City of Woodland

Meeting Agenda

Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 5, 2020
6:30 PM

***Please Note**: The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.*

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff 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.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of February 20, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 20, 2020.

H. PUBLIC HEARING

2. SUBJECT: Woodland Storage CUP

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1) receive a report; 2) hold a public hearing; and 3) adopt Resolution No PC 20-05 recommending that the City Council approve a Mitigated Negative Declaration and Conditional Use Permit for Woodland Storage with associated lot line adjustment, operating agreement and roadway summery vacation

3. SUBJECT: Interim Zoning Ordinance 2020 and Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance - Continued Public Hearing

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution No.20-06, recommending that the City Council adopt a stand-alone Interim Zoning Ordinance 2020 and Amend Section 17.92.020, Table 3 of the Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

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 24hours 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.

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 5, 2020
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of February 20, 2020

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 20, 2020.

Staff Contact:
Debbie Flemmer, Administrative Supervisor, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 2.20.2020 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Planning Commission Meeting –

Thursday, February 20, 2020

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 PM
Staff Present: Cindy Norris, CDD Principal Planner and Megan Meier, CDD Associate Planner

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst
Absent:
Excused: Planning Commission Member Steven Wong

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commissioner Valerie Hurst.

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff 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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

Communications were received from the public.

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of February 6, 2020

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 6, 2020.

On a motion by Planning Commission Member Steve Harris, seconded by Planning Commission Member Chris Holt and carried unanimously, Planning Commission Meeting Minutes of February 6, 2020

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absention: Planning Commission Member Fred Lopez and Planning Commission Vice Marco Lizarraga

H. PUBLIC HEARING

2. SUBJECT: Woodland Storage CUP - Applicant has requested item be continued to a date certain of **March 5th, 2020**

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission
1. Receive a report;
2. Hold a public hearing;
3.Adopt Resolution No PC 20-00 recommending that the City Council approve a Mitigated Negative Declaration and Conditional Use Permit for Woodland Storage with associated lot line adjustment, operating agreement and roadway summery vacation

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously; to approve the applicants request to continue to a date certain of March 5, 2020.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent:

3. SUBJECT: 65 &71 Locust Tentative Parcel Map 5192

RECOMMENDATION FOR ACTION: Staff recommends that the City Council 1) Receive the staff report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC 20-05 in support of the Tentative Parcel Map 5192 for the division of the property located at 65 – 71 Locust Street into three separate parcels consisting of Parcel One at 0.132 acres, Parcel Two at 0.112 acres, and Parcel Three at 0.167 acres respectively.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously; a motion to receive the staff report; conduct the public hearing; and adopt Resolution No. PC 20-05 in support of the Tentative Parcel Map 5192 for the division of the property located at 65 – 71 Locust Street into three separate parcels consisting of Parcel One at 0.132 acres, Parcel Two at 0.112 acres, and Parcel Three at 0.167 acres respectively.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent:

4. SUBJECT: Interim Zoning Ordinance 2020 and Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution No.20-06, recommending that the City Council adopt a stand-alone Interim Zoning Ordinance 2020 and Amend Section 17.92.020, Table 3 of the Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General

Planning Commission Members requested that this item be continued to the next Planning Commission meeting; motion made by Planning Commission Vice Marco Lizarraga and seconded by Planning Commission Member Steve Harris; motion carried unanimously.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

None provided

K. ADJOURNMENT

Meeting adjourned at 6:59 PM.

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 5, 2020
ITEM #: H.2
SUBJECT: Woodland Storage Conditional Use Permit

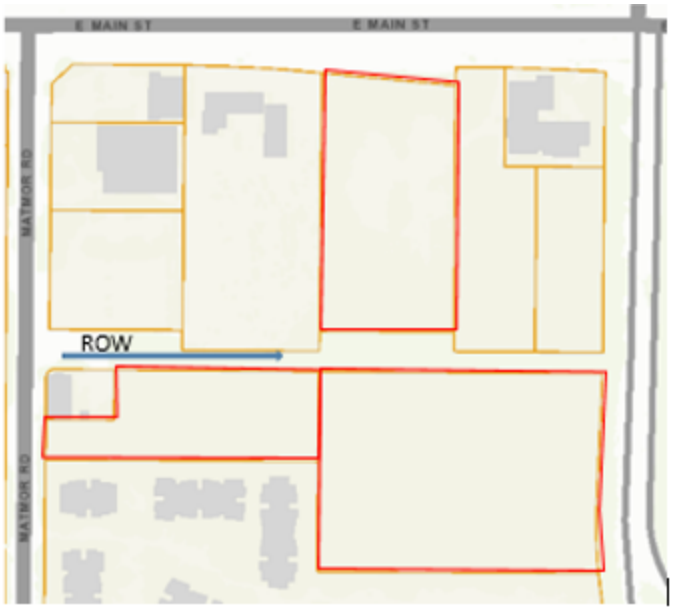
Recommendation for Action: Staff recommends that the Planning Commission: 1) receive a report; 2) hold a public hearing; and 3) adopt Resolution No PC 20-05 recommending that the City Council approve a Mitigated Negative Declaration and Conditional Use Permit for Woodland Storage with associated lot line adjustment, operating agreement and roadway summary vacation.

Staff Contact:
Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:
Project Location and Setting
The project site consists of three contiguous parcels (APN 066-030-019, -021, and -033) totaling approximately 6.7 acres with the main access to the development site located at 1424 East Main Street. The site is bordered by East Main Street to the north, Matmor Road to the west, and State Route (SR) 113 to the east. A secondary access point to the development site is located off Matmor Road via an unimproved City right of way (ROW) as illustrated in the project site Context Map below. Surrounding land uses include a veterinary hospital and auto body shop to the west, vacant land to the east, and multifamily apartment complexes to the south. The project site is designated zoned Community Commercial. The site is currently vacant and regularly disked.

Context Map

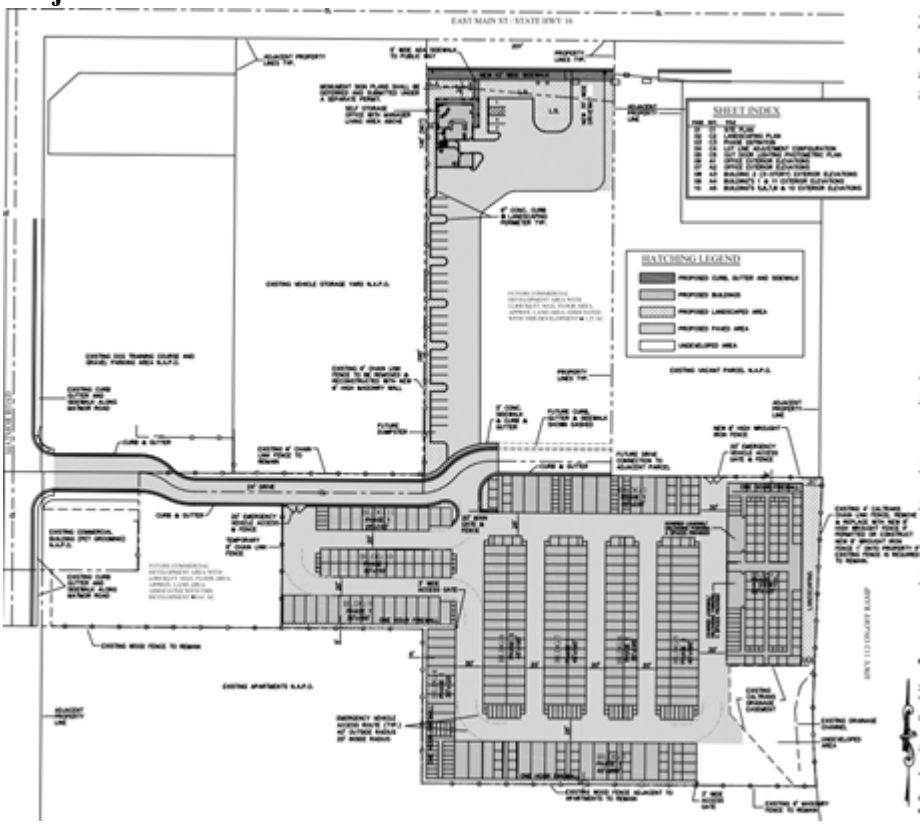
Parcel/ROW Map



Project Summary

The proposed Woodland Storage Project includes a 5,121-square-foot two story office and managers unit located at the entrance to the project site off of East Main Street. The self storage portion of the construction will be located on the back two parcels adjacent to the multifamily, south of the project area, and consists of 10 single story self-storage buildings and additional three story self-storage building totaling 116,475 square feet. Access to the site will be provided from East Main Street with secondary access off Matmor Road. In addition to the foregoing improvements, the proposed project also includes an associated lot line adjustment, right of way (ROW) summary vacation, and construction of a private access roadway within the project site with associated improvements.

Project Site Plan



Construction of the proposed project would be conducted in three phases. Phase 1 of the project would include 75% of the single story storage buildings and the office/managers building totaling 57,846 square feet, as well as utility, frontage and other onsite improvements. Phase 2 would include development of the three story self storage building at 46,400 square feet adjacent to State Rout 113. Phase 3 of development would construct the remaining single story storage buildings totaling 17,350 square feet to complete the development. Additionally, remainder parcels for up to 16,000 sf of future commercial use are located both west and north of the storage buildings and shown as phase 4 and 5 on the color construction phasing plan as shown in Attachment 4 and as further discussed in the report.

Access and Parking

The project site would pave a 35-foot-wide driveway entrance from East Main Street, in the same location of the existing gravel driveway that would act as the primary shared access for all future commercial development. A second entrance would be provided on Matmor Road with entrance to the western side of the project site and connection to a 24-foot wide drive aisle. A landscaped median divider will be installed on Main Street directly in front of the project site and the Main Street driveway will provide access to eastbound traffic only while the secondary access at Matmor Road will be available for west bound traffic off of Main Street. On-site emergency vehicle access would be provided throughout the project site with drive aisles accommodating turn radiuses of up to 40 feet. Entrance gates to the storage unit areas would be 20 feet wide. One parking space per 50 storage units plus two spaces at the manager's unit would be included at the northern area of the project site, before reaching the storage buildings. Additionally, covered loading/unloading parking will be placed at the three story storage building.

The secondary access at Matmor Road will use an existing City Right of Way that was never improved and will be subsequently abandoned through a summary vacation process to allow additional access into the project site. The roadway will be fully improved within the development project allowing additional access from Matmor Road into the development site and future commercial uses. All adjacent land owners will also have full access through established access easements.

Utilities

The proposed project would include construction of a water line throughout the project site with connection to an existing 12-inch water main at Matmor Road and East Main Street. A sanitary sewer line would be constructed in East Main Street and extended approximately 1,400 feet east from the development site to an existing sanitary sewer manhole at Pioneer Avenue.

Stormwater that falls on the project site would be collected on-site and directed through new underground pipes to the existing storm drain system on the north side of East Main Street. Runoff water would be treated through underground filtration trenches on-site prior to discharge into the City's storm drain system.

Energy Efficiency

The proposed project would implement measures which would increase energy efficiency onsite, and contribute to the overall goals of the City to reduce greenhouse gas emissions. The proposed project would exceed the requirements set forth by the California Building Efficiency Standards by two percent. Additionally, 100 percent of the electricity used by the proposed project would be generated by on-site renewable energy sources.

Discussion:

Zoning Code

The City recently adopted a new 2035 General Plan on May 16, 2017 that did not align completely with the existing City Zoning Code and requires a comprehensive zoning update. In order to bridge the gap between the new General Plan and the existing City Zoning an interim zoning ordinance was approved on May 1, 2018 by City Council to provide guidelines to key zoning designations within the City until a full comprehensive zoning update is completed. One of the zoning designations included under the Interim Zoning Ordinance is Community Commercial zoning that includes the site for the proposed Woodland Storage development. Prior to the Interim Zoning Ordinance approval the City had a temporary moratorium in place for self-storage facilities on parcels zoned commercial including Community Commercial in order to develop clear criteria and development standards. The Interim Zoning Ordinance outlines these development standards that include:

- 50% of the site to be slated for commercial uses other than self-storage.
- Requires a master plan for land use, access, circulation, utilities and improvements.
- A self-storage land use shall be set back from roadways and at least 300 feet from any arterial roadway.
- Buildings shall be a minimum of two stories adjacent to a freeway or major arterial roadway to screen views.
- Buildings shall exhibit exemplary architectural design and activate the street frontage.
- The project should incorporate conservation and sustainability features to achieve net zero energy use.
- Project proposal shall include a lighting and security plan.
- Project shall demonstrate measurable community benefit memorialized in a documented agreement.

The Woodland Storage development application was submitted just prior to the temporary moratorium on self-storage in commercial zoning districts and the applicant worked with the City to meet the requirements set forth in the Interim Zoning Ordinance, adopted by City Council.

The following timeline outlines actions taken by Planning Commission and City Council regarding land use and development standards with regards to self-storage facilities specifically in commercially zoned areas of the City.

Woodland Storage Application Submitted May 11, 2017

General Plan adopted May 16, 2017 - 2035

Moratorium Initiated:
Applied to all areas, except the Industrial District
June 6, 2017 - Initial urgency ordinance and moratorium on personal/mini-storage
July 18, 2017 - Moratorium extended

Updated Zoning:
Personal Storage/Mini-storage Discussed and Development Criteria Adopted:
March 5 and April 15, 2018 – Interim Zoning Discussed at Planning Commission
May 1, 2018 – Interim Zoning Adopted with limits on personal/mini-storage incorporated in the CC District

Subsequent Moratorium:
Applied to only the Industrial District
June 6, 2019: Moratorium on personal/mini-storage approved for 2 years, or until zoning amendment approved

Exceptions to Zoning Standards
The Community Commercial zoning under the City's Interim Zoning Ordinance has a zero required rear setback but under the Interim Ordinance there is 15 foot buffer between commercial and multifamily uses.

However, alternative standards can be considered if the project warrants them. In this case the additional 15-foot buffer incorporated a portion of the single story storage buildings and an additional three foot setback. The self-storage buildings are slated to back onto the adjoining multifamily and provide the buffer from the self-storage facility. The additional three foot setback was added to allow for some access to the back of the buildings for maintenance and the protect the neighboring trees on the multifamily parcel, but is not large enough to invite encampments to form. Homeless encampments have been prevalent in this area and hidden locations such as this could become an issue. To address this, the site will be fully fenced and secured with temporary fencing during construction and fenced with blackened tubular steal on the rear storage site for security and on the parcel that fronts Main Street a capped wood fencing adjacent to the Auto-body Shop for screening.

General Plan
Under the General Plan Community Commercial designation is described as follows:

The Community Commercial designation provides for commercial development that serves local neighborhoods as well as a broader area of the community than the neighborhood Commercial designation, but does not regularly attract regional, visitor, or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels are also permitted. Entertainment uses and specialty retail are not permitted so as to not compete with these types of commercial uses in the Downtown core.

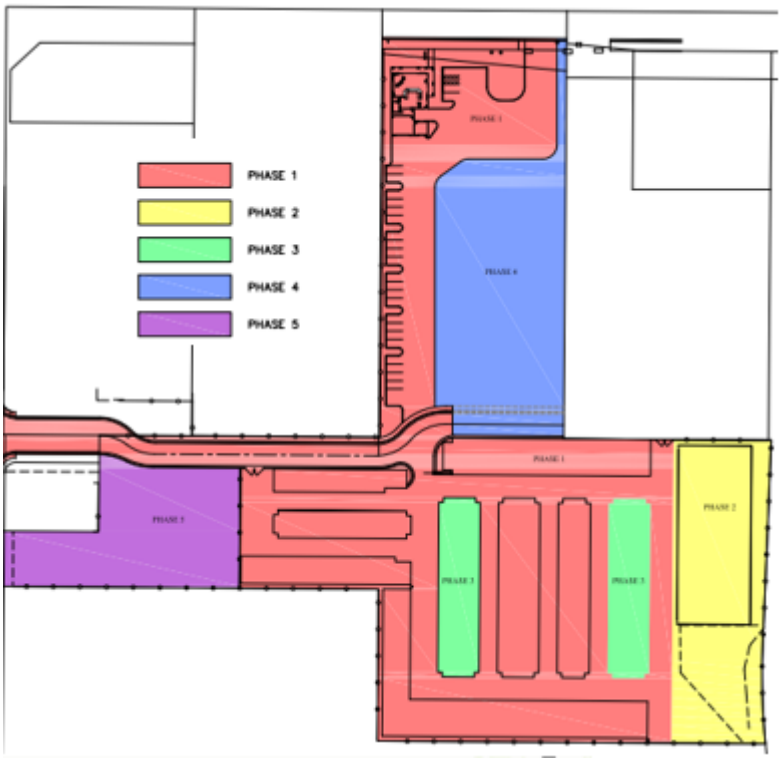
The 2035 General Plan land use map designation of Community Commercial was selected for key areas of the City that where found to capture the highest tax rates on a limited number of sites within the City .

Staff found that the proposed project is generally in line with the goals and policies outlined in the General Plan in that it is designed to have active commercial use along Main Street, and the more passive use to the rear of the project site. The proposed project provides for future commercial uses along Main Street with the designated commercial lots and on and offsite infrastructure improvements.

Operating Agreement
As part of the Interim Zoning Ordinance development standards for self-storage, a project must establish measurable community benefit as outlined in an associated operating agreement. The operating agreement establishes a monetary amount to ensure that any potential adverse impacts of Self-Storage Business are adequately offset by the business's required community benefit obligation. A Draft Operating Agreement is provided in Attachment 6 of this staff report. The document is in Draft form and will be finalized prior to City Council review. All monetary legal agreements are solely acted upon by City Council.

The proposed agreement also outlines the agreed upon phasing of development to ensure that the Interim Ordinance requirement for screening is met with the proposed three story building adjacent to State Rout 113. The agreed upon development phasing allows for 75% of the project to build out in Phase One that would include the live/work office building and single story self-storage buildings with Phase Two containing the proposed three-story building and Phase Three construction of the remaining single story storage buildings. As illustrated in the Development Phasing Map.

Development Phasing Map



Public Art Requirement
The City Zoning Ordinance, Section 17.104.200 (C)(2) Public Art Requirement, requires all commercial projects over a certain dollar amount to contribute to the public art within the City of Woodland. The Public Art Ordinance outlines different ways to meet the City's Public Art obligation. A developer may choose one of the following options to satisfy his or her public art obligation subject to the review and approval of the design review authority for the project as stated below:
a. Install public art on the project site in a public place as approved by the design review authority. The creator of the public art shall be an artist as defined in this section.
b. Pay an in-lieu fee in an amount equal to one percent of the development project construction cost to the public art fund for the creation, acquisition, and placement of public art in the City. Payment of an in-lieu fee shall be subject to approval by the Community Development Director and not subject to further design review authority approval; or
c. Place the required public art on an alternative project site in a location approved by the design review authority.

The applicant has indicated that they will participate in the in-lieu fee option to pay 1% of the development construction costs to go towards public art projects within the City. To be determined at building permit issuance.

Staff Analysis:

As part of staffs review the proposed project was evaluated against the approved criteria set forth in the Interim Zoning Ordinance for Self-Storage facilities. Staff finds that the project as proposed with the conditions of approval and associated documents meet the requirements set forth in the Interim Zoning Ordinance for development on Community Commercial zoned parcels. Staff has provided the following analysis showing how the proposed project meets all the required development standards set-forth in the Interim Zoning Ordinance:

- 50% of the site to be slated for commercial uses other than self-storage.

The proposed project sets aside 16,000 square feet for future commercial space and provides shared access, parking and infrastructure to support future commercial uses.

- Requires a master plan for land use, access, circulation, utilities and improvements.
The site plan and conditions provide overall circulation routs, along with utility improvements that will support future and existing uses in the surrounding area.

- A self-storage land use shall be set back from roadways and at least 300 feet from any arterial roadway.
The project site plan shows all self-storage areas set back from the Main Street and Matmor roadways 300 feet or more, allowing for future commercial uses.

- Buildings shall be a minimum of two stories adjacent to a freeway or major arterial roadway to screen views.
The project proposes a three story building adjacent to State Rout 113 to screen the single story self-storage area.

- Buildings shall exhibit exemplary architectural design and activate the street frontage.
The applicant worked with a nationally renowned architectural firm to provide a cohesive architectural style that incorporates elements from Woodland such as the brick accents with a modern twist.

- The project should incorporate conservation and sustainability features to achieve net zero energy use.
the entire project will be equipped with solar panels and the live work office will wired for an electric vehicle charging station.

- Project proposal shall include a lighting and security plan.
The lighting diagram shows that adequate lighting is proposed for added security along with offsite lighting improvements that are conditioned along Main Street.

- Project shall demonstrate measurable community benefit memorialized in a documented agreement.
The applicant has worked with staff to establish a community benefit outlined in the attached Draft Operating Agreement (Attachment 6) to be reviewed and acted upon by Council

Additionally, Article 5 Section 5.02 of the Interim Zoning Ordinance sets forth general Findings for projects located in areas zoned Community Commercial. The following is how the project meets the findings as outlined:

A. To grant a use permit the Zoning Administrator or Planning Commission must find that the proposed use is designed to facilitate revitalization, achieve the desired urban form, and support a pedestrian environment, as required by the General Plan. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design guidelines and standards of this Ordinance.

- designed to facilitate revitalization of this area by constructing major infrastructure improvements such as the sewer line, sidewalk and street median that will facilitate future development in this area.

- achieves the desired urban form by designing the project so that the self-storage is set back from the frontage on Main Street allowing future commercial businesses.

- supports a pedestrian environment by adding portions of sidewalk to Main Street and improving ADA access along Matmor in line with a larger Capital Improvement Project for roadway improvements in this area.

B. To grant a use permit the Zoning Administrator or Planning Commission must find that the use will not cause, directly or indirectly, potential adverse impacts on adjacent neighborhoods and will contribute to the economic vitality of the City and that the project meets the desired urban form as provided for in the General Plan. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design standards and guidelines of this Ordinance.

- does not cause directly or indirectly, potential adverse impacts on adjacent neighborhoods because the use is relatively quiet and will potentially eliminate existing homeless encampments in the area.

- contributes to the economic vitality by installing major infrastructure improvements that support existing businesses in the area not currently hooked up to City sewer and potentiality be a catalyst for future commercial development because major infrastructure is already in place. Additionally, the infrastructure improvements tie into a planned Capital Improvement Project along Main Street.

- meets the desired urban form in the General Plan because it has a land use designation of Community Commercial that supports a commercial use of the property and the project is designed to bring in additional commercial uses to this area

Environmental Review:

CEQA

City staff worked with Raney Planning and Management to prepare environmental documents as part of the projects CEQA analysis that include an Initial Study (IS) and Mitigated Negative Declaration (MND). Staff prepared and posted a Notice of Intent (NOI) for the Mitigated Negative Declaration with the Yolo County Recorders office on December 17, 2019 for a 30 day public comment period and submitted on December 17, 2019 to the State of California Clearinghouse as well.

To date staff has received no public comment on the MND for the proposed project. Staff did received a listing of regulatory requirements from the Central Valley Regional Water Board in response to the NOI.

The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with mitigation measure incorporated, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

Regional Tribal notification by mail occurred on October 10, 2018 for the proposed project. The Yocha Dehe Cultural Resources office did request further tribal consultation with the City on the development project. Staff subsequently provided additional draft environmental documents to the Yocha Dehe Tribal Historic Preservation Officer. Staff sent additional correspondence on December 5, 2019 and January 3, 2020 and no further request for information was received. With no further consultation, requested Staff sent a final letter on January 10th closing the tribal consultation.

HCP/NCCP

A condition (COA #18) has been placed on the project with regard HCP/NCCP as follows:
COA #18: Yolo HCP/NCCP. The project applicant shall comply with all Avoidance and Selfmization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.

Climate Action Plan

The City of Woodland's 2035 Climate Action Plan (CAP) presents a set of community-generated strategies to guide the City of Woodland, its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with State goals for addressing California's contributions to climate change.

The proposed project complies with various strategies as outlined in the CAP. In addition to meeting California Title 24 building efficiency requirements, a few notable elements in the project include:

MO-3 Increased Energy Efficiency and Use of Renewable Energy (the entire facility will utilize solar)

MO-3 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (the onsite managers unit will be wired for electric charging station)

W/W-I Increased Water Conservation (all landscape will meet State MWELO water efficiency standards)

E-6 renewable Energy Generation and Procurement (solar)

T/LU-I complete Streets Program (off site infrastructure improvements to support pedestrian use)

Public Notification:

Public notice advertising for the public hearing on this project were 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 February 11, 2020.
2. Notices were mailed to all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since February 14, 2020.

Public Correspondence:

Staff did receive one letter regarding the proposed project from the multifamily property to the south of the project area (Attachment 9). Additionally, staff spoke to four other property owners that surround the project area that include the Vet Hospital, Groomer, Auto-body shop, and the closed Carpet Store. All of the public comment centered on discussion regarding conditions of approval specific to their property interface with the development area and all expressed a desire to see development in this area to combat the ongoing homeless encampments that have been an issue in this area.

Conclusion:

Staff recommends that the Planning Commission: 1) receive a report; 2) hold a public hearing; and 3) adopt Resolution No PC 20-05 recommending that the City Council approve a Mitigated Negative Declaration and Conditional Use Permit for Woodland Storage with associated lot line adjustment, operating agreement and roadway summary vacation.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Planning Commission Resolution
2. Woodland Self Storage Final IS-MND
3. Woodland Storage_Elevations
4. Woodland Storage_ Development Phasing Map
5. Woodland Storage_ Lot Line Adjustment
6. Woodland Storage_Conseptual Landscape Plans
7. Woodland Storage_Draft Operating Agreement

8. Project Information Summary Sheet
9. Planning Application
10. Public Correspondence

RESOLUTION NO. PC 20-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE THE CONDITITIONAL USE PERMIT FOR WOODLAND SELF-STORAGE AND ASSOCIATED MITIGATED NEGATIVE DECLARATION, LOT LINE ADJUSTMENT, ROADWAY SUMMERY VACATION, AND OPERATING AGREEMENT, LOCATED AT 1424 EAST MAIN STREET (APN 066-030-019, -021, & -033)

WHEREAS, the applicant, Patrick Laughlin, filed Planning Application # PLNG 17-00037, on behalf of owner E Kronick 2012 GST Trust proposing a Conditional Use Permit to allow the development of a 116,475 square foot self storage facility with office and managers unit on 6.7 acres over three contiguous parcels (APN 066-030-019, -021, & -033) within the Community Commercial Zoning located at 1424 East Main Street in Woodland California; and

WHEREAS, the applicant prepared a site plan, as attached to this Resolution as **Exhibit "A";** and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on February 20, 2020 and at the request of the applicant continued the item to a date certain of March 5th; and

WHEREAS, the Woodland Planning Commission held a public hearing on March 5, 2020, to review and consider recommending to the City Council approval of the proposed Woodland Storage Project ("Project") including the Mitigated Negative Declaration, associated lot line adjustment, roadway summery vacation and operating agreement; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the Planning Commission considered the proposed Mitigated Negative Declaration**,** Pursuant to Section 15152 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Initial Study for the proposed project. Per Section 15070 of the California Environmental Quality Act (CEQA), the City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with mitigation measures incorporated, and based on substantial supporting evidence provided in the Initial Study. (The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project); and

WHEREAS, the City of Woodland hereby finds that the submitted technical studies along with the 2035 General Plan program-level EIR prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 et seq.) and Per Section

15152 of the CEQA Guidelines, finds that a project which is consistent with the General Plan and zoning of the City may tier from the analysis contained in the General Plan EIR. The proposed project is consistent with the General Plan land use and zoning designations for the project site; therefore, in accordance with Section 15152 of the CEQA Guidelines, the analysis within the Initial Study will rely on analysis previously prepared in the General Plan EIR; and

WHEREAS, Staff prepared, posted and mailed to responsible agencies a Notice of Intent (NOI) for the Mitigated Negative Declaration with the Yolo County Recorder's office on December 17, 2019 for a 30 day public comment period and submitted on December 17, 2019 to the State of California Clearinghouse; and

WHEREAS, the proposed use and its operating characteristics are consistent with the 2035 General Plan, as the site is located in the Community Commercial designation, which provides for a commercial and office uses; and

WHEREAS, the Planning Commission finds that the proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the Community Commercial zoning district in which it is located, and of all other provisions contained in the City's Interim Zoning Ordinance pertaining to self-storage uses; and

WHEREAS, the proposed use is in on a site that is physically suitable in terms of location, size, topography, and access, and that with offsite improvements will be adequately served by public and private services and utilities;

WHEREAS, the proposed self-storage use will not adversely affect the peace or general welfare of the surrounding neighborhood; 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, does hereby make the above findings, determinations, and recommendations with respect to the proposed Conditional Use Permit and recommends to City Council approval of the proposed Conditional Use Permit, as conditioned and attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 5th day of March, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Kirby Wells, Chairperson

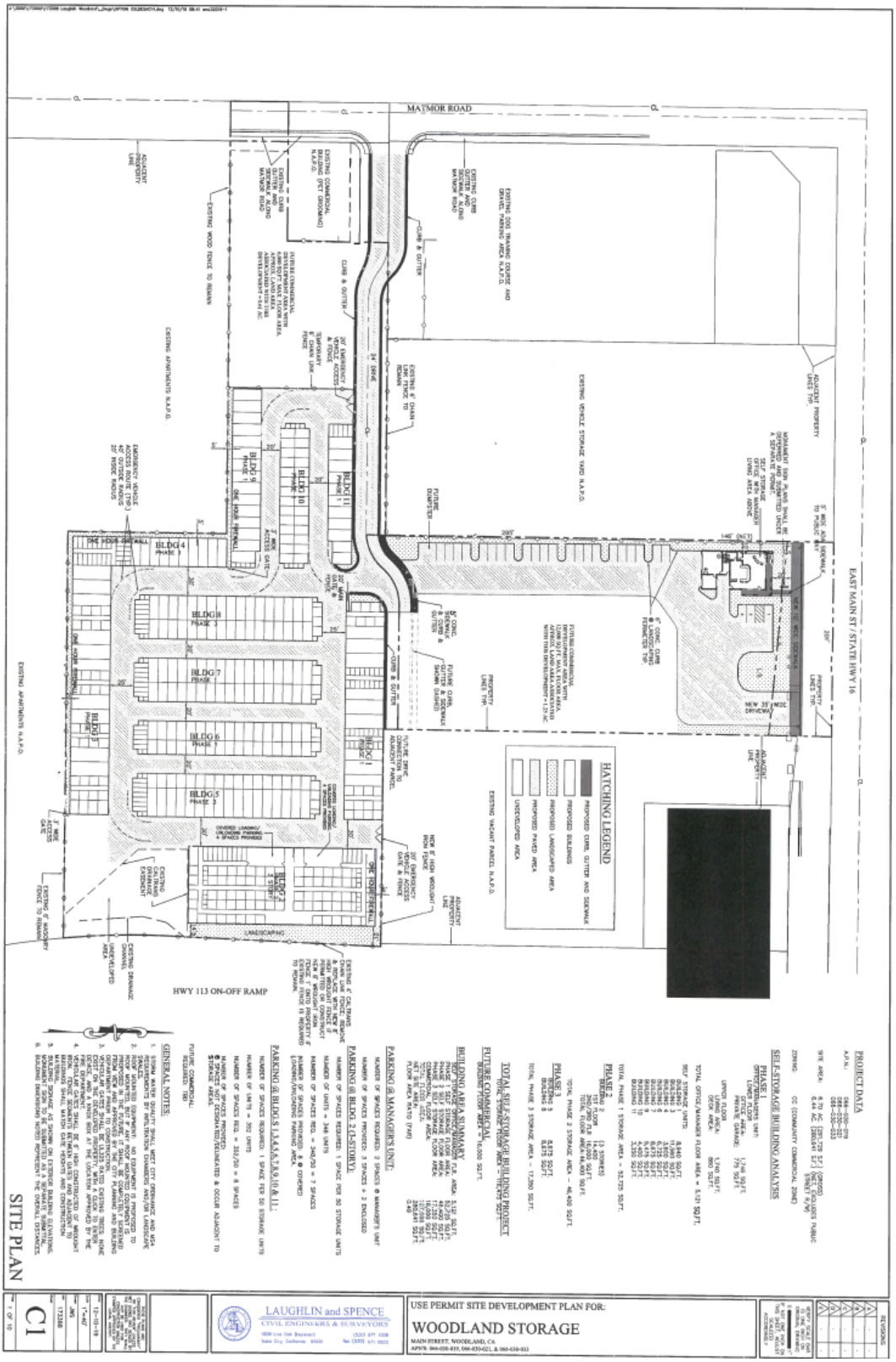
ATTEST:

_____
Cindy Norris, Planning Commission Secretary

Exhibit "A" – Woodland Storage Site Plan

Exhibit "B" – Conditions of Approval

EXHIBIT A


MATMOR ROAD
EAST MAIN ST / STATE HWY 16
HWY 113 ON-OFF RAMP
HATCHING LEGEND
PROPOSED CURB, GUTTER AND SIDEWALK
PROPOSED BUILDINGS
PROPOSED LANDSCAPED AREA
PROPOSED PAVED AREA
UNDEVELOPED AREA
PROJECT DATA
SITE PLAN
C1
LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
USE PERMIT SITE DEVELOPMENT PLAN FOR:
WOODLAND STORAGE
MAIN STREET, WOODLAND, CA
APN'S: 044-020-019, 044-030-021, & 044-030-031

EXIBIT B

Woodland Storage Conditions of Approval

1. The project shall be substantially (as determined by the City) developed as depicted on the exhibits included in the ___(Month) (Day) _____, 2020 City Council staff report, as approved by City Council, for the Woodland Storage project as proposed by the applicant/owner, except as modified by these conditions of approval. Should there be a change in the use or intensification or expansion of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Conditional Use Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.

2. The Operating Agreement between the City of Woodland and the OWNER of Woodland Storage, as approved by City Council on (Month) (Day), 2020, are fully enforceable. Actions, including recordation of necessary documents, of the applicable Operating Agreement are required prior to issuance of the first building permit.

3. The applicant/owner 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.

4. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.

5. The Conditional Use Permit must be exercised within one year of issuance, or it shall be deemed null and void by act of law.

PLANNING

6. Phase 1 will consist of approval and construction of the first seventy-five percent (75%) of the single-story storage units and office/residence building. Self-Storage Business agrees to provide monthly occupancy reports to City of Phase One occupancy. Phase 2 will consist

of the proposed 3-story building, located along the east property boundary, which shall commence construction within sixty (60) days of ninety percent (90%) occupancy of Phase One. Phase 3 may be constructed concurrently with Phase Two, but City will not issue a certificate of occupancy for Phase Three prior to issuance of the Phase Two certificate of occupancy. If Self-Storage Business has not commenced construction of Phase Two within sixty (60) days of ninety percent (90%) occupancy of Phase One, Self-Storage Business agrees to make a monthly payment to City of Ten Thousand Dollars and No Cents ($10,000.00), commencing on the first day of the month following the sixtieth day, and continuing monthly on the first day of each month until the commencement of construction of Phase 2.

7. Concurrent with submittal of architectural plans to the City Building Division the architect (YHLA) shall sign off on the plans for submittal as substantially consistent with the architectural details as designed.

8. Expansion of the multistory self-storage building to the south shall undergo staff level review upon release of the Caltrans drainage easement and be subject to applicable zoning requirements at time of project entitlement.

9. An operating agreement shall be prepared for the proposed project that outlines the Owner/Operators community benefit obligation required by the City's Interim Zoning Ordinance.

10. Any new signage, modifications or changes to the signage the applicant shall submit new sign plans to the planning department to conduct a design review per the appropriate zoning codes.

11. All roof mounted equipment shall be completely screened from view. If necessary, visual assessment of equipment and screening methods shall be provided to illustrate the visual impacts from public ways.

12. Maximum noise level at the property lines shall not exceed sixty-five (65) dBA Ldn.

13. Trash receptacles, if proposed, shall be fully enclosed with materials that are architecturally compatible with the design of the main building. Elevations and material callouts shall be provided for review and approval by the Planning Division prior to building permit issuance. Landscaping shall surround the trash enclosure on three sides. Enclosure(s) shall contain a roof to cover the enclosure to prevent rainfall from entering into containers and shall be of sufficient size and dimensions to accommodate trash, recycling and organics containers.

14. Outdoor stage of solid wastes and containers for solid shall be prohibited except where screened to the satisfaction of the Community Development Department.

15. Prior to issuance of a building or grading permit, Applicant shall submit detailed landscape plans landscape plans including irrigation details and 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. To the extent feasible given existing utility lines and easements, applicant shall endeavor to provide tree plantings along the eastern property edge to help screen views of the facility from Highway 113. Plantings along all exterior building walls shall be of sufficient size and growth rate to help break up the appearance of long wall expanses and soften the exterior appearance of the facility. However, plant materials should not allow for "hiding" places for individuals (i.e. a row of thick, tall hedge is not recommended).

16. Enter into a Landscape Maintenance Agreement with the City shall be recorded prior to issuance of a building permit to assure continuing maintenance.

17. Perimeter fencing during phased construction/development shall be fully constructed, except along the west project boundary which will have temporary fencing until phase 4 construction has occurred on the vacant West remainder portion of the property. Fencing will consist of eight foot high blackened tubular steel fencing along the perimeter of the developed area with the exception of the following:

    a. Along the shared westerly property-line with the auto-body shop (APN 066-030-045) an eight foot capped wooden fence or masonry wall shall be constructed upon confirmation of surveyed property line.

18. A detailed on-site lighting plan shall be reviewed and approved by the Community Development Department prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and materials of all lighting fixtures. Such plan shall also indicate photometric data that demonstrates that the parking area will meet one (1) foot-candle of minimum maintained illumination per square foot of parking surface, over the entire paved area. Lighting shall be constructed using sufficient poles and fixtures so that the lighting is evenly distributed over the surface area of the parking lot(s) and does not impact adjacent public and/or private properties. The parking area shall be illuminated from dusk until the termination of business every operating day. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.

19. Outside storage of any nature (vehicles, RVs, equipment, etc., except during facility construction) shall be prohibited except when screened to the satisfaction of the Community Development Director.

20. The onsite residence shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for the residence.

<u>Mitigation Measures</u>

21. Yolo HCP/NCCP. The project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.

22. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the Yolo County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. The potential exists that the Native American Heritage Commission may be unable to identify a most likely descendant, the most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects there commendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner. In such a case, the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department

23. In the event a potentially significant cultural or paleontological resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the find. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to, culturally appropriate temporary and permanent treatment, which may include avoidance of cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. If necessary, excavation and evaluation of the finds shall comply with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources include, but are not limited to, stone, bone, glass, wood, or shell artifacts

or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate State of California Department of Parks and Recreation (DPR) 523 forms and shall be submitted to the City of Woodland, the Northwest Information Center, and the State Historic Preservation Offices (SHPO), as required.

24. Prior to issuance of a grading permit, the applicant/developer shall incorporate the recommendations of a design-level geotechnical report into the Improvement Plans for approval by the City Engineer. Should expansive, or otherwise unstable soils be found within the project site, the design-level geotechnical report shall include measures necessary to ensure that such on-site conditions are fully mitigated. Methods of mitigating potential on-site expansive soils may include, but are not limited to the following measures:
    - Remove and replace potentially expansive soils;
    - Strengthen foundations (e.g., post-tensioned slab, reinforced mat or grid foundation, or other similar system) to resist excessive differential settlement associated with soil expansion; and/or
    - Support the proposed structures on an engineered fill pad, of sufficient thickness, in order to reduce differential settlement resulting from post-seismic pore pressure dissipation.

25. During construction and demolition activities associated with the proposed project, the following noise abatement measures shall be implemented:
    - Construction activities shall be limited to the hours from 7:00 AM to 6:00 PM Monday through Friday and from 9:00 AM to 6:00 PM on Saturday. (Construction is prohibited on Sundays and City observed holidays.) The City of Woodland shall have the discretion to permit construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete).
    - The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
    - The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of five minutes) is prohibited.
    - The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.
    - At all times during project grading and construction, the construction contractor shall ensure that stationary noise generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.
    - The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.

Prior to Construction

26. Prior to the start of any work on-site, the applicant shall request and attend a pre-construction meeting to include the project superintendent, architect, subcontractors, as well as City representatives including Community Development and/or Public Works.

27. Prior to issuance of a grading or any ground disturbance, or building permit or other improvement activities on the site the applicant shall submit a final grading plan concurrent with the initial building plan check submittal to the Community Development Department. All accessibility features and access routes are to be clearly shown on the site and grading plan. Coordination with the concurrent City improvement project on E. Main Street will be necessary.

28. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.

29. Construction Impact Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

30. Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

During Construction

31. The applicant/owner shall be responsible for the ongoing maintenance and upkeep of the site. The site shall be kept free of trash or debris at all times.

32. If temporary perimeter fencing is installed during construction/development, it shall consist of chain link or better.

33. An effective dust control program should be implemented whenever earth moving activities occur on site.

34. In order to minimize the release of Ozone precursors associated with construction, the following standard requirements developed by the Yolo/Solano AQMD shall be implemented:

    Construction equipment and engines shall be properly-maintained.
    a. Vehicle idling shall be kept below ten minutes.
    b. Construction activities shall utilize new technologies to control ozone precursor emissions, as they become available and feasible.
    c. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time.

Required Prior to Certificate of Occupancy

35. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Department. The site and buildings shall be inspected for compliance prior to the Certificate of Occupancy.

36. Prior to issuance of Certificate of Occupancy, Applicant shall provide a public art installation that consists of an original design, which shall be reviewed and approved by the Planning Commission and installed on-site or in a location within close proximity to the project site. Or, alternatively, the Applicant shall pay an in-lieu fee as described in the City Zoning Ordinance.

DEVELOPMENT SERVICES

37. Project must connect gravity sewer service from the end of the proposed hotel sewer extension to the project site on E. Main Street. If other parties have not already constructed, the project must connect gravity sewer service to the manhole at Pioneer Avenue. The vacant commercial lot and neighboring parcels to the East will be required to reimburse the Woodland Storage property owner/developer at the time of future connection to City sewer as outlined in the Reimbursement Agreement.

38. Project must provide drainage analysis for water treatment and/or in lieu fees.

39. Provide plan for hydromodification with the use of things such as porous paving/trench drains/on site detention.

40. Owner shall work with the City to abandon roadright of way off Matmor to adjacent property owners. The abandonment resolution will not be taken to City Council until fully executed access and utility easements are ready for recordation.

41. Project shall provide off-site improvements per conditions under section “Required Public Improvements” and “Traffic Engineering”.

42. The applicant may wish to install a separate landscape irrigation service with meter and backflow. The city sewer bill is based on water consumption, and separating the domestic from landscape irrigation water allows the bill to be calculated on the domestic water use only. A backflow device is required on the landscape irrigation service.

Fees

43. All building shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance. Can we obtain a copy of the current fees?

44. All submittals shall pay fees in accordance with the fee schedule.

45. 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.

46. 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 and Dedications

47. Owner shall dedicate 10’PUE along East Main Street

Final map, owner shall dedicate reciprocal Access and Utility agreements for the adjacent property (ies). Owner shall provide fully executed agreements prior to vacation approval.

Property and Public Improvements

48. OWNER shall modify parcel boundaries through lot line adjustments as shown on the draft exhibit included with the Use Permit application.

49. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy.

Required Submittal:

50. Applicant shall prepare improvement plans for all work within the public right-of-way, and utility connections and submit to the Development Engineering Division with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule. Prior to building permit issuance, applicant shall obtain permit and post security determined necessary during the permit process. This submittal is separate from the building permit submittal.

51. Work shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions are met prior to building permit issuance.

Required Public Improvements

Public Improvements

52. The applicant shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meters and/or meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.

53. 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.

Storm Water Quality

54. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards.

55. OWNER may reference the City's Post Construction Standards Manual on the web.

http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp

56. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to issuance of building permit.

57. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects greater than one acre shall prepare a SWPPP.

Required Submittal:

58. Applicant shall prepare improvement plans for all work within the public right-of-way, and utility connections and submit to the Development Engineering Division with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule. Prior to building permit issuance, applicant shall obtain permit and post security determined necessary during the permit process. This submittal is separate from the building permit submittal.

59. Work shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions are met prior to building permit issuance.

TRAFFIC ENGINEERING

60. Project must construct sidewalk including new curb and gutter (for both E. Main Street and Matmor Road frontages) inclusive of any required ADA improvements adjacent the project site specifically at driveway entrances. These improvements will consist of:

    a. At driveway on Matmor Road, sidewalk shall be extended across current road right-of-way (to be abandoned) and a City standard commercial driveway shall be installed. An at-grade road type driveway will not be allowed.
    b. At driveway on Matmor Road, sidewalk shall be extended across current road right-of-way (to be abandoned) and a City standard commercial driveway shall be installed. An at-grade road type driveway will not be allowed.

61. At driveway on Matmor Road, sidewalk shall be extended across current road right-of-way (to be abandoned) and a City standard commercial driveway shall be installed. An at-grade road type driveway will not be allowed.

62. On E. Main Street, sidewalk shall be constructed along property frontage and along the frontage for the property to the east to connect to existing sidewalk. A third party reimbursement agreement to Woodland Storage will be required from adjacent property owner at the time of future development for installation of new sidewalk.

63. Project must install street lighting along the south side of E. Main Street from Matmor to SR 113 on-ramp (south bound) to meet current city streetlight standards.

