



**NOTICE OF PUBLIC HEARING
PLACERVILLE CITY COUNCIL
TUESDAY, NOVEMBER 27, 2018**

**136 FORNI ROAD – GENERAL PLAN AMENDMENT (GPA) 18-01, CONDITIONAL USE PERMIT (CUP) 18-01,
SITE PLAN REVIEW (SPR) 18-02 – NIEMANN’S AUTO TOUCH**

On **Tuesday, November 27, 2018 at 6:00 p.m., Town Hall, located at 549 Main Street, Placerville, CA**, City Council will consider the Placerville Planning Commission’s recommendation to approve the following project, a request by property owner Ron Thompson:

136 FORNI ROAD – GPA 18-01, CUP 18-01, SPR 18-02:

1. GPA 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. CUP 18-01: A request to operate an auto service detailing facility, a conditional use within the HWC zone, and
3. SPR 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 Project is located within western Placerville at 136 Forni Road, south of US 50. Assessor’s Parcel Number is 325-310-99.

The Draft Initial Study/Mitigated Negative Declaration (IS/MND) 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 (CEQA). The IS/MND in accordance with CEQA was circulated and noticed for the project.

At this hearing, members of the public will have an opportunity to comment on the proposed amendments to the General Plan text, and the Planning Commission’s recommendations regarding the adoption of the California Environmental Quality Act (CEQA) findings, acceptance of the Mitigated Negative Declaration prepared for the project, and to approve the Conditional Use Permit and Site Plan Review requests.

This request may be viewed at the Development Services Department located at City Hall, 3101 Center Street, 2nd Floor, Placerville, CA 95667, during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. A copy for viewing is also available on the City’s Current Development Projects, Commercial webpage: <https://www.cityofplacerville.org/current-development-projects>

Written comments to City Council about this project is encouraged. Direct comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Fax (530) 295-2510.

Andrew Painter, City Planner

