

PLANNING COMMISSION

Peggy White, Chair
Robert Griffith, Vice Chair
Shirley Benningfield, Commissioner
Candis Woods, Commissioner
Walter Michael, Commissioner

CITY PLANNER
Karen Mantele

MINUTE CLERK
Maria Ehorn



201 North Lassen Street
Willows, CA 95988
(530) 934-7041

PLANNING COMMISSION MEETING AGENDA
Wednesday October 19, 2016
7:00 p.m.

1. **Call to Order - 7:00 p.m.**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Review:** (Requested Changes by Commissioners or Staff?)
5. **Public Comment:** Persons wishing to speak on a matter *not on the agenda* may be heard at this time; however, no action will be taken unless placed on a future agenda. (***Public Comments are generally restricted to three minutes.***)
6. **Approval of Minutes:** Minutes of Planning Commission meeting held September 21, 2016
7. **Public Hearing/New Business**
 - a. **PUBLIC HEARING CONTINUED FROM September 21, 2016 MEETING /Use Permit (File # UP-16-06)**
Applicant/Owner: Suresh Patel/same
457 N. Humboldt Avenue/Assessors Parcel Number 017-330-022/CH (Highway Commercial) zone/Highway Commercial Land Use Designation/Request to allow additional pole and identity signage for existing motel
 - b. **Design Review (File# Dr-16-08) Applicant/Owner: Kevin Robertson/Northern Valley Indian Health**
257 N. Butte Street/Assessors Parcel Number 002-152-008 & -009/CC (Central Commercial) zone/
General Commercial Land Use Designation/Request to approve design and site elements for new two-story administration building
 - c. **Addendum to adopted Mitigated Negative Declaration for Tentative Map (File# TM-09-01) -**
Applicant/Owner: Basin Street Properties
8. **Commission Commentary**

9. Adjournment

CERTIFICATION: Pursuant to Government Code § 54954.2 (a), the agenda for this meeting was properly posted on or before October 14, 2016.

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at www.cityofwillows.org. In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider

MINUTES OF THE WILLOWS PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 21, 2016

1. The meeting was called to order at 7:00 pm by Chair White.

2. **PLEDGE OF ALLEGIANCE:**

Chair White led the Pledge of Allegiance.

3. **ROLL CALL:**

Karen Mantele, Planner, Maria Ehorn, Minute Clerk

Present: White, Benningfield, Griffith

Absent: Woods, Michael

4. **AGENDA REVIEW:** Chair White asked if there were any changes to the agenda by staff or Commissioners. Staff and Commission had no changes to the agenda.

AYES: White, Benningfield, Griffith

NOES: None

ABSENT: Woods, Michael

ABSTENTION: None

5. **PUBLIC COMMENT:** Chair White introduced the item. No comments were made.

6. **APPROVAL OF MINUTES:** It was moved by Commissioner Griffith and seconded by Commissioner Benningfield to approve the Minutes of the Planning Commission Meeting held August 17, 2016.

AYES: White, Benningfield, Griffith

NOES: None

ABSENT: Woods, Michael

ABSTENTION: None

7. **PUBLIC HEARING(S)/NEW BUSINESS:**

a. Conditional Use Permit (File #UP-16-06) Applicant/Owner: Suresh Patel/B&S Hospitality Inc.

475 N. Humboldt Avenue/Assessors' Parcel Number: 017-330-022/Highway Commercial Zone/Highway Commercial Land Use Designation/Request of additional pole and identity signage.

Ms. Mantele recommended opening the public hearing and then to continue the hearing to the October 19, 2016 meeting. Ms. Mantele noted as per requirements, the legal notice had been published in regards to this application. Subsequently, after the notice was posted, the applicant could not provide certain requested items in a timely manner in order to prepare a staff report. As a result there was no staff report. Chair White then introduced the agenda item. Chair White opened the public hearing. Commissioner Griffith moved to continue the hearing until the October 19, 2016 meeting. The motion was seconded by Commissioner Benningfield.

AYES: White, Benningfield, Griffith

NOES: None

ABSENT: Woods, Michael

ABSTENTION: None

b. Tentative Parcel Map Extension (File #MSUB-07-04) Applicant/Owner: Kyle & Tanya Persky

749 & 759 S. Merrill Avenue/Assessor's Parcel Number: 001-330-017 & 001-330-018/R-1 (Single Family Residential) zone/Low Density Residential Land Use Designation/Request for one year extension to parcel map.

Chair White introduced the agenda item. Ms. Mantele stated the second parcel number listed on the agenda to be corrected to read 001-330-018. She then presented the agenda report to the Commission. Chair White opened the public hearing. No comments were heard. Chair White then closed the public hearing.

Commissioner Benningfield moved to approve the next resolution in line entitled, A Resolution of the Planning Commission of the City of Willows granting approval for a one year time extension to parcel map file number MSUB-07-04 for Kyle & Tanya Persky for property located at 749 & 759 S. Merrill Avenue, assessor's parcel numbers 001-330-017 & 001-330-018. The motion was seconded by Commissioner Griffith.

Planning Commission Agenda Report:**October 19, 2016**

Project: Conditional Use Permit (File #UP-16-06) /Request to allow additional identity and pole signage
 Applicant(s)/Owner: Suresh Patel/B&S Hospitality Inc.
 Project Location: 475 N. Humboldt Avenue
 Parcel No: 017-330-022
 Zoning: CH (Highway Commercial District)
 General Plan Highway Commercial

**THIS IS A PUBLIC HEARING ITEM CONTINUED FROM THE SEPTEMBER 21, 2016
 PLANNING COMMISSION MEETING**

Project Description

The applicant, Suresh Patel, has submitted a Planning application for a Use Permit, a request to allow additional pole and identity signage for the Best Western Motel beyond what the Comprehensive Sign Code allows. Mr. Patel desires to upgrade his present signage with new colors/design logos of the flagship for the reimage of the motel.

Review Process

This matter is before the Planning Commission pursuant to Section 18.125.150(4), 18.125.150-A, and Section 18.135.040 the City of Willows Municipal Code.

Zoning/ General Plan Consistency

The project site is zoned Highway Commercial (CH), which allows motels/hotels as a permitted use. Zoning to the north, south are the same as the project site. Zoning to the east is R-3 and Interstate 5 is west of the site.

The General Plan Land Use designation for this site is Highway Commercial pursuant to the City's General Plan Land Use Map. The designation provides for commercial uses that primarily serve the travelers at Interstate 5 access points.