64. Project shall install raised landscape median on E. Main Street from approximately 75 feet west of the project's driveway to about 75 feet east of the project's driveway to restrict left turns in/out of the site. This movement is currently prohibited; medians are to ensure compliance with turn prohibitions. The median width will be defined in coordination with the City's E. Main Street project designer during the off-site civil design phase. Median will vary from 9 feet to 20 feet in width and need to be landscaped and irrigated accordingly. If the project does not construct the median prior to City project, the City

reserves the right to require the owner to deposit 130% (10% contingency, 10% design, 10% inspection and construction management) of estimated amount of cost to construct. If the City constructs the median, the owner shall also enter into an agreement to reimburse the City the cost for construction of the median through its E. Main Capital project. Note that all City Capital projects are prevailing wage and the cost estimate shall reflect the City's cost.

65. Street and sidewalk proposed off Matmor shall remain private property and shall be owned and maintained by the property owner. ROW along sidewalk on Matmor shall be clarified as to ownership along roadway with the ROW relinquishment process.

BUILDING

66. This project must meet all criteria and mandates for these City adopted codes or the most current code:
    A. 2019 California Building Code
    B. 2019 California Plumbing Code
    C. 2019 California Mechanical Code
    D. 2019 California Electrical Code
    E. 2019 Building Energy Efficiency Standards
    F. 2019 California Green Building Code
    G. The Code of the City of Woodland
67. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
    a. Recycle plan is required at time of permit issuance along with a $1000 deposit. This applies to any permit where the total area of renovation is over 1000 square feet.
68. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
69. All plans, computations, and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
70. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building and project area.
71. A soils investigation report shall be provide as specified in section 1803.2 of the 2016 CBC or a review of an existing report by a license soils engineer.

FIRE

72. Automatic fire sprinkler systems shall be designed and installed in accordance with the current adopted edition of NFPA 13, City of Woodland Municipal Code Chapter 9 and the 2016 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval. Three sets of plans shall be submitted.

73. A plan check and inspection fee will be required upon submittal for plan check for all deferred submittals. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.

74. The fire department connection, post indicator valve and check valve assembly shall be located within 40 feet of a hydrant along an approved route. The fire department connection shall be installed on the street side of the building.

75. Fire Alarm Systems shall be designed and installed in accordance with the currently adopted edition of NFPA 72, City of Woodland Municipal Code Chapter 9 and the 2016 California Fire Code. Submit plans to the Woodland Fire Department Fire Prevention Office for review and approval.

76. Fire apparatus access roads shall comply with 2016 California Fire Code. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior wall of the first story of the building. CFC 503.1.1

77. Fire hydrants shall comply with appendix C of the 2019 California Fire Code.

78. Provide fire extinguishers in accordance with the 2019 California Fire Code.

79. Install a Knox Box and Knox Switches at the approved locations for the fire department access. The application for the Knox Box may be acquired online at https://www.knoxbox.com/

80. Knox Caps are required for the fire department connection. Order the Knox Caps on the Knox Box application form.

81. Place approved numbers or addresses on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property and within internal access roads and drives. Said numbers shall contrast with their background.

CITY OF WOODLAND
COMMUNITY DEVELOPMENT DEPARTMENT

Woodland Storage

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

December 2019

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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Appendix

Air Quality and GHG Modeling Results

INITIAL STUDY

December 2019

A. BACKGROUND

1. Project Title: Woodland Storage Project

2. Lead Agency Name and Address: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

3. Contact Person and Phone Number: Megan Meier
Associate Planner
(530) 661-5814

4. Project Location: 1424 East Main Street
Woodland, CA 95776
Assessor Parcel Numbers (APNs) 066-030-019, -021, and-033

5. Project Sponsor's Name and Address: Roy and Dan Rubin
591 Colusa Highway
Yuba City, CA 95991

6. Existing General Plan Designation: Community Commercial (CC)

7. Existing Zoning Designation: Service Commercial (C-3)

8. Required Approvals from Other Public Agencies: None

9. Surrounding Land Uses and Setting:

The project site consists of approximately 6.7 acres located at 1424 East Main Street in the City of Woodland, California. The site is identified by Assessor's Parcel Numbers (APN) 066-030-019, -021, and -033. The majority of the site is currently vacant and regularly disked. The northwestern portion of the site includes a paved building pad with gravel driveways providing access from East Main Street. The site is bordered by East Main Street to the north, Matmor Road to the west, and State Route (SR) 113 to the east. Surrounding land uses include a veterinary hospital and auto body shop to the west, vacant land to the east, and apartment complexes to the south. The project site is designated Community Commercial by the General Plan and zoned Service Commercial.

10. Project Description Summary:

    The Woodland Storage Project (proposed project) would include development of the project site with a 5,121-square-foot (sf) office building and 11 self-storage buildings totaling 116,475 sf. Access to the site would be provided from East Main Street. In addition to the foregoing improvements, the proposed project would include construction of drive aisles within the project site and associated improvements.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

    In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the Miwok Maidu United Auburn Indian Community of the Auburn Rancheria, Ione Band of Miwok Indians, Desert Cahuilla Indians, Cortina Band of Indians, Rumsey Indian Rancheria of Wintun, and Yocha Dehe Wintun Nation. The letters were distributed on October 10, 2018. The Yocha Dehe Wintun Nation submitted a request for consult on December 3, 2018. Consultation with the Yocha Dehe Wintun Nation was initiated and is ongoing.

B. SOURCES

All the technical reports and modeling results used for the purposes of this analysis are available upon request at the City of Woodland Community Development Department, located at 300 First Street, Woodland, California, Monday through Friday between 8:00 AM–5:00 PM. The following documents are referenced information sources utilized by this analysis:

1. Bargas Environmental Consulting. *Draft Reconnaissance-level Biological Resources Evaluation for the Proposed Woodland Storage Project, Woodland, Yolo County.* December 3, 2018.
2. CalFire Fire Resource Assessment Program. *Yolo County*. October 5, 2007.
3. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* January 20, 2017.
4. California Department of Conservation. *Earthquake Zones of Required Investigation.* Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed February 2019.
5. California Department of Conservation. *Yolo County Important Farmland 2016.* July 2017.
6. California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2007.
7. California Department of Resources Recycling and Recovery (CalRecycle). *Solid Waste Information System*. Available at: https://www2.calrecycle.ca.gov/swfacilities/directory. Accessed April 2019.
8. California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List.* Available at: https://calepa.ca.gov/sitecleanup/corteselist/.Accessed February 2019.

9. California Department of Transportation. *California Scenic Highway Mapping System*. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed January 10, 2019.
10. City of Woodland. *City of Woodland General Plan 2035*. May 2017.
11. Federal Emergency Management Agency. *Flood Insurance Rate Maps 06113C0445H.* May 16, 2012.
12. Gularte & Associates, Inc. *Geotechnical Report Woodland Self-Storage*. October 18, 2018.
13. Gularte & Associates, Inc. *Phase I Environmental Site Assessment*. October 2, 2018.
14. Institute of Transportation Engineers. *Trip Generation Handbook – 10th Edition*. September 2012.
15. Native American Heritage Commission. *Woodland Storage Project, Woodland, Yolo County.* January 22, 2019.
16. Northwest Information Center. *Record search results for the proposed 1424 East Main Street Project (APNs: 066-030-019, -021, and -033.* January 31, 2019.
17. Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts*. July 11, 2007. Available at: http://www.ysaqmd.org/documents/CEQAHandbook2007.pdf. Accessed April 2019.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "less-than-significant with mitigation" as indicated by the checklist on the following pages.

○ **Aesthetics**	○ **Agriculture and Forest Resources**	○ **Air Quality**
⊘ **Biological Resources**	⊘ **Cultural Resources**	○ **Energy**
⊘ **Geology and Soils**	○ **Greenhouse Gas Emissions**	○ **Hazards and Hazardous Materials**
○ **Hydrology and Water Quality**	○ **Land Use and Planning**	○ **Mineral Resources**
⊘ **Noise**	○ **Population and Housing**	○ **Public Services**
○ **Recreation**	⊘ **Transportation**	⊘ **Tribal Cultural Resources**
○ **Utilities and Service Systems**	○ **Wildfire**	○ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Cindy Norris, Principal Planner	City of Woodland
Printed Name	For

E. BACKGROUND AND INTRODUCTION

This Initial Study identifies and analyzes the potential environmental impacts of the Woodland-Storage Project (proposed project). The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. Where the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures are prescribed.

The mitigation measures prescribed for environmental effects described in this Initial Study will be implemented in conjunction with the project, as required by CEQA. The mitigation measures will be incorporated into the project through project conditions of approval. The City will adopt findings and a Mitigation Monitoring/Reporting Program for the project in conjunction with approval of the project.

The City of Woodland adopted the 2035 General Plan and certified the General Plan Environmental Impact Report (EIR) on May 16, 2017. The General Plan EIR was prepared for the as a program-level EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations, Sections 15000 *et seq*.). The Woodland General Plan EIR analyzed the proposed General Plan and Alternatives. Additionally, the City of Woodland adopted the 2035 Climate Action Plan in May 2017, which presented a set of community-generated strategies to guide the City of Woodland, residents, and local businesses in reducing greenhouse gas emissions consistent with the State goals for addressing California's contribution to climate change. Information for the environmental setting discussions for each section of this Initial Study is largely based on information on the City of Woodland General Plan, General Plan EIR, and Climate Action Plan.

Per Section 15152 of the CEQA Guidelines, a project which is consistent with the General Plan and zoning of the City may tier from the analysis contained in the General Plan EIR, incorporating by reference the general discussions from the broader EIR. The proposed project would be consistent with the General Plan and zoning designations for the project site; therefore, in accordance with Section 15152 of the CEQA Guidelines, the analysis within this Initial Study will rely on analysis previously prepared in the General Plan EIR.

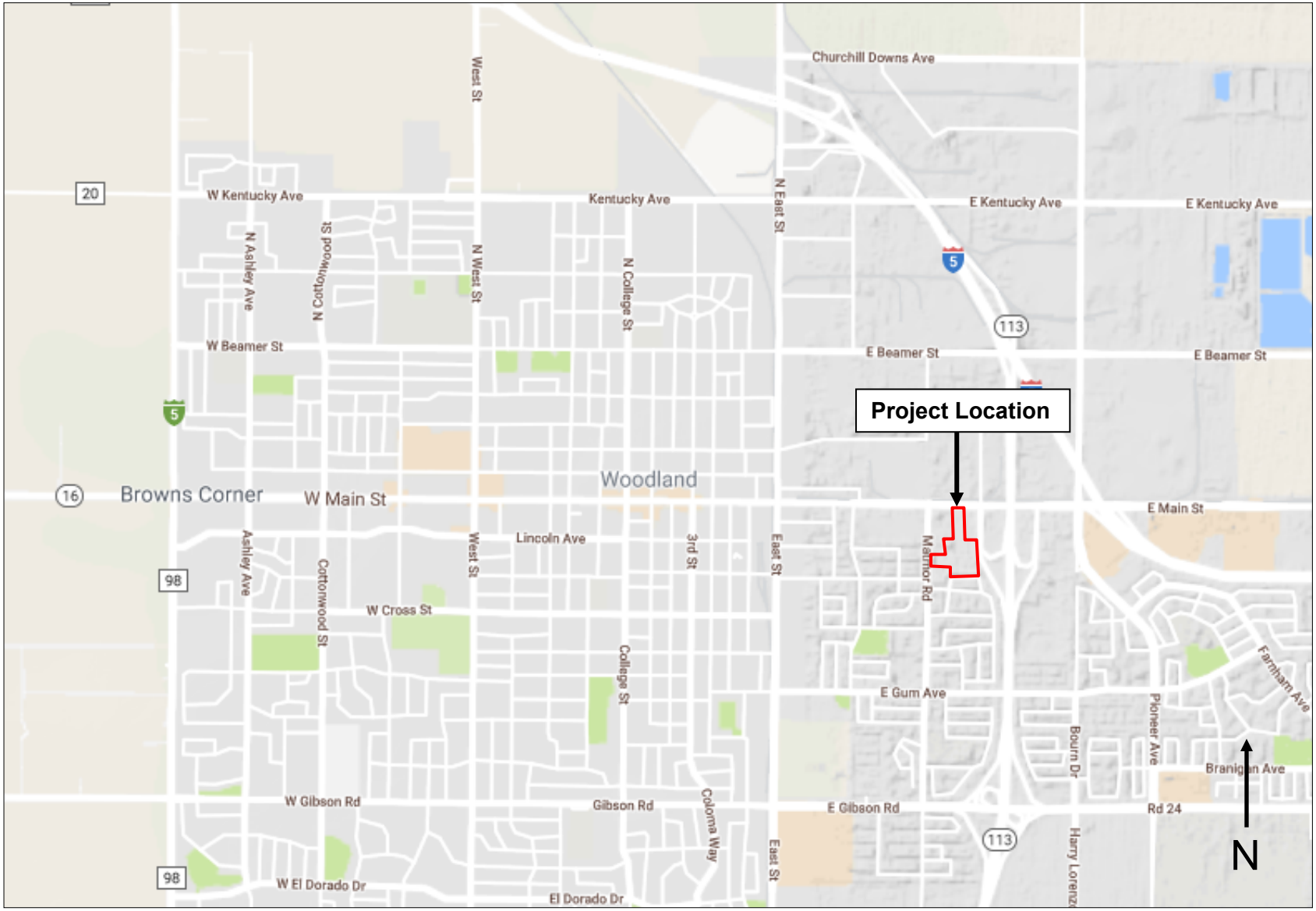
F. PROJECT DESCRIPTION

The following section includes a description of the proposed project location and surrounding land uses, as well as a discussion of the project components and necessary discretionary actions.

Project Location and Setting

The project site is located at 1424 Main Street, between Matmor Road and the California State SR 113 on-ramp, in Woodland, California (see Figure 1). The northernmost portion of the site includes a paved building pad with gravel driveways providing access to the site from Main Street.

Figure 1
Project Vicinity Map



Surrounding land uses include an existing vehicle storage yard and auto repair shop, a veterinary hospital and dog training facility, and a gravel parking lot to the northwest, a vacant structure to the northeast and the on-ramp to SR 113 to the east, and an apartment complex to the south (see Figure 2). Currently the project site is vacant and regularly disked. The site is identified by Assessor's Parcel Numbers (APNs) 066-030-019, -021, and -033.

Project Components

The proposed project includes the construction of a self-storage facility on approximately 6.7 acres of vacant land. The facility would consist of eleven self-storage buildings, totaling 116,475 sf, located in the southern portion of the project site. An office/manager's unit totaling 5,121 sf over two stories would be located at the entrance to the project site off of East Main Street. Finally, remainder parcels for up to 12,000 sf of future commercial use would be located both west and north of the storage buildings (see Figure 3).

Construction of the proposed project would be conducted in three phases. Phase 1 of the project would include construction of Buildings 1,2,4,6,7,9,10, and 11 and the office/managers building, as well as utility improvements. Frontage improvements constructed as part of Phase 1 would include a four-foot-wide walkway for entrance to the office building from the sidewalk, as well as a ten-foot-wide sidewalk with relocation of the driveway. Phase 2 would include development of Building 2, and Phase 3 would include development of Buildings 5 and 8.

The following sections further describe the proposed project's access, parking, utilities, and energy efficiency features.

Access and Parking

The project site would pave a 35-foot-wide driveway entrance from East Main Street, in the same location of the existing gravel driveway. A second entrance would be provided on Matmor Road with entrance to the western side of the project site and connection to a 24-foot wide drive aisle. On-site emergency vehicle access would be provided throughout the project site with drive aisles accommodating turn radiuses of up to 40 feet. Entrance gates to the storage unit areas would be 20 feet wide.

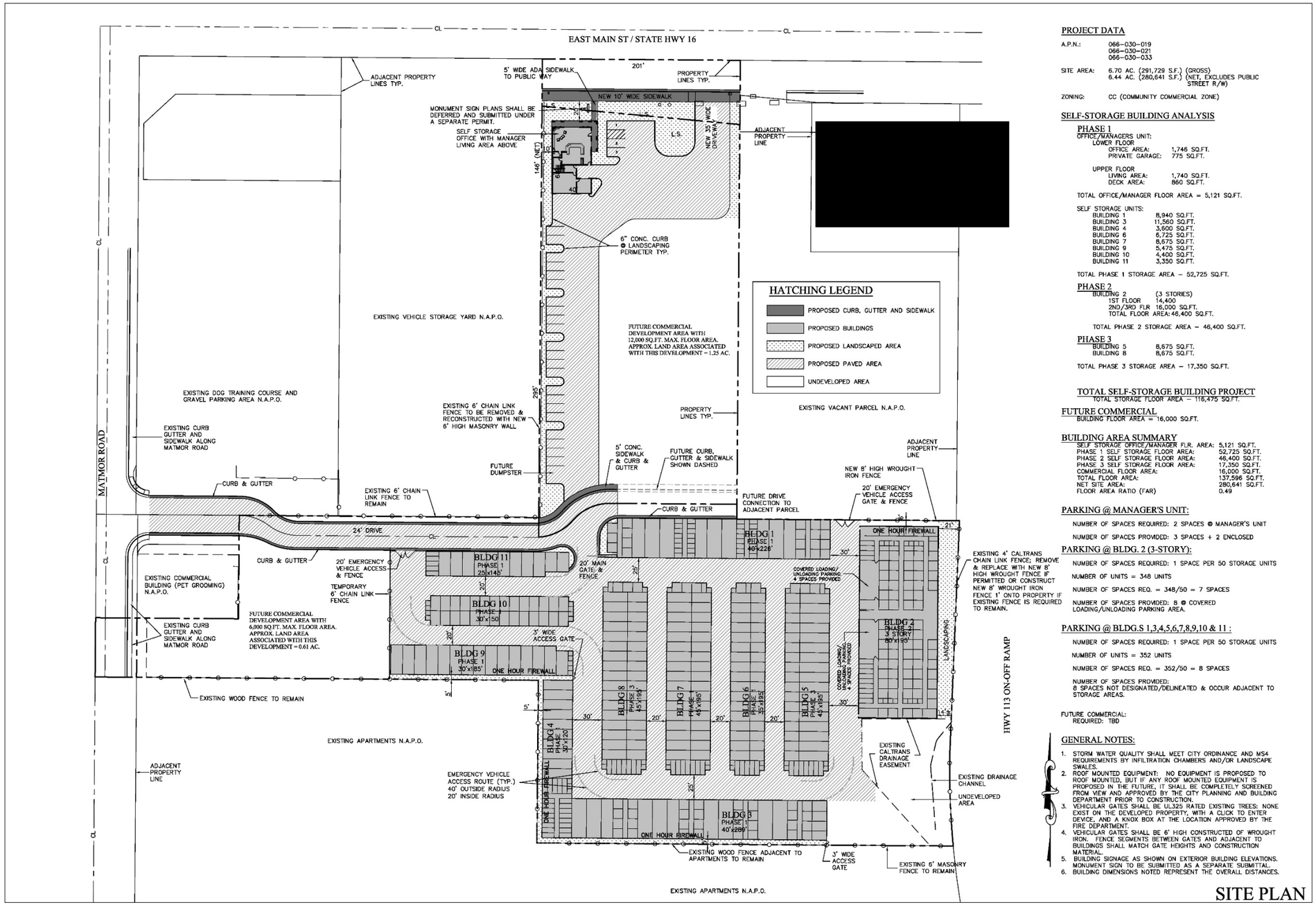
One parking space per 50 storage units plus two spaces at the manager's unit would be included at the northern area of the project site, before reaching the storage buildings. Additionally, covered loading/unloading parking will be placed at Building 2.

Utilities

The proposed project would include construction of a water line throughout the project site with connection to an existing 12-inch water main at Matmor Road and East Main Street. A sanitary sewer line would be constructed in East Main Street and extended approximately 1,400 feet east from the office/manager's unit to an existing sanitary sewer manhole at Pioneer Avenue. Both water and sewer connections would be placed in the manager's living space.

Figure 2
Project Location

Figure 3
Site Plan



PROJECT DATA

A.P.N.: 066-030-019
066-030-021
066-030-033

SITE AREA: 6.70 AC. (291,729 S.F.) (GROSS)
6.44 AC. (280,641 S.F.) (NET, EXCLUDES PUBLIC STREET R/W)

ZONING: CC (COMMUNITY COMMERCIAL ZONE)

SELF-STORAGE BUILDING ANALYSIS

PHASE 1
OFFICE/MANAGERS UNIT:
LOWER FLOOR
OFFICE AREA: 1,746 SQ.FT.
PRIVATE GARAGE: 775 SQ.FT.
UPPER FLOOR
LIVING AREA: 1,740 SQ.FT.
DECK AREA: 860 SQ.FT.

TOTAL OFFICE/MANAGER FLOOR AREA = 5,121 SQ.FT.

SELF STORAGE UNITS:
BUILDING 1 8,940 SQ.FT.
BUILDING 3 11,560 SQ.FT.
BUILDING 4 3,500 SQ.FT.
BUILDING 6 6,725 SQ.FT.
BUILDING 7 8,675 SQ.FT.
BUILDING 9 5,475 SQ.FT.
BUILDING 10 4,400 SQ.FT.
BUILDING 11 3,350 SQ.FT.

TOTAL PHASE 1 STORAGE AREA = 52,725 SQ.FT.

PHASE 2
BUILDING 2 (3 STORIES)
1ST FLOOR 14,400
2ND/3RD FLR 16,000 SQ.FT.
TOTAL FLOOR AREA: 46,400 SQ.FT.

TOTAL PHASE 2 STORAGE AREA = 46,400 SQ.FT.

PHASE 3
BUILDING 5 8,675 SQ.FT.
BUILDING 8 8,675 SQ.FT.

TOTAL PHASE 3 STORAGE AREA = 17,350 SQ.FT.

TOTAL SELF-STORAGE BUILDING PROJECT
TOTAL STORAGE FLOOR AREA = 116,475 SQ.FT.

FUTURE COMMERCIAL
BUILDING FLOOR AREA = 16,000 SQ.FT.

BUILDING AREA SUMMARY

SELF STORAGE OFFICE/MANAGER FLR. AREA:	5,121 SQ.FT.
PHASE 1 SELF STORAGE FLOOR AREA:	52,725 SQ.FT.
PHASE 2 SELF STORAGE FLOOR AREA:	46,400 SQ.FT.
PHASE 3 SELF STORAGE FLOOR AREA:	17,350 SQ.FT.
COMMERCIAL FLOOR AREA:	16,000 SQ.FT.
TOTAL FLOOR AREA:	137,596 SQ.FT.
NET SITE AREA:	280,641 SQ.FT.
FLOOR AREA RATIO (FAR)	0.49

PARKING @ MANAGER'S UNIT:

NUMBER OF SPACES REQUIRED: 2 SPACES @ MANAGER'S UNIT

NUMBER OF SPACES PROVIDED: 3 SPACES + 2 ENCLOSED

PARKING @ BLDG. 2 (3-STORY):

NUMBER OF SPACES REQUIRED: 1 SPACE PER 50 STORAGE UNITS

NUMBER OF UNITS = 348 UNITS

NUMBER OF SPACES REQ. = 348/50 = 7 SPACES

NUMBER OF SPACES PROVIDED: 8 @ COVERED LOADING/UNLOADING PARKING AREA.

PARKING @ BLDG.S 1,3,4,5,6,7,8,9,10 & 11 :

NUMBER OF SPACES REQUIRED: 1 SPACE PER 50 STORAGE UNITS

NUMBER OF UNITS = 352 UNITS

NUMBER OF SPACES REQ. = 352/50 = 8 SPACES

NUMBER OF SPACES PROVIDED:
8 SPACES NOT DESIGNATED/DELINEATED & OCCUR ADJACENT TO STORAGE AREAS.

FUTURE COMMERCIAL:
REQUIRED: TBD

GENERAL NOTES:

1. STORM WATER QUALITY SHALL MEET CITY ORDINANCE AND MS4 REQUIREMENTS BY INFILTRATION CHAMBERS AND/OR LANDSCAPE SWALES.
2. ROOF MOUNTED EQUIPMENT: NO EQUIPMENT IS PROPOSED TO ROOF MOUNTED, BUT IF ANY ROOF MOUNTED EQUIPMENT IS PROPOSED IN THE FUTURE, IT SHALL BE COMPLETELY SCREENED FROM VIEW AND APPROVED BY THE CITY PLANNING AND BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
3. VEHICULAR GATES SHALL BE UL325 RATED EXISTING TREES: NONE EXIST ON THE DEVELOPED PROPERTY, WITH A CLICK TO ENTER DEVICE, AND A KNOX BOX AT THE LOCATION APPROVED BY THE FIRE DEPARTMENT.
4. VEHICULAR GATES SHALL BE 6' HIGH CONSTRUCTED OF WROUGHT IRON. FENCE SEGMENTS BETWEEN GATES AND ADJACENT TO BUILDINGS SHALL MATCH GATE HEIGHTS AND CONSTRUCTION MATERIAL.
5. BUILDING SIGNAGE AS SHOWN ON EXTERIOR BUILDING ELEVATIONS. MONUMENT SIGN TO BE SUBMITTED AS A SEPARATE SUBMITTAL.
6. BUILDING DIMENSIONS NOTED REPRESENT THE OVERALL DISTANCES.

Stormwater that falls on the project site would be collected on-site and directed through new underground pipes to the existing storm drain system on the north side of East Main Street. Runoff water would be treated through underground filtration trenches on-site prior to discharge into the City's storm drain system.

Energy Efficiency

The proposed project would implement measures which would increase energy efficiency on-site, and contribute to the overall goals of the City to reduce greenhouse gas emissions. The proposed project would exceed the requirements set forth by the California Building Efficiency Standards by two percent. Additionally, 100 percent of the electricity used by the proposed project would be generated by on-site renewable energy sources.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the City of Woodland:

- Adoption of the Initial Study/Mitigated Negative Declaration;
- Adoption of the Mitigation Monitoring and Reporting Program; and
- Approval of a Conditional Use Permit.

G. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	O	O	⊘	O
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	O	O	⊘	O
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	O	O	⊘	O
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	O	O	⊘	O

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The City's General Plan EIR determined the topography of the City of Woodland to be almost completely level, not providing natural raised vistas of the surroundings. The project site is located in the flat, urban area of the City of Woodland and would not interfere with a scenic vista.

Furthermore, according to the California Scenic Highway Mapping System, the nearest eligible State Scenic Highway is a portion of State Route 16 (SR 16) beginning west of Highway 505. The eligible portion of SR 16 is located approximately 18 miles west of the site.[1] SR 16 does not have views of the project site. Therefore, the project site is not located within the vicinity of any scenic vistas, as described by the General Plan, or a State Scenic Highway. As a result, construction of the proposed would not have an adverse effect on any scenic vista and impacts related to such would be ***less than significant.***

c. The project site is located within an urbanized area of the City and is surrounded by existing commercial and residential uses. Currently, the northern portion of the project site contains a concrete building pad and a gravel driveway. Given that the proposed project is consistent with the General Plan land use designation, buildout of the project site and associated

[1] California Department of Transportation. *California Scenic Highway Mapping System*. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed January 10, 2019.

changes to the visual character and quality of the site have been anticipated by the City and analyzed in the General Plan EIR. Additionally, during the CUP review period, the City would review the building design and ensure that the plans are compatible with the surrounding land uses. Section 17.80.050 of the Municipal Code establishes performance standards with which the proposed project must comply, including the installment of fencing and landscaping for adequate screening from adjacent residential zones along property lines. As such, the proposed project would be required to comply with all applicable regulations and would be subject to review and approval by the City, which would ensure the project would not degrade the visual character of the existing setting. Thus, a ***less-than-significant*** impact would occur regarding the creation of a conflict with applicable zoning and other regulations governing scenic quality.

d. As noted previously, the project site is currently vacant and undeveloped. As such, the site does not currently contain any sources of existing light or glare. However, the project site is bordered by existing commercial uses to the west, the on-ramp to SR 113 to the east, and residential units to the south, separated by an existing fence. To the north, the project is bordered by East Main Street, which includes streetlights. Thus, the project vicinity contains numerous existing sources of light and glare.

The proposed project would introduce new sources of light from exterior lighting on the storage units, light spillage through the office/manager's building, and vehicles visiting the site. However, the proposed project is consistent with the type and intensity of commercial development within the surrounding area. Additionally, the residences to the south of the project site are separated from the project site by a fence, trees, and heavy foliage, which would shield some of the light and glare. Consistency with the surrounding development and shielding of the residences with vegetation would ensure that the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, and a ***less-than-significant*** impact would occur.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	O	O	Ø	O
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	O	O	O	Ø
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	O	O	O	Ø
d. Result in the loss of forest land or conversion of forest land to non-forest use?	O	O	O	Ø
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	O	O	Ø	O

Discussion

a,e. The project site is currently designated as "Urban and Built-Up Land" per the California Department of Conservation Farmland Mapping and Monitoring Program.[2] Furthermore, the site is not zoned or designated in the General Plan for agriculture uses and would be consistent with the General Plan land use and zoning designations. Given the Urban and Built-Up Land designation of the site, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use. Therefore, a ***less-than-significant*** would occur.

b. Currently the project site is designated Community Commercial per the City's General Plan and is zoned Service Commercial. The project site is not under any Williamson Act contract and the area is not designated or zoned for agricultural uses. In addition, the project area is surrounded by development. Because buildout of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, ***no impact*** would occur.

c,d. The project area is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project, including the off-site sewer improvement, would have ***no***

[2] California Department of Conservation. *Yolo County Important Farmland 2016.* July 2017.

impact with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	O	O	Ø	O
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	O	O	Ø	O
c. Expose sensitive receptors to substantial pollutant concentrations?	O	O	Ø	O
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	O	O	Ø	O
a. Conflict with or obstruct implementation of the applicable air quality plan?	O	O	Ø	O

a,b. The City of Woodland is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air pollutants, known as criteria pollutants. The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter ($PM_{2.5}$) and the State particulate matter 10 microns in diameter (PM_{10}) standards, as well as for both the federal and State ozone standards.

The CAA requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. Due to the nonattainment designations, YSAQMD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal AAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

General conformity requirements of the SIP include whether a project would cause or contribute to new violations of any federal AAQS, increase the frequency or severity of an existing violation of any federal AAQS, or delay timely attainment of any federal AAQS. In addition, a project would be considered to conflict with, or obstruct implementation of, an applicable air quality plan if the project would be inconsistent with the emissions inventories contained in the air quality plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on General Plans and zoning designations for the region.

Due to the nonattainment designations of the area, YSAQMD has developed plans to attain the State and federal standards for ozone and particulate matter. The plans include the 2013

Ozone Attainment Plan, the $PM_{2.5}$ Implementation/Maintenance Plan, and the 2012 Triennial Assessment and Plan Update. Adopted YSAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. Thus, by exceeding the YSAQMD's mass emission thresholds for operational or construction emissions of ROG, NO_X, or PM_{10}, a project would be considered to conflict with or obstruct implementation of the YSAQMD's air quality planning efforts. The YSAQMD mass emission thresholds for operational and construction emissions are shown in Table 1 below.

Table 1
YSAQMD Thresholds of Significance

Pollutant	Construction Thresholds	Operational Thresholds
ROG	10 tons/yr	10 tons/yr
NO_X	10 tons/yr	10 tons/yr
PM_{10}	80 lbs/day	80 lbs/day

Source: YSAQMD. Handbook for Assessing and Mitigating Air Quality Impacts. July 11, 2007.

To assess the proposed project's potential impacts related to construction and operational emissions of the pollutants presented in Table 1 above, the proposed project's operational emissions were estimated using the California Emissions Estimator Model (CalEEMod). CalEEMod is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, vehicle mix, trip length, average speed, etc. Where project-specific information is available, such information should be applied in the model. Based on information provided by the project applicant, the proposed project's modeling assumed the following:

- Construction would begin in July of 2019;
- Construction would occur over an approximately 12-month period;
- A total of 6.58 acres of land would be disturbed;
- The project site would be located within 0.1-mile of a transit stop;
- The proposed project would exceed Title 24 standards by two percent; and
- The proposed project would generate 100 percent of energy use through on-site renewable sources.

Construction associated with the off-site sewer improvements are generally included in the construction schedule associated with the proposed project. The proposed project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed project's contribution to cumulative air quality conditions is provided below as well. All CalEEMod results are included in the appendix to this Initial Study.

Construction Emissions

The proposed project's estimated construction-related emissions are presented in Table 2. As shown in the table, the proposed project's construction emissions of ROG, NO_X, and PM_{10} would be below the applicable YSAQMD thresholds of significance.

Table 2
Maximum Project Construction-Related Emissions

Pollutant	Project Emissions	YSAQMD Thresholds of Significance
ROG	0.80 tons/yr	10 tons/yr
NO_X	1.68 tons/yr	10 tons/yr
PM_{10}	17.0 lbs/day	80 lbs/day

Source: CalEEMod, April 2019 (see Appendix).

Therefore, the proposed project's construction-related emissions would not result in a contribution to the region's nonattainment status of ozone or PM and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Operational Emissions

Based on the modeling parameters presented above, the proposed project's estimated operational-related emissions are presented in Table 3. As shown in the table, the proposed project's operational emissions of ROG, NO_X, and PM_{10} would be below the applicable YSAQMD thresholds of significance. Therefore, the proposed project's operational-related emissions would not result in a contribution to the region's nonattainment status of ozone or PM and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

Table 3
Maximum Project Operational Emissions

Pollutant	Project Emissions	YSAQMD Thresholds of Significance
ROG	0.75 tons/yr	10 tons/yr
NO_X	0.78 tons/yr	10 tons/yr
PM_{10}	1.54 lbs/day	80 lbs/day

Source: CalEEMod, April 2019 (see Appendix).

Cumulative Emissions

The proposed project site is within an area currently designated as nonattainment for Ozone, PM_{10}, and $PM_{2.5}$. By nature, air pollution is largely a cumulative impact. Thus, the proposed project, in combination with other proposed and pending projects in the region would significantly contribute to air quality effects within the SVAB, resulting in an overall significant cumulative impact. However, any single project is not sufficient enough in size to, alone, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's incremental impact on air quality would be considered significant. In developing thresholds of significance for

air pollutants, YSAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds that project's emissions would be cumulatively considerable, resulting in a significant adverse air quality impact to the region's existing air quality conditions. As discussed above, implementation of the proposed project would result in construction-related and operational emissions below YSAQMD's thresholds of significance. Therefore, based on the project's consistency with YSAQMD's thresholds of significance, the proposed project would not be anticipated to result in an incrementally significant contribution to the cumulatively significant impact.

Conclusion

According to YSAQMD, if a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation, the project may be considered consistent with the air quality plans. Based on the above, the proposed project's criteria pollutant emissions would be below applicable YSAQMD thresholds. As such, the project would not be considered to conflict with or obstruct implementation of regional air quality plans. Because the proposed project would not conflict with or obstruct implementation of the applicable air quality plans or result in a cumulatively considerable net increase in any criteria air pollutant for which the project region is non-attainment, impacts would be considered ***less than significant***.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors would be the existing multi-family residential development located west of the project site.

The major pollutant concentrations of concern are localized CO emissions and Toxic Air Contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of carbon monoxide (CO) are related to the levels of traffic and congestion along streets and at intersections. The YSAQMD recommends the use of screening thresholds to assess a project's potential to create an impact through the creation of CO hotspots. A violation of the CO standard could occur if a proposed project would reduce the peak-hour level of service (LOS) of any street or intersections from an acceptable LOS to an unacceptable LOS, or significantly increase traffic delay at an intersection currently operating at an unacceptable LOS. The proposed project would not be anticipated to result in impacts to the circulation network, nor would the project be anticipated to result in degradation of peak-hour LOS at any intersections or roadway

segments in the project area. Therefore, the proposed project is not anticipated to generate localized CO emissions that would contribute to an exceedance of AAQS nor would the project expose sensitive receptors to substantial concentrations of localized CO.

Toxic Air Contaminants

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The proposed project would not involve any land uses or operations that would be considered major sources of TACs, including DPM. As such, the proposed project would not generate any substantial pollutant concentrations during operations. However, short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Specifically, as noted above, construction would occur over an approximately 12-month period. Grading activities, when emissions would be most intensive, would occur over the period of approximately six days. The exposure period typically analyzed in health risk assessments is 30 years or greater, which is substantially longer than the 12-month construction period associated with the proposed project.

During construction, only portions of the proposed project site would be disturbed at a time. Operation of construction equipment would occur intermittently throughout the course of a day over the overall construction period. In addition, per the City's Noise Ordinance, construction activities would be limited to the hours of 7:00 AM and 6:00 PM Monday through Saturday and 9:00 AM through 6:00 PM Sunday. Because construction equipment on-site would not operate for any long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the sensitive receptors located at the apartment complex south of the project site would not be exposed to substantial pollutant concentrations for a permanent or substantially extended period of time.

Conclusion

Based on the above discussion, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO or TACs from construction or operation. Therefore, the proposed project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

d. Emissions of pollutants have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emission of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections "a" through "d" above. Therefore, the following discussion focuses on emissions of odors and dust.

According to the YSAQMD, common types of facilities that are known to produce odors include, but are not limited to, wastewater treatment facilities, chemical or fiberglass manufacturing, landfills, composting facilities, food processing facilities, refineries, dairies, and asphalt or rending plants.[3] The project site is not located in the vicinity of any such uses. Commercial land uses, such as the proposed project, are not typically associated with the creation of substantial objectionable odors. As a result, the proposed project operations would not create any objectionable odors that would affect a substantial number of people.

Diesel fumes from construction equipment are often found to be objectionable; however, construction is temporary and construction equipment would operate intermittently throughout the course of a day, would be restricted to daytime hours Section 9.28.090 of the City's Municipal Code, and would likely only occur over portions of the improvement area at a time. In addition, all construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation. Project construction would also be required to comply with all applicable YSAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions as well as any associated odors related to operation of construction equipment. Considering the short-term nature of construction activities, as well as the regulated and intermittent nature of the operation of construction equipment, construction of the proposed project would not be expected to create objectionable odors affecting a substantial number of people.

The YSAQMD regulates objectionable odors through Rule 2.5 (Nuisance), which prohibits any person or source from emitting air contaminants or other material that result in any of the following: cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public; endanger the comfort, repose, health, or safety of any such persons or the public; or have a natural tendency to cause injury or damage to business or property. Rule 2.5 is enforced based on complaints. If complaints are received, the YSAQMD is required to investigate the complaint, as well as determine and ensure a

3 Yolo-Solano Air Quality Management District. *Handbook for Assessing and Mitigating Air Quality Impacts* [pg. 14]. July 11, 2007. Available at: http://www.ysaqmd.org/documents/CEQAHandbook2007.pdf. Accessed February 2015.

solution for the source of the complaint, which could include operational modifications. Thus, although not anticipated, if odor complaints are made during construction or operation of the project, the YSAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

All projects within the YSAQMD are required to implement construction mitigation measures such as a dust control program. The dust control program would ensure that water or dust palliatives would be applied to exposed surfaces, grading operations would not take place during periods of high winds, and construction-related trucks would be covered at the end of the day. Implementation of all applicable YSAQMD rules would ensure that construction of the proposed project would not result in substantial emissions of dust. Following project construction, vehicles operating within the project site would be limited to paved areas of the site. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) that would affect a substantial number of people, and a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	O	Ø	O	O
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	O	O	Ø	O
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	O	O	Ø	O
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	O	O	Ø	O
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	O	O	Ø	O
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	O	O	Ø	O

Discussion

a. A Biological Resources Assessment (BRA) has been prepared for the proposed project by Bargas Environmental Consulting which included a site survey and review of results from a California Natural Diversity Database (CNDDB) search of special-status species. The CNDDB data was drawn from the project site quadrangle and seven surrounding USGS 7.5-minute quadrangles, an area covering approximately a 10-mile radius around the project site. The intent of the database review was to identify documented occurrences of special-status species in the vicinity of the project area, to determine their locations relative to the project site, and for use in the field assessment of habitats suitable for special-status species within the site. The results of the database searches and field surveys are discussed below.

Special-status species queried in the CNDDB search included plant and wildlife species that are formally listed, are proposed as endangered or threatened, or are candidates for

such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species. In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species. Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. In addition, plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Currently the site is vacant and undeveloped, with the exception of a building pad and gravel driveway at the north end of the project site. The project site is regularly disked for weed and fire abatement. The majority of the project site is composed of interspersed wild oats grassland and yellow starthistle fields. The northern portion of the project site, from East Main Street to approximately 270 feet south, contains ruderal/disturbed areas around the pre-existing concrete slab foundations and graveled driveway/parking from a previous development.

Special-Status Plants

Special-status plants generally occur in relatively undisturbed areas within vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, and areas with unusual soil characteristics. The grassland habitat within the project site has been disturbed by past use, development of areas adjacent to the project site, and periodic disking of the site. Due to the history of intensive disturbance of the site and the adjacent area, Bargas Environmental concluded that although 13 special-status plant species occur or have been recorded within the project region, the project site does not provide suitable habitat for any special-status plant species. In addition, special-status plants were not identified during field observations of the project site conducted by Bargas Environmental.

Therefore, due to the disturbed nature of the site and because special-status plants do not currently occur on the project site, and are not anticipated to be present on the site upon commencement of construction, construction activities associated with the proposed project would not result in adverse effects to special-status plant species.

Special-Status Wildlife

According to the BRA, 37 special-status wildlife species are known to occur, have occurred, or have the potential to occur within the vicinity of the project. However, special-status wildlife species were not observed on the project site during the site survey. As noted previously, the project site has been disturbed and developed during past activities. The

grassland habitat that exists within the project site lacks open water, rocky outcroppings, marshes or creeks, chaparral vegetation, aquatic vegetation, or other types of high quality habitat that could provide for special-status wildlife species. Additionally, the project site is predominately surrounded by developed land. Despite the low quality habitat within the project site, the project site has moderate to high potential to provide habitat for the following three special-status species: Swainson's hawk (*Buteo swainsonii*), white-tailed kite (*Elanus leucurus*), and loggerhead shrike (*Lanius ludovicianus*). In addition, trees, shrubs and grasslands on the site and on adjacent parcels may be used by other raptors and migratory birds protected by the MBTA.

Swainson's hawk

Swainson's hawk is listed as threatened in California by CDFW. The species typically nests in tall cottonwoods, valley oaks, or willows associated with riparian corridors, grasslands, irrigated pasture, and cropland with a high density of small rodents.

The nearest recorded nest to the project site is approximately 1,000 feet from the project site. Thus, the surrounding trees in the project vicinity would continue to provide nesting habitat for the Swainson's hawk. The species is considered to have a high potential to occur on or near the project site, and thus, could be impacted by construction and operation of the proposed project.

White-tailed kite

White-tailed kite is a CDFW fully protected species. The species is typically found in the foothills and valleys in California with scattered oaks and river bottomlands or marshes near deciduous forests or woodlands. Kites require open grasslands, meadows, marshes, or agricultural fields for foraging. Kites typically nest in dense-topped trees along rivers and streams or near wetlands. In addition, the species nests in suburban areas and farmyards.

Grasslands on and in close proximity to the site provide potential foraging habitat for the species. Additionally, relatively large trees in the surrounding area are considered suitable for nesting. The nearest occurrence of the species is approximately 2.5 miles southeast of the project site. Thus, given the potentially suitable nesting habitat surrounding the project site, the proposed project could have an adverse impact on the white-tailed kite during construction and operation.

Loggerhead shrike

The loggerhead shrike is listed as a species of special concern by the CDFW and is known to inhabit open spaces with short vegetation and agricultural areas throughout the Central Valley. The species typically nests in trees and shrubs.

The surrounding grassland and trees in the vicinity of the project site could provide potential nesting and foraging habitat for the species. The nearest occurrence of the species was approximately three miles southeast of the site. Thus, given the potentially suitable

foraging habitat and proximity of the species, the potential exists for the project to adversely impact the species during construction or operation.

Nesting Raptors and Migratory Birds

As noted above, trees, shrubs and grasslands on the site and on adjacent parcels may be used by other raptors and migratory birds protected by the MBTA. Construction activities that adversely affect the nesting success of raptors and migratory birds (i.e., lead to the abandonment of active nests) or result in mortality of individual birds constitute a violation of State and federal laws. Thus, project-related activities that would occur during the breeding season could be result in an adverse effect to species protected under the MBTA, should such species be present.

Off-site Sewer

The proposed project would include a 1,400-foot extension of a sanitary sewer line to an existing sanitary sewer manhole at Pioneer Avenue. While the extension would require disturbance within East Main Street, the area is highly disturbed and has been previously developed. As such, the extension would not displace or disturb any special-status species or habitats.

Conclusion

Based on the above, although the BRA did not observe any special-status species within the project site during the field survey, implementation of the proposed project could potentially affect Swainson's hawk, white-tailed kite, loggerhead shrike, and migratory birds protected by the MBTA and considered covered species by the HCP/NCCP. Thus, the proposed project could have an adverse effect, either directly or through habitat modifications, on species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. Therefore, a ***potentially significant*** impact could result.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level. Mitigation Measures IV-1 and IV-2 are adopted from the standard avoidance and minimization measures (AMMs) included in the Yolo HCP/NCCP.

Swainson's Hawk, White-Tailed Kite, and Loggerhead Shrike

IV-1. The project proponent shall retain a qualified biologist to conduct planning-level surveys and identify any nesting or foraging habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership shall be surveyed only if access is granted or if the parcels are visible from publicly accessible areas.

The results of the survey shall be submitted to the Conservancy and CDFW. If nesting or foraging habitat are not present within the project area, no further mitigation would be necessary. If active nests are found during the preconstruction survey, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist shall monitor the nest and shall, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk, white-tailed kite, or loggerhead shrike are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities, including tree pruning or removal, are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior.

