



Memorandum

To: Interested Parties
Date: July 13, 2010
From: Community Development Department
Subject: Notice of Public Hearing - July 27, 2010

The Winters Planning Commission will conduct a public hearing on the project application as described below, beginning at **6:30 P.M. on Tuesday, July 27, 2010**, or as soon as possible thereafter, in the City Council Chambers located on the first floor of City Hall at 318 First Street, Winters, California 95694.

Project Location: Northwest quadrant of Interstate 505 and State Route 128 (Grant Avenue) in Winters, CA, 95694 totaling 2.3 acres (APN 038-058-72)

Application Type: The Planning Commission is conducting a public hearing to solicit comments regarding a planning application for Site Plan/Design Review and a Sign Permit for a freeway information sign for a proposed Burger King Restaurant, Arco gas station, AM/PM convenience mart, and truck fueling facility.

Project Description: The proposed project involves the construction of a proposed Burger King Restaurant, Arco gas station, AM/PM convenience market, and truck fueling facility on a 2.3 acre property located at the northwest quadrant of Interstate 505 and State Route 128 (Grant Avenue) in Winters. The proposed restaurant and convenience mart will be located in a 5,000 square foot, one-story building. The proposed gas station operation will provide 5 gas dispensers/10 fueling pumps underneath a canopy. On-site parking, an enclosed refuse and recycling facility, and a drive-through for the proposed restaurant are proposed as part of the overall plan. In addition, a truck fueling facility with 2 gas dispensers/4 fueling pumps and enclosed, above-ground fuel tanks are proposed for the northern half of the property.

Public Hearing Information: The purpose of the public hearing will be to give citizens an opportunity to make their comments known on the Site Plan/Design Review and the Sign Permit. If you are unable to attend the public hearing, you may direct written comments to the City of Winters, Community Development Department, 318 First Street, Winters, CA 95694 or via e-mail at nelia.dyer@cityofwinters.org.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in these hearings, please contact City Clerk Nanci Mills at (530) 795-4910, ext. 101. Please make your request as early as possible and at least one-full business day before the start of the hearing.

The City does not transcribe its hearings. If you wish to obtain a verbatim record of the proceedings, you must arrange for attendance by a court reporter or for some other means of recordation. Such arrangements will be at your sole expense.



Pursuant to Section 65009 (B)(2) of the State Government Code, if you wish to challenge the action taken on this matter in court, the challenge may be limited to raising only those issues raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Availability of Documents: Copies of the Staff Report can be viewed at the office of the Community Development Department, 318 First Street, City Hall and will also be available on the City's website at http://www.cityofwinters.org/administrative/admin_boards.htm on July 22, 2010. For more information regarding this project, please contact Nelia Dyer, Community Development Director, at (530) 795-4910 x114.