



City of Placerville

Development Services Department

Pierre Rivas, Director

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Placerville is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project:

136 Forni Road - Niemann's Auto Touch: General Plan Amendment (GPA) 18-01, Conditional Use Permit (CUP) 18-01, Site Plan Review (SPR) 18-02, and Environmental Assessment (EA) 18-01

1. General Plan Amendment 18-01: Amend the Commercial (C) land use designation within Part I. Land Use / Circulation Diagrams and Standards of the General Plan Policy Document, removing language that excludes auto sales and services as allowable uses within the Commercial designation;
2. Conditional Use Permit 18-01: A request to operate an auto service detailing facility, a conditional use within the HWC zone, and
3. Site Plan Review 18-02: A request involving site grading for the construction of a 5,818 square-foot, single-story, automobile detailing shop facility metal building, with attached 1,455 square foot covered vehicle wash station, along with site improvements including rockery retaining walls, landscaping, on-site storm water detention and treatment facilities, a sand-oil separator, and paved surfacing.

The Draft Mitigated Negative Declaration (DMND) concludes that the implementation of mitigation measures would reduce potential project related impacts to less than significant levels in accordance with the California Environmental Quality Act.

PUBLIC REVIEW PERIOD: The public review period for the DMND begins on September 24, 2018 and ends on October 19, 2018 at 5:00 p.m. All comments should be written and referenced with the project numbers and name. Comments may be mailed or submitted to the Development Services Department, City Hall – 2nd Floor, 3101 Center Street, Placerville, CA 95667; faxed to (530) 295-2510; by email to: pv.planning@gmail.com. The proposed DMND and all reference documents are available for review at the Development Services Department, during City Hall open hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. The DMND is also posted to the City's Current Development Projects webpage: <https://www.cityofplacerville.org/current-development-projects>.

NOTICE IS HEREBY FURTHER GIVEN that the Placerville Planning Commission will conduct a public hearing at Town Hall, 549 Main Street, Placerville, on November 6, 2018 at 6:00 p.m. or soon thereafter. The purpose of the hearing is for the Planning Commission to hear public comment with respect to the DMND, GPA18-01, CUP 18-01, SPR18-02 and EA 18-01, and for the Commission to make a recommendation on the Project to City Council.

Anyone interested in the above project may appear at the hearing and voice an opinion (either in person or by counsel, or both) or file a written statement with the Planning Commission. In order to be included in the Planning Commission's information packets, written communication should be filed at or before 5:00 p.m. on October 19, 2018. Planning Commission information packets will be made available to the public at 5:00 p.m. on Tuesday, October 23, 2018. The packets may be viewed at the Development Services Department during regular business hours, or may be accessed online from the Planning Commission Meetings webpage: <https://www.cityofplacerville.org/pc-meetings>.

Andrew Painter, City Planner

09.24.2018

Date

Project Location – Forni Road near Briw Road

