



## PLANNING COMMISSION AGENDA

AUGUST 16, 2012  
CITY COUNCIL CHAMBERS  
6:30 PM

1. Call to order
2. Roll Call
3. **Approval of Minutes for July 19, 2012**
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:**
8. **Presentations:**
  - a. Certificate of Appreciation for David A. Sanders
  - b. Certificate of Appreciation for Steve A. Barzo

### PUBLIC HEARING:

9. **Optimistic Partners, LLC – Tentative Parcel Map # 5003;** Request for a Tentative Parcel Map to subdivide a 19.97 acre parcel into two parcels for purposes of sale only, no development rights or improvements are associated. The two parcels will consist of one 8.9 acre site zoned for residential and one 11.07 acre site zoned for park and neighborhood commercial

|                         |                                                                                            |
|-------------------------|--------------------------------------------------------------------------------------------|
| Applicant:              | <b>Optimistic Partners, LLC; Bill Streng;</b> 1949 Fifth Street, Suite 108, Davis CA 95616 |
| Environmental Document: | Prior EIR                                                                                  |
| Staff Contact:          | Cindy A. Norris, Principal Planner                                                         |
| Recommended Action:     | Conditional Approval                                                                       |

### NEW BUSINESS:

9. **Landscape Design for the I 5/CR 102 Interchange:** Planning Commission review and comment on the proposed I-5/CR-102 Landscaping preliminary concept plan

|                     |                                      |
|---------------------|--------------------------------------|
| Applicant:          | <b>City of Woodland</b>              |
| Staff Contact:      | Diana Ayón, Associate Civil Engineer |
| Recommended Action: | Review and comment                   |

### OLD BUSINESS:

10. 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.*



## PLANNING COMMISSION AGENDA

JULY 19, 2012

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT MINUTES

1. Call to order
2. Roll Call  
*Commissioners Present: Lopez, Murray, Wurzel, Holt, Gonzalez*  
*Commissioners Absent: Murphy*  
  
*Staff: Nick Ponticello, Community Development Director; Cindy Norris, Principal Planner; Paul Hanson, Senior Planner; Bruce Pollard, Sr. Civil Engineer*
3. **Approval of Minutes for May 17, 2012**  
*Ayes: Lopez, Murray, Wurzel, Holt,*  
*No's:*  
*Abstain: Gonzalez*
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.
  - *Next meeting on August 16 will have items, will have the proclamation presentations for the two commission members*
  - *Inland Terminal Warehouse at 1002 N. East Street – construction complete including the mural installed for the public art – grand opening on July 26.*
  - *Regarding the Gateway II CEQA lawsuit, the Final Judgment has been issued and the petitioner's claim has been denied.*
  - *The City has completed purchase of the State Theater and a Woodland non-profit group has been formed with the purpose to renovate the structure.*
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.  
  
*Mr. Harris spoke concerning the Gateway II litigation case and Development Agreement conditions contained in Gateway I project.*
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.  
*None*
7. **Subcommittee Reports:**  
*None*

### PUBLIC HEARING:

8. **Woodland Gateway Tentative Parcel Map:** The applicant is requesting approval of Tentative Parcel Map #5012 to subdivide 26.35 acres consisting of nine (9) parcels into fifteen (15) parcels and thereby creating 6 additional parcels in the Entryway Overlay Zone Highway Commercial Planned Development (EOZ C-H/PD) zone in the Woodland Gateway Commercial Center (APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19).

Applicant:  
Environmental Document:

Phillip J. Harvey, Woodland Development Company, LLC  
Prior EIR

Staff Contact:  
Recommended Action:

Paul L Hanson, AICP, Senior Planner  
Conditional Approval

*Motion: Commissioner **Murray** made a motion to approve the Tentative Parcel Map #5012, which was seconded by Commissioner **Gonzalez**.*

Ayes: Lopez, Murray, Wurzel, Gonzalez, Holt  
No's  
Abstain:

**Motion:**

*Move that the Planning Commission approve*

*The Woodland Gateway Tentative Parcel Map #5012 Dated June 29, 2012, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:*

- Confirmation of the finding that the proposed Tentative Parcel Map No. 5012 is in substantial compliance with previously certified EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006).
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve Tentative Parcel Map #5012 dated June 29, 2012 dividing APN 027-852-010, 11, 12, 14, 15, 16, 17, 18, 19, into "Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, Parcel 10, Parcel 11, Parcel 12, Parcel 13, Parcel 14, and Parcel 15" as identified by the attached Tentative Parcel Map.

**NEW BUSINESS:**

9. **Gorman's Restaurant Project Design Exception:** The applicant, John Beatty (Property owner Jeffery Morgan) is requesting approval for a design exception from the design requirements of the Downtown Specific Plan to construct a restaurant at 301 Sixth Street (APN 005-644-01, 02, & 03), the southeast corner of the intersection of Sixth and Court Streets within the Central Business District's Eastern Gateway District (CBD - A4).

|                         |                                       |
|-------------------------|---------------------------------------|
| Applicant:              | John Beatty, BlackPine Holdings, Inc. |
| Environmental Document: | Categorical Exemption                 |
| Staff Contact:          | Paul L. Hanson, AICP, Senior Planner  |
| Recommended Action:     | Conditional Approval                  |

*Motion: Commissioner **Holt** made a motion to **Approve**, the design exception which was seconded by Commissioner **Murray**.*

Ayes: Lopez, Murray, Wurzel, Gonzalez, Holt  
No's  
Abstain:

**Motion:**

*Move that the Planning Commission approve*

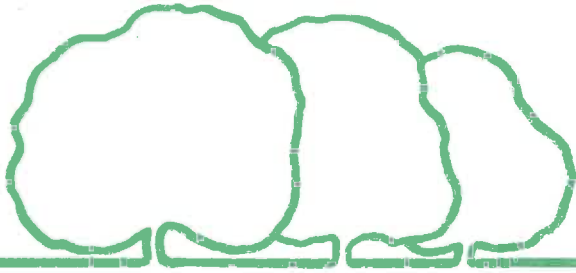
*The building designs, signs and other site amenities for Gorman's Restaurant Project at 301 6<sup>th</sup> Street, in the Central Business District, based on the Identified Findings, By Taking the Following Actions:*

- Determine that the project, as conditioned, is consistent with the General Plan;
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
- Determine that the project, as conditioned, is consistent with the Community Design Standards
- Determine that the project, as conditioned, is consistent with the Downtown Specific Plan;
- Approve the Design Exception for Gorman's Restaurant at 301 Sixth Street to allow the construction of a 5,734 sq. ft. restaurant, signs, and a 36-foot tall water tower and tank, and other site amenities in the Central Business District Area A-4 subject to the conditions of approval provided;

**OLD BUSINESS:**

10. 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.*



# City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT  
(530) 661-5820

520 COURT STREET  
(530) 406-0832 FAX

WOODLAND, CA 95695  
<http://www.cityofwoodland.org>

## **MEMORANDUM**

**TO:** PLANNING COMMISSION MEMBERS

**FROM:** Cindy A. Norris, Principal Planner

**SUBJECT:** Presentation of Certificate of Appreciation to David A. Sanders

**DATE:** August 16, 2012

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The Planning Commission recognizes the years of service, leadership and dedication to the City of Woodland by David A. Sanders as a member of the Planning Commission for ten years.

David was appointed to the City of Woodland Planning Commission in September 2002 and in that time has served in leadership capacity as both Chair and Vice-Chair to the Commission, recently completing his fifth term as Commission Chair. During his tenure, David was involved in many key projects and issues and devoted much time and energy on the review of several key plans and developments including the 2002 General Plan update, the Spring Lake Specific Plan, and Measure A the Urban Limit Line initiative. Other projects he was involved in during his tenure included the Downtown Specific Plan update, Community Design Standards update and the Gateway Shopping Center.

