



City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, May 21, 2015

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-735](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 16, 2015.

Attachments: [April 16, 2015 Meeting Minutes](#)

D. Directors 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.

E. 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.

F. Communications

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.

G. Subcommittee Reports

H. Public Hearing

[14-754](#)

Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to allow on-site beer and wine sales at the Black Pearl Grill restaurant located within the park and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area. The wakeboard park is located at 755 N East Street, immediately

northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

Location: 755 N East Street, Woodland, CA 95695

Applicant/Owner: Velocity Island Park (Scott and April Hartmann)/Black Pearl Grill (Chef Diego Wilk); 1240 Alice Street, Woodland, CA 95776

Environmental Report: Categorical Exemption

APN: 027-340-002

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [1. Planning Commission Resolution](#)
[2. General Application Form and Project Justification](#)

I. New Business

J. Old Business

K. Adjournment

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



Legislation Details (With Text)

File #: 14-735 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 4/24/2015 **In control:** Planning Commission
On agenda: 5/21/2015 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 16, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [April 16, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: May 21, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 16, 2015.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENT:

April 16, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, April 16, 2015

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm
Staff Present:
Ken Hiatt, Director
Cindy Norris, Principal Planner
Erika Bumgardner, Senior Planner
James Beggs, Intern

B. Roll Call

Present 6:
Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez, Commissioner John Murphy, Commissioner Elodia Ortega-Lampkin

Absent 1:
Chairman Kirby Wells

C. Approval of Minutes

[14-697](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 2, 2015.

Attachments: [4_2_15 Draft Meeting Minutes.pdf](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin to approve the minutes of April 2, 2015. The motion was carried by the following vote:
Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

[14-664](#)

National Indoor Training Facility Conditional Use Permit. Request for consideration of a Conditional Use Permit for an indoor sports training facility located at 1233 Commerce Avenue, Suite A, in the East Street Corridor Specific Plan Area. The facility will consist of five batting cages, two pitching areas and a 90ft x 90ft turf field. The facility will provide training for members, but will also be open to the public on a reservation basis.

Location: 1233 Commerce Ave, Suite A

Applicant/Owner: National Indoor Training Facility, LLC

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-014-000

Project Planner: Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [1. Planning Commission Resolution; EX -A COA & EX -B Project Site Plan](#)
 [2. General Application Form and Project Justification Statement](#)

*A motion was made by Commissioner Lizarraga and seconded by Commissioner Lopez to approve the request for a Conditional Use Permit for an indoor sports training facility at 1233 Commerce Avenue, Suite A, in the East Street Corridor Specific Plan Area. The motion was carried by the following vote:
Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.*

[14-689](#)

1216 East Beamer Multi-Use Development Conditional Use Permit (PLNG 14-00084). A request to approve a Conditional Use Permit, Site Plan, and Design Review, to permit a multi-use development project including two live-work buildings, approximately 1,200 square feet each, and two 1,000 square foot service commercial shops, in which major auto repair may be an allowed use, at 1216 East Beamer Street in the East Street Corridor Specific Plan - Zone F.

Location: 1216 East Beamer Street

Applicant/Owner: Robert Lopez

Environmental Report: Categorical Exemption (Class 32 - In-Fill)

Development)

APN: 063-090-035-000

Project Planner: Erika Bumgardner, Senior Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval
with Conditions

Attachments: [1. Planning Commission Resolution](#)
 [2. General Application](#)

A motion was made by Commissioner Murphy and seconded by Commissioner Lizarraga to approve a request to approve a Conditional Use Permit, Site Plan, and Design Review, to permit a multi-use development project including two live-work buildings, approximately 1,200 square feet each, and two 1,000 square foot service commercial shops, in which major auto repair may be an allowed use, at 1216 East Beamer Street in the East Street Corridor Specific Plan - Zone F. The motion included slight modifications to the Conditions of Approval, numbers 27 and 39 regarding hours of operation and on site lighting. The motion carried with acceptance of the modifications by the following vote:

*Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin
Commissioner Lopez recused himself*

[14-632](#)

Cal West Tentative Subdivision Map #5075, Spring Lake Specific Plan Area (PLNG 15-00018) - Request by Cal West Investors, LLC and Optimistic Partners, LLC, to approve a new Tentative Subdivision Map (TSM #5075) for 225, R-8, single family lots, and amendments to the Development Agreement for 44.97 acres of the Cal West project site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan Area.

Location: The subject property is located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue. The property extends west along the Farmer's Central Road alignment, west of Harry Lorenzo Avenue, to State Highway 113 (SR 113).

Applicant/Owner: Cal West Investors, LLC and Optimistic Partners, LLC

Environmental Report: The project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR, including Addendum #11 pertaining to the rezoning of portions of the Cal West project site, approved February 3, 2015.

APN: 041-070-051, 041-070-054 & 041-070-055

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend City Council Approval with Conditions

Attachments: [ATT 1 Planning Commission Resolution](#)
[ATT 2 \(Ex 2 to ATT 1\) Tentative Subdivision Map No. 5075.pdf](#)
[ATT 3 City Council Ordinance](#)
[ATT 4 \(Ex 1 to ATT 3\) Second Amendment to the Development Agreement](#)
[ATT 5 \(Ex C\) Conditions of Approval TSM 5075](#)
[ATT 6 General Application + Justification Statement.pdf](#)
[ATT 7 2013 Amended and Restated DA + MOA.pdf](#)
[ATT 8 2015 First Amendment DA.pdf](#)
[ATT 9 Arborist Report 2011.pdf](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Murphy to approve a new Tentative Subdivision Map (TSM #5075) for 225, R-8, single family lots, and amendments to the Development Agreement for 44.97 acres of the Cal West project site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, within the Spring Lake Specific Plan Area. The motion was carried by the following vote:

Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin

Nos: Commissioner Lopez

14-549

Spring Lake Specific Plan - Spring Lake Central Project (PLNG 14-00090): A request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and to approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area.

