

Planning Commission Hearing

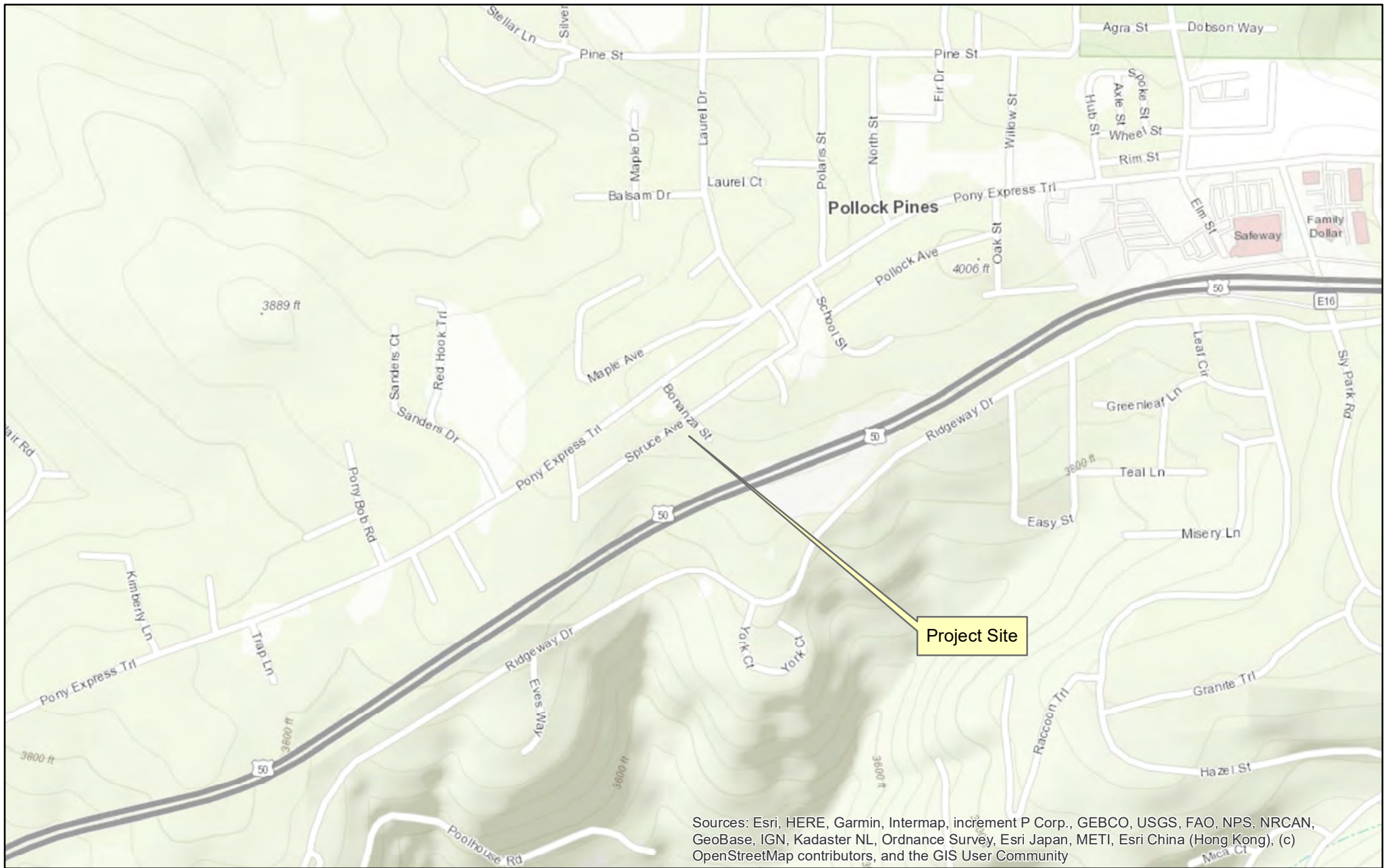
P25-0004/PD25-0004/Z25-0005

Ranney Condo Conversion



FEBRUARY 26, 2026

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion Exhibit A - Vicinity Map