Project Analysis for Use Permit:

Per the Comprehensive Sign Code, the property is allowed a total of 90.9 square feet of identity signage (*the linear foot of the building is 60.6 feet*) and based upon one and one-half square feet of signage for each lineal foot of building frontage, with higher totals requiring use permit; sixty square feet of incidental signage, and a pole sign.

Identity signage is defined as a sign which is designed and intended to identify the name of a commercial business, professional office use, public use, quasi-public use, or similar use and which sign is located on the premises to be identified. Incidental signage is defined as a sign pertaining to and advertising goods, prices, products, services or facilities which are available on the premises. Such signing is in addition to the main identity signing.

As part of the proposed re-image project, the applicant is requesting approximately 19.1 square feet of additional identity business signage, and 351.25 square feet of pole signage. No incidental signage is

being requested. The existing pole sign is 55'10" high, and the new pole sign if approved would be 63'6.5" high, not exceeding the pole height limit allowed by code.

The proposal is to replace the two signs with new image signage resulting in larger sign areas. The "new look" for a Best Western Motel is the blue/gray signage being proposed by Mr. Patel. His desire is to keep up with the new brand look to continue to attract travelers to his motel.

The existing signage, plus the proposed signage, puts the amount of signage over the allowed limit for this property. The following chart details the signage (*existing and proposed*):

EXISTING	PROPOSED
Pole Sign = 177.48 SF per side for a total of 354.96 SF	Pole Sign = 275 SF per side for total of 551.25 SF
Monument Sign = 56 SF per side for a total of 112 SF	Monument Sign = 55 SF per side for a total of 110 SF

Two sections of the Comprehensive Sign Law speak to the amount of pole signage that would be allowed for a business. Section 18.125.120 states that pole-mounted sign area not to exceed 100 SF of surface area for one face or 200 SF of surface area for two or more faces is allowed for freeway oriented commercial businesses located in the Highway Commercial district. Section/Table 18.125.150-A under Maximum Sign Area Allowed states pole mounted sign: 100 SF of surface area for one face or 200 SF of surface area for two or more faces, and Identity Signs allowed 1.5 SF for each foot of lineal building frontage with higher totals requiring use permit but not including pole signs.

In the past several years Staff has brought before the Commission several Use Permits to increase identity and pole signage for businesses along Humboldt Avenue. The trend to allow more signage is apparent with brand named businesses. In 2014 staff brought a Use Permit to the Commission for the reimage of the 76 Station to a Chevron brand which granted an additional 64.17 SF of Identity Signage and 96 SF of Pole Signage.

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). Staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Code Section 15311, Class 11 Accessory Structures.

Findings of Fact

Based upon the facts and conclusions contained within this staff report the following findings must be made in order to approve the applicant's Use Permit request:

1. That the use is consistent with the purposes of the district in which the site is located.
2. That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
3. That the proposed use is in conformance with the General Plan.

In accordance with Section 18.135.030 notice of this public hearing was published in the local newspaper ten (10) days prior to the public hearing and all property owners as indicated on the latest secured Assessor's records within 400 feet of the subject property were sent notice of the hearing

STAFF RECOMMENDATION:

Staff recommends the Commission consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record for Use Permit proposal file # UP-16-06 to allow an additional 19.1 square feet of business identity signage, and 351.25 square feet of pole signage, subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

- 1) Approve the Use Permit application proposal as submitted, approve with modifications subject to Conditions of Approval as described in Attachment 2
- 2) Deny the Use Permit application with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Proposed Signage
4. Applicants Letter of Request

Submitted by:



Karen Mantele
Principal Planner

THE APPLICANT IS REMINDED THAT THERE IS A 10 (TEN) DAY APPEAL PERIOD FOLLOWING THE PLANNING COMMISSION DECISION ON THE USE PERMIT APPLICATION



EXISTING SIGNAGE

DRAFT

PC RESOLUTION NO. _____-2016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING USE PERMIT APPROVAL (FILE # UP-16-06) TO SURESH PATEL OF THE BEST WESTERN MOTEL TO ALLOW 19.1 SF OF ADDITIONAL IDENTITY SIGNAGE AND 351.25 ADDITIONAL POLE SIGNAGE FOR PROPERTY LOCATED AT 475 N. HUMBOLDT AVENUE ASSESSORS PARCEL NUMBER 017-330-022

WHEREAS, the applicant, Suresh Patel has filed a Planning application for a Conditional Use Permit to request additional identity and pole signage, and,

WHEREAS, City of Willows Municipal Code Section 18.125.150-A allows for additional identity signage in the Highway Commercial zone upon first securing Use Permit approval from the Planning Commission, and

WHEREAS, notice of the Planning Commission meeting held on September 21, 2016, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 400 feet were sent; and,

WHEREAS, the Planning Commission did, on September 21, 2016, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission opened the Public Hearing on September 21, 2016, and continued the Hearing until October 19, 2016; and,

WHEREAS, on October 19, 2016 the Planning Commission reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15311, Class 1, Accessory Structures; and

WHEREAS, the Planning Commission does find that the proposed use is consistent with the purposes of the district in which the site is located, as additional signage is allowed per Section 18.125.150-A which states commercial buildings within the HC zoning district are allowed Identity Signs: 1.5 sq. ft. for each ft. of lineal building frontage, with higher totals requiring use permit, and

WHEREAS, the Planning Commission does find that the allowance of additional pole signage for the Best Western Motel will not be detrimental to the surrounding area, as freeway oriented businesses require additional signage to attract travelers; and

WHEREAS, the Planning Commission does find that the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity, as conditions of approval incorporate provisions which project will not be detrimental to the public health, safety or welfare; and

WHEREAS, the Planning Commission does find that the proposed use is in conformance with the General Plan, as the property is located within the Highway Commercial designation, which allows for commercial uses that primarily serve travelers at Interstate 5 access points, and which signage is an integral part of providing travelers choices.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Use Permit proposal to add an additional 19.1 SF of identity signage and 351.25 SF of additional pole signage, are consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Use Permit (File#UP-16-06), subject to the attached conditions of approval set forth in Attachment #2, and signs as shown on Attachment 3.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of October, 2016, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Bob Griffith, Vice Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

**USE PERMIT CONDITIONS OF APPROVAL
FOR
Best Western Motel
For property located at
475 N. Humboldt Avenue/APN; 017-330-022**

PC approval date: _____, 2016

General

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. If the use (additional signage) is not made on the project subject to the permit within one (1) year after the date of granting the permit, then without further action, the permit shall be null and void and such use shall not be made of the property except upon the granting of a new permit.
3. This use permit is void one (1) year after the use permitted by such permit is discontinued.
4. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
5. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
6. Approval is granted for an additional 19.1 SF of identity signage and an additional 351.25 SF of pole signage. Any new signage not included with this approval is subject to review and approval by the Planning Department prior to installation.
7. Per Section 18.125.110(2) the permanent freestanding sign shall incorporate the numerical address (letters minimum six inches high).
8. The developer shall adhere to the design color schemes/signage and specifications of the Architectural Design Review approval as presented to the Commission on the approval date.
9. All contractors/sub-contractors shall obtain a City business license prior to commencing operation. (Contact Finance Department).

