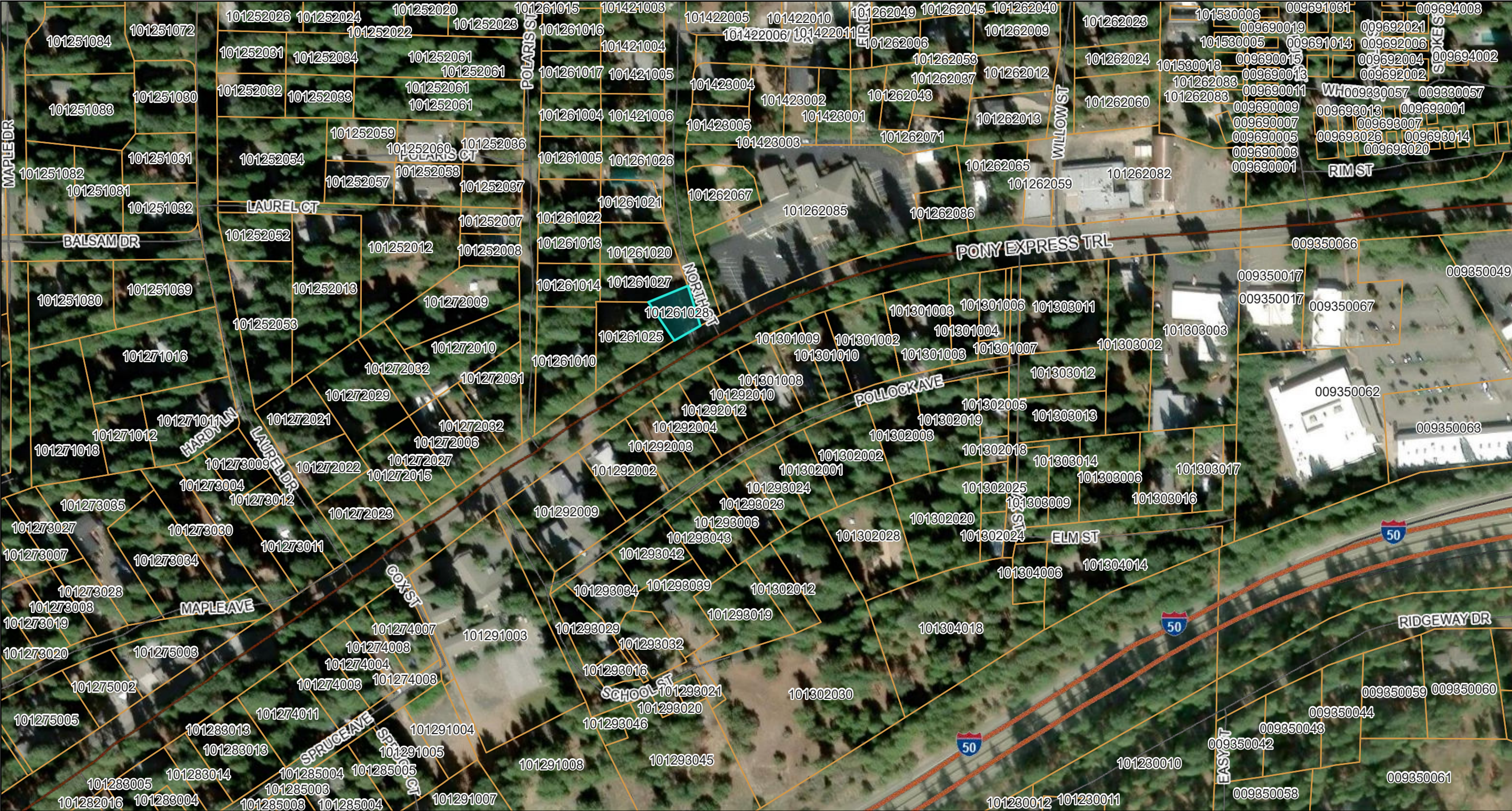




0 0.04 0.07
mi

DISCLAIMER:
THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK. NOTE: LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
MAP CREATED: 6/23/2026

