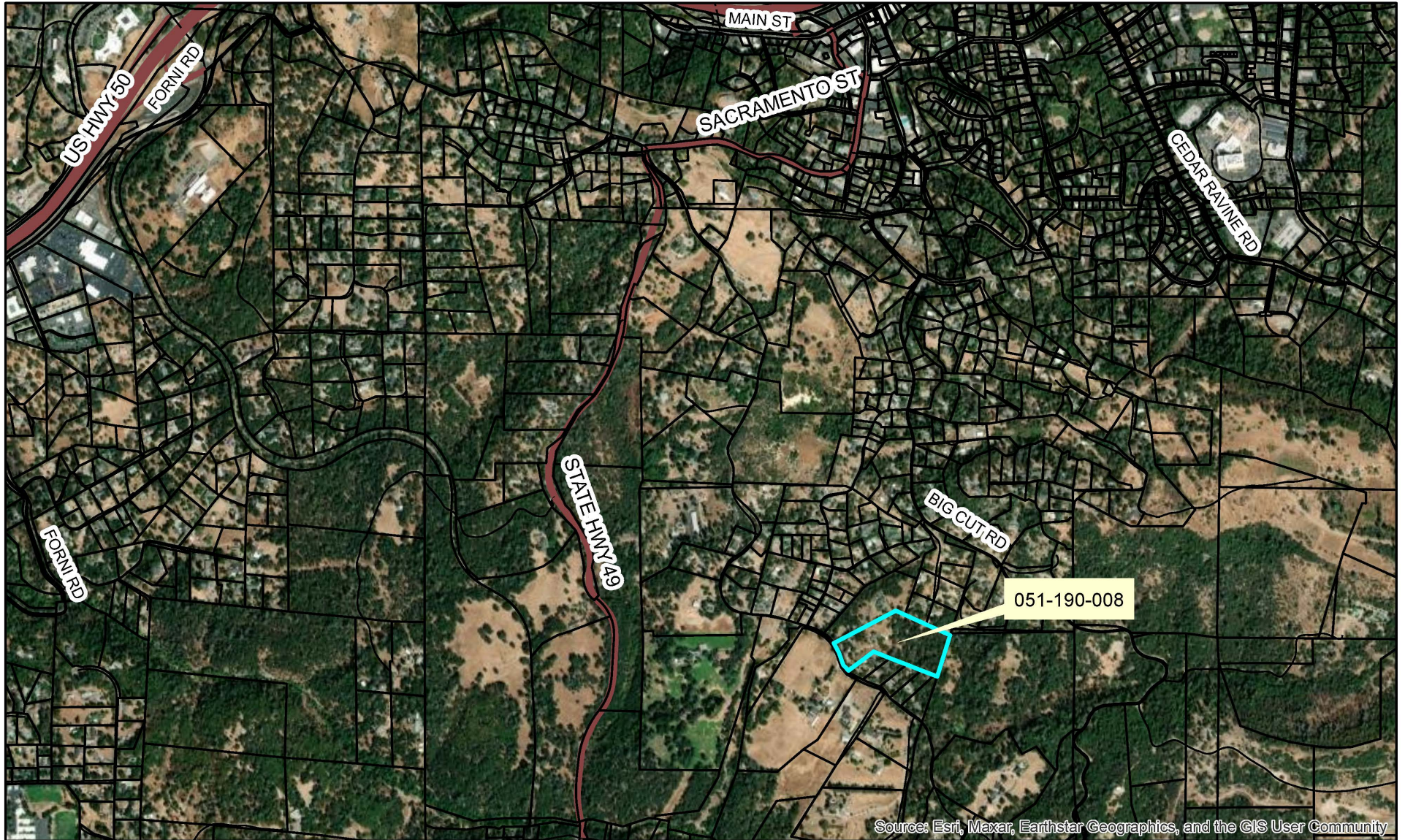
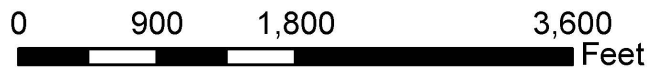


# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

## Exhibit A - Vicinity Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



### Legend

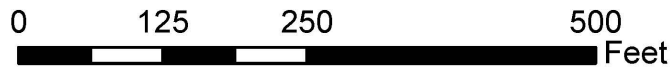
 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created Feb. 5, 2026

# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

## Exhibit B - Aerial Map



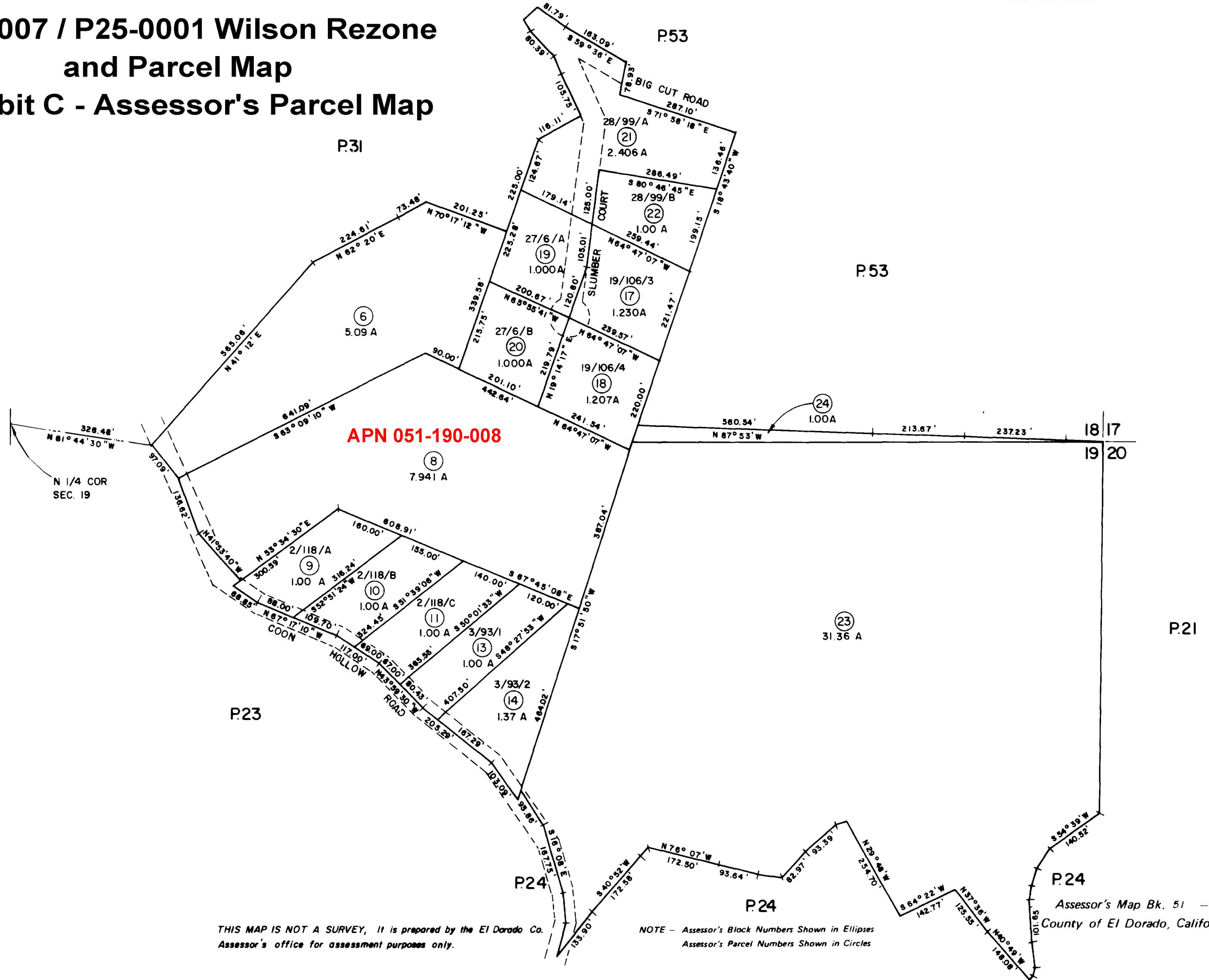
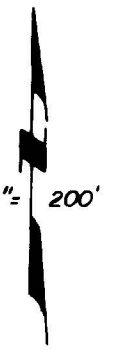
### Legend

 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

Map created Feb. 5, 2026

# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map Exhibit C - Assessor's Parcel Map



