

Planning Commission Hearing

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

APRIL 23, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



Project Description

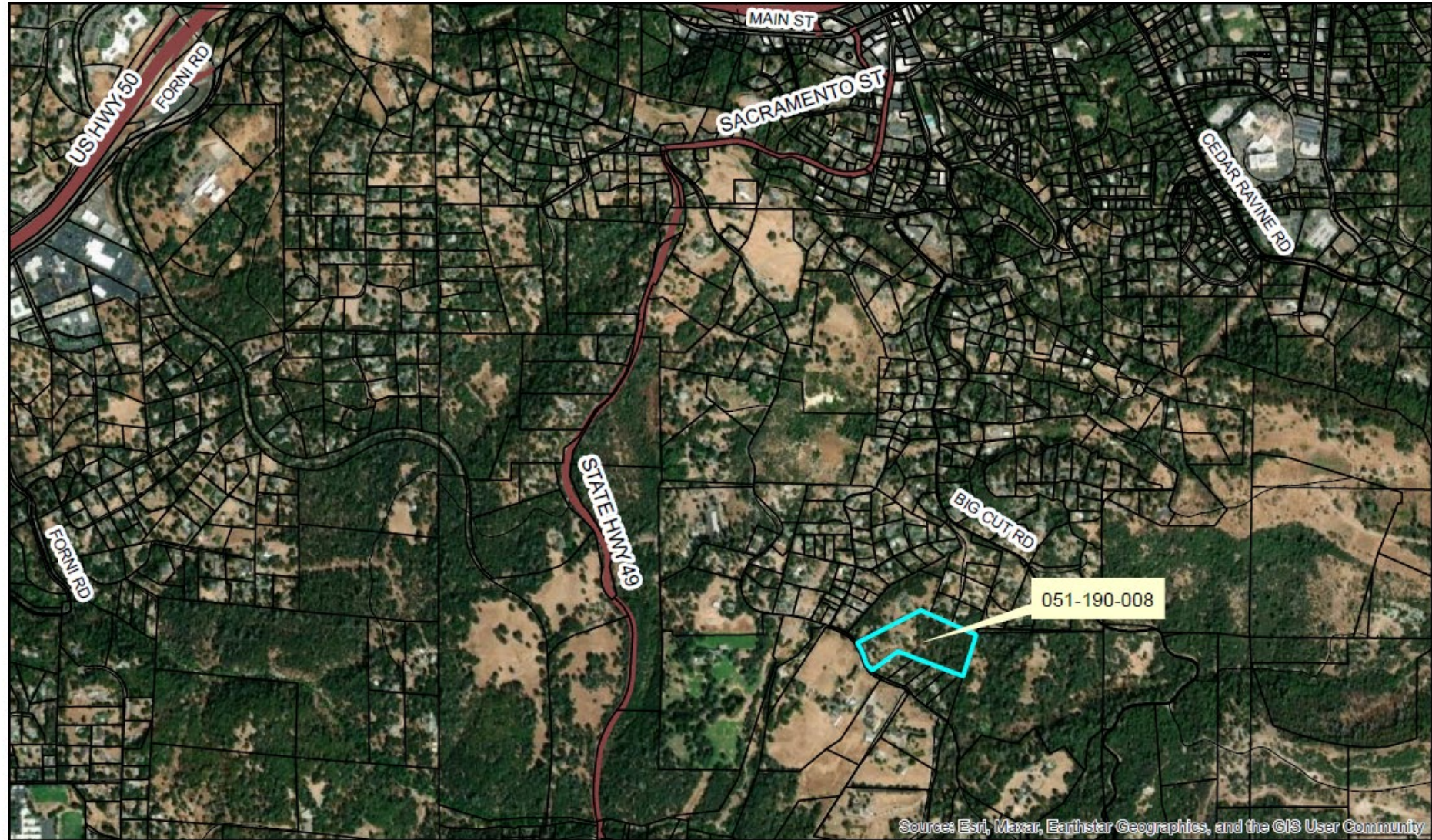
Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A); and

Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

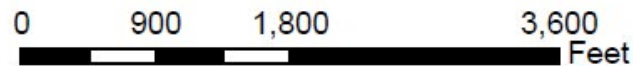
Z24-0007 / P25-0001 Wilson Rezone and Parcel Map

Exhibit A - Vicinity Map

Project Vicinity Map



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



Legend

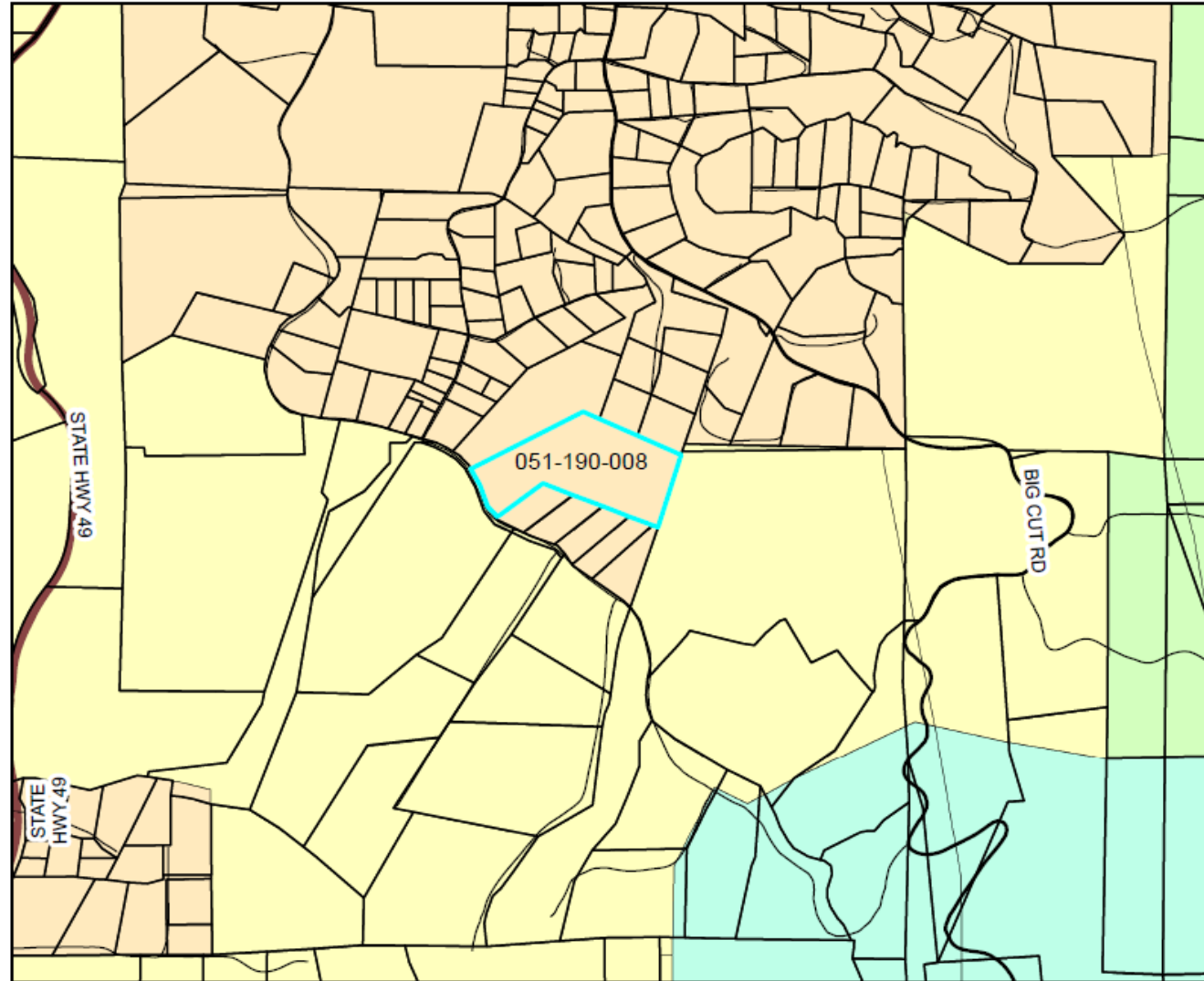
 Parcel Lines

Disclaimer: Parcel boundaries in this map are illustrative only and not considered legal. Page 3 of 9