Exhibit A - Vicinity Map

CUP25-0017/Pollock Pines Sidewalk Sale

County of El Dorado
State of California

N

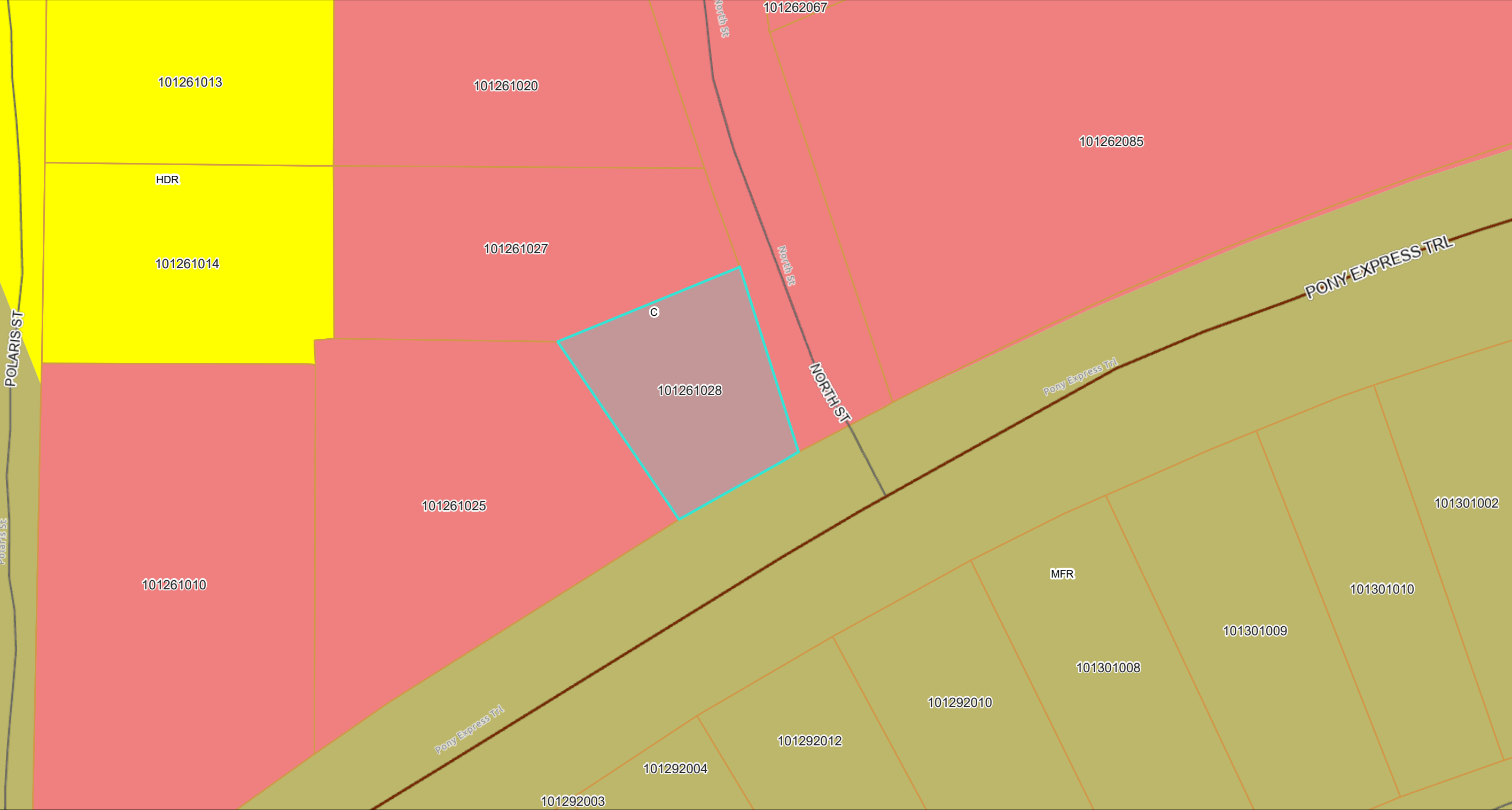
Legend

	County Outline		Ramp		High Resolution 30cm Imagery
	Highway		Parcels		Citations
	Major				60cm Resolution Metadata
	Minor				

101:26

1" = 200'





0 45 90
ft

DISCLAIMER:
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SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO
ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY
UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.
NOTE: LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF
THE DISPLAYED AREA.
MAP CREATED: 6/23/2026