0 0.125 0.25

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0.5 Miles



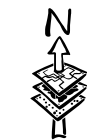


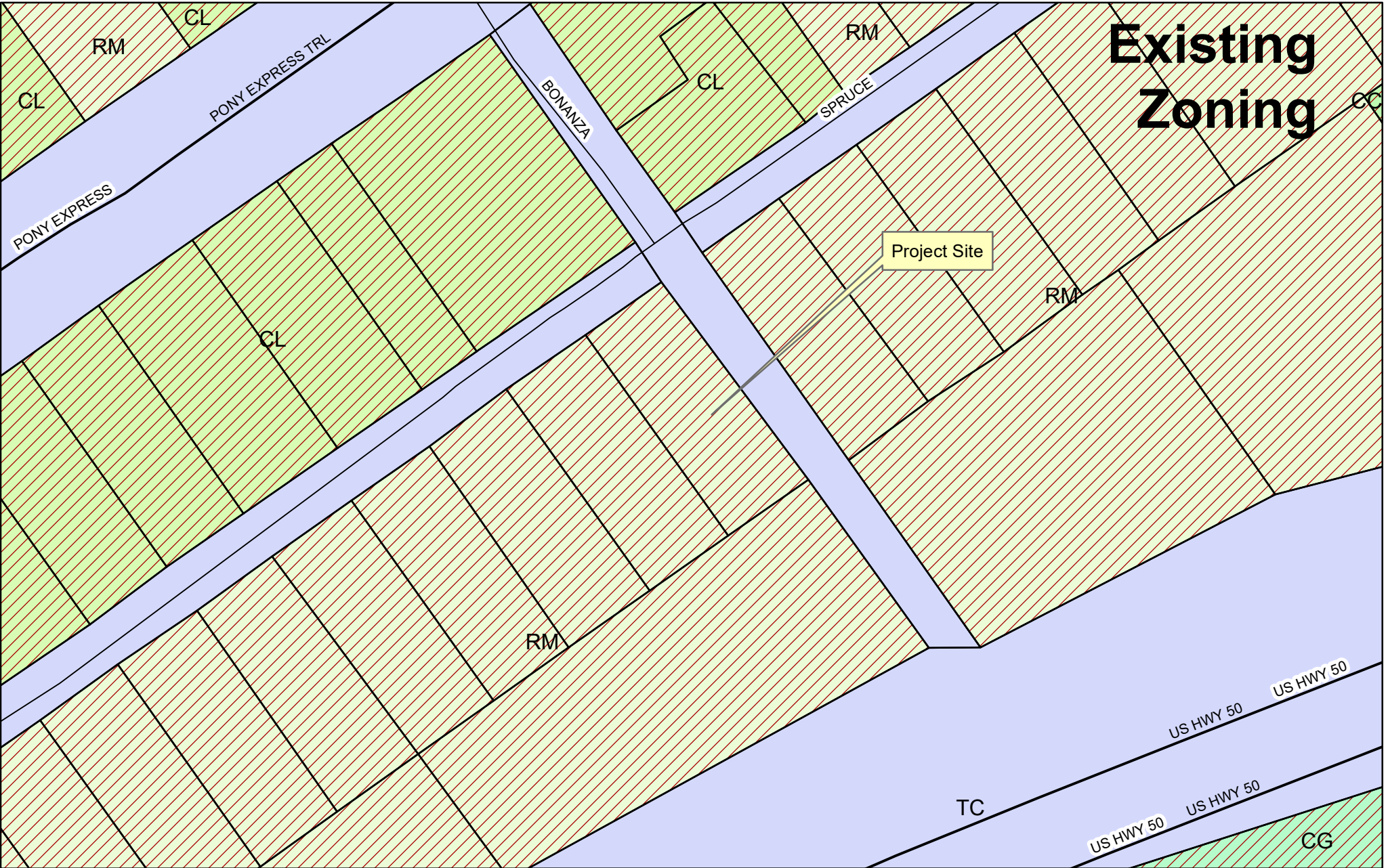
 C  MFR

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit D - General Plan Land Use Map