The Planning Commission extends our sincere appreciation to David A. Sanders for his years of service and wishes him well in his retirement and future endeavors.

### **Attachments:**

Certificate of Appreciation

# *City of Woodland*

## **CERTIFICATE OF APPRECIATION RECOGNIZING DAVID A. SANDERS FOR TEN YEARS OF SERVICE**

**WHEREAS, David was appointed to the City of Woodland Planning Commission in September 2002; and**

**WHEREAS, David has served as Vice Chair and has recently completed his fifth term as Commission Chair; and**

**WHEREAS, David's outstanding professional skills and leadership abilities have been essential in his service to the City of Woodland on the Planning Commission; and**

**WHEREAS, David and his family have made Woodland their home for over a decade. He is retired from the US Air Force and is a graduate of Chico State and the UC Davis School of Law. He is the Chief Operations Officer and Senior Council for the California Correctional Peace Officer's Association; and**

**WHEREAS, During David's tenure he was involved in key projects and issues and devoted his time and energy to the development of the Spring Lake Specific Plan, The General Plan Update, and Measure A the Urban Limit Line Initiative. Other projects during David's tenure included the Downtown Specific Plan update, Community Design Standards update, and the Gateway Shopping Center.**

**NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF WOODLAND DOES HEREBY thank David A. Sanders for his years of service and congratulates him upon his resignation from the City of Woodland Planning Commission and wishes him well in his retirement and future endeavors.**

***DATED: August 16, 2012.***



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***Seth Wurzel, Chairman***

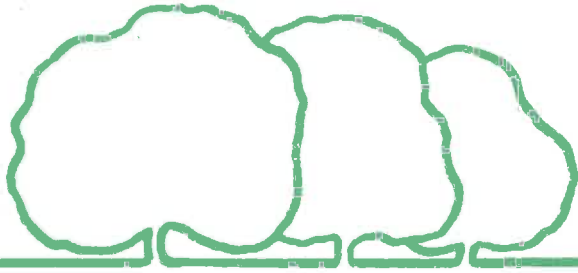
***Patricia Murray, Vice Chair***

***Myriam E. Gonzalez, Commission Member***

***Fred Lopez, Commission Member***

***Chris Holt, Commission Member***

***John Murphy, Commission Member***



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## **MEMORANDUM**

**TO:** PLANNING COMMISSION MEMBERS

**FROM:** Cindy A. Norris, Principal Planner

**SUBJECT:** Presentation of Certificate of Appreciation to Steve A. Barzo

**DATE:** August 16, 2012

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The Planning Commission recognizes the years of service and dedication to the City of Woodland by Steve A. Barzo as a member of the Planning Commission for fifteen years.

Steve was appointed to the City of Woodland Planning Commission in February 1997 and in that time has served in leadership capacity as both Chair and Vice-Chair to the Commission. During his fifteen year tenure, Steve was involved in many key projects and issues and devoted much time and energy on the review and ultimate result of several key plans and developments including the East Street Corridor Specific Plan, the Southeast Area Specific Plan, Gibson Plaza, the Downtown Specific Plan Update, the Community Design Standards, the 2002 General Plan update, and the Gateway Shopping Center. The project Steve is particularly proud to have worked on is the development of the Spring Lake Specific Plan from its beginning through many late night meetings.

The Planning Commission extends our sincere appreciation to Steve A. Barzo for his years of service and wishes him well in his retirement and future endeavors.

### **Attachments:**

Certificate of Appreciation

# City of Woodland

## **CERTIFICATE OF APPRECIATION RECOGNIZING STEVE A. BARZO FOR FIFTEEN YEARS OF SERVICE**

**WHEREAS, Steve was appointed to the City of Woodland Planning Commission in February 1997; and**

**WHEREAS, Steve has served as Chair and Vice Chair of the Woodland Planning Commission; and**

**WHEREAS, Steve's outstanding professional skills and military bearing have been essential in his service to the City of Woodland on the Planning Commission; and**

**WHEREAS, Steve Barzo entered the US Army in 1963 and retired in April 1984. Mr. Barzo served in 11 Battle Campaigns in Vietnam, received three Bronze Stars, a Joint Services Commendation Medal, and four Army Commendation Medals. After retiring from the Army, Steve went to work for the IRS at the district office in Sacramento. He left the IRS for the University of California-Davis and served as a Management Services Officer for the Military Science Department until his retirement in 2012. Steve has lived in Woodland since 1995; and**

**WHEREAS, During Steve's tenure he was involved in key projects and issues and devoted his time and energy to the development of the East Street Corridor Plan, the Southeast Area Specific Plan, Gibson Plaza, the Downtown Specific Plan update, the Community Design Standards, the General Plan Update in 2002, and the Gateway Shopping Center. The project Steve is particularly proud to have worked on is the development of the Spring Lake Specific Plan from its beginning through many late night meetings.**

**NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF WOODLAND DOES HEREBY thank Steve A. Barzo for his years of service and congratulates him upon his resignation from the City of Woodland Planning Commission and wishes him well in his retirement and future endeavors.**

**DATED: August 16, 2012.**

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**Seth Wurzel, Chairman**

**Patricia Murray, Vice Chair**

**Myriam E. Gonzalez, Commission Member**

**Fred Lopez, Commission Member**

**Chris Holt, Commission Member**

**John Murphy, Commission Member**



**PROJECT TITLE:** **Optimistic Partners, LLC – Tentative Parcel Map # 5003;** Request for a Tentative Parcel Map to subdivide a 19.97 acre parcel into two parcels for purposes of sale only, no development rights or improvements are associated. The two parcels will consist of one 8.9 acre site zoned for residential and one 11.07 acre site zoned for park and neighborhood commercial. **Woodland**

**LOCATION:** West of Harry Lorenzo Avenue, north of future Farmers Central Road, at 1534 Harry Lorenzo Avenue

**APPLICANT** **Optimistic Partners, LLC; Bill Streng;** 1949 Fifth Street, Suite 108, Davis CA 95616

**OWNER:** **Cal West Seeds, Inc; Paul Frey/Jim Merrill;** 38001 County Road 27, Woodland CA 95695

**ENVIRONMENTAL ANALYSIS:** The proposed tentative parcel map will not require additional environmental review pursuant to Section 15183(a) of the California Environmental Quality Act (CEQA). The parcel split will not result in project based effects. Project specific studies, consistent with the Turn of the Century EIR will be required at the time a development request is submitted.

**A.P.N.** Assessors Parcel Number 041-070-044

**PROJECT PLANNER:** Cindy A. Norris, Principal Planner

**STAFF RECOMMENDATION:** Conditional Approval

**REPORT FOR:** Planning Commission Public Hearing - 8/16/12

**GENERAL PLAN DESIGNATION:** Medium Low Density (5-12 du/gross acre); Neighborhood Commercial and Open Space

**CURRENT ZONING:** Spring Lake Specific Plan Single Family Residential (R-8), Neighborhood Commercial and Park

**EXISTING LAND USES:** Agricultural

**FLOOD ZONE:** **Zone “X”** Area - Areas determined to be outside of the 0.2% annual chance floodplain, FIRM Community Panel Number – 06113C4565H- revised May 16, 2012.

**STREET ACCESS:** Harry Lorenzo Avenue

**ADJACENT****LAND USES & ZONING:**

| Direction | Land Use          | Zoning                   |
|-----------|-------------------|--------------------------|
| North     | Farmed            | SLSP R-5 Residential     |
| South     | Existing Farmland | County Agriculture (A-1) |
| East      | Vacant            | SLSP R-25 and R-5        |
| West      | Farmed            | SLSP R-15 and R-8        |

**PENDING/POTENTIAL ACTION**

Staff recommends that the Planning Commission take action on the following:

- Confirmation of the finding that the proposed Tentative Parcel Map No. 5003 is in substantial compliance with previously certified EIR and Supplemental EIR, (SCH #2003032060, certified May 23, 2006).
- Approve the Tentative Parcel Map No. 5003 dated 6/18/12, as based on the Findings of Fact and subject to the Conditions of Approval as provided in the Staff Report presented on August 16, 2012 (See Attachment A - Application & Tentative Map No. 5012).