Exhibit C - Land Use Designation Map

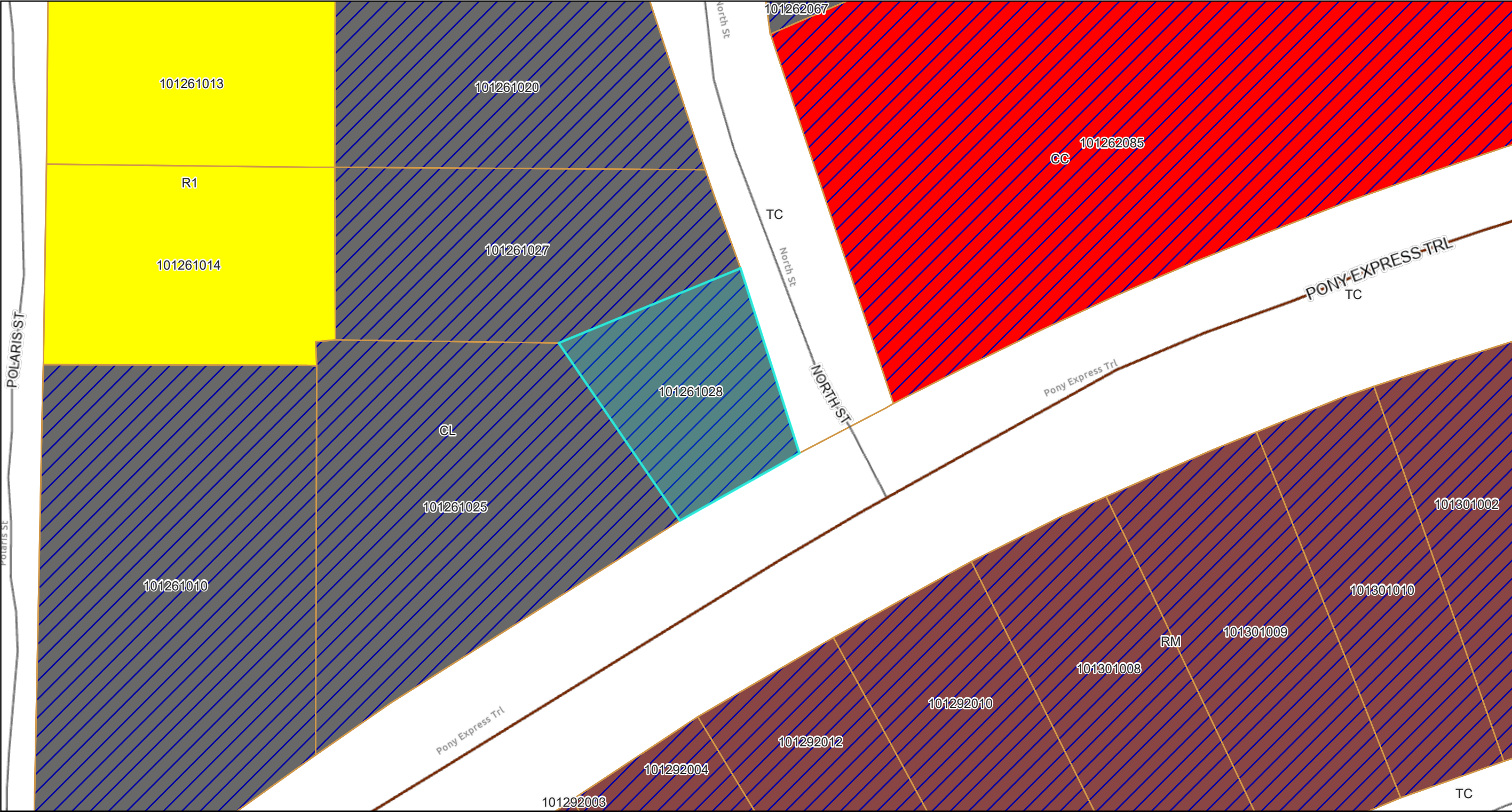
CUP25-0017/Pollock Pines Sidewalk Sale

County of El Dorado
State of California

N

Legend

- County Outline
- Major
- Minor
- Parcels
- Commercial
- High Density Residential
- Multi-Family Residential