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Exhibit D - General Plan Land Use Map

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

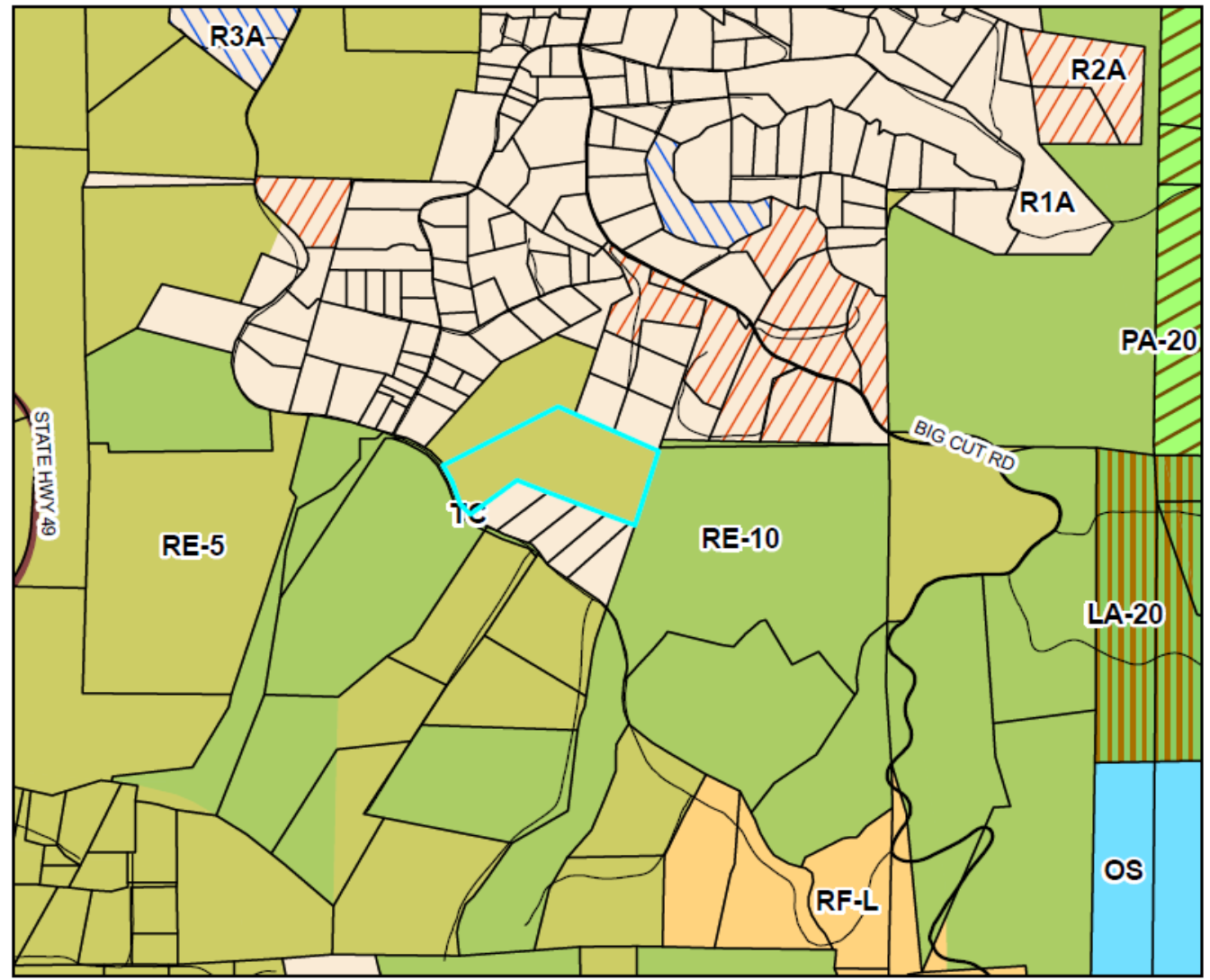


0 700 1,400 2,800 Feet

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

Exhibit E - Zoning Map

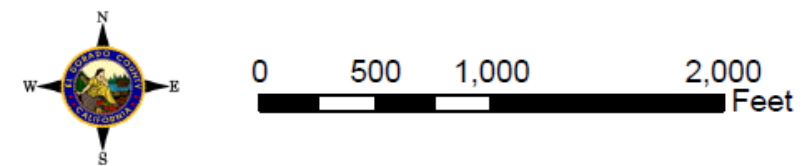
Zoning Map



- Legend**
- Zoning Designations**
- LA-20 = Limited Agriculture 20 Acres
