



RESOLUTION NO.
OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
APPROVING PLANNED DEVELOPMENT PD12-0003 FOR
THE GREEN VALLEY CONVENIENCE CENTER

WHEREAS, an application for the Green Valley Convenience Center project for an ARCO-branded convenience center to include the following: a 4,872-square-foot open-sided canopy with eight self-service fuel pumps; two underground fuel storage tanks; 3,058-square-foot convenience store; 1,804-square-foot single-bay self-service car wash, with doors at the entrance and exit of the car wash to reduce exterior noise levels; air/water unit and two vacuums; monument site identification sign; on-site parking spaces for vehicles and bicycles; trash enclosure; on-site stormwater runoff collection system; on-site lighting, consisting of wall lights, canopy lights, and 12-foot-tall pole lights with full cutoff fixtures; and landscaping, hardscaping, and pavement; and

WHEREAS, an Environmental Impact Report (EIR) on the Green Valley Convenience Center (SCH #2013062011) has been prepared pursuant to the California Environmental Quality Act (CEQA, Public Resources Code, Section 21000 et seq.) to analyze the environmental impacts of the planned development; and

WHEREAS, the project review process included a noticed hearing on the CEQA Notice of Preparation; three noticed hearings on the project application and Draft EIR; the preparation of detailed responses to 308 written comments received during the 45-day comment period on the Draft EIR; and

WHEREAS, The applicant has developed a revised project design that incorporates design-related conditions of approval from the prior approval, and, in addition, the applicant has removed the fast-food restaurant component of the project; and

WHEREAS, The proposed project would result in grading and permanent hardscape within 50 feet of the seasonal stream and wetland, and as such, the County of El Dorado will need to make a determination of consistency with General Plan Policy 7.3.3.4 and its interim interpretive guidelines for wetland setbacks. This determination is considered part of the proposed project because the finding would be required in conjunction with project approvals; and

WHEREAS, the Board of Supervisors, by Resolution No. ____ has certified the Environmental Impact Report on the Project (SCH #2013062011) pursuant to the California Environmental Quality Act (CEQA, Public Resources Code, Section 21000 et seq.); and

WHEREAS, the Board of Supervisors independently reviewed the EIR, related staff reports, the record of the Planning Commission, and all evidence including testimony and correspondence received at the Planning Commission and Board hearings;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of El Dorado as follows:

1. The Board of Supervisors finds that the project is consistent with General Plan Policy 7.3.3.4 and its interim interpretive guidelines for wetland setbacks
2. The Board of Supervisors hereby approves Planned Development PD12-0003 consisting of the documents attached hereto and incorporated herein as Exhibits A (Findings) and B (Conditions of Approval).
3. The Board of Supervisors hereby adopts the Mitigation Monitoring Plan attached hereto as Exhibit C (Mitigation Monitoring Plan) to ensure implementation of feasible mitigation measures identified in the EIR. The Board of Supervisors finds that these mitigation measures are fully enforceable as policies and/or implementation measures of the Project, and shall be binding upon the County and affected parties.
4. The Board of Supervisors hereby directs staff to immediately commence to: a) file of a Notice of Determination documenting these decisions; b) retain a copy of the certified Final EIR as a public record; and c) prepare any filings required by the Superior Court to discharge the Premptory Writ of Mandamus.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the _____ day of _____, 2016, by the following vote of said Board:

Attest: _____ Ayes:
_____ Noes:
_____ Absent:
Clerk of the Board of Supervisors

By: _____ Deputy Clerk _____ Chairman, Board of Supervisors