



# County of El Dorado

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## Legislation Details (With Text)

**File #:** 12-0224 **Version:** 5  
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**File created:** 2/8/2012 **In control:** Board of Supervisors  
**On agenda:** 10/23/2012 **Final action:** 10/23/2012  
**Title:** 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)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A-Minutes 01-26-12.pdf, 2. B-Minutes 12-08-11.pdf, 3. C-Minutes 10-13-11.pdf, 4. D-Attachment 1-Findings Conditions.pdf, 5. E-Staff Memo 01-25-12 (Wetland\_Riparian Habitat).pdf, 6. F-Staff Memo 01-25-12 (Condition #15).pdf, 7. G-Staff Memo 12-19-11.pdf, 8. H-Staff Memo 12-7-11.pdf, 9. I-Staff Report.pdf, 10. J-Agency Comments.pdf, 11. K-Applicant Comments.pdf, 12. L-Public Comments.pdf, 13. M-Staff Memo 02-21-12.pdf, 14. N - Ordinance - Grado Equities VII, LLC 12-0224.pdf, 15. O - Public Comment b.pdf, 16. 2A-Staff Memo 03-27-12 12-0224.pdf, 17. 2B - Memo from S. Kooyman DOT.pdf, 18. 2C-Staff Memo 04-03-12 (2).pdf, 19. 2D - Public Comment 12-0224 4-3-12.pdf, 20. Fully executed Ord 4977.pdf, 21. Findings and Conditions with changes.pdf, 22. 2E - 12-0224 - Notice of Intent to file CEQA Petition.pdf, 23. 3A-Rescission Resolution.pdf, 24. 3B -12-0224 3B Ordinance.pdf, 25. Fully executed Resolution 149-2012.pdf, 26. Fully executed Ordinance 4985.pdf

Date	Ver.	Action By	Action	Result
10/23/2012	5	Board of Supervisors	Adopted	Pass
10/16/2012	3	Board of Supervisors	Approve and Continue	Pass
4/3/2012	2	Board of Supervisors	Approved	Pass
2/28/2012	1	Board of Supervisors	Continued	Pass

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.