 - PA-20 = Planned Agriculture 20 Acres
 - OS = Open Space
 - R1A = Residential 1 Acre
 - R2A = Residential 2 Acres
 - R3A = Residential 3 Acres
 - RE-5 = Residential Estate 5 Acres
 - RE-10 = Residential Estate 10 Acres
 - RF-L = Recreational Facility Low
 - TC = Transportation Corridor
 - Parcel Lines

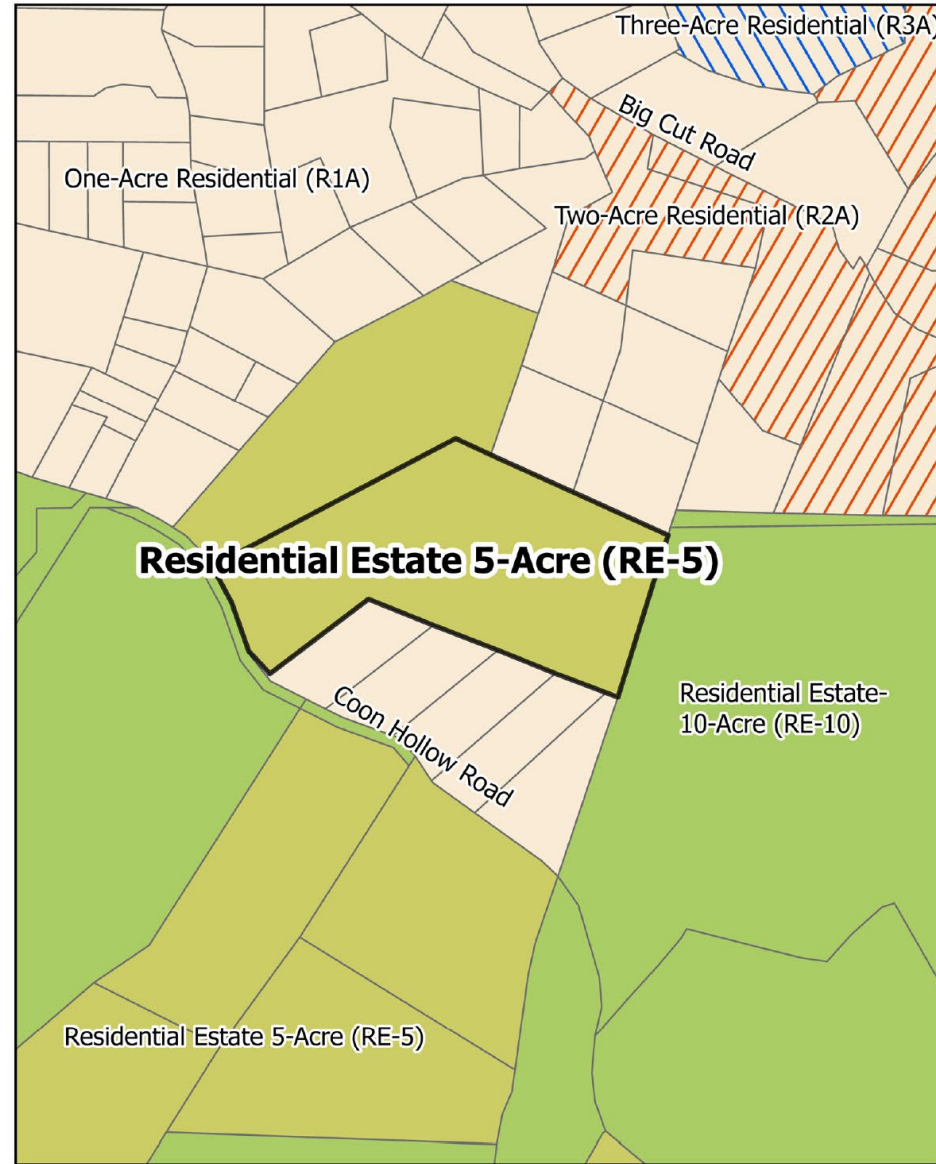
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Map created February 5, 2026

