

**TOWN OF WINDSOR  
PLANNING DEPARTMENT  
WINDSOR CIVIC CENTER, BLDG. 400  
9291 Old Redwood Highway  
Windsor, CA 95492**

**File No. DRC/UP 17-21**

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

The Town of Windsor has received a request from Julie Van Alyea of Redwood Oil for Site Plan and Design Review and a Use Permit for a major remodel of the existing Chevron gas station located at 9120/9200 Old Redwood Highway, Windsor, CA (APN 161-070-034 and -035). The project would include demolition of the existing convenience store and carwash, and construction of a new 5,475-square foot convenience store/restaurant; automated carwash with 85-foot-long tunnel and three self-serve vacuum stations; two additional fuel pumps with canopy extension; replacement and upgrade of the bulk-propane dispenser; and a comprehensive sign program. General Plan: Retail Commercial (RC). Station Area Plan/Zoning: Community Commercial (CC).

A Mitigated Negative Declaration, including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment. The Mitigated Negative Declaration is available for review at the Town of Windsor Community Development Department, Building 400, 9291 Old Redwood Highway, Windsor, CA, 95492, and on the Town's website at the following link: <https://townofwindsor.com/1295/Windsor-Chevron-Remodel>.

**Review Period:** The 30-day review period for the Mitigated Negative Declaration is **August 5, 2021 to September 6, 2021**. Please mail or email comments to the Community Development Department at the address or email below.

**Comments to:** Kim Voge, Planner III  
Community Development Department  
Town of Windsor, 9291 Old Redwood Hwy, Building 400, Windsor CA, 95492  
[kvoge@townofwindsor.com](mailto:kvoge@townofwindsor.com)

**For questions regarding this project, contact:** Kim Voge, [kvoge@townofwindsor.com](mailto:kvoge@townofwindsor.com), 707-838-1106.

**Notice:** The subject property at 9120 Old Redwood Highway is a known Leaking Underground Storage Tank site, which is a potentially hazardous site as enumerated under Section 65962.5 of the Government Code (this information required per CEQA Guidelines Section 15072(g)(5)).

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