The meeting was called to order at 6:01 p.m.

Roll Call:

Also present were Arnoldo Rodriguez, Development Services Director/Recording Secretary, Edwin Palmeri, Senior Planner, and Benjamin Moody, Deputy Public Works Director.

Pledge of Allegiance to the Flag:
Led by Commissioner Michele Blake

Commissioner Swearing In
City Clerk Patricia Buckland swore in new Commission Member Jackie Sillman (Sutter County Representative).

Public Communication:
No comments made during this time.

Approval of Minutes:
Commissioner Sanbrook noted a correction to the minutes to show that Commissioner Shannon nominated Commission Ali as Chairperson. Sanbrook motioned to approve the minutes with the noted correction from the February 8, 2017 meeting. Commissioner Shannon seconded the motion. Commissioners voted unanimously 7-0-0 in favor.

Public Hearings:
Item #4: Tentative Parcel Map (TM 16-02) Nor Cal Pump and Environmental Assessment (EA) EA16-15

Presented by Senior Planner Edwin Palmeri

Senior Planner Palmeri reported there were changes in Conditions of Approval that had been negotiated early in the day. Palmeri reviewed the Tentative Parcel Map (TM) TM-16-02 Airport Business Park – Phase 2 to create 33 industrial lots and 1 detention pond on approximately 38 acres and adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program. Senior Planner Palmeri discussed the general plan designation and zoning for the site. Palmeri reviewed the X2 combining district and noted that it provides for the extension of Winship Road south from the project to the future extension
of Lincoln Road. Senior Planner Palmeri noted that the project is within the Sutter County Airport Overflight Zone, which prohibits some uses such as chemical or petroleum manufacturing. Otherwise, the M-1 uses are generally compatible with the airport Overflight Zone.

Senior Planner Palmeri indicated parcels in Phase I will be limited to three access points onto Garden Highway. He also noted that Phase II is a bulbed street allowing for truck turnaround and eventual connection to the area south of the project.

Commissioner Sanbrook asked if the Overflight Zone restricts the land division. Palmeri responded that the site is planned and zoned industrial and the Overflight Zone does not restrict the land division.

Commissioner Sanbrook inquired as to current construction activity along Garden Highway, the number of lanes, width of Garden Highway, and any required dedication of land. Benjamin Moody, Deputy Public Works Director responded that the improvements that are being made were funded by a bicycle transportation grant. Moody noted that Garden Highway would ultimately provide four lanes in an 84-foot wide right-of-way. Moody also stated the applicant has dedicated land and has entered into a reimbursement agreement with the City for the improvements.

Commissioner Sanbrook inquired if the map met minimum M-1 zone lot size requirements. Palmeri responded that it did meet minimum lot size and the average lot size was approximately one acre.

Commissioner Sanbrook asked if the intersection of Winship and Garden Highway will be signalized. Moody responded that the General Plan did not identify the need for a signal; however, a specific use may trigger the need for a signal.

Commissioner Sanbrook inquired as to the location of the access points on Garden Highway. He also indicated the project could have a short-term cumulative traffic impact and the access points could be problematic. Palmeri responded that the General Plan EIR had examined potential traffic issues, and the extension of Winship will relieve truck traffic on Garden Highway. He noted that the absorption of industrial land is not significant at this time. Palmeri noted the number of access points is limited to three shared with parcels fronting Garden Highway. Moody indicated a dedicated turn lane will be installed to improve circulation.

Commissioner Robinson expressed concerns regarding diesel truck emissions noting based on the amount of truck traffic the Air Resources Board recommends a 500-foot distance from truck traffic and sensitive receptors. Palmeri noted there is approximately 350 feet from interior roadway to the residential area.

Commissioner Eyeler inquired about the lots fronting Garden Highway. More specifically, he asked if the parcels could eventually house commercial uses. Palmeri responded that a commercial use would require both a General Plan and zone change.

Commissioner Eyeler asked about the type of inventory of industrial sites and noted that the City appears to lack adequate industrial land. Palmeri noted the project would help to fill that demand.