Building Department.

10. The structural connection of the new sign cabinet to the top of the pole shall be engineered.
11. The increased sign size will require an analysis of the existing pole and footings.

12. Submit 3 complete sets of plans and structural calculations along with a completed building permit application.

13. Applicant shall comply with Code Section 18.125.100 Inspection and maintenance.

Proposed New Pole Sign



Proposed New Monument Sign



Applicants Letter of Request

City of Willows

12 August 2016

Ms. Karen Mantele

Re: Best Western Willows Inn Signage Permit APN: 017 330-022



Dear Ms. Mantele,

I am Suresh Patel, the owner of Best Western Willows Inn (formerly Days Inn of Willows). I have been doing business on I-5 in the hospitality industry for 25 years.

After acquisition, I converted the Days Inn into Best Western franchise. The Best Western International brand is known for it's high quality standards and comforts for guests. They appeal to the tired and weary guests who need a good rest when traveling.

In recognizing this, they also know when new changes are needed, as with their new logo. As we are changing signs for the new logo, we know for our property we need measurements of our sign as requested. It will appeal to guests from the freeway. As we attract more guests, it will benefit the City of Willows through the transient tax revenue.

Thank you for your consideration.

Sincerely,

Suresh Patel

Suresh Patel 8/12/2016

Best Western Willows Inn

475 N. Humboldt Avenue

Willows, CA, 95988

Planning Commission Agenda Report:

October 19, 2016

Project: Design Review (File# DR-16-08) Construction of a new two-story administration building & site improvements

Applicant(s)/Owner: Kevin Robertson/Northern Valley Indian Health

Project Location: 257 N. Butte Street

Parcel No: 002-152-008 & -009

Zoning: CC (Central Commercial)

General Plan General Commercial

Project Description

The applicant, Kevin Robertson of NMR Architects & Engineering, on behalf of Northern Valley Indian Health (NVIH), has submitted a Design Review Planning application for Commission review and approval of a new 20,565 SF commercial administrative building and site improvements on undeveloped lots. The lots are currently an open field and a fenced garden area. Proposed site improvements include new landscaping, lighting, and parking lot resurfacing and striping. Ten parking spaces will be added to include an enclosed area to the west of the building for employee parking and 33 parking spaces between the new building and the NVIH clinic building to the south. A walkway is proposed between the two buildings and will incorporate several areas of stamped colored concrete pattern, walkway lighting and landscaping. The proposal includes a small garden area southwest of the building site and a dog run area along the west side of the building. The new building will house the administrative functions for the adjacent NVIH clinic south of the project site.

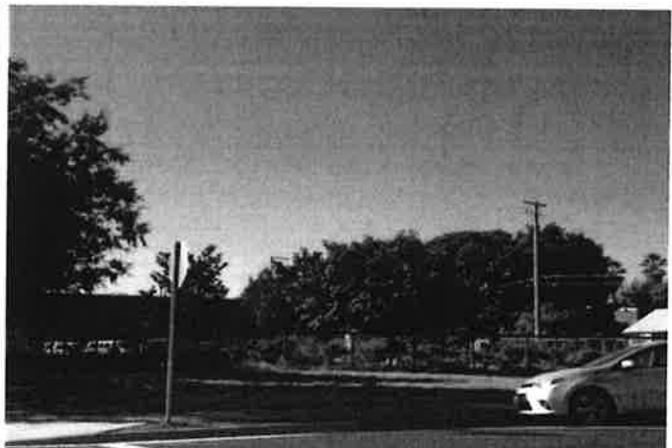
Review Process

This matter is before the Planning Commission pursuant to Chapter 2.45.030 of the City of Willows Municipal Code.

Zoning/General Plan Consistency

The parcels are located on the corner of N. Butte and W. Willow Street and zoned Central Commercial. Zoning to the north, south and east are the same as the subject parcels. Zoning to the west is R-P (Residential Professional) with a mix of commercial and office uses.

The General Plan Land Use designation for this site is General Commercial pursuant to the City’s General Plan Land Use Map. This designation allows for a variety of uses including service related business and professional offices.



Existing photos of project site

Project Analysis for Design Review (pursuant to Section 2.45.060)

Competent Design: The new building has been designed by a licensed professional firm. The overall design of the new two-story building has distinct architectural features such as the two-story round column which is central to the building and will serve as a board room.

Relationship between Structures within the Development and between Structures and Site: The proposal is to construct a new two-story administrative building and install site improvements. The two-story structure has been designed with a front main entrance off of W. Willow Street. The design of the new building has taken into account the existing clinic building to the south and incorporates a walkway between the two structures. The proposed design and layout of the building will be a pleasing addition to the downtown area and provide as a landmark.

Relationship between Development and Neighborhood: The proposed project is designed to be harmonious with the existing clinic building by incorporating a decorative connective walkway between the two buildings. Orientation of the building has been designed to front W. Willow Street yet still be visible from Butte. Incorporating a small garden area into the overall project design will preserve a small sample of the existing character of the area. The proposal includes a decomposed granite base dog run area along the west side of the building. The new building will not be out of character for the neighborhood, but will add to it.

Materials and Colors Used: The organization of materials for this new building has been carefully selected, from the stone veneer which will be placed on the bottom portion of the building, to the stucco plaster exterior walls (a three coat plaster system) which will be a earth-tone tri-color scheme of light tan/medium tan/dark brown accent and placed on the majority of the building, and a green metal standing seam panel roof to accent the building. The window frames and mullions will be an anodized bronze color which will add to the character of the building. The walkway that is proposed will be placed between the new and existing buildings and will incorporate several areas of stamped colored concrete pattern, walkway lighting and landscaping.

Wall, fences, screening: The project proposes to install steel post fencing to enclose/conceal the employee parking area from the public view and is located adjacent SW to the building. The fencing will include a sliding gate for entrance to the parking area.

