



County of El Dorado

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Legislation Details (With Text)

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File created: 1/7/2022 **In control:** Board of Supervisors

On agenda: 1/25/2022 **Final action:** 1/25/2022

Title: HEARING - To consider a request received from Law Offices of Robert M. Bone on behalf of Residents for a Safe Cameron Park (PD-A21-0001) appealing the Planning Commission's December 9, 2021 conditioned approval of Planned Development Permit Revision PD-R20-0009/Grocery Outlet at Green Valley Station, Phase II and adoption of the Mitigated Negative Declaration to modify an approved development plan for Green Valley Station (original Planned Development Permit PD05-0004) to allow for the construction and operation of a 16,061-square foot Grocery Outlet. The project includes associated improvements for landscaping, lighting, parking, signage, and utilities. 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, in the Cameron Park Community Region; and staff recommending the Board take the following actions:

- 1) Deny appeal PD-A21-0001 of the Planning Commission's approval of Planned Development Permit Revision PD-R20-0009/ Grocery Outlet at Green Valley Station, Phase II;
- 2) Uphold the approval of Planned Development Permit Revision PD-R20-0009, based on the Findings and subject to the Conditions of Approval as approved by the Planning Commission; and
- 3) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d).

FUNDING: Privately-funded appeal for Developer-funded project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Appeal Form - PD-A21-0001 Grocery Outlet_PD-R20-0009, 2. B - Staff Memo, 3. C - Staff Memo Exhibits, 4. D -Staff Report PD-R20-0009, 5. E - Staff Report PD-R20-0009 Exhibits A-II, 6. F - Staff Report PD-R20-0009 Exhibit JJ, 7. G - Findings PD-R20-0009, 8. H - Conditions PD-R20-0009, 9. I - Proof of Publication - Mountain Democrat, 10. K - FINAL Conditions of Approval, 11. J - FINAL Findings, 12. L - APPROVED STAMPED Exhibits F-M, 13. M - ADOPTED Mitigated Negative Declaration, 14. Applicant's Additional Materials BOS rcvd 1-25-2022, 15. Public Comment BOS Rcvd. 1-20-2022, 16. RECEIPT-Notice of Determination, 17. FILED Notice of Determination

Date	Ver.	Action By	Action	Result
1/25/2022	1	Board of Supervisors	Approved	Pass

HEARING - To consider a request received from Law Offices of Robert M. Bone on behalf of Residents for a Safe Cameron Park (PD-A21-0001) appealing the Planning Commission's December 9, 2021 conditioned approval of Planned Development Permit Revision PD-R20-0009/Grocery Outlet at Green Valley Station, Phase II and adoption of the Mitigated Negative Declaration to modify an approved development plan for Green Valley Station (original Planned Development Permit PD05-0004) to allow for the construction and operation of a 16,061-square foot Grocery Outlet. The project includes associated improvements for landscaping, lighting, parking, signage, and utilities. 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, in the Cameron Park Community Region; and staff recommending the Board take the following actions:

- 1) Deny appeal PD-A21-0001 of the Planning Commission's approval of Planned Development

Permit Revision PD-R20-0009/ Grocery Outlet at Green Valley Station, Phase II;
2) Uphold the approval of Planned Development Permit Revision PD-R20-0009, based on the Findings and subject to the Conditions of Approval as approved by the Planning Commission; and
3) Adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d).

FUNDING: Privately-funded appeal for Developer-funded project.

DISCUSSION / BACKGROUND

This is to consider an appeal request by Law Offices of Robert M. Bone on behalf of Residents for a Safe Cameron Park, following the Planning Commission's approval of Planned Development Permit Revision PD-R20-0009 for Grocery Outlet at Green Valley Station, Phase II on December 9, 2021. Timely filed on December 22, 2021, Appeal PD-A21-0001 is a request submitted by Law Offices of Robert M. Bone on behalf of Residents for a Safe Cameron Park appealing the Planning Commission's approval of Planned Development Permit Revision PD-R20-0009/Grocery Outlet at Green Valley Station, Phase II to modify an approved development plan for Green Valley Station (original Planned Development Permit PD05-0004) to allow for the construction and operation of a 16,061-square foot Grocery Outlet. The project includes associated improvements for landscaping, lighting, parking, signage, and utilities.

Staff's response to the appeal and conclusions are detailed in a Staff Memo attached as Attachment B.

ALTERNATIVES

Remand the project to the Planning Commission for further consideration.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel / Air Quality Management District / Department of Transportation

FINANCIAL IMPACT

An appeal fee of \$239 has been received for this request; however, staff costs associated with the appeal will exceed the fee collected.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development. The project aligns with the Economic Development goals of the County's Strategic Plan, as it would develop business that would help provide job creation, and supports Good Governance goals by providing property tax from proposed improvements and sales tax revenues from retail activities.

CONTACT

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