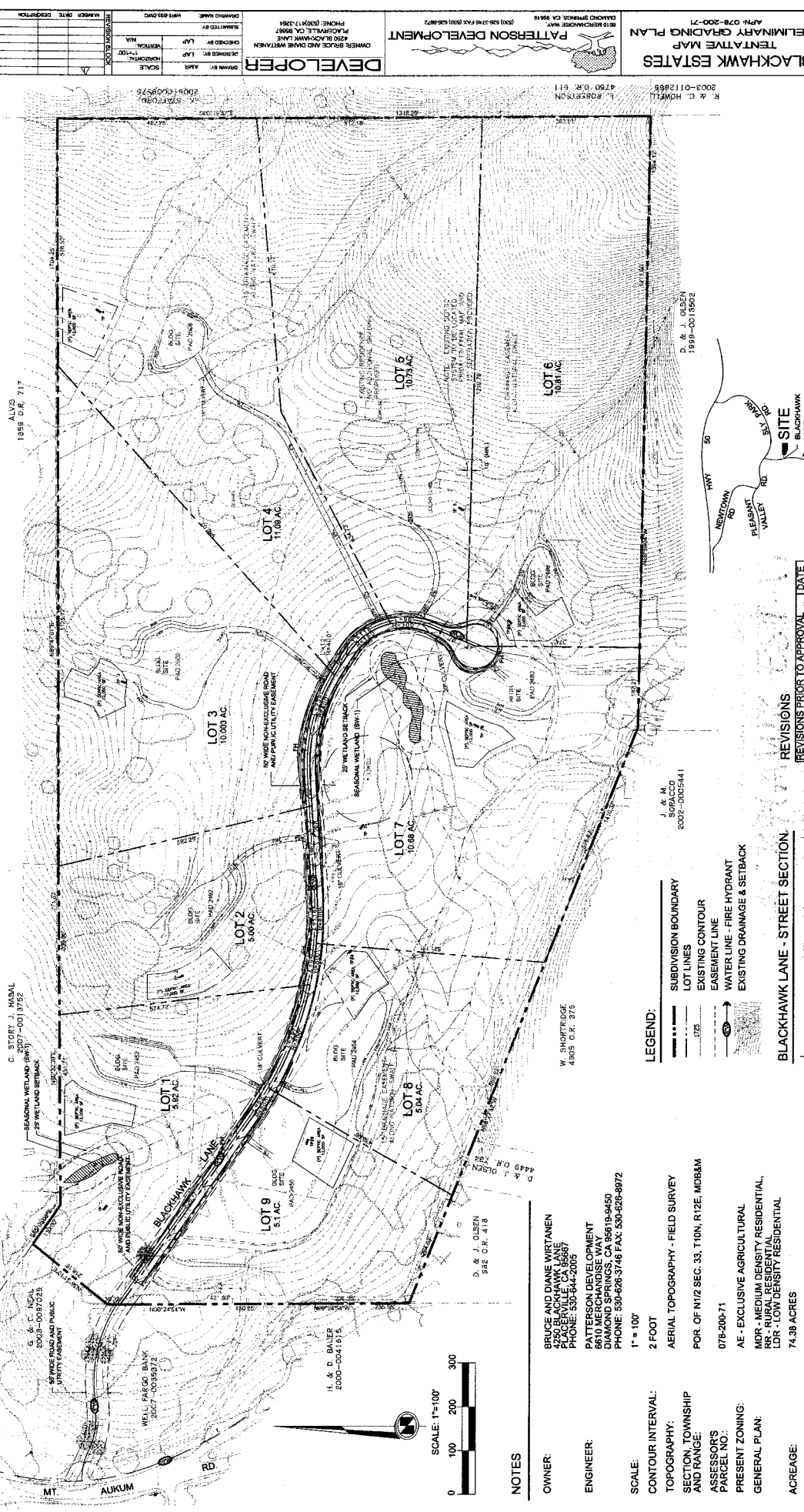
Rezone and Tentative Map applications Z08-0004 and TM08-1466 for Blackhawk Estates were conceptually approved and continued at the July 23, 2009, Planning Commission hearing in order to clarify two issues:

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."

TENTATIVE MAP AND PRELIMINARY GRADING PLAN  
**BLACKHAWK ESTATES**  
 PLEASANT VALLEY AREA, EL DORADO COUNTY, CALIFORNIA



**NOTES**

**OWNER:** BRUCE AND DIANE WIRTANEN  
 4220 BLACKHAWK LANE  
 PLEASANT VALLEY, CA 95667  
 PHONE: 530-626-8872

**ENGINEER:** PATTERSON DEVELOPMENT  
 6510 WILSON DEVELOPMENT  
 DIAMOND SPRINGS, CA 95619-9450  
 PHONE: 530-626-3746 FAX: 530-626-8872