Surface water drainage: Site drainage shall be captured onsite as conditioned by the City Engineer. Further plan review by the City Engineer will provide for all surface water and paved areas to collect water so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create puddles on the paved areas. All project related drainage impacts shall be mitigated by the project developer.

Drives, Parking and Circulation: This site is located within the Central Commercial zone, which provides for a parking exemption for sites in the downtown central commercial district. (Section 18.120.060) This Section allows for uses as allowed within this district an exemption from providing new on-site parking as normally required by Chapter 18.55 of the WMC. If this code section were applicable the parking requirement would be 108 on-site spaces. The project will provide for ten employee parking spaces, and 33 additional parking spaces to be shared by the clinic building, including 3 handicap spaces. A reciprocal parking agreement shall be required to be filed for the cross use of on-site parking. Additional off-site parking within a two block area of the site provides for approximately 122 parking spaces, mostly stripped. Additionally east of the site is the City parking lot which serves visitors in the downtown area as well. Bike parking is also proposed for the development.

Utility Service: All utilities will be conditioned to be placed underground. A trash enclosure is proposed with the project and is located for convenience for both buildings.

Signs: No new signage is proposed with this project; however should the property owner desire to have signage for the new building, a condition of approval is included to require City Planning Department approval prior to installation.

Exterior Lighting: Exterior lighting is proposed for both the parking lot, walkway and building. All lighting shall comply with the City of Willows Municipal Code.

Landscaping: The project includes new landscaping to include nine new trees, several shrub species and several perennial species as shown on the landscape plans. A sprinkler system is incorporated into the landscape plans. Six existing mature trees will be removed as part of the construction of the project and parking areas. A couple of the proposed trees are not on the City's Master Tree list, and as a result a revised landscape plan will be required to be submitted for Staff review and approval prior to installation.

The project was reviewed internally by City departments for comments/conditions which are reflected in the attached proposed conditions of approval.



Proposed New Building

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). Staff has determined that the proposal is exempt from further CEQA pursuant to CEQA Code Section 15332, In Fill Development, Class 32.

STAFF RECOMMENDATION:

Staff recommends adoption of the attached resolution recommending Design Review approval for Northern Valley Indian Health, to construct a two-story 20,565 SF administration building with site improvements subject to the conditions of approval as shown in Attachment #2.

PLANNING COMMISSION OPTIONS:

- 1) Approve the Design Review application as presented or approve with modifications subject to Conditions of Approval as described in Attachment 2
- 2) Deny the Design Review application with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Site Map (full set of plans for Commission)

Submitted by:



Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING DESIGN REVIEW APPROVAL (FILE # DR-16-08) TO NORTHERN VALLEY INDIAN HEALTH TO CONSTRUCT A TWO-STORY 20,565 SF ADMINISTRATION BUILDING AND SITE IMPROVEMENTS FOR PROPERTY LOCATED AT 257 N BUTTE STREET ASSESSORS PARCEL NUMBERS 002-152-008 & -009

WHEREAS, the applicant, Kevin Robertson on behalf of Northern Valley Indian Health has filed a Design Review planning application to obtain approval for the design of a two-story administration building with site improvements; and,

WHEREAS, new buildings are subject to Design Review approval per WMC Section 2.45.030; and,

WHEREAS, the Planning Commission did, on October 19, 2016, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission has reviewed all evidence submitted in connection with the application, including public testimony, staff report, supporting documentation, City codes and regulations, and all other relevant documents and evidence which are part of the record of proceedings; and,

WHEREAS, the Planning Commission finds that the proposal is considered exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Infill Development, Class 32.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to construct a two-story administration building is consistent with the City of Willows General Plan, the City of Willows Municipal Code, and hereby approves Design Review File #DR-16-08, subject to the attached conditions of approval set forth in Attachment #2; and site map Attachment #3.

IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of October 2016, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Peggy White, Chairperson

ATTEST: _____
Recording Secretary, Maria Ehorn

**DESIGN REVIEW CONDITIONS OF APPROVAL
FOR
NORTHERN VALLEY INDIAN HEALTH
FOR PROPERTY LOCATED AT 257 N. BUTTE STREET
APNs; 002-152-008 & -009**

PC approval date: _____, 2016

General

1. That the applicant/developer shall enter into a Pass Through Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this development.
2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
3. The developer shall adhere to the design and specification of the Architectural Design Review approval for the construction of a two story administration building and site improvements as presented in plans on file with the City.
4. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the Building Official for an extension of not more than one year from the original date of expiration, if he finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes to the approved design and any further extension beyond one year shall require Planning Commission approval.
5. An Occupancy Permit shall not be issued in part or whole for any building until work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
6. The applicant shall first secure sign permit approval from the Planning Department prior to installation of any business signage.
7. On-site parking shall be provided in accordance with the approved site plan showing 43 on-site parking spaces.
8. The parking lot shall be stripped in accordance with the site plan, City standards and in accordance with ADA requirements.
9. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.

10. Any debris as a result of the project shall be disposed of properly to an approved waste disposal site.
11. A revised Landscape Plan shall be submitted for Planning Department review showing trees listed on the City's Master Tree List.
12. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
13. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped and a qualified archaeologist shall survey the site. The archaeologist shall submit a report with recommendations on the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
14. All contractors/sub-contractors shall obtain a City business license prior to commencing operation. (Contact Finance Department).

Building Department

15. The applicant shall submit 4 complete sets of plans, calculations and specifications, to the building department for review and approval.
16. The submitted plans shall comply with all applicable Federal, State and Local codes and ordinances.
17. The plan submittal shall include a completed building permit application and a plan review deposit.
18. Buildings in excess of 10,000 SF are required to be commissioned, provide documentation on commissioning process.
19. Walls in close proximity to property lines shall be constructed in accordance with current applicable code.
20. The curb, gutter and sidewalk may need to be repaired or replaced. Public Works to decide.
21. The alley will be subject to significant additional traffic and may need to be surfaced. Public Works, City engineer to decide.

22. The approximate 6000 SF area that is not finished will have to comply with the adopted code at the time of permit application and may require that some already installed features be removed and replaced with code compliant products.
23. The applicant/contractor shall arrange for a meeting with City staff prior to construction to discuss the conditions of approval.
24. The conditions of approval shall be included in and become part of the plan sets.
25. The applicant shall be responsible for Willows Unified School District Development Fees (subject to WUSD approval).

