

FROM THE MINUTES OF AUGUST 28, 2008

8. REZONE/PLANNED DEVELOPMENT/PARCEL MAP

Z07-0017/PD08-0001/P08-0001/GGV Walgreens submitted by GRANITE GRADO VENTURES LLC (Agent: Lebeck Young Engineering/Bobbie Lebeck) to rezone property from One-Acre Residential (R1A) to General Commercial – Planned Development (CG-PD); and creation of four parcels ranging in size from 0.67 to 1.72 acres, with planned development to create a commercial center with four retail buildings of 6,000, 7,132, 8,285 and 14,820 square feet in size respectively. The properties, identified by Assessor's Parcel Numbers 327-213-10, -11, and -12, totaling 4.08 acres, are located on the northwest corner of the intersection of Missouri Flat Road and Forni Road, in the **Placerville area**, Supervisorial District III. (Mitigated negative declaration prepared)*

Larry Appel informed the Commission that staff is recommending a continuance on action being taken by the Commission on this item due to issues with the traffic study. Eileen Crawford of DOT stated that in April, despite due diligence, the contract for the County's third party reviewer expired. Unfortunately, the applicant had submitted their traffic study two days after the contract expired. The final report of the traffic study has not been completed at this time.

The applicant expressed frustration over that fact that he had submitted his traffic study six months ago and is now being told that his project is being held up.

Paula Frantz explained that the Commission could either hear staff's presentation and public comment and then conceptually approve the item today or they could continue the item to another meeting. The applicant requested that the item be heard today.

Gordon Bell made a presentation to the Commission with a recommendation for approval to the Board of Supervisors. Mr. Bell explained that staff is recommending conditions #4 and #5 be merged into one and a modification to #7.

Bobbie Lebeck, applicant's representative, requested that changes be made to condition #30 and to remove #39 as it appears to be a duplicate of #35. She also stated that she just heard about the issue of the traffic study.

Robert Campbell had no objections to the project but had serious concerns regarding the right turn lane due to safety issues. He had offered ingress/egress to all of his neighbors from Hwy 50 to Forni Road so that there would be only one driveway onto Missouri Flat instead of multiple driveways. There was no interest shown by the neighbors.

Art Marinachio agreed with Mr. Campbell that it is a very fast road and it would be difficult to put multiple curb cuts on it.

Eileen Crawford explained that it is a right-in/right-out only turn lane and that was how it was designed. Full access is available on Forni Road.

There was no further input.

1st Motion

MOTION: COMMISSIONER MATTHEWS, SECONDED BY COMMISSIONER MACHADO AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CONCEPTUALLY APPROVE THE MITIGATED NEGATIVE DECLARATION BASED ON THE INITIAL STUDY REVIEWED BY STAFF; CONCEPTUALLY APPROVE THE MITIGATION MONITORING PROGRAM IN ACCORDANCE WITH CEQA GUIDELINES, SECTION 15074(D), AS INCORPORATED IN THE CONDITIONS OF APPROVAL AND MITIGATION MEASURES IN ATTACHMENT 1; CONCEPTUALLY RECOMMEND TO BOARD OF SUPERVISORS TO APPROVE REZONE Z07-0017 BASED ON THE FINDINGS IN ATTACHMENT 2; AND CONCEPTUALLY APPROVE PLANNED DEVELOPMENT PD08-0001 ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN AND TENTATIVE PARCEL MAP P08-0001 BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED AND TO CONTINUE THE ITEM TO THE SEPTEMBER 25, 2008 MEETING FOR APPROVAL.

The applicant and applicant's representative returned later in the meeting and requested to be placed as a consent item, if there are no changes, on the September 11, 2008 agenda instead of the September 25, 2008 agenda if the traffic study was ready by the earlier date. They voiced concerns over timing as the weather will be changing soon and may cause delays.

2nd Motion

MOTION: COMMISSIONER MATTHEWS, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO CHANGE THE CONTINUANCE DATE TO SEPTEMBER 11, 2008, AND PLACE IT ON THE CONSENT CALENDAR, PENDING DEPARTMENT OF TRANSPORTATION'S APPROVAL OF THE TRAFFIC STUDY.

[Clerk's Note: Commissioner Machado was not present for the 2nd motion as he had left the meeting prior to the applicant and applicant's representative returning to submit their request for a date change.]