

## RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
PLACERVILLE ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE  
DECLARATION/MITIGATION MONITORING PLAN FOR  
ESTABLISHMENT OF AN AUTO DETAILING SERVICE USE LOCATED  
AT 136 FORNI ROAD, APN 325-310-99; AND APPROVING GENERAL  
PLAN AMENDMENT 18-01 TO CHANGE THE COMMERCIAL LAND USE  
DESIGNATION TEXT BY REMOVING THE EXCLUSION OF AUTO SALES  
AND SERVICES FROM PERMITTED USES

WHEREAS, an application was filed by D&G Structural Engineering, Inc., on behalf of property owner Ron Thompson, representing the Thompson Living Trust 10/11/2004 of real property located at 136 Forni Road; requesting approval of the following project known as Niemann's Auto Touch comprising the following:

1. Initial Study/Mitigated Negative Declaration/Mitigation Monitoring Plan (ISMND) prepared for the project.
2. General Plan Amendment (GPA) 18-01 amending the Commercial (C) land use designation text within Part I. Land Use / Circulation Diagrams and Standards of the General Plan Policy Document by removing language that excludes auto sales and services as allowable uses within the Commercial designation.
3. Conditional Use Permit (CUP) 18-01 to allow the establishment of an auto service detailing facility; a conditional use within the Commercial Zone.
4. Site Plan Review (SPR) 18-02 to allow site grading and 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; and

WHEREAS, the City Council of the City of Placerville adopted the General Plan on January 23, 1990; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Placerville; and

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs; and

WHEREAS, a text amendment to the General Plan Policy Document is proposed to remove the exclusion of auto sales and services use from permitted uses within the Commercial land use designation; and

WHEREAS, the Planning Commission held a public hearing on November 6, 2018; and

WHEREAS, the City Council held a public hearing on November 27, 2018; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration/Mitigation Monitoring Plan (IS/MND) was circulated from September 24, 2018 to October 19, 2018 for public review and comment; and

WHEREAS, the City of Placerville received no written and verbal comments from the general public, government entities, and other interested parties during the public review period; and

WHEREAS, the IS/MND was prepared and identified potentially significant impacts related to cultural resources and noise; and

WHEREAS, the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant; and

WHEREAS the Planning Commission has reviewed the IS/MND and has recommended to City Council to receive, adopt and file the IS/MND; and

WHEREAS the City Council finds that proposed commercial project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND; and

WHEREAS, the Planning Commission recommended that the City Council approve GPA18-01, CUP 18-01 and SPR 18-02; and

WHEREAS, City Council approval of CUP 18-01 was made by separate action; and

WHEREAS, City Council approval of SPR 18-02 was made by separate action; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Placerville does hereby:

Adopts the Initial Study/Mitigated Negative Declaration/Mitigation Monitoring Plan and approves General Plan Amendment 18-01, which amends the General Plan Land Use Element as set forth in Exhibit "A", attached to this Resolution.

The foregoing Resolution was introduced at the City Council November 27, 2018 Regular Meeting by Councilmember \_\_\_\_\_ who moved its adoption. The motion was seconded by Councilmember \_\_\_\_\_. The motion was passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Mayor Wendy Thomas

ATTEST:

\_\_\_\_\_  
Regina O'Connell, City Clerk

## EXHIBIT A

General Plan Amendment GPA18-01 amends the following section of the Land Use Element Policy Document of the General Plan as shown using strikethrough text below:

### Commercial (C)

#### Purposes

1. Provide for retail sales and services, including entertainment and other commercial activities to serve the residents of the community.
2. Provide for the development of commercial facilities concentrated in well-defined and well-designed areas.
3. Create conditions conducive to a convenient and desirable environment for customers and employees.
4. Protect areas in this designation from encroachment by heavy commercial, residential, or other incompatible uses.

#### Allowable Uses

Professional or business offices, banks, studios, retail sales, eating and drinking establishments, commercial recreation, motels and hotels, retail services (excluding fast food restaurants ~~and automobile sales or service~~), public and quasi-public uses, and similar and compatible uses.

#### Density / Intensity Standards

Floor Area Ratio: 0.60

#### Consistent Zoning Districts

C (Commercial)  
OS (Open Space)  
PF (Public Facilities)