0 45 90
ft

DISCLAIMER:
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NOTE: LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
MAP CREATED: 6/23/2026

Exhibit D - Zoning Map

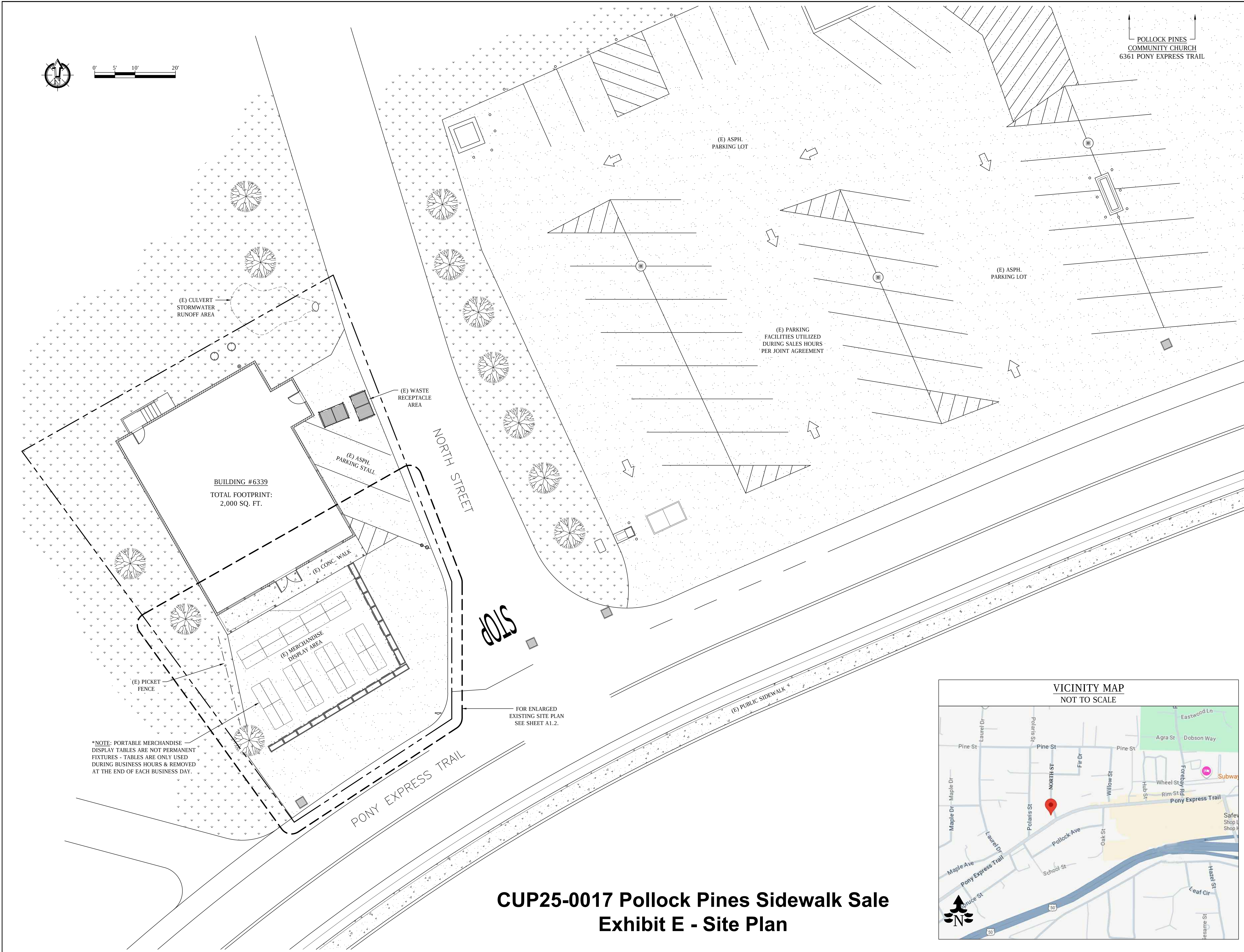
CUP25-0017/Pollock Pines Sidewalk Sale

County of El Dorado
State of California

N

Legend

- County Outline
- Major
- Minor
- Parcels
- Design Control (-DC) Overlay
- CC = Commercial Community
- CL = Commercial Limited
- R1 = Residential Single Unit
- RM = Residential Multi-Unit
- TC = Transportation Corridor



