

Vernon and Pamela Kraus  
181 Placerville Drive, Placerville, CA 95667  
530-295-1044 - pam.kraus@yahoo.com

September 12, 2021

Development Services Department  
3101 Center Street  
Placerville, CA 95667  
Via email pv.planning@gmail.com

Re: Kwik Serve– 150 Placerville Drive, Placerville, CA [APN 325-120-054]

My husband and I moved to the Placerville area in 2002 and, in 2014, moved to our home on Placerville Drive. My husband is retired and I work from home as a paralegal and bankruptcy case administrator. For the past seven years we have been restoring our home and property that sat abandoned for more than a year prior to our purchase.

We received the attached Public Notice – detailing a proposed conditional use permit to add U-Haul rentals at the Kwik Serve gas station. We live directly across the street from Raley's and Kwik Serve – in one of the three homes behind Placer Title and the new childcare facility (previously, the bail bond office). We are looking for help from the City.

This area is already congested with traffic and adding more vehicles to this area, less than 300 feet away from our home, will significantly affect our peaceful quality of life and may create an unsafe living condition for us and our two residential neighbors – a newlywed couple and a family with a child.

Within just a few miles are four other U-Haul (or similar) rental facilities – 161 Fair Lane, 1628 Cold Springs Road, 4571 Missouri Flat Road, and 500 Racquet Way, Diamond Springs. Please explain the City's process for issuing a business license and provide us with information to oppose the addition of a rental facility at the Kwik Serve.

I can be reached at 530-417-5305 or [pam.kraus@yahoo.com](mailto:pam.kraus@yahoo.com). Your time and consideration will be much appreciated.

Very truly yours,



Pamela Kraus

Encl.: City Notice

cc: EDC Ombudsman (via email only [ombudsman@edcgov.us](mailto:ombudsman@edcgov.us))



## Public Notice Placerville Planning Commission Public Hearings

The Placerville Planning Commission will conduct a public hearing on the following agenda items:

**FILES: Site Plan Review (SPR) 90-11-R2 – Kwik Serv:** Consideration of landscape plan changes for the existing gas station and convenience market.

**Conditional Use Permit (CUP) 90-13-R – Kwik Serv:** Request to revise CUP 90-13 to allow for the outdoor display and rental of trucks (U-Haul) at the existing gas station and convenience market.

**LOCATION:** 150 Placerville Drive, Placerville, CA. A.P.N.: 325-120-054

**ZONING:** Commercial (C) Zone

**ENVIRONMENTAL STATUS:** Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines, per Section 15301

**APPLICANT:** Namath Kandahari

**PROPERTY OWNER:** Balkar Singh, Elements Petroleum, Inc.

### TIME / PLACE

**OF HEARING:** Town Hall, Tuesday, September 21, 2021 at 6:00 p.m.

For further information regarding these applications, you may review the files for this request at the Development Services Department during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m. prior to the public hearing; alternatively, the public may view filed documents via the Planning Division's, Current Development Projects webpage:

<https://www.cityofplacerville.org/current-development-projects> for Commercial projects.

Written comments on these projects may be submitted at the hearing or prior to the hearing, by mailing or delivering them to the Development Services Department Division, 3101 Center Street, 2<sup>nd</sup> Floor, Placerville, CA 95667, or by email: [pv.planning@gmail.com](mailto:pv.planning@gmail.com). For inclusion in the agenda packet to be distributed, written comments of interested parties should be submitted to the Development Services Department prior to Wednesday, September 15, 2021 at 5:00 p.m.

Any persons interested in this matter are invited to participate and present testimony either for or against the proposed application. If you challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence to the Development Services Department at, or prior to, the public hearing.

Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk (530) 642-5531 at least 72 hours before the meeting, if possible.

Development Services Department, City of Placerville  
3101 Center Street, Placerville, CA  
(530) 642-5252  
[pv.planning@gmail.com](mailto:pv.planning@gmail.com)