



**PLANNING COMMISSION
HEARING**

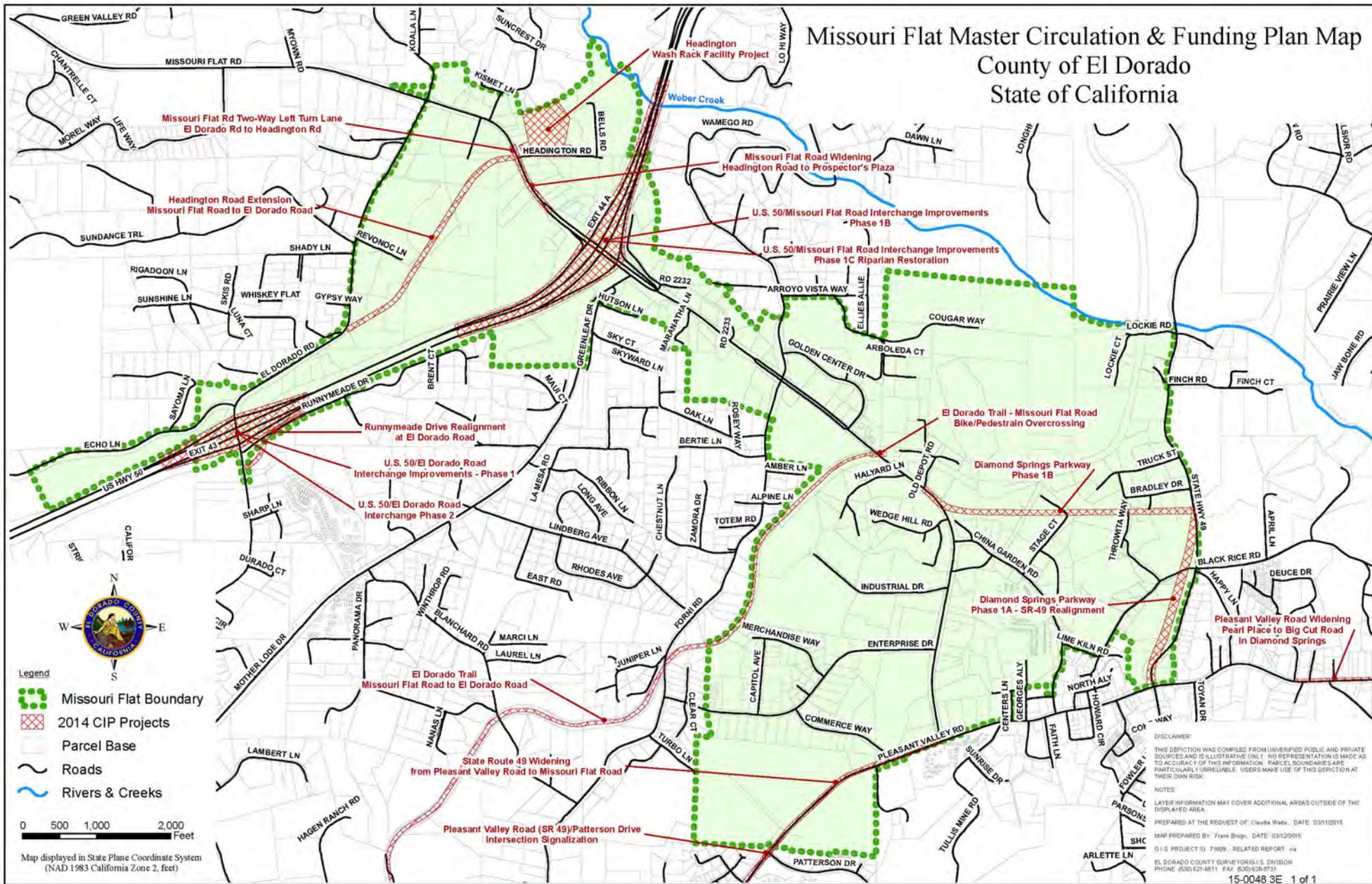
MARCH 12, 2026

Long Range Planning Unit &
Department of Transportation

**Proposed Zoning Ordinance
Amendment – Repeal Chapter
130.72 Missouri Flat Planning
Cost Reimbursement Fee**

Missouri Flat Master Circulation & Funding Plan Map

County of El Dorado State of California



Project Background

- ❖ 1990's: challenges with development in the Missouri Flat Area
- ❖ April 15, 1997: County enters funding agreement with Initial Participating Developers to prepare planning documents for the Missouri Flat Master Circulation and Funding Plan (MC&FP)
- ❖ December 15, 1998: Board adopts MC&FP and enters into Development Agreements with Initial Participating Developers
- ❖ October 24, 2000: Board adopts Chapter 130.72 and sets an initial fee for development within the Area

Initial Participating Developers:

- El Dorado County
 - Wal-Mart
- El Dorado Village
- Sundance Plaza

Initial Participating Developers

Remaining parties in existence:

Wal-Mart Stores, Inc.

El Dorado County

Parties no longer in existence:

Village/El Dorado Partners, L.P.

Sundance Plaza Associates, Ltd.

Discussion

- ❖ Chapter 130.72 was codified to collect a fee to recuperate costs to prepare planning documents within the Area
- ❖ Sufficient fees have been collected to reimburse the remaining parties
- ❖ Board approved the Resolution of Intention allowing staff to initiate process of repealing Chapter 130.72 and temporarily stop the collection of the fee

Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to the Board to take the following actions:

- 1) Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
- 2) Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).