Chairperson Ali noted the staff report was thorough and noted the discussion regarding continuing the Winship Road name to the south instead of changing it to Hari Way. Chairperson Ali also expressed
concern over the late changes in conditions rather than bringing the map back to the Planning Commission. Palmeri responded that the changes would provide the developer with greater flexibility in developing the industrial site.

Chairperson Ali opened the item for public comment and asked for comments from persons in favor of the project.

Roberta Hill stated she has been a resident for 35 years. She asked if we needed light industrial parcels and if the industrial area is accessible from the dirt road immediately to the south. Moody indicated until the bulbbed streets are extended to the south they will be barricaded.

Gustavo Becerra, Executive Director Regional Housing Authority of Sutter and Nevada County indicated they were not opposed to the project. Mr. Becerra expressed concern about potential truck exhaust and their impact on nearby residences. He continued and inquired about the location of the detention basin.

Arnoldo Rodriguez, Development Services Director, indicated the basin location provides a buffer between industrial and residential uses and was located at the request of city staff.

Sean Minard, applicants’ engineer, testified the map was first approved in the 1980’s and rough grading of the site was completed prior to the expiration of the tentative map. He indicated the General Plan classified the site for industrial uses and that the anticipated traffic did not warrant a traffic signal at Garden Highway and Winship Road. He noted the project would not use the existing farm road. He noted there is some interest to develop the parcels along Garden Highway with commercial/office uses.

Minard concurred with proposed changes to the conditions of approval.

With no one else to speak either for or against the project Chairperson Ali closed the public hearing and opened for Commission discussion and a motion.

Commissioner Shannon inquired as to the Commission’s preference regarding the name Hari Way. Palmeri responded that staff concurred with the changes in conditions of approval and street names, which included continuing the street name Winship.

Commissioner Sanbrook inquired as to if the easements would be a city road or private easement. Palmeri responded the easements would be private.

Roberta Hill asked how Lincoln Road would connect with Winship Road. Palmeri indicated that over time, Lincoln Road would extend to the east and Winship Road would connect with development of the industrial area.

Gustavo Becerra asked for clarification as to the location of the proposed solid wall. Palmeri pointed out the wall location along the northerly property line extending from the detention basin east to the airport.
Commissioner Eyeler inquired as to Commission’s desire regarding using the name Hari Way. Palmeri noted the street name was up to the Commission. Sean Minard stated they did not have a concern either way.

Commissioner Shannon motioned to make the necessary findings to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve Tentative Map TM 16-02 subject to the Mitigation Measures contained within the Mitigation Monitoring Plan and Conditions of Approval as amended, including the name Hari Way.

Commissioner Eyeler seconded the motion. The Commission voted to approve the project by a vote of 7 yes and 0 no.

**Development Service Director Reports:**
Director Rodriguez reviewed the following items with Commission
- Briefly discussed the League of Cities Planning Commissioner Conference in Los Angeles.
- Indicated he has met with the Chamber of Commerce regarding the Bars and Nightclub ordinance update. Noted that he would continue to solicit feedback from interested parties and will bring the document before the Commission for action.
- Noted that the Planning Commission and City Council will conduct a joint workshop to discuss the El Margarita Master Plan in early April and noted that a community meeting will be held on April 9, 2017.

**Report of Actions of the Planning Commission:**
Commissioner Eyeler noted he enjoyed the League of California Cities Planning Commissioner Conference and came away with a lot of good information.

Commissioner Ali indicated she enjoyed the Planning Commissioner Conference and had two take ways:

1. City planning in general is moving towards meeting public health issues, and
2. The industry trend is to encourage less off-street parking to encourage walking and other modes of transportation.

Commissioner Shannon also indicated the Conference was informative.

Commissioners also expressed a desire to receive their packets earlier and directed staff to agendize this for discussion.

**Adjournment:**
There being no further business, the meeting was adjourned at 7:25 p.m. to the next regular meeting by Chairperson Ali.

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Arnoldo Rodriguez, Secretary