



# City of Placerville

Development Services Department

Pierre Rivas, Director

3101 Center Street, Placerville, CA 95667

Planning (530) 642-5252 · Building (530) 642-5240 · Engineering (530) 642-5250

## DRAFT MITIGATED NEGATIVE DECLARATION

**NAME OF PROJECT:** 136 Forni Road - Niemann's Auto Touch

**PROJECT FILE NUMBERS:** GPA 18-01, CUP 18-01, SPR 18-02, EA 16-01

**PROJECT DESCRIPTION:** General Plan Text Amendment: 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; Conditional Use Permit: A request to operate an auto service detailing facility, a conditional use within the HWC zone, and Site Plan Review: 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.

### **PROJECT LOCATION &**

**ASSESSOR'S PARCEL NO.:** 136 Forni Road; Assessor's Parcel Number 325-310-99.

### **APPLICANT CONTACT INFORMATION:**

Ron Thompson  
140 Forni Road  
Placerville, CA 95667

### **FINDING:**

The City Planner finds the project described above will not have a significant effect on the environment in that the initial study on file identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

## **MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL**

- I. AESTHETICS** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- II. AGRICULTURE RESOURCES** - The project will not have a significant impact on these resources, therefore no mitigation is required.
- III. AIR QUALITY** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- IV. BIOLOGICAL RESOURCES** - The project will not have a significant impact on these resources, therefore no mitigation is required.
- V. CULTURAL RESOURCES** - The project has the possibility of accidental archaeological, human remains or paleontological discoveries during construction-related ground-disturbing activities. This is considered potentially significant. To address unanticipated and accidental archaeological, human remain or paleontological discoveries, the following mitigation measures would minimize this potential impact to a less than significant level:

## Mitigation

**CR-1:** If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered by Native American Representatives or Monitors from interested Native American Tribes, qualified cultural resources specialists or other Project personnel during construction activities, work will cease within one-hundred (100) feet of the find (based on the apparent distribution of cultural resources), whether or not a Native American Monitor from an interested Native American Tribe is present. A qualified cultural resources specialist and Native American Representatives and Monitors from culturally affiliated Native American Tribes will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. These recommendations will be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, then consultation with Native American Representatives from culturally affiliated Native American Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 should occur, in order to coordinate for compensation for the impact by replacing or providing substitute resources or environments. A note to this effect shall be placed on the construction plans.

**CR-2:** If, during the course of site development, any paleontological resources (fossils) are discovered, the project proponent for any future residential development on the site shall notify and the City of Placerville Development Services, Planning Division. At that time, the City will coordinate any necessary investigation of the discovery with a qualified paleontologist with the cost of such investigation born upon the project developer/applicant.

The City shall consider the mitigation recommendations of the qualified paleontologist for any unanticipated discoveries of paleontological resources. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The project applicant shall be required to implement any mitigation necessary for the adequate protection of paleontological resources. A note to this effect shall be placed on the construction plans.

- VI. GEOLOGY AND SOILS** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- VII. GREENHOUSE GAS EMISSIONS** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- VIII. HAZARDS AND HAZARDOUS MATERIALS** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- IX. HYDROLOGY AND WATER QUALITY** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- X. LAND USE AND PLANNING** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- XI. MINERAL RESOURCES** - The project will not have a significant impact on this resource, therefore no mitigation is required.
- XII. NOISE** - Project construction of the commercial facility has the potential to cause a temporary increase in the ambient noise level of the site and immediate surroundings. These activities are temporary in that they will not be present upon completion of the commercial development project for the site. The temporary increase is expected to be minimized to a less than significant level upon adherence to the following mitigation measure.

## Mitigation

**NOI-1:** The project proponent for the commercial development on the site shall control all construction related to development on the project site so that it is limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction shall be allowed on Sunday, or on City-recognized or federally-recognized holidays. A note to this effect shall be placed on the construction plans.

**XIII. POPULATION AND HOUSING** - The project will not have a significant impact on population or housing, therefore no mitigation is required.

**XIV. PUBLIC SERVICES** - The project will not have a significant impact on these resources, therefore no mitigation is required.

**XV. RECREATION** - The project will not have a significant impact on recreation resources, therefore no mitigation is required.

**XVI. TRANSPORTATION /TRAFFIC** - The project will not have a significant impact on transportation/traffic resources, therefore no mitigation is required.

**XVII. UTILITIES AND SERVICE SYSTEMS** - The project will not have a significant impact on utilities and services, therefore no mitigation is required.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE** - The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no additional mitigation is required.

## PUBLIC REVIEW PERIOD

Before 5:00 p.m. October 19, 2018, the Public Review Period Ending Date, any person may:

1. Review the Draft Mitigated Negative Declaration (DMND) as an informational document; a copy of the DMND, Initial Study and Initial Study and project plan documents may be viewed at the Development Services Department, City Hall 2<sup>nd</sup> Floor, 3101 Center Street, Placerville, CA 95667 during business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday. These documents may also be viewed from the *Current Development Projects webpage* located on the Development Services Department website at: <https://www.cityofplacerville.org/current-development-projects>;

or,

2. Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning Division staff will revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.



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Andrew Painter  
City Planner

Circulated on: September 24, 2018

Adopted on: \_\_\_\_\_

Project Location – Forni Road near Briw Road