If this project involves pruning or removal of a potential Swainson's hawk, white-tailed kite, or loggerhead shrike nest tree, the project proponent shall conduct a preconstruction survey that is consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during the preconstruction survey, no tree pruning or removal of the nest tree shall occur during the period between March 1 and August 30, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

All findings and results of the preconstruction surveys shall be submitted to the Community Development Department for review and approval.

Nesting Raptors and Migratory Birds

IV-2. *The project applicant shall implement the following measures to avoid or minimize impacts to raptors and federally-protected nesting raptors and migratory birds:*

- *If any site disturbance or construction activity for any phase of development begins outside the February 1 to August 31 breeding season, a preconstruction survey for active nests shall not be required.*
- *If any site disturbance or construction activity for any phase of development is scheduled to begin between February 1 and August 31, a qualified biologist shall conduct a preconstruction survey for active nests from publicly accessible areas within 14 days prior to site disturbance or construction activity for any phase of development. The survey area shall cover the construction site and*

the area surrounding the construction site, including a 100-foot radius for MBTA birds, and a 500-foot radius for birds of prey. If an active nest of a bird of prey, MBTA bird, or other protected bird is not found, then further mitigation measures are not necessary. The preconstruction survey shall be submitted to the City of Woodland Community Development Department for review.

- *If an active nest of a bird of prey, MBTA bird, or other protected bird is discovered that may be adversely affected by any site disturbance or construction or an injured or killed bird is found, the project applicant shall immediately:*
    - *Stop all work within a 100-foot radius of the discovery.*
    - *Notify the City of Woodland Community Development Department.*
    - *Do not resume work within the 100-foot radius until authorized by the biologist.*
    - *The biologist shall establish a minimum 500-foot Environmentally Sensitive Area (ESA) around the nest if the nest is of a bird of prey, and a minimum 100-foot ESA around the nest if the nest is of an MBTA bird other than a bird of prey. The ESA may be reduced if the biologist determines that a smaller ESA would still adequately protect the active nest. Further work may not occur within the ESA until the biologist determines that the nest is no longer active.*

Results of the preconstruction survey shall be submitted for review and approval by the Community Development Department.

b,c. The project site consists of annual non-native grasses, ruderal vegetation, and disturbed areas. According to the BRA, a man-made drainage swale is present in the southeast corner of the project site. At the south end of the drainage swale is a 24-inch diameter concrete culvert that emerges from under the cinderblock wall of the adjacent apartment complex. The culvert likely transmits irrigation and stormwater runoff. The culvert did not contain any hydrophytic plants or indicators of wetland hydrology at the time of the site visit, and thus, is unlikely to be considered a jurisdictional water of the United States or California. Furthermore, evidence of a defined bed, bank, and ordinary high water mark were absent. Thus, because the drainage swale lacks hydrophytic vegetation and evidence of wetland hydrology, the ditch in the southeast corner of the site is unlikely to be considered a jurisdictional water of the United States, and the proposed project would have a ***less-than-significant*** impact related to adverse effects on any riparian habitat or other sensitive community or on state or federally protected wetlands through direct removal, filling, or other means.

d. The project site is located in an urbanized area and is bordered by an existing roadway to the north, an apartment complex to the south, commercial and industrial developments to the west, and vacant land and the SR 113 on-ramp to the east. Thus, the surrounding area does not support any wildlife movement corridors. As such, the project would not interfere

substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, a ***less-than-significant*** impact would occur.

e. As required by Section 12.48.090 of the City's Municipal Code, an application for a development project must be accompanied by a tree plan containing a map of all existing trees on the project site as well as a program for replacement of any trees proposed to be removed, as required by Section 12.48.100. However, the project site is clear of trees and the proposed project would not require removal of any trees prior to construction. While the project site does contain overhang of trees from the adjacent property to the south, such trees would not be removed or damaged as a result of the proposed project. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and a ***less-than-significant*** impact would occur.

f. The proposed project is located within the boundaries of the Yolo Habitat Conservation Plan/Natural Conservation Community Plan (HCP/NCCP). In order to determine whether any special-status plant or wildlife species could be adversely affected by the proposed development, a Yolo HCP/NCCP Evaluation (HCP/NCCP Evaluation) was prepared for the proposed project as part of the BRA. Per the HCP/NCCP, the land cover type on the project site is best described as "Developed" because the site contains urban and built up, ruderal, and vegetated corridor land cover types. Developed areas may include areas dominated by pavement and building structures, as well as urban vegetation and all areas with graded lots, road and highway medians, and various other disturbed areas. Per the HCP/NCCP, "Developed" land cover types are not subject to payment of land cover or wetland fees. Furthermore, the proposed project would implement and adhere to the applicable AMMs from the HCP/NCCP. Therefore, a ***less-than-significant*** impact would occur related to conflict with an adopted habitat conservation plan.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	O	Ø	O	O
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	O	Ø	O	O
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	O	Ø	O	O

Discussion

a-c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. The City's General Plan and the General Plan EIR list multiple significant historic buildings, districts, events, and artifacts which relate to the development of the community. Of architectural significance is a wide range of structures built between 1860 and 1940 that exhibit styles ranging from Classical Revival farmhouses to high-style Queen Anne buildings from the nineteenth century, to Modern and International styles popular in the twentieth century.

Currently, the project site is vacant and disturbed. The project site does not contain any structures which are listed or eligible for listing as a historical landmark or point of interest. The project site is also not located in the Downtown Woodland Historic District.

A records search of the California Historic Information System (CHRIS) was performed by the Northwest Information Center (NWIC) for cultural resource site records and survey reports within the proposed project area.[4] The NWIC concluded that the project site does not contain any recorded archaeological resources nor historic buildings or structures included in any lists of historic resources. Based on review of historical literature and maps, the NWIC determined a moderate potential for unrecorded historic-period archaeological resources to occur within the project site.

In addition, a search of the Native American Heritage Commission (NAHC) Sacred Lands File did not yield any information regarding the presence of Tribal Cultural resources within the project site.[5] Per the results of the CHRIS record search, based on the environmental setting of the site and the dissimilarity with environmental factors associated with known known Native American sites, the potential for unrecorded Native American resources to occur in the project area is low.

[4] Northwest Information Center. *Record search results for the proposed 1424 East Main Street Project (APNs: 066-030-019, -021, and -033.* January 31, 2019.

[5] Native American Heritage Commission. *Woodland Storage Project, Woodland, Yolo County.* January 22, 2019.

While the proposed project includes off-site sewer improvements within East Main Street, ground disturbance would occur in a paved, previously developed area. Because East Main Street has been previously disturbed through roadway development, cultural resources are not likely to be found in the proposed alignment of the off-site sewer improvements.

Nonetheless, the City's General Plan EIR notes that future projects within the City have a moderate potential for previously unrecorded historic or archaeological resources to be present. Therefore, while the project site has been subject to moderate disturbance associated with prior development, the potential exists that unknown archaeological resources could occur within the project area. Considering that unknown archaeological resources, including human remains, have the potential to exist on-site, ground-disturbing activity related to project construction could encounter such resources. Therefore, the proposed project could cause a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of formal cemeteries during construction. Consequently, impacts could be considered ***potentially significant***.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

V-1. *In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the Yolo County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. The potential exists that the Native American Heritage Commission may be unable to identify a most likely descendant, the most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner. In such a case, the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the*

Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.

V-2. *In the event a potentially significant cultural or paleontological resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease and workers shall avoid altering the materials until an archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the find. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to, culturally appropriate temporary and permanent treatment, which may include avoidance of cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity. If avoidance is determined to be infeasible, pursuant to CEQA Guidelines Section 15126.4(b)(3)(C), a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Such studies shall be deposited with the California Historical Resources Regional Information Center. If necessary, excavation and evaluation of the finds shall comply with Section 15064.5 of the CEQA Guidelines.*

Potentially significant cultural resources include, but are not limited to, stone, bone, glass, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project site shall be recorded on appropriate State of California Department of Parks and Recreation (DPR) 523 forms and shall be submitted to the City of Woodland, the Northwest Information Center, and the State Historic Preservation Offices (SHPO), as required.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	o	o	ø	o
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	o	o	ø	o

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2016 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply, as well as discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The 2016 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the California Building Standards Code (CBSC), which became effective with the rest of the CBSC on January 1, 2017. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory periodic inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 sf to ensure that all are working at their maximum capacity according to their design efficiencies; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2016 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy-efficiency measures from the 2013 Building Energy Efficiency Standards resulting in a five percent reduction in energy consumption from the 2013 standards for commercial structures. Energy reductions relative to previous Building Energy Efficiency Standards are achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls. The newest 2019 Building Energy Efficiency Standards will be implemented as the new standard for all development starting January 1, 2020. New nonresidential building standards will enable the use of highly efficient air filters and improve ventilation systems, requiring about 30 percent less energy than those built under the 2016 standards.

Construction Energy Use

Construction of the proposed project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated per the CARB In-Use Off-Road Diesel Vehicle Regulation. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The CARB has recently prepared the *2017 Climate Change Scoping Plan Update* (2017 Scoping Plan),[6] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support

[6] California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* January 20, 2017.

the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use occurring during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Energy use associated with operation of the proposed project would be typical of storage unit uses, requiring electricity and natural gas for interior and exterior building lighting, ventilation, and air conditioning (HVAC), electronic equipment, machinery, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by employee commutes and the movement of goods.

The proposed storage project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structure would consume energy efficiently through the incorporation of such features as door and window interlocks, direct digital controls for HVAC systems, and high efficiency outdoor lighting. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

The City's CAP encourages commercial developments to use innovative site designs and building orientations that incorporate passive and active solar designs and natural cooling techniques. The proposed project would implement features that would be compliant with the CAP's goals, including exceedance of Title 24 and generation of 100 percent of electricity needed on-site with a renewable energy source.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this Initial Study, the project site is located within close proximity to existing residences, other industrial uses, bicycle infrastructure, and transit infrastructure.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	O	O	Ø	O
ii. Strong seismic ground shaking?	O	O	Ø	O
iii. Seismic-related ground failure, including liquefaction?	O	O	Ø	O
iv. Landslides?	O	O	Ø	O
b. Result in substantial soil erosion or the loss of topsoil?	O	O	Ø	O
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	O	O	Ø	O
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	O	Ø	O	O
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	O	O	O	Ø
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	O	Ø	O	O

Discussion

The following is based on a Geotechnical Report prepared for the proposed project by Gularte & Associates, Inc.[7]

ai-aii. According to the California Geological Survey Alquist-Priolo Earthquake Fault Zone Maps, the proposed project site is not located within the vicinity of an Alquist-Priolo Earthquake Fault Zone.[8] In addition, while the City is surrounded by several faults in the

[7] Gularte & Associates, Inc. *Geotechnical Report Woodland Self Storage*. October 18, 2018.

[8] California Department of Conservation. *Earthquake Zones of Required Investigation.* Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed February 2019.

San Andreas Fault system to the west, the Eastern Sierra fault system to the east, and a series of faults at the eastern base of the foothills west of the City, faults do not run directly through the City's planning area. According to the Geotechnical Report, the nearest fault to the project site is the Dunnigan Hills Fault, located 10 miles northwest of the site. Therefore, the potential for fault rupture on-site or within off-site improvement areas does not exist.

Additionally, the proposed buildings would be properly engineered in accordance with the CBSC, which includes engineering standards appropriate for the seismic area in which the project site is located. Proper engineering of the proposed project would ensure that seismic-related effects would not cause adverse impacts. Therefore, a ***less-than-significant*** impact would occur related to directly or indirectly causing substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground shaking.

aiii,aiv,c. The proposed project's potential effects related to liquefaction, landslides, lateral spreading, and subsidence are discussed in detail below.

Liquefaction

During an earthquake, shaking of granular loose soil saturated with water can lead to liquefaction, a condition in which sediments below the water table lose strength and become fluid. Liquefaction typically occurs in loose, non-cohesive sands below the groundwater table.

The project site is located within a low seismic and liquefaction zone. Furthermore, the site is underlain with medium dense to dense sands, which are considered low potential for liquefaction. Thus, due to the conditions of the area and the relatively flat topography of the site, the Geotechnical Report concluded that the liquefaction potential of the site is low.

Landslides and Lateral Spreading

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Lateral spreading or lurching is a situation in which soil mass deforms laterally toward a free face, such as an excavation, channel, or open body of water, during a seismic event. The failure occurs along a liquefiable or weak subsurface layer. The project site is characterized by a relatively flat topography and is not in the vicinity of bodies of water. Additionally, seismic risk associated with the project site is low. Therefore, risk from land sliding and lateral spreading are considered to be minimal.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. Based on the findings of the

Geotechnical Report, total settlement beneath the project site would not exceed one-inch. As such, the risk of subsidence/settlement would be low.

Conclusion

Based on the above, the distance of the project site from the nearest active fault, the level ground on the project site, and the acceptable subsurface conditions would ensure that the proposed project would not be susceptible to liquefaction, landslides, lateral spreading, or subsidence on-site or within off-site improvement areas . Thus, the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction or landslides, and would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Thus, a ***less-than-significant*** impact would occur.

b. The proposed project would include grading and development of the project site with eleven storage units, an office building, parking areas, and associated improvements. During early stages of construction, and prior to overlaying the ground surface with structures and impervious surfaces, the potential exists for wind erosion to occur, which could affect the project area and potentially inadvertently transport eroded soils to downstream drainage facilities. However, the General Plan states that rates of erosion can vary depending on the soil material and structure, and the placement and level of human activity. As stated by the General Plan, the City is generally level and the erosion potential for soils is generally low. Additionally, Section 23D-4-10 of the Municipal Code requires an erosion and sediment control plan be submitted prior to issuance of a grading or building permit. The Municipal Code Section 23D-4-20 also requires any industrial or commercial facility first obtain and comply with any required National Pollution Discharge Elimination System (NPDES) requirements, which regulates sites over one acre. Given that the project site would disturb approximately 6.6 acres, the project would be subject to NPDES regulations.

In accordance with NPDES regulations, in order to minimize the potential effects of construction runoff on receiving water quality, any construction activity affecting one acre or more must obtain a General Construction Activity Stormwater Permit. Permit applicants are required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement best management practices (BMPs) to reduce construction effects on receiving water quality by implementing erosion control measures.

Additionally, because the project site is relatively flat and is not located near bodies of water, the project site would not be likely to experience heavy erosion. Thus, with implementation of the erosion and sediment control plan, as well as the SWPPP, and based on-site conditions, construction both on-and off-site would not be likely to result in substantial soil erosion or loss of topsoil, and a ***less-than-significant*** impact would occur.

d. Expansive soils can greatly increase in volume when saturated with water and shrink when dried. Because of the shrink-swell effect, structural foundations may change. The

Geotechnical Report evaluated the expansion potential of site soil sampled during exploratory borings and determined that the soil on-site has a moderate expansion potential. If structures are underlain by expansive soils, foundation systems must be capable of tolerating or resisting any potentially damaging soil movements, and building foundation areas must be properly drained. Design of the proposed structure without incorporation of such features could expose the proposed structure to potential risks due to expansive soils, should such soils exist within the project site.

Off-site sewer improvements would occur within areas previously developed for East Main Street and would be subject to the design and construction standards listed in Chapter 13.12 of the Municipal Code. Design and construction of the sewer line extension would be reviewed and approved by the City. Thus, conditions of the site within the public right-of-way would be evaluated by the City and City Engineer at the time of utility design review and approval.

Considering the above, without implementation of appropriate design measures, a ***potentially significant*** impact could occur related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, creating substantial direct or indirect risks to life or property.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

VII-1. Prior to issuance of a grading permit, the applicant/developer shall incorporate the recommendations of a design-level geotechnical report into the Improvement Plans for approval by the City Engineer. Should expansive, or otherwise unstable soils be found within the project site, the design-level geotechnical report shall include measures necessary to ensure that such on-site conditions are fully mitigated. Methods of mitigating potential on-site expansive soils may include, but are not limited to the following measures:

- *Remove and replace potentially expansive soils;*
- *Strengthen foundations (e.g., post-tensioned slab, reinforced mat or grid foundation, or other similar system) to resist excessive differential settlement associated with soil expansion; and/or*
- *Support the proposed structures on an engineered fill pad, of sufficient thickness, in order to reduce differential settlement resulting from post-seismic pore pressure dissipation.*

e. Sewer collection for the proposed project would be provided by connection to the City's sewer system. The construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, ***no impact*** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.

f. The General Plan EIR indicates that unique paleontological resources or sites are found in levees, channels, and basin deposits. Prehistoric resources have not been recorded in the City.

The City is located in the Great Valley geomorphic province of California and consists of level alluvial plains. The Great Valley area generally consists of Holocene alluvium or basin deposit, as well as Quaternary Modesto and Riverbank formations. Such soil types are not considered unique geologic features and are common within the geographic area of the City. Furthermore, the City's General Plan does not specify the existence of any unique geologic features within the City.

Although the proposed project would not have the potential to result in the destruction of unique geologic features, unknown paleontological resources could exist within the project site or off-site improvement area. Should previously unknown paleontological resources be discovered during ground-disturbing activities, such as grading, trenching, or excavating, the proposed project could have the potential to disturb or destroy such features. Consequently, the proposed project could result in the direct or indirect destruction of a unique paleontological resource and a ***potentially significant*** impact could occur.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-2. Implement Mitigation Measure V-2.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	O	O	⊘	O
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	O	O	⊘	O

a,b. Emissions of greenhouse gases (GHGs) contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

A number of regulations currently exist related to GHG emissions, predominantly Assembly Bill (AB) 32, Executive Order S-3-05, and Senate Bill (SB) 32. AB 32 sets forth a statewide GHG emissions reduction target of 1990 levels by 2020. Executive Order S-3-05 sets forth a transitional reduction target of 2000 levels by 2010, the same target as AB 32 of 1990 levels by 2020, and further builds upon the AB 32 target by requiring a reduction to 80 percent below 1990 levels by 2050. SB 32 also builds upon AB 32 and sets forth a transitional reduction target of 40 percent below 1990 levels by 2030. In order to implement the statewide GHG emissions reduction targets, local jurisdictions are encouraged to prepare and adopt area-specific GHG reduction plans and/or thresholds of significance for GHG emissions. The City of Woodland adopted the *Final 2035 Climate Action Plan* (CAP), which is designed to place the community on a path to achieve GHG emissions reductions targets that were adopted by the City Council in May 2017.

The proposed project's GHG emissions for both construction and operation were quantified with CalEEMod using the same assumptions as presented in the Air Quality section of this Initial Study, and compared to the applicable thresholds of significance. The proposed project's required compliance with the current California Building Energy Efficiency

Standards Code was assumed in the modeling. In addition, the CO_2 intensity factor within the model was adjusted to reflect the Pacific Gas & Electric Company's anticipated progress towards statewide renewable portfolio standard goals. All CalEEMod results are included in an appendix to this Initial Study.

The YSAQMD, in their *Handbook for Assessing and Mitigating Air Quality Impacts*, acknowledges that new emissions generated by development projects could potentially conflict with existing GHG emissions reductions targets, and thus, a need for development of GHG emissions thresholds exists. However, the YSAQMD has not yet established or adopted any such thresholds. The YSAQMD is currently recommending GHG analysis consistent with the SMAQMD adopted thresholds of significance. While SMAQMD recognizes that emissions from a single project cannot be determined to substantially impact overall GHG emissions levels in the atmosphere, an emissions threshold is useful to trigger further project review and assess mitigation. As such, SMAQMD designed emissions thresholds to ensure that 90 percent of new GHG emissions related to land use projects would be reviewed and assessed for mitigation. Thus, projects exceeding SMAQMD's thresholds would constitute the vast majority of GHG emissions, and exceedance of the thresholds would allow for further project review contributing to the emissions reductions goals of AB 32, SB 32, the Scoping Plan, and relevant Executive Orders. SMAQMD has established a threshold for both construction and operational GHG emissions of 1,100 $MTCO_2e$/yr. It should be noted that the nearby Placer County Air Pollution Control District has independently adopted an operational threshold of 1,100 $MTCO_2e$/yr, for use in project GHG analysis, while the El Dorado County Air Pollution Control District similarly recommends use of SMAQMD's 1,100 $MTCO_2e$/yr threshold.

Construction-Related GHG Emissions

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, construction-related GHG emissions have been estimated for implementation of the project and such emissions have been compared to the applicable threshold of significance, as presented below in Table 4. Construction-related emissions were modeled using CalEEMod under the assumptions described in Section III, Air Quality, of this Initial Study.

Table 4
Unmitigated Construction-Related GHG Emissions ($MTCO_2e$/yr)

Construction Year	Project Emissions
2019	238.40
2020	103.83
Maximum	**238.40**
Applicable Threshold of Significance	**1,100**

Source: CalEEMod, April 2019 (see Appendix).

As shown in the table, the proposed project's maximum annual construction emissions of 238.40 $MTCO_2e$/yr would be below the YSAQMD-recommended 1,100 $MTCO_2e$/yr

threshold. In addition, adding emissions from both years of construction, the project's total construction-related GHG emissions would be 342.23, which is also below the 1,100 $MTCO_2e$/yr threshold.

Because the maximum annual and total construction GHG emissions for the project would be below the applicable threshold of significance, the proposed project would not be considered to generate construction-related GHG emissions that would have a significant impact on the environment.

Operational GHG Emissions

According to the City's CAP, if a project is consistent with the General Plan, is not exempt from CEQA, falls within the assumptions of the General Plan EIR, and is consistent with the CAP, GHG-related impacts associated with the project are determined to be less than significant, and further CEQA analysis for the area of impact is generally not required.

To be determined consistent with the CAP, a project must demonstrate that development of the site has been anticipated and is within the growth estimates projected for the CAP. The proposed project is a commercial land use and is consistent with the existing land use designations for the project site. Development of the proposed project would not induce population growth that has not been previously analyzed in the General Plan EIR. Additionally, the proposed project would implement goals of the CAP which would reduce the impacts on GHG emissions. For example, exceedance of the Title 24 standards and use of on-site renewable energy would help meet Objectives 1 and 2 of the Energy chapter of the CAP. Thus, because the proposed project would be consistent with land use assumptions of the General Plan EIR and would work towards objectives listed in the CAP, the proposed project would not conflict with the objectives of the City to reduce GHG emissions.

Based on the above, the proposed project is consistent with the City's CAP. Furthermore, per CalEEMod, operational GHG emissions associated with the project would be 581.07 $MTCO_2e$/yr during normal operations. Thus, project operational emissions would not exceed the applicable YSAQMD threshold of 1,100 $MTCO_2e$/yr.

Conclusion

Because implementation of the proposed project would result in construction-related GHG emissions below the applicable threshold of significance of 1,100 $MTCO_2e$/yr and would be consistent with the City's CAP, the project would not be considered to generate GHG emissions, directly or indirectly, that would have a significant impact on the environment.

Therefore, the proposed project would not be considered to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be considered ***less than significant***.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	O	O	⊘	O
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	O	O	⊘	O
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	O	O	⊘	O
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	O	O	O	⊘
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	O	O	O	⊘
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	O	O	⊘	O
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	O	O	⊘	O

Discussion

a. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. Self-storage facilities do not typically involve the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Construction activities would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. However, the project contractor would be required to comply with all California Health and Safety Codes and local ordinances regulating the handling, storage, and transportation of hazardous and toxic materials, as overseen by the California EPA and California Department of Toxic Substance Control. As such, impacts related to the routine transport, use, or disposal of hazardous materials would be ***less-than-significant.***

b. A *Phase I Environmental Site Assessment* (Phase I ESA) was performed for the site by Gularte and Associates, Inc. in October 2018.[9] The Phase I ESA included a survey of the site, a review of historical aerial photographic coverage and USGS topographic maps of the site and surrounding properties, as well as records review for indications of use, misuse, or storage of hazardous materials on or near the site.

According to the Phase I ESA, the project site was predominately undeveloped in 1937, with small storage-type buildings present on the northern edge of the site. The majority of the land was used for agricultural purposes. By 1968, the northern portion of the site appeared to have been improved with a 100-foot by 50-foot concrete pad, and an adjacent small building. The remainder of the site appeared to be used for agricultural purposes. By 1993, the surrounding area had been developed with commercial and residential uses, and the project site appeared to be vacant and unused. A small building had been constructed and abandoned on the concrete pad at the northern end of the site. From 2006 to 2016 the site remained undeveloped and vacant.

During the site visit performed as part of the Phase I ESA, the concrete pad at the northern portion of the site was still present, and structures were not observed. The site was vacant and covered in grasses. The Phase I ESA noted that several commercial businesses that could use hazardous materials are present in the vicinity of the project site. Obvious indications of hazardous materials, soil staining, or other indications of deleterious materials were not observed, nor were any indications of hazardous materials storage, disposal, or spills. However, two spills have been documented 350 feet west of the project site as well as 500 feet northeast, where underground storage tanks had leaked. The sites underwent remediation and the leaking tanks and contaminated soils were removed. Ground water was pumped, and the case files were subsequently closed by the local water quality control board.

While the off-site sewer improvements were not evaluated as part of the site visit, improvements to the sewer system and connection to the City's existing system on Pioneer Avenue would be subject to the applicable design, construction, and maintenance regulations set forth in Section 13.12 of the Municipal Code. Additionally, all plans for sewer construction would be evaluated by the City Engineer. Given that the area for sewer extension is developed and paved, the area has been previously disturbed and hazardous materials are not present.

Overall, the project site appears to have been historically occupied by agricultural use and subsequent storage and staging of agricultural equipment. The site abandoned agricultural uses and became vacant by 1984. While agricultural uses may have included pesticides and herbicides, the site has been vacant for nearly 30 years and any potential chemicals have most likely biologically degraded. Additionally, hazardous materials and landfilling were not observed on the site. As such, environmentally hazardous conditions were not recognized throughout analysis of the Phase I ESA, and the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable

[9] Gularte & Associates, Inc. *Phase I Environmental Site Assessment*. October 2, 2018.

upset and accident conditions involving the likely release of hazardous materials into the environment. Thus, a ***less-than-significant*** impact would occur.

c. The proposed project site is not located within one-quarter mile of an existing or proposed school. The nearest existing school to the site, Woodland Prairie Elementary School, is located approximately 0.7 mile south of the site. Furthermore, hazardous materials would not be emitted as part of the construction or operation of the proposed site. Therefore, the project would have a ***less-than-significant*** impact related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d. The project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[10] Therefore, the project would not create a significant hazard to the public or the environment, and ***no impact*** associated with such would occur.

e. The project site is not located within the vicinity of a public airport or private airstrip as the nearest airstrip to the site is the Medlock Field airport, located approximately four miles south of the site, and the Sacramento Airport, located approximately eight miles east of the site. As such, the project site is not located within two miles of any public airports or private airstrips, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur.

f. The proposed project would be consistent with the land use and zoning designations determined by the General Plan and Zoning Ordinance. Additionally, the proposed project would not involve any changes to roadways or circulation, or increase hazards in the area in a way which would conflict with the County of Yolo Emergency Operations Plan. Thus, the proposed project would not impair implementation or physically interfere with an adopted emergency response plan, and a ***less-than-significant*** impact would occur.

g. The proposed project site consists of ruderal vegetation and is surrounded by existing commercial development on three sides and a main roadway to the north. Dry, potentially-flammable, vegetation currently exists on the site; however, the existing vegetation would be removed as part of the proposed project. Due to the nature of self-storage facilities, the project would not be expected to attract many people for any extended period of time. According to the CalFire, the project site is not located in a Fire Hazard Severity Zone.[11] Thus the proposed project would not expose people or structures, either directly or indirectly, to the risk of loss, injury, or death involving wildland fires, and a ***less-than-significant*** impact would occur.

[10] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List.* Accessed February, 2019.

[11] CalFire Fire Resource Assessment Program. *Yolo County*. October 5, 2007.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	O	O	Ø	O
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	O	O	Ø	O
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	O	O	Ø	O
i. Result in substantial erosion or siltation on- or off-site;	O	O	Ø	O
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	O	O	Ø	O
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	O	O	Ø	O
iv. Impede or redirect flood flows?	O	O	Ø	O
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	O	O	O	Ø
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	O	O	Ø	O

Discussion

a,ci. The following discussion provides a summary of the proposed project's potential to result in substantial erosion or siltation, violate water quality standards/waste discharge requirements, or otherwise degrade water quality during construction and operation.

Construction

During the early stages of construction activities both on- and off-site, topsoil would be exposed due to grading and excavation of the site. After grading and prior to overlaying the ground surface with impervious surfaces, landscaping and the proposed storage units, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality downstream.

The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. The City's NPDES permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires a Storm Water Pollution Prevention Plan (SWPPP) to be prepared for the site. A SWPPP describes Best Management Practices (BMPs) to control or minimize pollutants from entering stormwater and must address both grading and erosion impacts and non-point source pollution impacts of the development project. Because the proposed project would disturb greater than one acre of land, the proposed project would be subject to the requirements of the State's General Construction Permit.

In addition, the proposed project would comply with the City of Woodland Municipal Code Chapter 8.08, Urban Stormwater Quality Management and Discharge Control, which establishes requirements for commercial facilities to comply with the NPDES permit and waste discharge requirements. Because the proposed project would obtain an NPDES permit, create a SWPPP, and adhere to all applicable City permits and regulations, construction activities both on- and off-site would not result in substantial erosion or violate any water quality standards or waste waster discharge requirements.

Operation

Following completion of the proposed project, the project site would be largely covered with impervious surfaces and topsoil would not be exposed. As such, erosion would not be likely to occur during operation. However, the project would include several vehicle trips to and from the storage units. Vehicles could release contaminants onto the impervious surfaces, such as pollutants from oil and grease, metals, organics, pesticides, sediment, trash, and other debris due to leaks and maintenance activities. Thus, water quality degradation could result if runoff containing such contaminants entered receiving waters in sufficient quantities to exceed water quality objectives.

All projects within the City of Woodland are required to comply with the conditions of the NPDES Phase II MS4 permit, adopted by the City in 2003. Under the MS4 permit, the City is required to develop, administer, implement, and enforce a Comprehensive Stormwater Management Program (CSWMP) to reduce pollutants in urban runoff to the maximum extent practicable. To obtain coverage under the MS4 Permit, projects within the City are required to comply with the City's *Post Construction Standard Plan* to treat runoff through the incorporation of BMPs, Low Impact Development, and hydromodification management techniques.

The proposed project would include underground filtration trenches on-site, where stormwater would be treated per MS4 standards. Treated stormwater would flow to the City's existing storm drain system on the north side of East Main Street.

In addition, Chapter 8.08 of the City's Municipal Code requires operation of commercial and industrial facilities to comply with any required NPDES permit or waste discharge requirements and demonstrate coverage through creation of a SWPPP. The SWPPP would

ensure best management practices are implemented for any water being discharged into the drainage system.

Conclusion

Based on the above, the proposed project would adhere to all applicable permits and regulations mandated by the City and State. Thus, the proposed project would not result in any substantial erosion or siltation, violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality during construction or operation, and a ***less-than-significant*** impact would occur.

b,e. The City water service area encompass an area of approximately 14.5 square miles. The City serves the entire area encompassed by the City Limits including residential, commercial, industrial, and fire use. Water demands in 2015 totaled 8,650 acre-feet per year (AF/yr). The City anticipates 2020 demands to reach 15,911 AF/yr. The City maintains an Urban Water Management Plan (UWMP) that is updated every five years and describes the current and future water uses, sources of supply, reliability, and existing and planned conservation measures within the City. The 2015 UWMP was adopted by the City Council in June 2016.

Per the UWMP, until 2016, the City relied entirely on groundwater to meet all system water demands. However, the City currently is in the process of transferring to surface water as the primary water supply. Historically, groundwater elevations in the region have ranged from roughly -20 feet to -60 feet mean sea level. By 2020, the City is expected to produce 20,160 AF/yr of surface water and 800 acre-feet per year of recycled water. The supply is anticipated to meet the demands of the City through a new recycled water system, a new surface water treatment facility, and implementation of Water Supply Programs. The City plans to use groundwater as an emergency supply in the future and plans to maintain and replace groundwater wells as needed to meet all future demands for the near-term.

Because the proposed project is consistent with the General Plan land use designation, the General Plan and the UWMP have accounted for development of the proposed project in future water requirement projections. In addition, the proposed self-storage use would be anticipated to require relatively low water demand, as water would be used primarily for irrigation, employee restrooms, and the manager's unit. Thus, the proposed project would not decrease groundwater supplies such that the project may impede sustainable groundwater management of the basin or conflict with or obstruct implementation of a water quality control plan, and a ***less-than-significant*** impact would occur.

cii,ciii. Upon completion of the proposed project, the site would be primarily covered by impervious surfaces. Some vegetation would be planted at the project site frontage. Per the Phase II MS4 Permit requirements, developments must minimize the area of impervious surfaces and infiltrate or reuse runoff from the project site so that the project does not create in an increase in flow volume compared to pre-project conditions. As discussed above, the proposed project would comply with the City's *Post Construction Standard Plan,* in order to reduce post-runoff in compliance with the MS4 Permit. Furthermore, Policy 5.1.4 of the

General Plan requires new development incorporate site design and low impact development runoff requirements in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Adherence to the NPDES standards, as well as applicable City regulations, would ensure that despite an increase in impervious surface area, the proposed project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding or exceed the capacity of the existing or planned stormwater drainage systems. Thus, a ***less-than-significant*** impact would occur.

civ. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map number 06113C0445H, the project site is located within Zone X.[12] FEMA defines Zone X as an area not within a 100-year or 500-year floodplain. Therefore, the proposed project would not impede or redirect flood flows, and a ***less-than-significant*** impact would occur.

d. As discussed above, the project site is not located within a flood hazard zone. The project area is located over 80 miles from the Pacific Ocean and tsunamis typically affect coastlines and areas up to one-quarter mile inland. Therefore, due to the project site's distance from the coast, potential impacts related to a tsunami are minimal. Additionally, the project site is not susceptible to impacts resulting from a seiche because of the site's distance from any enclosed bodies of water. Based on the above, the proposed project would not pose a risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and ***no impact*** would occur.

[12] Federal Emergency Management Agency. *Flood Insurance Rate Maps 06113C0445H.* May 16, 2012.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	O	O	Ø	O
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	O	O	Ø	O

Discussion

a. The project site is currently vacant and surrounded by commercial uses. The site is designated Community Commercial by the General Plan and zoned Service Commercial. Given that the site has already been planned for development and the site is surrounded by existing commercial and residential uses, the project would have a ***less-than-significant*** impact related to the physical division of an established community.

b. According to the City's General Plan, the 6.7-acre project site is designated Community Commercial and zoned Service Commercial. As defined in Section 25-13-10 of the Municipal Code, mini storage units are a permitted use in the Service Commercial zone upon approval of a conditional use permit. Additionally, the General Plan Community Commercial designation is intended to provide for commercial development that serves local neighborhoods, but does not regularly attract regional, visitor, or pass-through traffic. The proposed project would adhere to the goals of the Community Commercial designation which include convenient pedestrian connections, landscaping, and shaded walkways and parking areas. Thus, the proposed project would be consistent with the General Plan and zoning designation, and would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, and thus, a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	O	O	O	⊘
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	O	O	O	⊘

Discussion

a,b. According to the City's General Plan, Cache Creek and its floodplain is a source of aggregate resources and six aggregate mines are currently in operation along Cache Creek.[13] However, the project site is located in the Planning Area of the General Plan and would be located over three miles from the nearest mine. Given the developed setting of the project site and the distance from the nearest mine and Cache Creek, the proposed project would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site, and ***no impact*** would occur.

[13] City of Woodland. *City of Woodland General Plan 2035* [pg. 7-27]. May 2017.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	o	⊘	o	o
b. Generation of excessive groundborne vibration or groundborne noise levels?	o	o	⊘	o
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	o	o	⊘	o

Discussion

a. The following is a discussion of the existing noise setting, construction, and project noise generated by the proposed project.

Existing Noise Environment

The existing noise environment at the project site is primarily vehicle noise from traffic along East Main Street and SR 113. The General Plan EIR predicts the noise from surrounding roadways would be approximately 60 dB at the project site. The site is surrounded by commercial uses to the north, east, and west. An apartment complex borders the project site to the south. The General Plan establishes a threshold of 70 dB for residential land uses.

Construction Noise

During the construction of the proposed project, heavy equipment would be used for grading, excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and trucks, would be used on-site.

Table 5 shows maximum noise levels associated with typical construction equipment. Based on the table, activities involved in typical construction would generate maximum noise levels up to 85 dB at a distance of 50 feet.

Table 5 Construction Equipment Noise	
Type of Equipment	**Maximum Level, dB at 50 feet**
Backhoe	78
Compactor	83
Compressor (air)	78
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Pneumatic Tools	85
Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.	

As one increases the distance between equipment, or increases separation of areas with simultaneous construction activity, dispersion and distance attenuation reduce the effects of combining separate noise sources. The noise levels from a source will decrease at a rate of approximately 6 dB per every doubling of distance from the noise source. The nearest sensitive receptor to the project site is the multi-family apartment complex located approximately 80 feet south of the project site. Thus, noise levels experienced at the nearest residences would likely be reduced from the levels depicted in Table 5 to approximately 75 dB.

Construction of the off-site sewer extension would take place at the north end of the project site and would occur within East Main Street. Thus, off-site sewer improvements would take place further from the apartment complex than construction of the storage units on the site and noise would be reduced further from the noise levels discussed above.

Per General Plan Policy 8.G.11, temporary construction noise is an acceptable impact that is an expected byproduct of planned growth, so long as the land use is consistent with the General Plan, and noise levels are consistent with the General Plan and Construction Noise Ordinance. Per the Noise Ordinance, construction is limited to the hours of 7:00 AM to 6:00 PM Monday through Saturday, and 9:00 AM to 6:00 PM on Sundays. Should project construction occur during the prohibited time periods listed above, construction activity would be considered to result in a potentially significant impact related to the creation of temporary increases in ambient noise.

Operational Noise

Noise generated by the proposed project would primarily be associated with vehicle trips to and from the storage units. As discussed in the Transportation Section of this Initial Study, the proposed project would generate 12 trips during the AM peak hour and 20 trips in the PM peak hour. Such a relatively modest increase in traffic volumes would not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Additionally, a fence and associated vegetation separate the apartment complex from the project site, which would shield noise from vehicles on the project site. Furthermore, the design of the site would include buildings adjacent to the

apartment complex, which would further reduce vehicle and operational noise. Because the existing noise environment of the project site has been analyzed and buildout of the General Plan has anticipated development of the site with a commercial use, the proposed project would not create noise in the vicinity that would conflict with any applicable City standards.

Conclusion

Based on the above, operation of the proposed project would not result in the generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. However, compliance with the standard construction hours established by the City's Noise Ordinance is necessary to ensure that the project does not result in adverse effects related to construction noise. Thus, the proposed project could result in a ***potentially significant*** impact related to causing a temporary increase in ambient noise levels in the project area.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

XIII-1. During construction and demolition activities associated with the proposed project, the following noise abatement measures shall be implemented:

- *Construction activities shall be limited to the hours from 7:00 AM to 6:00 PM Monday through Saturday and from 9:00 AM to 6:00 PM on Saturday. (Construction is prohibited on Sundays and City-observed holidays.) The City of Woodland shall have the discretion to permit construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete).*
- *The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.*
- *The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of five minutes) is prohibited.*
- *The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.*
- *At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.*
- *The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local*

complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establishment reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 6, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration. Although noise and vibration associated with the construction phases of the project would add to the noise environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. Because the proposed project would not cause continuous, long-term vibrations, the project would not be expected to result in extended annoyance to the nearby sensitive receptors.

The primary vibration-generating activities associated with the proposed project would occur during grading, placement of utilities, and construction of foundations. Table 7 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors.

Table 6
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.

Table 7
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.029
Loaded Trucks	0.076	0.025
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.029
Jackhammer	0.035	0.011
Vibratory Hammer	0.070	0.023
Vibratory Compactor/roller	0.210	0.070

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

Operation of vibratory compactors/rollers used for construction of the proposed parking areas would operate at a distance of 80 feet or further from the nearest existing residential structure. Thus, per the vibration levels shown in Table 7, groundborne vibrations would be less than 0.070 in/sec PPV, which would be below both the 0.20 and 0.10 in/sec PPV threshold established by Caltrans for potential damage to buildings and human annoyance, respectively.

Based on the above, development of the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels, and a ***less-than-significant*** impact would occur.

c. The project site is not located within the vicinity of a public airport or private airstrip. The nearest airstrips to the site are Medlock Field airport, located approximately four miles south of the site, and the Sacramento Airport, located approximately eight miles east of the site. Therefore, the project would not be located within the vicinity of a private airstrip or airport land use plan, or within two miles of a public airport where the project would expose people residing or working in the project area to excessive noise levels. Thus, a ***less-than-significant*** impact would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	○	○	⊘	○
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	○	○	○	⊘

Discussion

a. The proposed project would include the development of 11 storage units and an associated office building across 6.7 acres of space, as well as off-site sewer improvements. Development of the project site for commercial and storage purposes would not result in direct population growth. The office/manager's building on the project site would provide 1,740 sf of living space which could induce population growth. However, the single unit would not be considered a substantial inducement of population growth. Furthermore, because the proposed project is consistent with the General Plan and zoning designations, the City has anticipated the expected development within the City. Therefore, the proposed project would not induce substantial unplanned population growth either directly or indirectly, and a ***less-than-significant*** impact would occur.

b. The project site is currently vacant and does not include existing housing or other habitable structures. As such, the proposed project would not displace a substantial number of existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, ***no impact*** would occur.

XV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	O	O	⊘	O
b. Police protection?	O	O	⊘	O
c. Schools?	O	O	O	⊘
d. Parks?	O	O	O	⊘
e. Other Public Facilities?	O	O	O	⊘

Discussion

a,b. The Woodland Fire Department provides fire and emergency medical services in the City. The Fire Department protects an area of 56 square miles, which includes 41 square miles of rural area located north, east, and south of the city limits. The Fire Department operates three fire stations, with an engine company at each one: 101 Court Street, 1619 West Street, and 1550 Springlake Court. The Fire Department is staffed with 45 personnel and is assisted by part time administrative staff persons. To help maintain adequate response times, the Fire Department has identified the need for additional fire stations in the City. A fourth fire station is planned for the Spring Lake Specific Plan area on a one-acre site, and will adjoin to the Central Park. The Insurance Services Office distributes ratings to fire departments' preparedness to fight fires effectively. The City of Woodland received a rating of three on a scale of one to 10, with one being exemplary. Because the Fire Department is adequately prepared to service the City, and because the proposed project is consistent with the General Plan land use designation, fire protection preparedness has been analyzed with buildout of the City.

Law enforcement services are provided by the City of Woodland Police Department. The Police Department has a staff of 79 paid employees, including 64 sworn patrol officers and 15 non-sworn support personnel. The Police Department is located at 1000 Lincoln Avenue. The City currently staffs four full time beats and one daytime only beat. Upon buildout of the General Plan land uses, the City will create seven full time beats. The General Plan does not have service standards but determines staffing needs based on the amount of uncommitted time per officer per day, and number of major crimes assigned to detectives per day. Currently, the patrol officers average 15 percent unobligated patrol time per shift. As the City continues to develop, the average should not drop below 15 percent. Additionally, because the proposed project is consistent with the General Plan and Zoning Ordinance, the City has accounted for development of the proposed project and would not require additional policing services. Furthermore, the proposed project would adhere to Chapter 9, Fire Prevention and Emergency Services, of the Municipal Code, which dictates the requirements of development to install automatic sprinkler systems and comply with the provisions of Sections 12500 to 12726 of the Health and Safety Code of the state and

the rules and regulations of the State Fire Marshal. Thus, because the General Plan has determined the fire and policing needs of the City and determined increased need based on development, the proposed project would be consistent with the General Plan and would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios related to fire or police protection, and a ***less-than-significant*** impact would occur.

c-e. Development of the proposed self-storage facility would not induce significant population growth, as the project would not include the construction of housing or the creation of a substantial number of new jobs. As such, the proposed project would not introduce new residents to the area that would use local schools, parks, or other public facilities. Thus, the proposed project would result in ***no impact*** regarding any substantial increase in demand for public facilities such as parks, schools, and government facilities.

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	O	O	O	⊘
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	O	O	O	⊘

Discussion

a,b. The proposed project would include development of a self-storage facility and would not include park facilities. While the project would include a single residence on the property for a manager's quarters, development of one residence would not result in substantial population growth such that degradation of local park facilities would occur. Because the project would not directly or indirectly result in substantial unplanned population growth, the project would not increase the use of any existing parks or require the construction of new recreational facilities which might have an adverse physical effect on the environment. Therefore, ***no impact*** to park facilities would occur.

XVII. TRANSPORTATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	O	O	⊘	O
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	O	O	⊘	O
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	O	⊘	O	O
d. Result in inadequate emergency access?	O	⊘	O	O

Discussion

a. The following is a discussion of the transportation impacts of the proposed project based on information from the ITE *Trip Generation Handbook*[14] as well as the General Plan and General Plan EIR.

Roadway Traffic

Based on 116,475 sf of storage unit land coverage, the proposed project could create a weekday total of 160 Average Daily Trips (ADT), with 12 trips occurring during the AM peak hour and 20 trips occurring during the PM peak hour.

Level of Service (LOS) is a qualitative description of intersection performance based on the average delay that vehicles experience during peak travel hours. LOS can range from "A" representing free flow conditions to "F" representing congestion conditions. The General Plan strives to maintain LOS D or better on all roadways, except within one-half mile of state or federal highways. Because the project site is located within one-half mile of SR 113, the General Plan designates the East Main Street and Industrial Way intersection as exempt from the LOS C standard.