Fire Department

26. All impact fees shall be paid prior to the issuance of a building permit.
27. All buildings shall have fire sprinkler systems provided. The Fire Department shall review all sprinkler plans prior to installation (WMC 15.15.10).
28. All fire and alarm systems must meet the approval of the Fire Chief (WMC 15.15.120).
29. A knox box shall be installed per Fire Chief approval (WMC 15.15.130).
30. The building address shall meet all WMC 15.15.100 criteria and be reviewed by the Fire Department prior to installing.
31. Provide fire extinguishers in accordance with the 203 CFC.
32. Provide illuminated exist signs over all exist doors in accordance with the 2013 CBC and CFC.
33. All exist doors shall have no knowledge door locks, be posted "This door to remain unlocked when building is occupied" and swing in the direction of exit travel.
34. An FDC connection shall be within 50 feet of hydrant.
35. On-site road surface will meet CFC Chapter and Section 15.15.090 Fire Apparatus Access Roads.
36. Red curbs maybe required and will be evaluated at time of construction.

Engineering Department

General Conditions:

37. Developer shall design and construct all improvements and facilities shown on any approved site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a site plans depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
38. Developer shall design and construct all improvements and facilities shown on any approved site plan, or other documents submitted for permit approval, in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a site plans depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
39. All existing overhead utilities (of 26,000 volts or less) and proposed utilities, both on-site and along project frontages (including alleyways), shall be placed underground. This does not include surface mounted transformers, pedestal mounted terminal boxes and meter cabinets. Utilities in the alley shall be placed underground and the riser from underground to overhead shall be on the existing pole in the alley on the north side of W. Willow Street.
40. Unless otherwise explicitly permitted, all existing wells, septic tanks and/or underground fuel storage tanks shall be abandoned under permit and inspection of Glenn County Department of Health Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.
41. The proposed trash collection area shall be designed such that it includes a drain connected to the sewer system to capture any liquid that may leak out of any dumpsters in the enclosure. The grading of the enclosure shall be such that it captures all liquid from the trash enclosure area. The trash enclosure shall be covered so as not to allow any rainwater from entering the enclosure.
42. The applicant shall be responsible for maintaining all landscaping in the public right-of-way fronting this facility. All street trees shall be installed with root barriers and shall be of a species approved by the City.
43. All parking lots, including stall dimensions, lighting, etc. for all parking lots shall meet dimensions as specified in the City's Municipal Code §18.120.
44. Prior to approval of the improvement plans, the applicant shall submit a reciprocating maintenance agreement between the parcel where the new building is proposed and the existing parcel to the south for maintaining the parking lots, as these facilities will be shared between the two buildings. Additionally, reciprocating access and parking easements shall be provided for

review and approval under a separate deed between the two parcels allowing common access and parking between the two parcels. Both the reciprocating maintenance agreement and the reciprocating access/parking easement shall be recorded prior to approval of the improvement plans.

45. The proposed new building is being constructed on two separate lots (shown as APN's 002-152-008 and 002-152-009.) Prior to approval of the improvement plans or any building permit, the applicant shall process a lot merger of the two lots and gain City approval. Said lot merger shall be recorded prior to issuance of any permit or approval of the improvement plans. Additionally, the existing parking lot adjacent to the existing building to the south is shown to be on its own parcel (APN 002-152-010.) This parking lot parcel shall be merged with the parcel directly to the south. This lot merger shall take place simultaneously as the lot merger for the two northerly parcels associated with this application.

Improvement Plan and Construction Conditions:

46. Improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, sidewalks, parkway strips and streetlights. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.
47. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
48. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
49. Improvements plans shall include a storm water pollution prevention plan.
50. Roadway Improvements:
- a. Where new roadway improvements abut existing paving, the existing pavement section shall be saw-cut and reconstructed to provide adequate conforms. The limits of such reconstruction shall be as determined by the City Engineer.
 - b. A new street light shall be installed at the entrance to the alley along W. Willow Street. Street lighting shall be designed to provide to meet safety requirements and minimize glare. Street light standard and luminaries of the design and locations shall be approved by the City Engineer. All lighting must have shields as specified in the City Standards.
 - c. Ramps for disable persons meeting the most recent standards shall be provided at all intersections and at the limits of the improvements where they do not adjoin existing

sidewalk improvements. Sidewalk warps shall be provided as necessary to allow a clear four-foot wide walkway at all locations, including areas where mailboxes, streetlights, and fire hydrants obstruct sidewalks.

- d. Due to primary access of employee parking being off the existing alleyway on the west side of the property, the applicant shall be responsible for improving the existing alley to provide for 3-inches of paving over 12-inches of aggregate base from the intersection of the alley and W. Willow Street to the southerly end of the existing parking lot. The alley shall be paved to a width of 20 ft. The existing driveway at the intersection of the alley and W. Willow Street shall be removed and a new driveway constructed per City Standard S-4
- e. The existing curb and gutter (including the driveway cut) abutting the property along W. Willow Street shall be removed and replaced with standard curb and gutter per City Standards. The limits of the removal and replacement shall be from the westerly end of the new improvements recently installed by the City at the intersection of W. Willow Street and N. Butte Street to the westerly side of the driveway into the alley. All new curb and gutter shall be installed per City Standards.
- f. All sidewalk fronting the property along W. Willow Street shall be removed and replaced. This includes sidewalk crossing the existing alleyway. Additionally, all damaged sidewalk along the property frontage on N. Butte Street shall be removed and replaced with sidewalk per City Standards.

51. Water and Sanitary Sewer Improvements:

- a. All public water and sewer mains must be located in public right-of-way wherever possible. Where public water and sewer mains must be located on private property, all necessary easement dedications must be made prior to final acceptance of the project by the City.
- b. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installing privately owned and operated sewer lift station(s) with grinder/ejector pump(s) on site.
- c. All utility cuts in the existing pavement of N. Butte Street or W. Willow Street shall be repaired per City Standards.

52. Drainage Improvements

- a. All project related drainage impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans. The design storm for the proposed drainage facilities shall be capable of carrying flows from a 10-year storm.

The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:

Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps and drainage courses.

- b. Post-development off-site flows shall not exceed pre-development flows. The hydrology and hydraulic information submitted for this development shall include inflow and outflow hydrographs for the proposed detention facilities and shall clearly indicate that flows out of the detention facilities shall not exceed pre-development flows and that the public storm drain system that is being connected to will not be overwhelmed. If it is found that the existing drainage facilities downstream of the development are not capable of handling the additional flows from this project, off-site drainage improvements shall be constructed as necessary to mitigate any issues.
- c. The proposed new storm drain inlet on N. Butte Street shall be per City Standard S-7.