0 0.0125 0.025

26-0182 F Page 3 of 9
0.05
Miles





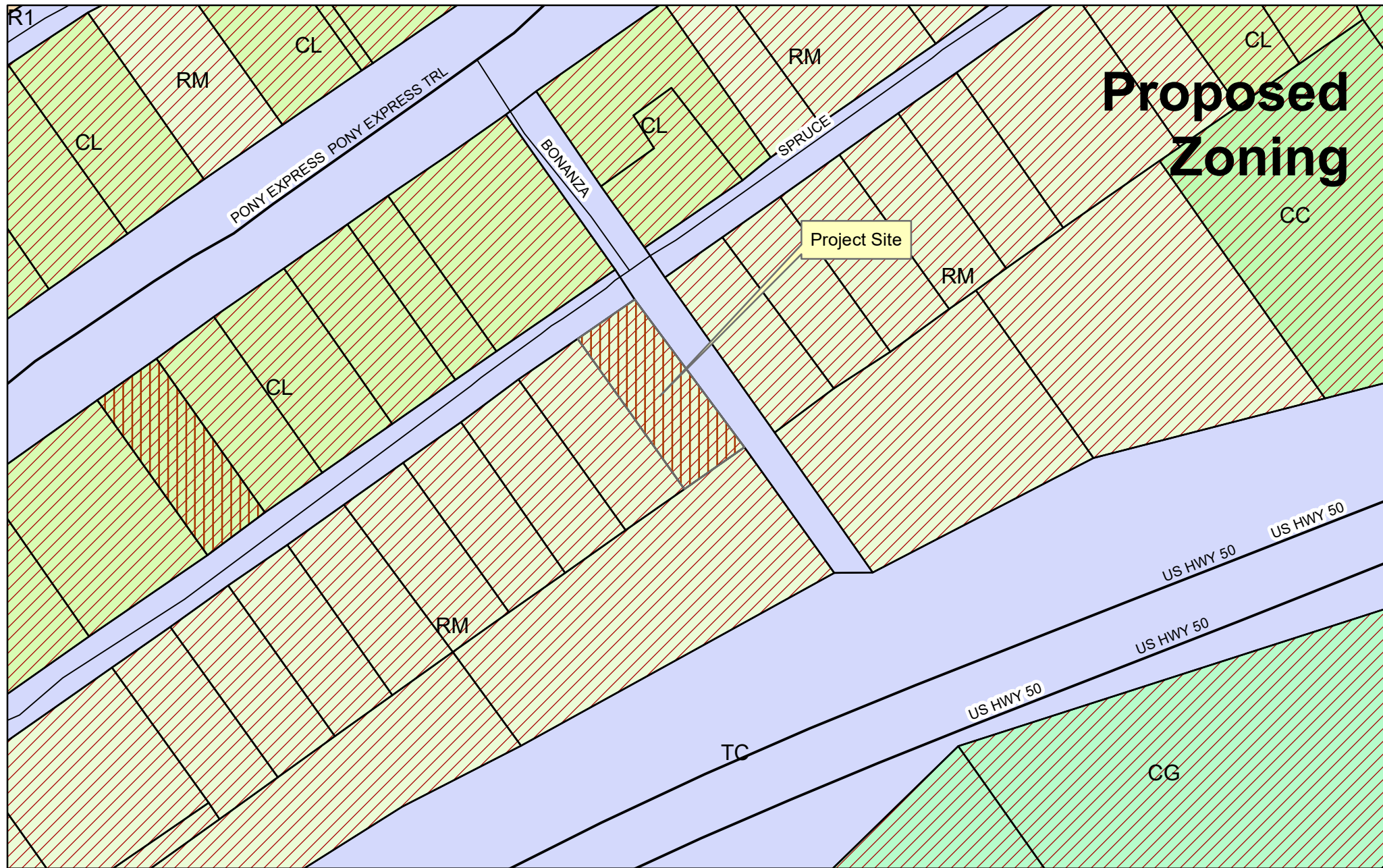
Existing Zoning

Project Site

- CC
- CG
- CL
- RM
- TC
- DC