**SCALE:** 1" = 100'

**CONTOUR INTERVAL:** 2 FOOT

**TOPOGRAPHY:** AERIAL TOPOGRAPHY - FIELD SURVEY

**SECTION, TOWNSHIP AND RANGE:** POR. OF N1/2 SEC. 33, T10N, R12E, MDB&M

**ASSESSOR'S PARCEL NO.:** 0178-200-71

**PRESENT ZONING:** AE - EXCLUSIVE AGRICULTURAL

**GENERAL PLAN:** MDR - MEDIUM DENSITY RESIDENTIAL, RR - RURAL RESIDENTIAL, LDR - LOW DENSITY RESIDENTIAL

**ACREAGE:** 74.38 ACRES

**TOTAL LOTS:** 9 SINGLE FAMILY LOTS

**MIN. LOT AREA:** 5.0 ACRES

**UTILITIES:** WATER: EL DORADO IRRIGATION DIST. SEWER: PRIVATE SEPTIC SYSTEMS ELECTRICAL: AT&T OF CALIFORNIA

**FIRE PROTECTION:** EL DORADO COUNTY FIRE PROTECTION DISTRICT

**LEGEND:**

- SUBDIVISION BOUNDARY
- LOT LINES
- EXISTING CONTOUR
- EASEMENT LINE
- WATER LINE - FIRE HYDRANT
- EXISTING DRAINAGE & SETBACK

**BLACKHAWK LANE - STREET SECTION**

SCALE 1" = 100'

**REVISIONS PRIOR TO APPROVAL**

NO.	DATE	DESCRIPTION

**REVISIONS AFTER APPROVAL**

NO.	DATE	DESCRIPTION

**VICINITY MAP**

**DEVELOPER:** PATTERSON DEVELOPMENT  
 6510 WILSON DEVELOPMENT  
 DIAMOND SPRINGS, CA 95619-9450  
 PHONE: 530-626-3746 FAX: 530-626-8872

