

# NOTICE OF A SONOMA COUNTY BOARD OF ZONING ADJUSTMENTS VIRTUAL PUBLIC HEARING TO CONSIDER A USE PERMIT TO ALLOW FOR A GAS STATION, FOOD MART, CARWASH AND RECREATIONAL VEHICLE STORAGE

This Notice of Virtual Public Hearing was issued during the Sonoma County Shelter in Place order. Additional accommodations and digital file review are available

**WHO:** Project Applicant, George Young, **Permit Sonoma File No. PLP13-0023**

**WHAT:** Request for a Conditional Use Permit for a gas station with six fuel pumps, food mart, carwash, and RV storage. The project will be supported by two full-time employees and include two electrical vehicle charging stations available to the public. The food mart will operate from 5:00 am to 11:00 pm, seven days a week. The carwash and electric vehicle charging stations will also be available during these hours of operation. The project is on a 2.91-acre parcel located at 5300 Sebastopol Road, Santa Rosa, **APN 060-040-033. Supervisorial District 5.**

**Parcel Zoning:** Limited Rural Industrial, Secondary Floodplain, Riparian Corridor, Scenic Resources, Valley Oak Habitat

**The Sonoma County Board of Zoning Adjustments** will hold a virtual public hearing to consider adopting a Mitigated Negative Declaration and an action approving a Conditional Use Permit in which all interested persons are invited to attend and provide comments.

An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval.

## **WHERE &**

**WHEN:** The virtual public hearing will be held on **Thursday, July 2, 2020 at 1:45 p.m.**

## **ADDITIONAL MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Daniel Hoffman at [DHoffman@migcom.com](mailto:DHoffman@migcom.com) or (510) 845-7549 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). Alternative record accommodations are available upon request.

## **GETTING INVOLVED:**

If you have questions or concerns regarding the proposed project please contact the Project Planner listed above.

Written comments may be submitted prior to or at the hearing. Comments received at least 10 days prior to the hearing date will be included in the staff report; all other comments will be made available to decision-makers prior to or at the hearing.

If you challenge the decision on the project 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 Permit Sonoma at or prior to the public hearing.

## **NOTICE ALSO PUBLISHED:**

Press Democrat, June 19, 2020

**DATE:** June 19, 2020