

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 7, 2011
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order
2. Roll Call
3. [Approval of Minutes](#) for June 16, 2011
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Gateway Phase II – Certification of an Environmental Impact Report (EIR), Annexation, General Plan Amendments, Rezoning, and a Development Agreement** – Recommendation to the City Council regarding Certification of the EIR; Annexation of the 154-acre site; Amendment to the General Plan to change the Urban Reserve (UR) designation on 61.3 acres to General Commercial (GC), with the remaining 92.7 acres to remain as Urban Reserve (UR), and modification of the Level of Service (LOS) requirement from C to D on for County Road 102 from Maxwell Avenue south to the City Limits; Rezoning for future development to 61.3 acres of General Commercial (C-2) and 92.7 acres of Agriculture (A-1); and a Development Agreement. The CEQA analysis is at a program level. Specifics of the commercial development are not included as part of the application and the entitlements are policy-level approvals. Detailed project design approvals would be required at the time of development of the site as part of a subsequent application(s).

Applicant:	Petrovich Development Company, LLC
Environmental Document:	Draft Environmental Impact Report
Staff Contact:	Cindy Gnos, Raney Planning and Management
Recommended Action:	Recommend City Council Approval

NEW BUSINESS:

9. None

OLD BUSINESS:

10. None
11. Adjournment

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
MAY 19, 2011
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. **Call to order**

2. **Roll Call**

Present: Lopez, Wurzel, Sanders, Gonzales, Peters, Barzo

Absent: Murray

3. **Minutes:** Review of draft minutes from the April 28, 2011 Planning Commission meeting.

Motion: Commissioner **Lopez** made a motion to approve the minutes, which was seconded by Commissioner **Gonzalez**.

Ayes: Lopez, Wurzel, Gonzales, Peters, Barzo, Sanders

No's:

Abstain:

4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

- *Budget report out Friday*
- *Beginning the process on technical zoning changes that may come before you. CA working on language*
- *New date for implementation of new FEMA flood map changes – May 2012*
- *Huntington Park and Starlyn Park underway. Street scene will be complete soon.*

5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Commissioner Lopez indicated that he has some follow up questions concerning the Redevelopment overview that was presented last meeting. That he would contact Cynthia Shallit to discuss.

7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Inland Terminal Expansion – Conditional Use Permit Modification, Site Plan, Design Review and a Mitigated Negative Declaration** – The proposed expansion of the existing Inland Terminal facility to include a new, approximately 52,000 square foot building, a 3,000 square foot "loadout" structure including a new conveyor system and product elevator, the extension of two existing rail road spurs, and the installation of a 200,000 gallon fire suppression water tank to ship, receive and store dry fertilizer, on 18.56 acres in the Industrial zone; APN 027-250-025.

Applicant/Owner:

Johnny L. Council

Staff Contact:

Cindy A. Norris, Principal Planner

Environmental Document:

Mitigated Negative Declaration

Recommended Action:

Approval with Conditions

Motion: Commissioner **Barzo** made the following motion, which was seconded by Commissioner **Gonzalez** :

Move that the Planning Commission:

1. *Adopt the Mitigated Negative Declaration in accordance with the California Environmental Quality Act (CEQA) section 15074, the Planning Commission finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgment and analysis;*
2. *Approve the proposed Modified Conditional Use Permit, Site Plan, Design Review, as based on the Findings of Fact and as shown in the submitted plans dated February 2, 2011, subject to the Conditions of Approval as provided in the Staff Report presented on May 19, 2011 (**Attachment "A"**).*

Ayes; Lopez, Wurzel, Gonzales, Peters, Barzo, Sanders

No's:

Abstain:

NEW BUSINESS:

None

OLD BUSINESS:

None

11. Adjournment: 6:53 PM