Construction Conditions

- 53. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
- 54. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
- 55. Before or any construction activity that would result in a land disturbance of one acre or larger, the developer shall provide evidence that a Notice of Intent has been submitted and received by the Regional Water Quality Control Board for a General Construction Activity Storm Water Permit. A copy of the project Storm Water Pollution Protection Plan shall be submitted to the City.
- 56. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
- 57. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.

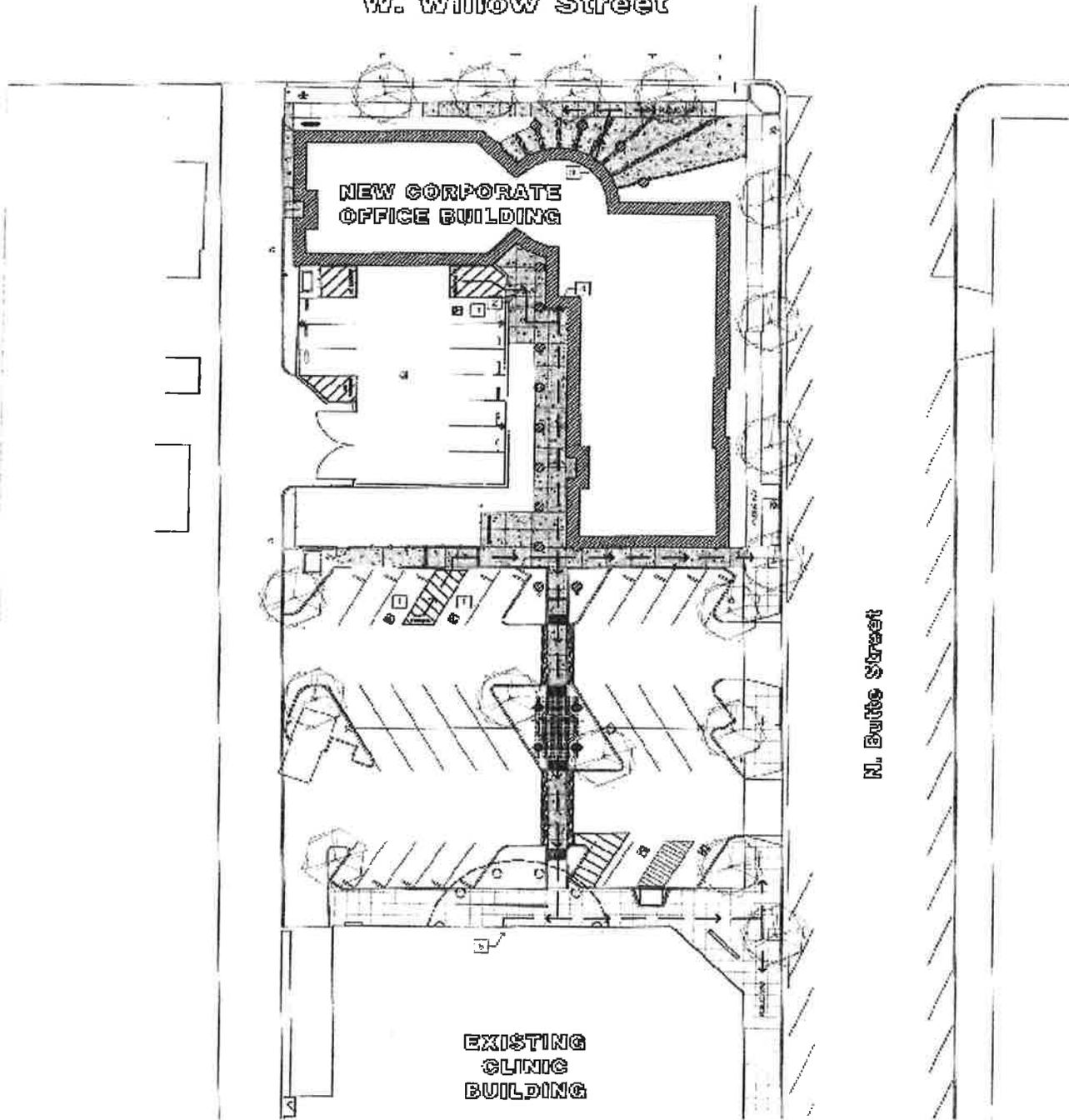
58. All streets, alleys, curbs, gutters, sidewalks or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
59. The applicant shall submit a proposed haul route for all trucking associated with this project to the City Engineer for review and approval prior to commencement of construction.
60. Dust control must be maintained to the City's satisfaction.
61. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday unless approved by the City Manager.

Release of Securities Conditions

62. All improvements within the public right-of-way shown on the Improvement Plans shall be completed and accepted by the City.
63. All improvements within the public right-of-way shown on the Improvement Plans shall be completed and accepted by the City.
64. All punch-list work shall be completed and any outstanding inspection fees or other charges shall be paid.
65. Developer shall provide for sufficient surety guaranteeing the public improvements for a period of one year.
66. A complete set of *As-Built* or Record improvement plans showing all substantial changes from the original plans shall be certified by the Civil Engineer of record and submitted to the City Engineer prior to acceptance of the public improvements.
67. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her engineer certifying that they observed the work during construction and that site grading and all private site improvements have been completed in accordance with the improvement plans approved by the City Engineer.
68. Prior to acceptance of the work, the developer shall provide a written statement signed by his or her geotechnical engineer certifying that they observed the work and reviewed testing results, and that all of work was performed in accordance with the recommendations included in the Soils Investigation/Geotechnical Report or other recommendations necessitated by field conditions.

Site Plan

W. Willow Street



N. Butte Street

EXISTING
CLINIC
BUILDING

NEW CORPORATE
OFFICE BUILDING



OVERALL NEW SITE PLAN

Planning Commission Agenda Report:

October 19, 2016

Project: Addendum to previously adopted Mitigated Negative Declaration for File #'s TM-09-0/UP-09-01/PD-09-01
 Owner: California Land Investors, Inc.
 Project Location: Area East of Interstate 5 and west of Tehama Street
 Zoning: CG (General Commercial); ML (Light Industrial); PD (Planned Development)
 General Plan Highway Commercial

Background:

In July of 2009 the Planning Commission heard applications from Basin Street Properties for a Tentative Map/Conditional Use Permit/Planned Development to carve out 22 lots within a 55 acre parcel for future commercial/industrial development. As part of the action to take for the Commission, was consideration of adopting a Mitigated Negative Declaration for the project. The Commission did adopt the Environmental Document at the meeting.