The proposal will include:

- 1) Amending the General Plan Land Use Plan to increase Low Density Residential (3.0 - 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 - 12 du/ac) acreage from 43.2 to 23.1 acres, eliminate 9.0 acres of Medium Density Residential (8 - 15 du/ac); and increase High Density Residential (15 - 25 du/ac) acreage from 7.6 to 9.3 acres;
- 2) amending the Spring Lake Specific Plan land use designations to add 33.3 acres of residential R-4 (3-4 du/ac); decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; eliminate 9.3 acres of the multiple family residential R-15 (10-15 du/ac); eliminate 7.6 acres of the multiple family residential R-20 (16-20du/ac); and add 9.3 acres of the multiple family R-25 acreage (23-25 du/ac);
- 3) Reconfiguring the Spring Lake Village Center by relocating the park site, fire station and the commercial site and adding 8.3 acres of

multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway.

Location The subject property is located north of Heritage Parkway, east of Harry Lorenzo Avenue, and approximately 850' southeast of the intersection of Farmers Central Road and Pioneer Avenue.

Applicant/Owner Woodland Spring Lake Partnership, L.P., 940 Emmett Avenue, Suite 200, Belmont CA 94002

Environmental Report Addendum to the Environmental Impact Report (SCH #99022069), Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000

APN 042-580-008, 037, 038, 040, 041, 043, 044, and 049

Project Planner Cindy Norris, Principal Planner

Report For Planning Commission Hearing April 16, 2015

Staff Recommendation Recommend City Council Approval with Conditions

Attachments: [ATT 1 Planning Commission Resolution for Spring Lake Central.pdf](#)
[ATT 2 \(CEQA EIR Addendum\) Exhibit A to PC Reso 4.9.15 - .pdf](#)
[ATT 3 - Exhibit B -General Plan Land Use Exhibit.pdf](#)
[ATT 4 - Exhibit C - Spring Lake Plan Amendments.pdf](#)
[ATT 5 TSM No 5027 \(Exhibit D to PC Reso\).pdf](#)
[ATT 6 CC Ord for First Amendment \(Exhibit E to PC Reso\).pdf](#)
[ATT 7 2007 Development Agreement \(Exhibit 1 to the CC Ord\).pdf](#)
[ATT 8 First Amendment to the DA \(Exhibit 2 to the CC Ord\).pdf](#)
[ATT 9 \(Finding & Conditions of Approval\). Exhibit C to the First Amendment. No Trk.pdf](#)
[ATT 10 - EXHIBIT I Spring Lake Fees \(to First Amendment to DA\)\(2\).pdf](#)
[ATT 11 - Application and Justification Statement.pdf](#)
[ATTACHMENT 12 \(DUE Chart\) - .pdf](#)

*A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga approve a request to amend the General Plan, Spring Lake Specific Plan, and Development Agreement and to approve Tentative Subdivision Map (TSM #5027) for 105.7 acres of the Spring Lake Central Project within the Spring Lake Specific Plan area. The motion was carried by the follow vote:
Ayes: Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy
Commissioner Ortega-Lampkin recused herself.*

I. New Business

[14-694](#)

SUBJECT: Informational Report Concerning the Release of the General Plan Update 2035, Development Scenarios Report
DATE: April 16, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission receive the General Plan Development Scenarios Report

No Action Required

J. Old Business

[14-707](#)

SUBJECT: Review of Planning Commission Subcommittees
DATE: April 16, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission: Review the Planning Commission Subcommittee List and select among current membership for appointment.

Attachments: [Subcommittee List](#)

Commission requested the staff further define subcommittees for the May 7, 2015 agenda.

K. Adjournment

Meeting was adjourned at 9:40 pm

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.



Legislation Details (With Text)

File #: 14-754 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 5/7/2015 In control: Planning Commission
On agenda: 5/21/2015 Final action:
Title: Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to allow on-site beer and wine sales at the Black Pearl Grill restaurant located within the park and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area. The wakeboard park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

Location: 755 N East Street, Woodland, CA 95695

Applicant/Owner: Velocity Island Park (Scott and April Hartmann)/Black Pearl Grill (Chef Diego Wilk);
1240 Alice Street, Woodland, CA 95776

Environmental Report: Categorical Exemption

APN: 027-340-002

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

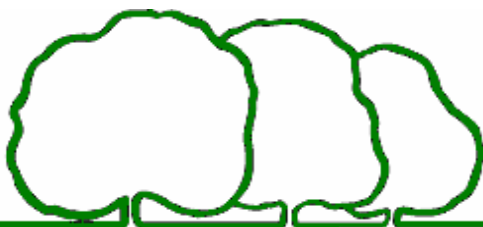
Sponsors:

Indexes:

Code sections:

Attachments: [1. Planning Commission Resolution](#)
[2. General Application Form and Project Justification](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

Planning Commission

Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to allow on-site beer and

wine sales at the Black Pearl Grill restaurant located within the park and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area. The wakeboard park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

Location: 755 N East Street, Woodland, CA 95695

Applicant/Owner: Velocity Island Park (Scott and April Hartmann)/Black Pearl Grill (Chef Diego Wilk); 1240 Alice Street, Woodland, CA 95776

Environmental Report: Categorical Exemption

APN: 027-340-002

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions
Report For: Planning Commission Public Hearing - May 21, 2015

General Plan Designation: Open Space (O-S)

Current Zoning: Open Space (O-S)

Existing Land Uses: Velocity Island Wakeboard Park

Flood Zone: AE Zone - Area of 100-Year Flooding, Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event (Base Flood Elevation Determined), FIRM Community Panel Number - 060426-0465H Revised May 16, 2012.