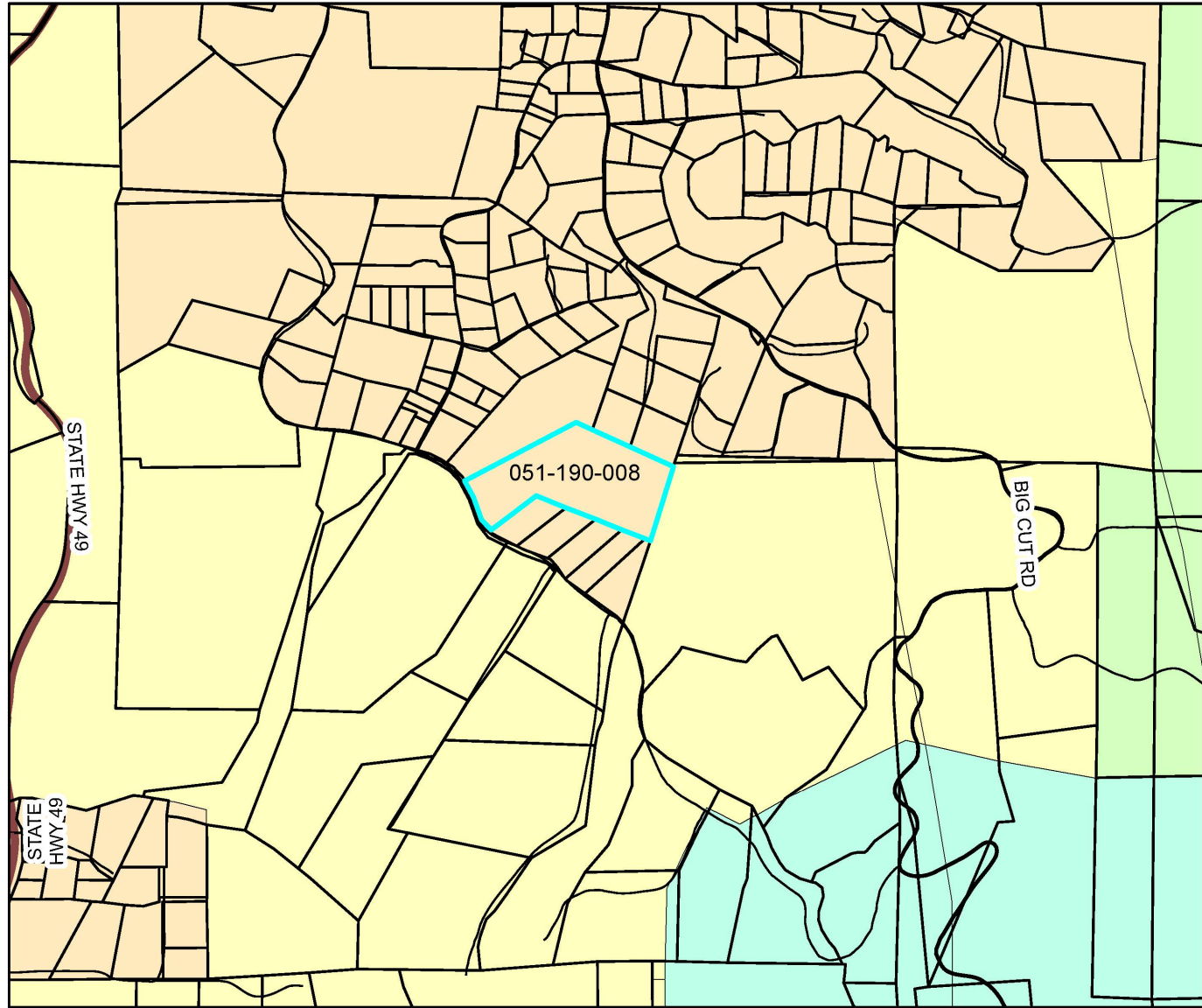
THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co. Assessor's office for assessment purposes only.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 51 - Pg. 20  
County of El Dorado, California

# Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

## Exhibit D - General Plan Land Use Map



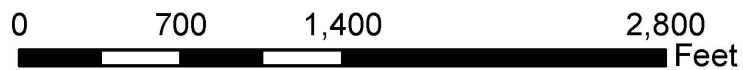
### Legend

#### Base Land Use Designations

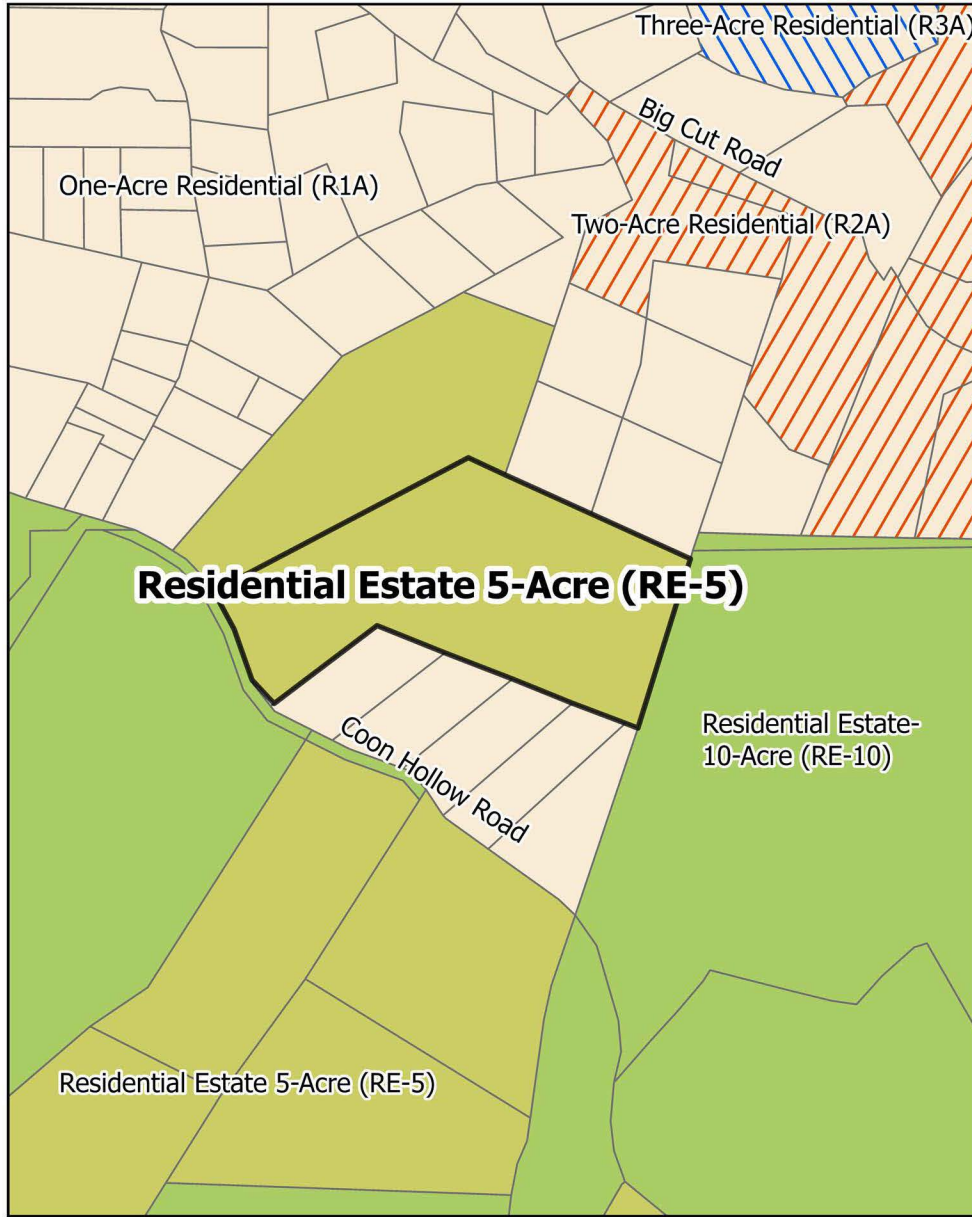
-  Agricultural Lands
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.

