



# County of El Dorado

## Minutes - Final Zoning Administrator

Planning and Building  
Department  
2850 Fairlane Court  
Placerville, CA 95667  
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Wednesday, July 16, 2025

3:00 PM

<https://edcgov-us.zoom.us/j/87903494962>

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**2850 Fairlane Court, Building C Hearing Room, Placerville CA  
OR  
Live Streamed**

**PUBLIC PARTICIPATION INSTRUCTIONS:** In accordance with new guidance from the California Department of Public Health, the meeting will be open to the public. The meeting will continue to be live-streamed via Zoom. By participating in this meeting, you acknowledge that you are being recorded.

Members of the public may address the Zoning Administrator in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 879 0349 4962. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Zoning Administrator meeting go to <https://edcgov-us.zoom.us/j/87903494962>.

**PUBLIC COMMENT PARTICIPATION:** If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Zoning Administrator is to attend in person. Except for a noticed teleconference meeting, the Zoning Administrator reserves the right to conduct the meeting without remote access if there is a malfunction.

If you choose not to observe the Zoning Administrator meeting but wish to make a comment on a specific agenda item, please submit your comments to the Zoning Administrator at [planning@edcgov.us](mailto:planning@edcgov.us). Planning Services cannot guarantee that any public comment received the day of the Zoning Administrator meeting will be delivered to the Zoning Administrator prior to any action.

The Zoning Administrator and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes. The Zoning Administrator reserves the right to waive time limitations.

Public Forum/Public Comment: The general public may address items not on the agenda during Public Forum/Public Comment. Comments are limited to five minutes per person. The Zoning Administrator reserves the right to waive time limitations. Please note that Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Written Information from the Public: To ensure delivery to the Zoning Administrator prior to the hearing, any written information from the public must be received by Planning Services by Friday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the hearing will be delivered to the Zoning Administrator prior to any action.

Project Applicants: It is important that the applicant or applicant's representative attend the hearing no later than 3:00 P.M., as agenda items may be heard out of order and hearings often proceed quickly. If attendance is not possible, the project planner should be contacted prior to the hearing.

Zoning Administrator Agendas, Staff Reports and Supplemental Materials are available on the internet at: <https://eldorado.legistar.com/Calendar.aspx>

All Zoning Administrator hearings are recorded. An audio recording of this meeting will be published on the internet.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE INQUIRE  
WITHIN THE PLANNING SERVICES OFFICE

**3:00 P.M.**

**CALL TO ORDER**

Meeting was called to order at 3:00 P.M. by Zoning Administrator Evan Mattes.

**ADOPTION OF THE AGENDA**

Agenda was adopted by Zoning Administrator Evan Mattes.

**PUBLIC FORUM/PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

1. [25-1173](#) Hearing to consider Summit Veterinary Surgery Project (Conditional Use Permit CUP25-0001) to establish and operate a veterinary surgery center in an existing 4,974-square-foot tenant space on property, identified by Assessor's Parcel Number 117-130-002, consisting of 0.12 acre, is located on the south side of Hillsdale Circle, west of the intersection with Robert J. Mathews Parkway, in the El Dorado Hills Business Park, located in the El Dorado Hills Community Region, in the El Dorado Hills area, submitted by CJ Wells; staff recommends the Zoning Administrator take the following actions:
  - 1) Find Conditional Use Permit CUP25-0001 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
  - 2) Approve Conditional Use Permit CUP25-0001, based on the Findings and subject to the Conditions of Approval as presented.(Supervisory District 2)

**Approved**

This item was approved by Zoning Administrator Evan Mattes.

2. [25-1175](#) Hearing to consider Deer Valley & Ridgewood Project (Tentative Parcel Map P23-0008) to subdivide a partially developed 108.66-acre parcel into four (4) parcels as follows: 11.56 acres (Parcel A), 41.40 acres (Parcel B), 10.24 acres (Parcel C), and 45.47 acres (Parcel D) on property, identified by Assessor's Parcel Number 102-060-063, consisting of 108.66 acres, is located on the south side of Deer Valley Road, approximately 20 feet south of the intersection with Ridgewood Drive, in the Rescue area, submitted by Thomas Vasey; staff recommends the Zoning Administrator take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guideline 15064(f)(2);
  - 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines 15074(d), incorporated as Conditions of Approval; and
  - 3) Approve Tentative Parcel Map, P23-0008, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

**Approved**

This item was approved by Zoning Administrator Evan Mattes with the following updates: 1) Condition of Approval number 1, paragraph 4, third sentence to read: Access to Parcels A and B would be from Ridgewood Drive; 2) Condition of Approval number 9b, second paragraph to read: Monitoring Requirement: This condition shall be noted on the recorded parcel map. Applicant shall provide proof of implementation of this condition to Planning Division prior to issuance of any grading or building permits; and 3) Condition of Approval number 53, second paragraph, second sentence to read: If development will disturb over an acre or more of land, the Legally Responsible Person (LRP) is required to obtain Construction General Permit (CGP) coverage through the State Water Resources Control Board (SWRCB).

**ADJOURNMENT**

Meeting was adjourned at 3:18 P.M. by Zoning Administrator Evan Mattes.

Respectfully submitted,  
KAREN L. GARNER, Planning and Building Department Director

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Zoning Administrator. 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 Zoning Administrator at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.