



County of El Dorado

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Legislation Text

File #: 12-0224, **Version:** 5

Development Services and County Counsel recommending the Board consider adoption (second reading) of Ordinance **4985** rescinding Ordinance 4977 rezoning APNs 327-211-14, 327-211-16, and 327-211-25 from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD). (Supervisory District 3) (Cont'd 10/16/12, Item 45)

Background

On April 3, 2012, the Board approved the three applications, Rezone Z10-0009, Planned Development PD10-0005, and Parcel Map P10-0012 constituting the Creekside Plaza project. The Creekside Plaza project is a 21,810 square foot commercial development on three parcels totaling 4.1 acres, identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, located on the northwest corner of the intersection of Forni Road and Missouri Flat Road, in the Placerville area.

There was a legal challenge to the adequacy of the Mitigated Negative Declaration certified for the project. The property owner, Grado Equities VII, LLC, agreed to settle the legal challenge by requesting the rescission of the project approvals in order to submit a new application for the project subject to an Environmental Impact Report. However, under Zoning Ordinance Section 17.10.050, a one year time limit is required from the date of final decision by the Board before the applicant can resubmit the application. As the applicant has agreed to resubmit the application and fund the cost of preparing an Environmental Impact Report, the Board will waive the one year limitation.

Contact

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Follow-up for COB

Send 3 copies of Minute Order and Ordinance to Dept.