Alternative Transportation

The City operates and supports many forms of alternative transportation. The Yolo County Transportation District runs the Yolobus system, which includes a series of bus routes throughout the City. Several stops are situated along East Main Street and other portions of the City.

Due to the nature of storage facilities, development of the proposed project would not be expected to generate very much alternative transportation traffic. Nonetheless, lines 212 and 214 of the Yolobus system include service along the segment of East Main Street and

[14] Institute of Transportation Engineers. *Trip Generation Handbook – 10th Edition*. September 2012.

Industrial Way adjacent to the project site. The nearest Yolobus Transit bus stop is located 0.1 mile away on the corner of East Main Street and Industrial Way.

Additionally, the proposed project would include extension and improvements of the sidewalk along the project site frontage which would promote pedestrian traffic. The project site is also accessible by a bike lane along both sides of East Main Street.

Conclusion

Due to the low number of project-generated trips and because the proposed project is consistent with the General Plan, the impacts of increased traffic have been anticipated by the City. Therefore, the proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Thus, a ***less-than-significant*** impact would occur.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in Section 15064.3 (b)(2) regarding roadway capacity, a project's effect on automobile delay does not constitute a significant environmental impact under CEQA. It should be noted that currently, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on VTM is not required Statewide until July 1, 2020.

Per Section 15064.3(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. The General Plan includes discussion of and programs acting towards reducing VMT. The City plans to use a combination of LOS and VMT metrics to ensure the efficient movement of people and goods as well as a reduction in GHG emissions. Reducing VMT is consistent with the City's desire to promote biking, walking, and transit usage as viable transportation alternatives to driving. Additionally, the City's CAP includes Policy 3.A.4, which requires projects achieve a 10 percent reduction in VMT per capita compared to the 2035 VMT performance. Thus, consistency with the City's General Plan and CAP would ensure that the proposed project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a ***less-than-significant*** impact would occur.

c,d. The proposed project does not include changes to existing roadways or the introduction of an incompatible use or any design features that would be considered hazardous. Site access would be provided by way of a 35-foot wide driveway with entrance from East Main Street, as well as an entrance from Matmor Road which would connect to a 24-foot wide drive aisle on the west side of the site. The driveways would include improvements to the sidewalks of the project site. While East Main Street is a principal arterial in the City, the driveway entrance and exit would not be obstructed from view from any vantage point.

The driveway would be capable of accommodating emergency vehicles in and out of the site. Furthermore, the proposed project would include 20-foot gates between the parking and office area and the storage sheds. The drive aisles between storage units would be between 20 and 30 feet. The turning radius at the southernmost portion of the project site would be 40 feet. Thus, the proposed project would be able to accommodate emergency vehicles throughout the site. Based on the site design, the proposed project would not substantially increase hazards due to design features or incompatible uses, and emergency access to the site would be adequate.

Construction of the project, including site preparation, construction, and off-site improvements would generate employee trips and a variety of construction-related vehicles. Construction activities would include disruptions to the transportation network near the project site, including the possibility of temporary lane closures, street closures, sidewalk closures, and bikeway closures. Bicycle and transit access may also be disrupted. The above activities could result in degraded roadway conditions. Therefore, a ***potentially significant*** impact could occur related to substantially increasing hazards due to geometric design features or result in inadequate emergency access.

XVII-1. *Prior to any construction activities for the project site, the project applicant shall prepare a detailed Construction Traffic Control Plan and submit it for review and approval by the City Department of Public Works. The applicant and the City shall consult with Caltrans, Unitrans, Yolobus, and local emergency service providers for their input prior to approving the Plan. The plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained during construction. At a minimum, the plan shall include:*

- *The number of truck trips, time, and day of street closures*
- *Time of day of arrival and departure of trucks*
- *Limitations on the size and type of trucks, provision of a staging area with a limitation on the number of trucks that can be waiting*
- *Provision of a truck circulation pattern*
- *Provision of driveway access plan so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas)*
- *Maintain safe and efficient access routes for emergency vehicles*
- *Manual traffic control when necessary*
- *Proper advance warning and posted signage concerning street closures*
- *Provisions for pedestrian safety*

A copy of the construction traffic control plan shall be submitted to local emergency response agencies and these agencies shall be notified at least 14 days before the commencement of construction that would partially or fully obstruct roadways.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	○	⊘	○	○
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	○	⊘	○	○

Discussion

a,b. As discussed in Section V, Cultural Resources, of this Initial Study, the project site is currently vacant and disturbed. The project site does not contain any structures which would be considered a historical resource by City or State standards. A search of the NAHC Sacred Lands File did not yield any information regarding the presence of Tribal Cultural Resources within the project site or the immediate area. Furthermore, a search of the CHRIS by the NWIC did not identify any known cultural resources within the project site.

In compliance with AB 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to tribes which submitted requests for consultation to the City. The letters were distributed on October 10, 2018 and a request to consult was received by the Yocha Dehe Wintun Nation. Consultation was initiated and is ongoing.

Based on the location and lack of identified cultural resources at the site, known Tribal Cultural Resources do not exist within the proposed project site. Nevertheless, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a Tribal Cultural Resource if previously unknown cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact to tribal cultural resources could occur.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

XVIII-1. Implement Mitigation Measures V-1 and V-2.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	O	O	Ø	O
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	O	O	Ø	O
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	O	O	Ø	O
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	O	O	Ø	O
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	O	O	Ø	O

Discussion

a,c. The proposed project would include development of a storage facility, office/manager's building, and associated improvements. The City of Woodland Public Works Department provides wastewater treatment service to the City. The proposed project would be required to pay all applicable operational and maintenance fees to the Public Works Department. The City diverts wastewater to the City's Water Pollution Control Facility (WPCF). The treatment plant is located east of the project site and is connected to a sanitary sewer system which conveys wastewater to the WPCF. Water is treated and then eventually drained to the Tule Canal on the east side of the Yolo Bypass. Future average flow to WPCF is expected to be about 8.3 mgd while the project future capacity of the WPCF is about 9.2 mgd. Thus, the City will be able to accommodate projected wastewater within the Planning Area and the proposed project would not require expansion of the wastewater treatment facility.

Off-site sewer connections included as part of the proposed project would involve extension of a sanitary sewer line 1,400 feet east to an existing sanitary sewer manhole at Pioneer Avenue. The construction and connection of the sanitary sewer line would adhere to regulations and requirements set forth in Chapter 13.12 of the Municipal Code. Furthermore, the design and construction of the extension would be in accordance with the

City standards and the latest revision of the Uniform Plumbing Code adopted by the City. All plans would be subject to approval by the City Engineer.

The project site is located within a developed area of the City of Woodland and is situated within close proximity to existing electrical power, natural gas, and telecommunications facilities. Thus, the construction or expansion of dry utility facilities would not be necessary.

Given that the proposed project is consistent with the General Plan land use and zoning designations, wastewater treatment needs have been anticipated by the City and would adequately serve the project site. While the proposed project would require the construction of off-site sewer improvements, all such plans would be required to adhere to the City's standards as well as undergo review and approval by the City Engineer. The General Plan EIR concluded that the policies within the General Plan would be sufficient to ensure that buildout of the General Plan would result in a less-than-significant impact related to standard utility improvements associated with buildout of the City. Moreover, because development of the project site and area has been planned for within the General Plan, the utility infrastructure within the project vicinity has been designed with adequate capacity to accommodate demand from development of the project site. Thus, a ***less-than-significant*** impact related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b. The City of Woodland Public Works Department currently provides municipal water to residents in the Development Area. Treated Sacramento River water supplied by the Woodland-Davis Clean Water Agency's Regional Water Treatment Facility is the primary source of drinking water within the City. Groundwater is a backup to the surface water supply. The proposed project would include connection to the City's 12-inch water main within Matmor Road and East Main Street. As discussed in Section X, Hydrology and Water Quality, of this Initial Study, the proposed project would not decrease or substantially impede water supplies within the City. Thus, the proposed project would not require the expansion of water facilities.

Landscaping on the project site as well as water supply to the manager's living space would constitute the primary water demand. All landscaping installed within the City is required to adhere to the California Water Code as well as Chapter 17.112 of the City Municipal Code, which regulate water usage and reduce water waste. Per the Municipal Code, landscape irrigation is required to use recycled water. Additionally, the manager's office would not require a significant amount of water, as the space would only accommodate one housing unit, which would generate relatively minimal water demand. As determined by the City's UWMP, the City will have adequate water supply to serve buildout of the City.

The General Plan EIR concluded that with the applicable policies and regulations set forth by the City, water supply will be sufficient through the year 2035 based on land uses set

forth by the General Plan. Considering the above, the project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and a ***less-than-significant*** impact would occur.

d,e. Solid waste services are provided by the City through an agreement with Waste Management. Solid waste and yard waste are disposed of at the Yolo County Central Landfill. According to the Yolo County Integrated Waste Management Plan, as of 2012 the landfill had approximately 79 years of disposal capacity, and 49,035,200 cubic yards of permitted waste.[15]

Because the proposed project is consistent with the project site's current General Plan land use and zoning designations, construction and operation of the proposed project would not result in increased solid waste generation beyond what has been previously anticipated for the site by the City and analyzed in the General Plan EIR. The General Plan EIR concluded that although buildout of the General Plan would result in increased solid waste disposal at the Yolo County Central Landfill, adequate capacity exists at the landfill to continue to serve the City of Woodland's solid waste disposal needs. Buildout of the project site and solid waste generation from project construction and operations would be consistent with the growth projections analyzed in the General Plan EIR. Therefore, a ***less-than-significant*** impact related to solid waste would occur as a result of the proposed project.

[15] California Department of Resources Recycling and Recovery (CalRecycle). *Solid Waste Information System*. Available at: https://www2.calrecycle.ca.gov/swfacilities/directory. Accessed April 2019.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	○	○	○	⊘
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	○	○	○	⊘
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	○	○	○	⊘
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	○	○	○	⊘

Discussion

a-d. According to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the proposed project site is not located within a Very High Fire Hazard Severity Zone nor are very high severity hazard zones located in close proximity to the project site.[16] Therefore, the proposed project would not be subject to risks related to wildfires, and ***no impact*** would occur.

[16] California Department of Forestry and Fire Protection. *Yolo County, Draft Fire Hazard Severity Zones in LRA*. October 5, 2007.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	O	O	Ø	O
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	O	O	Ø	O
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	O	O	Ø	O

Discussion

a. As described throughout this Initial Study, while implementation of the proposed project would have the potential to adversely impact the environment by reducing available habitat for Swainson's hawk, white-tailed kite, loggerhead shrike, and migratory birds, Mitigation Measures IV-1 and IV-2 would ensure that impacts to special-status species would be less-than-significant. The project site is predominantly undeveloped, has been previously disturbed, and does not contain any known historic or prehistoric resources. Thus, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources. Nevertheless, Mitigation Measures V-1 and V-2 would ensure that in the event that historic or prehistoric resources are discovered within the project site, such resources are protected in compliance with the requirements of CEQA. The proposed project would implement and comply with applicable City of Woodland General Plan and Municipal Code policies, as discussed throughout this Initial Study. With implementation of the mitigation measures required by this Initial Study, compliance with General Plan policies, Municipal Code sections, and application of standard Best Management Practices during construction, development of the proposed project would not result in any of the following: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Therefore, a ***less than significant*** would occur.

b. The proposed project in conjunction with other development within the City of Woodland could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this Initial Study, all potential environmental impacts that could occur as a result of project implementation would be reduced to a less-than-significant level through compliance with the mitigation measures included in this Initial Study, as well as applicable General Plan policies, Municipal Code standards, and other applicable local and State regulations. In addition, the project would be consistent with the site's existing land use and zoning designations. The project site is surrounded by existing development and is located in an urbanized setting. Accordingly, buildout of the site for commercial uses was generally considered in the cumulative analysis of buildout of the General Plan within the General Plan EIR.

As noted in Section 21083.3 of the CEQA Guidelines, where a project is consistent with zoning and general plan designations for the site, and an EIR has been certified with respect to that general plan, the analysis of potential environmental impacts resulting from the individual project should focus on those effects that are peculiar to the proposed project. As demonstrated throughout this Initial Study, the proposed project would not result in any significant environmental impacts peculiar to the project, and, thus, the proposed project would not contribute any new or additional impacts not previously analyzed in the General Plan EIR. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not result in a cumulatively considerable contribution to cumulative impacts in the City of Woodland, and the project's incremental contribution to cumulative impacts would be ***less than significant***.

c. As described in this Initial Study, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local and State regulations, and mitigation measures included herein. In addition, as discussed in Section III, Air Quality, Section IX, Hazards and Hazardous Materials, and Section XIII, Noise, of this Initial Study, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, hazardous materials and noise. Therefore, the proposed project's impact would be ***less than significant***.

EAST ELEVATION

ELEVATION PREPARED BY:
YHLA ARCHITECTS 2019.01.11

NORTH ELEVATION

ELEVATION PREPARED BY:
YHLA ARCHITECTS 2019.01.11

OFFICE EXTERIOR ELEVATIONS

REVISIONS

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VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

USE PERMIT DEVELOPMENT PLANS FOR:

WOODLAND STORAGE

MAIN STREET, WOODLAND, CA
APN'S: 066-030-019, 066-030-021, & 066-030-033

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95991
(530) 671 1008
fax (530) 671 0822

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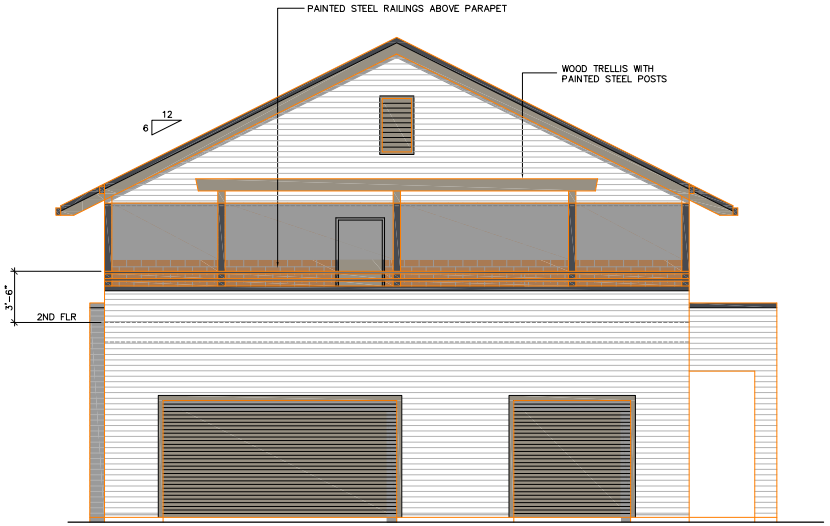
Page	6 OF 10

WEST ELEVATION

ELEVATION PREPARED BY:
YHLA ARCHITECTS 2019.01.11



SOUTH ELEVATION

ELEVATION PREPARED BY:
YHLA ARCHITECTS 2019.01.11

OFFICE EXTERIOR ELEVATIONS

REVISIONS

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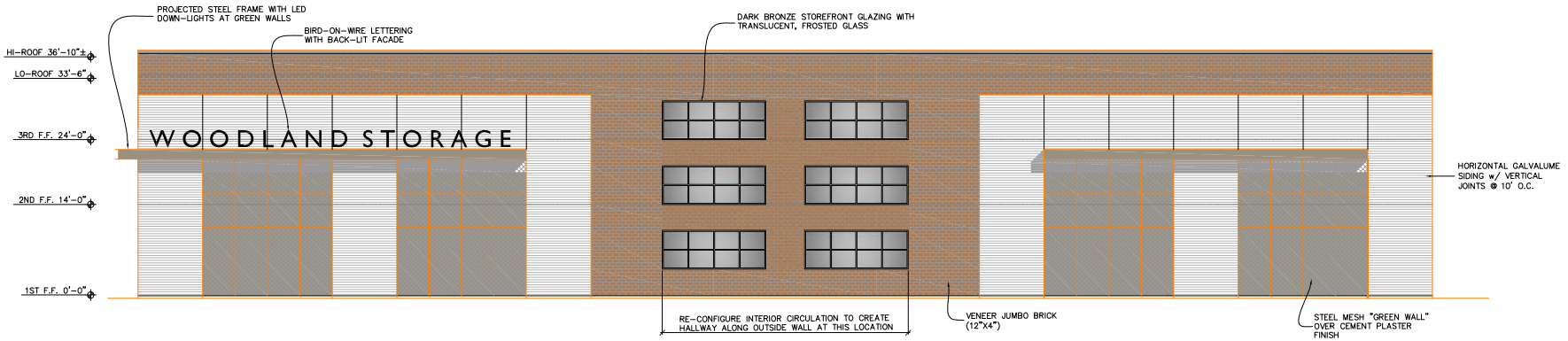

EAST (HWY 113 RAMP) ELEVATION

ELEVATION PREPARED BY:
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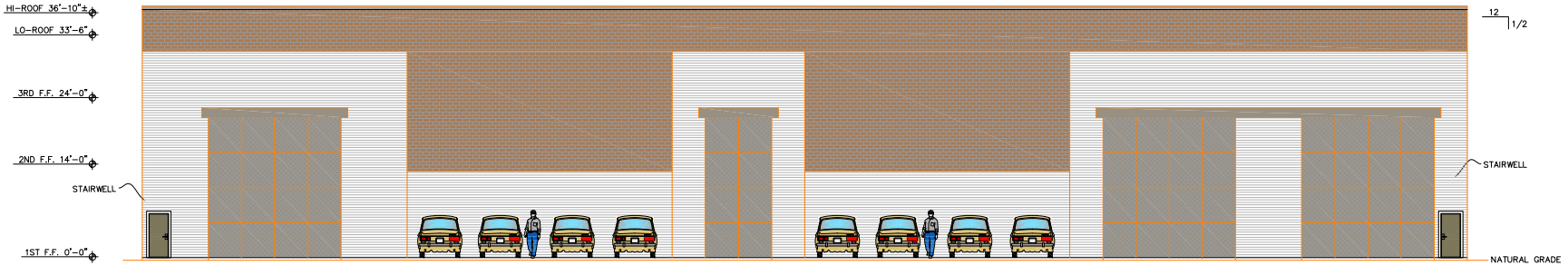

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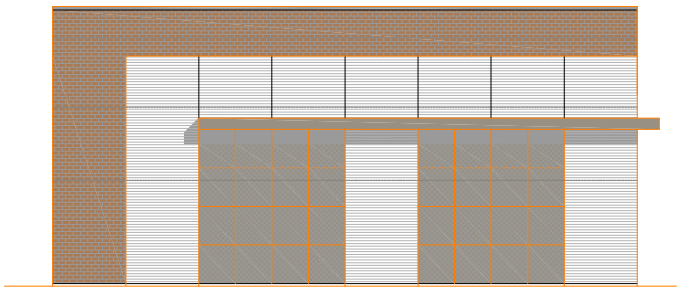

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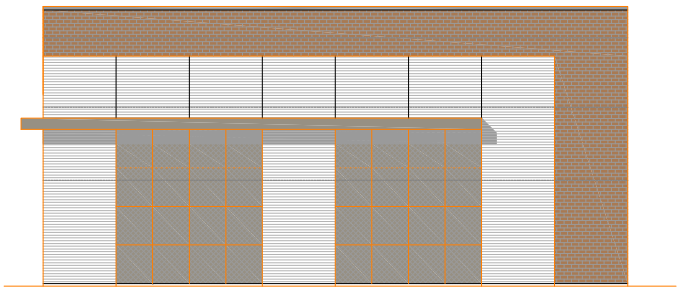

NORTH ELEVATION

ELEVATION PREPARED BY:
YHLA ARCHITECTS 2019.01.11

BUILDING 2 EXTERIOR ELEVATIONS

REVISIONS

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Page 8 OF 10

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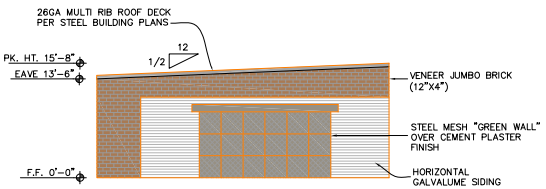
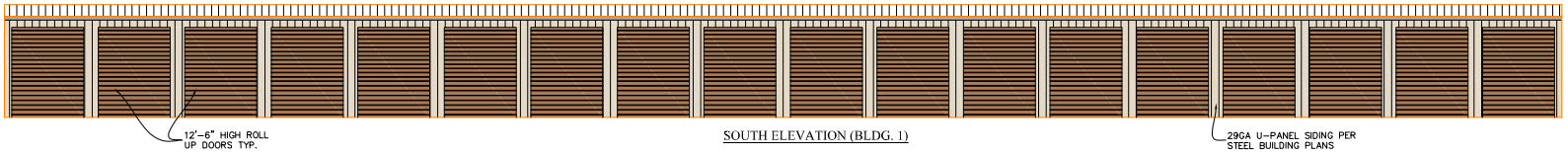
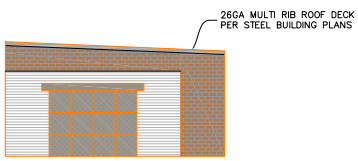


TYPICAL END ELEVATION (BLDG. 1)



SOUTH ELEVATION (BLDG. 1)

NORTH (MATMOR ACCESS DRIVE) ELEVATION (BLDG. 1)



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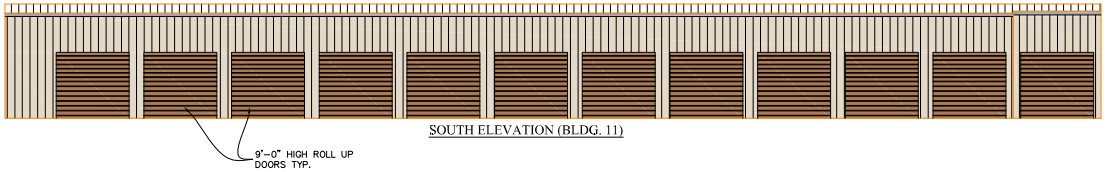

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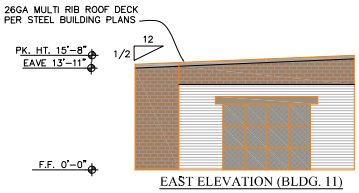
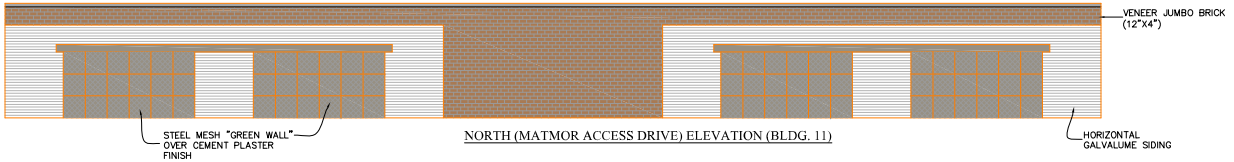


EAST ELEVATION (BLDG. 11)



NORTH (MATMOR ACCESS DRIVE) ELEVATION (BLDG. 11)

BUILDING'S 1 & 11 EXTERIOR ELEVATIONS

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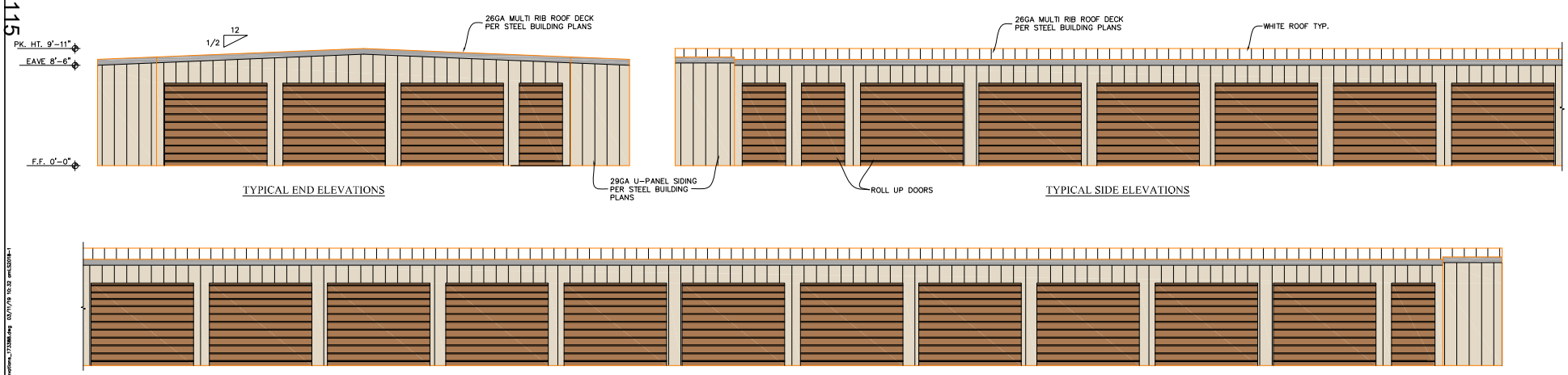

TYPICAL END ELEVATIONS

TYPICAL SIDE ELEVATIONS

TYPICAL SIDE ELEVATIONS

BUILDING'S 5,6,7,8 & 10 EXTERIOR ELEVATIONS

REVISIONS

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WOODLAND STORAGE

MAIN STREET, WOODLAND, CA

APN'S: 066-030-019, 066-030-021, & 066-030-033

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95991
(530) 671 1008
fax (530) 671 0822

THESE PLANS ARE CONSIDERED "PRELIMINARY" OR "FOR REVIEW" UNLESS WET SIGNED AND SEALED BY THE ENGINEER. THEY SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED APPROVED BY THE LOCAL AGENCY.

Date	3-11-19
Scale	1/4"=1'-0"
Drawn	SMJ
Job	173388
Sheet	A5
Page	10 OF 10

EAST MAIN ST / STATE HWY 16

MATMOR ROAD

HWY 113 ON-OFF RAMP

PHASE 1

PHASE 4

PHASE 1

PHASE 5

PHASE 3

PHASE 3

PHASE 2

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

RELATING TO SELF-STORAGE CONSTRUCTION PHASES 1, 2, AND 3 SHALL OCCUR IN THE ORDER LISTED.

IF NON SELF-STORAGE CONSTRUCTION IS PROPOSED ON PHASES 4 AND 5, THE ORDER OF CONSTRUCTION IS NOT LIMITED AND MAY BE CONSTRUCTED AS THE MARKET CONDITIONS ALLOW AND AS APPROVED BY THE CITY OF WOODLAND.

PHASING SITE PLAN

REVISIONS

A	.	.
B	.	.
C	.	.
D	.	.
E	.	.

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

USE PERMIT SITE DEVELOPMENT PLAN FOR:

WOODLAND STORAGE

MAIN STREET, WOODLAND, CA
APN'S: 066-030-019, 066-030-021, & 066-030-033

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Date	12-10-19
Scale	1"=40'
Drawn	JWS
Job	173388
Sheet	C3
Page	3 OF 10

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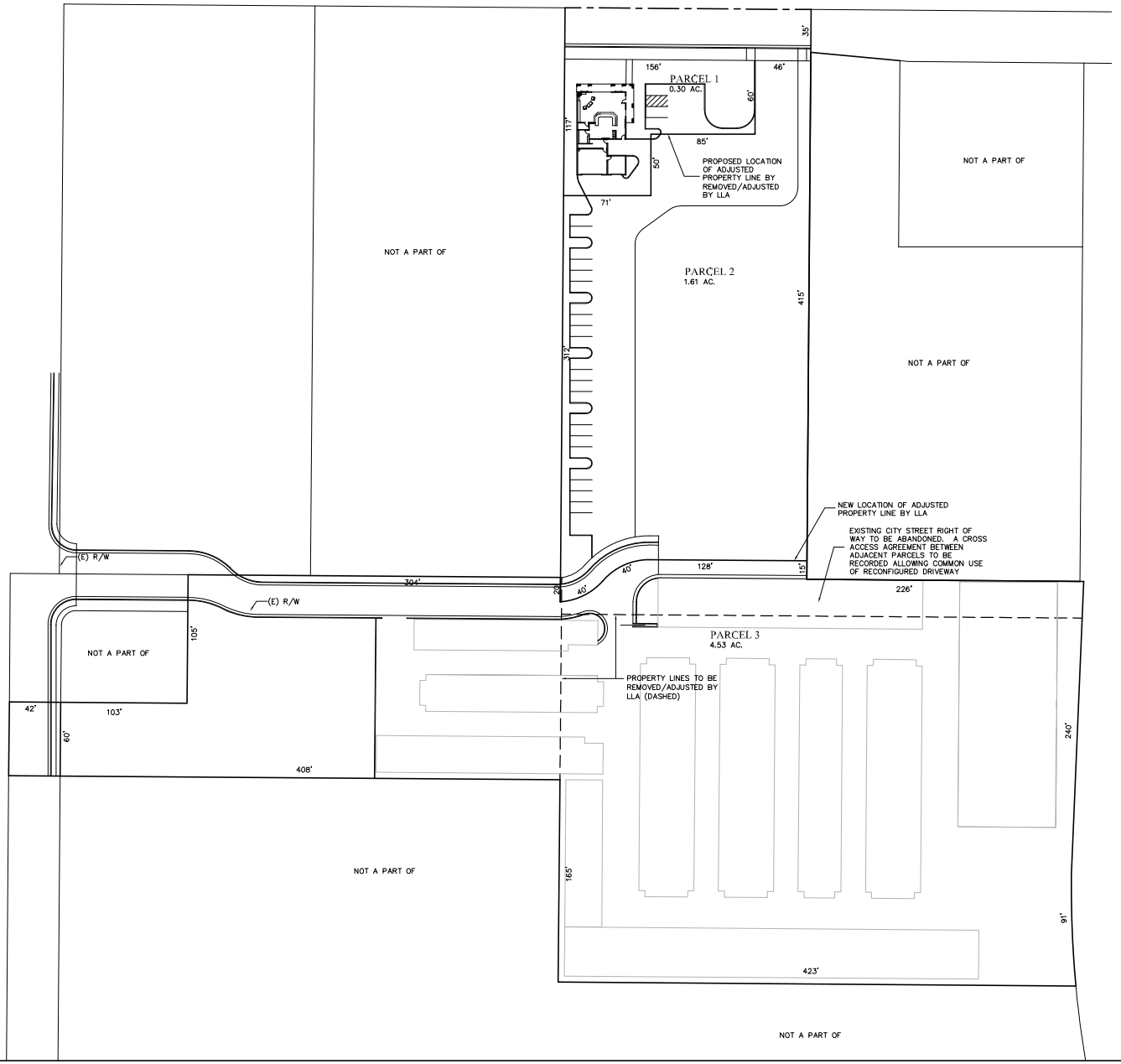

LOT LINE ADJUSTMENT SITE PLAN

REVISIONS

A	.	.
B	.	.
C	.	.
D	.	.
E	.	.

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE(S) ACCORDINGLY

USE PERMIT SITE DEVELOPMENT PLAN FOR:

WOODLAND STORAGE

MAIN STREET, WOODLAND, CA.

JAPN'S 196-050-057, 196-070-021, & 196-050-033

LAUGHLIN and SPENCE
CIVIL ENGINEERS & SURVEYORS
1008 Live Oak Boulevard
Yuba City, California 95991
(530) 671 1008
fax (530) 671 0822

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Date 3-11-19
Scale 1"=40'
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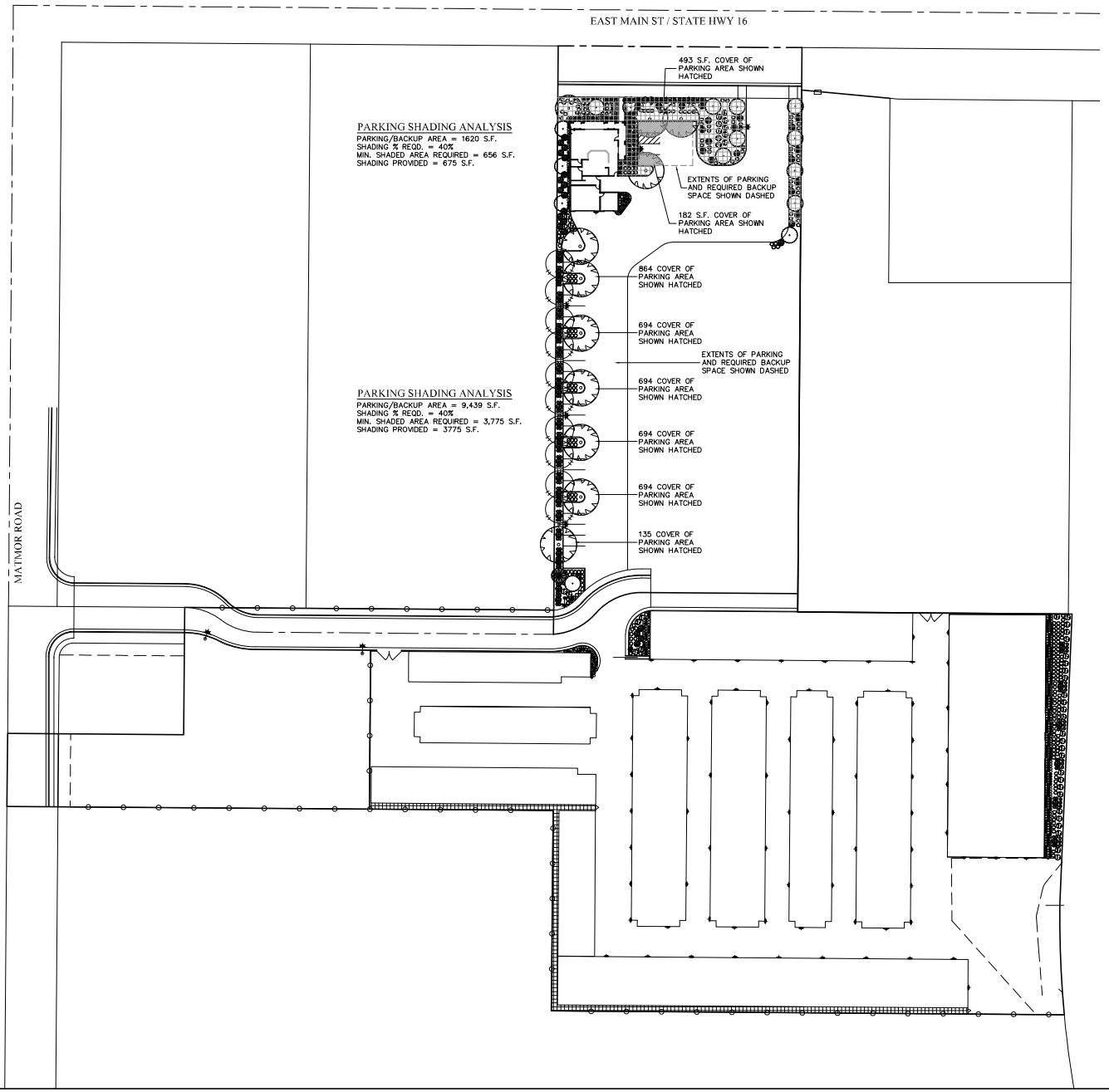
Job 173388
Sheet C4
Page 4 OF 10



PLANT SCHEDULE

TREES	BOTANICAL	COMMON	CONT
	CELTIS AUSTRALIS	EUROPEAN HACKBERRY	24" BOX
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX
	PRUNUS CERASIFERA KRAUTER VESUVIUS	PURPLE LEAF PLUM	15 GAL.
	RHUS LANCEA / STANDARD	AFRICAN SUMAC	15 GAL.

SHRUBS	BOTANICAL	COMMON	CONT
	CISTUS SUNSET	SUNSET ROCKROSE	5 GAL.
	DODONAEA VISCOSA PURPUREA	PURPLE LEAFED HOPSEED BUSH	5 GAL.
	PHOTINA FRASERI	PHOTINA	5 GAL.
	RHAPHIOLEPIS INDICA PINKIE	PINKIE INDOAN HAWTHORNE	5 GAL.
	NANDINA DOMESTICA COMPACTA	DWARF HEAVENLY BAMBOO	5 GAL.
	RHAPHIOLEPIS INDICA SPRINGTIME	SPRINGTIME INDIAN HAWTHORNE	5 GAL.
	HEMEROCALLIS HYBRID	DAYLILY	5 GAL.

GROUND COVER	BOTANICAL	COMMON	CONT
	ACACIA REDOLENS	PROSTRATE ACACIA PLAN	1 GAL.

LANDSCAPING NOTES

1. ALL PLANTERS LOCATED ADJACENT TO DRIVEWAYS, LOADING AREAS, PARKING LOTS AND SIDEWALKS SHALL BE PROTECTED ALONG THE PARKING LOT SIDE WITH CURBS OR WHEEL STOPS.
2. PLANTERS CONTAINING TREES SHALL NOT BE LESS THAN 4 FEET BY 4 FEET (INSIDE DIMENSION). ALL OTHER PLANTERS SHALL BE NOT LESS THAN 2 FEET (INSIDE DIMENSION) IN WIDTH.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN "IN THE GROUND" OR DRIP IRRIGATION SYSTEM.
4. ONE TREE SHALL BE PLANTED AT LEAST EVERY 35 FEET ALONG A PUBLIC RIGHT OF WAY. THE MAXIMUM SPACING BETWEEN TREES SHALL BE EQUAL TO THE MATURE SPREAD OF THE TREES SELECTED.
5. TREES SHALL BE EQUIVALENT TO FIVE GALLON CAN SIZE OR LARGER WHEN PLANTED.
6. SHRUBS SHALL BE EQUIVALENT TO ONE GALLON CAN SIZE OR LARGER WHEN PLANTED.
7. LANDSCAPING SHALL BE INSTALLED TO CITY LANDSCAPING SPECIFICATIONS.

LANDSCAPING PLAN

REVISIONS

A	.	.
B	.	.
C	.	.
D	.	.
E	.	.

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

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USE PERMIT SITE DEVELOPMENT PLAN FOR:

WOODLAND STORAGE

MAIN STREET, WOODLAND, CA.

JAPN'S 056-050-011, 056-070-021, & 056-050-033

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Date 3-11-19
Scale 1"=40'
Drawn JWS
Job 173388
Sheet C2
Page 2 OF 10

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DRAFT OPERATING AGREEMENT FOR SELF-STORAGE BUSINESS LOCATED IN THE CITY OF WOODLAND

This Operating Agreement for Self-Storage Business (hereinafter "Agreement"), dated _____ ("Effective Date"), is entered into by and between the City of Woodland (the "City"), a California municipal corporation, and E Kronick 2012 GST Trust ("Owner") and Patrick Laughlin ("Developer," and together with Owner, "Self-Storage Business"). The City and Self-Storage Business may be referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Self-Storage Business submitted an application to the City for a conditional use permit to conduct certain self-storage uses in the City, located at 1424 E Main Street (Yolo County Assessor's Parcel Numbers 066-030-019,021,033) ("Subject Property"); and

WHEREAS, the City granted a conditional use permit to Self-Storage Business on _____, to permit self-storage at the Subject Property, subject to conditions of approval contained therein ("Conditions"), issuance of a business license, and execution of this Agreement; and

WHEREAS, the Interim Zoning Ordinance, approved by the City of Woodland City Council on May 1, 2018, Ordinance No 1634, states that any personal storage (mini-storage) facility shall demonstrate a measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement; and

WHEREAS, the City Council of the City of Woodland has determined that both community benefits and potential adverse impacts may result from the operation of self-storage businesses in the City, and therefore desires to ensure all such impacts are adequately mitigated and offset by the potential community benefits the businesses can provide to the City and its residents; and

WHEREAS, Self-Storage Business and the City have mutually agreed to certain minimum payments to the City to provide for projects, programs, and other services and activities that will positively contribute to the community and account for any adverse impacts from Self-Storage Business in the community; and

WHEREAS, the Conditions require Self-Storage Business to construct certain infrastructure and improvements that benefit certain other properties adjacent to the Subject Property, and Self-Storage Business understands and agrees that it may negotiate a reimbursement agreement with the adjacent property owners but that City has no obligation to do so.

NOW, THEREFORE, in consideration of the mutual promises, conditions, and covenants set forth herein, the Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The Recitals, and all defined terms set forth in this Agreement, are hereby incorporated into this Agreement as if set forth herein in full.

2. Definitions. The following terms shall have the following meanings for purposes of this Agreement, but other terms may be defined elsewhere in this Agreement.

A. "City" means the City of Woodland.

B. "City Permits" means all building permits, conditional use permits, zoning amendments, operating agreements, and other permits, licenses, entitlements, and agreements that the City, acting in its governmental capacity, must issue or approve for Self-Storage Business to operate in accordance with this Agreement.

C. "Conditional Use Permit" means the regulatory permit issued by the City to Self-Storage Business pursuant to the City's Zoning Code, as approved by the City Council on or about _____, related to the operation of a Personal Self-Storage business.

D. "Effective Date" means the date first entered above as the Effective Date that both Parties have signed this Agreement.

E. "Personal Self-Storage" means a storage facility that is characterized by individual separate spaces accessible by customers for the storing and retrieval of personal effects and household goods, as permitted by the Interim Zoning Ordinance.

3. Term of Agreement. The Term of this Agreement shall commence on the Effective Date and continue for a period of twenty-five (25) years therefrom ("Term"), unless earlier terminated as specified in this Agreement.

4. Assignment.

A. Right to Assign. Self-Storage Business shall have the right to sell, transfer, or assign the Subject Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm, or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer, or assignment shall include the assignment and assumption of the rights, duties, and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

1. No sale, transfer, or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer, or assignment of all or a part of the Subject Property.

2. Concurrent with any such sale, transfer, or assignment, Self-Storage Business shall notify City, in writing, of such sale, transfer, or assignment and shall provide City with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to City, by the purchaser, transferee, or assignee and providing therein that the purchaser, transferee, or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, and waivers of Self-Storage Business under this Agreement.

Any sale, transfer, or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee, or assignee to execute the Assignment and Assumption Agreement required by paragraph 4.a.2 above, the burdens of this Agreement shall be binding upon such purchaser, transferee, or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee, or assignee until and unless such Assignment and Assumption Agreement is executed.

B. Release of Transferring Owner. Notwithstanding any sale, transfer, or assignment, Owner or any subsequent transferring property owner shall continue to be obligated under this Agreement with respect to the transferred Subject Property or any transferred portion thereof, unless Owner or other transferring property owner is given a written release by City (which written confirmation may be in the form of execution and recordation of an Assignment and Assumption Agreement), which release shall be provided by City upon the full satisfaction by Owner or other transferring property owner of the following conditions:

1. Owner or other transferring owner no longer has a legal or equitable interest in all or any part of the Subject Property subject to the transfer.

2. Owner or other transferring owner is not then in default under this Agreement.

3. Owner or other transferring owner has provided City with the notice and executed an Assignment and Assumption Agreement required pursuant to this Agreement.

5. General Terms and Conditions. Self-Storage Business shall comply with all of the following terms and conditions for the Term of this Agreement:

A. Conditions placed on the Conditional Use Permit shall be conditions of this Agreement. A copy of the Conditional Use Permit, and all applicable conditions, is attached hereto as **Exhibit A** and incorporated herein. Any violation of the Conditional Use Permit shall be deemed a violation of this Agreement and shall constitute a material breach of this Agreement, and any violation of this Agreement shall be deemed a violation of the Conditional Use Permit.

B. Self-Storage Business shall obtain and maintain at all times during its operation a valid City-issued business license.

C. Self-Storage Business understands, acknowledges, and agrees to comply with all applicable then-existing local laws and regulations applicable to operation of the self-storage (mini-storage) business.

6. Operational Requirements. In addition to the operational requirements set forth in the Conditions for the Conditional Use Permit, Self-Storage Business agrees to the following:

A. **Project Phasing.** The personal storage (mini-storage) facility is scheduled to build out in three (3) phases consistent with Condition No. 6, attached hereto as **Exhibit A,** and

incorporated herein. The three phases are depicted in **Exhibit B,** attached hereto and incorporated herein. Phase One (1) will consist of approval and construction of the first seventy-five percent (75%) of the single-story storage units and office/residence building. Self-Storage Business agrees to provide monthly occupancy reports to City of Phase One occupancy. Phase Two (2) will consist of the proposed three (3)-story building, located along the east property boundary, which shall commence construction within sixty (60) days of ninety percent (90%) occupancy of Phase One. Phase Three (3) may be constructed concurrently with Phase Two, but City will not issue a certificate of occupancy for Phase Three prior to issuance of the Phase Two certificate of occupancy. If Self-Storage Business has not commenced construction of Phase Two within sixty (60) days of ninety percent (90%) occupancy of Phase One, Self-Storage Business agrees to make a monthly payment to City of Ten Thousand Dollars and No Cents ($10,000.00), commencing on the first day of the month following the sixtieth day, and continuing monthly on the first day of each month until the commencement of construction of Phase Two. City shall use any funds received pursuant to this Section 6(A) to maintain the City roadway corridor adjacent to the Self-Storage Project.

B. Self-Storage Business understands and agrees that the provisions set forth in paragraph A above are a material term of this Agreement and that City's preference is for the proposed three-story building located along the east property boundary to be built first in order to create a more aesthetically pleasing environment for the surrounding area. Because Self-Storage Business desires to construct Phase One first, the City agrees to the phasing set forth above but does so with the express understanding that Self-Storage Business will construct Phase Two in accordance with Paragraph A.

7. Consideration. As consideration for the rights and benefits it enjoys under this Agreement, including its operation of an approved Personal Self-Storage use in the City, Self-Storage Business shall do all of the following:

A. Annual Community Benefit Payment. Self-Storage Business, as part of its project proposal submitted to the City and accepted and approved by the City Council, agrees to make certain community contributions to the City to ensure that any potential adverse impacts of Self-Storage Business are adequately offset by the business's required community benefit obligation. Self-Storage Business shall pay to the City a community benefit fee in the amount of Twenty-five Thousand Dollars ($25,000.00) annually beginning on the date that is one (1) year after the date of issuance of the Phase One certificate of occupancy or first storage unit occupancy, whichever occurs first. Such payment shall cease at the conclusion of the Term.