Street Access: Dubach Access Road and North East Street

Adjacent Land Uses & Zoning:

DIRECTION
North

LAND USE
Farm land

ZONING
County

South	Farm land	County
East	Valley Oak Inn & vacant lot	C-H
West	Farm land	County

Pending/Potential Action

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

1. Receive the Staff Report;
2. Conduct the Public Hearing;
3. Adopt Resolution No. PC15-____, 1) approving the Conditional Use Permit Modification to allow on-site beer and wine sales at the Black Pearl Grill and to allow the construction of a skateboard park as an ancillary use within the wakeboard park's leased area; and 2) recommending that the City Council amend the Ground Lease Agreement between the City of Woodland and the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for consistency with the modified CUP. (**Attachment 1**)

Project Site Description

The site is located on 15 acres of City property formerly known as the Dubach Stormwater Detention Basin (aka Dubach Park) (APN 027-340-002) located at 755 North East Street immediately northwest of Interstate 5 / Highway 113 in the City of Woodland, Yolo County, California. The project site has a City of Woodland General Plan and Zoning Designation of Open Space (OS). The current use of the site includes a conditionally permitted cable wakeboard park, including a sandy island/beach and an elevated patio and grill (restaurant) area for riders and spectators.

Background

On April 8, 2013, the City of Woodland entered into a Ground Lease Agreement with the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for the construction and operation of a cable tow recreational water park facility consistent with the Conditions of Approval approved by the Planning Commission on September 20, 2012. The approved project conditions specified no sales or consumption of alcohol within the park unless permitted through a Special Event Permit approved by the City.

Project Proposal

Beer and Wine Sales. The applicant is requesting a modification of the Conditional Use Permit to allow beer and wine sales at The Black Pearl Grill located within Velocity Island Wakeboard Park. The proposed use will require a Type 41 On-Sale Beer and Wine license from the California Department of Alcohol Beverage Control.

The Black Pearl Grill will operate seven days a week, May through October, from Noon to 7:30pm. Winter season operations will vary, but will not extend past park operating hours. Beer and wine will be served only within the food court area which is delineated from the remainder of the park by way of low concrete walls, ropes and landscape buffers.

According to the project applicant, safety precautions will include ID checks and wakeboard rider's wristbands

being cut once beer or wine is ordered, to ensure no one is riding under the influence of alcoholic beverages.

Skateboard Park. The applicant is also requesting approval of the construction of an approximately 75 foot by 100 foot skateboard park (“skate park”) adjacent to the sandy beach area located near the northeast corner of the site, just south of the parking lot (see **Attachment 1, Exhibit B, Site Plan**). Skate park features will include ledges, a fun box, a pyramid, a few curbs, a mini ramp, some flat runs and a banked ramp. Exact design and schedule of completion has not been determined.

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:

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, May 15, 2015.

Environmental Assessment Status

The project is exempt from CEQA per Section 15061 (b)(3) because it includes minor modifications to an existing facility that are limited in scope and will not result in environmental impacts. Further the project qualifies for CEQA Class 1 and Class 3 categorical exemptions (CEQA Guidelines, §15301 - Existing Facilities and §15303 - Conversion of Small Structures). A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. A Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The site is located within Woodland City Limits and is surrounded by urban development. The 15 acre site consists of a cable tow wakeboard park and ancillary uses (pro shop, snack shack/grill, outdoor patio area, and sandy beach). The site does not provide habitat for sensitive species. The addition of on-site beer and wine sales and the addition of the skate park will not result in significant traffic, noise, air quality, or water quality impacts as both uses are limited in scale; and will be located within the improved wakeboard park lease area, and are considered ancillary uses to the wakeboard park, and not park attractions in and of themselves. The project does not involve significant amount hazardous materials. The use permit modifications will comply with City noise standards. Existing utilities (storm water, sewer, water, electrical, gas) are adequate to serve the proposed project.

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. If this project is approved staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062

(a) of the CEQA guidelines.

Reviewing Agency Comments

The project has been circulated to other City divisions and departments for review. All reviewing comments have been integrated into the conditions of approval.

Discussion

The Black Pearl Grill, located within Velocity Island Wakeboard Park, is largely intended to serve families and spectators of wakeboard riders, in addition to the riders themselves. In order to provide adult customers with a range of food and beverage options, the applicant is seeking a modification to the park's Conditional Use Permit (CUP) to allow for the sale of beer and wine at the grill. Safety precautions as outlined in the Project Proposal section above and as included in amended Condition of Approval #25 (detailed below) have been included to maintain the safety of the riders and visitors to the park.

The proposed cable wakeboard park operates up to seven days per week and serves 10 to 100 persons per day with more attendance for special events (tournaments) during the year. For these larger events, a separate review is required from the City's Special Events Committee and the applicant is required to obtain a Special Event Permit. The Special Event Permit addresses special event parking, shuttle service, traffic control, noise control, sale of alcohol, security measures and advance notification to adjacent residences. The Special Event Permit process shall remain a required component of any special event anticipated to exceed normal operational attendance.

