



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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BUILDING

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NOTICE OF DECISION

County of El Dorado Planning Services has approved the following project:

DR16-0002-S/Missouri Flat Animal Hospital submitted by RANDY ROBINSON (Agent: Borges Architectural Group) a Design Review application request to allow the demolition of the existing 1,337 square foot veterinary hospital and replace it with a new veterinary hospital to be constructed in two phases. Phase 1 will include construction of a 3,483 square foot veterinary clinic building with Phase 2 adding an additional 2,086 square feet with a portion of Phase 2 to be used to kennel small animals. The existing cottage will remain while the duplex and single family residence will be removed. A portion of each of the two buildings of the self-storage facility will be removed, leaving about 4,890 square feet of storage space totaling 20 units. The project will include reconfiguring the site layout to include 28 parking spaces and a circulating access road around the site. Signs include a monument sign facing Missouri Flat Road and a flag facing Poko Dobi Lane. The property, identified by Assessor's Parcel Number 327-270-10, is zoned General Commercial-Design Review Community (CG-DC), consists of 1.40 acres, and is located on the south side of Poko Dobi Lane at the intersection with Missouri Flat Road, in the Diamond Springs area, Supervisorial District 3 (County Planner: Lillian MacLeod) (Statutory Exempt pursuant to Section 15268 of the CEQA guidelines and Section 130.52.030.B of the Zoning Ordinance.)*

*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.

The decision to approve this project may be appealed to the Planning Commission by submitting the approved appeal form and applicable fee to the County of El Dorado Community Development Agency, Development Services Division-Planning Services within the appeal period. The appeal period is ten working days starting on April 3, 2017 and ending at 5:00pm on April 14, 2017.

Any questions regarding the project may be directed to the County planner, Lillian MacLeod, at (530) 621-5355. The project file, including the Conditions of Approval, is located at the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 and may be viewed during normal business hours.

COUNTY OF EL DORADO PLANNING SERVICES
ROGER TROUT, Development Services Division Director
March 31, 2017