

ALP19-0035

(File)

Husarys 76

(Applicant)

2000 E 2110 Hwy 116 N,
Sebastopol

(Address)

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible person)
locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date) _____ (Signature) _____

I, Alexandrea Sullivan, delivered via email the attached notice as follows:

- ✓ To the Deputy Director of Planning on 2/27
- ✓ To Scott Orr, Project Review Manager, on 2/27
- ✓ BOS District # 5 Director and Commissioners on 2/27
- ✓ To County Counsel Jennifer Klein and Sita Kuteira on 2/27
- ✓ To the County Clerk's Office on 2/27 (via courier)
- N/A To the newspaper on X for publication on X
- ✓ To each owner of record within 300 feet of the subject property and to applicant/owner and
To others that have requested notification on 2/27 (mail and/or email)
- ✓ To Lozeau Drury LLP per legal request on 2/27
- ✓ To Adams Broadwell Joseph & Cardozo per legal request on 2/27

IMPORTANT: Include email notifications for Cannabis Related notices:

- _____ To Niki Berrocal, Deputy County Administrator (CAO), on _____
- _____ To State Dept. of Fish and Wildlife Services – cannabis related, on _____
- _____ To State North Coast Regional Water Quality Control Board – cannabis related, on _____
- _____ State Water Resources Board, on _____
- _____ NOAA Fisheries (National Marine Fisheries Services) – cannabis related, on _____

IMPORTANT: Appeals of Penalty Relief withdrawals: Friends of Mark West Watershed on X

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

2/27/2020

(Signature)

NOTICE OF WAIVER OF A BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING FOR A USE PERMIT TO ALLOW ALCOHOL SALES

WHO: Project Applicant, (Husarys 76), **Permit Sonoma File No. PLP19-0035**

WHAT: Use Permit to expand convenience store daily hours of operation (from 6 A.M. – 11 P.M. to 5 A.M. - 11 P.M.), continue 24-hour operation of fuel pumps daily, and allow alcoholic beverage sales for off-site consumption at an existing 76 gas station (previously approved by Use Permit UP94-765), and Administrative Design Review for sign and color modifications, including replacement of 4 illuminated ball signs with 4 LED illuminated ball signs on 2 canopies and re-facing an existing illuminated monument sign (adding LED illumination), with no increase in sign square footage, on a 1.45 acre parcel located at 2000 & 2110 Hwy 116 N, Sebastopol (**APN 130-263-004**). **Supervisory District 5.**

Parcel Zoning: Neighborhood Commercial and combining zones for Local Guidelines for Hwy 116 Scenic Corridor, and Scenic Resources.

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301 of the CEQA Guidelines because the project involves minor exterior alterations and negligible expansion of use at an existing facility.

**WHERE &
WHEN:**

The Permit Sonoma Director intends to issue a Use Permit on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit will be issued without a public hearing on March 10th, 2019, unless a written objection is received by the Director prior to that date. If the objection cannot be resolved, a public hearing will be scheduled and a notice of the hearing will be issued.

**ADDITIONAL
MATERIALS:**

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403. For more information about this proposal, to submit comments, or to request a public hearing, please contact the Project Planner, Ross Markey at Ross.Markey@sonoma-county.org or (707) 565-2543.

**GETTING
INVOLVED:**

Contact the project planner prior to the approval date; both noted above. Interested parties may also file an appeal of any approval along with the filing fee within 10-days of the approval date.

DATE: February 27, 2020

ALP-0035

061-050-062
SONOMA WEST HOLDINGS INC
2064 HIGHWAY 116 N
SEBASTOPOL, CA 95472

130-261-028
DOS SANTOS GINA MARA & DOS SANTOS MESSIAS SOUZA
7950 BARCAGLIA RD
SEBASTOPOL, CA 95472

130-261-038
GREGORI WILLIAM Q JR TR
2475 SCOTTS RIGHT OF WAY
SEBASTOPOL, CA 95472

130-263-004
HUSARYS 76
2110 GRAVENSTEIN HWY N
SEBASTOPOL, CA 95472

130-261-016
SAYRE PETER & CHRISTINE
7910 OCCIDENTAL RD
SEBASTOPOL, CA 95472

130-261-027
DOS SANTOS GINA MARA & DOS SANTOS MESSIAS SOUZA
7950 BARCAGLIA RD
SEBASTOPOL, CA 95472

130-261-037
GOLDRIDGE PINOT COM LLC
PO BOX 749
SEBASTOPOL, CA 95473

130-263-003
GOLDRIDGE PINOT COM LLC
PO BOX 749
SEBASTOPOL, CA 95473

130-261-015
BRYAN JAMES C III
7920 BARCAGLIA RD
SEBASTOPOL, CA 95472

130-262-033
WALT SONOMA WINERY LLC
401 ST HELENA HWY S
ST HELENA, CA 94574

Esri, HERE, DeLorme, Intermap, USGS, METI/NASA, USDA, EPA, and the GIS user community



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County of Sonoma

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Sonoma County GIS Central, Sonoma County Public Safety Consortium.
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