**PROJECT SITE DESCRIPTION**

The subject property consists of a 19.97 acre parcel located at the northwest corner of the future extension of Farmers Central Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan area and is east of Hwy 113. The site is currently farmed with row crops. APN 041-070-044.

**BACKGROUND**

On December 14, 2010 a Specific Plan Amendment to rezone land uses for the overall Cal West Project site, encompassing 44.97 acres, and a Development Agreement, was approved by the City Council. The applicant's Specific Plan Amendment included relocating the 8-acre park and 2-acre neighborhood commercial areas south to the northwest corner of Harry Lorenzo Avenue and Farmer's Central Road and eliminating the 10-acre elementary school site. The 15-acre R-5 residential density sites were eliminated, and the R-8 and R-15 sites increased in size. A development agreement was approved at the time of the plan amendment. The agreement would remain in force on this and any subsequent property sale through an Assignment and Assumption of Development Agreement.

**PROJECT PROPOSAL**

The applicant is requesting approval for a proposed tentative parcel map to subdivide a 19.97 acre parcel into two (2) parcels. The subdivision is to allow the sale of individual parcels (See Attachment A - Application and TPM #5003) and no development rights or improvements are associated with the processing of this tentative parcel map. The table below provides the number of parcels and acreages.

| <b>Parcel</b> | <b>Acres</b> | <b>Zoning</b>                                  |
|---------------|--------------|------------------------------------------------|
| Parcel A      | 8.90 ac      | Single Family R-8                              |
| Parcel B      | 11.07 ac.    | Neighborhood commercial (2 ac) and Park (9 ac) |

### **PUBLIC NOTIFICATION**

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

1. Legal notice was published in the Woodland Daily Democrat on or before August 5, 2012,
2. Notices were mailed to all property owners within 300 feet of the project site on or before August 3, 2012.

Copies of the staff report for the proposed project have been available via email and on file at City Hall Annex since August 10, 2012.

### **APPLICABLE LAWS, CODES, AND ORDINANCES**

The project is subject to several laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The State of California Subdivision Map Act
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Subdivision Ordinance
- National Flood Insurance Program (NFIP) Regulations (44 CFR Parts 59-78).

### **ENVIRONMENTAL ASSESSMENT STATUS**

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addendums to the Turn of the Century EIR. Pursuant to Government Code Section 65457(a), any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, does not require additional CEQA review. The approval is therefore undertaken in accordance with the previously certified Final EIR, as provided by CEQA. Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. All mitigation measures identified in adopted Mitigation Monitoring Plan are fully enforceable pursuant to CEQA. At the time a subdivision is submitted for the purposes of development all necessary project level studies will be completed.

**The proposed tentative parcel map will not require additional environmental review pursuant to Section 15183(a) of the California Environmental Quality Act (CEQA). The parcel split will not result in project based effects. Project specific studies, consistent with the Turn of the Century EIR will be required at the time a development request is submitted.**

#### **REVIEWING AGENCY COMMENTS**

All reviewing agency comments have also been integrated into the conditions of approval.

#### **DISCUSSION**

The proposed tentative parcel map represents the on-going process to allow future property development. The proposed parcel map will allow the owner to sell the Parcel A (8 acre residential) portion for future development.

#### **STAFF ANALYSIS**

Staff supports this Tentative Parcel Map subject to the attached conditions of approval and provides the following analysis:

##### **GENERAL PLAN CONSISTENCY**

The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project-level via a determination of consistency with the SLSP.

**The proposed tentative parcel map is consistent with General Plan.**

##### **CONSISTENCY WITH SPRING LAKE SPECIFIC PLAN**

The proposed tentative parcel map is consistent with the Spring Lake Specific Plan land use map. When a proposed subdivision map for development is submitted it shall be reviewed for consistency with the development standards in the plan. **The proposed tentative parcel map is consistent with the Spring Lake Specific Plan.**

##### **ZONING CONSISTENCY**

The proposed project consists of only of a tentative parcel map for purposes of sale. A Design Review application will be submitted in the future. These future applications will be reviewed for compliance with the Zoning Ordinance.

**The proposed tentative parcel map is consistent with the Zoning Ordinance.**

#### **APPEAL**

The subdivider, or any party adversely affected by the decision, the city council, an individual city council member, or the city manager, may appeal any action of the planning commission with respect to a tentative map to the city council **within ten days** after the action of the planning commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the city council, a city council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular

meeting following the conclusion of the hearing, the city council shall render its decision on the appeal.

**SUMMARY**

The applicant is requesting approval of Tentative Parcel Map No. 5003, to subdivide a 19.97-acre property, into two (2) parcels. Staff recommends approval of the tentative parcel map with staff's recommendations being incorporated as conditions of approval for the tentative parcel map.

**RECOMMENDATION**

Staff recommends approval of the Tentative Parcel Map by making an affirmative motion as follows:

**MOTION #1      Move That the Planning Commission Approve the Optimistic Partners Tentative Parcel Map #5003 Dated June 18, 2012, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:**

- Confirmation of the finding that the proposed Tentative Parcel Map No. 5003 is in substantial compliance with previously Council certified the Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000) and Addendums.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve Tentative Parcel Map #5003 dated June 18, 2012 dividing APN 041-070-044 as identified by the attached Tentative Parcel Map.

***-OR-***

Should the Commission decide to deny the project, the motion should be made as follows:

**Motion #2      Move That The Planning Commission Deny The Optimistic Partners Tentative Parcel Map #5003 Dated June 18, 2012, Based On The Identified Findings Of Fact (Specify Findings)**

**ATTACHMENTS:**

- A. Application & Tentative Parcel Map No. 5003 (June 18, 2012)

**FINDINGS - Optimistic Partners Tentative Parcel Map No. 5003**

Prepared for approval by the Woodland Planning Commission on August 16, 2012

**CEQA Findings:**

1. The circumstances of the Project are substantially the same as the Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000) and Addendums, and adequately addressed the effects of the proposed Project. No substantial changes have been made in the Project, no substantial changes in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when the previous Final EIR and Addendums, was adopted has become known, and therefore no further environmental review is required.
2. The Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000) and Addendums previously certified by the Woodland City Council, reflects the independent judgment of the City of Woodland, and is adequate to satisfy the requirements of CEQA for this Project.
3. The proposed Tentative Parcel Map No. 5003 is in substantial compliance with the previously certified Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000) and Addendums.
4. All mitigation measures identified in adopted Mitigation Monitoring Plan are fully enforceable pursuant to CEQA (Public Resources Code) Section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

**General Plan Consistency Findings:**

1. The proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan

**Zoning Consistency Findings:**

2. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance

**Tentative Parcel Map Findings:**

3. The proposed project, as conditioned meets all regulatory requirements of the Subdivision Map Act and the City of Woodland Subdivision Ordinance.
4. The conditions of approval are reasonably related to the use of the property.

**CONDITIONS OF APPROVAL – Optimistic Partners Tentative Parcel Map No. 5003**

**PLANNING**

1. The project is as described in the staff report prepared for the August 16, 2012 Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map #5003 dated 6/18/12 in the August 16, 2012, staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Upon approval, the applicant will be required to submit a final parcel map. The Community Development Department, prior to official recordation of the legal description and revised lots, must approve this map.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. The Development Agreement between the City of Woodland and Cal West Seeds and Cal West Investors, as approved by City Council on December 14, 2010, are fully enforceable.
7. Actions, including recordation of necessary documents, as stated in Section 2.4, Assignment, of the applicable Development Agreement.
8. Prior to submitting for a building permit, applicant shall comply with the requirements of design review as prescribed in the Spring Lake Design Standards.
9. All mitigation measures identified in the adopted Mitigation Monitoring Plan (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000), are fully enforceable pursuant to CEQA.