B. Annual Increase. The annual community benefit payment shall increase 2% per calendar year after the first such payment.

8. Reimbursements. The Conditional Use Permit Conditions require Self-Storage Business to construct certain infrastructure and improvements including, but not limited to, a gravity sewer line extension, off-site frontage improvements including curb, gutter, and sidewalk, lighting, a landscape median, and a private access driveway resulting from the City's contemplated abandonment of the unimproved public right of way owned by the City and located in part on the

Subject Property ("Improvements"), all of which benefit certain other properties adjacent to the Subject Property. Self-Storage Business may negotiate a reimbursement agreement with the adjacent property owners providing that the adjacent property owners will pay their fair share for the improvements benefiting their respective properties.

9. Indemnification. Self-Storage Business shall defend, at its sole cost and expense, including attorneys' fees, indemnify, and hold harmless City, its agents, officers, and employees from any claim, action, or proceeding against City, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or any actions taken pursuant to this Agreement. City shall promptly notify Self-Storage Business of any claim, action, proceeding, or determination included within this Section, and City shall cooperate in the defense. City may in its discretion participate in the defense of any such claim, action, proceeding, or determination.

10. Notice. Any notice or other communication provided pursuant to this Agreement must be in writing and shall be considered properly given and effective only when mailed or delivered in the manner provided by this Section 10 to the persons identified below. A mailed notice or other communication shall be considered given and effective on the third day after it is deposited in the United States Mail (certified mail and return receipt requested). A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. A Party may change its address for these purposes by giving written notice of the change to the other Party in the manner provided in this Section 9.

If to the City:

City of Woodland
City Manager's Office
300 First Street
Woodland, California 95695
Attention: Paul Navazio

If to Owner:

E Kronick 2012 GST Trust
1620 North Main Street #5
Walnut Creek, CA 94596

If to Developer:

11. Force Majeure.

A. "Force Majeure Event" means a cause of delay that is not the fault of the Party who is required to perform under this Agreement and is beyond that Party's reasonable control, including the elements (such as floods, earthquakes, windstorms, and unusually severe weather), fire, energy shortages or rationing, riots, acts of terrorism, war or war-defense conditions, acts of any public enemy, epidemics, the actions or inactions of any governmental entity (excluding the City) or that entity's agents, litigation, labor shortages (including shortages caused by strikes or walkouts), and materials shortages.

B. Except as otherwise expressly provided in this Agreement, if the performance of any act required by this Agreement to be performed by either the City or Self-Storage

DRAFT

Business is prevented or delayed because of a Force Majeure Event, then the time for performance shall be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused.

12. Assignment. Concurrent with any such sale, transfer, or assignment, OWNER shall notify CITY, in writing, of such sale, transfer, or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee, or assignee and providing therein that the purchaser, transferee, or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, and waivers of OWNER under this Agreement

13. Waiver. A Party's failure to insist on strict performance of this Agreement or to exercise any right or remedy upon the other Party's breach of this Agreement shall not constitute a waiver of any performance, right, or remedy. A Party's waiver of the other Party's breach of any provision in this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision. A waiver is binding only if set forth in writing and signed by the waiving Party.

14. Relationship of Parties. This Agreement does not create any employment relationship, ownership interest, or other association between the City and Self-Storage Business. Nothing herein shall be construed to create the relationship of principal and agent, partnership or other joint venture between the City and Self-Storage Business.

15. Joint and Several Liability. Owner and Developer shall be jointly and severally liable for all obligations of Self-Storage Business set forth in this Agreement unless expressly stated otherwise.

16. Attorneys' Fees. The Party prevailing in any litigation concerning this Agreement shall be entitled to an award by the court of reasonable attorneys' fees and litigation costs. If the City is the prevailing party, then this Section shall apply whether the City is represented in the litigation by the designated City Attorney or by outside counsel.

17. Severability. If a court with jurisdiction finds any provision of this Agreement to be invalid, void, or unenforceable, then the remaining provisions shall remain in full force and effect, and to this end this Agreement shall be severable.

18. Counterparts. The Parties may execute this Agreement in counterparts, each of which shall constitute an original, but all of which shall collectively constitute this same Agreement.

19. Integration and Modification. This Agreement sets forth the Parties' entire understanding and agreement regarding the matters addressed herein. This Agreement supersedes all prior or contemporaneous agreements, representations, and negotiations (written, oral, express, or implied) and may be modified only by written agreement signed by both Parties.

(*Signature Page Follows*)

IN WITNESS WHEREOF, the parties enter into this Agreement as of the date first set forth on this Agreement.

City of Woodland

By: _____
Paul Navazio, City Manager

Dated: _____, 2020

Approved as to Form

Woodland City Attorney

By: _____
Kara K. Ueda, City Attorney

Self-Storage Business:

E Kronick 2012 GST Trust dated 12-12-12

By: _____
Benjamin J. Kronick, trustee
Dated: _____, 2020

By: _____
John L. Kronick, trustee

Dated: _____, 2020

Developer

By: _____
Pat Laughlin

Dated: _____, 2020

Attachments:
Exhibit A: Conditional Use Permit
Exhibit B: Phasing Plan

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EXHIBIT A

[CONDITIONAL USE PERMIT]

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EXHIBIT B

[INSERT PLANS SHOWING PHASING]

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PROJECT INFORMATION SUMMARY SHEET

Woodland Storage CUP, (PLNG 17-00037): The project, request by Patrick Laughlin The proposed project includes a request for a Conditional Use Permit to allow for a new self-storage facility (PLNG 17-00037) to be located at 1434 East Main Street. The project site is comprised of three contiguous parcels totaling 6.70 acres. Two points of access have been proposed for the site with one off Matmor Road and the other off Main. The project has also reserved two development pads for future commercial uses. The project is scheduled to build out in three phases with phase one including the live work office and storage at 57,846 square feet, phase two includes the three-story storage building at 46,400 square feet and then the remaining single story storage areas in phase three at 17,350 square feet.

Location: The subject properties are located between Matmor Road and State Route 113. The proposed Project is located on three parcels (APNs 066-030-019, 066-030-021, and 066-030-033) that combine for 6.70 acres at 1434 East Main Street in Woodland, California Applicant/Owner: Darkhorse Estates LLC c/o: Cunningham Engineering

Environmental Report: The City has reviewed and considered the proposed project and has determined that the project will not have a significant effect on the environment with mitigation measure incorporated, with substantial supporting evidence provided in the Initial Study. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration for this project.

APN: 066-030-019, 066-030-021, and 066-030-033

Project Applicant: Patrick Laughlin; 591Colusa Ave, CA 95991

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission Recommend to City Council, Conditional Approval

Report For: Planning Commission Public Hearing – February 20, 2020

General Plan Designation: Community Commercial

Direction	Land Use	Zoning
North	Industrial	I
South	Multi-family	R-M
East	Vacant	CC
West	Commercial	CC

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012

Street Access: Main Street and Matmor Road

Applicable Laws, Codes & Ordinances:
This project is subject to several laws, codes and ordinances:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)

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: ROY + DAN RUBIN
MAILING ADDRESS: 9 AMHERST PLACE
CITY STATE ZIP CODE: WOODLAND CA 95695
PHONE NUMBER:
E-MAIL ADDRESS:

PROJECT APPLICANT: PATRICK LAUGHLIN
MAILING ADDRESS: 591 COLUSA AVE.
CITY STATE ZIP CODE: YUBA CITY, CA 95991
PHONE NUMBER: 530-713-3895 (CELL) 530-671-2770 OFFICE
E-MAIL ADDRESS: PAT@STROMARREALTY.COM.

2. Application Requested

- [ ] General Plan Petition
- [ ] Zoning Amendment
- [ ] General Plan Amendment
- [ ] Tentative Subdivision Map
- [ ] Tentative Parcel Map
- [ ] Lot Line Adjustment
- [ ] Site Plan Review
- [x] Design Review 1222
- [x] Sign Design Review 2357
- [x] Conditional Use Permit (CUP) 3922
- [ ] Zoning Administrator Permit
- [ ] Variance
- [ ] Public Convenience or Necessity
- [ ] Other

Is this request part of another application? [ ] Yes [ ] No If so, what?

3. Project Description

Project Name: WOODLAND SELF STORAGE
Site address or location: 1434 EAST MAIN STREET, MATMOR RD.
Total Acres or Square Feet: 6.7 AC.
Assessor's Parcel Number: 066-030-019, 021, 033
Is Your Project Located in a Flood Zone? [ ] Yes [x] No
Does this request include signage? [x] Yes [ ] No

4. Justification for Request

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

PLNG17-00037

Michael S Allen
Fairmont Apartments, LLC
885 N. San Antonio Rd, Suite Q
Los Altos, CA 94022

February 20, 2019

Megan Meier, Associate Planner
City of Woodland, Community Development
300 First Street
Woodland, CA 95695

Dear Ms. Meier,

As we discussed by telephone I am the manager of the three tenant-in-common owners of The Fairmont Apartment Homes (Fairmont Apartments, LLC, Timberchase Apartments, LLC, and Bonita Glen II, LLC) located at 575 Matmor Road in Woodland.

Earlier this month our on-site manager received a letter from Pat Laughlin regarding the proposed Woodland Storage project located north of The Fairmont Apartments. In his letter Mr. Laughlin proposes to build some of the storage buildings directly on our property line without the normal setbacks that are required. Visual inspection of our property line will show that we currently have a fence and extensive shrub and tree landscaping near the property line. The fences prevent intrusion from the homeless people who currently camp on the property to the north, and the landscaping near the property line provides a tranquil setting to the tenants of The Fairmont Apartments.

I must insist that the normal setback requirements be applied to the Woodland Storage project because if the project was built on our property line it would:

1 Destroy the root systems of our trees and shrubbery near the property line
2 Require the removal of our fence to provide construction access
3 Transform our property into a construction site
4 Expose the tenants to the construction as they exit their apartments

I believe that the City of Woodland should also require the Woodland Storage project to provide 10 foot high fencing from our property line fence to the back of their buildings to prevent homeless intrusion.

If the developer of the proposed Woodland Storage project will agree to (1) normal setbacks, (2) keeping the root systems of our trees and shrubs intact, and (3) our fencing request then the owners of The Fairmont Apartment Homes will happily support the project.

Sincerely yours,

Michael S Allen

cc Pat Laughlin

Fairmont Apartments, LLC, 885 N. San Antonio Rd, Suite Q, Los Altos, CA 94022, Phone 650-948-4014
Email nallen@equityresearchpartners.com

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 5, 2020
ITEM #: H.3
SUBJECT: Interim Zoning Ordinance 2020 and Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance

Recommendation for Action: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution No.20-06, recommending that the City Council adopt a stand-alone Interim Zoning Ordinance 2020 and Amend Section 17.92.020, Table 3 of the Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General Plan

Staff Contact:
Cindy Norris, (530) 661-5911, cindy.norris@cityofwoodland.org

Report in Brief:
The City of Woodland is recommending adoption of the updated Interim Zoning Ordinance 2020 to ensure conformance with the 2035 General Plan, 2035 Climate Action Plan, and to provide a continuing regulatory document until the Comprehensive Zoning Ordinance is adopted. The initial Interim Zoning Ordinance was adopted on May 1, 2018 as an urgency ordinance in accordance with Government Code Section 65858, and expires April 30, 2020. A continuation of the Phase I/Interim Zoning Ordinance is required until a Phase II/Comprehensive update of the Zoning Ordinance is completed.

The Phase I/Interim Zoning Ordinance 2020 includes technical updates to the Interim Zoning Ordinance and will be a standalone, uncodified ordinance with an associated zoning map. Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance will prohibit mini-storage facilities, consistent with Ordinance 1647, prohibiting the establishment of new or expansion of existing mini-storage/warehouse facilities in the Industrial District.

The public hearing was opened on February 20, 2020 and discussed. The Planning Commission continued the public hearing item to the March 5, 2020 Planning Commission agenda.

Background:
The City of Woodland reached a significant milestone in approving the 2035 General Plan Update on May 16, 2017. With the update, a number of land use designations, standards, policies and implementation measures were added or changed. In several instances, these changes are inconsistent with the existing Zoning Ordinance and Specific Plans. On May 1, 2018 City Council adopted an Interim Zoning Ordinance, pursuant to government code 65858, as an urgency Ordinance with a sunset date of April 30, 2020.

Ultimately, the City intends to adopt a comprehensive update to the Zoning Ordinance. The effort to prepare the comprehensive update is underway, but may take an additional six months or more to complete. Therefore, it is critical during the interim period until the final code is adopted, to provide City staff with a legal basis to conduct regulatory review concerning development, assessment of allowed uses, and if needed, to enable the

city to modify or deny projects that do not conform to the 2035 General Plan.

The Interim Zoning Ordinance, Phase I, will continue to be a stand-alone, uncodified ordinance that will include text and regulations as well as zoning district boundaries, uses, map, graphics, and exhibits as needed in place until the final comprehensive zoning is enacted. The City is proposing technical edits to the Interim Zoning Ordinance with this adoption that among other things includes a High Density Residential land use designation, consistent with the General Plan, and objective design standards for residential projects. Further, the update proposes to incorporate a provisions to prohibit mini-storage/warehouse facilities in the Industrial district, consistent with Ordinance 1647 which was approved as an urgency ordinance.

The existing Zoning Map and Zoning Ordinance remain in effect over parcels that are consistent with the General Plan (R-1, R-2, R-M, I). The Interim Ordinance repealed specific Articles in the existing zoning, which were superseded by the Interim Zoning. The replaced zones no longer apply, (C-2, C-3, CH, EOZ-I, EOZ-CH and East Street Specific Plan). The interim map and interim zones apply on affected properties. The primary affected land areas are along the major corridors, Main Street (not including the Downtown), East Street, and Kentucky as well as a portion of the Industrial area west of Pioneer Avenue.

To date, the Interim Zoning Ordinance has operated to successfully provide regulatory guidance for new development and has resulted in consistency in project review for development applicants and a streamlined review. This will continue with the Interim Zoning 2020 update.

Discussion:

The Relationship between the General Plan and the Zoning Ordinance

The General Plan sets the long-range vision for a community, typically over a 20-year horizon, and includes overarching goals and policies. It is a comprehensive policy document that provides general guidance on appropriate land uses, density or intensity of development, and base development standards and urban form characteristics. The General Plan looks beyond the city's existing borders and applies future land use on lands that fall within the City's Urban Limit Line.

The Zoning Code is one of the most important tools used to implement the vision of the General Plan. The Zoning Code translates policy and vision into specific standards and criteria affecting each parcel within the City. The Code applies to lands within the city's boundaries. It is a regulatory rather than a policy document and can be very specific and tailored. Multiple zoning districts may be developed to implement a single General Plan land use district. However, any zoning district must be consistent with the requirements of the General Plan.

In several instances, the new 2035 General Plan created inconsistencies with the existing zoning or specific plans. These inconsistencies include land use changes, updated policies, updated development standards, and new implementation programs. The following new land use designations were incorporated in to zoning:

- Corridor Mixed Use
- Corridor Mixed Use/Light Industrial Flex Overlay
- Industrial/Light Industrial Flex Overlay
- Community Commercial
- Regional Commercial
- Regional Commercial/ Light Industrial Flex Overlay
- Flood Study Area

However, the Interim Zoning Ordinance, approved May 1, 2018, did not include two parcels that were designated as High Density Residential in the General Plan. This technical update incorporates the two parcels on the zoning map and new design standards for High Density residential.

Housing Element/RHNA

In addition, to ensure consistency with the adopted Housing Element, which requires the City identify adequate sites to meet its Regional Housing Needs allocation (RHNA), potential housing sites are identified on the zoning map. The sites that are identified are those that meet the State required criteria in Government Code 65580-65589.11. The sites meet the default density of 20 units/acre or above, are largely vacant, and are development ready. The Interim Zoning Map update is provided in Attachment 3.

Every eight years the State requires re-evaluation and review of the RHNA and an update to the mandated Housing Element. Woodland has recently received the updated RHNA numbers for the upcoming 6th cycle housing element, covering the years from May 2021 through May 2029. Review and evaluation of housing sites will be a significant feature that will be addressed in the upcoming comprehensive zoning update.

RHNA Allocation	*Very Low Income*	*Low Income*	*Moderate Income*	*Above Moderate Income*	*Total*
5th Cycle-Yrs 2013- 2021	380	274	349	864	1,877
6th Cycle-Yrs 2021 - 2029	663	399	601	1,424	3,087

Recent State Legislation Regarding Zoning

Recent legislation passed by the State has emphasized the need for more housing in California. Legislation requires cities to develop "pro-housing" policies and standards by providing favorable zoning, streamlining review, and reducing construction and development costs. With regard to providing "favorable zoning", recent State housing legislation, including SB 35 and SB 330, require cities to permit multi-family/resdientil development as a non-discretionary review with subject to objective design standards. An objective design standard is, a design standard that involves no personal or subjective judgement by a public official and is uniformly verifiable by reference to a uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submitting the application. Objective design standards have been incorporated into the Interim Zoning Ordinance and apply to residential projects in the High Density Residential District (HDR), and for residential projects in the Corridor Mixed Use (CMU) Districts that have at least 2/3 of the project square footage designed as residential use. These uses are permitted in the HDR and CMU districts.

The Interim Zoning Ordinance

The following criteria were considered in the initial development of the Interim Zoning Ordinance, approved May 1, 2018 and will continue to apply:

- Make zoning easier to understand and use
- Streamline development review and approval
- Provide greater certainty for future development through application of specific design standards that are

form based
• Provide administrative review and relief options
• Encourage and facilitate infill development
• Encourage healthy lifestyle choices and ensure walkability
• Provide flexibility to allow adaptation to market conditions
• Incentivize job generating uses
• Achieve high quality urban design
• Emphasize sustainability principles and compliance with the CAP
• Include performance standards for commercial and industrial uses to minimize incompatibilities with surrounding properties

Key Provisions in the Interim Zoning Ordinance

Use Table
The proposed new use table (as provided in Attachment 4 has been tailored to be reflective of the character or intent for each zoning district. The use table provides grouped categorization of uses that are permitted "P", allowed with a Zoning Administrator permit "A", or allowed with a Conditional Use Permit "C". The use table also specifies those uses that are be prohibited with a dash "-". In addition, to provide greater understanding in evaluating uses, comprehensive definitions of the listed uses are provided in the text. Because it is not possible to list all possible uses that may occur, the intent is to rely upon the use definitions to describe the general characteristics of identified uses, which will then help in making best fit interpretations for new and proposed uses.

Minor changes to the use table are proposed with this update and are shown in the modified use table provided in Attachment 4.

Ordinance 1647, approved by the City Council on July 2, 2019, established a moratorium on new personal/self-storage/mini-storage facilities and warehouses in the Industrial District. The moratorium was approved due to concerns with over-concentration of such uses, and associated characteristics such as limited employment generation, minimal fiscal return to the community, and utilization of large land area. With this update, mini-storage facilities/warehouses would be prohibited in the Industrial District. The provisions relating to personal/self-storage/mini-storage facilities in all other districts as, as provided in Attachments 4 and 5, would remain as shown. In all other interim zoning districts mini-storage facilities are prohibited, with the exception of the Community Commercial district. Personal/self-storage facilities may be considered in the Community Commercial district with a conditional use permit, subject to the following criteria:

Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary utility easement and improvements are identified and installed as necessary to ensure adequate service to the site and master plan area; mini-storage portions hall be set back from a street frontage and no closer than 300-feet from an arterial; buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan, and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.

Development and Urban Form Design Standards and Guidelines

The included development standards generally rely on form-based and physical design concepts. The intent is to create human-scale building and landscape forms, particularly along streets and other public rights-of-way, to foster denser, walkable, transit oriented urban design, characterized by buildings whose form and placement help "frame" the street, with reduced parking provided to the rear or side of each site, visible and accessible entries, and pedestrian friendly design. Building front setbacks from the street are reduced, compared to current zoning standards, and greater intensity of development is encouraged. The focus is on the street front and building exteriors with the goal to activate street frontages and corridors.

Urban form standards and guidelines describe expectations with regard to architectural form, pedestrian oriented design features, site circulation, treatment of outdoor spaces, and landscaping emphasizing high-quality street-frontage design and walkability. Those projects that meet the specified site development standards and design criteria move through the review process quickly.

New residential objective design standards have been included in the High Density Residential District (Section 3.09) and are provided in the modified zoning text as shown in Attachment 2.

Performance Standards and Findings

The Interim Ordinance provides measurable performance standards to which all development shall be subject. These are in addition to performance standards provided in the current Zoning Ordinance. Performance standards help to ensure compatibility and limit nuisance or hazardous effects from adjacent properties and uses.

No changes to the performance standards are proposed to be modified in the Interim Zoning Ordinance as part of this technical update.

Updates and Recommended Changes

Since adoption on May 1, 2018, a few minor changes have been proposed to the Interim Zoning Ordinance. Proposed edits to the document are shown as strike out for items proposed to be removed, or in bold for new additions or change, and/or in red text where required for readability. In addition, three changes are proposed to the land use table for the Industrial District, consistent with General Plan policy. As proposed, animal slaughter, concrete and asphalt batch plants, and mini-storage facilities will be prohibited in the Industrial District.

Public Notification

The Public Hearing Notice for the Planning Commission hearing was published in a one-eighth page notice in the Daily Democrat newspaper on February 10, 2020. The public hearing for this item was opened and discussed. The Planning Commission requested that the public hearing be continued to March 5, 2020 Planning Commission in order to allow Commission members additional time to consider the updated Interim Zoning Ordinance 2020.

Environmental Determination

The intent of the Interim Zoning Ordinance is to bring conformity between the zoning and the General Plan. The proposed Interim Zoning Ordinance relies on the previously certified Final Environmental Impact Report for the 2035 General Plan and Climate Action Plan (EIR). As stated on page IA 1-20 of the General Plan Update 2035, "For the period immediately following the adoption of the General Plan, the City will establish a

stand-alone Interim Zoning Ordinance in accordance with Government code Section 65858, which would apply until a comprehensive update of the Zoning Ordinance is completed."

Additionally, on page 1-2 of the Draft Environmental Impact Report for the 2035 General Plan and Climate Action Plan it is explained that the City elected to include an enhanced level of analysis for the General Plan Update EIR. It further states that, "The 2035 General Plan EIR uses detailed, parcel-level land use programming for the basis of analysis, with a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. This EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan, with additional detail in the areas, such as transportation, air quality, greenhouse gas emissions, noise and other topics, based on reasonable assumptions as to the amount, type, and character of land use changes under the 2035 General Plan." Therefore, the Interim Zoning Ordinance is within the Findings of Fact regarding Impacts and Mitigation Measures (CEQA Guidelines Section 15168 (c)(2)) and provisions of the California Environmental Quality Act (CEQA) have been satisfied.

Summary

Staff recommends adoption of the Interim Zoning Ordinance 2020, the Interim Zoning Map and other tables or graphics as updated. It is critical during the period in which comprehensive code update is being prepared, to provide a legal basis for the development review process, guidance on possible allowed uses or new development proposals, and if needed, to enable the city to modify or deny projects that do not conform to the new General Plan. Adoption of the Interim Zoning Ordinance will provide a legal bridge while the comprehensive code update is being prepared and its use will help inform future standards and most importantly will facilitate the review of project proposals located in the affected areas.

Conclusion:

Staff recommends that the Planning Commission:Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution No.20-06, recommending that the City Council adopt a stand-alone Interim Zoning Ordinance 2020 and Amend Section 17.92.020, Table 3 of the Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General Plan

Attachments:

1. WOODLAND_ PC Reso Interim Zoning 2020 3.5.20-
2. Interim Zoning Ordinance with Text - Attachment A to the Ordinance
3. Interim Zoning Ordinance Map (Rev)- Attachment B to the Ordinance 2020
4. Comprehensive Use Table 2020 - Attachment C to the Ordinance
5. Woodland Municipal Code 17.92.020 Table 3 edits

PLANNING COMMISSION
RESOLUTION NO. PC 20-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPT THE INTERIM ZONING ORDINANCE 2020 AND AMENDMENT TO SECTION 17.92.020 TABLE 3 OF THE ZONING ORDINANCE, THEREBY ENSURING CONFORMANCE WITH THE 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

WHEREAS, on May 16, 2017, the City Council of the City of Woodland adopted the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, the City of Woodland conducted numerous public workshops and community sessions seeking comments and participation on the 2035 General Plan update, including review of goals, policies, and implementation programs, many of which spoke to the need to modify zoning provisions; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), on May 16, 2017, the City Council certified the Final Environmental Impact Report (FEIR) for the 2035 General Plan and 2035 Climate Action Plan, documents in which the need for an Interim Zoning Update was identified; and

WHEREAS, further, the 2035 General Plan EIR uses detailed land use programming for the basis of analysis, with a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. The EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan, with additional detail in the areas, such as transportation, air quality, greenhouse gas emissions, noise and other topics, based on reasonable assumptions as to the amount, type, and character of land use changes under the 2035 General Plan. Therefore, the Interim Zoning Ordinance is within the Findings of Fact regarding Impacts and Mitigation Measures (CEQA Guidelines Section 15168 (c)(2)) and provisions of the California Environmental Quality Act (CEQA) have been satisfied; and

WHEREAS, on the City of Woodland received approval to utilize grant funds, in the amount of $310,000 from the State Department of Housing and Community Development SB2 grant program to be used to complete a comprehensive update; and

WHEREAS, during the interim period between the adoption of the 2035 General Plan and approval of a comprehensive update to the Zoning Ordinance, Zoning Map, and affected Specific Plans, the City has discovered inconsistencies between the 2035 General Plan and Zoning Ordinance and Specific Plans, including new land use designations that do not have corresponding zoning districts, creating a lack of clarity on the part of project applicants and City staff processing applications; and

WHEREAS, due to the need to have interim guidance following adoption of the 2035 General Plan and adoption of the new comprehensive update to the Zoning Ordinance that is consistent with the General Plan, the City Council finds that adoption of this ordinance, including amendments to Section 17.92.020 Table 3 of the Zoning Ordinance, is in the best interests of the public health, safety, and welfare as it will provide much needed direction and clarity to both the City and project applicants regarding applicable zoning standards relating to allowed, conditionally allowed or prohibited uses and site development requirements; and

WHEREAS, the original Interim Ordinance No 1634 was adopted pursuant to Government Code Section 65858, which applied for an initial period of 45 days and was extended for a maximum total period of two years. However, because the comprehensive zoning ordinance is not complete, the City finds that adoption of the Interim Zoning Ordinance 2020 is necessary and in the best interests of the public health, safety, and welfare to continue to provide regulations and standards to provide standards and regulations in areas where the General Plan is inconsistent with the existing zoning code. The Interim Zoning Ordinance 2020is a stand-alone, uncodified ordinance with an associated zoning map; and

WHEREAS, a public notice describing the proposed amendments to the Municipal Code was published in the Daily Democrat, a newspaper of general circulation, in accordance with Government Code section 60661; and

WHEREAS, on March 15, 2018 the Planning Commission held a duly noticed public hearing, which was continued to April 5, 2018, to review the proposed Phase I/Interim Zoning Ordinance, to consider evidence and testimony presented by City Staff and other interested parties and voted 5 to 0 recommend approval to the City Council; and

WHEREAS, On February 20, 2020, the Planning Commission opened a duly noticed public hearing to review the proposed amended Interim Zoning Ordinance 2020 and amendments to Section 17.92.020 Table 3 of the Zoning Ordinance, to consider evidence and testimony presented by City Staff and other interested parties. The Planning Commission continued the public hearing to March 5, 2020; and

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, does hereby make the above findings, determinations, and recommendations with respect to the Interim Zoning Ordinance and Section 17.02.020 Table 3 of the Zoning Ordinance and recommends to City Council approval of the Interim Zoning Ordinance 2020 and Section 17.92.020 Table 3 of the Zoning Ordinance, as revised by the Planning Commission and attached hereto.

PASSED AND ADOPTED by the Planning Commission this 5th day of March, 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Kirby Wells, Chairperson

ATTEST:

_____
Cindy A. Norris, Principal Planner

Attachment 1:	Interim Zoning Ordinance 2020 with Text – Attachment A to the Ordinance
Attachment 2:	Interim Zoning Map 2020 - Attachment B to the Ordinance
Attachment 3:	Comprehensive Use Table 2020 – Attachment C to the Ordinance
Attachment 4:	Section 17.92.020, Table 3 of the Zoning Ordinance edits

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING THE INTERIM ZONING ORDINANCE 2020, AND AMENDMENT TO SECTION 17.92.020 TABLE 3 OF THE ZONING ORDINANCE, THEREBY ENSURING CONFORMANCE WITH THE 2035 GENERAL PLAN AND 2035 CLIMATE ACTION PLAN

WHEREAS, on May 16, 2017, the City Council of the Woodland adopted the 2035 General Plan and the 2035 Climate Action Plan; and

WHEREAS, the City of Woodland conducted numerous public workshops and community sessions seeking comments and participation on the 2035 General Plan update, including review of goals, policies, and implementation programs, many of which spoke to the need to modify zoning provisions; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), on May 16, 2017, the City Council certified the Final Environmental Impact Report (FEIR) for the 2035 General Plan and 2035 Climate Action Plan, documents in which the need for an Interim Zoning Update was identified; and

WHEREAS, on May 1, 2018, the City Council of the City of Woodland adopted Ordinance No. 1634, as an urgency ordinance effective from May 1, 2018 through April 30, 2020; and

WHEREAS, further, the 2035 General Plan EIR uses detailed land use programming for the basis of analysis, with a focus on vacant and underutilized properties that would be appropriate for development between the present and 2035. The EIR includes a comprehensive analysis of land use changes anticipated under the 2035 General Plan, with additional detail in the areas, such as transportation, air quality, greenhouse gas emissions, noise and other topics, based on reasonable assumptions as to the amount, type, and character of land use changes under the 2035 General Plan. Therefore, the Interim Zoning Ordinance is within the Findings of Fact regarding Impacts and Mitigation Measures (CEQA Guidelines Section 15168 (c)(2)) and provisions of the California Environmental Quality Act (CEQA) have been satisfied; and

WHEREAS, on the City of Woodland received approval to utilize grant funds, in the amount of $310,000 from the State Department of Housing and Community Development SB2 grant program to be used to complete a comprehensive update; and

WHEREAS, during this interim period between the adoption of the 2035 General Plan and approval of a comprehensive update to the Zoning Ordinance, Zoning Map, and affected Specific Plans, the City has discovered inconsistencies between the 2035 General Plan and Zoning Ordinance and Specific Plans, including new land use designations that do not have corresponding zoning districts, creating a lack of clarity on the part of project applicants and City staff processing applications; and

WHEREAS, due to the need to have interim guidance following adoption of the 2035 General Plan and adoption of the new Zoning Ordinance that is consistent with the General Plan, the City Council finds that adoption of this ordinance is in the best interests of the public health, safety, and welfare as it will provide much needed direction and clarity to both the City and project applicants regarding applicable zoning standards relating to allowed, conditionally allowed or prohibited uses and site development requirements; and

WHEREAS, the original Interim Ordinance No 1634 was adopted pursuant to Government Code Section 65858, which applied for an initial period of 45 days and was extended for a maximum total period of two years. However, because the comprehensive zoning ordinance is not complete, the City finds that adoption of this ordinance is necessary and in the best interests of the public health, safety, and welfare to continue to provide regulations and standards to provide standards and regulations in areas where the General Plan is inconsistent with the existing zoning code. The Phase I/Interim Zoning Ordinance is a stand alone, uncodified ordinance with an associated zoning map; and

WHEREAS, the Interim Zoning Ordinance will be updated to correct minor technical and clean up issues that will bring the document further in line with the 2035 General Plan and 2035 Climate Action Plan.

WHEREAS, the City reviewed the original proposed Interim Ordinance with representative groups including the City of Woodland Chamber of Commerce policy group and the Planning Commission Zoning Subcommittee; and

WHEREAS, a public notice describing the proposed amendments to the Municipal Code was published in the Daily Democrat, a newspaper of general circulation, in accordance with Government Code section 60661; and

WHEREAS, on March 15, 2018 the Planning Commission opened a duly noticed public hearing, which was continued to April 5, 2018, to review the proposed Phase I/Interim Zoning Ordinance, to consider evidence and testimony presented by City Staff and other interested parties and voted 6 to 0 with 1 member absent recommending approval to the City Council; and

WHEREAS, the City of Woodland City Council considered this Ordinance during a duly noticed public hearing on May 1, 2018, pursuant to Government Code Section 65858(b).

WHEREAS, On February 20, 2020, the Planning Commission opened a duly noticed public hearing to review the proposed amended Interim Zoning Ordinance 2020 and Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance, to consider evidence and testimony presented by City Staff and other interested parties; and

WHEREAS, the City of Woodland City Council considered the proposed ordinance at a duly noticed public hearing on March 17, 2020.

NOW, THEREFORE, the City Council of the City of Woodland does hereby ordain as follows:

Section 1. Approve the Interim Zoning Ordinance 2020 and Amendments to Section 17.92.020 Table 3 of the Zoning Ordinance. The City Council hereby adopts the Interim Zoning Ordinance, as amended and attached hereto as **Attachment 1**, to ensure consistency with the 2035 General Plan pursuant to the authority for adopting interim zoning regulations.

Section 2. **Supersede**. The Interim Zoning Ordinance in some places conflicts with Chapter 17 of the Municipal Code, the City of Woodland Zoning Ordinance. This Article shall temporarily supersede and take precedence over Articles **17.60, 17.64, 17.72, 17.76, 17.80, 17.84, and 17.88** of Chapter **17** of the Zoning Ordinance with respect to the Interim Zones shown in Exhibit A of this Ordinance. **Article 17.68**, CBD Central Business District, remains in force and effect until such time as the City Council adopts a new Downtown Specific Plan.

Section 3. Establish Interim Zones. The City Council hereby adopts Interim Zoning Districts, as shown on a map attached hereto as **Attachment 2**, and also referred to in the Interim Zoning Ordinance as *Exhibit A - Interim Zoning Map*

Section 4. CEQA. The City Council hereby finds that this Ordinance

Section 5. Effective Date. This Ordinance shall take effect 30 days following the approval of

PASSED AND ADOPTED by the City Council of the City of Woodland on this ____ day of March___, 2020, as follows:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Rich Lansburgh, Mayor

ATTEST:

_____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

_____
Kara K. Ueda, City Attorney

Attachment A – Interim Zoning Ordinance 2020 Text
Attachment B – Interim Zoning Map 2020 (Exhibit A to the Interim Zoning Ordinance)
Attachment C – Comprehensive Use Table 2020 (Exhibit B to the Interim Zoning Ordinance)
Attachment D – Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance

INTERIM ZONING ORDINANCE 2020 – ATTACHMENT A
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Exhibit B – Interim Zoning Map
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ARTICLE 1 General Provisions

1.01 Title

This ordinance shall be known and cited as the "Interim Zoning Ordinance".

1.02 Purpose and Authority

The purpose of this Interim Zoning Ordinance is to establish zoning standards consistent with the 2035 Woodland General Plan, adopted by the City Council by Resolution 6836 on May 16, 2017, and to apply such interim standards until such time as the City Council adopts a new more comprehensive Zoning Ordinance that is consistent with the 2035 General Plan. These regulations are enacted pursuant to the Authority for adopting interim zoning regulations established in Government Code Section 65858.

1.03 Definitions and Key Terms of Reference

Definitions in Article 3 of the Zoning Ordinance in Chapter **17**~~25~~ of the Municipal Code are incorporated by reference. Additional definitions of land use (called "use groups") are presented in Article 6 of this Ordinance Section 6.02, with Definitions of Terms provided in Section 6.03.

As used in this Ordinance, the following terms have the following meanings:

A. Sections beginning with "**17**~~25~~" refer to sections of the Zoning Ordinance.

B. Sections beginning with "1" refer to sections of this ordinance.

1.04 Permit Procedures and Variances

All development subject to this Ordinance shall follow the procedures for site plan review and obtaining permits and other approvals as specified in the Zoning Ordinance and Community Design Standards. In addition, this Ordinance and the 2035 General Plan establish identical residential density and maximum floor area ratios (FARs). Any proposed deviation from a prescribed residential density or floor area ratio shall require a General Plan Amendment, unless the General Plan specifically provides for such deviations.

1.05 General Plan Conformity Review

This Interim Zoning Ordinance establishes "interim zones" consistent with the General Plan. This Ordinance, shall govern the City's determinations of whether development applications conform to the General Plan until the City Council adopts a permanent and comprehensive Zoning Ordinance. The current Zoning Ordinance shall continue to apply to any property for which this Interim Zoning Ordinance does not apply.

A. **Applicability: Exemptions.** Every project located in the City must conform to the City's General Plan. Discretionary review under this section does not apply to projects with approved conditional use permits, approved minor conditional use permits, approved tentative subdivision maps, valid building permits, and similar entitlements.

B. Process for Conformity Determinations; Director's Decision and Appeals.

1. The Community Development Director shall have the authority to determine whether any development application conforms to the General Plan according to the criteria for General Plan conformity determinations established in this Article 1, and issue a written decision.

2. The Director's decision may be appealed to the Planning Commission consistent with the provisions contained in Section **17.148.040** ~~25-31-40~~. The Commission shall act on the appeal after a duly-noticed public hearing. The Commission's decision may be appealed to the City Council. In considering an appeal at a duly-noticed public hearing, the appeal body shall determine whether the application conforms to the General Plan and may affirm, overturn, or modify the proposed determination. The decision of the appeal body shall be made by resolution.

C. Criteria for Determining General Plan Conformity

This section specifies the process for processing development applications depending on whether the application conforms to the General Plan.

1. Applications in conformance with the General Plan:

a. ***If allowed by the Interim Zoning Ordinance or Zoning Ordinance (no "express conflict").*** The permitting process for the proposal shall be consistent with requirements and entitlement process as set forth in the Interim Zoning Ordinance or the Zoning Ordinance.

b. ***If not permitted by the Zoning Ordinance ("express conflict").*** An application that is determined to conform to the General Plan, but is not permitted or conditionally permitted by the Zoning Ordinance and Interim Zoning Ordinance may be approved upon the granting of a conditional use permit, if it is determined that the application conforms to the findings set forth in **Chapter 17.132** ~~Article 27~~ and to each of the following additional findings:

i. The application will be physically compatible with the neighborhood context, development patterns and building form, and scale will be clearly appropriate for the surrounding area;

ii. The proposed application, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

iii. The application is clearly consistent with the purposes of the district in which the site is located;

iv. The application is clearly consistent with the intent and desired character of the relevant land use classification or the General Plan and any associated General Plan policies; and

v. The application will clearly promote implementation of the General Plan.

c. ***Optional Rezoning in Lieu of Conditional Use Permit ("Express Conflict")***. At the applicant's option, in lieu of the conditional use permit provided above, the applicant may apply for a rezoning any such rezoning shall be for a "best fit district" corresponding to the general plan land use designation in which the proposal is located. If such a rezoning is recommended by the Planning Commission and approved by the City Council, the proposal shall then be subject to all of the provisions of the zoning district.

2. Applications for which the General Plan is silent or not precise on conformance:

a. ***If permitted or conditionally permitted by Zoning Ordinance or Interim Zoning Ordinance (no "express conflict").*** An application for which the General Plan is silent or does not provide precise policy direction as regards to conformity and which is permitted or conditionally permitted by the Zoning Ordinance or Interim Zoning Ordinance shall be required to make consistency findings provided in Section 1.05(C)(1)(b), and shall be processed in accordance with the entitlement review specified in the Zoning Ordinance or Interim Zoning Ordinance.

b. ***If not permitted by Zoning Ordinance or Interim Zoning Ordinance ("express conflict").*** Any application for which the General Plan is silent or does not provide precise policy direction as regards to conformity and which is not permitted by the Zoning Ordinance or Interim Zoning Ordinance shall be denied. At the applicant's option, the applicant may modify the proposed application to conform to the Zoning Ordinance or the Interim Zoning Ordinance or may apply for a rezoning. Any such rezoning shall be to the Best Fit zoning district or other zoning district that is consistent with the General Plan land use classification in which the proposed use is located and shall be required to make consistency findings provided in Section 1.05(C)(1)(b). If the City Council approves such a rezoning, the use shall then be subject to all of the provisions of the new zoning district.

3. **Applications determined not to conform to the General Plan.** Any application for a proposed use that does not conform to the General Plan shall not be accepted or approved, except as provided for below.

a. At the applicant's option, the applicant may modify the project to conform to the General Plan or may apply for a General Plan Amendment and related Zoning Ordinance Amendment.

ARTICLE 2 Interim Zones

2.01 Purpose

The purpose of this Article 2 is to establish "interim zones" consistent with the General Plan, which shall govern determinations for conformity with the General Plan and decisions on development projects until such time as

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the City Council adopts a new comprehensive Zoning Ordinance consistent with the 2035 General Plan. If this Interim Zoning Ordinance does not change the zoning for a particular area, the existing Zoning Ordinance shall apply unless otherwise modified by this Interim Zoning Ordinance (see Article 3).

2.02 Zoning Ordinance Provisions Superseded

This Article shall temporarily supersede and take precedence over Articles **17.60, 17.64, 17.72, 17.76, 17.80, 17.84, and 17.88** ~~13, 14, 15, 15.5, 16, 17, and 17.5~~ of Chapter **17** ~~25~~ of the Zoning Ordinance with respect to the Interim Zones shown in Exhibit A of this Ordinance. Article **17.68** ~~4.5~~, CBD Central Business District, remains in force and effect until such time as the City Council adopts a new Downtown Specific Plan.

2.03 Interim Zones

Exhibit A, Interim Zoning Map, shows interim zones that are consistent with the General Plan. Specific uses permitted, conditionally permitted, or prohibited are set forth in Article 3 of this Ordinance. The interim zones are as follows:

A. **CMUWM (Corridor Mixed Use West Main) Zone.** West of Downtown, the CMUWM Zone is a mixed-use corridor intended to accommodate significant residential infill and neighborhood-serving retail. Higher-density and intensity development is allowed to give the corridor a more urban character. Residential, retail, commercial service, and office uses are permitted in a horizontal or vertical mixed-use setting, subject to appropriate development and design standards to enhance the streetscape.

B. **CMUE (Corridor Mixed Use East Street) Zone.** The CMUE Zone is an auto-oriented corridor with a mix of uses. The use regulations and standards are intended to facilitate revitalization with design flexibility, while also improving urban character. Residential, retail, commercial service, office, and light industrial uses are permitted in a horizontal or vertical mixed-use setting, subject to appropriate development and design standards to enhance the streetscape. Neighborhood revitalization is facilitated along North East Street and the transition zone to the industrial area. Regulations that apply to South East Street support the potential for multi-story, mixed-use development.

C. **CMUK (Corridor Mixed Use Kentucky Avenue) Zone.** The CMUK Zone accommodates a mix of mostly service and industrial uses. The district regulations are intended to allow this area to continue to function as an agriculture-industrial corridor while sensitively integrating newer, higher-intensity mixed-use development that activates specific sections of the corridor. Between Cottonwood Street and the west railroad boundary, a range of uses are allowed, including commercial service, light industrial, and agricultural industrial. New residential mixed use development on the north side of the corridor shall be allowed only if a Specific Plan is adopted for the entire area shown as SP-3A on the General Plan Land Use Diagram.

D. **CC (Community Commercial) Zone.** The CC Zone is intended to provide for commercial development that serves local neighborhoods as well as the rest of the City but does not regularly attract regional, visitor, or pass-through traffic. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels are also permitted. Entertainment uses and

specialty retail are not permitted so as not to compete with these types of commercial uses in the Central Business District (Downtown).

E. **RC (Regional Commercial) Zone.** The RC Zone is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls and large format "big-box" retail are allowed, as are supporting uses such as gas stations and hotels. Up to 10 percent of the total square footage of a regional shopping center may consist of ancillary office spaces that support commercial uses and/or stand-alone, professional office buildings. Expansion of complementary clusters of larger-format or unique retail, healthcare, commercial, recreational and institutional uses that reinforce and support each other also are permitted. Entertainment uses are not permitted so as to not compete with these types of commercial uses in the Central Business District (Downtown).

F. **LIF (Light Industrial Flex Overlay) Zone.** The LIF Zone is applied to areas where light industrial or service commercial uses are appropriate and additional use limitations are needed to implement the General Plan. The type and character of allowable uses varies, depending on the base zone. Such uses include but are not limited to auto sales and repair, storage facilities, equipment rental, wholesale businesses, nurseries, contractors' facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. General industrial uses, or uses with outdoor activities and visible outdoor storage are not allowed. The more specific purposes of each combination of an LIF overlay with a base zoning district are as follows.

1. ***LIF on Corridor Mixed Use.*** The Light Industrial Flex overlay in a Corridor Mixed Use zoning district would –create a transition between industrial and residential mixed-use areas. Smaller scale custom, light industrial and artisan manufacturing uses that contribute to the vitality of the corridor are specifically allowed, subject to appropriate review.

2. ***LIF on Regional Commercial.*** The Light Industrial Flex overlay on the Regional Commercial Zone district would provide for a transition from industrial to retail for the area south of East Main Street and north of Interstate (I-5). In addition to uses permitted by the Regional Commercial Zone, custom to light industrial uses, new auto and recreation vehicle (RV) sales and service, limited contractor facilities, and other retail not typically found in retail centers are allowed, subject to appropriate review.