The project description, several APNs listed and discussion with the Environmental Setting and Surrounding Land Uses discussion stated within the Initial Study prepared for the project are inaccurate. This was discovered during the review of the document during the EDA grant environmental process which the City is presently going through as the EDA grant will augment the commercial/industrial development. In order to correct the inaccuracies, an Addendum to the previously adopted Mitigated Negative Declaration is being brought before the Commission, as per CEQA code section 15164.

Inaccuracies:

The adopted mitigated negative declaration prepared for the Basin Street Properties Commercial/Industrial Tentative Map listed Assessor's Parcel Numbers APN: 001-09-1-012-0; 001-10-1-003-0; 001-10-2-014-0; 017-17-0-011-0; 017-17-0-017-9. The only parcel number applicable to this property is APN: 017-170-011 which the 55 acre commercial site was carved out of. The rest of the APN's are part of the residential property owned by Basin Street Properties.

The project description for the commercial/industrial tentative map was described in the Initial Study as below: **(The strike outs are the inaccuracies to remove)**

Project Description: *The project site is located in the southern portion of the City of Willows. It occupies an area immediately east of California Interstate Highway 5 and west of Tehama Street. ~~The total ownership encompasses approximately 200 acres.~~ The project (55+- acres) consists of a major subdivision, use permit application, and Planned Development (PD) combining district application to develop the South Willows Commercial/Industrial Center consisting of 22 lots, 2 commonly owned parcels (Parcels A and B, detention pond areas), and a remainder parcel (143+- acres). ~~The remainder parcel would be developed under a separate land use entitlement (Planned Development) at a future date. The remainder parcel will focus on residential development consistent with the site's General Plan Land Use Designation and zoning.~~ The development is intended to accommodate future general commercial and/or light industrial uses. The subdivision proposes a range of lot sizes from 1 to 3+ acres in size. Included as part of this application are development standards proposed by the applicant, as well as a list of proposed permitted and conditional uses which would apply to the proposed PD. Access to the project*

site would be provided by the proposed Commercial Street which would intersect Tehama Street approximately 2000' south of County Road 53.

The *Environmental Setting and Surrounding Land Uses* discussion for the commercial/industrial tentative map was described in the Initial Study as below: **(The strike outs are the inaccuracies to remove)**

Environmental Setting and Surrounding Land Uses:

The project area is currently vacant and is relatively flat, having been in agricultural use for many years. The ~~200+~~ 55 acre site ~~ownership lies immediately south of the Glenn Colusa Canal, and is situated between Interstate Highway 5 to the west and Tehama Street to the east. Agricultural fields and operations are located throughout this vicinity. There is an existing drainage channel located adjacent to Tehama Street. There are no curb, gutter or sidewalk improvements along the site frontages~~

Environmental Review and Analysis

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA) for significant environmental impacts to the environment. Under CEQA, lead agencies must conduct a fact-based evaluation of proposed changes to a project in order to determine whether further environmental analysis is required, pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Chapter 3 (CEQA Guidelines) Section 15162. The City has determined that an addendum to the Mitigated Negative Declaration for the previously adopted Commercial/Industrial Tentative Map is appropriate pursuant to Section 15164 of the California Environmental Quality Act and the following analysis is provided:

California Code of Regulations, Title 14, Chapter 3 (Guidelines for California Environmental Quality Act (CEQA)), Section 15162 states:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one of more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15162 (b) further states that “if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.”

The previously adopted Commercial/Industrial Tentative Map was fully analyzed utilizing an Initial Study/Mitigated Negative Declaration which was adopted by the Planning Commission of the City of Willows on the 29th of July, 2009. The proposal consisted of three (3) main elements:

1. Tentative Map to subdivide 55 acres into 22 lots;
2. Use Permit to allow Planned Development; and
3. Planned Development with Standards and Design Guidelines.

In essence as noted above, the current status is, no change in the project is occurring (which is to subdivide 55 acres into 22 lots); rather the action is to consider correcting inaccuracies within the project description, the APN's, and wording within the Environmental Setting and Land Uses discussion, which no new changes or conditions are being proposed that would enact the need to prepare a subsequent MND or a supplement to the previously adopted MND. In addition, the current status does not result in changes or conditions that would result in the preparation of an Addendum to the previously adopted MND pursuant to Section 15164 of CEQA. This is due to the fact that the current project is the same as was proposed with the 2009 MND with no changes to the prior mitigation measures previously adopted resulting.

STAFF RECOMMENDATION:

Staff recommends the Commission adopt the attached resolution adopting an Addendum to the Mitigated Negative Declaration for the Basin Street Properties Commercial/Industrial Tentative Map.

PLANNING COMMISSION OPTIONS:

- 1) Approve the resolution to adopt an Addendum to the MND
- 2) Deny the request with appropriate findings for denial

Attachments:

1. Draft Planning Commission Resolution
2. Proposed Conditions of Approval
3. Commercial/Industrial Tentative Map
4. Addendum to Previously adopted MND

Submitted by:

A handwritten signature in black ink, appearing to read "Karen Mantele". The signature is fluid and cursive, with a prominent initial "K" and a long, sweeping underline.

Karen Mantele
Principal Planner

PC RESOLUTION NO. _____-2016

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WILLOWS APPROVING A MITIGATED NEGATIVE DECLARATION
ADDENDUM FOR THE PREVIOUSLY APPROVED
COMMERCIAL/INDUSTRIAL TENTATIVE MAP WHICH WILL CORRECT
INACCURACIES TO THE PROJECT DESCRIPTION AND WHICH HAS BEEN
DETERMINED THAT THE CORRECTIONS WILL NOT REQUIRE THE
PREPARATION OF A SUBSEQUENT MITIGATED NEGATIVE DECLARATION
OR SUPPLEMENT TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION FOR THE BASIN STREET PROPERTIES
COMMERCIAL/INDUSTRIAL TENTATIVE MAP FILE # TM-09-01 FOR
PROPERTY LOCATED EAST OF INTERSTATE 5 AND WEST OF TEHAMA
STREET**

WHEREAS, the City of Willows previously adopted a Mitigated Negative Declaration (SCH# 2009062074) for the commercial/industrial tentative map pursuant to Section 15164 of the California Environmental Quality Act (CEQA) which was adopted by resolution of the Planning Commission of the City of Willows on July 29, 2009; and,