P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit E - Zoning Maps



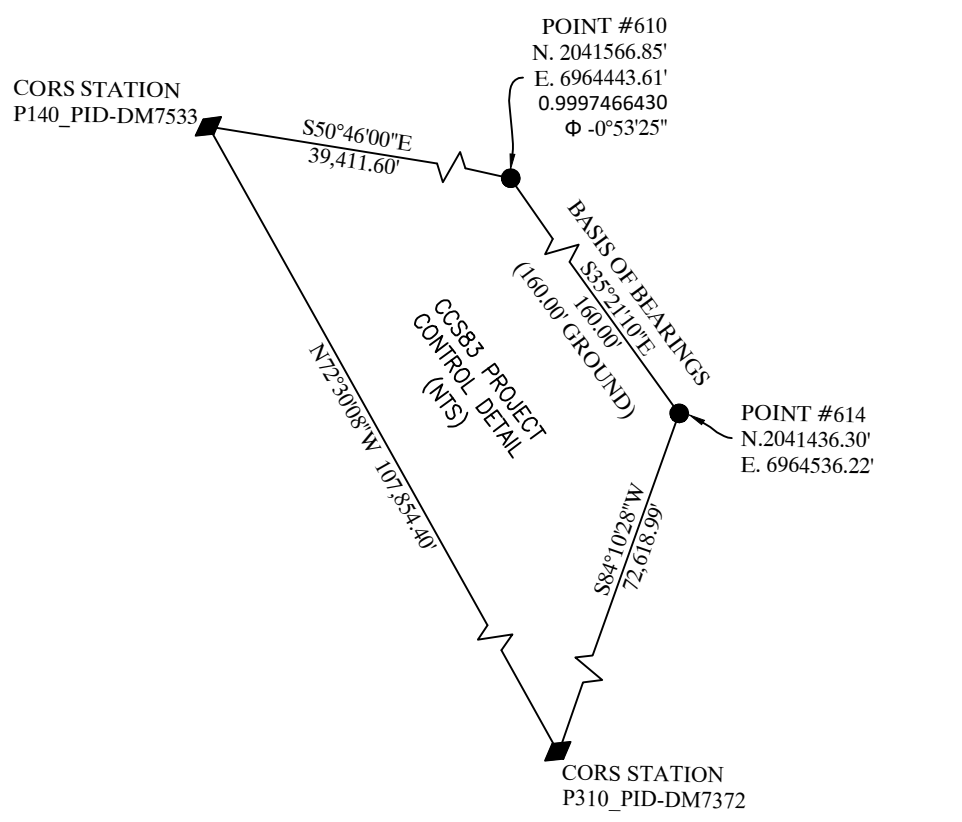
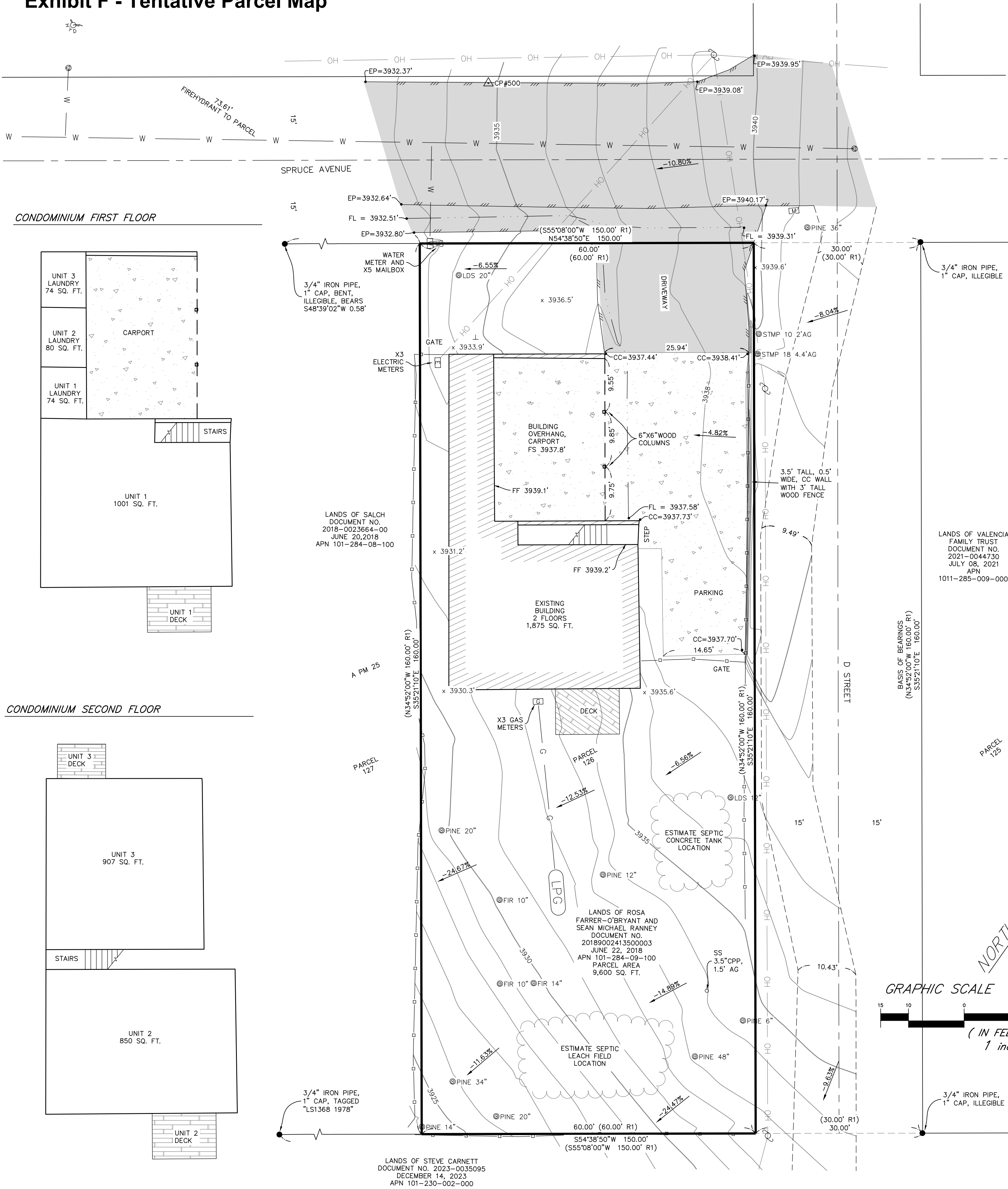