**DEVELOPMENT ENGINEERING**

**Tentative Map Conditions**

1. Final map shall denote Parcel A as Parcel 1 and Parcel B as Parcel 2.
2. The applicant's Engineer shall submit road cross sections of Harry Lorenzo drive ultimate improvements and right of way requirements. City Engineer shall review and approve said cross sections for use in determining ROW dedications listed below. Cross sections shall be done separately for each parcel and each proposed future intersection. Intersections at the northeast corner of Parcel A and the southeast corner of parcel B shall accommodate a roundabout.
3. The applicant's Engineer shall submit future road, property lines, PG&E easement and lines, and landscaped bike path cross sections for the future road and bike path on the Southside of the Parcel B

**Fees:**

1. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
2. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

**Easement Dedications, Right of Way, and map restrictions**

Right of Way Dedications shall be in Easement Form

1. Along the southerly line of Parcel B final map shall dedicate.
  - Right of way as identified in condition 3 under Tentative Map conditions above.
  - Adjacent to the Right of Way a 10-foot of construction easement to extinguish after construction of the road and utilities.
2. Along Western edge of Parcel B the final map shall dedicate.
  - 28.5 feet of Right of Way (½ street width).
  - 7 foot Public Utility Easement (PUE).
  - 10 foot construction easement at back of Right of Way to extinguish after construction of road and utilities.
3. Along the northern edge of Parcel B between the western edge of parcel B and the southwest corner between of Parcel A.
  - 28.5 feet of Right of Way (½ street width) along the new parcel line.
  - 7 foot PUE along the new right of way.
  - 10 foot construction easement at back of Right of Way to extinguish after construction of road and utilities.
4. Between Parcel A and Parcel B.
  - Each parcel shall dedicate 28.5' foot Right of Way (½ street width) along the new parcel line.

- Each parcel shall dedicate 7 foot PUE adjacent to the new Right of Way dedications.
  - Parcel B shall dedicate a 10 foot construction easement at back of Right of Way to extinguish after construction of road and utilities.
5. Along the western Edge of parcel A the final map shall make an Irrevocable Offer to Dedicate (IOD) 28.5' of Right of Way along the western edge of Parcel A. The IOD shall be made by separate document and recorded on the property. The IOD may include language subject to the approval of the City that will allow the IOD to extinguish or expire upon the approval of a tentative map and Development Agreement that shows the right of way is not needed.
  6. Along the northern edge of Parcel A the final maps shall dedicate.
    - 28.5 feet of Road Right of Way (½ street width).
    - 7 foot PUE.
  7. Along the eastern edge of Parcel A the final map shall dedicate.
    - A half street section Right of Way in accordance with the approved cross section discussed under the tentative map condition 2 above.
  8. Along the eastern edge of Parcel B the final map shall dedicate.
    - Road Right of Way in accordance with the approved cross section discussed under the tentative map condition 2 above.
    - Adjacent to the Right of Way a 10' of construction easement to extinguish after construction of the road and utilities. 10' construction easement shall connect to those construction easements along other edges of Parcel B.
  9. The Final map shall dedicate standard corner radii on the southeast corner of Parcel A and northeast corner of Parcel B.
  10. The Final map shall dedicate special corner radii to accommodate future roundabout at northeast corner of Parcel A and the southeast corner of Parcel B in accordance with condition 2 under Tentative Map conditions.

### **General Conditions**

#### **General Information and Applicable Ordinances**

27. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

# ATTACHMENT A

**Optimistic Partners  
1949 Fifth Street, Suite 108  
Davis, CA 956165  
530/753-2829 Office**

June 25, 2012

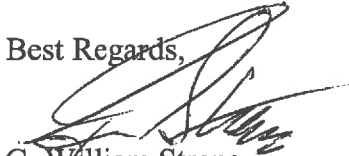
Cindy Norris  
Community Development Department  
520 Court Street  
Woodland, CA 95695

Re: Tentative Map Application Submitted by Optimistic Partners on behalf of  
Cal/West Seeds, Inc.

Dear Cindy,

This letter is to document the submittals for a lot line adjustment and a tentative map that have been submitted to the City for review and approval. The lot line adjustment has been submitted by Cal West Investors and Cal/West Seeds so that Cal/West Seeds may then divide their parcel and sell one portion to us, Optimistic Partners. We are submitting the tentative map application to divide their parcel on behalf of Cal/West Seeds at their request as this is outside their core business scope. Thank you for your assistance with these applications.

Best Regards,



G. William Streng



City of Woodland

Paid Amount: 3,277.00  
**Community Development Department**  
520 Court St, Woodland CA 95695  
(530) 661-5820 Fax (530) 406-0832  
www.cityofwoodland.org

## General Application Form

### 1. Owner/Applicant

**PROPERTY OWNER:**

Cal/West Seeds, Inc. - Paul Frey/Jim Merrill

**MAILING ADDRESS:**

38001 County Road 27

**CITY STATE ZIP CODE:**

Woodland, CA 95695

**PHONE NUMBER:**

530.666.3331

**E-MAIL ADDRESS:**

P.Frey@calwestseeds.com/J.Merrill@calwestseeds.com

**PROJECT APPLICANT**

Optimistic Partners, LLC - Bill Streng

**MAILING ADDRESS:**

1949 Fifth Street, Suite 108

**CITY STATE ZIP CODE:**

Davis, CA 95616

**PHONE NUMBER:**

530.753.2829

**E-MAIL ADDRESS:**

billstreng148@cs.com

### 2. Application Requested

- |                                                          |                                                          |                                                 |
|----------------------------------------------------------|----------------------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> General Plan Petition           | <input type="checkbox"/> Zoning Amendment                | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Tentative Subdivision Map       | <input checked="" type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Lot Line Adjustment    |
| <input type="checkbox"/> Site Plan Review                | <input type="checkbox"/> Design Review                   | <input type="checkbox"/> Sign Design Review     |
| <input type="checkbox"/> Conditional Use Permit (CUP)    | <input type="checkbox"/> Zoning Administrator Permit     | <input type="checkbox"/> Variance               |
| <input type="checkbox"/> Public Convenience or Necessity | <input type="checkbox"/> Other _____                     |                                                 |

Is this request part of another application? ☐ Yes ☒ No If so, what? \_\_\_\_\_

### 3. Project Description

**Project Name:**

Parcel Map 5003

**Total Acres or Square Feet**

19.97 acres

**Site address or location:** 1534 Harry Lorenzo Ave

19266 County Road 101 (Harry Lorenzo), Woodland, CA

**Assessor's Parcel Number:**

041-070-044

**Is Your Project Located in a Flood Zone?**

☐ Yes ☒ No

**Does this request include signage?**

☐ Yes ☒ No

### 4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG-12-00026

## 5. General Plan Amendment

| Existing General Plan Designation | Gross Acres | Proposed General Plan Designation | Gross Acres |
|-----------------------------------|-------------|-----------------------------------|-------------|
|-----------------------------------|-------------|-----------------------------------|-------------|

## 6. Zoning Amendment

| Existing Land Use Zone | Gross Acres | Proposed Land Use Zone | Gross Acres |
|------------------------|-------------|------------------------|-------------|
|------------------------|-------------|------------------------|-------------|

## 7. Residential Development

No. of residential units are being requested? \_\_\_\_\_ No. of lots will be created by this project? \_\_\_\_\_

Single Family \_\_\_\_\_ Half-plex \_\_\_\_\_

Duplex \_\_\_\_\_ Apartments \_\_\_\_\_

Condominiums \_\_\_\_\_ Other \_\_\_\_\_

Townhomes \_\_\_\_\_ Total Units \_\_\_\_\_

Do you intend to market the units for sale?