PROJECT INFORMATION

EXISTING CONDITIONS SITE PLAN

POLLOCK PINES
SIDEWALK SALE
6339 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

APN#: 101-261-028

JURISDICTION:
EL DORADO COUNTY,
CALIFORNIA

OWNER:

DEAN VALENCIA
6339 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

1-510-305-3878

DRAWN BY:

JONATHAN HANSEN
3942 OPAL TRAIL
POLLOCK PINES, CA 95726

Jondahutt@hotmail.com
530-417-3397

PROJECT NOTES

GENERAL SITE PLAN NOTES:

1. PURPOSE OF SITE PLAN IS TO SHOW EXISTING BUILDING, MERCHANDISE DISPLAY AREAS, RELATED SITE ELEMENTS AND EXISTING PARKING FACILITIES.

2. NO DEMOLITION, GRADING, MODIFICATIONS OR CONSTRUCTION IS BEING PROPOSED.

3. THE SITE PLAN SHOWN REFLECTS EXISTING CONDITIONS AS OBSERVED AT THE TIME OF PREPARATION & TO THE BEST OF THE PREPARER'S KNOWLEDGE & ABILITY. INFORMATION SHOWN IS BASED ON LIMITED FIELD OBSERVATIONS, MEASUREMENTS AND AVAILABLE RECORDS.

4. THIS PLAN IS NOT A BOUNDARY, TOPOGRAPHIC, OR UTILITY SURVEY. PROPERTY LINES, EASEMENTS, AND UTILITY LOCATIONS ARE SHOWN FOR REFERENCE ONLY AND MAY BE APPROXIMATE.

5. PER MUTUAL JOINT AGREEMENT BETWEEN PROPERTY OWNERS, PARKING FACILITIES SHOWN ON THE ADJACENT PROPERTY, POLLOCK PINES COMMUNITY CHURCH (6361 PONY EXPRESS TRAIL) ARE UTILIZED FOR THE POLLOCK PINES SIDEWALK SALE CUSTOMERS.

6. SITE PLAN IS PREPARED AT A SHEET SIZE OF 24" BY 36".

SITE PLAN LEGEND

EXISTING AC PAVEMENT

EXISTING CONCRETE WALKWAY

EXISTING LANDSCAPE / UNIMPROVED SURFACE

PROPERTY BOUNDARY LINE

AREA OF ENLARGEMENT

FENCE OR TEMPORARY BARRIER

LIGHT POLE

GROUND UTILITY LID

STORMWATER DRAIN INLET

ABBREVIATIONS

ASPH.

CONC.

ASPHALT

CONCRETE

DRAWING INDEX

A1.1 - Existing Site Plan

A1.2 - Enlarged Existing Site Plan

No.	Revision / Issue	Date

SHEET TITLE

EXISTING
SITE PLAN

Job No.:
PONYEXPRTL6339

Date:
05/25/2026

Scale:
1" = 10'-0"

