



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

August 17, 2023
6:30 PM

Please Note: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff 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.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of December 1, 2022, January 19, 2023, March 2, 2023 and March 16, 2023

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive, approve and adopt Planning Commission Meeting Minutes of December 1, 2022, January 19, 2023, March 2, 2023 and March 16, 2023

H. PUBLIC HEARING

2. SUBJECT: Woodland Research and Technology Park Specific Plan

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission hold a Public Hearing and Adopt Resolution No. PC23- _____ (Attachment 1), recommending City Council take the following actions regarding the Woodland Research and Technology Park Specific Plan project:

- Certify an Environmental Impact Report and adopt CEQA Findings, Facts, Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Woodland Research and Technology Park Specific Plan project.
- Amend the City of Woodland 2035 General Plan to incorporate the Woodland Research and Technology Park Specific Plan.
- Adopt the Woodland Research and Technology Park Specific Plan.
- Adopt an ordinance rezoning for the Woodland Research and Technology Park Specific Plan Annexation area.
- Waive the first reading and introduce and ordinance adoption Rezoning for the Woodland Research and Technology Park Specific Plan, and adding Chapter 17.04.070, Woodland Research and Technology Park Specific Plan, to the City of Woodland Municipal Code and amending the City of Woodland Zoning Map to be consistent with the Woodland Research and Technology Park Specific Plan zoning.
- Initiate annexation of approximately 350 acres into the City of Woodland.
- Approve the Woodland Research and Technology Park Specific Plan Public Infrastructure Financing Plan and Nexus Study.
- Adopt ordinances approving a Development Agreement by and between the City and each of the property owners within the Woodland Research and Technology Park Specific Plan, which include the following: Bullseye Land Company, LLC; Costalotta Partners, LLC; Sewmawpaw Woodland LLC; Spencer Rev. Living Trust; and Thomas C. Heaton and Olga Chengaeva.

I. BUSINESS ITEMS

3. SUBJECT: Planning Commission Communication

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission participate in a discussion regarding future communications with the Commission.

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.