☐ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☐ No

## 8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Indicate the gross and leasable square footage for each type of development:

## 9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney\*

☐ Contract to Purchase\* ☐ Other

Specify \_\_\_\_\_

\* Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

**APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT**

Optimistic Partners, LLC

**Applicant:**

Cal/West Seeds, Inc

**Legal Owner:**

**Legal Owner:**

**Date**

**Date**

**Date**

Date Recived Stamp Here

### DEPARTMENT USE ONLY

Amount Paid: \_\_\_\_\_

Project No: \_\_\_\_\_

Amount Due: \_\_\_\_\_

Logged by: \_\_\_\_\_ Date: \_\_\_\_\_

GP / Zoning Designation: \_\_\_\_\_

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

**Statement of Justification  
Tentative Parcel Map #5003  
19266 County Road 101 (Harry Lorenzo Ave.)  
Assessors Parcel No: 041-070-044  
Cal/West Seed--Optimistic Partners LLC**

This Tentative Parcel Map is being submitted for processing in order to divide a 19.97 acre parcel into two parcels:

Parcel A: 8.9 acres

Parcel B: 11.07 acres

The purpose of the parcel split is to enable Cal West Seeds to sell Parcel A. No development rights or improvements are associated with the processing of this Tentative Parcel Map #5003. No change in use is being requested as part of, or provided through approval of this application.

The proposed parcels match the boundaries of their Spring Lake Specific Plan Land Use Designations. Parcel A is designated as R-8. Parcel B is designated for a Neighborhood Commercial and Park. The division creates parcels consistent with the City of Woodland Zoning Ordinance as well.

## **COVER SHEET**

### **Cal West Tentative Parcel Map Application**

Attached is the completed application for the Tentative Parcel Map, which is being submitted to the City as a necessary step to divide the 19.98 acre property currently owned by Cal/West Seed Inc. into an 8.9 acre parcel, zoned for residential, and an 11.07 acre parcel, which is currently slated as a neighborhood commercial and park. Upon completion of the Tentative Parcel Map, a map will be submitted and recorded so that the 8.9 acre parcel can be sold to Optimistic Partners.

No development rights or improvements are associated with the processing of this Tentative Parcel Map #5003; it's being prepared solely to enable the sale of the 8.9 acre parcel.

A transmittal letter, listing the materials being submitted, is attached. You will find the items in the Tentative Map Allocation Support Document Checklist, along with additional supplemental information requested by CDD staff.

The instructions for filing a tentative map also refer to elements that are outside the scope of this application, and so they aren't included. We believe we have provided all of the information needed for City of Woodland staff to review a complete application and make the necessary findings to recommend approval of this request.

Thank you very much for your help in facilitating this parcel split and sale of the property.



38001 County Road 27 • Woodland, CA 95695 (530) 666-3331 • [www.calwestseeds.com](http://www.calwestseeds.com)

---

June 27, 2012

Cindy Norris  
Community Development Department  
520 Court Street  
Woodland, CA 95695

Dear Ms. Norris:

This letter authorizes the submission of a Tentative Map on parcel 041-070-044 by Optimistic Partners. The property is currently owned by Cal/West Seeds but will be sold to Optimistic Partners in the near future.

Sincerely,



James Merrill  
CFO Cal/West Seeds

**WOODLAND JOINT UNIFIED SCHOOL DISTRICT  
MINUTES OF THE  
REGULAR BOARD MEETING**

**Board of Trustees**

Frank Glover, President  
William Herms, Vice President  
Elaine Lytle, Clerk  
Bill Beermann  
Warren Berg  
Rosario Ruiz-Dark  
Carol Souza Cole

**Location**

WJUSD Central Office  
Board Room  
435 Sixth Street  
Woodland, CA 95695

**February 11, 2010**

**CALL TO ORDER**

President Glover called the meeting to order in Open Session at 5:31 p.m. in the Board Room. Trustees Beermann and Herms were absent.

**AGENDA APPROVAL**

MOTION WAS MADE by Trustee Lytle and duly seconded by Trustee Souza Cole to approve the agenda, and the vote was unanimous of the Trustees present.

MOTION CARRIED.

**PUBLIC COMMENT**

The Board President announced the items on the Closed Session agenda. No one came forward when the Board President requested comments on the Closed Session agenda items.

**CLOSED SESSION**

The Board recessed at 5:32 p.m. and reconvened in Closed Session at 5:35 p.m. Trustee Beermann arrived at 5:34 p.m. and Trustee Herms arrived at 6:00 p.m. Closed Session ended at 6:44 p.m.

**OPEN SESSION**

Board President Glover reconvened the meeting in Open Session at 6:48 p.m. Student Board Members Carter Reiff (Pioneer High School) and Tony Ramos (Woodland High School) were present. The Pledge of Allegiance was led by the Board President.

The Board President announced that no action was taken during Closed Session.

**EXPULSION**

MOTION WAS MADE by Trustee Lytle and duly seconded by Trustee Ruiz-Dark to approve a stipulated expulsion agreement for Student #10-17, and the vote was unanimous.

MOTION CARRIED.

**SPOTLIGHT ON  
EXCELLENCE**

Douglass and Lee Middle School students were recognized for their achievements in Expo classes. Lee Middle School Principal Garth Lewis invited staff to join him to present certificates of recognition to the following students: Lidia Bayne, Mary Mast, Nathaniel Van Asperen, Alex Pearson, Stephanie Lindberg, and Miguel Castaneda. Douglass Middle School Principal Jonathon Brunson

birthday was last Wednesday. They had a rally on Tuesday where the Sacramento King break dancers and mascot gave away free tickets and t-shirts. It was made possible by the US Army, and the US Army honored two teachers with certificates.

#### **INFORMATION**

The following Board items were presented, but did not require Board action at this particular Board meeting:

Associate Superintendent of Business Services Mark Bonnett presented a PowerPoint presentation for the item '*Review Analysis and Report of Potential Parcel Tax*', and he answered questions from the Board. Copies of the presentation were available to the public. The Board provided direction to staff to move forward with more study about a parcel tax measure possibly on the November ballot.

The item '*Review Project AWARE Proposed No Social Host Ordinance*' was presented by Director of Student Services Debbie Morris. A video clip was presented. Project AWARE Coordinators Alvin Henry and Laura Bowles provided additional information, and they answered questions from the Board.

#### **CAL WEST SCHOOL SITE**

MOTION WAS MADE by Trustee Ruiz-Dark and duly seconded by Trustee Souza Cole to approve the Release of Cal West School Site Back to the Developer, and the vote was unanimous.

MOTION CARRIED.

Trustee Beermann left the meeting at 9:09 p.m.

#### **HIGH SCHOOL SUMMER SCHOOL**

MOTION WAS MADE by Trustee Lytle and duly seconded by Trustee Ruiz-Dark to approve the High School Summer School Dates and Sites for 2010, and the vote was as follows:

|              |                                                          |
|--------------|----------------------------------------------------------|
| AYES:        | Trustees Glover, Herms, Lytle, Ruiz-Dark, and Souza Cole |
| NOES:        | Trustee Berg                                             |
| ABSENCES:    | Trustee Beermann                                         |
| ABSTENTIONS: | None                                                     |

MOTION CARRIED.

Trustee Beermann returned to the meeting at 9:11 p.m.

#### **NAME CHANGE FOR PHS SCIENCE COURSE**

MOTION WAS MADE by Trustee Ruiz-Dark and duly seconded by Trustee Herms to approve Course Name Change for Science Course Offered at Pioneer High School, and the vote was unanimous.

MOTION CARRIED.

