

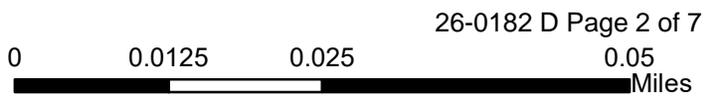
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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





P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit B - Aerial Map



**POR. NE 1/4 SEC. 36, T.11N., R.12 E., M.D.M.,
POLLOCK PINES SUBDIVISION
A-25**

101:28
N
1" = 100'



**P25-0009/PD25-0004/Z25-0005/Ranney Condo Conversion
Exhibit C - Assessor's Parcel Map**

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. OCT 23, 2015

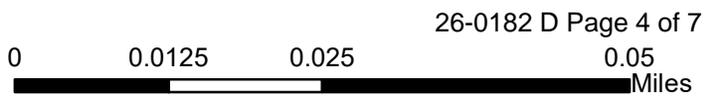
Assessor's Map Bk. 101, Pg. 28
County of El Dorado, CA
26-0182 D Page 3 of 7

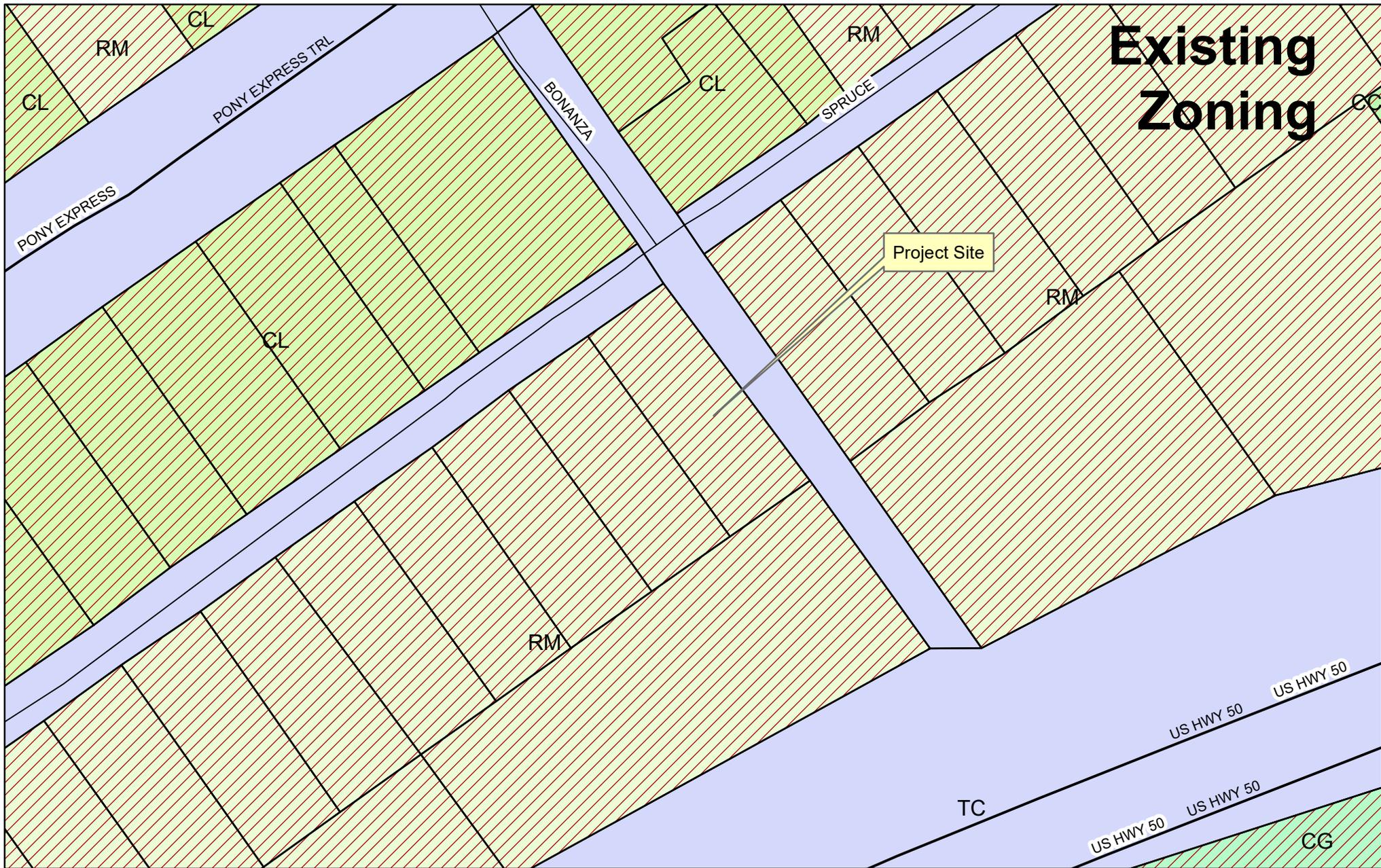
THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.



