

**TOWN OF WINDSOR
PLANNING DIVISION
WINDSOR CIVIC CENTER, BLDG. 400
9291 OLD REDWOOD HIGHWAY
WINDSOR, CA 95492**

File No. DRC 19-06

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

The Town of Windsor has received a request from Sunny Goyal for approval of Site Plan and Design Review to redevelop the Shell Gas Station located at 9033 Old Redwood Highway (APN 066-100-062). The project would include the following: (1) demolition of six existing fuel dispensers and fueling systems, including overhead canopy and underground storage tanks, and the existing convenience store and carwash; (2) construction of four new fuel dispensers and fueling systems, including overhead canopy and underground storage tanks, and a new convenience store and self-serve drive-through carwash tunnel. The project site is located within the Windsor Station Area/Downtown Specific Plan. General Plan: Retail Commercial. Zoning: Community Commercial.

A Mitigated Negative Declaration (MND), including mitigation measures, has been prepared for the project to reduce potentially significant adverse impacts on the environment. The MND is available for review on the Town's website (<https://www.townofwindsor.com/1390/Downtown-Shell-Station-Remodel>) and at the Town of Windsor Community Development Department, Building 400, 9291 Old Redwood Highway, Windsor, CA, 95492.

Review Period: The public review period for the Mitigated Negative Declaration is from **July 29, 2022, to August 29, 2022.** Please submit written comments via email, regular mail, or in person at the locations cited below.

Planning Commission Hearing Date/Time: September 13, 2022, at 5:30 p.m.

Contact: Kim Voge, Planner, 707-838-1106, kvoge@townofwindsor.com

Location: Town of Windsor Council Chambers, Building 400, 9291 Old Redwood Highway, Windsor, and via Zoom webinar

Publish Once: Press Democrat

Publish Date:

Notice: The subject property is a documented Leaking Underground Storage Tank Site subject to a Corrective Action Plan (EHS Site #00001074, NCRWQCB Site #1TSO134, CU Fund #12102). This notice is required pursuant to CEQA Guidelines Section 15072(g)(5) and Section 65962.5 of the Government Code.