



City of Sonora

Community Development Department
94 N. Washington Street
Sonora, CA 95370
(209) 532-3508
(209) 532-3511 fax
sonoraca.com

Rachelle Kellogg, Community Development Director
rkellogg@sonoraca.com

City of Sonora Planning Commission

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Sonora, California is scheduled to review the following items:

549 S. Washington – Site Plan and Design Review for New Commercial Building for Bank of Stockton

The applicant, John Dentoni, Miner Joaquin Building Corporation, is requesting Site Plan approval and Design Review to allow a new 3,500 square foot bank building for the Bank of Stockton at 549 S. Washington, Sonora, CA (Assessor Parcel Numbers 002-181-012, 013 and 024). The site previously had older residential structures that were in disrepair. The structures were removed and the area is now a vacant lot. The property is located in the Commercial (C), zoning district. The site is designated as Commercial (C) on the City's General Plan Land Use Map.

The Site Plan and Design Review for the new commercial building at 549 S. Washington is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 In-Fill Development Projects.

1000 Greenley Road and 900 Mono Way – Site Plan and Design Review for Solar Shade Structures

The applicant, Eric Hayes, Adventist Health, is requesting Site Plan approval and Design Review for 7 solar shade structures for a 648 kW DC grid tied photovoltaic system in the parking areas of 1000 Greenley Road and 1 canopy for 158.4 kW of solar at 900 Mono Way, Sonora, CA (Assessor Parcel Numbers 044-170-006, 056-130-022, 056-130-017, 056-140-038, 056-140-040). The site currently is used in these areas for parking. The shade structures would be built over the parking areas. The sites are located in the Commercial (C) and General Commercial (CG), zoning districts. The site is designated as Commercial (C) on the City's General Plan Land Use Map.

The Site Plan and Design Review for the Solar Shade Structures is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 New Construction or Conversion of Small Structures.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold public hearings on these items at the City Council Chambers located at 94 North Washington Street, Sonora, CA on **Tuesday, November 12, 2019 at 5:30 pm** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

At the above time and place, all persons interested in the above, either for or against, will be given the opportunity to be heard. The project staff report and all supporting documents are available for review at the

City of Sonora Community Development Department, 94 North Washington Street, Sonora CA 95370, Monday through Friday, between the hours of 8:00 AM and 4:00PM. Questions regarding the project may be directed to Community Development Director Rachelle Kellogg at the Community Development Department, (209) 532-3508, or to Planner Paula Daneluk, at (916) 206-1871. Pursuant to State law, challenges in court to actions on the above proposal may be limited to issues raised at public hearings or meetings conducted on the matter, or in correspondence submitted at, or prior to, the hearing or meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the is meeting, please contact the Community Development Department at (209) 532-3508. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28CFR35.102-35.104ADA Title II). Materials related to an item submitted after distribution are available for public inspection in the Community Development Department.