C
 MFR

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



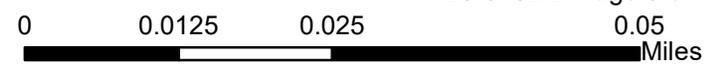


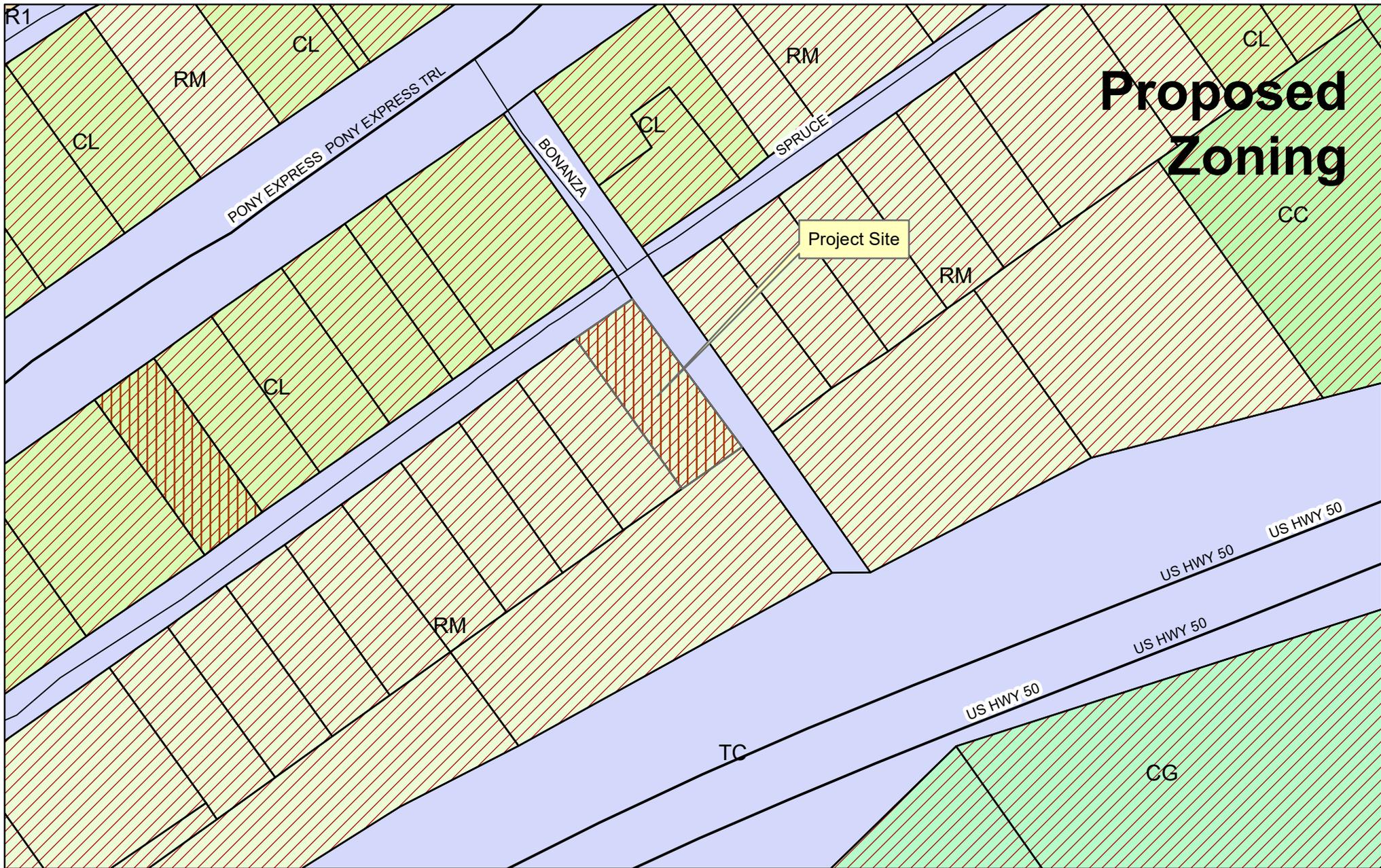
Existing Zoning

Project Site

	CC		RM
	CG		TC
	CL		DC

