

FROM THE PLANNING COMMISSION MINUTES OF JULY 11, 2013

Prior to the beginning of the Public Hearing portion of the meeting, Chair Heflin announced that they did not have a full Commission, although they did have a quorum to make decisions. He stated that Commissioners Pratt and Mathews would not be present for today's hearing. Historically, the Commission, as a courtesy, has allowed applicants before the Commission to request their item be continued to be heard by a full Commission. That request must be made before the item is started. Once the hearing is started, the applicant may not request a continuance on the grounds of not having a full Commission. At this time, the earliest that there may be a full Commission would be at the August 8, 2013, hearing.

8. PLANNED DEVELOPMENT (Public Hearing)

c. **PD12-0003/Green Valley Convenience Center** submitted by STRAUCH COMPANIES (Agent: Barghausen Consulting Engineers, Inc.) for the following: 1. Development Plan to allow the construction of a gas station, convenience store, drive-through fast-food restaurant, single-bay self-service carwash; and 2. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to 10 feet. The property, identified by Assessor's Parcel Number 124-301-46, consisting of 2.12 acres, is located on the southeast corner of the intersection of Green Valley Road and Sophia Parkway, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Tom Dougherty*] (Mitigated Negative Declaration prepared)*

Tom Dougherty presented the item to the Commission with a recommendation for approval. He referenced Staff Memo dated July 10, 2013 (Condition 15) and Staff Memo dated June 28, 2013 (Conditions 6, 7, and 8). Mr. Dougherty informed the Commission that staff had received a significant number of written public comments that contained multiple concerns.

Dan Goalwin/applicant's agent stated that they had worked closely with staff and had adjusted the project in order to address the issues. He felt that this was the best use for this site.

David Storer, Folsom resident, disagreed with Mr. Goalwin as his specific concerns with the project had not been addressed. He stated that the Initial Study was invalid and insufficient in the areas of traffic and noise. Mr. Storer requested that an analysis be conducted on the traffic and noise issues.

Darren Bobrowsky made the following comments:

- Highlighted the issues he addressed in this written public comments;
- Concerned on traffic safety at corner of Green Valley Road and Sophia Parkway due to increase in traffic, bicyclists, and pedestrians as that is a route to the State park;
- Many vehicles in the area are trailering boats and the traffic impact analysis did not adequately analyze this element;

- Project would increase the number of trips in area due to the type of use;
- There have been 2 fatalities in the last 5 years in that area;
- The wetlands issue was not adequately addressed in the environmental document due to the time of year the analysis was conducted and that it had been a dry season;
- Trash enclosure is located next to the wetlands area and there is the possibility that fly-away trash would get into the wetlands area;
- Type of material being proposed for the 12-foot retaining wall is not appropriate due to the proximity of the wetlands area;
- Project would be located at the entrance to area and needs to be held to a higher standard than trying to match the surrounding buildings that were built in the 1980s-1990s; and
- Environmental document is ineffective.

Scott Kime, resident that lives 100 feet above site, made the following comments:

- Bought property 7 years ago due to the Folsom Lake views;
- Creek runs behind his property;
- 30 years experience as an architect;
- Proposed structure is a prototype for a highway location instead of a site located next to residential;
- Structure should have a pitched roof;
- Noise and lighting (headlights) would be abusive to the adjacent residences;
- 80% reduction in the wetlands setback would set a dangerous precedent and there is no legal justification for it;
- Since “tax leakage” is a phrase that is repeatedly used by a recently elected official and El Dorado Hills APAC, it appears that there is political pressure for this type of project; and
- They are property owners and the applicant is a leasee.

Michael Hountalas, resident of Promontory and owner/operator of The Purple Place, made the following comments:

- Welcomed new businesses, but this is a bad idea;
- Applicant is trying to put too much on site;
- Right turn onto Green Valley Road from Sophia Parkway is already perilous and there have been many accidents in that area; and
- CHP has heightened patrols on Green Valley Road due to the current traffic levels.

Amy Anders, resident and commercial building owner, conducted a PowerPoint presentation and made the following comments:

- Family has been in the area for 40 years and has multiple commercial and residential investments in that area;
- Traffic safety is an issue;
- Target intersection has a merge lane;
- Area is known for recreational use and there are many cyclists;
- Two nearby homes, including hers, were not included in the noise analysis; and
- Stream is year-round.

Patrick Nooren/resident made the following comments:

- He is located in the direct line of sight and sound of the proposed project;
- He is one of hundreds of cyclists that use that area;
- Tremendous number of safety issues;
- Can do better in this location in regards to aesthetics;
- This could be a landmark area;
- Doesn't want to hear the drive-thru intercom and see the lighting; and
- Voiced concern on the aesthetics of the proposed retaining wall.

