

FROM THE PLANNING COMMISSION MINUTES OF SEPTEMBER 26, 2013

11. PLANNED DEVELOPMENT (Public Hearing)

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; 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; and 3. Design Waiver requesting a modification to Standard Plan 103-D to allow a longer taper to the encroachment for the driveway on Green Valley Road. 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)* *[continued from 7/11/13 and 8/22/13 meetings; continued from the 09/12/13 meeting due to lack of a quorum]*

Chair Pratt announced that although he had not been in attendance at the initial hearing, he had spoken at length with the applicant and had read the submitted documents.

Tom Dougherty presented the item and stated that a number of issues were raised during the public hearing in July. The Mitigated Negative Declaration was re-circulated and some conditions were modified to address these issues. He referenced Staff Memo dated September 24, 2013.

Eileen Crawford/Transportation explained that the standard for when there are sidewalks is to not have a taper. In this case, the applicant brought the encroachment onto his own property in order to make the taper. She also explained the different constraints the property had.

Dan Goldwyn/applicant's agent made the following comments:

- Preferred to use the alternative design provided;
- Satisfied with all the new conditions;
- Clarified monitor requirement for the car wash and explained the intent was to have the doors only operate during the dryer cycle in the evening hours; and
- No proposal for outside vending except for propane exchange, therefore requesting modification to Condition 9.

Darren Bobrowsky/resident, on behalf of Denise Hountalas who had to leave, made the following comments:

- Area is called Suicide Aisle;
- Hundreds of people oppose project;
- Too vehicle-intensive use; and
- Concerned on traffic study.

Darren Bobrowsky/resident made the following comments:

- Referenced his September 11, 2013 letter;
- Voiced concern on yesterday's late submittal of the noise acoustical study and not having sufficient time to review;
- Voiced concern on not having sufficient time to review revised Conditions;
- Car wash and drive-thru will impact the neighborhood;
- Requested limiting hours and requiring the use of the car wash doors at all times;
- Compared site with Safeway that traffic study is comparable yet site has 3 driveways and de-acceleration lanes;
- Proposed taper on driveway does not address concern when large vehicles are entering/exiting at the same time as other vehicles;
- County just installed "Yield to Pedestrians" signs at this intersection;
- 30 accidents over the last 3 years in this area;
- Safety is a significant issue;
- Bicycle traffic is not addressed in the traffic impact analysis;
- Over 30 residents have voiced concern with proposed project;
- Green Valley Road widening area is resulting in people accelerating their speed;
- Wetlands area will be impacted by 10 foot setback;
- No landscape buffer on top of wall which was requested by Commissioner Shinault;
- Aesthetics is much better than the original design but can be modified to make it more similar with the area;
- Landscape requires larger shrubs;
- Proposed signs completely disregard the County's Sign Ordinance;
- Spoke on the measurement of the height of the sign;
- P.O.P. signs need to be eliminated;
- Enforcement mechanism is needed for the signs;
- Condition 9 language is too vague and is not enforceable;
- EIR is needed for traffic;
- More review is needed on the wetlands and noise; and
- Not opposed to development, but this proposal is too much for the site.

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

- Offered her frontage land on Green Valley Road to be used for turn lanes;
- More traffic study is needed; and
- Had no time to review the noise study that was submitted late yesterday.

Ms. Crawford informed the Commission that the Board will be conducting a Special Workshop on September 30, 2013 and one of the items will be the Green Valley Road Corridor Analysis. She also stated that the City of Folsom requested a support letter from the County in order to apply for a grant to widen Green Valley Road and Blue Ravine Road from Natomas Street to Sophia Parkway. In response to the public offering of land in order to install turn lanes, Ms. Crawford stated that there are retaining walls on both sides of Green Valley Road in that area.

Mr. Goldwyn made the following rebuttal comments:

- Acoustical Engineer and Traffic Engineer are available for questions;
- Revised noise study was done to respond to the public comments but it was just a clean-up on the provided information and nothing had changed in it; and
- Driveway was built to County standards, but they have added a condition to address the concern on a de-acceleration lane.

In response to Chair Pratt's comment on requiring larger size shrubs, Jeff Little, Sycamore Environmental, stated that he preferred the smaller sizes as it allows the plant a better chance to adapt and succeed in establishing root compared to the larger sizes.

Mark Strauch/applicant stated that, operationally speaking, they limit the amount of signs on windows in order to make it safe so the inside of the building can be easily seen from outside. He would be agreeable to less than 25% of the window area for signage.

Chair Pratt closed public comment.

Commissioner Stewart made the following comments:

- Concerned on the number of windows that can be used for signage and the inclusion of P.O.P. signs;
- Requested clarification on the traffic accident rate stated by the members of the public;
- Requested clarification on how the sign is measured for Condition 14; and
- Recommended that the reference to the blower horsepower in the Conditions be replaced with noise output requirements.

Commissioner Heflin stated the applicant did a good job addressing their concerns.

Commissioner Mathews inquired if acceleration/de-acceleration lanes were ever considered.

Commissioner Shinault was pleased with the changes.

Significant discussion ensued between staff and the Commission as they went through the Conditions of Approval providing modifications where identified.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Stewart, and carried (5-0), to take the following actions: 1. Adopt the Revised Mitigated Negative Declaration based on the Initial Study prepared by staff; 2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the Revised Conditions of Approval and Mitigation Measures as amended; 3. Conditionally approve Planned Development PD12-0003, based on the Revised Findings and subject to the Revised Conditions of Approval amended as read into the record: (a) Add new Finding 1.4; (b) Amend Condition 1.f; (c) Amend Condition 8; (d) Amend Condition 9; (e) Amend Condition 11; (f) Amend Condition 12; and (g) Amend Condition 14; 4. Approve the

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 based on the Revised Findings as amended; and 5. Approve the request for a Design Waiver to allow the deviation from Standard Plan 103-D to allow a longer taper for the encroachment onto Green Valley Road based on the Revised Findings as amended.

AYES: Heflin, Mathews, Shinault, Stewart, Pratt
NOES: None

This action can be appealed to the Board of Supervisors within 10 working days.