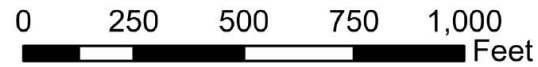
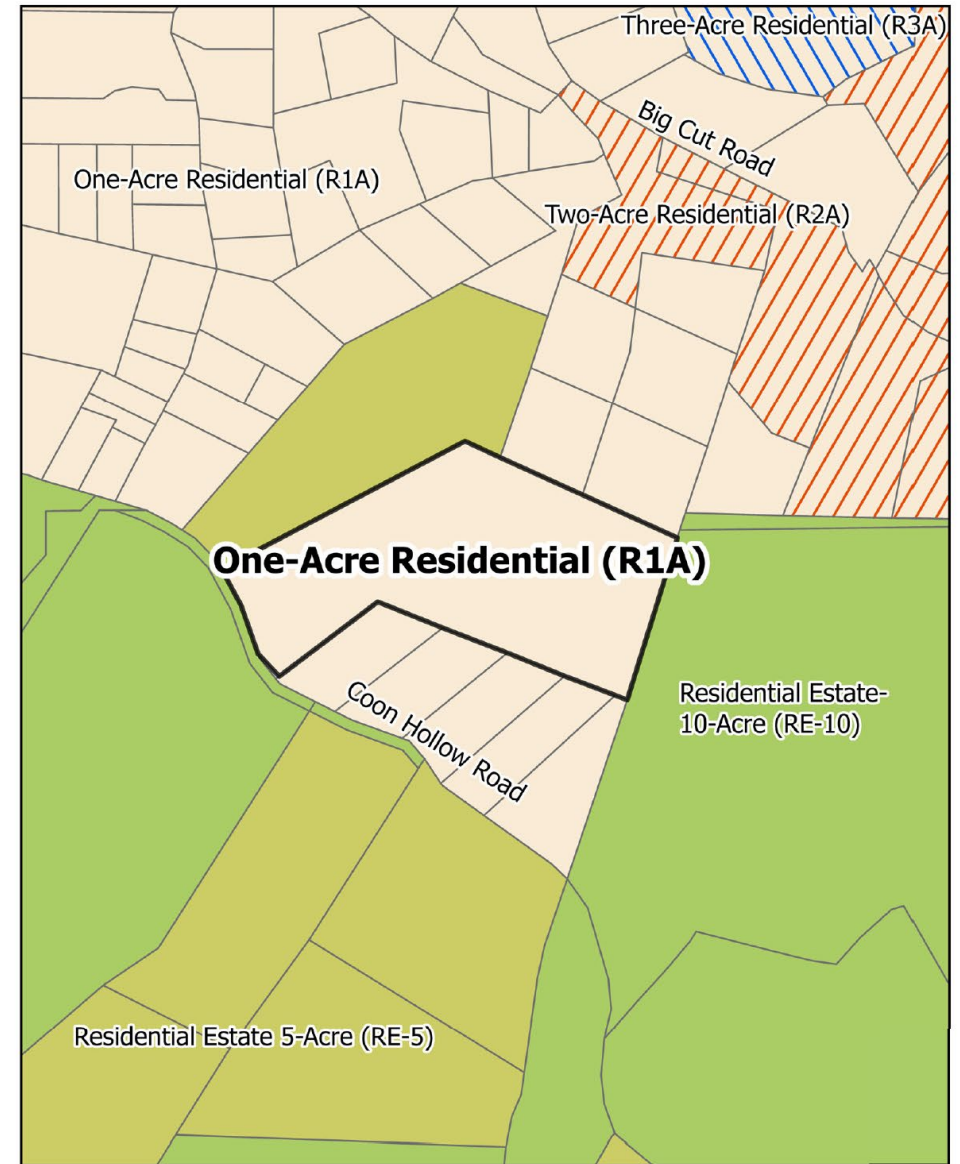