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



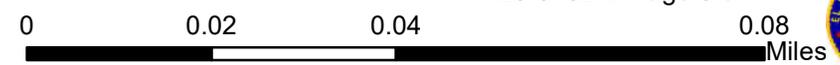


Proposed Zoning

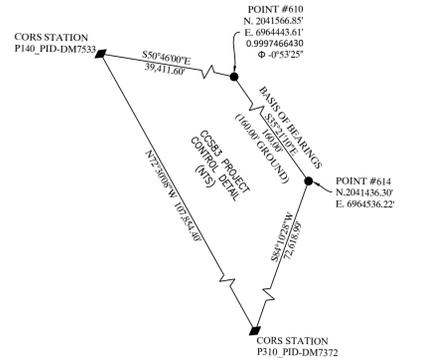
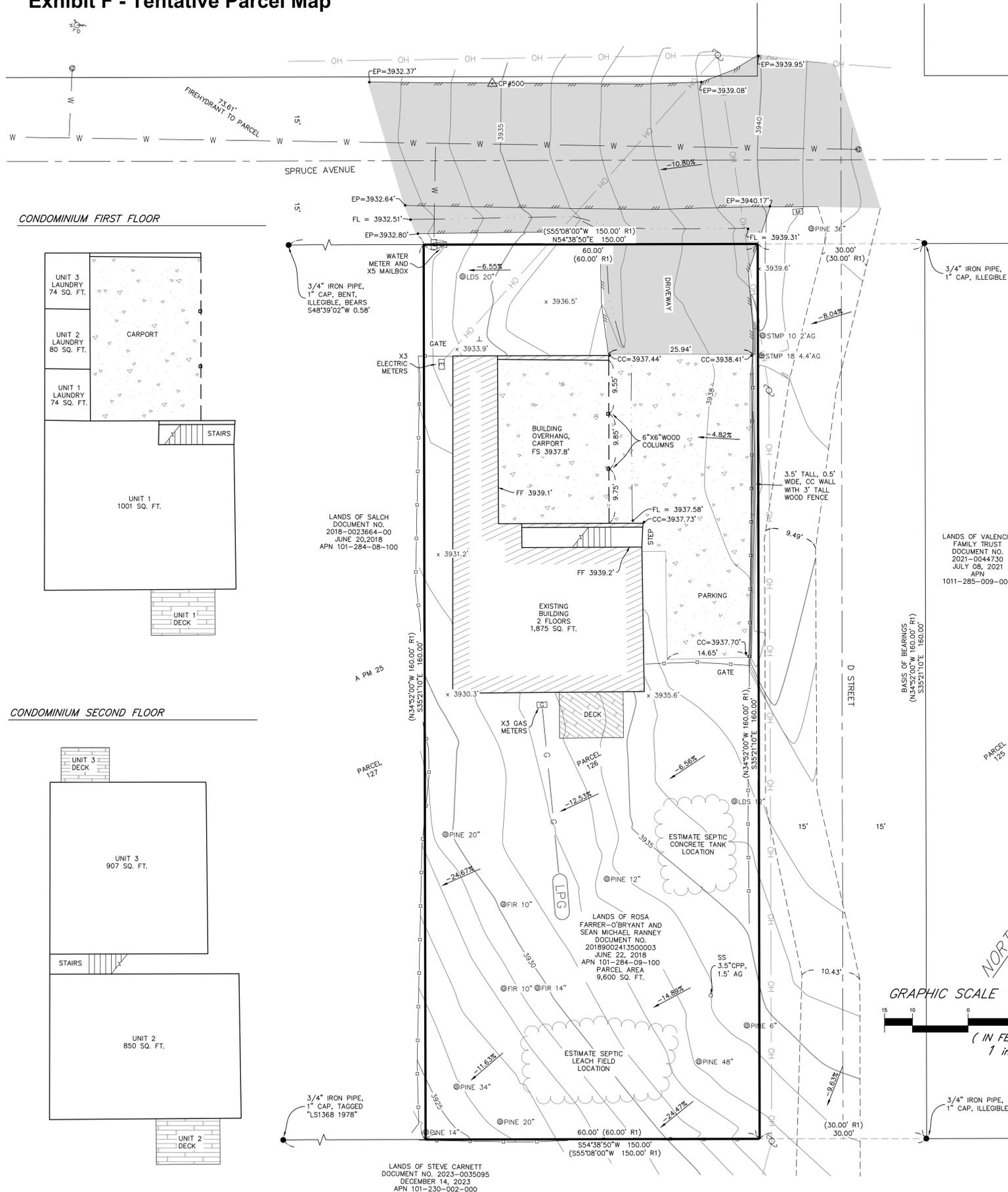
Project Site

