

# ASPEN ENVIRONMENTAL

Attachment 1

Planning & Consulting Services

April 4, 2007

Jason Ramos, Project Planner  
El Dorado County Development Services Department  
3368 Lake Tahoe Blvd. Suite 302  
South Lake Tahoe, CA. 96150

**RECEIVED**  
APR 04 2007  
EL DORADO COUNTY  
DEVELOPMENT SERVICES DEPT

*Re: Request for Commercial Floor Area from the Meyers Community Plan for  
the proposed Curtzwiler Mixed-Use Building  
APN # 34-322-01 S 06-0023 & DR 06-0011S  
1089 Magua Street, Meyers*

Dear Mr. Ramos:

Per our previous discussion, I am writing to request an allocation of 564 square feet of commercial floor area from the Meyers Community Plan allocation pool for a new project on APN # 034-322-01, 1089 Magua Street, owned by Ken Curtzwiler.

The subject parcel is located in the West Meyers Land Use District which is considered Priority # 1, with the following matching ratio for Commercial Floor Area:

Priority # 1. 75% allocation, 25% project match (3 to 1)

<u>Commercial Floor Area Proposed</u>	<u>75% Meyers CP.</u>	<u>25% Private Party</u>
751 SF.	564 SF.	188 SF.

The applicant is proposing to secure the required 25% commercial floor area from a private third party. The sending parcel is APN # 035-010-25. (See attached letter from P. Eichorn, Coldwell Banker).

If you have any questions or need any additional information please contact me immediately

Sincerely,

Mike Dill

enc.

cc: David Landry, TRPA  
Ken Curtzwiler

### Exhibit A Meyers Community Plan Land Use District Location Map

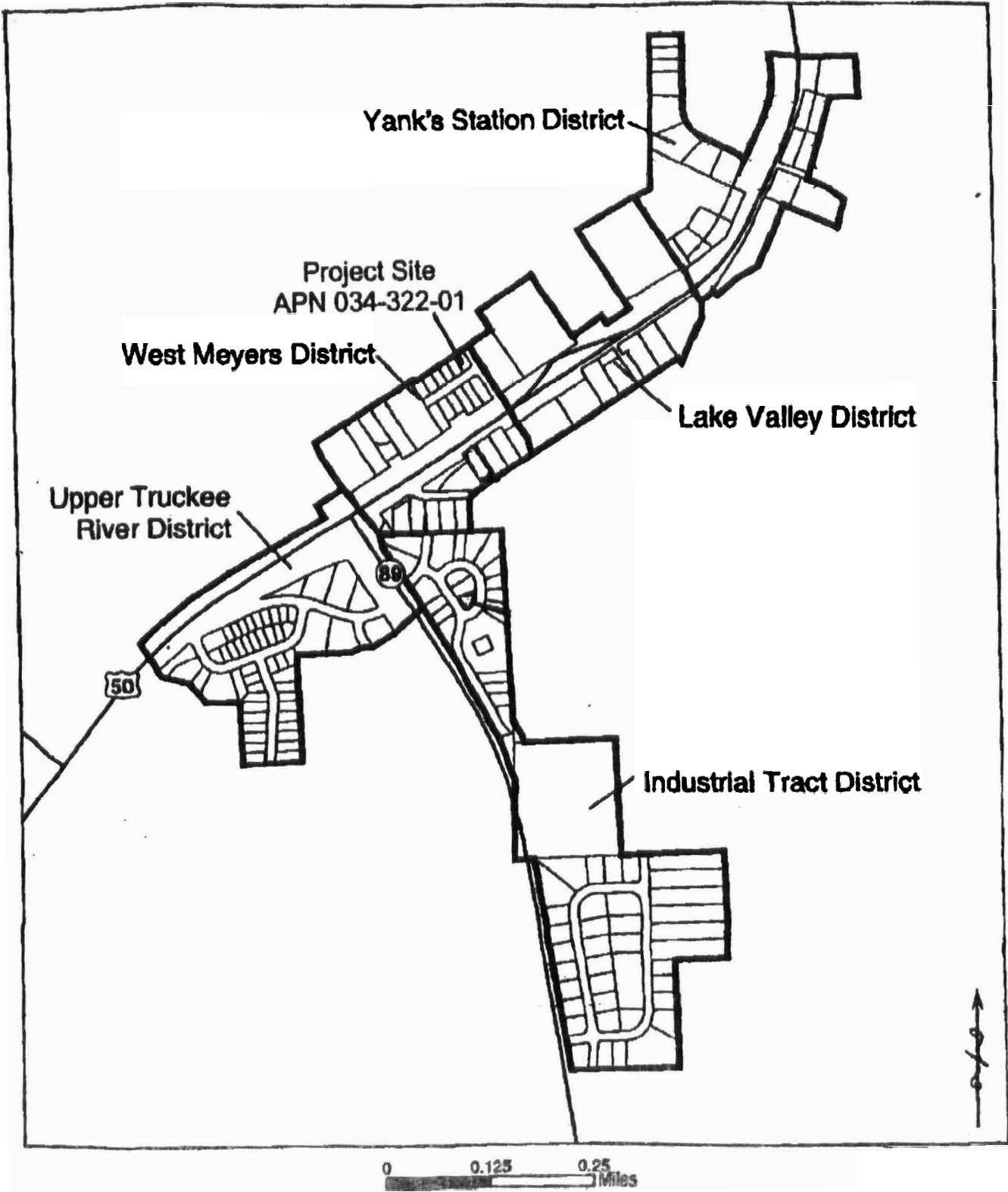


Exhibit B  
Meyers Community Plan  
Commercial Floor Space Allocations - Priority Area #1