3. ***LIF on Industrial.*** The Light Industrial Flex overlay in an Industrial zoning district would create a transition from more intensive industrial uses to the east with the intent of minimizing conflicts to other sensitive uses. The LIF overlay provides for a mix of limited and artisan/small-scale manufacturing uses, including multi-tenant spaces with offices, contractor's storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require performance standards. Larger and more intensive uses that may create odors, particulates, dust, vibration, etc. are restricted and, in the case of general industrial uses with outdoor facilities, are not allowed. Outdoor storage must be screened or covered, as appropriate.

G. **HDR (High Density Residential) Zone. The HDR Zone is intended to accommodate a broad range of attached housing types, including tri-plexes, four-plexes, row houses, stacked flats (apartments or condominiums). Units can be contained in single structures or in a collection of cohesive structures with common open spaces and amenities. The higher density range (25.0 to 40.0 dwelling units per acre) provides for multi-story structures with centrally located parking in order to provide urban intensity at locations within easy walking distance to transit, recreation, and community facilities. In addition, ancillary commercial uses as well as medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood.**

H. **FSA (Flood Study Area) Zone**. The Flood Study Area zone is applied to areas restricted from urban development due to health and safety concerns related to flood risk, or because the property falls within a likely future flood project improvement area. Allowed uses include open space, as well as low-intensity agriculture or recreational uses. Generally, land uses that require extensive capital improvements or permanent infrastructure improvements shall be prohibited, with the exception of improvements related to flood protection and control. Existing structures and business operations in areas designated as Flood Study Area Zone may remain, but may not expand.

2.04 Interim Zoning Map

Exhibit A, the Interim Zoning Map, shows the interim zones established by Section 2.03. Any land not subject to an Interim Zone designation shall continue to be subject to the Zoning Ordinance. Certain minor adjustments to the boundaries of existing Zones also are delineated in Exhibit A; these changes modify existing Zoning Maps.

ARTICLE 3 Zoning District Regulations

3.01 Purpose

The purpose of this Article 3 is to establish land use, development and design regulations for the Interim Zones and to modify the residential density standard in the R-M (Residential Multiple Family Residential Zone) to be consistent with the General Plan.

3.02 Zoning Ordinance Provisions Superseded

The provisions of this Article temporarily supersede and take precedence over Articles **17.60, 17.64, 17.72, 17.76, 17.80, and 17.84**~~, 13, 14, 15, 15.5, 16, and 17~~ of the Zoning Ordinance for the land subject to the Interim Zones and the provisions of Article **17.48** ~~11~~ related to residential density.

3.03 Uses Permitted, Conditionally Permitted, and Prohibited

Uses, as classified in Article 6 of this Ordinance, are permitted, conditionally permitted, allowed with administrative review, or prohibited in base and overlay zones as indicated in ***Exhibit B, Comprehensive Use Table***. Permitted uses are indicated by a "P", conditionally permitted uses are indicated by a "C", those requiring administrative review are indicated by an "A", and prohibited uses are indicated by an "-". An "L" designation followed by a number refers to a numbered list of specific criteria or permit requirements listed at the end of the table.

A use requiring administrative review shall be reviewed by the Zoning Administrator but may be forwarded to the Planning Commission at the discretion of the Zoning Administrator. Conditionally permitted uses are permitted upon the granting of a conditional use permit pursuant to Article **17.132** ~~27~~ of Chapter **17** ~~25~~ of the Woodland Municipal Code. Uses requiring a Zoning Administrator permit (also known as a minor conditional use permit) are allowed upon the granting of a Zoning Administrator permit pursuant to Article **17.132** ~~27~~ of Chapter **17** ~~25~~ of the Woodland Municipal Code and Section 3.04 below. Conditional Use Permits and Zoning Administrator Permits are also subject to any additional findings that may be required by this Ordinance

3.04 Zoning Administrator Review Minor/Major

Zoning Administrator Review is required for uses that possess locational, use, structural, traffic, or operating characteristics requiring special consideration in order to be compatible with neighboring properties.

A. ***(Tier I) Minor*** – Includes review of uses, minor additions or modifications, or it is anticipated that the application will typically have less impact on adjacent properties. A public notice will be provided to properties and tenants within a 300-foot radius and a 10-day comment period will be provided. If no comments, concerns, or issues are received, the application will be acted upon without holding an administrative public hearing. The applicant shall be responsible for posting the site consistent with a format provided by the City, and shall provide verification of such posting.

B. ***(Tier II) Major*** – Includes significant alteration, modification, or new construction, or it is anticipated that the application could have an impact on adjacent properties or may be controversial. A public hearing notice will be provided to all properties and tenants within a 300- foot radius and a 10-day comment period will be provided. The site shall be posted to include notice informing the public of the type of application, date, time and location of the administrative hearing. The applicant shall be responsible for posting the site consistent with a format provided by the City, and shall provide verification of such posting. An administrative public hearing will be scheduled prior to final action on the application.

The Zoning Administrator may only approve a zoning administrator permit subject to the following additional findings:

1. The proposed use is allowed within the applicable zoning district and complies with all other provisions of the Zoning Ordinance or Interim Zoning Ordinance.

2. The proposed use is consistent with the General Plan.

3. The design, location, size and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

5. Granting the permit would not constitute a nuisance or be injurious to detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Further, all development projects must comply with the City of Woodland Community Design Standards (Resolution 4527, adopted on April 6, 2004), if applicable, and any other discretionary review required by specific plan requirements that may also apply.

3.05 Special Regulations in the Corridor Mixed Use Zones

A. Considerations for Identified Neighborhood or Special Use Areas.

1. Reuse or retrofit of the County Fair Mall site shall be reviewed as a separate plan.

2. New residential or mixed use development on the north side of Kentucky Avenue shall only be allowed in the context of an adopted specific plan for the area labeled SP-3A on the General Plan Land Use Diagram.

B. **Commercial and Residential Development.** Commercial-only or **Residential only, (Mixed-use in which more than two-thirds of the square footage of the development is designated for residential use, is considered residential),** development on a single parcel is allowed, subject to Exhibit B, and design and site plan review in accordance with the City of Woodland Community Design Standards.

Residential development is subject to the standards in Section 3.09 for High Density Residential projects.

C. **Public Open Space.** Well-designed, privately-owned and publicly-accessible open space shall be included in all non-residential, residential, and mixed use development plans, where feasible and appropriate. For commercial and mixed use buildings of 25,000 square feet or more, or four or more retail stores or offices for walk-in clientele, a plaza, courtyard, square or green shall be provided for visitors and customers that is at least five square feet in size for each 1,000 square feet of floor area, up to a maximum of 1,500 square feet. Amenities shall be included within the plaza, such as benches or other seating, shade trees, drinking fountains, water features, public art, or performance areas.

D. **Location of Off-Street Parking.** Parking shall be located along the side or rear of buildings. Alternate parking arrangement may be considered through site plan and design review with approval by the Zoning Administrator or Planning Commission as appropriate to the proposed use. Parking shall comply with provision of Article 23, Chapter 25 of the Woodland Municipal Code related to Off Street Parking and Loading.

E. **Trees.** Planting of canopy trees in front and street-side setback areas and in parking areas must be sufficient to provide shade along walkways and enhance character and identity. Landscaping shall be provided consistent with the requirements provided in Article **17.112** ~~22~~, Chapter **17** ~~25~~ of the Woodland Municipal Code related to Landscaping, including Section **17.112.030(B)(4)** ~~25-22-20(b)(4)~~ requiring minimum parking lot shading. Solar panels over parking spaces may substitute for up to 60 percent of the required number of trees in a parking lot.

F. **Business Uses, Activities and Storage.** All permitted uses, activities or storage of related equipment and materials shall be conducted or contained wholly within completely enclosed buildings. Auto service stations, temporary outdoor uses, vehicle leasing, sales and services may, in the opinion of the Zoning Administrator, be allowed when and where the use activity or storage are incidental to a principal use on the premises and in character and harmony with the surrounding area as provided for in Exhibit B.

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G. **Design Guidelines and Standards for Desired Urban Form for Corridor Mixed Use**

1. *Building Frontage.* Building frontages should help visually frame the facing sidewalk and street. On corner lots, the building shall help visually anchor the intersection through its height and mass. The primary façade of the building shall face the primary street.

    a. *Pedestrian Entries.* Building entrances shall face the street with prominent and inviting architectural details.

    b. *Vehicle Entries.* To maintain a continuous building frontage, wherever feasible, vehicle access to and from off-street parking should be off a side street or single access point at one end of the parcel.

2. *Building Transparency:* Required Opening for Non-Residential Uses. Provide a visual connection between the street and the interior building spaces. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings. In addition, all of the following requirements shall apply:

    a. No building wall may extend in a continuous plane for more than 25 feet without a window, door or storefront opening.

    b. Street facing facades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing.

    c. For ground floor street facing facades occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, storefront or other openings with transparent glazing for at least 50 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas.

3. *Architectural Design*. Building architectural design shall be appropriate to the locational context in terms of scale, massing and shape. Buildings shall present an attractive appearance to public streets, be aesthetically and functionally compatible to the nearby development context, demonstrate a high level of quality, and support the growth in value of surrounding properties. Design features and elements may include articulated facades, projections, and recessed

entryways. The street-facing façade shall promote visual interest appropriate to and consistent with the building's architectural style.

a. The design of buildings and landscapes shall physically define the streets and public spaces as places of shared use.

b. Architecture and landscape design should grow from local climate, topography, history, and building practice and provide their inhabitants with a clear sense of location, weather, and time.

c. Buildings and landscapes should emphasize beauty, aesthetics, human comfort, and the creation of a sense of place for people.

d. Public and publicly accessible spaces shall consist of sidewalks, plazas, squares, greens and other spaces that host daily interaction and public life.

e. Wall projections or recesses for buildings greater than 50-feet in width and less than 100-feet in width shall be no less than 12 inches in depth; or wall projections or recesses for buildings 100-feet or wider shall be no less than 24 inches in depth. The frequency and scale of the projection or recess shall be proportionate to the overall mass and scale of the building.

f. To maintain a human scale for multi-story buildings, the height of facades shall be divided into smaller increments.

    i. Generally, each street-facing building facade shall be composed of a clearly visible base, middle, and top. Non-traditional designs may incorporate other means of façade composition.

    ii. The horizontal articulation of the three building elements may consist of a substantial-appearing base a roof cornice line, or an eave and gable overhang or a similar architectural element appropriate to the style that frames the middle section.

    iii. Buildings or portions of buildings that are over four-stories shall also provide articulation for the top story of the building. This may be accomplished through color change, material change, a cornice/belt course at the bottom of the uppermost floor, by stepping the top story back, or similar measures.

g. Windows shall create visual interest and shadow lines in each wall opening with the appearance of depth. Examples of means to achieve this include the following:

    i. Trim that is substantial, visible, and at least 1-inch in depth around all upper-story windows and non-commercial ground floor buildings;

ii. Recesses that are at least two-inches deep from the plane of the surrounding exterior wall; or

iii. Providing prominent surface relief and articulation to a façade using awnings, canopies, balconies, porches, stoops, arcades, forecourts, or massing changes.

h. Materials shall present a durable and attractive appearance through high quality materials, finishes, and workmanship defined as:

i. At least two cladding materials (excluding roof and foundation); and

ii. At least three exterior colors, (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).

iii. Buildings that accurately adhere to a recognized architectural style, which is appropriately expressed through one cladding material or one color, may be accepted.

4. *Pedestrian Access.* New development must orient the primary building and entry to the street or public right-of-way.

a. Commercial sidewalk connections. Create an interface between the building and public sidewalk that results in a high level of activity at the street. Direct entrances into ground-floor commercial establishments, which are adjacent to streets at a rate of no less than one per 100 feet of linear street frontage.

b. Residential sidewalk connections. Provide building entrances for individual ground-floor dwelling units adjacent to streets at no less than one per 100 feet of linear street frontage.

c. Common area sidewalk connection. When common entrances provide access into a multifamily unit, such entrances shall be clearly distinguished from entrances into individual dwellings or fronts.

d. Entrances shall be weather protected by a portico, canopy, or alcove of no less than four feet in depth.

5. *Connectivity.* To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities.

a. A conceptual master plan that outlines circulation, access, shared parking, maintenance, and utility easements shall be required where a parcel proposed for development has adjacent properties that are undeveloped and/or that allow for possible connection points, to assist in achieving all of the following:

i. Providing a clearly defined pedestrian route between parking areas and the primary pedestrian entrance (s) to the building and shared parking arrangements are encouraged.

ii. Minimizing the number of curb cuts and potential conflicts between bike/pedestrian and auto movements.

iii. Enhancing opportunities to encourage walking and biking to nearby amenities, services, and transit facilities.

iv. Providing a concept plan that may be used to encourage or facilitate appropriate future uses that best achieve the goals of the district and General Plan.

6. *Transitions in Scale, Density and Use Adjacent to Neighborhoods.* New development shall be designed to harmonize with the surrounding physical context. Appropriate transitions in height and mass may be required as conditions of approval in design and site plan review where higher intensity development is adjacent to lower-intensity residential zones. Techniques for improving transitional compatibility include the following treatments:

a. Transitions in scale, density, and uses should occur along alleys or mid-block rather than across streets;

b. Placing the least intensive part of a development along the adjoining perimeter of a lower intensity development;

c. Incorporating height step-backs where different building heights adjoin, or across streets, adding compatible elements such as porches and balconies, and separating outdoor activity areas from existing homes;

d. Providing additional screening for parking and mechanical equipment; and placing additional controls on lighting such as full cutoff shielding; and/or

e. Ensuring careful placement of windows, glazing, and utilizing landscaping to help buffer lower intensity uses.

3.06 Special Regulations in the Community Commercial Zone

A. **Building Size Limitations.** No single use may have a single floorplate that exceeds 60,000 square feet in order to maintain a neighborhood and community scale.

B. **Drive-through Limitations.** Drive-through windows and establishments are not desired and, more specifically, fast food drive-throughs are prohibited within one-half mile of a school. **Drive throughs will be evaluated for potential overconcentration, effect on healthy lifestyle choices, and impact to the City's greenhouse gas emissions (GHG).**

C. **Location of Off-Street Parking.** Parking shall be located along the side or rear of buildings. Alternate parking arrangement may be considered through site plan and design review with approval by the Zoning Administrator or Planning Commission as appropriate to the proposed use. Parking shall comply with provision of Article 23, Chapter 25 of the Woodland Municipal Code related to Off Street Parking and Loading.

D. **Business Uses, Activities and Storage.** All permitted uses, activities or storage of related equipment and materials shall be conducted or contained wholly within completely enclosed buildings. Auto service stations, temporary outdoor uses, vehicle leasing, sales and services may be allowed by the Zoning Administrator, when and where the use activity or storage is incidental to a principal use on the premises and in character and harmony with the surrounding area as provided for in Table 3.02 of these standards.

E. Design Guidelines and Standards for Desired Urban Form – Community Commercial Zone

1. *Building Frontage.* Building frontages should help visually frame the facing sidewalk and street. On corner lots, the building shall help visually anchor the intersection through its height and mass. The primary façade of the building shall face the primary street.

2. *Pedestrian Entries.* Building entrances shall face the street with prominent and inviting architectural details.

3. *Vehicle Entries.* To maintain a continuous building frontage, wherever feasible, vehicle access to and from off-street parking should be off a side street or single access point at one end of the parcel.

4. *Architectural Design.* Building architectural design shall be appropriate to the locational context in terms of scale, massing and shape. Buildings shall be compatible with the nearby development context, demonstrate a high level of quality, and support the growth in value of surrounding properties. Design features and elements may include articulated facades, projections, and recessed entryways. The street-facing façade shall promote visual interest appropriate to and consistent with the building's architectural style.

    a. The design of buildings and landscapes shall physically define the streets and public spaces.

    b. Buildings and landscapes should emphasize beauty, aesthetics, human comfort, and the creation of a sense of place for people.

    c. Public and publicly accessible spaces shall consist of sidewalks, plazas, squares, greens and other spaces that host daily interaction and public life.

    d. Wall projections or recesses for buildings greater than 50-feet in width and less than 100-feet in width shall be no less than 12 inches in depth; or wall projections or recesses for buildings 10 feet or wider shall be no less than 24 inches in depth. The frequency and

scale of the projection or recess shall be proportionate to the overall mass and scale of the building.

e. To maintain a human scale for multi-story buildings, the height of facades shall be divided into smaller increments.

   i. Generally, each street-facing building facade shall be composed of a clearly visible base, middle, and top. Non-traditional designs may incorporate other means of façade composition

   ii. The horizontal articulation of the three building elements may consist of a substantial-appearing base a roof cornice line or an eave and gable overhang or a similar architectural element appropriate to the style that frames the middle section.

   iii. Buildings or portions of buildings that are over four-stories shall also provide articulation for the top story of the building. This may be accomplished through color change, material change, a cornice/belt course at the bottom of the uppermost floor, by stepping the top story back, or similar measures.

f. Windows shall create visual interest and shadow lines in each wall opening with the appearance of depth. Examples of means to achieve this guideline include the following:

   i. Trim that is substantial, visible, and at least 1-inch in depth around all upper-story windows and non-commercial ground floor buildings;

   ii. Recesses that are at least two-inches deep from the plane of the surrounding exterior wall; or

   iii. Providing prominent surface relief and articulation to a façade using awnings, canopies, balconies, porches, stoops, arcades, forecourts, or massing changes.

g. Materials shall present a durable and attractive appearance through high quality materials, finishes, and workmanship defined as:

   i. At least two cladding materials (excluding roof and foundation); and

   ii. At least three exterior colors, (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).

   iii. Buildings that accurately adhere to a recognized architectural style, which may be appropriately expressed through one cladding material or one color, may be accepted.

5. *Building Transparency: Required Opening for Non-Residential Uses.* Provide a visual connection between the street and the interior building spaces. Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings. In addition, the following requirements shall apply:

    a. No building wall may extend in a continuous plane for more than 25 feet without a window, door or storefront opening.

    b. Street facing facades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing.

    c. For ground floor street facing facades occupied by commercial uses, exterior walls facing a front or street side lot line shall include windows, doors, storefront or other openings with transparent glazing for at least 50 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas.

6. *Variation in Massing and Form.* Street-facing façades in long buildings must be visually "broken up" or separated vertically by: variations in roof forms and parapet heights; pronounced (at least one-foot-deep) recesses and/or projections in the wall plane; pilasters that are at least eight inches deep and at least eight inches wide; projected bays, recesses and entries; vertical accents or focal points; cornices; and distinct changes in texture and/or wall color.

7. *Connectivity.* To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities.

    a. A conceptual master plan that outlines circulation, access, shared parking, maintenance and utility easements shall be required where a parcel proposed for development has adjacent properties that are undeveloped and/or that allow for possible connection points, to assist in achieving all of the following

        i. Providing a clearly defined pedestrian route between parking areas and the primary pedestrian entrance (s) to the building and shared parking arrangements are encouraged.

        ii. Minimizing the number of curb-cuts and potential conflict between bike/pedestrian and auto movements.

        iii. Enhancing opportunities to encourage walking and biking to nearby amenities, services, and transit facilities.

        iv. Providing a concept plan that may be used to encourage or facilitate appropriate future uses that best achieve the goals of the district and General Plan.

8. *Pedestrian Access.* Shaded walkways shall be provided between the principal building entries and parking areas. A clearly defined pedestrian route between the street-adjacent sidewalk, parking areas, and the primary pedestrian entrance (s) to the building shall be provided.

9. *Parking Lot Circulation.* Convenient pedestrian connections shall be provided from adjoining neighborhoods and transit-served streets. To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems as well as defining maintenance and utility responsibilities. Shared parking arrangements are encouraged.

10. *Parking Lot Landscaping.* Attractive landscaping in and around parking areas shall be included to provide shade and enhance community center character and identity. Landscaping shall be provided consistent with the requirements provided in Article 22 of Chapter 25 of the Woodland Municipal Code related to Landscaping, including Section 25-22-20(b)(4) requiring minimum parking lot shading.

11. ***Gateways.*** **Parcels located adjacent to freeway on and off ramps are considered gateways. The architectural, site, and landscape design shall be enhanced and include distinctive gateway or entry features that enhance the quality and character of Woodland. Buildings adjacent to the freeway should be a minimum of two stories in height and exhibit exemplary architectural design.**

12. *Outdoor Spaces.* Outdoor patios/plazas shall be provided in new and upgraded shopping centers and be designed as focal gathering points. These spaces shall be at least five square feet in size for each 1,000 square feet of floor area, up to a maximum of 1,500 square feet. Amenities shall be included within the plaza, such as benches or other seating, shade trees, drinking fountains water features, public art, or performance areas.

3.07 Special Regulations in the Regional Commercial Zone

A. **Limitations on Certain Commercial Uses.** Certain Business Services and Office uses listed in Table 3.02 are conditionally permitted only if it can be demonstrated to the satisfaction of the Planning Commission that the uses are compatible with and support a regional commercial center and will not adversely affect adjacent uses. Ground level office uses shall not exceed 10 percent of the total floor area in a regional center, but upper-story office uses are exempt from this limitation.

B. **Plaza and Outdoor Patio Areas.** Plazas and outdoor patio areas with pedestrian amenities and public art are required within new and upgraded shopping centers to create focal points. These spaces shall be at least five square feet in size for each 1,000 square feet of floor area, up to a maximum of 1,500 square feet. Amenities shall be included within the plaza, such as benches or other seating, shade trees, drinking fountains, water features, public art, or performance areas.

C. **Outdoor Storage.** All uses or activities shall be conducted wholly within completely enclosed buildings, except auto service stations, temporary outdoor uses, vehicle leasing, sales and services, or where in the opinion of the Zoning Administrator the use is incidental to a principal use on the premises and the proposed outdoor use is in character and harmony with the surrounding area as provided for in Exhibit B.

D. Design Standards for Desired Urban Form – Regional Commercial Zone

1. *High Quality Design.* A regional center shall provide a consistent level of high quality architecture and landscape design throughout. The result should be a memorable and desirable destination that enriches the community and the region at large.

2. *High Quality Materials and Sustainability.* Employ high quality, durable materials and best practices in sustainability in the center design.

3. *Parking Lot Circulation.* Convenient pedestrian and bicycle connections shall be provided within the project and to adjacent neighborhoods and transit-served streets. To the extent possible, new development with adjoining lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems as well as defining maintenance and utility responsibilities. Shared parking arrangements are encouraged.

4. *Pedestrian Access.* Shaded walkways shall be provided between the principal building entries and parking areas. A clearly defined pedestrian route between parking areas and the primary pedestrian entrance(s) to the building shall be provided. Shaded pathways providing a minimum five-foot clear pedestrian passage shall be provided. Interest and variability shall be achieved through the use of a variety of pathway materials. Features such as landscaping, seating, fountains, low walls, patio seating, and other architectural features shall be provided to enhance the pedestrian experience.

5. *Gateway or Entry Features and Public Art.* The design shall include a clear sense of arrival and departure through a distinctive gateway or entry features that enhance the quality and character of Woodland. A public art program is required for the center.

6. *Landscaping.* Landscaping shall include shade trees in and around parking areas to enhance regional center character and identity. Landscaping shall be provided consistent with the requirements provided in Article 22 of Chapter 25 of the Woodland Municipal Code related to Landscaping, including Section 25-22-20(b)(4) requiring minimum parking lot shading. Solar panels over parking spaces may substitute for up to 60 percent of the required number of trees.

7. *Reference to Other Criteria.* The Design Standards and Urban Form Characteristics provided in Section 3.06 D, Community Commercial Zone, shall be utilized in evaluating Regional Commercial Development.

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3.08 Special Regulations in the Light Industrial Flex Overlay Zones

A. **Application Over Base District**. The Light Industrial Flex Overlay regulations are to be applied in addition to the base zone regulations.

B. **Limitations on Certain Commercial Uses.** Service commercial and light industrial uses –that are not typically located in shopping centers are permitted provided that they are in developments that are visually complementary to adjacent development.

C. **Limitations on Office Uses.** Ancillary office spaces that support such uses are also permitted, but they shall not be the primary use.

D. **Limitations on Outdoor Activities and Facilities.** No outdoor storage shall be allowed between the primary building and the sidewalk or street. Outdoor storage must be screened. Outdoor activities are not allowed, except for incidental loading, nurseries and garden centers, and community gardens, temporary outdoor uses, or when the Zoning Administrator determines that the use is incidental to a principal use on the site and the proposed outside use is in character and harmony with the surrounding area.

E. **Design Standards for Desired Urban Form –** Light Industrial Flex. Within the LIF Overlay Zone, building design may vary, -but generally follow that specified for the base zone and more specifically reflect the following principles and requirements.

1. *Context Sensitive Design.* Context sensitive design of industrial and commercial uses is desired, including screening, buffer landscaping, and upper story setbacks when located adjacent to lower intensity and residential uses. When an LIF Overlay Zone abuts a residential zone, the maximum building height is 30 feet within 40 feet of the residential zone boundaries, and buildings setbacks shall be 15 feet for interior side yards and 50 feet for interior rear yards adjacent to residential zones.

2. *Screening/Fencing.* Appropriate screening shall be provided through a combination of fencing, landscaping, and building placement. Walls or fences in public view should be built with attractive, durable materials. New or used materials in good condition may be utilized. Concrete, wood, and metal, may be used in combination with each other and landscaping to provide an attractive street frontage and to enhance the view from the public way. Barbed wire or "razor-wire" may be considered only where it is demonstrated to be necessary for security purposes, and in no case shall it be publicly visible.

3. *Streetscape.* Streetscape design shall promote an uncluttered street appearance with appropriate fencing, landscaping, and screening.

4. *Architectural Design.* The street-facing façade shall include applied surface ornamentation or decorative detailing to promote visual interest. This may include, but not be limited to, moldings/trim, brackets, niches, and decorative entrances.

5. *Parking.* Parking shall be located at the side or rear of buildings, wherever possible, with only customer parking located in front of buildings. Throughout the LIF Overlay Zone, where parking is located in front of buildings, a 10-foot landscaped area must be provided between the parking area and the adjacent right-of-way, which may consist of permeable paving and a continuous canopy of trees.

6. *Compatibility and Performance Standards.* LIF Overlay areas within Corridor Mixed Use and Regional Commercial zones are subject to performance standards and design criteria that ensure development is attractive and visually complementary to adjacent development.

7. *Existing Development.* The intent for the LIF Overlay areas within the Industrial Zone is for them to exhibit a higher quality visually than is typical for industrial areas without this overlay. Therefore, where the existing development does not comply with new design criteria, requirements may be placed on existing development through conditions of approval to foster the desired visual transition envisioned by the General Plan. This may include upgrades or improvements to the site where publicly visible, including landscaping, fencing, lighting, surfacing, signage, as well as potential building improvements to enhance the visual attractiveness from the street.

7.

~~3.09 Residential Density in the R-H Residential High Multiple Family Zone~~

3.10 Special Regulations in the Residential High Density Zone

Standards to apply in the HDR District and in the CMU districts for either residential only, or mixed use development in which residential square footage is greater than 2/3 of the square footage in the project.

A. Neighborhood Compatibility

1. *Building Compatibility.* Residential projects located across the street from single-family neighborhoods shall orient the buildings to the street with individual entries, patio areas and landscaping facing the single-family homes. Parking lot areas and carports shall not be located along single-family neighborhood street frontages.

2. *Unit Access.* Duplexes, tri-plexes, and four-plexes abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed).

B. Location and Design of Off-Street Parking.

1. *Parking Location*. Parking shall be located along the side or rear of buildings. Parking shall comply with provision of Article 17.116, Chapter 17 of the Woodland Municipal Code related to off Street Parking and Loading.

a. If on-street parking cannot be utilized along a street front, one row of on-site parking may be allowed along that street front, with buildings sited to provide visible front entry access and design to the street front.

b. Alternate parking arrangement may be considered through site plan and design review with approval by the Zoning Administrator or Planning Commission as appropriate to the proposed use.

c. A minimum of one parking space per unit shall be provided.

2. *Covered parking.* Projects over 50 units in size shall provide covered parking for a minimum of half (50%) the required parking. Projects over 80 units shall provide covered parking at the rate of 75% of the required parking.

a. Covered parking shall be provided over a maximum of 10 spaces and landscape fingers that shall be planted with trees and shrubs, provided between each block of covered parking. Landscaping with at the rate of 1 5-gallon shrub every 4 feet and groundcover at a rate of 12-inches on center, shall be provided behind each covered parking area where the covered parking is adjacent to a property boundary.

3. *Bike Parking*. Bike parking shall be provided at the rate of 1 publicly accessible bike space per 5 units for projects with over 20 units.

4. *Carport and Garage Design*. Garages and carports shall be designed to include a minimum of two of the following from the main building(s): materials, detailing, roof materials, and colors. Solar panels structures are allowed as roof material for garages or carports.

C. **Landscaping.**

1. Landscaping shall be provided consistent with the requirements provided in Article 17.112, Chapter 17 of the Woodland Municipal Code related to Landscaping, including Section 17.112.030(B)(4) requiring minimum parking lot shading. Solar panels over parking spaces may substitute for up to 50 percent of the required number of trees in a parking lot.

D. **Outdoor Space.**

1. Open space shall be provided, and at a minimum shall be equal to or greater than 5% of the total building (unit) square footage. The open space may be private, common, or a combination of both.

a. *Private Outdoor Space*. Private outdoor space is defined as outdoor space that is usable and directly adjacent to the unit, not the general public. Private outdoor space may be

provided by one or more of the following: balconies, private gardens, private yards, terraces, decks, and porches.

b. *Common Outdoor Space*. Common outdoor space shall provide shared access for all building tenants. Common outdoor space may be provided by one or more of the following: courtyards, gardens, play areas, outdoor dining/seating areas, recreation amenities, paseos wider than 15 feet, and rooftop amenities.

c. Unless located on the rooftop, common outdoor spaces shall be designed to be visible from inside the building, such as windows located at building entrances and/or dwelling unit windows.

d. For each common outdoor space provided, a minimum 15-foot dimension is required in at least one direction, with a minimum dimension of at least 10 feet in all other directions.

e. Up to 15% of the common outdoor space may be landscaped using required stormwater treatment planters that are contiguous with the common outdoor space.

f. Outdoor seating shall be provided at common usable open space areas and outside of laundry facilities (if provided).

g. If the project has a shared internal entry, an internal entry foyer or courtyard shall be provided. This common interior space shall not be counted toward the open space requirement.

E. **Fences and gates.**

1. *Prohibited Materials*. Chain link, barbed wire, and razor wire fencing is prohibited.

2. *Perimeter Fencing*. Perimeter fencing utilized along a public street shall be constructed of decorative material such as iron, pre-painted welded steel, brick, wood picket, or other similar material.

3. *Common and Private Space Interface.* At the intersection of common and private open space areas, low walls, plant materials, or fences 42-inches in height or less, shall be used to provide separation between common and private open space. Materials such as wood or metal pickets, may be used to offer degrees of transparency without creating total enclosure.

4. *Private Space Screening*. Where private open space is adjacent to a public access way, a taller fence up to 5-feet may be allowed as long as the top 18 inches have greater than 50% transparency.

5. *Wood Fencing Treatment*. All wood fencing shall have galvanized metal postscovered in wood and stained with a semi-transparent or opaque treatment. Posts shall be set in concrete.

F. **Air, Light, and Privacy**

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1. *Maximum Building Height*. Maximum building height: 40 feet. When a HDR abuts a single-family residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone.

2. *Setbacks*. Conform to the setback requirements as provided in Table: 4.03.2 for High Density Residential.

3. *Buffers*. Comply with buffer requirements consistent with Tables 3.11.1 and 3.11.2.

4. *Pedestrian Scale Lighting.* Pedestrian-scaled lighting, less than 15-feet in height, shall be used to illuminate areas used for pedestrian circulation. Bollards may be used as well.

5. *Dark Sky and Light Screening.* All illumination shall be controlled with cutoffs that primarily direct light downward.

G. **Building Design**

1. *Affordable Design Consistency.* Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

2. *Wall Facades*. Blank walls (facades without doors, windows) shall be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor areas.

3. *Street Facing Facades*. Street facing facades of each floor of the building shall have an overall wall composition of at least 25% glazing, but not more than 70% glazing.

4. *Ground Floor vs. Upper Floor Façade*. Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper floors by providing a material change between the first floor and upper floors along at least 60% of the building façade with frontage upon a street or adjacent to an open space.

5. *Trim Surrounds*. Trim surrounds shall be provided at all exterior window and door openings. Trim shall be at least 1-inch in depth around all upper story windows. In lieu of exterior window trim, windows can be recessed from wall plane by a minimum of three inches. Stucco textured foam trim shall not be used as the only application to provide architectural detailing.

6. *Materials*. At least two materials shall be used on any building frontage, (excluding roof and foundation) in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.

7. *Colors*. Buildings shall employ more than a single color application. At least three exterior colors are required (each cladding material shall count as a color, and trim /accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements shall count as a color)

a. Buildings that accurately adhere to a recognized architectural style, which is appropriately expressed through one cladding material or one color can be accepted.

8. *Material Quality*. Building materials used shall provide for durability, longevity and quality through the use of warranties, demonstrated successful use on similar projects, and clearly stated installation techniques. Submittal of warranties and other information to demonstrate durability and quality shall be provided to the Building Division.

9. *Siding*. A minimum 5/8 thickness is required for panel siding. Battens are required to be incorporated in to the design for a board and batt appearance.

10. *Accent Treatment.* Accent elements, such as trellises, arches, arbors, columns, or low monument features shall be used to demarcate building frontages, building entrances, and common open space areas.

11. *Windows.* If a unit has windows on multiple building frontages, operable windows shall be provided on at least two building frontages.

H. Site Design and Building Orientation and Pedestrian Access

1. *Public Street Orientation*. When buildings are adjacent to a public street, building entrances shall be oriented to face the public street.

2. *Common Entrance Connections*. When common entrances provide access to a multi-family unit, such entrances and sidewalk connections shall be clearly distinguished from entrances into individual dwellings or fronts through the use of paving color, walk width, lighting, and landscaping treatment.

3. *Pedestrian Parking Route*. A clearly defined pedestrian route between parking areas and primary pedestrian entrance shall be provided. This route shall be lighted and landscaped.

4. *Entrance Design*. Entrances shall be weather protected by a portico, canopy, or alcove of no less than 5-feet in depth.

I. Massing and Articulation

1. *Building Articulation*. A minimum of two features such as balconies, cantilevers, dormers, bay windows, patios, individualized entries shall be incorporated into each project building.

2. *Building Off-set*. A minimum one-foot offset is required for any wall plane that exceeds 30-feet in length.

3. *Major Massing Breaks*. Buildings three stories or taller shall have **major** massing breaks at least every 100-feet along a street frontage, through the use of varying setbacks and/or building

entries. Major breaks shall be a minimum of 30-inches deep and four feet wide and extend the full height of the building.

4. *Minor Massing Breaks*. Buildings shall have **minor** massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12-inches deep and four feet wide and extend the full height of the building.

5. *Rooflines*. Rooflines shall be vertically articulated at least every 50 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clearstory windows, and varying roof height and/or form.

6. *End Building Frontage*. Where the side façade at the end of a building is oriented to a street, driveway, paseo, or common open space area, massing and level of detailing of the side façade shall be consistent with the front façade. Architectural treatments shall be provided which wrap around the side of the building (e.g., wrap-around porch, trellis, canopy).

7. *Garage Recess*. Garage doors shall be recessed a minimum of 9 inches from the garage door frame.

J. **Utilities, Screening.**

1. *Utility Screening.* All ground level utilities, including air conditioning condensers, shall be screened from public walkways and common areas through use of screening panels, landscaping or a combination.

2. *Utility Placement*. Utilities, particularly if noise producing, shall be located away from private and *common open space areas.*

3. *Roof Top Equipment.* All roof top equipment shall be screened from view. The point for determining visibility shall be 5 feet above grade at a distance of 200 feet. If the roof structure does not provide screening, additional roof screening shall be provided in the design.

4. *Trash Enclosures.* Comply with Section 3.11 B 6 regarding design and location of grouped trash enclosures. For projects that are comprised of individual units with individual trash pick-up, each unit shall be designed to accommodate the required three trash toters, in compliance with state law. The project shall provide for the storage in a screened location during the week, and provide for the adequate placement of such toters on trash pick-up day.

5. *Utility Access Design.* The project shall be designed to accommodate all required utility vehicles including fire trucks, trash trucks, and sewer and storm water vehicles.

~~K. The required lot area per dwelling unit shall be a minimum of 850 square feet and a maximum of 1,700 square feet, which corresponds to the General Plan density range of 20 to 40 units per gross acre.~~

3.11 Flood Study Area Zone

Uses that may be considered, subject to Planning Commission review and approval, in the Flood Study Zone are open space, low-intensity agriculture, or recreational uses. Existing structures and business operations may remain but may not expand.

3.12 Use Regulations and Standards in All or Several Zones

The use and design regulations provided below shall apply to all zones. All applicable sections of the Zoning Ordinance standards and regulations shall apply in addition to the specific standards and guidelines provided in the Interim Zoning Ordinance. Further, all development projects must comply with the City of Woodland Community Design Standards (Resolution 4527, adopted on April 6, 2004), if applicable, and any other discretionary review required by specific plan requirements that may also apply. Applicability shall be determined by "best fit" analysis.

A. **Use and Design Regulations.** The following use regulations shall apply:

1. ***Accessory and Temporary Uses.*** Accessory uses and structures and temporary uses are subject to the provisions of the Zoning Ordinance.

2. ***Outdoor Storage.*** All uses or activities shall be conducted wholly within completely enclosed buildings, and no outdoor storage shall be allowed between the primary building and the sidewalk or street, except as may be provided in specific use regulations per zoning district.

3. ***Prefabricated Storage, Shipping or Cargo Containers.*** Prefabricated storage/shipping containers may not be utilized as permanent storage in any residential, commercial or corridor mixed use zone. Containers may be allowed on a temporary basis subject to design review for review of placement and screening.

    a. If temporary for a project (materials storage during construction), they must be removed upon the project completion.

    b. If related to use for recycling in a commercial or corridor mixed use district, consideration and placement shall be subject to Zoning Administrator Permit.

    c. If temporary for business-related storage (e.g. permitted wholesale storage of goods):

        i. If left on a parcel in excess of one year, the containers are considered permanent storage and must comply with the Building Code, Prevention Code and would require a building permit.

        ii. No stacking of containers is allowed.

iii. Containers must not be visible from any public right-of-way. Screening of the containers may be accomplished through a combination of placement on site, fencing, and landscaping.

iv. No container signage (typically painted on the sides and ends) of any type may be visible from adjoining properties.

v. Containers shall meet side and rear setback requirements of the zone.

vi. Provide the anticipated time frame for removal of the containers and replacement with permanent structures. .

vii. Containers shall be accessible for periodic fire/life safety inspection. Each container requires additional ground area in the parcel, adjacent to the container, equal or greater than one-half the area of corresponding container.

4. ***Exterior Lighting.*** Exterior lighting must be attached to the building and integrated with architectural style, material, and colors. Lighting should reflect the best aesthetic character of the surrounding neighborhood, particularly in historic districts. Exterior lighting must be fully shielded to promote dark sky, prevent glare into adjacent neighborhoods, and be architecturally integrated with building style, material, and colors

5. ***Improvements to Existing Non-Conforming Sites.*** For those situations where a site is non-conforming with current Zoning or Community Design standards, development will be required to provide limited improvements to enhance the visual characteristics of the street or street-side frontage in order to bring the site into greater conformity with the Zoning and Community Design Standards. Improvements may require the removal and replacement of inappropriate signage, the adding or replacing of missing landscaping, adding fencing to meet screening requirements, adding or improving on-site lighting, or re-paving and/or striping of existing parking areas.

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Table 3.11.1 Required Landscape Buffers						
Proposed Use	*Adjoining Use*					
	Park or Open Space	*Single-Family Residential*	*Multi-Family Residential*	*Mixed Use*	*Commercial*	*Industrial*
Park or Open Space	_	Type 1	Type 1	Type 1	_	_
Single-Family Residential	_	_	_	Type 1	Type 2	Type 2
Multi-Family Residential	Type 1	Type 1	_	_	Type 1	Type 2
Mixed use	Type 2	Type 2	Type 2	_	_	Type 1
Commercial	Type 2	Type 2	Type 2	_	_	_
Industrial	Type 2	Type 2	Type 2	Type 1	Type 1	_

Table 3.11.2 Buffer Yard Requirements (for each 100 linear feet of buffer yard)						
Buffer Yard Type	*Minimum Width*	*Trees*		*Shrubs*		*Fencing*
		Large	*Small to Medium*	*Large*	*Small to Medium*	
Type 1	10	2	2	4	6	May be wood, Masonry encouraged
Type 2	15	2	3	5	7	Masonry

B. **Standards.** The following standards shall apply:

1. ***Landscaping, Buffering and Screening.*** Landscaping, buffering, and screening shall be provided as required by the Zoning Ordinance and in interim zones by this Ordinance as shown in Tables 3.11.1 and 3.11.2.

   a. When a multi-story building is proposed and the second story or above is located within 50-feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide reasonable privacy.

   b. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior unit, incorporating wing walls or louvers, using glass block or other translucent material, or other such methods.

c. Sufficiency of Screening. The review authority shall determine the sufficiency of the proposed screening measures and may require additional measures.

d. Consideration for Alternative Buffering or Screening. Alternative means of achieving buffering or screening as required in Tables 3.11.1 and 3.11.2 may be considered by the Zoning Administrator or Planning Commission as appropriate, if it can be demonstrated that the alternative will achieve or exceed the intended purpose for the buffering or screening.

2. ***Off-street Parking and Loading.*** Off-street parking and loading shall be provided as required by the Zoning Ordinance.

3. ***Property Maintenance Standards.*** All properties shall be maintained by their respective owners in good order. This shall include litter management and the repair and maintenance of all structures, fences, signs, walks, driveways, landscaping, painting, and other exterior features, as may be necessary to maintain good order. Landscape maintenance agreements shall be required of all new development or significant remodels or renovation projects.

4. ***Screening of Mechanical Equipment.*** All exterior mechanical equipment shall be screened from public view, including adjacent properties. Equipment to be screened includes but is not limited to, heating and/or air conditioning units, water tanks, valves, back flow prevention devices, solar and photovoltaic panels, and transformers. Screening materials may be solid concrete, wood or other opaque material or a combination of fence/wall. Landscaping shall effectively screen equipment so that it is not readily visible from the public right-of-way.

5. ***Construction Management*****.** The following shall be followed during any construction activities:

a. During the construction of a project, the construction site shall be secured by temporary fencing.

b. All portions of the construction site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered. Public streets shall be kept dirt free to the satisfaction of the City Engineer.

c. All construction and transport equipment shall be muffled in accordance with state and federal laws and regulations. Noise standards as Section **9.28.090** ~~15-26~~ of the Municipal Code shall apply.

d. Construction and transport equipment shall be operated so as to minimize exhaust emissions. During construction trucks and equipment should run only when necessary.

e. Construction hours shall be as stipulated in Section **9.28.090** ~~15-26~~ of the Municipal Code.

f. All water run-off from construction sites shall be controlled.

g. At the end of construction, local road surfaces shall be returned to pre-construction condition.

6. ***Trash Enclosures.*** Trash enclosures shall be required for multiple family, commercial and industrial uses. All of the following shall apply regarding materials, construction and design:

a. The walls of the trash enclosure structure shall be constructed of solid masonry material with a decorative exterior surface finish compatible with the main structure(s). The trash enclosure walls shall be a minimum of six feet in height, and the minimum dimensions shall be adequate for the size and number of dumpster and recycling bins.

b. The trash enclosure structure shall have solid heavy gauge metal gates.

c. The trash enclosure shall feature a floor and approach that is paved with a durable, all-weather surface.

d. Trash receptacles shall be covered or a cover structure shall be constructed above the enclosure so as to protect its contents from the elements.

e. The trash enclosure for residential developments should be designed to allow walk-in access by residents without requiring the main enclosure gates to be opened.

f. Signage identifying the types of recyclable materials accepted for collection at the trash enclosure shall be conspicuously posted within the enclosure.

g. The trash enclosure shall be designed so that adverse impacts such as noise, odor, vectors, or glare are minimized through the use of adequate separation, fencing, landscaping, or other means.

h. If visible from public view, the perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and /or climbing evergreen vines.

i. No trash enclosure shall be located in any required street-side setback area.