Jamie Bush, Promontory resident, made the following comments:

- Agreed with public comment;
- Lives above area;
- Wants the business to blend in with area;
- Sophia Parkway is a parking lot for park users;
- High level of traffic activity in area and many don't follow traffic signals or see pedestrians crossing street; and
- Too much for site.

Ellen Van Dyke, Green Springs Ranch resident, made the following comments:

- Too much being put on site;
- Distributed handout from CHP regarding accidents;
- Referred to submitted public comment letter and concern on the wetlands issue; and
- Recommended removing the drive-thru from the project.

Bill Welty, Royal Vista resident and El Dorado Hills APAC member, made the following comments:

- El Dorado Hills APAC voted last night opposing the project although originally they had conditionally supported it if there had been certain Transportation conditions included;
- El Dorado Hills APAC believes in the Commercial aspect but this is too busy;
- Traffic issues are abhorrent;
- There are 52 driveways off of Green Valley Road;
- Image of Safeway shopping center with turning lanes is a good model and should be used;
- Number of accidents are higher in proposed area then the Safeway shopping center; and
- Requested the project be sent back in order to address issues that are being brought up by the public.

Chair Heflin closed public comment.

Eileen Crawford/Transportation provided the following responses to public comment:

- Spoke on the comparison to Safeway shopping center and explained the differences between the two locations;
- Current driveway location is 200 feet from the signal and is as far as it can be moved, but a de-acceleration lane requires to be 400 feet from the signal;

- Spoke on the Green Valley Corridor Study;
- Spoke on the status of the Corp of Engineers Dam project;
- Spoke on the grant application with City of Folsom for the road widening from Natomas Street to Sophia Parkway;
- Only reviewed accidents at the intersection and in a 3-year period, there were 14 accidents, with no fatalities;
- High volume area but statistics don't warrant modifications to the intersection;
- Current Level of Service (LOS) is B and with the approved and proposed businesses in that area, it would go to a LOS C;
- This is a T-intersection and all cars must stop;
- To lower speed limit in area, a speed study would need to be conducted; and
- County does not have Right-of-Way on Green Valley Road.

Mr. Goalwin stated that staff has adequately addressed the issues and that this was not a lease and the owner lives in the area.

Commissioner Stewart made the following comments:

- Concerned on having a wide driveway with a sharp turn and inquired on putting a large taper to round the curve;
- In 1984, area was designated as Commercial and a gas station is a permitted use;
- Concerned with trash location near wetlands, therefore requested the Conditions require covers on the trash receptacle;
- Would rather see brick and stone on retaining wall instead of steel posts and treated wood, and requested it be in the design plans;
- Requested that the roof be an earth-tone since the residents would have to look down on the structure;
- Project needs to be aesthetic-pleasing and, if approved, wanted assurances that this would occur;
- Inquired if the signs were 16 feet from the ground or the sidewalk elevation;
- Spoke on sign design in regards to it being attractive and appealing;
- Questioned the number of signs that would be located on the structure;
- Requested the anticipated hours of operation and inquired on the process if the car wash hours were initially restricted from the proposed 24 hours and then increased; and
- Inquired on the drive-thru speaker and was informed that it would be a touch screen.

Commissioner Shinault made the following comments:

- Did not like the vertical face of the proposed retaining wall and would prefer something other than wood;
- Requested trash enclosure moved to another location;
- Requested a buffer for driveway and top of wall;
- Requested a wider approach from Green Valley Road;
- Requested a new color palette, different textures and screening on roof;
- Would like to see canopy and car wash building match better with the convenience store as the car wash building currently looks very industrial; and

- Likes the project but not in its current state and if they condemn the project, then they are condemning the lot.

Chair Heflin made the following comments:

- Agreed with design comments;
- Service station bays look too industrial and would be an eyesore;
- No problem with project in general; and
- Concerned with car wash hours of operation.

In response to Commissioner Stewart's request for more information on the wetlands issue, Jeff Little, Sycamore Environmental, provided historical background and spoke on how the stream channel/drainage had grown substantially.

Mark Stroud/applicant was present and responded to various inquiries by the Commission regarding noise and hours of operation.

Mr. Goalwin responded to the Commission's comments on trash location and roof elements.

Commissioner Stewart recommended that staff work with the applicant on issues identified by the Commission and public. In regards to the traffic issue, the project shouldn't be penalized or singled out but wants the driveway issue to be worked out better.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Shinault, and carried (3-0), to continue the item to the August 22, 2013, meeting.

AYES: Stewart, Shinault, Heflin

NOES: None

ABSENT: Pratt, Mathews