

FROM THE PLANNING COMMISSION MINUTES OF AUGUST 22, 2013

8. 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; 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)* [*continued from 7/11/13 meeting*]

Tom Dougherty informed the Commission that the applicant had submitted a supplemental noise study that identified potential new significant impacts due to the car wash. As a result, the revised environmental document had to be re-circulated and staff was requesting that this item be continued to the September 12, 2013 meeting in order to allow the public comment period to end.

Paul Raveling stated that if this project was approved, it would be the best possible proposal for that site due to the developer's efforts.

Chair Pratt closed public comment.

There was no further discussion.

Motion: Commissioner Stewart moved, seconded by Commissioner Shinault, and carried (4-0), to continue the item to the September 12, 2013 meeting in order to recirculate the Mitigated Negative Declaration pursuant to Section 15073.5(a) of the CEQA Guidelines.

AYES: Mathews, Shinault, Stewart, Pratt

NOES: None

ABSENT: Heflin