



RESOLUTION NO. 187-2025

RESOLUTION OF INTENTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO TO REPEAL CHAPTER 130.72 MISSOURI FLAT PLANNING COST REIMBURSEMENT FEE OF THE ZONING ORDINANCE

WHEREAS, in the late 1990's, El Dorado County (County) was processing applications for new retail in the Missouri Flat Area (Area) and the existing traffic congestion, road capacity was insufficient to meet Level of Service standards; and

WHEREAS, reviewing development impact on a project-by-project basis was found to be uneconomic and potentially infeasible; and

WHEREAS, the County sought out a comprehensive and coordinated approach to address both existing traffic congestion in the Area and the issue of providing capacity for future development in the Area; and

WHEREAS, on April 15, 1997, the County Board of Supervisors (Board) entered into the Missouri Flat Road Circulation Plan Cooperative Funding Agreement with Wal-Mart, El Dorado Village, and Sundance Plaza (Initial Participating Developers) in which all agreed to contribute a specified amount towards the development of a program Environmental Impact Report and related planning documents for the Missouri Flat Master Circulation and Funding Plan (MC&FP); and

WHEREAS, in exchange of the Cooperative Funding Agreement, the County agreed to develop a fee program to reimburse the Initial Participating Developers; and

WHEREAS, on December 15, 1998, the Board adopted the MC&FP and entered into a development agreement with the Initial Participating Developers; and

WHEREAS, on October 24, 2000, the Board adopted the Missouri Flat Master Circulation and Funding Plan Reimbursement Fee (County Ordinance Code Chapter 130.72; Ordinance No. 4565 and Resolution No. 295-2000); and

WHEREAS, the intent behind Chapter 130.72 was to establish equity among future developers who derive benefit from the MC&FP and its supporting documents by reimbursing the County for the costs incurred in the preparation and adoption of the MC&FP and related activities; and

WHEREAS, sufficient fees have been collected into the special revenue fund to reimburse the remaining parties; and

WHEREAS, County staff finds that there is no longer a need to continue collecting the fee; and

NOW, THEREFORE, BE IT RESOLVED that the Board hereby authorizes the Planning and Building Department and Department of Transportation to proceed with the preparation of all necessary documentation for the proposed amendments of the Zoning Ordinance, which will include the repeal of Chapter 130.72, and corresponding environmental review requirements pursuant to California Environmental Quality Act; and

BE IT FURTHER RESOLVED that the Board hereby authorizes the Planning and Building Department to temporarily stop collecting the fee until the Ordinance amendment is prepared and brought back for hearing; and

BE IT FURTHER RESOLVED that the Planning Commission (Commission) and the Board will hold public hearings to consider the proposed amendments to the Zoning Ordinance.

PASSED AND ADOPTED by the Board of the County at a regular meeting of said Board, held the 9th day of December, 2025, by the following vote of said Board:

Ayes: Turnboo, Laine, Parlin, Ferrero, Veerkamp

Noes: None

Absent: None

Attest:

Kim Dawson

Clerk of the Board of Supervisors

By: Kyra Schauffele

Deputy Clerk

George Turnboo
Chair, Board of Supervisors
George Turnboo