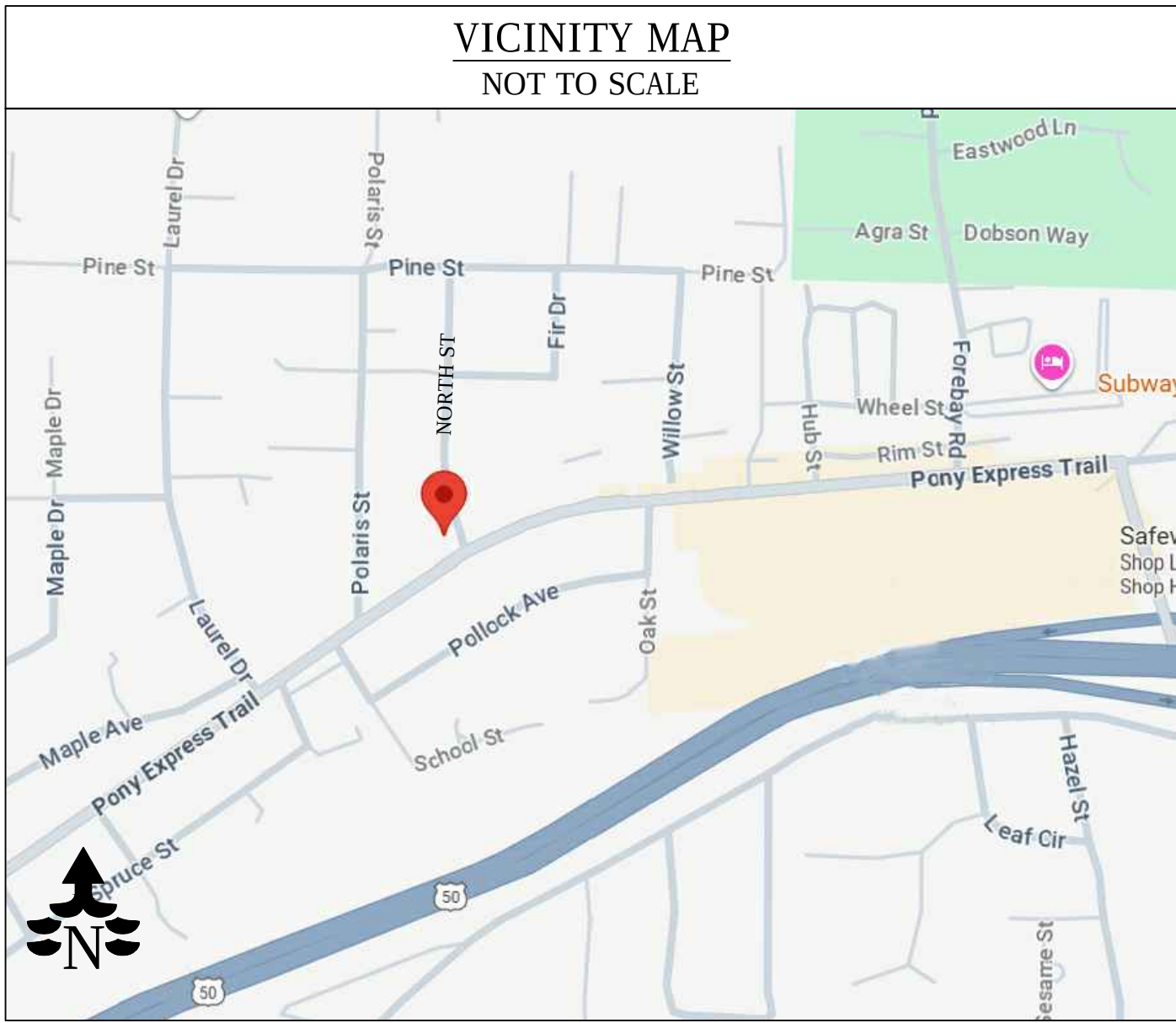
Designed By:
C.T.T.

Drawn By:
J.N.H.