**CITY OF WOODLAND  
INITIAL STUDY  
ENVIRONMENTAL INFORMATION FORM**

**Information Required as Part 1 of Initial Study of Environmental Impacts.**

----- For Office use -----

Application Number and Title: \_\_\_\_\_

Date Submitted: \_\_\_\_\_

The following information is required for all projects, which are subject to review pursuant to the California Environmental Quality Act (CEQA). Complete disclosure of environmental data is required. NOTE: THIS INFORMATION MUST RELATE TO THE DEVELOPMENT AS DESCRIBED IN SECTIONS 11 & 12. Reference materials needed to complete this application are available at the Community Development Department at City Hall, 300 First Street, Woodland. Answers may be continued on additional sheets. Please print or type.

**I. General Information**

1. Name, address, and telephone number of person to be contacted concerning this project: Melanie Mathews, 173 Court St., Ste D,  
Woodland, CA 95695 530.668.4056 and  
Bill Streng, 1449 5th St., Ste. 108, Davis, CA 95616 530.753.2829
2. Name, address of legal property owner as shown on tax statement: \_\_\_\_\_  
Cal/West Seeds, Inc.  
38001 County Rd 27, Woodland, CA 95695
3. Address of project and/or description of location: \_\_\_\_\_  
19266 County Rd 101 (Harry Lorenzo Dr)  
Woodland, CA 95695

4. Assessor's Parcel Number(s) of project site: 041-070-044
- 
5. Indicate the project application which accompanies this form: Tentative Parcel Map - Map # 5003
- 
6. Have any preliminary documents been prepared for this projects (i.e. level 1, 2 or 3 soil assessment, soil study or traffic impact analysis)? If yes, please identify name and date prepared: No development rights or improvements are associated with the processing of this Tentative Parcel Map.
7. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state or federal agencies (i.e., Corps of Engineers, Caltrans, Air Pollution Control District or Yolo County): none
- 
8. Existing zoning district(s) of project site: SLSP-PZ-SF, SLSP-PZ-NC; PZ-OS
9. Existing General Plan Designation(s) PN Planned Neighborhood
10. Existing Specific Plan Designation(s) SLSP-PZ-SF OS - open space
11. Fully describe the nature and purpose of the proposed project including the ultimate use of the property: Parcel map created to divide parcel into two parcels so that one parcel may be sold.
12. Community benefits to be derived from the project: N/A
- 
-

## II. Project Description

### 1. Project Description

- a. Site size in acres or square footage: 19.97 acres
- b. Highest and lowest elevations on site: 51.9; 47.7
- c. Number of floors of proposed construction: n/a
- d. Number of proposed off-street parking spaces provided: n/a
- e. Anticipated project schedule (timeline): map submitted to city 6/12  
Estimated completion date: ASAP
- f. Is this project dependent on an existing or future project? If yes, please explain: no
- g. Anticipated future phases: n/a  
Associated Project (if any): n/a
- h. If RESIDENTIAL, include the number of units, unit sizes, bedrooms, range of sale prices or rents, recreation, facilities and gross density (units)acre: n/a  
  
Describe anticipated age distribution of project residents: \_\_\_\_\_  
Projected number of cars owned by future residents: \_\_\_\_\_
- i. If COMMERCIAL and/or OFFICE, indicate the types, square footage of each type (i.e., office, sales area, restaurant), whether neighborhood, city or regionally oriented, and total square footage of building area. n/a
- j. If INDUSTRIAL, indicate type, estimated employment per shift, loading facilities, square footage of office area and total square footage of building area: n/a
- k. If INSTITUTIONAL, indicate the major function, estimated employment per shift, estimated occupancy, and total square footage of building: n/a

- l. If the project involves a variance, conditional use permit or rezoning application, state this and explain clearly why it is required: \_\_\_\_\_

- m. Describe any power lines, water, sewer or storm drain mains, pipelines or other transmission lines which are located on or adjacent to the property: refer to submitted map # 5002. Also,  
power lines are at the north, south and  
east sides of property

- n. Name of creeks and natural or man-made drainage channels through or adjacent to the property:

City of Woodland Drainage Conveyance  
@ South end of property

- o. Is there evidence of water traveling over or standing on the site? \_\_\_\_\_

No

- p. Primary vehicle access to property comes from which street(s): \_\_\_\_\_

Road 101 (Harry Lorenzo Ave)

- q. Are any easements known to traverse the site? If yes, explain the type and purpose: refer to map # 5003. There are

PGE and Drainage Easements, as well  
as Road right of way on property

2. Site Grading

N/A for this project

- a. Approximate number of cubic yards of earth to be moved for the completion of the project.
- b. State the location from which fill will be obtained if needed.
- c. State the location to which excess earth will be moved if necessary.
- d. What percent of the area of the lot will be modified by grading?
- e. State the range and depth of cuts and fills.
- f. Explain the means that are being taken to control erosion.

3. Water, Air, Noise

- a. Is copy portion of the site within the 100-year floodplain? Is any portion of the site within the 500-year floodplain?

zone X designation

- b. What percent of the property will be covered by impervious surfaces?

no change; none

- c. Describe means to dispose of storm drainage.

- d. Is the project in the vicinity of or will it affect a water shed or water supply such as an open reservoir, artesian well or spring? If so, describe. no

- e. Could the project have a detrimental affect on water quality? If yes, explain. no

- f. Will there be the possibility of the discharge of any metal or chemical, including oil or grease, into a sanitary sewer, storm drain, parking lot, street or waterway?

no

- g. State the length of time noisy machinery will be in use during the construction phase. none

- h. What measures are proposed to decrease the impact of construction noise on the surrounding area? n/a

- i. Estimate exterior noise levels in decibels that would be experienced after completion of the project. Describe noise sources. none

- j. Estimate interior noise levels in decibels generated by exterior sources (e.g. traffic) that would be experienced after completion of the project.

none

- k. Could the project have an affect on air quality? If yes, explain.

none

4. Transportation (a detailed traffic study may be required.)

none; N/A

- a. State the projected number of vehicle trips per day and peak hour generated by the project according to vehicle type (car, truck, bus); (a vehicle moving to and from the site is defined as two trips.)

|           | CAR | TRUCK/BUS |
|-----------|-----|-----------|
| Per Day   |     |           |
| Peak Hour |     |           |

- b. What are the morning and afternoon peak hours of traffic generation?

5. Plants and Animals

- a. Describe the existing vegetation. *site is farmed with row crops.*  
 1) State the number and species of trees more than 6 inches in diameter that are planned to be removed to complete the project. Please show these trees on the site plan.  
*none being removed*
- b. Are there any heritage trees on the site?  
*no*
- c. Are there any trees over 12 inches in diameter on the site? What species?  
*no*
- d. Explain the manner in which the project is integrated with existing trees, vegetation, creeks, terrain and other natural features of the property. *n/a*
- e. Explain the manner in which such features will/could be damaged.  
*not damaged*
- f. Describe any wildlife on the site.  
*none visible at time document was prepared*
- g. Describe how wildlife could be affected by the project.  
*no change*

6. Facilities

- a. Sewer use: List the number of plumbing fixtures by type.

| Toilets | Sinks | Shower/Tubs | Other (specify) |
|---------|-------|-------------|-----------------|
|         |       |             |                 |

- b. Could the projected sewage effluent overload sewer capacity? Is project within water and sewer service areas?
- c. Could the completion of this project require additional social service facilities, such as schools, childcare centers, parks, or senior citizens homes?
- d. What is the distance and response time from the servicing fire station to the site?

7. Aesthetics

- a. What design characteristics have been incorporated into the project to help it harmonize with the existing neighborhood?  
*n/a*
- b. Would the completion of the project impair any existing views both from the site and off the site?  
*n/a*

- c. Would the project have signs, outdoor storage areas, or similar features visible from within 600 feet of a freeway, arterial street, or right of way? Describe. How will features other than signs be screened?