7. ***Performance Standards.*** All development shall be subject to the performance standards as set forth in the Zoning Ordinance and the following additional requirements. These performance standards are intended to ensure that uses and activities are conducted in a manner that protects the public health and safety and do not produce adverse impacts on surrounding properties or the community at large.

a. Lighting. All lighting, reflective surfaces, or any other sources of illumination shall be designed and located in a manner that produces no glare on public streets or on any other parcel. Lights shall be of the minimum illumination necessary for a given application and shall be directed downward and shielded at lot lines so as to confine all direct rays to the premises on which it is located. Exterior lighting shall be fully shielded.

b. Fire Hazards. The storage, use, transportation, or production of products which, either in the raw or finished state, constitute a flammable or explosive material shall be subject to approval of the Fire Department (as example, flour milling or nut shell processing). Burning of waste materials in open fires or unapproved incinerators is prohibited.

c. Liquid or Solid Waste. The use, handling, storage, and transportation of waste materials, including hazardous wastes, shall comply with the provisions of the California Hazardous Materials Regulations and any other applicable laws. Discharge at any point into a public or private sewage disposal system, stream, or the ground, of any material that could contaminate any water supply, or otherwise cause the emission of dangerous or offensive elements is prohibited. No exceptions are allowed unless in accordance with regulations, licenses or approvals of the various local and state agencies having jurisdiction over such activities.

d. Odor, Particulate Matter and Air Contaminants. No continuous, frequent, or repetitive odors are permitted that are perceptible on or beyond adjacent lot lines or in the public right-of-way. An odor detected no more than a total of 15 minutes in any one day shall not be deemed to be continuous, frequent or repetitive as used in this subsection. No dust or particulate matter shall be emitted that is detectable at zoning district boundary lines or property lines by a reasonable person without instruments. Exhaust air ducts shall be located or directed away from abutting residentially-zoned properties.

e. Vibration. Machinery used for manufacturing and industrial processes, including oil and gas collection, processing, and distribution must be designed and housed to ensure that vibration will be reduced to a minimum amount discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

f. Buffers/Lot Perimeters. Tables referred to in (1) of this section, indicate when a buffer treatment is required and of what type based on the proposed adjoining use. Only the proposed use is required to provide the buffer yard. All uses adjacent to residential zones shall be located, oriented, and designed so as to be compatible with residential zones. Fencing and landscaping adequate to screen development from adjacent residential zones is required.

g. Noise Standards. Applicants for proposed projects may be required to provide evidence that all of the applicable requirements relating to noise may be satisfied by the project prior to approval. Provisions contained in Chapter 8 of the 2035 General Plan shall apply in addition to other applicable sections of the Municipal Code that relate to noise and nuisance considerations. Maximum noise levels at property lines shall not exceed 70 dBA Ldn. Table 8.6 of the General Plan provides noise level performance standards that apply to the noise sources themselves for new projects and existing non-transportation sources.

8. ***Temporary Uses.*** Temporary uses shall be as allowed, consistent with regulations for temporary uses for the "Best Fit" zoning district under the Zoning Ordinance, except that the Zoning Administrator may impose additional conditions related to size, location, and hours of operation to ensure that the temporary use will not conflict with applicable General Plan policies.

   a. Purpose. To establish a process for review and approval of certain uses that are intended to be of limited duration of time and will not permanently alter the character or physical facilities of the site where they occur, nor prevent development of future uses as envisioned by the General Plan or any applicable specific plan.

   b. Applicability. A Temporary Use Permit is required for any temporary uses that are not otherwise permitted in the base zoning district regulations Exhibit B.

   c. An application for a Temporary Use Permit must be filed and processed in compliance with procedures in Section (**17.60.040** ~~25-13-30~~). An application must be submitted at least 30 days before the use is intended to begin. The application must include the written consent of the owner of the property or the agent of the owner.

   d. The Zoning Administrator may approve, approve with conditions, or deny applications for temporary uses without a public hearing. However, at the discretion of the Zoning Administrator, a temporary use requiring Administrative Review may be forwarded to the Planning Commission.

   e. The following uses may be authorized in a nonresidential zone for a period not to exceed: 60 days. After public notice, as required in Section 3.04 (A) of this Ordinance, the Zoning Administrator may extend the temporary use for 10 months, and subsequently extend the temporary use for a period of one-year.

      i. Consideration for extension of the approval period may be authorized by the Zoning Administrator if the authorized use is consistent with the findings provided in Section 3.04 C.

      ii. The following uses may be authorized in a nonresidential zone as temporary uses, subject to securing a building permit and compliance with all conditions or approval, if required:

      iii. Temporary structures and uses incidental to the construction of a building or a group of buildings, including but not limited to construction staging of materials and equipment;

      iv. Rental or sales office incidental to a new development, provided that it is located in the development project or in an adjacent temporary structure;

      v. Structures and uses incidental to environmental cleanup and staging;

vi. New and used auto sales or storage lots;

vii. Parking that is accessory to any temporary use listed above; and

viii. Other temporary emergency uses as determined by the Zoning Administrator.

9. ***Exceptions.*** Exceptions to the requirements in the Design Guidelines and Standards may be approved through design and site plan review with approval by the Zoning Administrator or Planning Commission as appropriate to the uses, and for review and approval of unique uses and conditions.

ARTICLE 4 Dimensional, Intensity, and Density Regulations

4.01 Purpose

The purpose of this Article 4 is to prescribe minimum required setbacks and maximum permitted residential density, building intensity, and height, for buildings and structures in all zoning districts; and to prescribe bonus density and intensity that may be conditionally permitted.

4.02 Zoning Ordinance Provisions Superseded

The provisions of this Article temporarily supersede the setbacks, building height, intensity and density regulations in the Zoning Ordinance that otherwise would apply to land within the Interim Zones.

4.03 Setbacks

The minimum setbacks of buildings from lot lines, also known as "yards," shall be as prescribed in the Zoning Ordinance in Tables 4.03.1 and 4.03.2 below.. General requirements for yards are as follows, subject to additional provisions in the Zoning Ordinance, which are hereby incorporated by reference. If there is more than one "Best Fit" zoning district for an Interim Zone, the Zoning Administrator shall determine which zoning district to apply and what the required setbacks are, with consideration given to the characteristics of the proposal and the surrounding area and any relevant provisions of the General Plan.

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Table 4.03.1 Corridor Mixed Use Zone Standards REVISED

Standard	West Main (CR 98 to Cleveland)	East Main (East to Johnston and E)	East St. S (Main to Sports Pk)	East Street North (Main to Harter)	Kentucky (East to West)	Armfield (Lemen : Main/East to E St.
Corresponding Special Regulations	**3.05 & 3.11**	**3.05 & 3.11**	**3.05 & 3.11**	**3.05, 3.08 & 3.11**	**3.05, 3.08 & 3.11**	**3.05 & 3.11**
Residential Gross Density	Min 20 - Max 40	Min 20 - Max 40	Min 20 - Max 40	Min 20 - Max 40	Min 12 - Max 30	Min 12 - Max 30
Floor Area Ratio	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use	0.25-2.0 single use; 0.5-3.0 for mixed use
Minimum-Maximum No. of Floors	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 3	Min 1 - Max 3
PB Min. 1st to 2nd Floor Height (2)	15/13	15/13	15/13	15/13	14/12	12
Minimum-Maximum Front Setback	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 6 ft - Max 15 ft	Min 6 ft - Max 15 ft
PB Minimum Side Setback (6)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft ft
PB Minimum Street Side Setback	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 5 ft - Max 15 ft	Min 6 ft - Max 15 ft	Min 6 ft - Max 15 ft
PB Minimum Rear Setback (6)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft
Maximum parcel Coverage	70%	70%	70%	70%	60%	60%
Primary Pedestrian Entrance	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk
Minimum off street parking Residential	1 /Dwelling Unit	1 /Dwelling Unit	1/Dwelling Unit	1/Dwelling Unit	1/Dwelling Unit	1/Dwelling Unit
Min. Off-Street Parking Non-Residential	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)	As determined by Owner (3)
Notes: In some instances the LIF Overlay will apply in combination with the base zone district.						
1. PB = Principal Building fronting on the street or public right-of-way. AB = Accessory Building- generally to be located behind the primary building on the rear half of the site, so as not to visually compete with or be taller than the PB.						
2. First number for single story/second number two or more building stories. At minimun the first floor shall be a story-and-a-half. The minimum 1st to 2nd floor height is measured from finish floor to finish floor.						
3. The minimum amount of off-street parking to be determined by Owner, based upon information provided in a parking use and needs statement, subject to approval by the Community Development Director.						
4. At all corner parcels a minimum two-story minimum building height is required.						
5. Use regulations in Section 3.11 shall apply, including buffer requirements in Tables 3.11.1 & 3.11.2						
6. Dependent upon buildng and fire safety considerations, including adequate drainage and maintenance requirements.						
These standards are in addition to Special Regulations in the Corridor Mixed Use Zones found in Section 3.05						

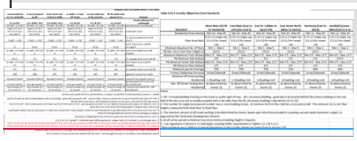

Table 4.03.2. Community Commercial, Regional Commercial and Light Industrial Flex Zone Standards REVISED

Standard	Community Commercial	Regional Commercial	Regional Commercial with Flex Overlay	Industrial with Flex Overlay	High Density Residential	
Corresponding Special Regulations	Section 3.06 & 3.11	Section 3.07 & 3.11	Sections 3.07, 3.08 & 3.11	Section 3.08 & 3.11	Section 3.09 & 3.11	
Floor-Area-Ratio	0.15 - 0.5	0.15-0.7	0.15 - 0.7	Set by base district		
PB Min. - Max. No. of Floors	Min 1 - Max 4	Min 1 - Max 5	Min 1 - Max 5	Min 1 - Max 4	Min 1- Max 4	
PB Min. 1st to 2nd Floor Height (2)	12	12	11	11	11	
PB Minimum Front Setback	Min 15 ft	Min15 ft	Min 15 ft	Min 15 ft	Min 15 ft	
PB Minimum Street Side Setback	Min 5- Max 15	Min 5- Max 15	Min 5- Max 15	Min 5- Max 15	Min 10- Max 15	
PB Minimum Side Setback (5)	0 ft	0 ft	0 ft	0 ft	5 ft	
PB Minimum Rear Setback (5)	0 ft	10 ft	10 ft	0 ft	10 ft	
Lot Coverage	50%	70%	70%	70%	70%	
Primary Pedestrian Entrance	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	Street/Sidewalk	
Min. Off-Street Parking	By Owner (3)	By Owner (3)	By Owner (3)	By Owner (3)	1 per unit	
Notes: In some instances the LIF Overlay will apply in addition to the base district.						
1. **PB** = Principal Building fronting on the street or public ROW AB = Accessory Building to be located behind PB on the rear half of the site, so as not to visually compete or be taller than the PB.						
2. The minimum 1st to 2nd floor height is measured from finish floor to finish floor.						
3. The minimum amount of off-street parking to be determined by Owner, based upon information provided in a parking use and needs statement, subject to approval by the Community Development Director.						
4. Use Regulations and Standards in Section 3.11 shall apply, including setbacks provided in Tables 3.11.1 and 3.11.2 in the case of adjacency to a less intensive use.						
5. Dependent upon Building and Fire safety considerations, including drainage and maintenance.						
In addition to these standards, the best fit provisions of the Community Design Standards shall apply.						
These standards are in addition to Special Regulations in the Community Commercial, Regional Commercial, Light Industrial Flex, and High Density Residential Zones found in Sections 3.06, 3.07, 3.08, or 3.09						

4.04 Landscaping, Open Space and Parking.

All of the provisions of the Zoning Ordinance applicable to the Best Fit zoning district shall apply to new development and alterations and additions subject to discretionary review under this Ordinance.

4.05 Residential Density, Building Intensity, and Height.

A. **RH (High Density Residential)**

1. **Maximum Residential Density: 40 dwelling units per gross acre. The minimum density is 20 dwelling units per gross acre, but lower densities are allowed where proposed development abuts low density residential development.**

2. **Maximum Building Height: 45 feet. When an RH District abuts a less intense residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 40 feet within 50 feet of a multi-family residential zone.**

B. CMU (Corridor Mixed Use) Zone

1. Maximum Allowable Floor Area Ratio (FAR): 2.0 for single-use developments and 3.0 for mixed-use developments that combines residential and non-residential uses. With approval of a conditional use permit, new development may be allowed to exceed FAR limits if the Planning Commission determines that the project offers significant community benefit, such as the provision of publicly accessible open space or the promotion of transit accessibility.

2. Maximum Residential Density: 40 dwelling units per gross acre. The minimum density is 20 dwelling units per gross acre, but lower densities are allowed where proposed development abuts ~~low density~~ **low-density** residential development.

3. Maximum Building Height: **Four stories and up to 40 feet for the main building with up to 65 feet for prominent architectural features on a building.** When an CMU District abuts a residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 45 feet within 50 feet of a multi-family residential zone.

C. CC (Community Commercial) Zone

1. Maximum allowable floor area ratio (FAR): 0.50.

2. Maximum Building Height: **Four stories, and up to 40 feet for the main building with up to 65 feet for prominent architectural features on a building**. ~~anchor department stores~~. When a CC District abuts a residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 40 feet within 50 feet of a multi-family residential zone.

D. RC (Regional Commercial) Zone

1. Maximum allowable floor area ratio (FAR): 0.7. With a conditional use permit the Planning Commission may approve FAR bonuses for upper-story office, visitor accommodations, such as hotels, and service uses.

2. Maximum Building Height: 65 feet. When an RC District abuts a residential zone, the maximum building height is 30 feet within 40 feet of a single family, duplex, or neighborhood preservation zone and 40 feet within 50 feet of a multi-family residential zone.

E. **Exceptions to height limits.** These exceptions are to those set forth in Section 25-25-10 of the Zoning Code. No building and structure shall exceed the height limits of this section except as follows. The

structures listed below are permitted to extend up to ten feet above the maximum height limits. Any extension above ten feet shall require a conditional use permit.

1. Fire and parapet walls;

2. Roof structures for the housing of air conditioners, elevators, stairways, tanks, ventilating fans and similar equipment;

3. Skylights; and

4. Solar energy panels.

ARTICLE 5 Required Findings

5.01 Purpose

The purpose of this Article 5 is to prescribe findings for the granting of conditional use permits and Zoning Administrator permits (also known as minor conditional use permits) pursuant to the provisions of this Ordinance. In addition to the general findings required by the Zoning Ordinance, the Zoning Administrator or Planning Commission must make the findings required by this Article, depending on whichever has approval authority, as follows:

5.02 Uses in Corridor Mixed Use, Community Commercial ~~and~~ Regional Commercial, and High Density Residential Zones

A. To grant a use permit the Zoning Administrator or Planning Commission must find that the proposed use is designed to facilitate revitalization, achieve the desired urban form, and support a pedestrian environment, as required by the General Plan. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design guidelines and standards of this Ordinance.

B. To grant a use permit the Zoning Administrator or Planning Commission must find that the use will not cause, directly or indirectly, potential adverse impacts on adjacent neighborhoods and will contribute to the economic vitality of the City and that the project meets the desired urban form as provided for in the General Plan. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design standards and guidelines of this Ordinance.

5.03 Commercial Cannabis Uses in the Industrial and Industrial/Light Industrial Flex Zones

Additional findings are required for consideration of Commercial Cannabis Uses in addition to other findings required in the Industrial and Industrial/Light Industrial Flex Zones in accordance with Section **17.110.050** ~~25-21.6.50.~~

5.04 Uses in the Light Industrial Flex Overlay Zone

To grant a use permit the Zoning Administrator or Planning Commission must find that the use is consistent with the General Plan, will not cause adverse impacts on adjacent neighborhoods, and will complement and enhance the character of the area. Conditions of approval may be imposed to reduce potential adverse impacts and conform to the design standards and guidelines of this Ordinance.

Definitions

5.05 Purpose

The purpose of this Article 6 is to define certain terms and concepts used in this ordinance. If not otherwise specified, terms used in this ordinance shall be as defined in the Zoning Ordinance.

5.06 Use Groups

For purposes of this Ordinance, use classifications are divided into the following use types: Residential; Retail, Commercial, and Office; Institutional, Public/Semi-Public, and Community Facilities; Industrial; Transportation, Communications, and Utilities; and Accessory and Temporary Uses. These use types are defined as follows. Similar uses may be permitted by interpretation of the Zoning Administrator.

A. **Residential Use Types.**

1. ***Single Unit Dwelling, Detached.*** A dwelling unit that is designed for occupancy by one household, located on a single parcel that does not contain any other dwelling unit (except a second dwelling unit, where permitted), and not attached to another dwelling unit on an abutting parcel. This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code.

2. ***Single Unit Dwelling, Attached.*** A dwelling unit that is designed for occupancy by one household located on a single parcel that does not contain any other unit (except an accessory dwelling unit), and is attached through common vertical walls to one or more dwellings on an abutting parcel.

3. ***Duplex.*** A single building that contains two dwelling units or two single unit dwellings on a single parcel. This use is distinguished from an Accessory Dwelling Unit, as defined by State law.

4. ***Multiple-Unit Dwelling.*** Three or more dwelling units within a single building or within two or more buildings on a site or parcel. Types of multiple-unit dwellings include garden apartments, condominiums, and multi-story apartment buildings. The classification is distinguished from Group Residential facilities (see below).

5. ***Garden Court.*** Three or more detached dwelling units within a single site or parcel.

6. ***Family Day Care.*** A day-care facility licensed by the State of California that is located in a dwelling unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

    a. *Small.* A facility that provides care for up to six children or eight children including children who reside at the home and are under the age of 10.

    b. *Large.* A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10.

7. ***Group Residential.*** Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, fraternities, convents, monasteries, and other types of organizational housing, but excludes Residential Facilities.

8. ***Residential Care Facility.*** Facilities that provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, and hospice facilities.

    a. *Residential Care, General.* A Residential Facility licensed by the State of California and providing care for more than six persons.

    b. *Residential Care, Limited.* A Residential Facility licensed by the State of California providing care for six or fewer persons.

9. ***Supportive Housing.*** Dwelling units with no limit on length of stay that are occupied by the target population as defined in subdivision (d) of Section 53260 of the California Health and Safety Code or individuals eligible for services provided pursuant to the Lanterman Development Disabilities Act (Division 45 of the Welfare and Institutions Code), and that are linked to onsite or offsite services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community and where no onsite medical care is provided. Supportive housing as defined by Subdivision (b) of Section 50675.14 may be provided in a multiple-unit structure or group residential facility. Facilities may operate as licensed or unlicensed facilities subject to applicable State requirements.

10. ***Transitional Housing.*** Dwelling units configured as rental housing but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time, that shall be not less than six months from the beginning of assistance. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as

defined in subdivision (h) of Section 50675.2 of the California Health and Safety Code. Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of rental housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single unit dwelling). This classification includes domestic violence shelters.

B. **Retail, Commercial and Office Use Types.**

1. ***Adult Businesses.*** Adult businesses mean any commercial activity that primarily involves the sale, display, or viewing of books, magazines, films, videos, photographs or other materials, distinguished or characterized by an emphasis on matter depicting, describing, or relating to human sex acts, or by an emphasis on male or female genitals, buttocks or female breasts. It includes adult book stores, adult movie theaters, sexual encounter establishments, adult cabarets, and similar businesses.

2. ***Agricultural Production, light.*** Use of land for agricultural production, vine or tree farm, truck garden, apiary, horticulture, vineyard, hop yard, fruits, beekeeping, and associated crop preparation and harvesting activities on any other type of agriculture determined to be substantially similar to the above. Agricultural production may be ancillary to a primary user as a test or research facility. This use does not include nurseries, greenhouses, processing, or retail sales of agricultural products from the site.

3. ***Animal Sales and Services.*** Sales and service activities related to the care and treatment of domestic animals.

   a. *Boarding Kennel.* An establishment licensed to operate a facility providing shelter and care for domestic animals on a commercial basis for a period in excess of 48 hours. This classification includes activities such as feeding, exercising, grooming, and incidental medical care for domestic animals.

   b. *Grooming/Pet Day Care.* Provision of day care and bathing and trimming services for domestic animals on a commercial basis. This classification includes boarding of domestic animals for a maximum period of 48 hours.

   c. *Retail Sales (Pet Shops).* Retail sales and boarding of domestic animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use.

   d. *Veterinary Services.* Medical and health services for animals. Typical uses include veterinary offices, pet clinics, and animal hospitals. This use type excludes kennels.

4. ***Auto/Vehicle Sales and Services.*** Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including the following:

a. *Alternative Fuels and Recharging Facility.* A facility offering motor vehicle fuels not customarily offered by commercial refueling stations (e.g., LPG) and may include equipment to recharge electric-powered vehicles.

b. *Automobile Rental Office.* Rental of automobiles. Typical uses include car rental agencies with no on-site storage of vehicles.

c. *Automobile Storage Lot.* Any property used for short or long term parking of operable vehicles for sale or lease at an automobile dealership or rental agency on a separate parcel from such agency or dealership.

d. *Automobile/Vehicle Sales and Leasing.* Sale or lease, retail or wholesale, of new or used automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated minor repair services and parts sales for vehicles sold or leased by the dealership. This classification includes on-site facilities for maintaining an inventory of vehicles for sale or lease but excludes buildings and property on a separate site that are used for storing vehicles.

   i. New. Sales and leasing of new cars, recreational vehicles, and trucks by new car dealers, including sales of previously-owned automobiles and trucks, and sales of parts and accessories, storage, and incidental maintenance and repair.

   ii. Used. Sales and leasing of previously owned automobiles, recreational vehicles, and trucks by car dealers not affiliated with a new car manufacturer.

e. *Tire Retreading and Recapping.* Recap or remold involves a re-manufacturing process for tires that replace the tread on worn tires. Retreading is applied to casings of spent tires that have been inspected and repaired.

f. *Automobile/Vehicle Repair, Major.* General repair, rebuilding or reconditioning of engines, motor vehicles or trailers, collision service including body, frame or fender straightening or repair, overall painting or paint shops of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, vehicle painting, tire sales, and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping. Vehicles may be stored overnight.

g. *Automobile/Vehicle Service and Repair, Minor.* The service and repair of automobiles, light-duty trucks not exceeding one and one-half tons' capacity, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, as well as smog check quick-service oil, tire sales and service, tune-up and brake and muffler

shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight.

h. *Automobile/ Vehicle Washing (full service).* Washing, waxing, or cleaning of automobiles or similar light vehicles, with hands-on service by employees who may move, vacuum, wash, wax, and dry the vehicle. Includes an interior or exterior waiting facility for customers and may include ancillary retail and/or food and drink service for waiting customers.

i. *Automobile/ Vehicle Washing (self-serve)*. Includes self-serve washing facilities that are the principal use of a building, structure, or site, either self-wash facility or drive through automated wash with no or limited-employee assistance. No on-site waiting facility is provided for customers.

j. *Farm/Agricultural Equipment Sales, Service and Rental.* Sales, servicing, rental, fueling, and washing of tractors, and other equipment used for agricultural, or landscape gardening activities.

k. *Large Vehicle and Equipment Sales, Service and Rental.* Sales, servicing, rental, fueling, and washing of recreational vehicles (RVs), large trucks, trailers, heavy equipment used for construction, moving activities. Examples include cranes, earth moving equipment, heavy trucks, combines, and similar equipment. Includes large vehicle operation training facilities.

l. *Service Station.* Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

5. **Banks and Financial Institutions**

a. *Bank and Savings and Loan.* Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

b. *Nontraditional Financial Institutions.* Establishments engaged in short-term lending and buy-back activities in which customers typically take part in one-time or infrequent transactions and do not open long-term accounts or deposit funds. Typical uses include check cashing services, pay day lenders (also known as deferred deposit originators), and similar activities.

6. ***Building Materials, Sales and Service.*** Retail sales or rental of building supplies or equipment. This classification includes finished lumber for purchase, tool and equipment sales, or rental establishments.

7. **Business and Communication Services**

   a. *Business Services.* The business services use type refers to establishments primarily engaged in the provisions of services of a clerical, employment, protective, or minor processing nature to firms, rather than individuals, and where the storage of goods other than samples is prohibited. Typical uses include janitorial, secretarial services and blueprint services.

   b. *Communications Services.* The communications services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excludes studios, telecommunication service centers.

8. ***Commercial Entertainment and Recreation.*** Provision of participant or spectator entertainment to the general public. This classification may include restaurants, snack bars, and other incidental food and beverage services.

   a. *Hookah Bar/Smoking Lounge:* Any facility or location whose business operation includes the smoking of tobacco or other substances through one or more pipes (commonly known as a hookah, waterpipe, shisha, or narghile) designed with a tube passing through an urn of water that cools the smoke down as it is drawn through it.

   b. *Large-scale Facility.* This classification includes large outdoor facilities such as amusement and theme parks, amphitheaters, driving ranges, and golf courses. It also includes indoor facilities with more than 5,000 square feet in building area such as fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges.

   c. *Small-scale Facility.* This classification includes small, generally indoor facilities that occupy less than 5,000 square feet of building area, such as billiard parlors, card rooms, game arcades, dance halls, poolrooms, and amusement arcades. Does not include Health and Fitness facility (see personal service uses).

9. ***Commercial Parking Facilities.*** Surface lots and structures offering parking to the public for a fee when such use is not incidental to another activity. These facilities may be publicly or privately owned.

10. ***Drive-in, and Drive Through Sales and Services:*** A use where a customer is permitted or encouraged, either by the design of the physical facilities or by the service and/or packaging procedures offered, to be served while remaining seated within an automobile or commercial vehicle, but not limited to drive through fast-food, financial services, pharmacy, and automatic car washes.

11. ***Eating and Drinking Establishments.*** Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

    a. *Bars/Night Clubs/Lounges.* Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This use includes karaoke bars and micro-breweries where alcoholic beverages are sold and consumed on site and any food service is subordinate to the sale of alcoholic beverages.

    b. *Micro-Distillery.* A small, often boutique-style distillery established to produce beverage grade spirit alcohol in relatively small quantities, usually done in single batches (as opposed to larger distillers' continuous distilling process). Typically, no more than 15,000 U.S. gallons of spirits per year. May include a restaurant, bar, or tasting room.

    c. *Microbrewery.* Typically produces small batches of beer (15,000 barrels a year). Generally, no more than 75% of the total gross floor space is involved in brewing. Microbreweries sell to the public either as wholesale or retail capacity. They typically do not include food service.

    d. *Brewpub.* A full-service or limited-service restaurant with a micro-brewery as an accessory use. A brewpub may sell other supplier's beer, including other hand-crafted or micro-brewed beers as well as wine to patrons for consumption on its premises.

    e. *Restaurant, Full Service.* Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Take-out service may also be provided.

    f. *Restaurant, Limited Counter Service/Fast Food.* Establishments where food and beverages are consumed on the premises, taken out, or delivered, but where limited table service is provided. This classification includes cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products.

    g. *Restaurant with Drive Through.* A restaurant where food or coffee-type beverages are purchased by motorists who remain in their vehicles during the sales transaction.

    h. *Tasting Room.* A retail sales facility where customers may taste and purchase beverage and food products grown and /or processed on the site. Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.

12. ***Food and Beverage Sales.*** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

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a. *Convenience Market.* Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption. These establishments typically have long or late hours of operation and occupy a relatively small building. This classification includes small retail stores located on the same parcel as or operated in conjunction with a Service Station but does not include delicatessens or specialty food shops.

b. *Farmers Market.* A location where the primary activity is the sale of agricultural products by produces and certified producers. Sales of ancillary products may occur at the location. An open air farmers market may only be operated by a local government agency.

c. *General Market.* Retail food markets of food and grocery items primarily for offsite preparation and consumption. Typical uses include supermarkets and specialty food stores such as retail bakeries; candy, nuts and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production with retail sales as an ancillary use, and supermarkets may stock non-food products and include on-site pharmacies.

d. *Healthy Food Grocer.* A food and beverage retail sales establishment that (1) dedicates at least 50 percent (50%) of retail space to a general line of grocery products intended for home preparation, consumption and use; and (2) dedicates at least 30 percent (30%) of retail space to perishable goods including dairy, fresh produce, fresh meats, poultry, fish and frozen foods.

e. *Liquor Store.* Establishments primarily engaged in selling packaged alcoholic beverages for off-site consumption

13. ***Funeral and Interment Service.*** Establishment primarily engaged in services involving the care, preparation or disposition of human dead other than in a cemetery. Typical uses include crematory and mortuary.

a. *Crematorium.* A facility that houses one or more crematory units, machines in which deceased human remains are combusted and transformed into ash.

14. ***Live-Work.*** A unit that combines a work space for commercial activities and incidental residential occupancy occupied and used by a single household in a structure that has been constructed or converted for such use and modified to accommodate residential and non-residential occupancies in compliance with the Building Code.

15. ***Maintenance and Repair Service.*** Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of motor vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

16. ***Mixed Use.*** A development that combines multiple uses on the same lot or in the same building, such as retail, office, and residential. Mixed use development typically provides a minimum of two or more uses otherwise permitted, or conditionally permitted in the district and uses are functionally integrated as part of the site. A development site over two (2) acres in aggregate shall, at a minimum, include a second use.

17. **Offices, Business and Professional**

    a. *Administrative and Professional Offices.* The administrative professional offices use type refers to offices of private firms or organizations or public or quasi-public organizations that are primarily used for the provision of professional, executive, management or administrative services. Typical uses include administrative offices, tax preparation, legal offices, engineering or architectural firms. Any drive-up service is specifically excluded.

    b. *Medical or Dental Offices.* The medical offices use primarily engaged in the provision of personal health services including consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by physicians, dentists, nurses, counselors, and other health personnel, including practitioners of medical and/or healing arts as licensed for such practice by the State. Provides for treatment by up to two licensed physicians, dentists, and their professional associates.

    c. *Walk-in Clientele.* Office providing direct services to patrons or clients without prior appointments, such as employment agencies, insurance agents, real estate offices, travel agencies, communication services, and utility company offices. It does not include banks and check-cashing facilities, which are separately classified.

18. **Personal Services**

    a. *General Personal Services.* Provision of recurrently needed services of a personal nature. This classification includes barbershops and beauty salons, day spas, clothing rental, seamstresses, tailors, dry cleaning agents, shoe repair shops, self-service laundries (excluding larger bulk cleaning plants), photocopying, and photo finishing services. These uses also may include accessory retail sales of products related to the services provided.

    b. *Instructional Services.* Services for the purpose of personal enrichment. Typical uses include classes or instruction in music, health, athletics, art, or academics. Rehearsal studios may be an accessory use.

    c. *Massage establishments.* Any establishments having in whole or in part, a fixed place of business where individuals engage in, conduct or carry on, or permit to be engaged in, conducted or carried on, massages, baths, health treatments involving massages or baths as a primary or secondary function, provided that “massage establishment” does not include establishments where massage is administered in conjunction with the practice of a medical doctor, chiropractor, acupuncturist, physical therapist, or nurse.

d. *Health/Fitness Facility.* Gyms, exercise clubs, or studios offering martial arts, physical exercise, yoga training, and similar types of instruction to classes and groups of more than five persons.

e. *Tattoo or Body Modification Parlor.* An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) piercing of the body of a person for the purpose of inserting jewelry or other decoration.

19. ***Regional Shopping Center.*** A multi-tenant center with a broad range of retail and service uses and eating and drinking establishments, typically anchored by larger format stores (with 60,000 square feet of space or more). Secondary uses may include hotels and service stations. Accessory uses may consist of ancillary office space for support service uses and stand alone, professional office buildings.

20. **Retail Sales**

a. *Artisan Shop:* A retail store selling art glass, ceramics, jewelry and other handcrafted items and supplies needed to create finished items, where the facility includes an area for the crafting of the items sold.

b. *Firearm Sales and Servicing:* A business whose primary use is the sale and servicing of firearms, ammunition, and related materials.

c. *Flea Market/Swap Meet.* An indoor or outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or to exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term Swap Meet or Flea Market is interchangeable with auctions, open-air markets, or other similarly labeled activities, but the term does not include supermarket or department store retail operations.

d. *General Retail Sales, Small-Scale.* The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 25,000 square feet or less of sales area; including bakeries, clothing stores, drug and discount stores, florists, gift shops, household stores, furniture stores, pet supply stores, pharmacies, small hardware and garden supply/nurseries stores, sports stores, stationary and variety stores, and businesses retailing goods including, but not limited to, the following: art supplies, dry goods, toys, hobby materials, handcrafted items, jewelry, cameras, pet supplies, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, musical instruments, electronic equipment, sporting and camping equipment, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, new automotive parts and accessories

(excluding vehicle service and installation). Retail sales may be combined with accessory indoor repair services.

e. *General Retail Sales, Large-Scale.* Retail establishments with over 25,000 square feet of sales area that sell merchandise and bulk goods for individual consumption, including department stores and membership warehouse clubs, where sales of grocery items do not occupy more than 25 percent of the floor area. Retail sales may be combined with accessory indoor repair services.

f. *Nursery and Garden Center.* Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. Fertilizer and soil products are stored and sold in packaged form only.

g. *Pawn Shop.* Establishments engaged in the buying, selling, trading, accepting for auctioning, or auctioning of new or secondhand merchandise and offering loans in exchange for personal property.

h. *Secondhand/Consignment Store.* A store where secondhand goods are for sale or goods are placed on consignment, which is the act of placing goods in the hands of another, while still retaining ownership, until the goods are sold. Unlike a pawn shop, secondhand/consignment stores do not offer loans in exchange for personal property.

i. *Smoke shop:* Smoke shop and tobacco store shall mean any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a "smoke shop and tobacco store" and shall not be subject to the restrictions in this chapter.

21. ***Transient Lodging.*** Transient lodging refers to establishments primarily engaged in the provision of lodging services with incidental food, drink, and other sales and services intended for the convenience of guests.

a. *Bed and Breakfast.* A residential structure that is in residential use by the property owner or manager and within which bedrooms are rented for overnight lodging and where meals may be provided

b. *Hotel and Motel.* An establishment providing temporary lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, apartment hotels, and tourist courts.

c. *RV Park Resort.* A form of lodging designed to accommodate travelers with recreational vehicles for short-term overnight vacation stays, on a nightly or weekly basis, in allotted spaces, or for occupancy by tents or other movable temporary sleeping quarters. Such a facility would be designed to be self-contained, providing attractive amenities to the clients, which may include but are not limited to barbecue area, bathhouses, exercise equipment, tennis courts, gift store, laundry, and swimming pool. Sites shall be attractively landscaped and visually screened from the freeway or public view.

d. *Short-term rental.* Rental of a dwelling unit for less than a month. Provides a room or rooms in a private home. A permanent resident must reside at the property and be present in the home during the time of the homestay.

C. **Institutional, Public/Semi-Public, and Community Facilities Use Types**

1. ***College and Trade School.*** Institutions of higher education providing curricula of a general, religious, or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, and technical and trade schools, but excludes personal instructional services such as music lessons.

2. ***Community and Religious Assembly.*** A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

3. ***Community Garden.*** An area of land managed and maintained by a public or non-profit organization or a group of individuals to grow and harvest food crops and/or ornamental crops, such as flowers, for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members. Community gardens may be accessory to public or institutional uses such as parks, schools, community centers, or religious assembly uses. This classification does not include gardens that are on a property in residential use when access is limited to those who reside on the property. Community Gardens to not include Medical Marijuana Collectives.

4. ***Cultural Facility.*** Facilities engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This classification includes performing arts for theater, music, dance, and events as an accessory use; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; publicly owned art galleries; and zoos and botanical gardens. It does not include schools or institutions of higher education providing curricula of a general nature.

5. ***Day Care.*** Establishments providing non-medical care for persons on a less-than-24-hour basis other than Family Day Care (Small and Large). This classification includes commercial and nonprofit nursery schools, preschools, day care facilities for children or adults, and any other day care facility licensed by the State of California.

6. ***Emergency Shelter.*** A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

7. ***Hospitals and Clinics.*** State-licensed public, private, and non-profit facilities providing medical, surgical, mental health, or emergency medical services. This classification includes facilities for inpatient or outpatient treatment as well as training, research, and administrative services for patients and employees.

    a. *Civic Health Care Facilities.* A facility that primarily provides medical care and supervision including facilities that provide inpatient/outpatient medical and/or psychiatric treatment that involves regular pharmaceutical distribution or treatment, blood bank, plasma, medical laboratory, substance abuse treatment , or dialysis center. Does not include facilities that solely provide counseling and that do not distribute medicine on-site.

    b. *Hospital.* A facility providing medical, surgical, mental health, or services primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

    c. *Medical or Dental Clinic.* A facility providing medical, mental health, or surgical services exclusively on an out-patient basis, including emergency treatment, cosmetic, diagnostic services, administration, and related services to patients who are not lodged overnight. Treatment is typically provided by more than two licensed physicians and their professional associates. May include the provision of medical testing and analysis services as an ancillary use. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services. It does not include private medical and dental offices that typically require appointments and are usually smaller scale.

    d. *Skilled Nursing, Extended Care, and Assisted Living Facility.* A range of facility types that provides bed care on a chronic basis, or provides convalescent care for persons who by reason of illness, physical infirmity, or age are unable to properly care for themselves for a period of time. A skilled nursing facility is usually temporary in nature and is focused on rehabilitation that is intended to prepare the resident to return to their independent living. Extended care provides for the prolonged care of individuals who require custodial or nursing care. Assisted living services typically provide assistance with bathing,

dressing, grooming, medications, and meal preparation in a setting that is, by design, residential in nature and is intended not to be temporary.

8. **Government Buildings.** Facilities providing administrative or public services, including public safety and emergency services, with incidental storage, training, and maintenance facilities.

9. **Social Service Center.** Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (See Day Care Center), clinics (see Clinic), and emergency shelters providing 24-hour or overnight care (See Emergency Shelter).

D. **Industrial Use Types**

1. ***Artisan/Small-scale Manufacturing.*** The artisan manufacturing use type refers to establishments primarily engaged in small-scale, on-site production of goods by hand manufacturing, which involves only the use of hands tools or domestic mechanical equipment not exceeding two (2) horsepower or kilns not exceeding 25 kilowatts, and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, glass, candle making shops, metal, and woodworking, manufacturers that typically occupy smaller spaces with a maximum floor area of 10,000 square feet.

2. ***Artist's Studio.*** Work space for an artist or artisan, including individuals practicing one of the fine arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students. It does not include joint living and working units (See Live-Work). Small-scale art production that is generally of a low impact. Typical uses include painting, photography, jewelry, textile, and small scale pottery studios. All work is indoors and may only have very limited artisan display.

3. Brewery/Distillery

   a. *Brewery.* An independent regional brewery with a majority of volume in "traditional" or "innovative" beers. Typical annual production may be between 15,000 and 6,000,000 barrels.

   b. *Distillery.* An establishment where whiskey or a similar strong alcoholic drink, or spirits, is made by a process of distilling. Distillation of fermented products produces distilled beverages with a high alcohol content, or separates out other fermentation products of commercial value. Typically greater than 15,000 gallons of spirits per year.

4. ***Food Preparation/Commercial Kitchen.*** Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries

with on-site retail sales, and small scale specialty food production. This classification does not include businesses involved in the processing or manufacturing of wholesale food products.

5. ***Industrial, Heavy.*** The processing, manufacturing, or compounding of materials, products, or energy, or any industrial activities that because of their scale or method of operation regularly produce noise, heat, glare, dust, smoke, fumes, odors, vibration, or other external impacts detectable beyond the lot lines of the property. Uses may utilize raw materials to fabricate semi-finished products that include but are not limited to metal fabricating facilities, open welding shops, lumber woodworking (milling) facilities, heavy machine shops, chemical storage and distributing, industrial fabrication facilities, concrete product manufacturing activities, and aggregate or asphalt yards. Characteristics of activities may include massive structures outside of the buildings such as cranes, conveyor systems, cooling towers or open-air storage of large quantities of raw, semi-refined, or finished products. Heavy industrial uses may regularly employ hazardous material or procedures or produce hazardous by-products, include outdoor storage areas, and may have activities that take place outside of structures. There is no general public access.

6. ***Industrial, Medium*****.** Typically, larger in scale and size than light industrial uses and involves the manufacturing of products from processed or unprocessed raw materials, where the finished product is non-combustible and non-explosive. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land uses, but is not offensive or obnoxious. Odors produced on site shall not have a material negative effect on other businesses or properties in the area.

   This use shall include any packaging of the product manufactured on site. Activities may include research and development, and manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor storage is not permitted in the frontage zone and must not be visible from any thoroughfare, excluding alleys. A fence and landscape buffer is required along all side and rear property lines where it abuts any residential or similar less intensive use. May involve inter-plant transfers. **Uses are typically characterized with semi-trailer truck, tractor-trailer truck (18-wheeler, fifth-wheel, box-trailer) access and truck bays and significant numbers of semi-truck trips.**

   Examples include but are not limited to the production of the following: glass products made from manufactured glass, clay and pottery products; food and beverages, wood truss assembly, canners, roasters, breweries, wholesale bakeries, frozen food manufactures; candy and other confectionery products; computer hardware; products made from rubber, plastic, resin; converted paper and cardboard products; fabricated metal products made from semi-finished metals.

7. ***Industrial Light.*** Typically, smaller scale establishments engaged in the production of small consumer goods taking place primarily within enclosed buildings producing minimal impacts on nearby properties. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building. These uses typically have a larger number of employees per acre and are more

consumer oriented. An activity that uses moderate amounts of partially processed materials to produce items of relatively high value per unit weight. A light industrial use may include a showroom or ancillary sales of products related to the items manufactured on-site. Limited storage may be required but must be fully screened. Often includes buildings that are smaller scale, under 50,000 square feet, or in multi-tenant type configurations, with office and production area combined. **Uses typically utilize limited numbers of roll up doors. Uses do not typically use large numbers of semi-truck trips, rather vans, and smaller light duty box trucks.**

Examples of light industries may include the manufacturing of foods, beverages, personal care and home care products, cosmetics, clothes and shoes, furniture, art ware and crafts, consumer electronics, and sign manufacture shops. It also includes the preparation, manufacturing, and/or packaging of food for off-site consumption in commercial kitchens or for specialty food manufacturing.

8. ***Recycling Facilities.*** Collection or processing or recyclable materials or items.

   a. Recycling Collection Facilities. A drop-off/collection and sorting point for recyclable materials such as paper, metal, plastic, and glass.

   b. Recycling Processing Facilities. An industrial facility where recycled materials are processed into new materials or products.

9. ***Research and Development.*** The research and development use type refers to establishments primarily engaged in the research, development, and controlled production of high-technology electronic, industrial or scientific products or commodities for sale. Excludes uses, that in the Zoning Administrator's determination, may be objectionable by reason of production of offensive odor, dust, noise, bright lights, vibration or the storage of hazardous material, including biohazards, or because they would threaten public safety. Businesses shall be compliant with all Fire and Building safety codes.

10. **Salvage, Vehicle Impound, and Tow Yard**. Vehicle impound is the legal process of placing a vehicle into an impound, lot, tow-yard, or in an interior space which is a holding space for cars until they are placed back in control of the owner, recycled for their metal, stripped of their parts at a wrecking yard, or auctioned off for the benefit of the impounding agency. The impounding agency can be a police department/agency.

11. **Wrecking yard**. (Scrapyard, Junkyard) The location of a business in dismantling where wrecked or decommissioned vehicle are brought, their usable parts are sold for use in operating vehicles, while the unusable metal parts, known as scrap metal parts, are sold to metal recycling companies.

12. ***Specialty Food Processing:*** A facility for the transformation of raw ingredients, by physical or chemical means into food or of food into other forms. The application of food science to the selection, preservation, processing, packaging, distribution, and use of safe food. These uses may

have specific quality assurance and quality control to ensure that ingredients and finished products are tested and meet safety and quality specifications.

13. ***Storage Yard:*** The use of land to store material, equipment, or vehicles. May include storage of construction materials or equipment on a site other than a construction site.

14. ***Warehouse, Storage and Distribution.*** An establishment or multi-tenant building engaged solely in the wholesale, storage, or distribution of goods to other vendors. Activities typically include but are not limited to wholesale, storage, and warehousing services; moving and storage services; storage and wholesaling to retailers from the premises of finished goods and food products; and distribution facilities for large scale-retail firms.

    a. *Indoor Warehousing and* ***Distribution*** ~~*Storage*~~*, Limited.* Storage within an enclosed building, 5,000 square feet or less in size, of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, personal automobiles, or construction materials.

    b. *Indoor Warehouse and* ***Distribution*** ~~*Storage*~~*, General.* Storage within an enclosed building greater than 5,000 square feet in size, of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, feed, construction materials, cold storage, draying or freight, moving and storage and warehouses. Excludes the storage of hazardous chemical, mineral, and explosive materials.

    c. *Personal Self-Storage Facility (mini-storage).* A storage facility that is characterized by individual separate spaces accessible by customers for the storing and retrieval of personal effects and household goods. This classification excludes manufacturing, retail or wholesale selling, office or other business services with the spaces and human habitation.

    d. *Personal Self Storage – Warehouse Facility*: The indoor storage of large boats, RVs, and other large objects for customers for storage and retrieval. The items may be moved about within the facility by the business operator with goods and vehicles possibly arranged in racks for storage.

    e. *Chemical or Mineral Storage.* Storage of hazardous materials including, but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum based fuels, and fireworks.

E. **Transportation, Communications and Utilities**

1. ***Communications Facilities.*** Broadcasting and other information relay services.

    a. *Antennas and Transmission Towers.* Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures

designed to support reception or transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

b. *Equipment within Buildings.* Indoor facilities containing primarily communication equipment and storage devices such as computer servers.

2. ***Park-and-ride Facility.*** A parking lot with public transportation connections enabling commuters and other people to leave their cars and either carpool or use transit to reach a city center or major employment location.

3. ***Transportation Passenger Facility.*** Facilities for passenger transportation operations, including transit bus stops and bus terminals.

4. ***Utilities, Minor.*** Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

F. **Accessory and Temporary Uses**

1. ***Accessory Use.*** A use that is customarily associated with, and incidental and subordinate to, the primary use, is located on the same lot as the primary use, and occupies not more than 20 percent of the gross floor area.

2. ***Temporary Use.*** A use that is intended to be of limited duration of time and that will not permanently alter the character or the physical facilities of the site where it occurs. These may include seasonal sales, special events and sales, temporary outdoor sales and displays, and temporary construction offices.

G. **Commercial Cannabis Uses**

Refer to Section **17.110.030** ~~25-21.6-30~~ in the Woodland Municipal Code for definitions for commercial cannabis uses.

5.07 Definitions of Terms

As used in this Ordinance

In any instance of conflicting definitions, the Director shall determine which shall be applied.

Abandoned, Abandonment- When, for a period of over one year, a non-conforming use is either vacated, the business license lapses, the lease is terminated, and/ or utilities are terminated.