Proposed Zoning Change

Existing Zoning Designation



Proposed Zoning Designation



Project Plan

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 2815-8848291 WHILE THE RECORDED DOCUMENT OMMITS A COURSE IN THE METES AND BOUNDS LEGAL DESCRIPTION. REFERENCE IS MADE TO THAT GRANT DEED TO DONALD F. WILSON AND MARILYN L. WILSON FILED MAY 25 1970 IN BOOK 704 OF OFFICIAL RECORDS AT PAGE 497 FOR A COMPLETE VERSION OF THE LEGAL DESCRIPTION.

BASIS OF BEARINGS:
THE SOUTHERMOST LINE OF THE SUBJECT PARCEL (AS FOUND BETWEEN MONUMENTS) WAS TAKEN AS SOUTH 17°14'48" WEST.

DATUM:
ELEVATIONS ARE BASED ON NATIONAL COORDINATES AS DETERMINED BY GNSS OBSERVATION WITH CA STATE PLANE ZONE 2 (NAD83) (NAD 83) (S796-6416) (S603 2816).

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 GSD DOCUMENTS. THE LOCATION OF SAID LINE IS SHOWN HEREON APPROXIMATELY. NO RECORD OF ANY AGREEMENT COULD BE OBTAINED BY, OR WAS PROVIDED TO, THE SURVEYOR.

EASEMENT NOTES:
ALL EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN PLAGER TITLE COMPANY PRELIMINARY REPORT P NUMBER 653487 AMEND (VERSION 2), DATED 10/28/2024, AS 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 1966. 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 AMBIGUOUS AND IS CALLED FOR BEARINGS AND DISTANCES IN THE LEGAL DESCRIPTION WERE DETERMINED TO BE THE BEST EXTENSION OF ORIGINAL CENTERLINE LOCATION.

OWNER OF RECORD: WILSON FAMILY TRUST, 3781 COON HOLLOW ROAD, PLACERVILLE, CA, 95667

NAME OF APPLICANT: TERA WILSON, C/O WILSON FAMILY TRUST, 1949 GOODSON ROAD, CALDWELL, ID, 83667

MAP PREPARED BY: COMPLIANCE LAND SURVEYING, KYLE BROOK (PLS 9686), PO BOX 493, LOTUS, CA 95667

SCALE: 1 INCH = 50 FEET

CONTOUR INTERVAL: 1 FOOT

SOURCE OF TOPOGRAPHY: FIELD MEASUREMENT & NOAA LEAD (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 LEAD.

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

APR 951-79-998

PRESENT ZONING: R67

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 PROTECTIONS: 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: 10/28/2025

DATE OF FIELD SURVEY: 10/27/2024, 01/10/2025

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 TERA OTTENS ON NOVEMBER 13, 2024.

