

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This Notice of Intent 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 be also available during those 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

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration IS/MND for the project. The MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND released by Permit Sonoma is available through the project planner at this time.

WHERE & WHEN:

After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a virtual public hearing on **July 2, 2020** to consider the adoption of the IS/MND. A final hearing notice will be issued ten (10) days prior to the confirmed virtual hearing date.

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 or (510) 845-7549 and through planner@sonoma-county.org. Alternative record accommodations are available upon request.

GETTING INVOLVED:

The required 30-day public review period on the IS/MND is May 27, 2020 to June 26, 2020. To be included in the staff report, comments on the IS/MND must be received by **June 26th, 2020, at 5:00PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the virtual public hearing if scheduled as noted above.

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, May 27, 2020

DATE: May 27, 2020