P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit E - Zoning Maps



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P25-0009/PD25-00004/Z25-0005/Ranney
Exhibit F - Tentative Parcel Map



BASIS OF BEARINGS: S35°21'10"E
SOUTH 35°21'10" EAST, BETWEEN FOUND MONUMENTS, PROJECT POINTS 610 & 614, AS THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CC83 ZONE 2, EPOCH 2011.00, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819, SAID BE 3/4" IRON PIPE, "D UPON FIELD OBSERVED TIES TO THE CALIFORNIA SP-1" CAP, ILLEGIBLE NETWORK, OR EQUIVALENT STATIONS AS SHOWN IN THE CONTROL DETAIL.

THE CONTROL DIAGRAM SHOWS GRID DISTANCES. THE MAP DISTANCES SHOWN HEREON ARE GRID DISTANCES IN U.S. SURVEY FEET AND DECIMALS THEREOF. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCE BY THE COMBINED SCALE FACTOR OF 0.9997466430 SHOWN AT PROJECT POINT 500.

- NOTES:**
- 1) THE PURPOSE OF THIS MAP IS FOR DESIGN AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.
 - 2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY DETERMINATION BY THIS SURVEYOR. RECORD BOUNDARY LINES SHOWN ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN BOOK A AT PAGE 25, EL DORADO COUNTY RECORDS.
 - 3) HORIZONTAL CONTROL: THE BASIS OF BEARINGS FOR THIS SURVEY BEING, S35°21'10"E, AS SHOWN BETWEEN FOUND MONUMENTS, A 3/4" IRON PIPE AND A 3/4" IRON PIPE, PER THAT CERTAIN MAP, BOOK A AT PAGE 25.
 - 4) VERTICAL CONTROL: ELEVATION DATUM IS DERIVED FROM A STATIC OBSERVATION OVER CP 500 (3,934.91 FEET) (NAVD 88)
 - 5) ALL DIMENSIONS ARE SHOWN IN US SURVEY FEET AND DECIMALS THEREOF.