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

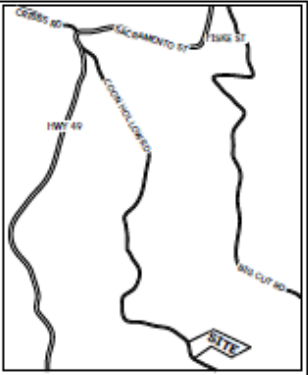
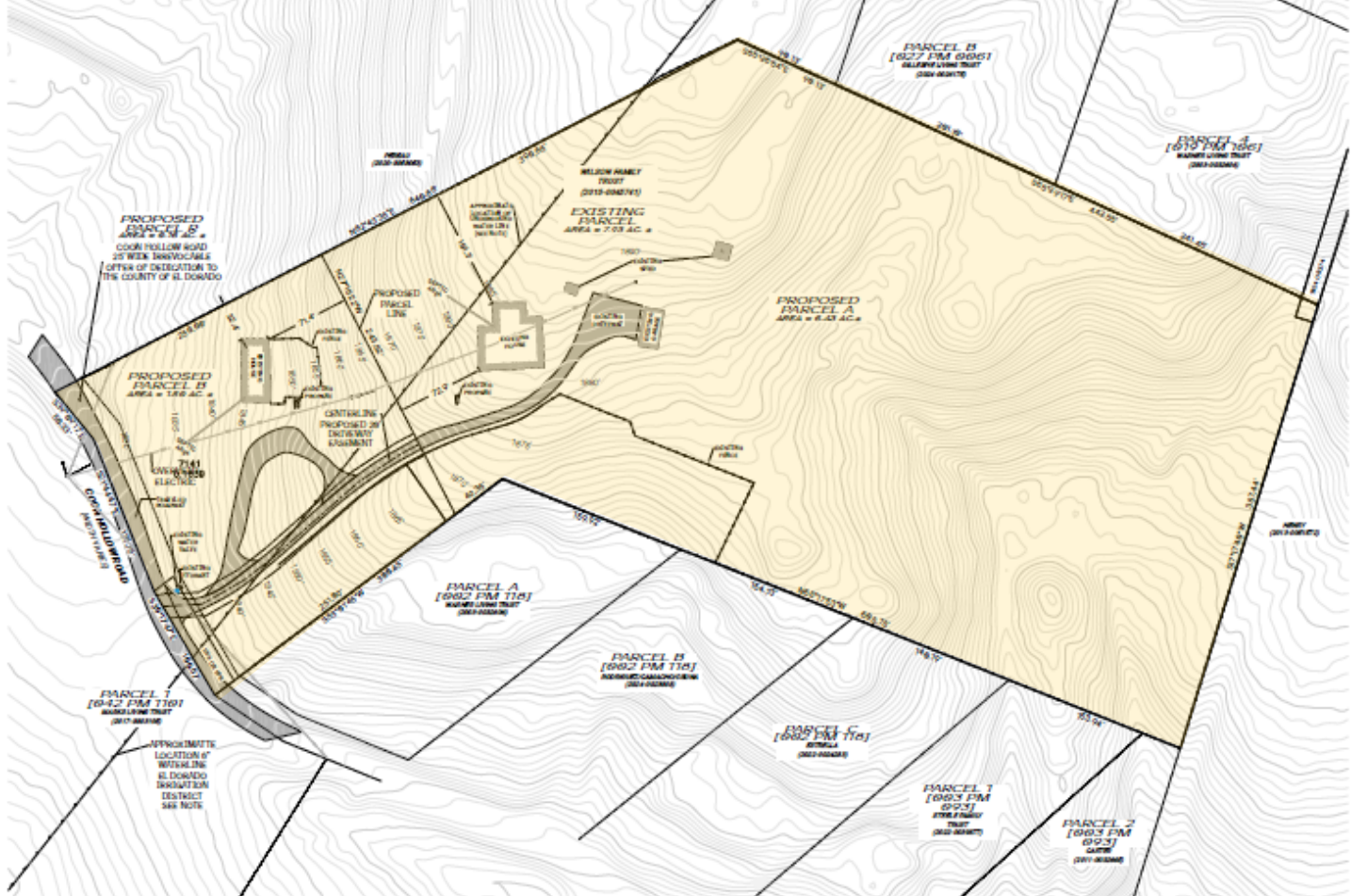


TENTATIVE PARCEL MAP

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

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

Exhibit F - Tentative Parcel Map



APPROVED FOR THE BOARD OF SUPERVISORS:

BOARD OF SUPERVISORS:

APPROVAL/DATE:

Environmental Review

Project-specific environmental review has been provided, which qualifies this project for streamlined environmental review according to California Environmental Quality Act (CEQA) **Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning**, within CEQA's Article 12, Special Situations (Exhibit G).

Staff Recommendation

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Determine that pursuant to CEQA Guidelines, find the project to be exempt pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.