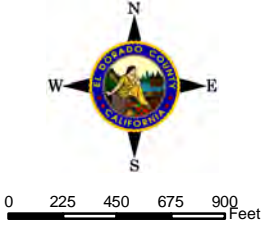


March 27, 2026

Wilson Rezone Notification Map PC 04-23-26 (1,000 feet)

- Search Results: Parcels**
- Override 1
 - County Outline
 - Highway Labels
- Major Roads**
- Major Roads
 - Minor Roads

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



NOTICE OF PUBLIC HEARING

PROJECT: REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/Wilson Rezone and Parcel Map submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust

REQUEST: to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

LOCATION: The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3.

COUNTY PLANNER: Lela Shelley, email: LShelley@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 1, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: planning@edcgov.us

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING



County of El Dorado
Planning Commission

Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

UN1036061

**April 23, 2026 at 8:30
AM**

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/etrakit/>
Login or create an E-Trakit account



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 23, 2026**, at **8:30 a.m.**, to consider the following: **REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/Wilson Rezone and Parcel Map** submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres. The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Lela Shelley, email: LShelley@edcgov.us) (A 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)

Agenda and Staff Reports are available 13 days before the meeting at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US. Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
April 1, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

4/1

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 1st day of APRIL, 2026

Allison Rains

Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on April 23, 2026, at 8:30 a.m., to consider the following: REZONE AND TENTATIVE PARCEL MAP Z24-0007/P25-0001/ Wilson Rezone and Parcel Map submitted by Teri Ottens, Trustee/ Marilyn Wilson, Wilson Family Trust to Rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres. The property, identified by Assessor's Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, Supervisorial District 3. (County Planner: Lela Shelley, email: LShelley@edcgov.us) (A 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) Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search for the project name or application file number. Agenda and Staff Reports are available 13 days before the

meeting at <https://eldorado.legistar.com/Calendar.asp>

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: PLANNING@EDCGOV.US. Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before any action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

COUNTY OF EL DORADO
PLANNING COMMISSION
KAREN L. GARNER, Executive
Secretary

April 1, 2026
4/1

15952