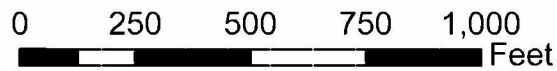
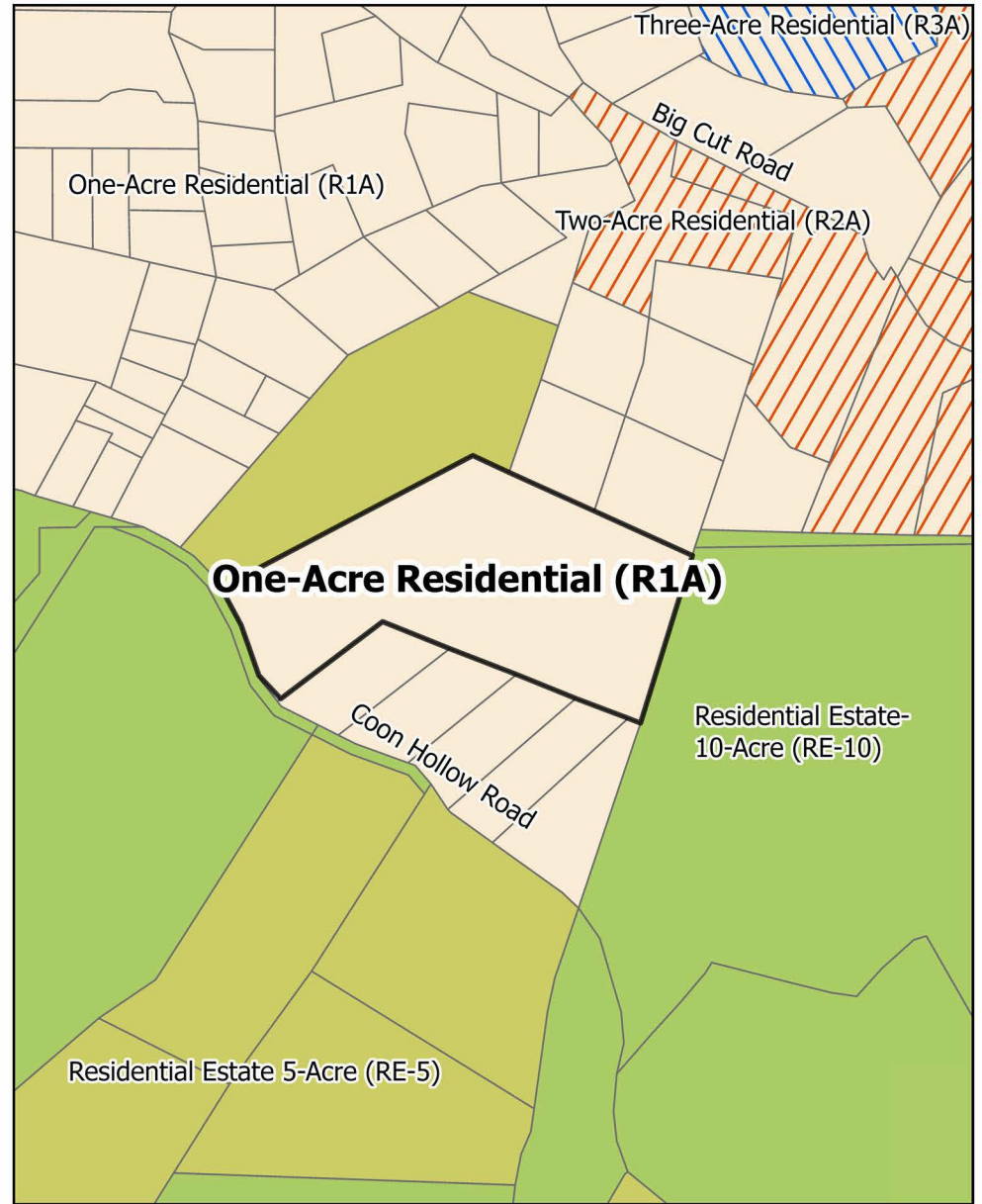
Map created Feb. 5, 2026



