



Legislation Text

File #: 08-1522, **Version:** 1

Hearing to consider the following pertaining to 4.08 acres (APN's 327-213-10, -11, and -12) in the Placerville area, (District III); Applicant: Granite Grado Ventures LLC:

- (1) Approve Rezone (Z07-0017) to rezone property from One-Acre Residential (R1A) to General Commercial - Planned Development (CG-PD);
- (2) Approve Planned Development (PD08-0001) and Tentative Parcel Map (P08-0001/GGV Walgreens) creating 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; and
- (3) Adopt Ordinance 4797 for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Approve the mitigated negative declaration based on the initial study reviewed by staff; 2. 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; 3. Approve Rezone Z07-0017 based on the findings in Attachment 1; and 4. Approve Planned Development PD08-0001, adopting the Development Plan as the official Development Plan, and Tentative Parcel Map P08-0001, based on the findings and subject to the conditions listed in Attachment 1.

Background: These applications were considered by the Planning Commission on August 28, 2008, and by a unanimous vote were conceptually recommended for approval pending the Department of Transportation's review and approval of the Traffic Impact Study. On September 25, 2008, during the approval of the Consent Calendar, and by a unanimous vote, this item was recommended for approval.

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.

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.

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