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TO:	Planning Commission	Agenda of:	August 22, 2013
FROM:	Peter N. Maurer, Principal Planner	Item No.:	8
DATE:	August 2, 2013		

RE: PD12-0003/Green Valley Convenience Center; Recirculation of Mitigated Negative Declaration

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The proposed mitigated negative declaration for PD12-0003, Green Valley Convenience Center, must be recirculated in compliance with Section 15073.5 of the State CEQA Guidelines. Staff recommends the project be continued to September 12, 2013 to meet the 30-day review period provided for public review and comment.

On August 1, 2013, staff received a supplemental noise study for the Green Valley Convenience Center, entitled "Environmental Noise Analysis ARCO AM/PM Car Wash at Green Valley Road & Sophia Parkway", dated July 18, 2013, prepared by Bollard Acoustical Consultants, Inc. This study was conducted to address concerns that not all nearby noise receptors were considered in the original noise analysis.

The study identified a new potentially significant impact from noise generated by the car wash during the evening and nighttime. The predicted noise would exceed the standards set forth in the General Plan. An additional mitigation measure, requiring doors on the car wash, was recommended.

Section 15073.5 of the Guidelines sets forth the requirements for when recirculation of a negative declaration is required. One of these is when "a new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance." Staff has revised the proposed mitigated negative declaration to address this issue and has added the proposed new mitigation measure.