## Existing Zoning Designation



## Proposed Zoning Designation

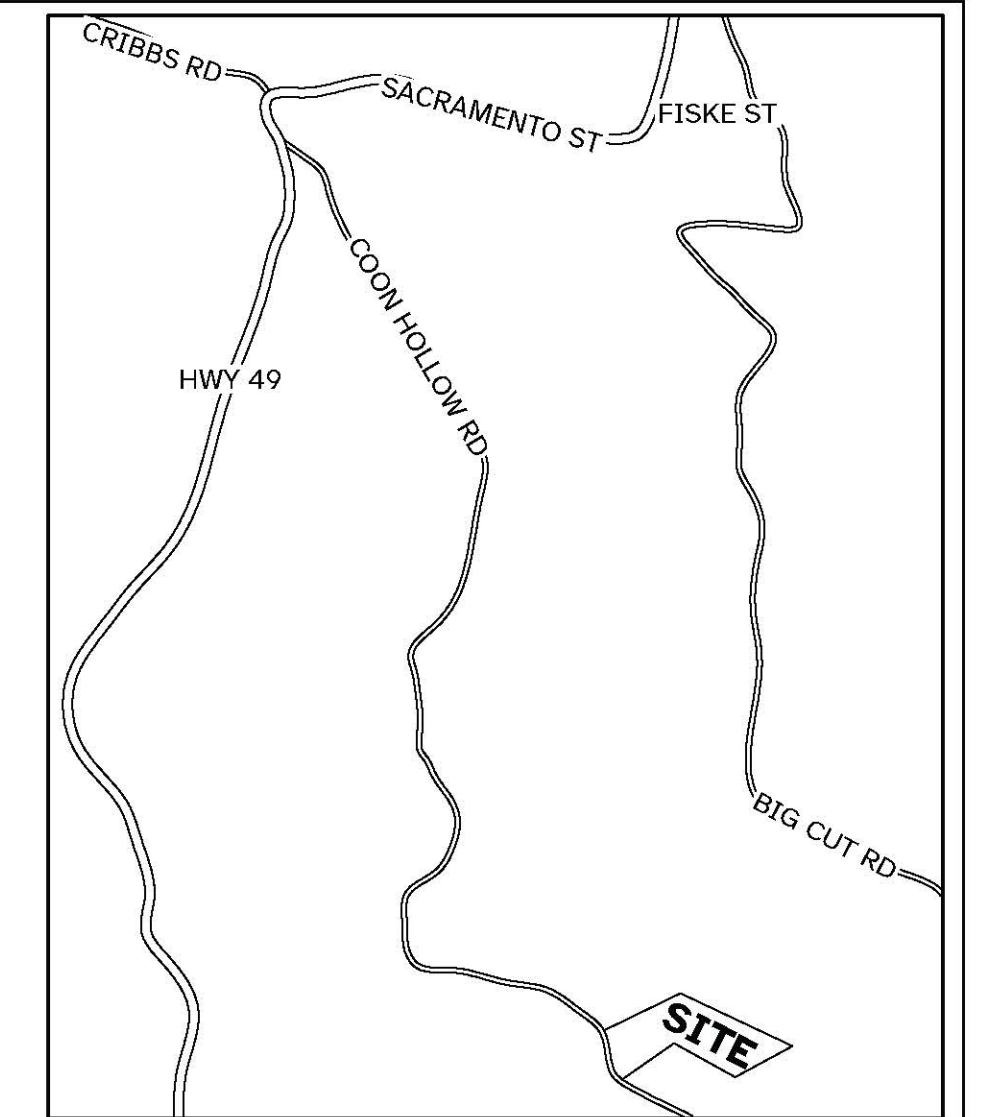


# TENTATIVE PARCEL MAP

Z24-0007 / P25-0001  
Wilson Rezone and Parcel Map

PORTIONS OF SECTIONS 18 AND 19, T 10 N, R 11 E, MDM  
TOWNSITE OF COLOMA  
COMMONLY KNOWN AS 3781 COON HOLLOW ROAD  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
SEPTEMBER 2025 SCALE : 1" = 50'

Exhibit F - Tentative Parcel Map



**GENERAL NOTES:**  
DIMENSIONS ARE IN FEET AND DECIMAL FEET.  
  
DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

NO GRADING OR CONSTRUCTION IS EXPECTED TO OCCUR AS A RESULT OF THIS MINOR SUBDIVISION.

**BASIS OF SURVEY:**  
THIS SURVEY IS BASED UPON THE LINES, DIMENSIONS AND BEARINGS AS SHOWN ON DOC 2015-0045741. WHILE THE RECORDED DOCUMENT OMITTS A COURSE IN THE METES AND BOUNDS LEGAL DESCRIPTION, REFERENCE IS MADE TO THAT GRANT DEED TO DONALD F. WILSON AND MARILYN Y. WILSON FILED MAY 25 1972 IN BOOK 1124 OF OFFICIAL RECORDS AT PAGE 497 FOR A COMPLETE VERSION OF THE LEGAL DESCRIPTION.

**BASIS OF BEARINGS:**  
THE EASTERMOST LINE OF THE SUBJECT PARCEL (AS FOUND BETWEEN MONUMENTS) WAS TAKEN AS SOUTH 17°17'40" WEST.

**DATUM:**  
ELEVATIONS ARE BASED ON NAVD88 COORDINATES AS DETERMINED BY GNSS OBSERVATION WITH CA STATE PLANE ZONE 2 (2011) US FT. (EPSG 6418) (GEOID 2018).

**UTILITY LINE NOTES:**  
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

A 6" AC WATER LINE IS SHOWN ON EID DOCUMENTS. THE LOCATION OF SAID LINE IS SHOWN HEREON APPROXIMATELY. NO RECORD OF ANY EASEMENT COULD BE OBTAINED BY, OR WAS PROVIDED TO, THE SURVEYOR.

**EASEMENT NOTES:**  
ALL EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN PLACER TITLE COMPANY PRELIMINARY REPORT P NUMBER 653497 AMEND (VERSION 2), DATED 12/30/2024, ARE SHOWN HEREON.

ADDITIONAL UNWRITTEN RIGHTS, OR RECORDED DOCUMENTS NOT MADE AVAILABLE TO THE SURVEYOR MAY EXIST.