Since the wakeboard park's opening in 2014, park staff have witnessed a similar passion for skateboarding as for wakeboarding in many of the participant riders. As riders await their turn for the wakeboard tow, they are choosing to bring and ride their skateboards around the park's paved areas. To provide a separate and more appropriate location for skateboarding during rider "down-time," the applicants have requested the ability to construct an approximately 7,500 square foot skateboard park within the existing wakeboard park's leased area, at the far east end of the sandy beach spectator area.

While the skateboard park amenity will undoubtedly be an added draw to the facility, the primary intent is to provide current and future wakeboard patrons a dedicated location to skateboard away from the sidewalks and other concrete features/walls in and around the facility. The skateboard park would be considered an incidental or ancillary use of the wakeboard park.

As part of the approval process, the Ground Lease Agreement between Velocity Island Park and the City will need to be amended to modify the terms under which the park will operate (i.e. to include/allow beer and wine sales at the grill/snack bar and to allow for the construction of a skateboard park). The lease agreement includes safety and waiver requirements, and causes for termination. The Conditional Use Permit Modification will be incorporated into the amended lease agreement including revised conditions of approval. Specifically, Condition of Approval #1 is being amended to include a skateboard park as an ancillary use at the wakeboard park, to be located as depicted in the site plan dated May 7, 2015. Also Condition of Approval #25 is being amended to include/allow beer and wine sales at the park's grill/snack, as follows (language removed shown in strikethrough, amended language shown in double underline) (See **Attachment 1, Exhibit A**):

Amended COA #1: The project is as described in the staff report prepared for the September 20, 2012 Planning Commission meeting and as amended in the May 7, 2015 staff report to include on-site beer and wine sales at the park's snack shack/grill and to allow the construction of a skateboard park as an ancillary use to the wakeboard park and located within the wakeboard park's leased area. The project shall be constructed as depicted on the Conceptual Site Plan, Landscape Plans, and building elevations

dated 5/27/2011, and with the amended “Proposed Site Plan with Skate Park” dated 5/7/2015, included in the staff report, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications. Applicant shall obtain all necessary building and or grading permits as required by the City of Woodland Building Department prior to construction of the skateboard park feature.

Amended COA #25: There shall be no sales or consumption of alcohol within the Park. Alcohol sales and consumption is only permitted with a City approved Special Event Permit. Applicant shall permanently post the Park with adequate signage to the satisfaction of the City.

Beer and wine sales shall be allowed at the park’s grill/snack shack only and consumption of beer and wine shall take place only within the designated patio dining area at the park. The designated patio/dining area shall be identified through signage to the satisfaction of the City and shall clearly denote areas where beer/wine may be (and may not be) consumed. Beer and wine sales shall occur between the hours of 12:00pm and 7:30pm. Appropriate safety precautions shall be adhered to including, but not limited to, ID checks to ensure minors are not served alcohol (beer/wine) and rider wristbands shall be cut upon ordering beer or wine from the grill/snack shack, after which time, a new wristband shall not be issued. Applicant shall comply with all provisions and requirements of the Department of Alcoholic Beverage Control including obtaining a Type 41 Beer and Wine permit prior to sales. Applicant shall also comply with the requirements for on-sale liquor establishments not within the Central Business District Zone (Zoning Ordinance Section 25-21-70 (c)(2)). Sales of alcohol/beer or wine outside of these provisions may only occur through the issuance of a Special Events Permit (see Condition #24 above).

An important component of this lease agreement is liability insurance required for the park operator. As a component of the Ground Lease Amendment, which must be amended prior to implementation of the revised Conditions of Approval, staff will work with the project applicant and the Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA) to identify any additional precautionary measures, such as liability waivers, mandatory helmet requirements, etc., necessary to safely implement the new uses. The applicant currently carries \$3,000,000 in liability coverage as approved by YCPARMIA.

Staff Analysis

Staff supports the project subject to the attached recommended modifications to the prior approved conditions of approval and provided the following analysis:

General Plan Consistency

The General Plan (GP) designation for the site is **Open Space (OS)**. This General Plan designation provides for agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. The Open Space (OS) designation provides for outdoor recreational and similar uses as appropriate. **The proposed project amendments as conditioned are consistent with the General Plan.**

Zoning Consistency

Land Use

The zoning designation for the site is **Open Space (O-S)**. This zoning designation allows *Golf Courses, Driving Ranges, Public, Quasi Public, and Uses Appropriate To The Area* with a Conditional Use Permit. The cable wakeboard park is an appropriate use and is similar to the former Dubach softball park as a recreational use. **The proposed project amendments as conditioned are consistent with the Zoning Ordinance.**

Alcoholic Beverage Establishments

Article 21 Section 70 (c) of the Zoning Ordinance addresses Alcoholic Beverage Establishments outside of the Central Business District. The city's zoning ordinance requires that a Conditional Use Permit be obtained for all alcoholic beverage establishments located outside of the Central Business District Zone. The zoning ordinance exempts bona fide restaurants from this requirement. Article 21 lists specific requirements for alcoholic beverage establishments, including the regulation of on-sale alcohol sales. The proposed business is required to comply with each of the requirements as specified in the ordinance and as provided in the Conditions of Approval.

Parking

The proposed project amendments are considered ancillary uses that will take place within and subordinate to an existing facility, which includes adequate parking availability, therefore the proposed amendments do not require additional off-street parking beyond what has currently been provided.

