



Legislation Details (With Text)

File #: 19-1509 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 10/4/2019 **In control:** Planning Commission

On agenda: 11/14/2019 **Final action:** 11/14/2019

Title: Hearing to consider the Creekside Plaza project to request a Rezone (Z10-0009), a Tentative Parcel Map (P10-0012), and a Planned Development (PD10-0005) on property identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VI, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt Resolution certifying the Environmental Impact Report subject to California Environmental Quality Act Findings;
- 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings as presented;
- 4) Approve Tentative Parcel Map P10-0012 subdividing the project site into four parcels including a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation based on the Findings and subject to the Conditions of Approval as presented; and
- 5) Approve Planned Development PD10-0005 as the official Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3) (cont. 10/24/19, Item #4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Exhibit U (Draft Environmental Impact Report)-Appendices, 2. 2B - Staff Memo 11-12-19 (Response to Comments), 3. 2C - Staff's PowerPoint Presentation, 4. A - Staff Report, 5. B - Findings, 6. C - Conditions of Approval, 7. D - Staff Report Exhibits A-T, 8. E - Staff Report Exhibit U-Draft Environmental Impact Report, 9. F - Staff Report Exhibit V-Landscape Plan, 10. G - Staff Report Exhibit W-Revised Final Environmental Impact Report, 11. H - Staff Report Exhibit X-CEQA Findings of Fact_Mitigation Monitoring Reporting Program, 12. I - Staff Report Exhibit Y-Draft Agency Comments, 13. J - Notification Map, 14. K - Proof of Publication-Mountain Democrat, 15. Public Comment Rcvd 10-23-19, 16. Public Comment Rcvd 10-22-19

Date	Ver.	Action By	Action	Result
11/14/2019	2	Planning Commission	Approved	Pass
10/24/2019	1	Planning Commission	Continued	Pass

Hearing to consider the Creekside Plaza project to request a Rezone (Z10-0009), a Tentative Parcel Map (P10-0012), and a Planned Development (PD10-0005) on property identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VI, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt Resolution certifying the Environmental Impact Report subject to California Environmental Quality Act Findings;
- 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings as presented;
- 4) Approve Tentative Parcel Map P10-0012 subdividing the project site into four parcels including a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation based on the Findings and subject to the Conditions of Approval as presented; and
- 5) Approve Planned Development PD10-0005 as the official Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3) (cont. 10/24/19, Item #4)

DISCUSSION / BACKGROUND

Request to consider Rezone Z10-0009/Tentative Parcel Map P10-0012/Planned Development PD10-0005/Creekside Plaza submitted by Grado Equities VI, LLC to request the following: (1) Rezone (Z10-0009) from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development; (2) Tentative Parcel Map (P10-0012) subdividing the project site into four parcels, including three buildable commercial parcels and one 1.14-acre open space parcel and the project site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation; and (3) Planned Development (PD10-0005) to establish a Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping. The property, identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.39 acres, is located at the northwest corner intersection of Missouri Flat Road and Forni Road, in the Community Region of Diamond Springs, Supervisory District 3. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared; State Clearinghouse No. 2011092017)

The item was heard on October 24, 2019 and the Planning Commission continued it to the November 14, 2019, meeting for further consideration on the issues presented at the hearing.

CONTACT

Mel Pabalinas

Planning and Building Department
Planning Division