CITY OF
CLOVERDALE

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that pursuant to the State of California Public Resources Code and Sections 15072 and 15073 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the City of Cloverdale hereby gives notice that a Draft Initial Study/Mitigated Negative Declaration (IS/MND) is available for public review and comment. The IS/MND found that the environmental effects from the proposed development of the LUV Car Wash Project would be less than significant with mitigation.

Project Title: LUV Car Wash General Plan Amendment, Rezone, Conditional Use Permit, and Design Review Project

Applicant/Property Owner: Amaturo Commercial Real Estate, LLC

Project Location: 680 and 690 South Cloverdale Boulevard, Cloverdale, Sonoma County, California
APNs: 001-241-008 and 001-332-021

Description of Project: The project includes a General Plan Amendment, Rezone, Conditional Use Permit, and Design Review for development of an attended 3,900-square-foot self-serve automated car wash facility featuring a 110-foot-long car wash tunnel and installation of 16 vacuum stations, new driveway, landscaping, signage, and parking on the approximately 1.24-acre property located at 680 South Cloverdale Boulevard in Cloverdale (APN: 001-332-021). A General Plan Amendment is proposed to change the site from High Density Residential (HDR) to General Commercial (GC) and a Rezone to change the site from Multifamily Residential (R-3) to General Commercial (G-C). Design Review and issuance of a Conditional Use Permit are also required for the project. In addition, the City is including one additional property (APN: 001-241-008) as part of the General Plan Amendment and Rezone request.

Review Period and Document Availability Location: The Draft IS/MND and supporting documents are available for review and comment online at the City's website: https://www.cloverdale.net/243/Long-Range-Planning as well as the Governor's Office and Planning and Research (OPR) CEQAnet Web Portal at https://ceqanet.opr.ca.gov/ or at City Hall (124 N. Cloverdale Boulevard, Cloverdale). The 30-day comment period is from October 14, 2026, to November 14, 2026. All interested persons are invited to send written comments to the address listed below no later than the hearing date and/or be present to comment orally on the project. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to, the public hearing.

Findings: The proposed LUV Car Wash Project would result in potentially significant impacts but compliance with regulatory requirements and implementation of mitigation measures would reduce all potentially significant adverse impacts to less than significant levels.

Lead Agency: City of Cloverdale Planning and Community Development Department

Notice of Public Hearing: The Planning Commission of the City of Cloverdale will consider the proposed project and recommendation to adopt a Mitigated Negative Declaration at a public hearing on a date yet to be determined at 6:00 p.m. or as soon thereafter as may be heard via zoom or in person at the Cloverdale Performing Arts Center, 209 North Cloverdale Blvd., Cloverdale, California, for consideration and possible recommendation to the City Council on the adoption of the Mitigated Negative Declaration for the project.

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