



Memorandum

To: Interested Parties
Date: January 11, 2010
From: Community Development Department
Subject: Notice of Public Hearing - January 26, 2010

PUBLIC HEARING AND INFORMATIONAL ITEM – PROPOSED BURGER KING RESTAURANT AND UNION 76 FUEL STATION AT EAST GRANT AVENUE (SR 128) AND COUNTY ROAD 90 (APN 038-050-063)

Applicant: Singh's Foodservice, Inc. - Sunny Ghai

Description of the Project: The applicant proposes to construct a co-brand fuel station (Union 76), convenience store, and fast food restaurant (Burger King) at East Grant Avenue (SR 128) and County Road 90. The proposed project consists of a 5,000 square foot multi-tenant building, 5 gas pumps to serve 10 cars, a carwash, and parking serving 39 cars and 4 recreational vehicles.

Project Location: The project site is located at East Grant Avenue (SR 128) and County Road 90 (APN 038-050-063)

Environmental Determination: The level of environmental documentation has yet to be determined. Staff has deemed the planning application for the project "incomplete" due to the need for more information, including environmental studies to complete an Initial Study as required by the California Environmental Quality Act (CEQA).

Public Hearing: A public hearing will be held on the project on Tuesday, January 26, 2010 before the City of Winters Planning Commission. This meeting will start at 6:30 p.m. at the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California. **NO DETERMINATION ON THIS PROJECT WILL BE MADE BY THE PLANNING COMMISSION AT THIS MEETING.**

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910, ext. 101. Please make your request as early as possible and at least one-full business day before the start of the hearing.



The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.

If you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the public hearing.

Availability of Documents: Copies of the Staff Report will be available on the City's website at http://www.cityofwinters.org/administrative/admin_boards.htm

For more information regarding this project, please contact Nelia Dyer, Community Development Director, at (530) 795-4910 x114.