Owner:
Sean Ranney
6218 Spruce Ave,
Pollock Pines, CA 95726

Applicant and Map Prepared by:
James Renfro, PLS 9062, PE 72009
Hogan Land Services, Inc.
2601 41st Ave, Suite b
Soquel, CA 95073

Scale: 1" = 10'

Contour Interval: 1' and 5' Intervals

Topography Source: Hogan Land Services
Field Survey on 02/19/25

Section, Township, Range:
NE 1/4 Section 36, T11N, R12E, MDM

Assessor's Parcel Number: 101-284-09-100

Present Zoning: RM (MFR General Plan)

Proposed Zoning: RM-PD (MFR General Plan)

Total Area of Building: 1,875 Sq. Ft.

Total Area of Parcel: 9,600 Sq. Ft.

Total Number of Parcels: 3 and a remainder parcel
Min. Parcel Area: 850 Sq. Ft.

FEMA: Flood Zone X, Minimal

Water Supply: El Dorado Irrigation District

Sewage Disposal: On-Site Wastewater System

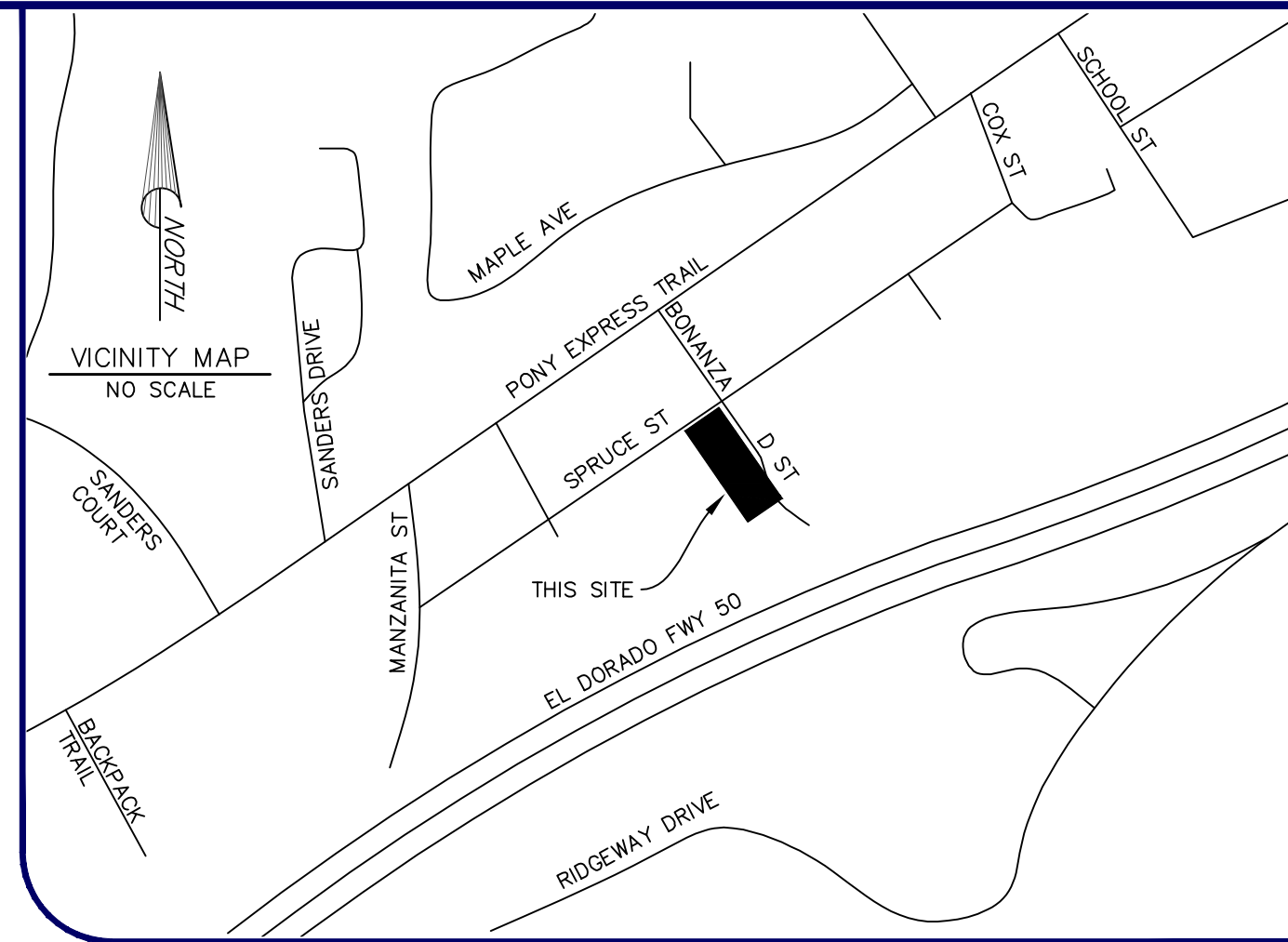
Electric and Gas: Pacific Gas and Electric