NO RECORDED DOCUMENT COULD BE FOUND BY, OR WAS PROVIDED TO THE SURVEYOR, PROVIDING A LOCATION FOR THE EXISTING ROADWAY OF COON HOLLOW ROAD.

**BOUNDARY NOTES:**  
THE BOUNDARY SHOWN HEREON WAS DEVELOPED BY FIELD SURVEY OF MONUMENTS CALLED FOR IN THE SUBJECT PROPERTY LEGAL DESCRIPTION AND MAPPED ON AN UNRECORDED MAP BY BUTLER AND SANDERS DATED DECEMBER 1968. NO COPY OF THIS MAP COULD BE OBTAINED.

THE BOUNDARY OF THE SUBJECT PARCEL CALLS TO THE CENTERLINE OF COON HOLLOW ROAD. WHILE THIS ROADWAY NOW EXISTS IN A SLIGHTLY DIFFERENT LOCATION, CREATING A DIFFERENT CENTERLINE LOCATION, THE BOUNDARY LINE IS NOT CONSIDERED TO BE AMBULATORY AND THE CALLED FOR BEARINGS AND DISTANCES IN THE LEGAL DESCRIPTION WERE DETERMINED TO BE THE BEST EVIDENCE OF ORIGINAL CENTERLINE LOCATION.

OWNER OF RECORD: WILSON FAMILY TRUST, 3718 COON HOLLOW ROAD, PLACERVILLE, CA, 95667

NAME OF APPLICANT: TERI WILSON, C/O WILSON FAMILY TRUST, 17949 GOODSON ROAD, CALDWELL, ID, 83607

MAP PREPARED BY: CONFLUENCE LAND SURVEYING, KYLE BROOK (PLS 9686), PO BOX 493, LOTUS, CA 95651

SCALE: 1 INCH = 50 FEET

CONTOUR INTERVAL: 1 FOOT

SOURCE OF TOPOGRAPHY: FIELD MEASUREMENT & NOAA LIDAR (2019). TOPOGRAPHY WITHIN THE AREA OF SUBDIVISION WAS COLLECTED USING A COMBINATION OF TOTAL STATION AND GNSS MEASUREMENT. AREAS OUTSIDE THE AREA OF SUBDIVISION WERE CONTOURED USING PUBLICALLY AVAILABLE LIDAR.

SECTION, TOWNSHIP AND RANGE: PORTION OF SECTION 18 AND 19, T 10 N, R 11 E, MDM.