Setbacks and Height

The proposed project amendments comply with the setback requirements of the Zoning Code and with Community Design Standards. Beer and wine sales will take place within the prior approved "snack shack" and the proposed skate park will be constructed outside of required setbacks within the sandy beach area of the park. No new buildings are being proposed.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that the proposed structure or use conforms to the requirements and the intent of this chapter and the general plan.

Appeal

The planning commission action on the conditional use permit shall be final unless, within **fourteen (14) calendar** days after the decision, the applicant, or any other person including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning commission, may appeal to the city council. 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 appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. The city clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-50.

Recommendation

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

1. Receive the Staff Report;
2. Conduct the Public Hearing; and
3. Adopt Resolution No. PC15-____, 1) approving the Conditional Use Permit Modification to allow on-site beer and wine sales at the Black Pearl Grill and to allow the construction of a skateboard park as an ancillary use within the wakeboard park's leased area; and 2) recommending that the City Council amend the Ground Lease Agreement between the City of Woodland and the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for consistency with the modified CUP.

The Ground Lease Agreement modification must be approved by City Council and fully executed prior to implementation of the Velocity Island Wakeboard Park CUP Modification.

Attachments:

1. Planning Commission Resolution
 - a. Exhibit A - Conditions of Approval (Modification)
 - b. Exhibit B - Proposed Site Plan with Skate Park
2. General Application Form and Project Justification Statement

RESOLUTION NO. PC 15-

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF WOODLAND APPROVING A MODIFICATION TO THE
VELOCITY ISLAND WAKEBOARD PARK CONDITIONAL USE
PERMIT TO ALLOW ON-SITE BEER AND WINE SALES AT THE
BLACK PEARL GRILL AND FOR THE CONSTRUCTION OF A
SKATEBOARD PARK LOCATED WITHIN THE WAKEBOARD
PARK LEASED AREA. THE WAKEBOARD PARK IS LOCATED
AT 755 N EAST STREET WITHIN THE OPEN SPACE ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 21, 2015 to review and consider a request from the project applicant, Velocity Island Wakeboard Park, for amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to allow on-site beer and wine sales at the Black Pearl Grill restaurant located within the park and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area; and

WHEREAS, Velocity Island Wakeboard Park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone; and

WHEREAS, the Velocity Island Wakeboard Park Conditional Use Permit (CUP) was approved by the Planning Commission on September 20, 2012, and on April 8, 2013, the City of Woodland entered into a Ground Lease Agreement with the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for the construction and operation of a cable tow recreational water park facility on city owned property, consistent with the Conditions of Approval of the CUP; and

WHEREAS, the Velocity Island Park CUP Conditions of Approval must be modified to allow for the on-site sale of beer and wine and to allow for the construction and use of a skateboard park as an ancillary use within the wakeboard park's leased area; and

WHEREAS, as part of the approval process, the Ground Lease Agreement between Velocity Island Park and the City of Woodland will need to be amended to modify the terms under which the park will operate including the allowance of on-site beer and wine sales at the grill/snack bar and to allow for the construction and use of a skateboard park within the wakeboard park's leased area; and

WHEREAS, the proposed project amendments conform to the City of Woodland General Plan and Zoning Ordinance in that the uses are conditionally permitted in the Open Space Zone, are consistent with the zoning and general plan and appropriate conditions have been made part of the approval (as provided for in **Exhibit A**); and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code, and satisfies all minimum physical standards required under the City's Zoning Code for similar type uses; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per Section 15061 (b)(3), which applies minor modifications to an existing facility that are limited in scope and will not result in significant traffic, noise, air quality, or water quality impacts. Further, the project qualifies for CEQA Class 1 (CEQA Guidelines, §15301) and Class 3 (CEQA Guidelines, §15303) categorical exemptions. A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. A Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby:

1. Approves the Conditional Use Permit (CUP) Modification (Planning Application No. PLNG15-00030) subject to the modified conditions of approval included in **Exhibit A**, allowing on-site beer and wine sales at the Black Pearl Grill restaurant located within the park and to allow the construction of an approximately 7,500 square foot skateboard park as an ancillary use within the wakeboard park's leased area as identified in **Exhibit B**, located at 755 N East Street in the Open Space (O-S) Zone.

2. Recommends City Council amend the Ground Lease Agreement between the City of Woodland and the project applicant (Love Ride, Inc., d/b/a Velocity Island Park) to allow for consistency with the modified CUP.

The Ground Lease Agreement modification must be approved by City Council and executed prior to implementation of the Velocity Island Wakeboard Park CUP Modifications.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 21st day of May, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

EXHIBIT A

Conditions of Approval

PLANNING – Conditional Use Permit

1. The project is as described in the staff report prepared for the September 20, 2012 Planning Commission meeting and as amended in the May 7, 2015 staff report to include on-site beer and wine sales at the park's snack shack/grill and to allow the construction of a skateboard park as an ancillary use located within the skateboard park's leased area. The project shall be constructed as depicted on the Conceptual Site Plan, Landscape Plans, and building elevations dated 5/27/2011, and with the amended "Proposed Site Plan with Skate Park" dated 5/7/2015, included in the staff report, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications. Applicant shall obtain all necessary building and or grading permits as required by the City of Woodland Building Department prior to construction of the skateboard park feature.
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. Final Plan Set: Prior to the issuance of building permits, the applicant shall include a Final plan set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
4. The Applicant shall comply with the approved CEQA Mitigation Monitoring and Reporting Plan. Upon request, applicant shall provide a written report detailing compliance with MMRP to the Community Development Department for review.
5. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
6. The Conditional Use Permit must be exercised within **one year** of issuance, or it shall be null and void by act of law (Section 25-27-70).
7. At any time, upon request by the City, applicant shall provide a written report detailing compliance with Conditional Use Permit and Special Event Permits to the Community Development Department for review.
8. Applicant shall provide the Community Development Department with a check for the sum of **\$2,151.50** made out to Yolo County to record the environmental document with Yolo County.
9. Applicant to provide written verification that proper screening will block the visibility of roof mounted mechanical or utility equipment from the public.

10. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.
11. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well-formed, and vigorous plant material shall be used. Landscape architect to provide written verification as to plant health.
12. Enter into a landscape Maintenance Agreement with the City. The Agreement shall be recorded prior to issuance of a building permit to assure continuing maintenance of the landscaping.
13. Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site. Parking and security lights shall not be taller than 20 feet above grade.
14. Applicant shall modify proposed landscape plan to use three (3) tree species in the parking lot as recommended by the City Arborist - Horn beam (*Carpinus betulus*), Purple Robe(*Robinia X ambigua 'Idahoensis'*), and Chinese Pistache "Keith Davey". City Arborist may select an evergreen tree as a substitute for one of the three tree species.
15. Applicant shall modify proposed landscape plans by replacing two thirds of the proposed Valley Oaks on the south and east perimeter to include two (2) additional varieties as recommended by the City Arborist - Little leaf Linden (*Tillia cordatta*) and Frontier Elm (*Ulmus X 'Frontier'*). City Arborist may select an evergreen tree as a substitute for one of the two tree species.
16. Prior to City issuing any building permit applicant shall have a Tree Protection Plan prepared by a licensed Arborist and submitted for review by the Community Development Department. This Plan shall identify trees to be retained and specific measures to be taken to protect the trees during construction and the long-range care and preservation of the trees.
17. Landscape Plan shall indicate a 3-inches of top dressing (bark) be used in all planter beds.
18. The applicant shall be required to provide replacement trees for all healthy trees removed from the site. The replacement requirement is two trees for every 6 inches of trees removed measured at diameter breast height (DBH). The replacement trees are in addition to those trees required as part of project approval per the City's Landscaping Ordinance and Community Design Standards. Replacement trees may be planted on site or applicant can pay into the City's tree fund at \$215 per replacement tree.
19. Photometric data shall be provided, and indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absence of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.
20. The bathroom building shall use earth tone integral color CMU split face block. An earth tone color shall also be used for the standing seam metal roof. Applicant shall submit colors

to be used on the building(s) for review and approved by the Community Development Department.

21. Applicant shall construct a trash enclosure matching the bathroom design and materials. Trash enclosures are required to be cover (roof). The roof of the trash enclosure to match roof of bathroom.
22. Operations buildings on site shall use at least two earth tone colors. Applicant shall submit colors to be used on the building(s) for review and approval by the Community Development Department.
23. Should parking become a problem in the opinion of the City, the applicant shall provide additional parking and any necessary shuttle service to the site in order to ensure public safety to the satisfaction of the Community Development Department. Any off-site parking shall be reviewed and approved by the Community Development Department and may require the applicant to obtain a Condition Use Permit for the off-site parking site.
24. Applicant shall obtain a Special Event Permit prior to holding any special event or tournament. Applicant shall submit the request for such an event a minimum of 30 days prior to the scheduled event to the City's Special Event Committee. The Special Event Permit shall address special event parking, shuttle service, traffic control, noise control, sale of alcohol, security measures and advance notification to adjacent residences.
- ~~25. There shall be no sales or consumption of alcohol within the Park. Alcohol sales and consumption is only permitted with a City approved Special Event Permit. Applicant shall permanently post the Park with adequate signage to the satisfaction of the City.~~
- 25. Beer and wine sales shall be allowed at the park's grill/snack shack only and consumption of beer and wine shall take place only within the designated patio dining area at the park. The designated patio/dining area shall be identified through signage to the satisfaction of the City and shall clearly denote areas where beer/wine may be (and may not be) consumed. Beer and wine sales shall occur between the hours of 12:00pm and 7:30pm. Appropriate safety precautions shall be adhered to including, but not limited to, ID checks to ensure minors are not served alcohol (beer/wine) and rider wristbands shall be cut upon ordering beer or wine from the grill/snack shack, after which time, a new wristband shall not be issued. Applicant shall comply with all provisions and requirements of the Department of Alcoholic Beverage Control including obtaining a Type 41 Beer and Wine permit prior to sales. Applicant shall also comply with the requirements for on-sale liquor establishments not within the Central Business District Zone (Zoning Ordinance Section 25-21-70 (c)(2)). Sales of alcohol/beer or wine outside of these provisions may only occur through the issuance of a Special Events Permit (see Condition #24 above).*
26. Applicant to submit for review a geotechnical soils report with construction documents.
27. The use of temporary signs and attention getting devices (flags, sails, inflatable balloons, streamers, sponsor signs, etc.) shall require the applicant to submit plans for review and possible approval, a minimum of 30 days prior to use.
28. Applicant shall implement all of the safety measures outlines in their cable wakeboard park proposal. Applicant shall provide upon request at any time an incident report, tracking safety issues and accidents at the park to the Community Development Department for review.

29. The City shall require the applicant to implement additional safety measure at the park at any time should the City deem additional safety measure necessary.
30. Applicant shall provide a quality assurance report, at any time upon request from the City, to verify that the water quality of the lake is safe for human occupancy and water sports use.
31. Park operators shall provide proof of sufficient insurance for the operation of the park to the satisfaction of the City and YCPARMIA.