Fire-hydrant distance to West Parcel Corner: 74'

Proposed Improvements: None

Tree Removal: None

Date of Preparation: March 2025



LEGEND

---	RECORD BOUNDARY LINE
---	RECORD ADJOINING BOUNDARY LINE
---	RECORD CENTER LINE
---	FLOWLINE
---	EDGE OF CONCRETE
---	EDGE OF ASPHALT CONCRETE
---	EDGE OF DIRT ROAD
---	EDGE OF BUILDING
---	BUILDING OVERHANG
---	WOOD FENCE
---	OVERHEAD WIRE
---	UNDER GROUND WATER LINE
---	UNDER GROUND GAS LINE
---	ESTIMATED SEPTIC LOCATION
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	ASPHALT CONCRETE SURFACE
---	CONCRETE SURFACE
---	DECKING

SYMBOLS

×	143.2	SPOT ELEVATION
⊙	24"	TREE TYPE & DIA.
⊙		POWER POLE W/ GUY ANCHOR
⊙		ELECTRIC METER
⊙		WATER METER
⊙		WATER VALVE
⊙		HOSE BIB
⊙		FIRE HYDRANT
⊙		GAS METER
⊙		LIQUID PROPANE GAS TANK
⊙		FOUND MONUMENT AS NOTED
⊙		HLS CONTROL POINT W/#
⊙		CORS STATION

ABBREVIATIONS

FIR	FIR TREE
PINE	PINE TREE
LDS	LANDSCAPE TREE
STMP	STUMP
CPP	CORRUGATED PLASTIC PIPE
FF	FINISHED FLOOR
FS	FINISHED SLAB
SS	SANITARY SEWER
CC	CONCRETE
EP	EDGE OF PAVEMENT

REFERENCES

R1	POLLOCK PINES SUBDIVISION MAP, BOOK A OF MAPS 25, JUNE 1937 EL DORADO COUNTY RECORDS
----	--

Zoning Administrator: _____
Approval/Denial Date: _____
Board of Supervisors: _____
Approval/Denial Date: _____



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SEAN RANNEY IN FEBRUARY, 2025

DRN: ESD JG JER
CHK: PM: DATE: 03/18/25
JOB #: 6723

JAMES E. RENFRO L.S. 9062

HOGAN LAND SERVICES
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CONDOMINIUM TENTATIVE PARCEL MAP

APN: 101-284-009

6218 SPRUCE AVE
POLLOCK PINES, CALIFORNIA

Project Description

- Project is a Rezone, PD and Tentative Parcel Map
- Zone change from RM-DC to RM-PD-DC, would add the PD overlay to enable flexible development standards to allow for the subdivision within an existing multi-unit two-story development.
- Parcel Map would create three condominium parcels ranging in size from 944 sf to 1,095 sf, and one 0.18 acre common space parcel to be managed by a HOA.

Environmental Review

The Project has been found Categorically Exempt pursuant to Section 15301 (Class 1; Existing Facilities) and 15305 (Class 5; Minor Alterations in Land Use Limitations) of the CEQA Guidelines.

Staff 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 Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.