



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

[www.edcgov.us/Government/Planning](http://www.edcgov.us/Government/Planning)

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## NOTICE OF DECISION

The County of El Dorado Planning and Building Department is considering taking action on the following project request:

**Request for approval of a Staff Level Conditional Use Permit Revision, CUP-R22-0043, Insight Veterinary Wellness Center,** submitted by William Wenchell.

In accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.50.040 B (Staff-level Review with Public Notice), the applicant is seeking approval by the Planning and Building Department Director for a Conditional Use Permit Revision, CUP-R22-0043, to previously approved Conditional Use Permit CUP18-0010 to add an outdoor, fenced dog walk with shade roof. (Exhibit G).

The 0.26-acre property is located on the south side of Golden Foothill Parkway, approximately a quarter mile northeast of the intersection with Carson Crossing Drive, in Building B of the El Dorado Hills Business Park, located in the El Dorado Hills Community Region, in the El Dorado Hills area, and is identified by Assessor's Parcel Number (APN) 117-270-001, has a Zoning Designation of Research and Development (R&D), and a General Plan Land Use Designation of Research and Development (R&D).

California Environmental Quality Act (CEQA) Determination: The project is Categorically Exempt from CEQA Guidelines pursuant to Section 15301 (Existing Facilities) stating that, "Class One consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of existing or former use."

According to Zoning Code Section 130.54.070.B – Revision to an Approved Permit or Authorization, "The Director may approve a minor modification(s) when the findings can be made that the modification(s):

1. Does not involve a feature of the project that was specifically addressed in the Conditions of Approval, mitigation measures, or findings for approval of the project;
2. Does not result in an expansion of the project;
3. Does not substantially alter the original approval decision; and
4. Does not result in changed or new impacts to the surrounding environment that would necessitate modifications to the CEQA document approved for the project.”

Approval of the Conditional Use Permit Revision does not involve features of the project that specifically addressed the original Conditions of Approval, mitigation measures, or Findings, does not result in an expansion of the project, does not substantially alter the original approval decision, and does not result in changed or new impacts. The Traffic Analysis (Exhibit E) and Acoustic Analysis Addendum (Exhibit F) have been updated and do not include any new mitigation. This approval would allow for the partial remodel of an existing veterinary clinic approved under Conditional Use Permit CUP18-0010. The project would be substantially similar to the one previously approved on a currently developed Research and Development zoned parcel, and therefore qualifies for the exemption.

The Staff Report, project materials, and proposed Director Determination for Conditional Use Permit Revision CUP-R22-0043 may be viewed at the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at: <https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

The project request is being processed in accordance with the authorizations of the El Dorado County Zoning Code Section 130.50.040 B (Staff-level Review with Public Notice), and review of the above referenced project has been completed and tentatively approved by Planning Services, subject to the standards found in Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a Staff Level Review with Public Notice. The decision to approve this project may be appealed to the Planning Commission by filing an appeal application and applicable fees to the County of El Dorado Planning and Building Department within the 10-working-day appeal period; starting on date of approval April 5, 2023 ending at 5pm on April 18, 2023. Any questions regarding the project may be directed to Project Planner, Melanie Shasha, at (530) 573-7904/ [melanie.shasha@edcgov.us](mailto:melanie.shasha@edcgov.us)

COUNTY OF EL DORADO  
Karen L. Garner, Director  
Planning and Building Department  
April 5, 2023