Applicant	APN	Quarter	New Development	Expansion	Allocation Requested	Match Required	Fee Option	BOS Approval	Allocation Used
Gerold Daum	34-671-03	Yank's Station		X	600 s.f.	200 s.f.	NA	10/31/95	
Thomas Fulk/Lames Schmitz	34-270-51	Yank's Station		X	1,800 s.f.	600 s.f.	NA	10/31/95	
Norman Kooco	34-270-10	Yank's Station		X	870 s.f.	280 s.f.	NA	10/31/95	
Thomas Fulk/Lames Schmitz	34-281-14	West Meyers	X	X	600 s.f.	200 s.f.	NA	10/31/95	yes
Angel Preservation	34-381-17	West Meyers	X		2,000 s.f.	600 s.f.	NA	10/31/95	yes
Carl Fair	34-381-18	West Meyers	X		2,000 s.f.	600 s.f.	NA	10/31/95	yes
Debbie Jacobson	34-383-08	West Meyers		X	1,500 s.f.	500 s.f.	NA	1/28/97	
Carl Fair	34-381-31	West Meyers	X		2,000 s.f.	600 s.f.	\$13,587	10/27/95	
Devo Buttram	34-323-13	West Meyers		X	250 s.f.	80 s.f.	\$1,887	10/27/95	yes
Sue Abrams	34-270-48, -51	Yank's Station		X	2,000 s.f.	600 s.f.	\$13,587	10/27/95	yes
Carl Fair	34-331-31	West Meyers	X		2,000 s.f.	640 s.f.	\$13,587	9/1/01	yes

Match and Fee amounts represent the results of current inspection of the 1988 Amendment to the Meyers Community Plan, which may differ from the amounts referenced within the Board of Supervisors granted approval.

Allocations Approved by BOS: 15,720 S.F.  
Used Allocations: 8,750 S.F.

# DEVELOPMENT SERVICES DEPARTMENT

County of  
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING  
SERVICES



**PLACERVILLE OFFICE:**  
2850 FAIRLANE COURT  
PLACERVILLE, CA. 95667  
(530) 621-5355  
(530) 642-0508 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

**LAKE TAHOE OFFICE:**  
3368 LAKE TAHOE BLVD. SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[tahoebuild@co.el-dorado.ca.us](mailto:tahoebuild@co.el-dorado.ca.us)

**EL DORADO HILLS OFFICE:**  
4980 HILLSDALE CIRCLE, SUITE 100  
EL DORADO HILLS, CA 95762  
(916) 941-4967 and (530) 621-5582  
(916) 941-0269 Fax  
Counter Hours: 8:00 AM to 4:00 PM  
[planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us)

June 19, 2007

Ken Curtzwiler  
2189 Blitzen Road  
South Lake Tahoe, CA 96150

Dear Curtzwiler:

Your request for a commercial floor area allocation on Assessor's Parcel Number 034-322-01 has been forwarded to the Board of Supervisors and will be considered on July 10, 2007, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. Please contact the Board Clerk's Office for the time. A copy of the memo to the Board is enclosed for your information. If you have any questions, please contact Peter Maurer in Planning Services at (530) 621-5355.

Sincerely,

A handwritten signature in cursive script that reads "Jo Ann Brillisour".