**OWNER:** BRUCE AND DIANE WIRTANEN  
 4220 BLACKHAWK LANE  
 PLEASANT VALLEY, CA 95667  
 PHONE: 530-626-8872

**DESIGNED BY:** LAF VERTICAL

**CHECKED BY:** LAF VERTICAL

**DATE:** 01/17/2007

**SCALE:** HORIZONTAL 1" = 100' VERTICAL 1" = 10'

**BLACKHAWK ESTATES**  
 TENTATIVE MAP  
 PRELIMINARY GRADING PLAN

APN: 078-200-71

DATE: DEC. 17, 2007

**APPROVAL BLOCK**

ZONING ADMINISTRATOR: \_\_\_\_\_

APPROVAL / DENIAL DATE: \_\_\_\_\_

BOARD OF SUPERVISORS: \_\_\_\_\_

APPROVAL / DENIAL DATE: \_\_\_\_\_

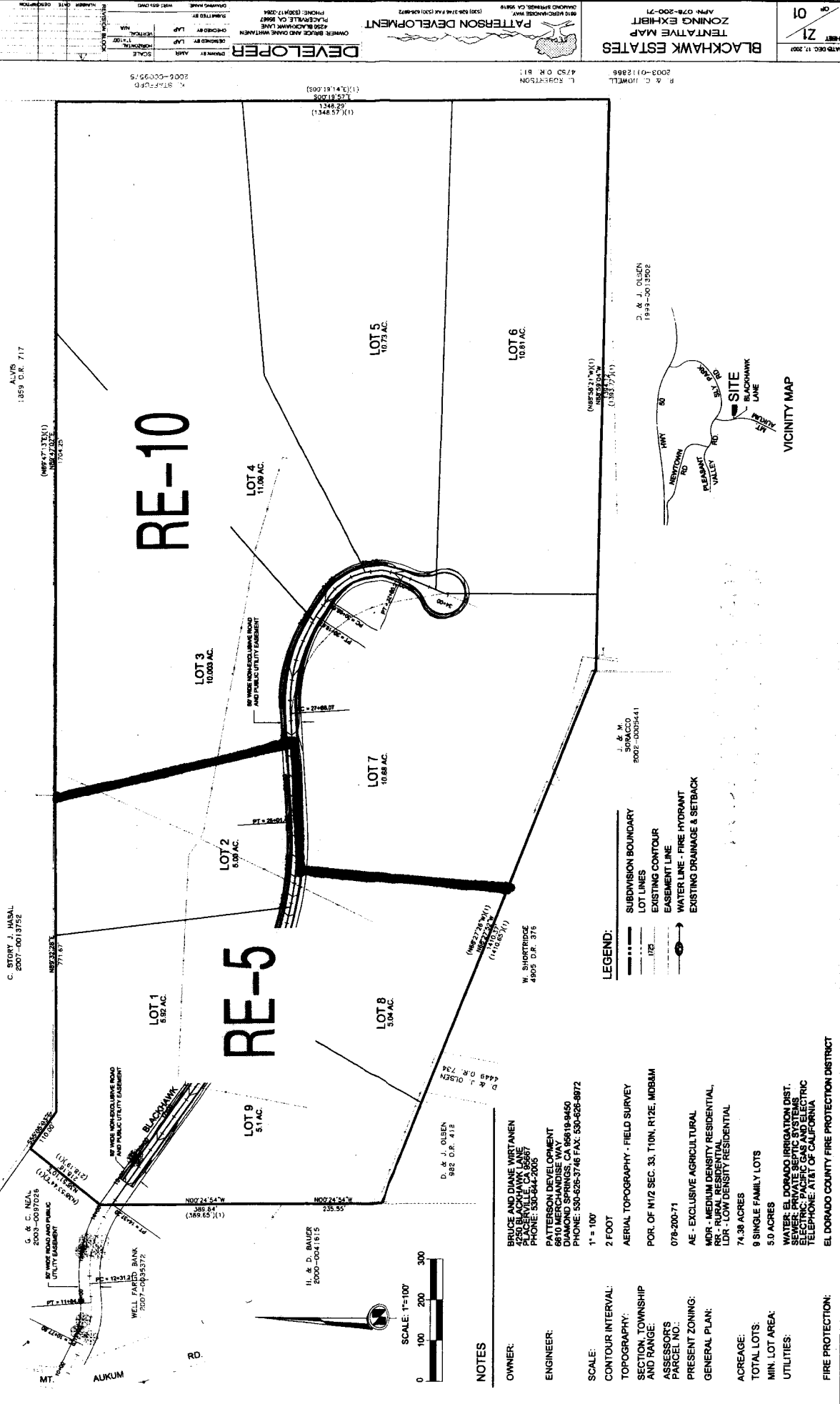
# REZONE EXHIBIT

## Z08-0004/TM08-1466

TENTATIVE MAP

# BLACKHAWK ESTATES

PLEASANT VALLEY AREA, EL DORADO COUNTY, CALIFORNIA



NO.	DATE	DESCRIPTION
1	12/11/08	PRELIMINARY
2	01/14/09	REVISED
3	02/17/09	REVISED
4	03/19/09	REVISED
5	04/22/09	REVISED
6	05/25/09	REVISED
7	06/27/09	REVISED
8	07/30/09	REVISED
9	08/31/09	REVISED
10	09/30/09	REVISED
11	10/31/09	REVISED
12	11/30/09	REVISED
13	12/31/09	REVISED
14	01/31/10	REVISED
15	02/28/10	REVISED
16	03/31/10	REVISED
17	04/30/10	REVISED
18	05/31/10	REVISED
19	06/30/10	REVISED
20	07/31/10	REVISED
21	08/31/10	REVISED
22	09/30/10	REVISED
23	10/31/10	REVISED
24	11/30/10	REVISED
25	12/31/10	REVISED
26	01/31/11	REVISED
27	02/28/11	REVISED
28	03/31/11	REVISED
29	04/30/11	REVISED
30	05/31/11	REVISED
31	06/30/11	REVISED
32	07/31/11	REVISED
33	08/31/11	REVISED
34	09/30/11	REVISED
35	10/31/11	REVISED
36	11/30/11	REVISED
37	12/31/11	REVISED
38	01/31/12	REVISED
39	02/28/12	REVISED
40	03/31/12	REVISED
41	04/30/12	REVISED
42	05/31/12	REVISED
43	06/30/12	REVISED
44	07/31/12	REVISED
45	08/31/12	REVISED
46	09/30/12	REVISED
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48	11/30/12	REVISED
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50	01/31/13	REVISED
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52	03/31/13	REVISED
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93	08/31/16	REVISED
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96	11/30/16	REVISED
97	12/31/16	REVISED
98	01/31/17	REVISED
99	02/28/17	REVISED
100	03/31/17	REVISED

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 DIAMOND SPRINGS, CA 95618  
 PHONE: 530-626-2005

ENGINEER: PATTERSON DEVELOPMENT  
 6610 MERCHANDISE WAY  
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FIRE PROTECTION: EL DORADO COUNTY FIRE PROTECTION DISTRICT

OWNER: C. STORY J. HASAL  
 2007-0013752

OWNER: G. & C. NEAL  
 2000-0037028

OWNER: W. SHORTRIDGE  
 4805 D.R. 375

OWNER: D. & J. OLSEN  
 982 D.R. 412

OWNER: J. & M. SOVACCO  
 2002-0005441

OWNER: D. & J. OLSEN  
 1994-0013202

OWNER: L. ROBERTSON  
 4750 OR B1

OWNER: R. & C. JIMBLE  
 2003-0112866

DEVELOPER: PATTERSON DEVELOPMENT  
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PLACED IN: 11/11/08

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 PHONE: (530) 626-2005

OWNER: PATTERSON DEVELOPMENT  
 6610 MERCHANDISE WAY  
 DIAMOND SPRINGS, CA 95618-9450  
 PHONE: 530-626-3746 FAX: 530-626-4872

OWNER: BRUCE AND DIANE WIRTANEN  
 2430 BLOOMINGDALE LANE  
 DIAMOND SPRINGS, CA 95618  
 PHONE: (530) 626-2005

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