APN: 051-190-008

PRESENT ZONING: RE1

TOTAL AREA: 7.93 AC. ±

TOTAL NUMBER OF PARCELS: ONE PARCEL BEING SUBDIVIDED INTO TWO PARCELS

MINIMUM PARCEL AREA: 1 ACRE

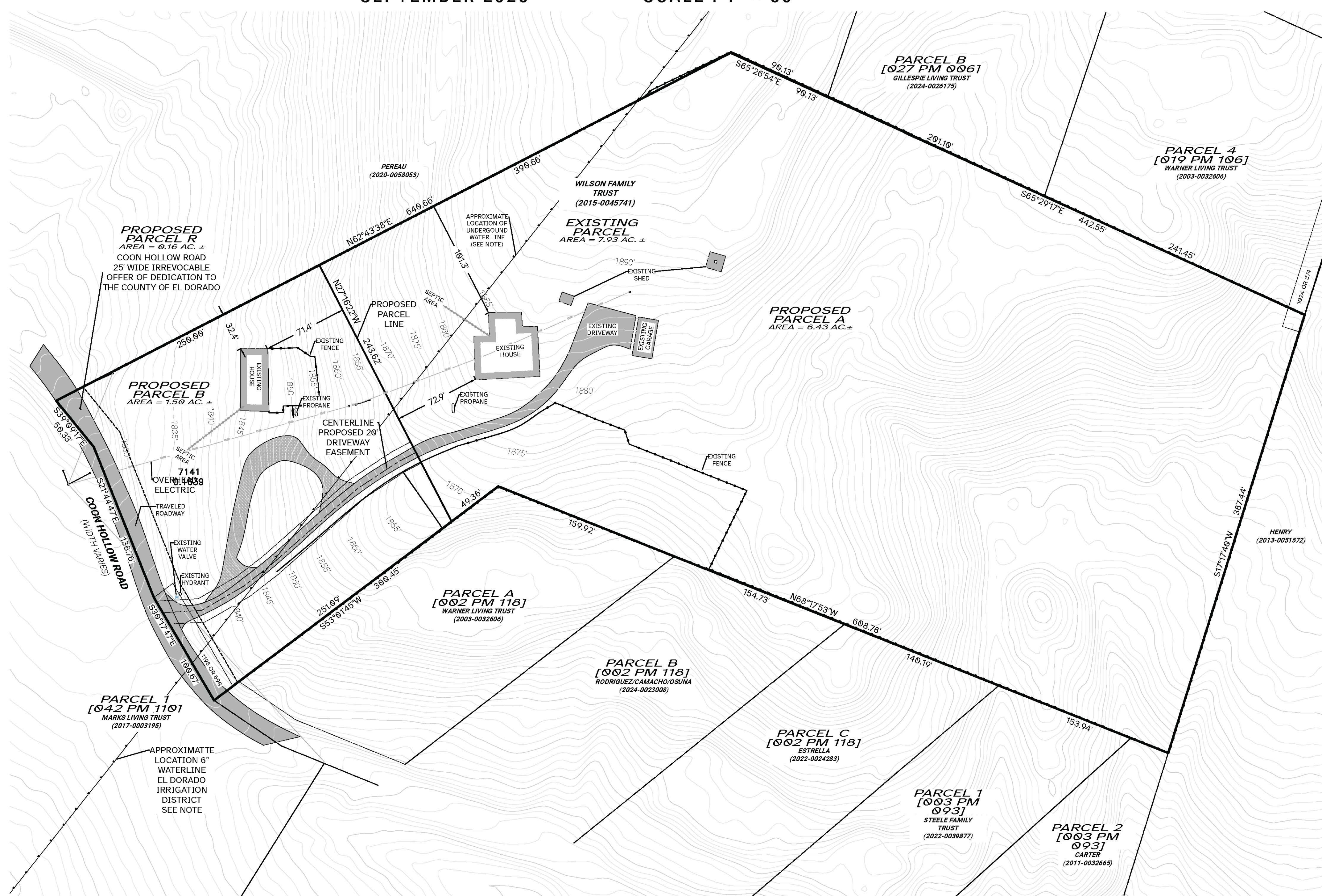
WATER SUPPLY: EL DORADO IRRIGATION DISTRICT

SEWAGE DISPOSAL: SEPTIC

PROPOSED STRUCTURAL FIRE PROTECTION: EL DORADO COUNTY FIRE PROTECTION DISTRICT, 1.5 MILES FROM NEAREST FIRE STATION, AVERAGE RESPONSE OF 5 MINUTES, A 6" MAIN LINE OF THE EL DORADO IRRIGATION DISTRICT TRANSECTS THE PROPERTY AND A FIRE HYDRANT IS LOCATED AT THE BOTTOM OF THE DRIVEWAY TO THIS PROPERTY (SHOWN HEREON)

DATE OF PREPARATION: 1/23/2025

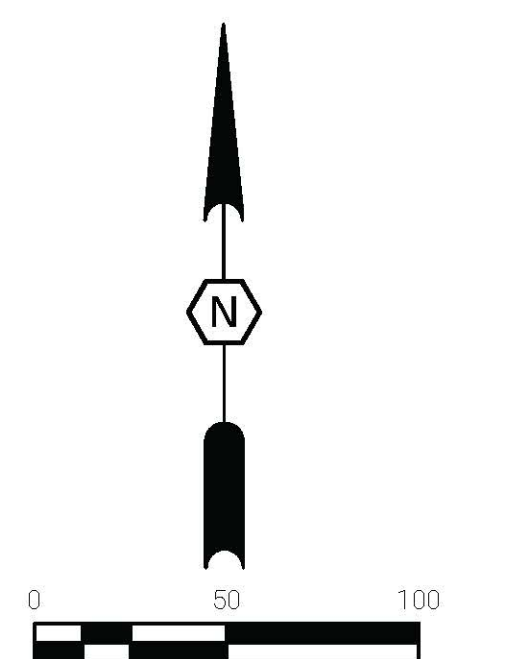
DATE OF FIELD SURVEY: 11/27/2024, 01/11/2025



**SURVEYOR'S STATEMENT**  
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TERI OTTENS ON NOVEMBER 13, 2024.



*Kyle W. Brook*  
KYLE W. BROOK  
P.L.S. 9686



ZONING ADMINISTRATOR: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_  
BOARD OF SUPERVISORS: \_\_\_\_\_  
APPROVAL/DENIAL DATE: \_\_\_\_\_