Jo Ann Brillisour  
Clerk to the Planning Commission

Enclosure

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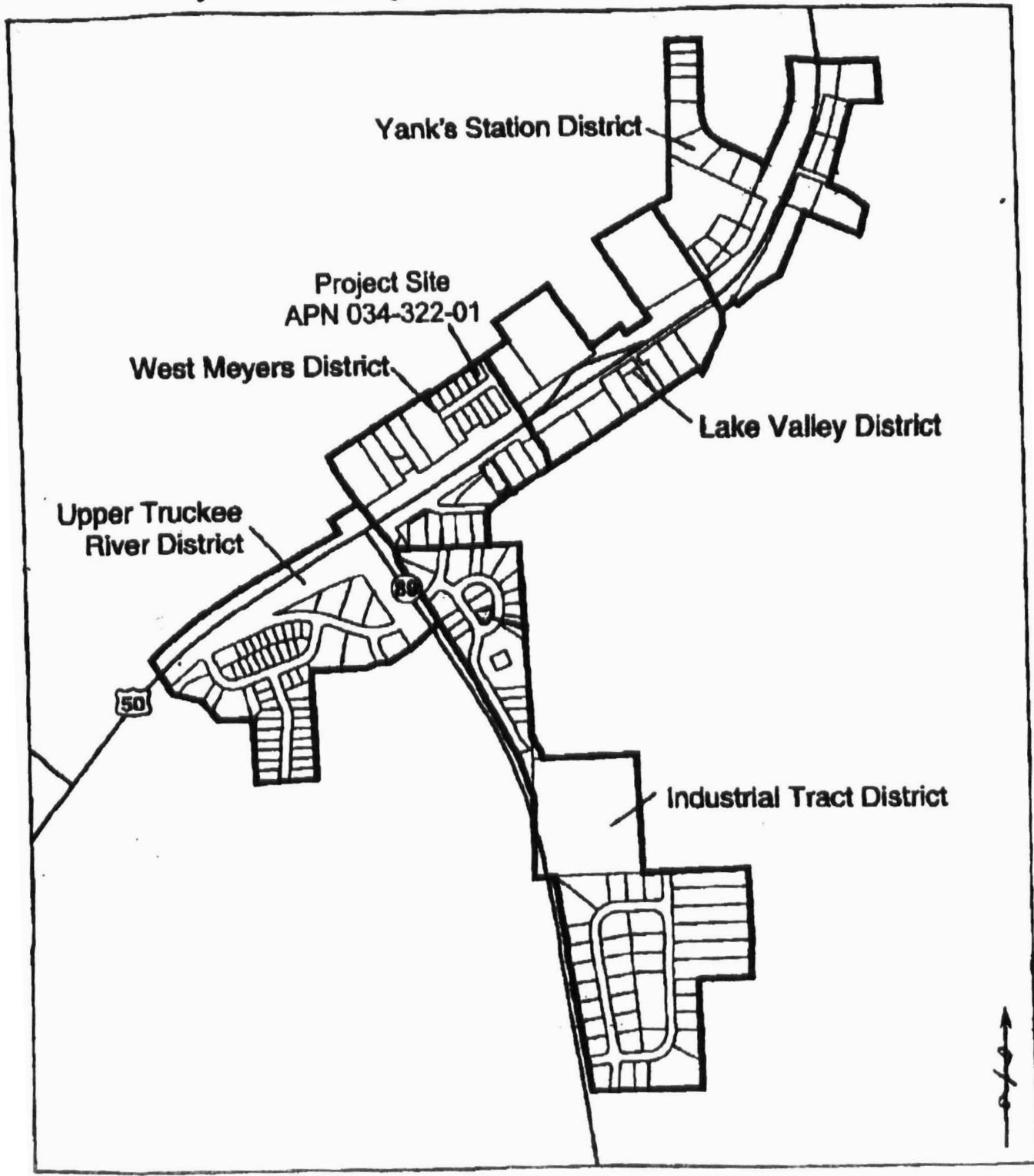
Sincerely,

Mike Dill

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cc: David Landry, TRPA  
Ken Curtzwiler

### Exhibit A Meyers Community Plan Land Use District Location Map



0 0.125 0.25 Miles

**Exhibit B  
Meyers Community Plan  
Commercial Floor Space Allocations - Priority Area #1**

Applicant	APN	District	Development	Expansion	Allocation Requested	Match Requested	Fee Option	BOS Approval	Allocation Used
Quartz Down	94-71-43	Vanik's Station		X	600 s.f.	200 s.f.	NA	10/1/95	
Theresa Padellunas Schmidt	94-270-51	Vanik's Station		X	1,200 s.f.	800 s.f.	NA	10/1/95	
Norman Keenan	94-270-10	Vanik's Station		X	870 s.f.	250 s.f.	NA	10/1/95	
Thomas Padellunas Schmidt	94-271-14	Vanik's Station		X	600 s.f.	200 s.f.	NA	10/1/95	
Agard Preparation	94-281-17	Vanik's Station	X		2,000 s.f.	600 s.f.	NA	10/1/95	yes
Carl Fink	94-281-18	Vanik's Station	X		2,000 s.f.	600 s.f.	NA	10/1/95	yes
Douglas Jacobson	94-282-28	Vanik's Station		X	1,500 s.f.	500 s.f.	NA	10/1/95	
Carl Fink	94-281-51	Vanik's Station	X		2,000 s.f.	600 s.f.	NA	10/1/95	yes
Diana Buhren	94-270-19	Vanik's Station		X	200 s.f.	50 s.f.	NA	10/27/95	yes
Geo. Akerman	94-270-48, -51	Vanik's Station		X	2,000 s.f.	600 s.f.	NA	10/27/95	yes
Carl Fink	94-281-21	Vanik's Station	X		2,000 s.f.	600 s.f.	NA	9/1/95	yes

Allocations Approved by BOS: 15,720 s.f.  
Used Allocations: 9,250 s.f.

Check and Fee amounts represent the results of current inspections of the 1989 Amendment to the Meyers Community Plan, which may differ from the amounts indicated when the Board of Supervisors granted approval.