-  PD
-  R1
-  CC
-  RM
-  CG
-  TC
-  CL

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



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, CCS83 ZONE 2, EPOCH 2011.00, IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819, SAID BE 3/4" IRON PIPE, UPON FIELD OBSERVED TIES TO THE CALIFORNIA SP-1" CAP, ILLEGIBLE NETWORK, OR EQUIVALENT STATIONS AS SHOWN IN THE CONTROL 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 GRID 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 ARE BASED ON EVIDENCE FOUND AS SHOWN FROM THE RECORD MAP FILED IN BOOK A AT PAGE 25, EL DORADOR 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

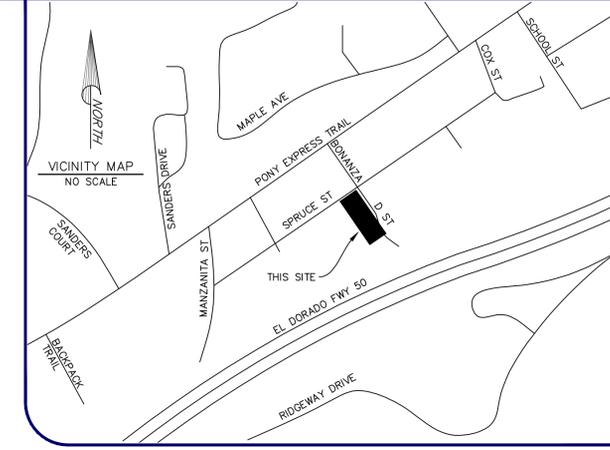
Electric and Gas: Pacific Gas and Electric

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

	SPOT ELEVATION
	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

JAMES E. RENFRO L.S. 9062

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

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 A CALIFORNIA CORPORATION

2601 41ST AVENUE SUITE B
 SOQUEL, CA 95073
 Tel (877) 544-2104
 Fax (707) 522-2105
 www.hoganls.com

CONDOMINIUM TENTATIVE PARCEL MAP

APN: 101-284-009

6218 SPRUCE AVE
 POLLOCK PINES, CALIFORNIA