



Legislation Details (With Text)

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Title: Hearing to consider Grocery Outlet at Green Valley Station, Phase II (Planned Development Permit Revision PD-R20-0009) to modify an approved development plan for Green Valley Station (original permit PD05-0004) to develop a new 16,061 square foot Grocery Outlet. The project includes associated improvements with 77 standard parking spaces, four handicapped-accessible parking spaces, lighting, landscaping, recycling/trash enclosures, building signage, and one freestanding monument sign on property identified by Assessor's Parcel Number 116-301-012, consisting of a 2.0-acre portion of an undeveloped 5.37-acre parcel, in the Cameron Park area, submitted by Boos Development West, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt a Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
- 3) Approve Planned Development Permit Revision, PD-R20-0009, based on the Findings and Conditions of Approval (COA) as presented (Supervisory District 2)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-II, 5. E - Staff Report Exhibit JJ - Proposed Mitigated Negative Declaration and Initial Study, 6. F - Proof of Publication-Mt. Democrat, 7. G - Staff Memo 11-24-21 PC 12-09-21, 8. H - Staff Memo 11-30-21 PC 12-09-21, 9. Public Comment PC Rcvd 12-09-21, 10. Public Comment PC Rcvd 12-08-21, 11. Public Comment PC Rcvd 12-03-21, 12. Public Comment PC Rcvd 11-29-21, 13. Public Comment PC Rcvd 11-10-21, 14. Public Comment PC Rcvd 11-01-21, 15. Public Comment PC Rcvd 10-28-21, 16. Public Comment PC Rcvd 10-25-21, 17. RECEIPT-Notice of Determination, 18. FILED-Notice of Determination

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|----------|--------|
| 12/9/2021 | 1 | Planning Commission | Approved | Pass |

Hearing to consider Grocery Outlet at Green Valley Station, Phase II (Planned Development Permit Revision PD-R20-0009) to modify an approved development plan for Green Valley Station (original permit PD05-0004) to develop a new 16,061 square foot Grocery Outlet. The project includes associated improvements with 77 standard parking spaces, four handicapped-accessible parking spaces, lighting, landscaping, recycling/trash enclosures, building signage, and one freestanding monument sign on property identified by Assessor's Parcel Number 116-301-012, consisting of a 2.0-acre portion of an undeveloped 5.37-acre parcel, in the Cameron Park area, submitted by Boos Development West, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt a Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines 15074(d), based on the Mitigation Measures contained in the Mitigated Negative

Declaration and Initial Study; and

3) Approve Planned Development Permit Revision, PD-R20-0009, based on the Findings and Conditions of Approval (COA) as presented
(Supervisory District 2)

DISCUSSION / BACKGROUND

Planned Development Permit Revision PD-R20-0009/Grocery Outlet at Green Valley Station, Phase II submitted by Boos Development West, LLC to modify an approved development plan for Green Valley Station (original permit PD05-0004) to develop a new 16,061 square foot Grocery Outlet. The project includes associated improvements with 77 standard parking spaces, four handicapped-accessible parking spaces, lighting, landscaping, recycling/trash enclosures, building signage, and one freestanding monument sign. The property, identified by Assessor's Parcel Number 116-301-012, consisting of a 2.0-acre portion of an undeveloped 5.37-acre parcel, is located on the south side of Green Valley Road, approximately 600 feet west of the intersection with Winterhaven Drive, in the Cameron Park area, Supervisory District 2. (County Planner: Bianca Dinkler, 530-621-5875)
(Mitigated Negative Declaration prepared)

A Staff Report is attached.

CONTACT

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Planning and Building Department, Planning Division