WHEREAS, the adopted Mitigated Negative Declaration analyzed a project consisting of a tentative map, a use permit and a planned development permit; and

WHEREAS, the approved tentative map project description has inaccuracies within it that are being corrected; and,

WHEREAS, under CEQA, lead agencies must conduct a fact-based evaluation of any changes to a project in order to determine whether further environmental analysis is required, pursuant to Public Resources Code Section 21166 and California Code of Regulations, Title 14, Chapter 3 (CEQA Guidelines) Section 15162; and

WHEREAS, once a Mitigated Negative Declaration has been completed for a project, a lead agency may not require preparation of a subsequent Mitigated Negative Declaration unless the conditions set forth in Public Resources Code Section 21166 and CEQA Guidelines Section 15162 are satisfied; and

WHEREAS, Section 15164(b) of the CEQA Guidelines also authorizes preparation of an addendum and also states “the lead agency or responsible agency shall prepare an addendum to a previously adopted mitigated negative declaration if some changes or additions are necessary but none of the conditions described in Section 15162 call for the preparation of a subsequent mitigated negative declaration have occurred”; and

WHEREAS, the Planning Commission of the City of Willows has analyzed the environmental factors that could potentially be affected by this project, namely, Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology/soils, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, and Utilities/Service Systems, and

WHEREAS, the Planning Commission did, on December 17, 2008, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and,

WHEREAS, the Planning Commission does find that a Mitigated Negative Declaration that was previously prepared for the Project and adopted by the Planning Commission of the City of Willows on July 29, 2009 and no substantial changes are proposed in the Project which will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and none of the conditions described in Section 15162 call for the preparation of a subsequent MND have occurred; and

WHEREAS, the Planning Commission finds that the MND addendum included in the staff report is sufficient in that the current proposal is to change inaccuracies in the project description does not create a significant reduction from the previously approved project, with no new changes or conditions being proposed that would enact the need to prepare a subsequent MND or a supplement to the previously adopted MND.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the City of Willows has prepared an Addendum to the previously adopted MND, finding that only project description inaccuracies have occurred to the project resulting in no change to the overall project, and that none of the conditions described in Section 15162 of the California Environmental Quality Act (CEQA) have occurred that warrant the preparation of a subsequent EIR.

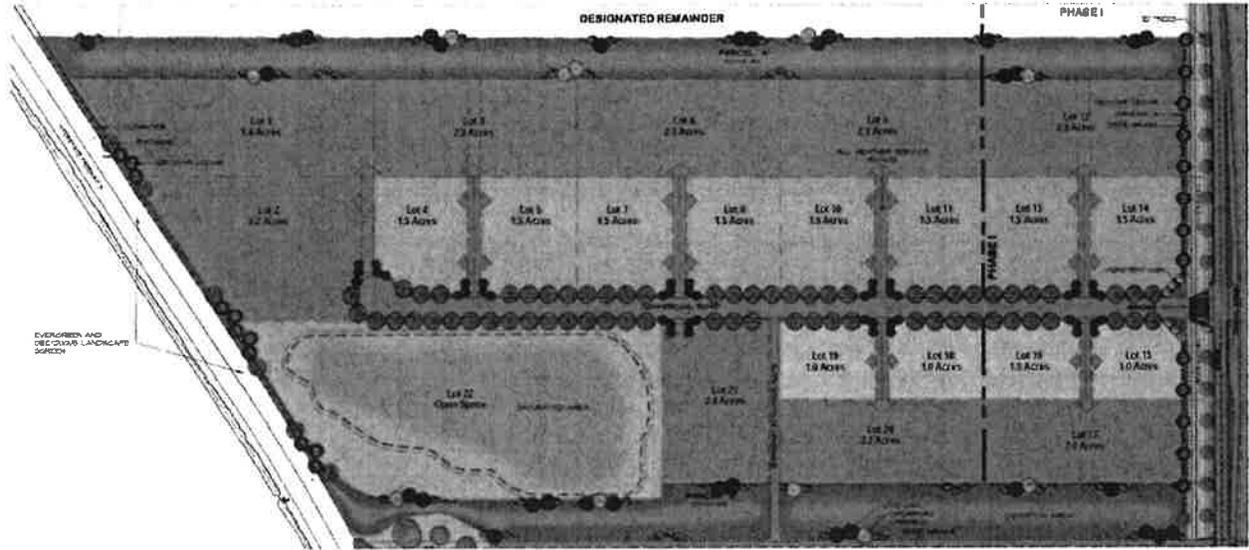
IT IS HEREBY CERTIFIED that the foregoing Resolution was duly adopted at a regular meeting of the Planning Commission of the City of Willows on Wednesday, the 19th day of October, 2016, by the following vote, to wit:

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

APPROVED: _____
Bob Griffith, Vice Chairperson

ATTEST: _____
Maria Ehorn, Recording Secretary

Tentative Map



ADDENDUM TO PREVIOUSLY ADOPTED MND**ADDENDUM TO PREVIOUSLY ADOPTED MND****(SCH# 2009062074)**

Background: The City of Willows previously adopted a Mitigated Negative Declaration (SCH# 2009062074) for a commercial tentative map (File # TM-09-01) for the South Willows Commercial/Industrial Development pursuant to Section 15063 and 15070 of the California Environmental Quality Act (CEQA) which was adopted by resolution of the Planning Commission of the City of Willows on July 29, 2009.

Project Description: The adopted MND analyzed a project consisting of a Tentative Map (#TM-09-01); Use Permit (#UP-09-01) and Planned Development (#PD-09-01) applications to subdivide and develop 207 acres into 22 lots which would accommodate commercial and light industrial land uses. The proposed lot sizes generally range in size from 1-3 acres, with one lot of 8.5 acres. Additionally the project includes two lots proposed for use as storm water detention areas. The project is to be developed in four phases.

Current Project Description: Develop 55 acres into 22 lots which would accommodate commercial and light industrial land uses, with lots proposed from 1-3 acres in size and one lot of 8.5 acres which will not be built upon for environmental reasons. The project includes two lots proposed for use as storm water detention areas. The project is to be developed in four phases.

Environmental Determination: The proposed project does not result in any of the circumstances that would require preparation of a subsequent Mitigated Negative Declaration under Public Resources Code Section 21166 or CEQA Guidelines 15162 and that an Addendum to the previously adopted MND is appropriate pursuant to CEQA Guidelines Section 15164(b).