8. Other

- a. Describe means being used to avoid inefficient and unnecessary consumption of energy. no energy change in consumption by project.
- b. Are there any existing structures on the property, which were constructed before 1940? If yes, describe. none
- c. Does the site contain anything of known historical or archaeological significance? no
- d. Would the proposed project necessitate the displacement of any residents? If yes, how many? no
- e. What specific measures are proposed to safeguard against vandalism and other criminal activity? n/a
- f. Is site within existing city limits? yes
- g. Are there 25% or greater slopes on the property? no
- h. Is the site susceptible to landslides? (refer to Chapter 8 in the General Plan Background Report no
- i. Is the site within an Airport Land Use plan? If yes, what airport plan(s) is it within and do restrictions affect the proposal? no n/a
- j. Is this site listed on California EPA's Hazardous site list. no
- k. What is the farmland designation of the proposed site? (refer to Figure I-5 in the General Plan Background Report property is w/in city limits and is pre-zoned
- l. Is the site under agricultural contract? If yes, what is contract # and expiration date? no

III. Non-Residential Projects Only

1. Human Health

- a. Could the project expose people to health hazards? no
- b. Will any dust, gases or noxious materials be developed on the site? If so, describe. no
- c. Will the project involve the application, use, or disposal of hazardous materials? If yes, explain. no

2. Noise

- a. Estimate peak noise level in DBA from the completed project and give time of day expected. *none*
- b. List significant on-site noise sources.  
*all noise related to current farming operations*
- c. Is any equipment to be operated during evening hours? If so, what kind?  
*not related to project.*
- d. List measures to be incorporated into the project to mitigate noise from the completed project.

3. Waste Materials

- a. Will the project generate significant solid or liquid wastes? If so, state type and quantity. *no*
- b. Will any attempt be made to recycle waste materials? *n/a*

IV. Environmental Analysis

1. Are the following items applicable to the project or its effects? Discuss at end all items checked yes or maybe (attach additional sheets as necessary).

|                          | Yes                      | Maybe                    | No                                  |    |                                                                                                              |
|--------------------------|--------------------------|--------------------------|-------------------------------------|----|--------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. | Change in existing features of any lakes, reservoirs or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. | Change in scenic views or vistas from existing residential areas or public lands or roads.                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. | Change in character of general area of project.                                                              |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. | Produce or involve large amounts of solid waste or litter.                                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. | Disrupt or adversely affect a historic or archaeological site.                                               |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | F. | Change in dust, ash, smoke, fumes or odors in vicinity.                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. | Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.     |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | H. | Substantial change in existing noise or vibration levels in the vicinity.                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. | Site on filled land or on slope of 10 percent or more.                                                       |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. | Use or disposal of potentially hazardous material such as toxic substances, flammable or explosives.         |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. | Substantial change in demand for public services (police, fire, water, sewage, schools, etc).                |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. | Substantially increase fuel or energy consumption (electricity, oil, natural gas, etc).                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. | Relationship to a larger project or series of projects.                                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | N. | Substantially diminish habitat for fish, wildlife or plants.                                                 |

2. Attach photographs that provide thorough coverage of the site. Include photographs of the surrounding properties to illustrate type(s) of land use and intensity of development. Snapshots or Polaroid® photos will be accepted.
3. Provide site plan showing buildings, parking, landscaped areas, easements, adjacent streets, driveways, paved areas, public and private utilities and other distinguishing characteristics of the site. The site plan must be accurately drawn to an appropriate scale to adequately depict the required information. All features or structures shown should be accurately labeled. Failure to properly reflect existing and proposed conditions may result in rejection of the initial statement and delay in the processing of the application.  
*see map #5003*
4. Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

6/25/12  
Date

*John Mill*  
Signature

*Carl West*  
For

Revised by Community Development Staff

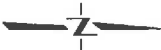
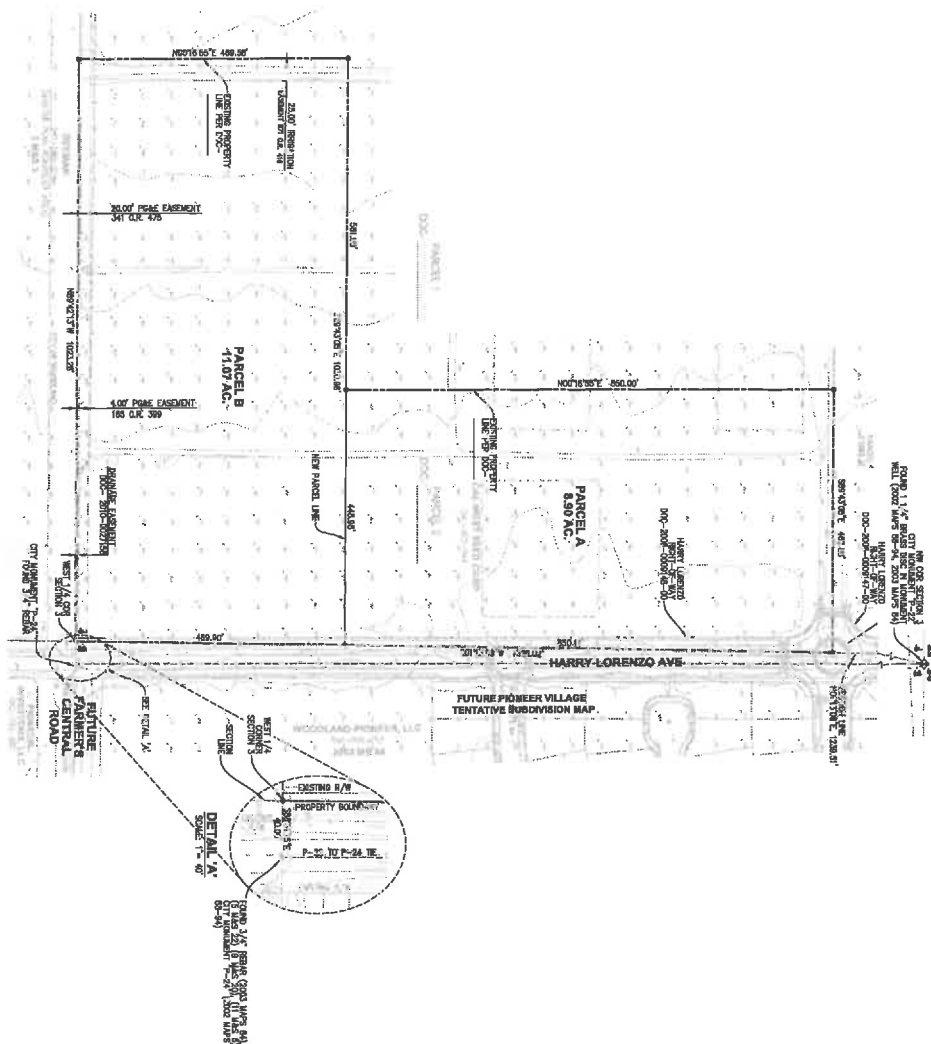
DATE: \_\_\_\_\_

\_\_\_\_\_  
(Name - print)

\_\_\_\_\_  
(Signature)

Materials that will assist you answer questions include: The City General Plan, Flood Zone Maps, Assessor Parcel Books, and Zoning Map.