DEVELOPMENT ENGINEERING

FEES

1. Project shall pay all applicable development impact fees in effect at the time of building permit. Fees shall be based on the building s.f. of the bathroom and operations building and any other buildings added to the approved site plan, as well as, meter fees for surface water and Storm drain fees shall be based on the paved area of the parking lot. Fees shall be based on the service category.
2. Project shall pay plan check and inspection fees on public improvements and on civil improvements constructed on City property.
3. 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.

REQUIRED SUBMITTALS:

1. Applicant shall prepare improvement plans for all work within the public right-of-way and civil improvement plans on City property and submit to the Development Engineering with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and a plan check fee in the amount of 3% of the engineer's cost estimate. Prior to building permit issuance, applicant shall obtain permit and post security for the full cost of the public improvements and improvements on City land. This submittal is separate from the building permit submittal.

Prior to issuance of the encroachment permit the balance of plan check and inspection fees (total plan check and inspection fees less the deposit) based on the final cost estimate shall be paid in full based on the City's fee schedule these fees are (based on the construction cost of the improvements: 12% of the first \$50,000, plus 10% of the next \$50,000, plus 9% of the next \$100,000, plus 8% of the next \$100,000, plus 7% of the amount over \$300,000.

2. Unless otherwise determined by the City Engineer, construction of public improvements will require that the applicant enter into an improvement agreement, and provide bonds and insurance.
3. Prior to start of work applicant shall obtain a Caltrans encroachment permit for all work within the right of way of East Street/SR 113. (Caltrans will also need to approve design of the sewer and water connections).
4. Prior to start of work applicant shall obtain a Railroad permit for work within the Railroad Right of Way.

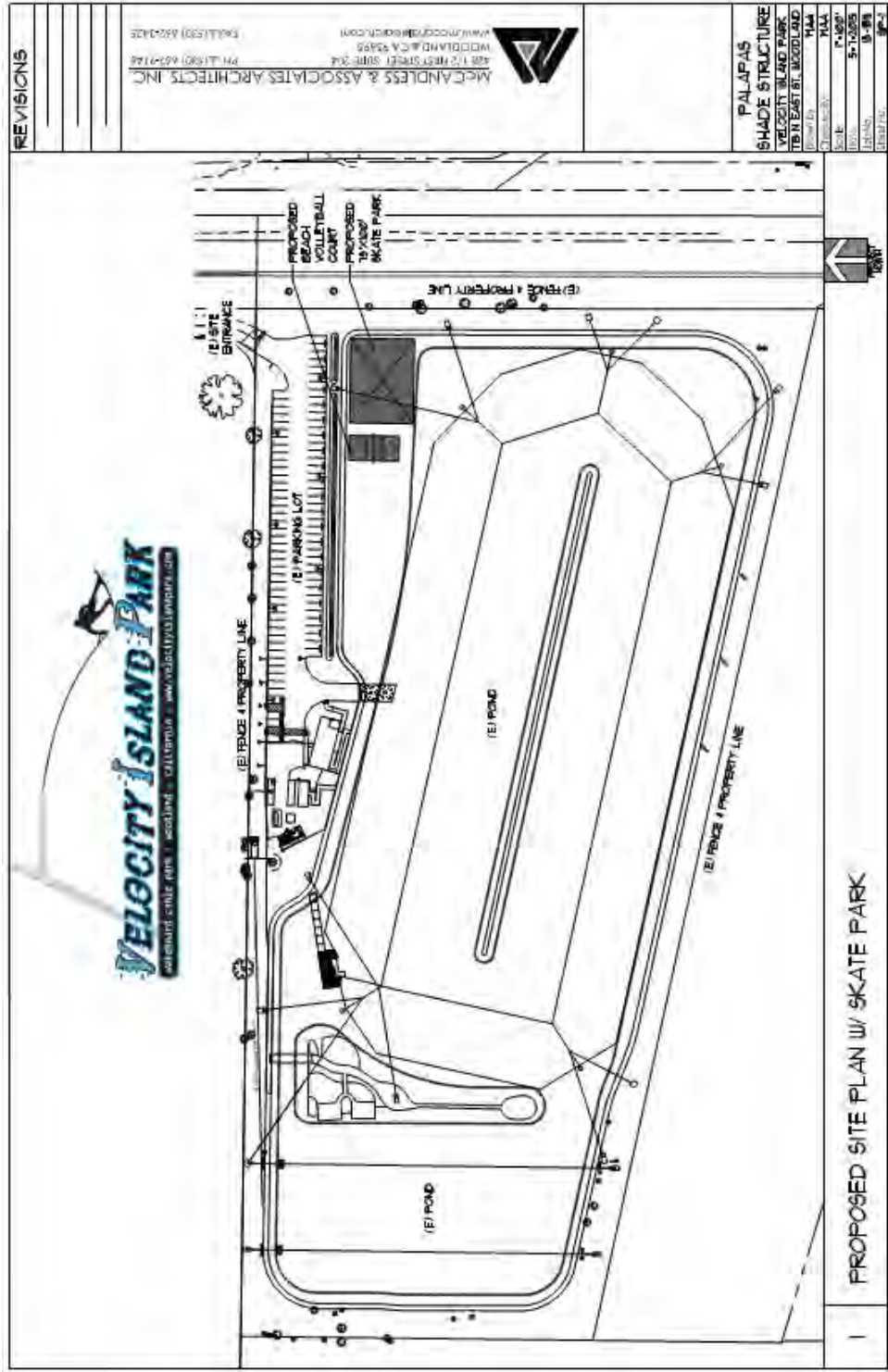
SITE PLAN AND REQUIRED PUBLIC IMPROVEMENTS:

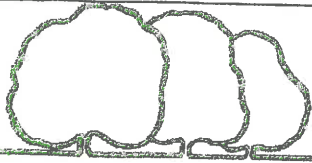
1. The following public improvements are required as a condition of development of this site, and shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions (required submittals) are met prior to building permit issuance. The Encroachment permit shall apply to the sidewalk, driveway, all utility connections, and all civil improvements (on and off site), and any traffic control or traffic impacts on the public street.
2. The applicant shall install utility connections to City of Woodland Standards and Specifications. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the City.
3. Backflow protection devices are required on the commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
4. Project shall incorporate mitigations for construction traffic as detailed in the environmental document.
5. The project is subject to the City's Storm Water Ordinance and must comply with the City of Woodland Technical Guidance Manual for Storm water Quality Control Measures. Site shall meet General Site Design Control Measures, Site Specific Control Measures, and Treatment Control Measures. The applicant may pay a Storm Water Quality in lieu fee if unable to meet treatment requirements. Site specific control measures will include entering into a maintenance agreement with the City.
6. The site may irrigate landscaping either from potable water or from the onsite well but there shall be no connection between the two systems. A separate landscape irrigation service with meter and backflow will be required for an irrigation connection to the potable water connection.
7. Should ground dewatering be necessary for construction, applicant shall obtain a groundwater discharge permit from the State.

8. The Project is within the flood plain. Development shall comply with all applicable FEMA standards and regulations and all City requirements for development within a flood plain. Consult with the building officials.
9. Overhead power lines shall not run through the middle of the project, electrical facilities shall be undergrounded, unless if necessary due to flood requirements, may be routed around the edge of the project subject to the approval of the building official and City Engineer.
10. Improvement plans need to be revised to include the adjacent parcel access road.
11. The project shall widen the paved access road to 20 feet in width.
12. Project shall Relocate street light in the eye of the button hook at the intersection of SR 113 and site access road; or replace it with a breakaway pole.
13. Access Road and parking lot design sections shall be based on a design by a licensed Geotechnical Engineer. The access road shall be designed to handle a minimum of a 20 ton vehicle in a 10 year storm.
14. Applicant shall provide City Departments with access codes or keys for after hours emergency and storm drain maintenance.
15. Sewer Force main shall be owned and maintained by the applicant up to the point of connection to the City's gravity system.
16. Project improvements shall include repair and/or replacement of all access roadway lights.

EXHIBIT B

Site Plan with Skate Park





City of Woodland

Community Development Department
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

CITY OF Woodland

MAILING ADDRESS:

300 First St.

CITY STATE ZIP CODE:

Woodland CA 95695

PHONE NUMBER:

(530) 661-5820

E-MAIL ADDRESS:

PROJECT APPLICANT

Velocity Island (Black Pearl)

MAILING ADDRESS:

1240 Alice St Woodland

CITY STATE ZIP CODE:

Woodland CA 95776

PHONE NUMBER:

530-908-5201

E-MAIL ADDRESS:

APRIL @ VelocityIslandPark.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other | |
- mod. \$175800

Is this request part of another application? ☐ Yes ☐ No If so, what? _____

3. Project Description

Project Name:

Black Pearl e Velocity Island PARK

Total Acres or Square Feet

Site address or location:

755 N. East St.

Assessor's Parcel Number:

027 340-002
~~270 078~~

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.

PLNG15-00030

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 _____

Do you intend to market the units for sale?

Duplex _____ Apartments _____

☐ YES ☐ No

Condominiums _____ Other _____

Do you intend to market the units for rent?

Townhomes _____ Total Units _____

☐ 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

APRIL HARTMAN April 28-2015

Applicant: _____

Date

Legal Owner: _____

Date

Legal Owner: _____

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

THE BLACK PEARL

Bar & Grill

Project Title: Beer and Wine Sales

Having a beer and wine license is a vital element to many California restaurants. From the fine dining to the family style establishments, these businesses require a liquor license, whether it is a full liquor license or a beer and wine license, in order to be able to provide their customers with the service they demand.

The Black Pearl will be a family owned and operated public eating establishment located at Velocity Island Park in Woodland CA, serving authentic Farm to Fork styled cuisine, using fine local ingredients and scratch cooking techniques. The food and beverages are integral to the environment of the restaurant concept.

Permit place was contacted to obtain a Conditional Use Permit (CUP) to allow beer and wine sales for on-site consumption and California ABC Type 41 On-Sale Beer and Wine license for The Black Pearl.

The beer and wine will be served only within the food court area which is fenced by different materials such as concrete wall, ropes and gardening fence, it will be all required signs to ensure all safety regulations and practices.

Safety precautions will be conduct at all time of business operations: all costumers will be ID checked at the time of alcohol purchase with no exemptions, making sure no minors will get alcohol, and the wakeboard riders wristband will be cut to ensure no one is riding under the influence of alcoholic beverages.

Our staff will be committed to check and control all areas at all times of business operations ensuring a safety and fun environment.

The Black Pearl will operate for the summer 7 days a week from 12 to 7:30 pm from May thru October. Winter season subject to owner decision will be closed, not generating any expenses and overheads.

The Black Pearl will offer a very unique healthy menu designed and developed by International Chef de Cuisine Diego Wilk, using wood fire pizza oven, outdoor BBQ smoker and grilling with natural and local ingredients, it will soon make an impact in this community becoming the only one with this concept in the area.

Please find attached The Black Pearl menu.

Thanks for your time and consideration.

The Black Pearl Team.