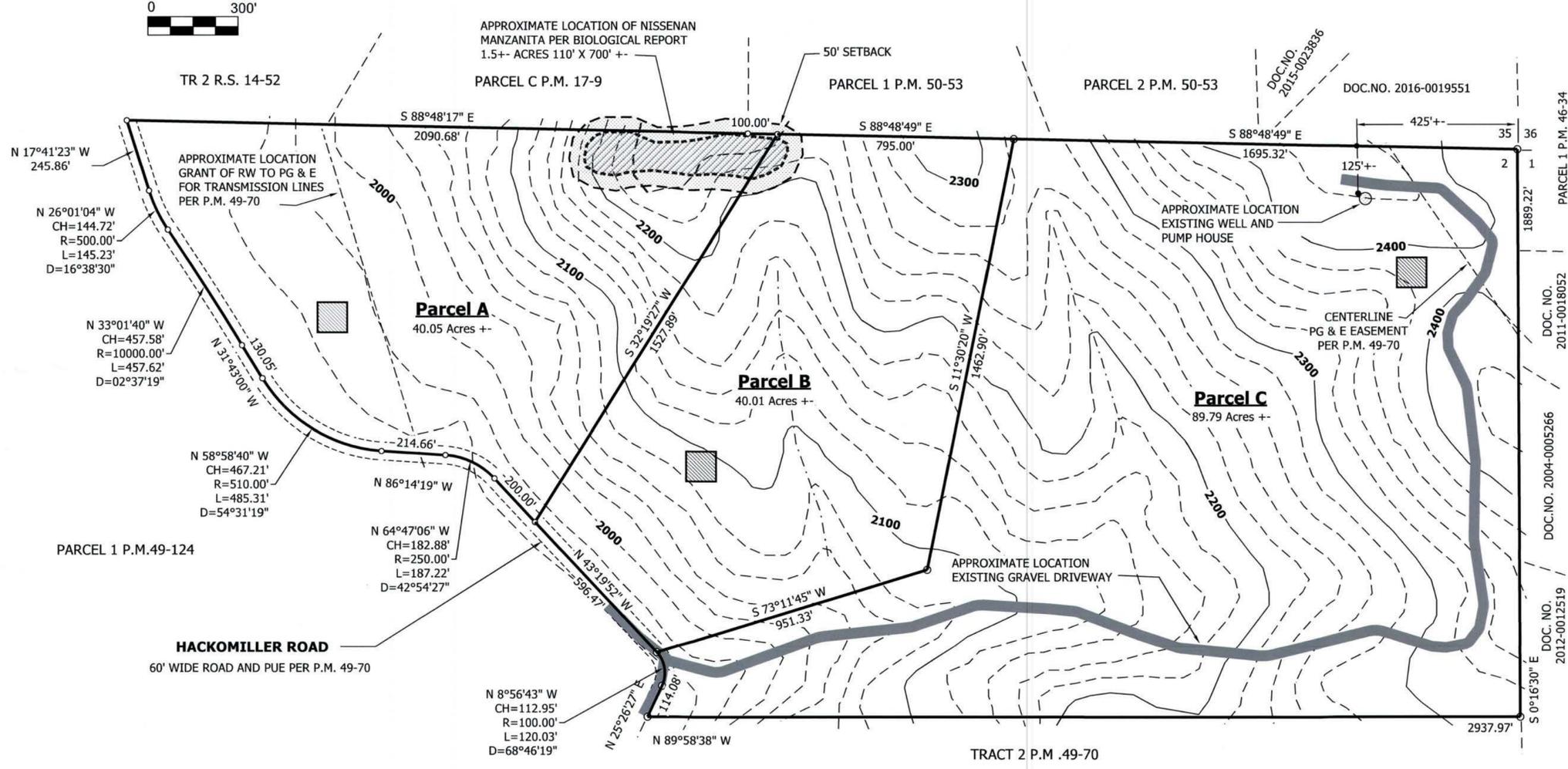


# TENTATIVE PARCEL MAP

A PORTION OF SECTION 2 TOWNSHIP 11 NORTH, RANGE 10 EAST M.D.M  
BEING PARCEL 1 OF P.M. 49-70  
COUNTY OF EL DORADO, STATE OF CALIFORNIA



**OWNER OF RECORD:**  
SEAN JACKSON  
5595 HACKOMILLER ROAD  
GARDEN VALLEY, CA 95623

**NAME OF APPLICANT/AGENT:**  
THOMAS VAN NOORD  
PO BOX 584  
EL DORADO, CA. 95623

**MAP PREPARED BY:**  
LOREN A. MASSARO P.L.S. 8117  
1922 HEATHER HILL ROAD  
PLACERVILLE, CA 95667

**SCALE:**  
1"=300'

**CONTOUR INTERVAL:**  
20' INTERPOLATED

**SOURCE OF TOPOGRAPHY:**  
USGS INTERPOLATED

**ASSESSORS PARCEL NUMBER:**  
088-021-040

**PRESENT ZONING:**  
PA 20

**TOTAL AREA:**  
169.85 ACRES

**TOTAL NUMBER OF PARCELS:**  
3 (THREE)

**MINIMUM PARCEL AREA:**  
20.00 ACRES

**WATER SUPPLY:**  
GEORGETOWN DIVIDE PUD / INDIVIDUAL WELLS

**SEWAGE DISPOSAL:**  
INDIVIDUAL SEPTIC SYSTEMS

**PROPOSED STRUCTURAL FIRE PROTECTION:**  
GARDEN VALLEY FIRE PROTECTION DISTRICT

**MAP PREPARED:**  
MARCH 01, 2025

- LEGEND**
- P.M.----- PARCEL MAP
  - PUE----- PUBLIC UTILITY EASEMENT
  - R.S.----- RECORD OF SURVEY
  - - - - - APPROXIMATE LOCATION DRAINAGE COURSE
  - - - - - DEVELOPEMENT SETBACKS PER EL DORADO COUNTY STANDARDS
  - ▒----- PROPOSED SEPTIC DISPOSAL AREA 10,000 SQ. FT. MIN.
  - ▨----- APPROXIMATE LOCATION OF NISSEAN MANZANITA PER BIOLOGICAL REPORT

NOTE: INFORMATION SHOWN HEREON COMPILED FOM RECORD DATA

APPROVED  
EL DORADO COUNTY  
ZONING ADMINISTRATOR  
DATE August 20, 2025  
BY Aaron Mount/dre  
ZONING ADMINISTRATOR  
p23-0006

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

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

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

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