PROPERTY LINE  
PROPOSED PARCEL LINE  
EXISTING LOT LINE  
EXISTING RIGHT-OF-WAY  
EXISTING EASEMENT  
EXISTING ROAD CENTERLINE  
EXISTING EDGE OF PAVEMENT  
EXISTING FENCE  
CONTOUR LINE - 2'  
EXISTING DIRT ROAD  
FUTURE RIGHT-OF-WAY



**OWNER / DEVELOPER:**  
CNI ANGELO STEETS INC

CAL/WEST SEEDS INC.  
38001 COUNTY ROAD 27  
WOODLAND, CA 95695  
(530) 666-3331

**CIVIL ENGINEER:**  
STEVE GREENFIELD RCE C50600  
CLINICAL ENGINEERING  
2240 SPARTAN STREET  
DANES, CALIFORNIA 92016  
(330) 778-2026

**ASSESSORS PARCEL NO:**

001-010-01

18.07 ACBPD

**EXISTING ZONING:** G-2, P-2, SF, M-2, G-2, P-2, M-2

**PROPOSED ZONING:**

N/A

**FLOOD ZONE DESIGNATION:**

### DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:

### ELECTRICITY & GAS:

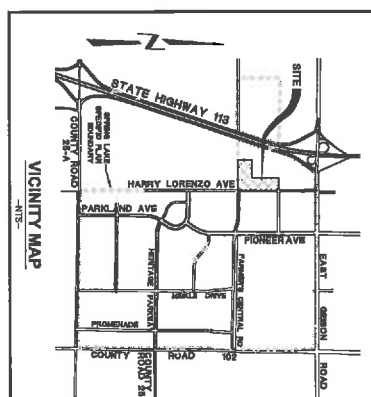
PC &amp; E

**CABLE TELEVISION:**  
CABLETV COMMUNICATIONS

UNIVERSITY OF

NOTES

1. NOT BE HELD-ABOUT SOLICITS OR BE HELD-ABOUTS THAT ASSOCIATED WITH THE PROCESSING OF THIS TENTATIVE MAP.
2. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
3. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

[illegible]

**SPRING LAKE SPECIFIC PLAN  
CALWEST SEEDS INC.  
TENTATIVE PARCEL MAP #5003**

CITY OF WOODLAND

CALIFORNIA



Project Planning • Civil Engineering • Landscape Architecture

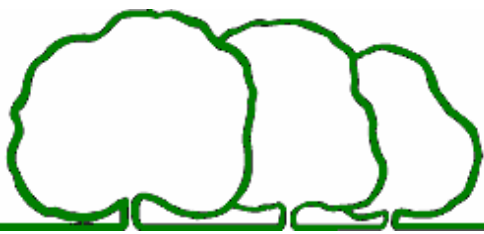
**Lawrence Olin**  
230 20th Street, Suite Three  
Lawrence, CA 94044  
F 415-220-0000

GILBERT.COM

Landscape Architect

[illegible]

SHEET  
1  
OF  
1  
DATE: 08/22/12  
JCM NC PWS:36



# City of Woodland

## **MEMORANDUM**

**TO:** MEMBERS OF THE WOODLAND PLANNING COMMISSION

**FROM:** Diana Ayón, Associate Civil Engineer

**SUBJECT:** I-5/CR-102 Landscaping Preliminary Concept Plan

**DATE:** August 16, 2012

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### **RECOMMENDATION:**

Staff recommends that the Planning Commission review and comment on the proposed I-5/CR-102 Landscaping preliminary concept plan. Commission members are invited and encouraged to attend the upcoming public meeting on Saturday, August 18th.

**BACKGROUND:** The proposed I-5/CR-102 Landscaping project is the second phase of the I-5/CR-102 Interchange Project. The I-5/CR-102 Interchange Project constructed a new southbound I-5 entrance ramp, modified exit and entrance ramps, and widened County Road 102. The interchange project was constructed between Summer 2010 and Spring 2012. Staff completed a qualification based selection process and selected Callander Associates as the landscape designer for the landscaping project. Callander Associates completed preliminary design during Spring and Summer 2012. They are now ready to begin final design.

**PROJECT PROPOSAL:** The proposed I-5/CR-102 Landscaping project will install water efficient landscaping and irrigation along the County Road 102 frontage and median, and along the I-5 entrance and exit ramps. The landscaping project funding is estimated at approximately \$1.8 million in federal earmark funds and reimbursements from fronting developers. Staff anticipates that the landscaping project construction will start in Spring/Summer 2013.

**PUBLIC MEETING:** There is a public meeting scheduled for Saturday, August 18, 2012 at the Woodland Farmers Market in Freeman Park, between 9:00 a.m. and 11:00 a.m. Staff will be available to discuss and gather input on the preliminary concept plan for this landscaping project and for the Downtown Streetscape Improvement project. Commission members are invited and encouraged to attend. There is no Planning Commission action for the Downtown Streetscape Improvement Project at this time.

**STAFF ANALYSIS:** Staff has reviewed the proposed preliminary design for the I-5/CR-102 Landscaping Project and is of the opinion that the concept is appropriate for the area.

**RECOMMENDATION:** Staff recommends that the Planning Commission review and comment on the proposed I-5/CR-102 Landscaping preliminary concept plan. Commission members are invited and encouraged to attend the upcoming public meeting on Saturday, August 18th.

**Attachment:**

1. I-5/CR-102 Landscaping Preliminary Concept Plan

August 6, 2012

Preliminary  
Concept Plan



Planting List

| Scientific Name                                        |                        |
|--------------------------------------------------------|------------------------|
| Trees (Streetscape)                                    |                        |
| Acer pseudopltanus                                     | Sycamore Maple         |
| Carpinus caroliniana                                   | American Hornbeam      |
| Crataegus phaenopyrum                                  | Washington Hawthorne   |
| Pistacia chinensis 'Keith Davey'                       | Chinese Pistache       |
| Tilia cordata                                          | Little Leaf Linden     |
| Trees (Caltrans)                                       |                        |
| Malus 'Prairiefire'                                    | Prairiefire Crabapple  |
| Platanus racemosa                                      | California Sycamore    |
| Quercus douglasii                                      | Blue Oak               |
| Quercus lobata                                         | Valley Oak             |
| Quercus wislizenii                                     | Interior Live Oak      |
| Robinia 'Purple Robe'                                  | Purple Robe Locust     |
| Shrubs (Streetscape)                                   |                        |
| Cotoneaster m. 'Emerald Spray'                         | Rockspray Cotoneaster  |
| Dietes bicolor                                         | Fortnight Lily         |
| Juniperus cultivars                                    | Juniper groundcover    |
| Myoporum parvifolium                                   | Myoporum               |
| Rosa californica                                       | California Rose        |
| Phormium tenax cultivars                               | New Zealand Flax       |
| Rosmarinus cultivars                                   | Rosemary groundcover   |
| Trachelospermum jasminoides                            | Star Jasmine           |
| Shrubs (Interchange L&L)                               |                        |
| Elaeagnus angustifolia                                 | Russian Olive          |
| Fremontodendron californicum                           | California Flannelbush |
| Myoporum parvifolium                                   | Myoporum               |
| Nerium oleander 'Little Red'                           | Oleander               |
| Rosa banksiae                                          | Lady Banks Rose        |
| Rosmarinus cultivars                                   | Rosemary groundcover   |
| Trachelospermum jasminoides                            | Star Jasmine           |
| Shrubs & Perennials (5 yr. maintenance - Caltrans ROW) |                        |
| Acacia redolens                                        | Acacia                 |
| Aesculus californica                                   | California buckeye     |
| Amaryllis belladonna                                   | Naked Lady             |
| Cercis occidentalis                                    | Western Redbud         |
| Cercocarpus betuloides                                 | Mountain Ironwood      |
| Eschscholzia californica                               | California Poppy       |
| Fremontodendron californicum                           | California Flannelbush |
| Heteromeles arbutifolia                                | Toyon                  |
| Larrea tridentata                                      | Creosote Bush          |
| Lupinus excubitis                                      | Grape Soda Lupine      |
| Parkinsonia aculeata                                   | Mexican Palo Verde     |
| Romneya coulteri                                       | Matilija Poppy         |

Project Schedule

- Design Completion: Spring 2013
- Construction Completion: Fall/Winter 2013

Project Budget

- Project Construction Budget: \$1.65m
- Funding Source: Federal Earmark Funds and Developer Fee Funds



City of Woodland