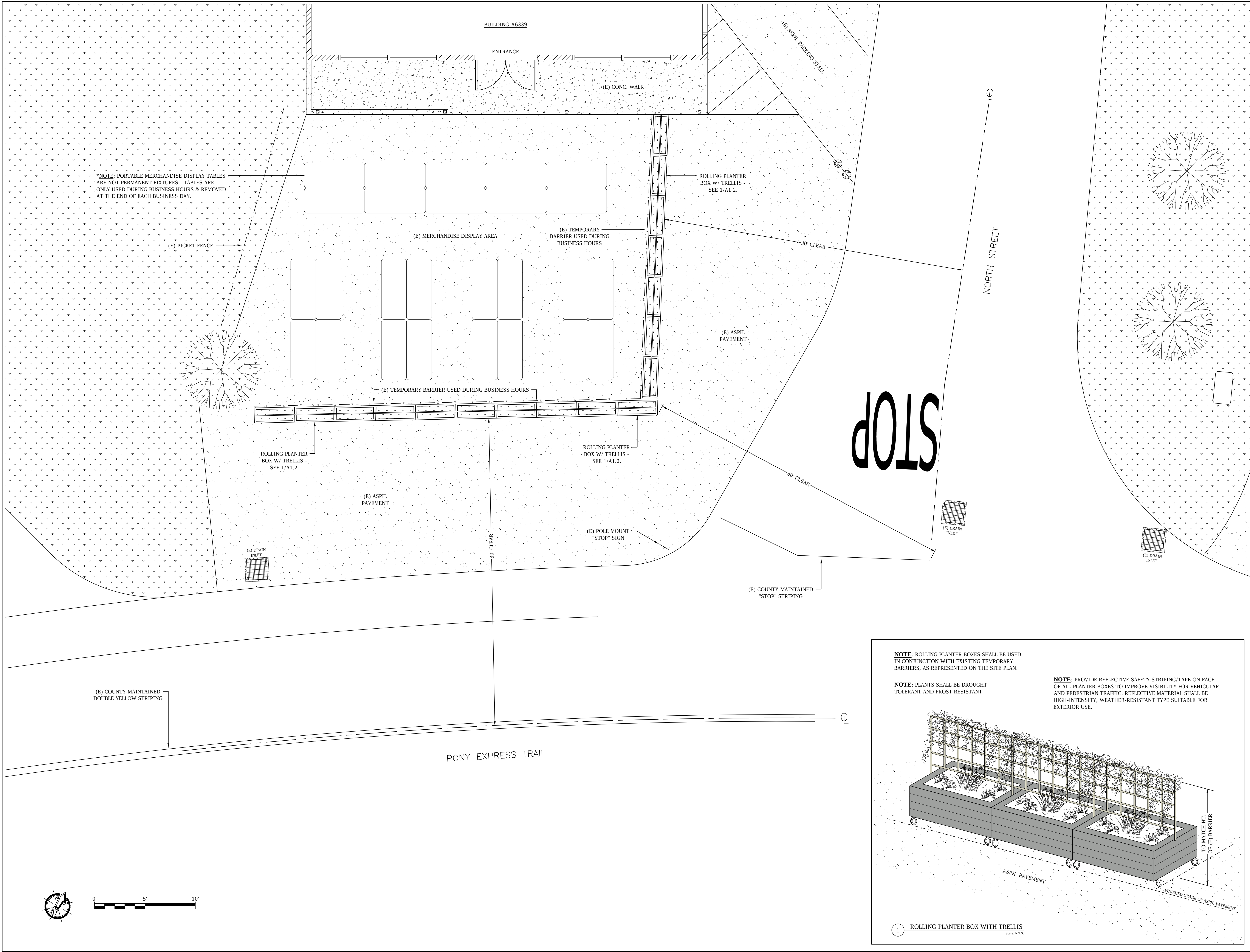
Approved By:

Sheet No.
A1.1

DATE



CUP25-0017 Pollock Pines Sidewalk Sale
Exhibit E - Site Plan



PROJECT INFORMATION

EXISTING CONDITIONS SITE PLAN

**POLLOCK PINES
SIDEWALK SALE**
6339 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

APN#: 101-261-028

JURISDICTION:
EL DORADO COUNTY,
CALIFORNIA

OWNER:

DEAN VALENCIA
6339 PONY EXPRESS TRAIL
POLLOCK PINES, CA 95726

1-510-305-3878

DRAWN BY:

JONATHAN HANSEN
3942 OPAL TRAIL
POLLOCK PINES, CA 95726

Jondahutt@hotmail.com
530-417-3397

PROJECT NOTES

GENERAL SITE PLAN NOTES:

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6. SITE PLAN IS PREPARED AT A SHEET SIZE OF 24" BY 36".

SITE PLAN LEGEND

EXISTING AC PAVEMENT

EXISTING CONCRETE WALKWAY

LANDSCAPE, PLANTERS OR UNIMPROVED SURFACE

FENCE OR TEMPORARY BARRIER

GROUND UTILITY LID

STORMWATER DRAIN INLET

ASPH.

ASPHALT

CONC.

CONCRETE

ABBREVIATIONS

ASPH.

ASPHALT

CONC.

CONCRETE

No.	Revision / Issue	Date

SHEET TITLE

ENLARGED
EXISTING
SITE PLAN

Job No.:
PONYEXPRTL6339

Date:
05/25/2026

Scale:
1/4" = 1'-0"

Designed By:
C.T.T.

Drawn By:
J.N.H.

Approved By:

Sheet No.

A1.2

DATE

26-1284 B 6 of 6