Abutting, Adjoining, or **Adjacent**- Having a common property or district line, or separated only by an alley, path, private street, or easement.

Access- The place or way through which pedestrians and/ or vehicles shall have safe, adequate, and usable ingress and egress to a property or use as required by this code.

Accessory Building- See Building, accessory.

Accessory Structure- See Structure accessory.

Addition – Any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

Alley- A public way permanently reserved for access to the rear or side of properties otherwise abutting on a street.

Alteration- Any change, addition, or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance, and repairs.

Ancillary – Subordinate, connected with something, but less important than the main feature. Providing necessary support to the primary activities or operation.

Applicant – Is a person who requests in writing the approval of a permit, license, certificate, or other entitlement for use from one or more public agencies.

Application – The form and information submitted by an applicant. The form and information is to be used to determine whether to approve or deny permits or other entitlement for use.

Arcade- A public way passageway or colonnade open along at least one side, except for structural supports, usually covered by a canopy or permanent roofing.

Area, Net – The area contained within the site or parcel area.

Area, Gross – The entire area within the boundaries of a project site, building, or lot, measured to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Automatic Irrigation System- An irrigation system that utilizes an automatic timing device (automatic controller) to remotely control valves for operation of water supply to landscapes.

Average Grade- A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of a building. Average grade is calculated separately for each building.

Awning- An architectural projection that provides weather protection,, or decoration and is wholly supported by the building to which it is attached. An awning is typically constructed of non-rigid materials on a supporting framework, which projects from and is supported by the exterior wall of a building.

Balcony- A platform that projects from the wall of a building 30 inches or more above grade that is accessible form the building's interior, is not accessible from the ground and is not enclosed by walls on or more than two sides. See also Deck.

Base District- See zoning district.

Bathroom- A room containing a sink, a toilet, and a shower and/ or bathtub.

Bay Window- An angular or curved window that projects from the building surface.

Bedroom- Any habitable space in a dwelling unit or accessory structure other than a kitchen or living room that is intended for or capable of being used for sleeping and is at least 70 square feet in area.

Best Fit – Means the most appropriate existing zone that would implement a General Plan land use classification for a specific development site, taking into consideration the permitted and conditionally permitted land uses and the allowable height, density/intensity, and other development standards established in the Zoning Ordinance. Applying the Best Fit does not mean that a particular piece of property will e rezoned; rather, it means that the applicable standards for a particular zone will apply to a project when the project is in an area where the zoning and General Plan are not in conformity with each other.

Block face- All property between two intersections that fronts upon a street or abuts a public right-of-way.

Block- Property bounded on all sides by a public right-of-way.

Buffer, Buffering- An area on a parcel that is designed to separate structures and uses from the general public and/ or adjacent properties to reduce negative impacts. It may include landscaping, fences, and walls.

Building Envelope- The aggregate of building mass and building bulk permitted on a parcel, which is defined by height regulations, setbacks, and other property development standards.

Building Face- The general outer surface of the structure or walls of a building. Where bay windows or pillars project beyond the walls, the outer surface of the windows or pillars shall be considered the face of the building.

Building Site- A parcel or parcel of land occupied, or to be occupied, by a main building and accessory buildings together with such open spaces as are required by the terms of this title and having its primary frontage on a street, road, highway, or waterway.

California Department of Alcoholic Beverage Control (ABC) - The California State agency that regulates the permitting of alcoholic beverage sales, including the sale of beer, wine, and distilled spirits.

California Environmental Quality Act (CEQA) - Public Resources Code Section 21000 et seq. or any successor statute and associated guidelines (California Code of Regulations Section 1500 et seq.) that require public agencies to document and consider the environmental effects of a proposed action before a decision.

California Model Water Efficient Landscape Ordinance- See California Code of Regulations, Title 23. Waters, Divisions 2. Department of Water Resources, Chapter 2.7 Model Water Efficient Landscape Ordinance.

Canopy- A roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

Carport- A permanently roofed structure-providing space for parking or temporary storage of vehicles enclosed on not more than two sides.

Change of Occupancy- A discontinuance of an existing building use and substitution of a new use that changes the Building Code occupancy group classification and requires a building permit and new Certificate of Occupancy as determined by the Building Official.

Change of Use- A discontinuance of an existing use and the substitution therefore of a use such that the new use represents a different use group or is otherwise differently regulated by the zoning code compared to the prior use. A change of ownership alone does not constitute a change of use.

Conditionally Permitted- Permitted subject to approval of a Conditional Use Permit.

Context-Sensitive Design- Means that buildings, landscapes and other lot improvements should respond to their specific physical context in a manner that positively reinforces or helps transform and improve the long-term character of the surrounding buildings, blocks, streets, neighborhood or district.

Construction- Construction, erection, enlargement, alteration, conversion, or movement of any building, structures, or land together with any scientific surveys associated therewith.

Courtyard- An unroofed area that is completely or mostly enclosed by walls of a building.

Curb Cut- A break in a curb allowing vehicles access from the roadway to a legal parking area within the parcel.

Deck- A platform, either freestanding or attached to a building that is used for outdoor space. It typically extends from the façade of a building and is supported by pillars or posts but may be located on a flat portion of a building, such as a roof or setback. It is distinct from a Patio. See also Balcony.

Demolition- The destruction, dismantling, or removal of a building or structure, or substantial portion of a building or structure so that it constitutes demolition pursuant to the provisions of this Ordinance.

Development Agreement- An agreement between the city and any person having a legal or equitable interest in real property for the development of such property and that complies with the applicable provisions of the Government Conde and local laws for such development agreements.

Development- Any manmade change to improved real estate, including, but not limited to, the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, expansion, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Discretionary Permit- A Zoning Administrator Permit, Variance, Temporary Use Permit, Planned Development Permit, or Conditional Use permit or any other appealable permit that requires findings be to be made.

Drive-In and Drive-Through Facilities- A facility designed to provide service to clients in a manner that does not require them to leave their vehicle.

Driveway- An access way that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.

Drought Tolerant Plant- A plant that is adapted to arid or drought conditions. The use of drought-tolerant plants is essential to a successful xeriscape, which ideally requires no supplemental irrigation.

Easement- A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege, or interest which one party has in the land of another.

Eave – The projecting lower edges of a roof overhanging the wall of a building.

Effective Date- The date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Emergency- A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

Enclosed- Surrounded by walls, including windows, doors, and similar opening or architectural features.

Entitlement- Formal permission from the Planning Division to use or develop land, including Zone Clearances, Development Permits, and Conditional Use Permits, but not including legislative actions such as Rezones and Plan Amendments. An individual entitlement may be sufficient for a project to proceed, or may need to be used in conjunction with another entitlement.

Entrance- An opening, such as door, passage, or gate, that allows access to a place.

Environmental Impact Report- (EIR) - An Environmental Impact Report as required under the California Environmental Quality Act.

Environmental Review- An evaluation process pursuant to CEQA to determine whether a proposed project may have a significant impact on the environment.

Erect- To build, construct, attach, hang, place, suspend, or affix to or upon any surface.

Excavation- The removal of soils or other materials below grade.

Existing Grade- The elevation of the ground at any point on a parcel as shown on the required survey submitted in conjunction with an application for a building permit or grading permit. Existing grade also may be referred to as natural grade.

Express Conflict – A situation where a proposed use or development proposal may be not be permitted or conditionally permitted in the Zoning Ordinance, but may be referenced in the General Plan, and/or consistent with policies contained in the General Plan, or the General Plan may be silent, each situation resulting in a conflict.

Façade- Exterior, outer being on the outer side, situated or being outside; the outer surface. The face of the exterior wall of a building exposed to public view or that wall viewed by persons not within the building. The portion of any exterior elevation of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.

Façade, Street Facing- Any building façade whose exterior wall faces or is within 45 degrees of parallel to an adjacent street, right of way, or public park, plaza, or open space.

Feasible- Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

Fee- A payment to the City for the processing of a permit, license, or appeal application by a City agency or department.

Fence- An artificially constructed barrier of any material or combination of materials erected to enclose or screen an area of land. Fences may also be walls, hedges, and screen planting.

Final Map- A map showing a subdivision of five or more lots, prepared for filing with the Yolo County Recorder in accordance with the provisions of the Subdivision Map Act and Part IV: Land Divisions, if deemed in substantial compliance with a previously approved tentative subdivision map and with any conditions to such approval.

Floor area, Net – The total of all floor areas of a building, excluding stair wells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor area, Gross- The total gross horizontal area of all the floors below the roof and within the outer surface of the walls of a building or structure, including basements, mezzanines, interior balconies, and upper stories or levels in a multi- story building unless otherwise stipulated.

Floor Area Ratio (FAR)- Means the ratio of the total gross floor area of all buildings on a lot to the lot area.

Footprint- The horizontal area, as seen in plain view, of a building or structure, measured from the outside of exterior walls, and supporting columns, and excluding eaves.

Frontage- That portion of a parcel of property that abuts on a public street.

Garage- A building or portion thereof, containing accessible and usable enclosed space designed, constructed and maintained for the parking or storage of one or more motor vehicles.

General Plan- The City of Woodland 2035 General Plan adopted by City Council by Resolution 6836 on May 16, 2017.

General Plan Land Use Designations and General Plan Land Use Diagram – the designation depicted on Figure 2-5 of the General Plan entitled “Land Use Diagram” and the Land Use Diagram itself.

Glare- The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort, or loss of visual performance and ability, and which may also cause damage to property.

Government Code- The Government Code of the State of California.

Grade- The location of the ground surface.

Graffiti- Marks, such as inscriptions, drawings, or design, which are placed, scratched, etched, pained, or sprayed on public or private property without owners consent.

Ground Floor Street Frontage- The first level of a building, other than a basement that borders a public street.

Ground Floor- The lowest floor of a building other than a basement that is closest to finished grade.

Habitable Space- As defined in Section *202* of the California Building Code.

Habitation- Regular and exclusive use of a space or structure for shelter and other residential purposes in a manner that is private and separate from another residence on the same parcel.

Hazardous Materials- Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health safety, property, or the environment when improperly treated, stored, transported, disposed of , or otherwise managed.

Hedge- Any group of shrubs planted in line or in groups so that the branches of any one plant are intermingled or form contract with the branches of any other plant in the line.

Height- The vertical distance from a point on the ground below a structure to a point directly above.

Household- One or more persons living together in a single dwelling unit, with common access to and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food; who share living expenses, including rent or mortgage payments, food costs and utilities; and who maintain a single mortgage, lease, or rental agreement for all members of the house hold.

Hydro zone- A portion of the landscaped area having plants with similar water needs.

Illegal Non-Conforming Use or Site Feature- A use, structure, site feature or lot shall be designated as having Illegal Non-Conforming status if it was not lawfully established under the regulations of the jurisdiction in which it was located at the time of its establishment or has not continuously remained in compliance with all terms and conditions imposed upon the use, structure, or site feature upon it's establishment or imposed upon it any time thereafter.

Intensity of Use- The extent to which a particular use or the use in combination with other uses affects the natural and built environment in which it is located, the demand for services, and persons who live, work, and visit the area. Measures of intensity include, but are not limited to, requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand; number of employees on a site; hours of operation; the amount of noise, light, or glare generated; the number of persons attracted to the site, or, in eating establishments, the number of seats.

Interim Zones- Refers to the zoning designations established in this Interim Zoning Ordinance.

Interior- The inner or indoor part of something, especially a building; the inside; being within.

Junkyard – Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, or abandonment of wastepaper, rags, scrap metal, or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable moto vehicles or other type of junk.

Kitchen- A room or space within a building with appliances used for cooking or preparing food.

Landscaping- The planting, configuration, and maintenance of trees, ground cover, shrubbery, and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

Legal Non-Conforming Use, Structure, or Site Feature- A use, structure, or site feature shall be designated as having Legal Non-Conforming status if it was lawfully established under the regulations of the jurisdiction in which it was located at the time of its establishment, and has continuously remained in compliance with all terms and conditions imposed upon the use, structure, or site feature upon its establishment or imposed upon it any time thereafter, based on evidence provided by the property owner, tenant, or applicant. Legal Non-Conforming status shall also be assigned if non-conformities were created by a public improvements, such as a street widening project.

Light Fixture- The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens.

Local-serving or **neighborhood-serving**- means having a market area generally not exceeding one mile in radius.

Lot Line Adjustment- A shift or rotation of an existing lot line or other adjustment where a greater or lesser number of parcels that originally existed is not created.

Maintenance and Repair- The repair or replacement of nonbearing walls, fixtures, wiring, roof, or plumbing that restores the character, scope, size, or design of a structure to its previously existing, authorized, and undamaged condition.

Merger- The joining of two or more contiguous parcels of land under one ownership into one parcel.

Mobile Vendor- Any person that sells, or causes or allows another, whether as an employee or as an independent contractor leasing or renting equipment, to sell any food, drinks, or merchandise by means of a motorized or non-motorized vehicle, such as a wagon, pushcart, handcart, bicycle, motorized cart, food truck, or other itinerant method.

Mulch- Any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

Non-Conforming Lot- A legally created lot of land having less area, frontage, or dimensions than the existing Code requires in the Zoning District in which it is located.

Occupancy Group- The Building Code use category for determining requirements for building construction elements and life safety system requirements.

Off-site use- An activity or accessory use that is related to a specific primary use, but is not located on the same lot as the primary use.

Onsite- Located on the lot that is the subject of discussion.

Open Space, Common- Any outdoor area, not dedicated for public use, which is designed and intended for the common use and enjoyment of the residents and guests of more than one dwelling unit.

Open Space, Private- Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guest.

Open Space, Usable- Outdoor areas that provide outdoor living and/ or recreation for the use of residents.

Outdoor sales, Temporary and Seasonal- The sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration and conducted on an occasional basis, and are secondary or incidental to the principal permitted use or structure existing on the property.

Outdoor Storage- The keeping, in an unroofed area, of any goods, junk material, merchandise or vehicles in the same place for more than 72 hours except for the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current Building Permit issued by the City.

Overlay District- A zoning designation specifically delineated on the Zoning Map establishing land use requirements that govern in addition to the standards set forth in the underlying zoning district.

Parapet- A low wall or railing extending above the roof and along its perimeter.

Parcel- A single unit of land separated from other units of land by legal description, the boundaries of which are shown on a parcel map or final map, described in a deed, or for which a certificate of compliance has been issued pursuant to the Subdivision Map Act. [Parcel shall also include two or more parcels where the owner(s) have recorded a covenant with the office of the County Recorder that states the intention of the owner(s) to combine and use the parcels as a single unit of land in compliance with City regulations.] Also referred to as “lot.”

Parcel Map- A map prepared in accordance with the provisions of this Subdivision Ordinance, designed to be placed on record in the office of Yolo County Recorder, and providing for the division of land, which meets the exceptions, set forth in Section 66426 of the Map Act.

Park Strip- the area of the public street located between the face of the curb and closest edge of the sidewalk.

Parking Facility- An area of a lot parcel, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.

Patio- An outdoor area, often paved, adjoining a building that is used for outdoor open space. It is not enclosed by walls and typically is located at grade or supported by minimal footings.

Paving- A type of material used over areas of a parcel such as driveways, parking spaces and areas, pathways, patios, and front setbacks used for access by vehicles and pedestrians.

Performance Standards – A set of criteria or limits relating to nuisance elements, which a particular use of process may not exceed.

Permit- Any Conditional Use Permit, Temporary Use Permit, Building Permit, license, certificate, approval, or other entitlement for development and/ or use of property as required by any public agency.

Permitted Use- Any use or structure that is allowed in a Zoning District without a requirement for approval of a Use Permit, but subject to any restrictions applicable to that Zoning District.

Person with Disabilities- Under the Americans with Disabilities Act, an individual with a disability is a person who: (1) has a physical or mental impairment that substantially limits one or more major life activities; or (2) has a record of such an impairment; or (3) is regarded as having such an impairment.

Planning Commission- The Planning Commission of the City of Woodland.

Plaza- An outdoor space set aside for gathering or congregating and commercial activities, typically surrounded by building frontages.

Pocket Park- A park of one-half to two acres in size that intended to serve the needs of a smaller, specific neighborhood located within a half-mile radius of the pocket park.

Podium- A continuous raised platform supporting a building or a large block of two or three stories beneath a multi-story block of smaller area.

Porte Cochere- A roofed structure through which a vehicle can pass, extending from the entrance of a building over an adjacent driveway, the purpose of which is to shelter persons entering and exiting a building.

Pre Existing- In existence prior to the effective date of this Ordinance.

Project- Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure that is subject to the provisions of this ordinance. This term includes, but is not limited to, any action that qualifies as a "project" as defined by the California Environmental Quality Act.

Public Improvement- Street work, utilities, and other facilities proposed or required to be installed within the subdivision for the general use of all the subdivision lot owners and for local neighborhood or community needs.

Public Resource Code- The Public Resources Code of the State of California.

Qualified Applicant- the property owner, the owner's agent, or any person or other legal entity that has a legal or equitable title to land that is the subject of a development proposal or is the holder of an option or contract to purchase such land or otherwise has enforceable proprietary interest in such land.

Ramp- An access driveway leading from one parking level to another, or an access driveway from an entrance leading to parking at a different level.

Remainder- That portion of an existing parcel, which is not designated on the required map as part of the subdivision. The remainder shall not be considered as part of the subdivision but shall be shown on the required map as part of the area surrounding the subdivision.

Restore- Return to a former condition, or renovate or as to return to its original state.

Review Authority- Body responsible for making decisions on zoning and related applications.

Right of Way- A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, or other similar use.

Roof- That portion of a building or structure above walls or columns that shelters the floor area or the structure below.

Roofline- The top edge of a roof or building parapet, whoever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

Runs with the Land – A covenant restriction to the use of land contained in a deed and binding on the present and all future owners of the property.

Screening- Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street or public views.

Setback- The distance between the parcel line and a building, not including permitted projections that must be kept clear or open.

Shielded Light Fixture- Outdoor light fixtures shielded or constructed so that light rays emitted by the lamp are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

Sidewalk- A paved, surfaced, or leveled area, parallel and usually separated from the street, used as a pedestrian walkway.

Sidewalk Café- Any outdoor dining area located in or adjacent to any public sidewalk or right of way that is associated with a restaurant or other eating and drinking establishment on a contiguous adjacent parcel.

Site- A parcel or group of contiguous parcels that is proposed for development in accordance with the provisions of this Ordinance and is in a single ownership or under unified control.

Standard Specifications- The Standard Specifications of the Department of Public Works of the City as may be amended from time to time.

Street Tree- A tree fronting private property within the street right of way.

Street Wall- A wall or portion of a wall of a building facing a street.

Story – That portion of a building included between the surface of any floor and the surface of any floor next above it, or if there is no floor above it, then the space between such floor and celling next above it.

Swimming Pool- A pool, pond, or open tank capable of containing a large and deep enough body of water for people to use to swim.

Temporary Use- A use that is intended to be of a limited duration of time and that will not permanently alter the character or physical facilities of the property where it occurs.

Tenant- A person who rents, leases, or subleases, through either a written or an oral agreement, real property from another.

Tentative Map- A map made for the purpose of showing the design and improvements of a proposed subdivision and the existing conditions in and around it.

Use Classification- A system of classifying uses into a limited number of use types based on common functional product, or compatibility characteristics. All use types are grouped into the following categories: residential, public and semi-public, commercial, industrial, transportation, communication, utilities, and agricultural and extractive.

Use Type- A category, which classifies similar uses based on common functional, product, or compatibility characteristics.

Utilities- Equipment and associated features related to the mechanical functions of a building(s) and services such as water, electrical, telecommunications, and wave.

Visible- Capable of being seen (whether or not legible) by a person of normal height and visual acuity waling or driving on a public road.

Walk up Facility- A facility designed to provide service to pedestrian clients, where clients typically are queued on the outside of the main structure or room. Typical facility types include, but are not limited to automatic teller machines (ATM'S) and food- service windows.

Wall- Any exterior surface of building or any part thereof, including windows.

Window- An opening in a wall of a building that is filled with glass in a frame. They typically allow light and air into the interior of a building, but also serve as mediums for viewing merchandise in commercial properties.

Zones- Refer to the zones that are included in the Zoning Ordinance and shown on Zoning Maps.

Zoning District- A specifically delineated area or district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

Zoning Map – A map or maps that were adopted to implement the Zoning Ordinance and delineate the boundaries of zones within the City.

Zoning Ordinance – The ordinance codified as Chapter 25 of the Municipal Code.

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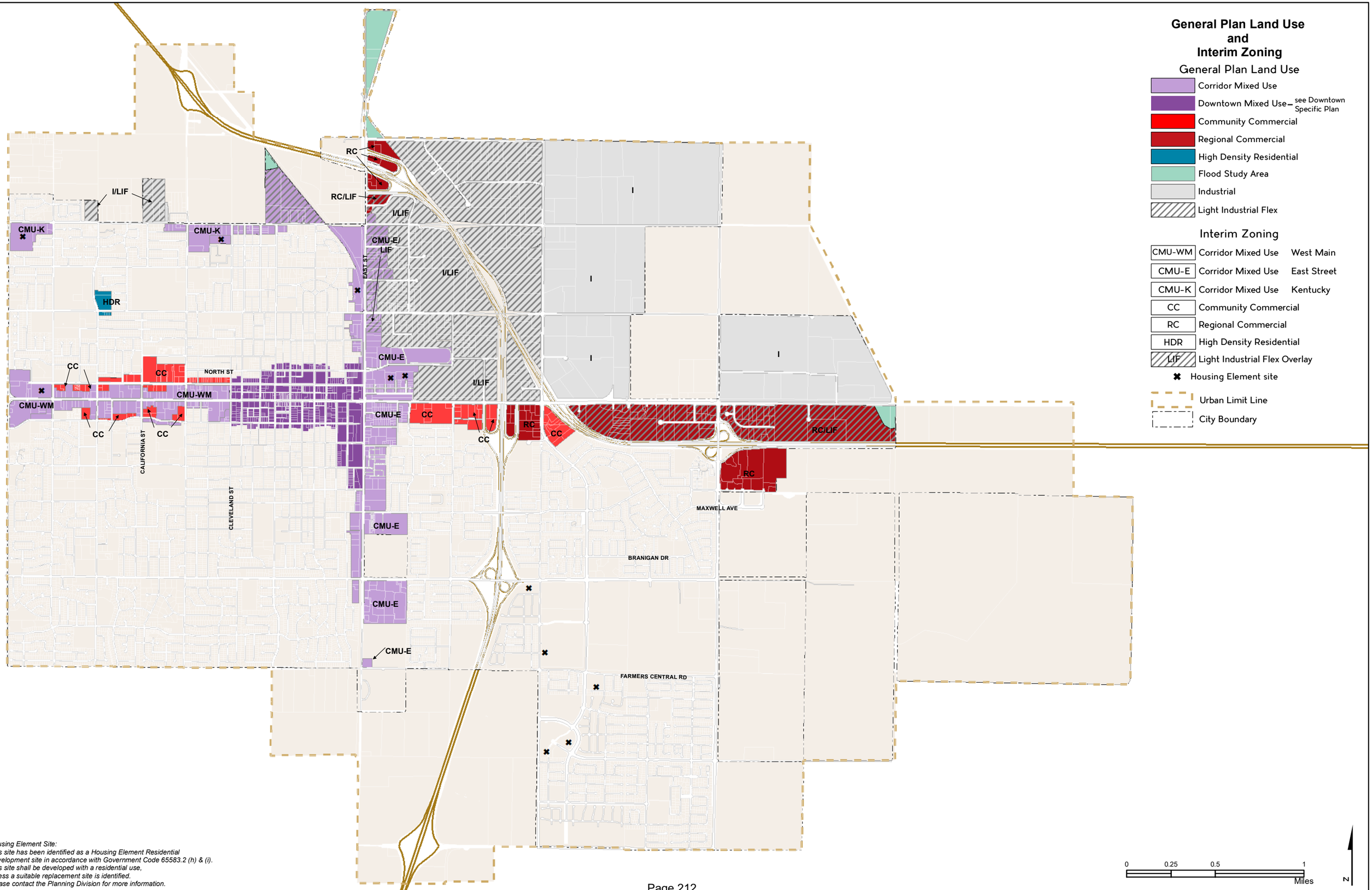

General Plan Land Use and Interim Zoning

General Plan Land Use

- Corridor Mixed Use
- Downtown Mixed Use – see Downtown Specific Plan
- Community Commercial
- Regional Commercial
- High Density Residential
- Flood Study Area
- Industrial
- Light Industrial Flex

Interim Zoning

CMU-WM	Corridor Mixed Use	West Main
CMU-E	Corridor Mixed Use	East Street
CMU-K	Corridor Mixed Use	Kentucky
CC	Community Commercial	
RC	Regional Commercial	
HDR	High Density Residential	
LIF	Light Industrial Flex Overlay	

✖ Housing Element site

Urban Limit Line

City Boundary

Housing Element Site:
This site has been identified as a Housing Element Residential Development site in accordance with Government Code 65583.2 (h) & (i).
This site shall be developed with a residential use, unless a suitable replacement site is identified.
Please contact the Planning Division for more information.

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS

Adopted May 1, 2018 (REV March _ 2020) v. 2.11.20

LAND USE	Zoning District										Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	***P = Permitted*** ***A = Zoning Administrator Permit*** ***C = Conditional Use Permit*** ***"-" = Not Permitted*** ***L = Special Criteria –*** *Provides clarification whether a use is allowed, when and under what conditions.*
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	**See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..*
RESIDENTIAL											
Single Family											
Detached	L1	L1	-	-	L1	-	-	-	-	-	
Attached	L1	L1	-	-	L1	-	-	-	-	-	
Duplex	L1	-	-	-	L1	-	-	-	-	-	
Multi-Unit Dwelling (3 units and over)	P	P L2	P	P L2	-	-	-	-	-	P L36	**Non-residential use may occupy up to 1/3 of the square footage as long as residential use is 2/3 of the sq ft.**
Adult Family Day Care											
Small (6 clients or less)	P	A	P	A	-	-	-	C	-	L 36	
Large (7-12 clients)	P	A	P	A	-	-	-	C	-	L 36	
Family Day Care											
Small (up to 8 children)	P	-	-	-	-	-	-	-	-	P	Subject to State Review
Large (7-14 children)	C	C L2	C	-	-	-	-	-	-	C	Subject to State Review
Residential Care Facility *(24 Hour)*											
General (6 or more clients)	C	C	C	C	-	-	-	-	-	L 36	
Limited (up to 6 clients)	P	P	P	C	-	-	-	-	-	P L 36	
Supportive Housing (No limit on stay)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	L 30	
Transitional Housing (Temporary)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	L 30	
COMMERCIAL											
Adult Business	-	-	-	-	-	-	-	L7	-	-	~~See~~ Section 17.104.170
Ambulance Service	P	P	P	P	P	P	P	P	-	-	
Animal Sales and Services											
Boarding Kennel	-	C	-	-	C	-	-	A	A	-	
Grooming	A	A	A	A	P	P	P	A	A	-	
Retail Sales (Pet Shop Supplies)	P	P	P	-	P	P	-	-	-	L36	
Veterinary Services	A	A	A	A	P	P	P	A	-	-	
Automobile Sales and Services											
Alternative Fuels and Recharging Facility	A L28	A L28	A L28	-	A L28	A L28	A L28	A L28		-	
Automobile Rental Office	P L15	P L15	P L15	-	P L15	P L15	A L14	A L14	-	-	
Auto/Vehicle Sales & Leasing, New and Used, autos, RV, motorcycles	A L17, L17a	A L17	A L17, L17a	A L17 L17a	A L17 L17a	PA L17 L17a	PA L17a	A L17	-	-	**No Standalone used car lots**
Auto/Vehicle Sales Showroom (only)	P	A	P	A	P	P	P	A		-	No open lots and service areas must be fully enclosed
Automobile/Vehicle Repair, Minor	P L 10 L14	P L10 L14	P L10 L14	P L10 L14	A L10 L14	C L14	A L14	P L14		-	No overnight parking of vehicles

LAND USE	Zoning District										Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	***P = Permitted*** ***A = Zoning Administrator Permit*** ***C = Conditional Use Permit*** ***"-" = Not Permitted*** ***L = Special Criteria –*** *Provides clarification whether a use is allowed, when and under what conditions.*
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	**See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..*
Automobile/ Vehicle Repair, Major	C L14	C L14	-	C L14	-	-	C L14	C L14		-	Screening; Minimize noise, light, vibration impacts if adjacent to residential
Auto/Vehicle Washing (Full Service)	A L8 L11	-	-	-	C L8	C L8	C L8			-	Circulation, design, screening Circulation, screening, noise
Auto/Vehicle Washing (Self Service)	-	A L8 L11	A L8 L11	A L8 L11	CA L8 L11	A L8	A L8	P L8		-	
Service Stations	C	C	C	-	C	C	C	C		-	
Automobile/**Recreational Vehicle (RV)** Storage Lot	-	-	-	-	-	-	A L14 L14a	A L14 L 14a		-	Must be screened from view and **accessory to** ~~ssociated with~~ an existing active business
Farm/Agricultural Equipment Sales, Service & Leasing	A L14	A L14	A L14	A L28	A L14	A L14	A L14	A L28		-	
Large Vehicle and Equipment Sales, Service and Rental	-	-	-	C L 28	-	-	C L 14	C		-	
Tire Retreading and Recapping	-	-	-	-	-	-	~~- C L14~~	C L14		-	
Banks and Institutions	P	P	P	-	P	L12	L12	-		A	
With Drive-Through Service	C	C	C	-	C	C	-	-	-	-	
Check Cashing & Alternative Lenders	A L35	A L35	A L35	-	A L35	-	-	-	-	-	
Business and Communication Services	P	P	P	P	P	L12	-	L3		L36	
Commercial Parking Facilities	C	C	C	C	C	C	C	A		-	Circulation, design, screening Circulation, screening, compatibility in Light Industrial Flex Overlay Zones
Commercial Entertainment and Recreation											
Hookah Bar/Smoking Lounge	-	-	C L32	-	-	C L32	C L32	-	-	-	
Small Scale Facility	~~PA~~	~~PA~~	~~PA~~	~~PA~~	~~PA~~	~~PA~~	~~PA~~	~~AC~~	-	-	Noise circulation, hours, security, compatibility Circulation, compatibility in Light Industrial Flex Overlay Zones
Large Scale Facility	~~AC~~	C	~~AC~~	~~AC~~	~~AC~~	~~PC~~	~~PC~~	~~A~~		-	Circulation, compatibility in Light Industrial Flex Overlay Zones
Eating & Drinking Establishments											
Bar/Night Club/ Lounge/	C L4	C L4	C L4	C L4	C L4	C L4	C L4	C L4	-	-	See Section **17.104.160** ~~25-21-70~~ Alcoholic beverage establishments
Micro-brewery/Wine-bar/Brewpub	A	A	A	A	A	A	A	C	-	-	See Section 25-21-70 Alcoholic beverage establishments Odor, noise, transport traffic
Restaurant, Full Service	P	P	P	P	P	P	P	A	-	-	See Section **17.104.160** ~~25-21-70~~ Alcoholic beverage establishments Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant, Limited Counter Service/ Fast Food	~~PA~~ L18	P L 18	P L18	P	P L18	P	P	P	P	A L36	Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant with Drive-Thru Service	-	-	-	-	-	C L21	C L21	-	-	-	Shall be considered only in limited

LAND USE	Zoning District										Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	***P = Permitted*** ***A = Zoning Administrator Permit*** ***C = Conditional Use Permit*** ***"-" = Not Permitted*** ***L = Special Criteria –*** *Provides clarification whether a use is allowed, when and under what conditions.*
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	**See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..*
											circumstances with review of overconcentration, proximity to schools, housing, and impact on healthy lifestyle choices.
Tasting Room	PA	PA	PA	PA	PA	PA	PA	P	AC	A	
Food and Beverage Sales											
Convenience Market	P L9	P L9	P L9	P L9	P L9	P L9	P L9	L9	A L9	-	Section 17.104.160
Farmers Market	A	-	A	-	A	A	A	-		A L 36	
General Market	P	P	P	P L20	P	P	P L20	P L20	-	P L36	
Healthy Food Grocer	P	P	P	P L20	P	P	P	-	-	P L 36	
Liquor Store	~~C~~ -	C	C	-	C	C	C	-	-	-	Section 17.104.160
Funeral Homes and Internment	P	P	-	P	P	-	A	A	-	-	
Crematorium	-	-	-	-	-	-	~~C~~ -	- C	C L 37	-	Shall meet AQMD and CAP requirements
Live-Work	P	P	P	A L22	P	-	A L22	C		L 36	
Maintenance and Repair Services	P L28	P L28	P L 28	P L28	P L28	P L28	P L28	PL28		-	
Mixed-Use	P L33	P L33	P L33	P L33	P L33	P L33	P L33	P L33	C L33	-	Consistent with uses that are otherwise allowed in the District
Offices, Business and Professional											
Administrative and Professional Offices	P L5	P L5	P	P L5	P	P L12	P L5	P L3		P L 36	
Medical/ Dental Offices	P	P	P	A	P	P L12	A	-		-	
Walk-in Clientele	P	P	P	P L20	P			P L20		-	
Personal Services											
Fortune Telling Service	P	P	P	P L20	P	P L12	P L20	L18		-	
General Personal Services	P	P	P	P L20	P	P L12	P L20	L18		P L 36	
Instructional Services	P	P	P	P L20	P	P L12	P L20	L18		P L 36	
Massage Establishment	L34	L34	L34	-	L34	L19 L34	-	-		P L 34, L 36	Sections 5.20.10 ~~13-1-14~~ & 5.04.040 ~~13-6-1,~~ considered same as a beauty salon with a license.
Health/Fitness Facility	P	P	P	A	P	P	C	C		P L 36	
Beauty/Salon/Spa	P	P	P	P	P	P L12	P L3	-		P L36	
Tattoo or Body Modification Parlor	A	-	A	-	A	C	-	-		-	
~~**Automobile Storage Parcel**~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-C L14~~	~~-C L14~~		-	
Regional Shopping Center	-	-	-	-	-	C	C	-		-	
Retail Sales											
Artisan Shop, with limited crafting	P L14	P	P	P	P	P	P			P L 36	
Building Materials, Sales and Service	A L14	A L14	A L14	A L 14	A L14		A L14	A L14		-	
Consignment/Secondhand store	P	P	P	-	P	P	-	-		P L 36	Chapter 5.24 ~~16~~

LAND USE	Zoning District										Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	***P = Permitted*** ***A = Zoning Administrator Permit*** ***C = Conditional Use Permit*** ***"-" = Not Permitted*** ***L = Special Criteria –*** *Provides clarification whether a use is allowed, when and under what conditions.*
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	**See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..*
Firearm Sales and Servicing	A L35	A L35	A L35	A L35	A L35	A L35	A L35	-		-	Must be accessory use to a larger sporting goods or similar type of retailer
Flea Market/Swap Meet	C						C	-		-	
General Drive-Thru Service	-	-	-	-	C	C	-	-		-	
General Retail Sales (small 25,000 sf or less)	P	P	P	P	P	P	P L20	P L18		P L 36	
General Retail Sales(Large over 25,000 59,999 sf)	P	P	P	-	P	P	P	-		-	
Large Format Retail (over 60,000 sf)					A L11	P L11	A L11			-	
Nursery and Garden Center	A L14	A L 14	P L14	P L14	P L14	A L14	P L14	P L14		-	
Pawn Shop	A	A	A	A	-	-	-	-		-	Chapter 5.24 ~~16~~
Smoke Shop			A L32		A L32	A L32	-	-		-	
Visitor Accommodations											
Bed and Breakfast	A	-	A	-	-	-	-	-		A L36	
Homestay	C L19	C L19	-	-	-	-	-	-		-	
Hotel and Motel	A	-	A	-	A	A	A	-		-	
RV Park.	-	-	-	C	-	-	-	-		-	
Short-Term rental	C L19	-	C L 19	-	-	-	--	-		-	
INSTITUTIONAL, PUBLIC/SEMI-PUBLIC, AND COMMUNITY FACILITIES											
College and Trade School	P	P	P	A	P	P	-	-		A L 36	
Community & Religious Assembly	A	A	A	A	A	A	-	-		A L 36	
Community Garden	A	A	-	A	-	-	-	A		A L 36	
Cultural Facility	P L3 L10	P L3 L10	P L3 L10	P L3 L10	P L10	P	P	A		A L 36	
Day Care Center	C	C L2	A	C	A	A	C	C		C L 36	
Emergency Shelter	C	C L2	-	-	-	-	A	C		-	Section 17.152.10 ~~e Chap. 25, Article 32~~
Government Buildings	P	P	P	-	P	P	P	P		L 36	
Civic Health Care Facility	-	C	-	C	C	C	C	C		-	
Hospitals	C	C L2	C	-	C	C	-	-		-	
Medical or Dental Clinics	A	A L2	A	C	A	A	A	-		-	
Skilled Nursing /Assisted Living	A	A L2	A	C	A	A	C	-		A	
Social Service Center	C	A L2	-	C	C	-	C	C		-	
INDUSTRIAL											
Artisan/Small-scale Manufacturing	P L3 L14	P L3 L14	-	P L14	-	-	P L14	P L14		-	
Agricultural Production, Light	-	-	-	A L14	-	A L14	A L14	A L14		-	
Artists Studio	P L14	P L14	P L14	P L14	P 14	-	P L14	P		P L36	
Brewery/Distillery	-	-	-	-	-	C	C	C		-	
Food Preparation/Commercial Kitchen	P L14	P L14	A L14	A L14	P L14	A L14	P L14	P L14		-	
Dry Cleaning/Laundry bulk scale (not personal)	-	-	-	-	-	-	A	P		-	

LAND USE	Zoning District										Comments
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	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	**See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..*
Heavy Industrial	-	-	-	-	-	-	-	-	A	-	
Light Industrial	A L14	A L 14	-	P L14	-	~~P~~ A L28	P L28	P		-	
With limited outdoor processing or storage of materials**, or the processing and manufacturing of Hemp CBD.**	-	A L14 L11	-	A L14	-	-	A L14 L11	A L14 L11		-	
Medium Industrial	-	-	-	-	-	-	A L14 L11	A L14 L11		-	
With limited outdoor processing or storage of materials	-	-	-	-	-	-	A L14 L11	A L14 L11		-	
Recycling Facilities											
Collection Facilities	-	-	-	L6	L6	L6	L6	L6		-	
Processing Facilities	-	-	-	-	-	-	-	C			
Research and Development	A L3	P L3	P L3	P	L3	-	A L14	P, L14	P	-	Must be fully screened, subject to Fire and Building Safety Codes
Salvage, Vehicle Impound, ~~Wrecking~~ and Tow Yard	-	-	-	-	-	-	-	-	C L 14, L 14a	-	**Outdoor storage may only be considered as an accessory use to an active on-site business and must be fully screened from public view**
Wrecking, Scrap, Junkyard	-	-	-	-	-	-	-	-	-		
Specialty Food Processing	-	-	-	P L29	A L14, L 29	A, L14, L29	P, L14, L29	P, L14,L29	P L29	-	
Storage Yard	-	-	-	A L14 L14a	-	-	CA, L14L14a	A, L14 L14a	A L14, L 14a	-	**A storage yard may only be considered as an accessory use to an active on-site business and fully screened from public view. A stand-alone storage lot is not permitted**
Warehouse, Storage and Distribution										-	
*Indoor Warehousing and **Distribution** ~~Storage~~, Limited (< 5,000 SF)*	A L14 L25	A L14 L25	-	P L14 L25	A L14 L25	-	P L14	P L14	P L14	-	
*Indoor Warehousing and **Distribution** ~~Storage~~, General (> 5,000 SF)*	-	-	-	A L14 L25	-	-	P L14	P L14	P L14	-	
Personal/Self Storage (Mini-storage)	-		-	-	C L13 L27	-	-	- L27	-	-	
Personal Self Storage (Warehouse)	-	-	-	-		-		- L 27	-	-	
Chemical Mineral Storage	-	-	-	-	-	-	-	-	C	-	
Wholesale Nursery and Garden Center	-	A	-	A	-	-	P	P		-	
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES											
Communication Facilities											
Antennas and Transmission Towers	L16	L16	L16	L16	L16	L16	L16	L16		L 16	See Sections **17.104.180** ~~25-21-80~~, Wireless Facilities Ordinance
Equipment within Buildings	L16	L16	L16	L16	L16	L16	L16	L16			
Transportation Facilities											
Transportation Passenger Facility	C	C	-	-	-	-	C	C		-	

LAND USE	Zoning District										Comments
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	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	**See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..*
Park-and-ride facility	-	A	-	P	P	P	P	P		-	
Utilities, Minor	P	P	P	-	P	P	-	-		-	
TEMPORARY OR OTHER USES											
Ancillary Uses	Permitted if principal use is permitted; requires a use permit if principal use requires a use permit										See Section **17.104.020** ~~25-21-10~~
Temporary Uses	Requires Zoning Administrator approval										See Section **17.60.040** ~~25-13-30 and Article __~~
COMMERCIAL CANNABIS USES											
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	**Sections 17.110.60 and 5.04** ~~e Article 21.6 of Chapter 25 and Chapter 13A~~
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	-	
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	
Retailers: (Dispensaries): prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	-	

SPECIAL LIMITATIONS:

L1 May be allowed with a Zoning Administrator use permit

L2 Residential or other similar sensitive uses may be considered on the south side of Kentucky Avenue, but on the north side these uses may only be allowed with an approved Specific Plan.

L3 A Zoning Administrator Permit is required for more than 2,000 sq. ft.

L4 Cannot be located within 500 feet of a school or park.

L5 Over 10,000 square feet, may be approved with a Zoning Administrator Permit.

L6 Allowed on a shopping center site as an accessory use within an enclosed structure, which may be portable.

L7 Only allowed on the rear half of a lot and not within 500 feet of a school or public park, must be located more than 750 feet from any following zones: OS, R-1, R-2, NP, or RM, must be more than 1,000 feet from any other adult book store or adult motion picture theater, ~~,~~ and a conditional use permit is required. Refer to Section **17.104.170** ~~25-21-75~~

L8 Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. Drive through lane and wash stall area shall be screened from public view.

L9 ~~Requires a conditional use permit if over 3,000 square feet in size and~~ **Not allowed under 5,000 square feet in the RC,RC/LIF, CMU, CC districts, and only** ~~/or~~ if associated with a service station. **No hard alcohol sales may be allowed if associated with a service station**., ~~and/or includes alcohol sales, and/or is open between 10:00PM and 6:00 AM.~~

L10 Shall be designed to minimize noise, light, glare, vibration, and other nuisance concerns. Where adjacent to a residential district shall require a Zoning Administrator Permit.

L11 A conditional use permit required if site is abutting a residential zone.

L12 – Up to 10% of the total square footage of shops within a regional commercial center may consist of ancillary office spaces that support other uses. Limit does not apply to stand alone, professional office buildings.

L13 – Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and master plan areas; mini-storage portions shall be set back from a street frontage and no closer than 300- feet from an arterial , buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design, and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan, and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.

L14 - All materials stored outside must be fully screened from view from any rights of way and below fence height. If outdoor storage of materials or equipment is adjacent to a residential district a conditional use permit is required. Any work bay area shall be screened from public view.

L14a – Outdoor storage may only be allowed in conjunction with an existing active business located and operated within a building and active business license. The storage or truck parking area must be an accessory use to the existing business. A single use outdoor storage or truck parking lot is not permitted.

L15 – On-site rental car parking is limited to the minimum needed for immediate customer pick up only, no on site storage of cars.

L16 - Subject to Section **17.104.180** ~~25-21-80,~~ Wireless Facilities Ordinance

L17 – Auto sales in an open lot may be considered ~~with a Zoning Administrator permit~~ as an accessory use to a retail showroom and service area, or as part of a complete dealership complex. Site access, internal vehicle circulation, auto-display, and landscaping are subject to review. ~~.~~ No surface parking lot or outdoor display area solely intended for the sale of new or used cars and not accessory to an indoor showroom is allowed as a primary use on a site

L17a- Used car sales must be associated with a new car dealership, except for large format used car dealerships (as example Carmax). **A single use used car sale lot is not permitted.**

L18 – In the Industrial areas small-scale establishments serving local businesses are allowed. The proximity of fast food uses within 1/2 mile of schools, youth facilities or residential uses shall be evaluated for overconcentration. The General Plan emphasized “dining” and “slow food: establishments.

L19 - For homestay or short term rental, no signage or exterior evidence of the use may be visible, owner shall maintain liability insurance on the property which covers the homestay and guests, the owner shall pay any applicable taxes including occupancy and sales taxes, shall obtain a business license, the property and home shall be maintained in good condition, including regular trash pickup and on-site parking for guests, no noise or nuisance impacts shall be detectable to adjacent properties.

L20 - Zoning Administrator permit is required for more than 3,000 sq. ft.

L21 - Drive through fast food may not be allowed within 1/2 mile of a school, evaluate the extent of overconcentration of existing or proposed fast food restaurants and drive through fast food within 1,000 feet of the proposed location, minimize the siting of unhealthy land uses**, and evaluate the impact to the City’s GHG emissions. See Section 3.06**

L22 - Only allowed as a secondary use occupying less than one-third of the floor area in a multi-tenant building.

L23 - Allowed within a shopping center on in an Industrial zone on the site of a recycling processing facility and must be within an enclosed structure, which may be portable.

L24 - Only allowed as an accessory use with a service station with a Zoning Administrator permit.

L25 - Only allowed on the rear half of a lot in order to ensure that the street frontage is activated.

L26 –**Tasting room is permitted as an ancillary use to an existing active business. If it is a stand-alone business it is considered a micro-brewery/wine bar/brew pub**. ~~(Reserved)~~

L27 New mini-storage is not permitted, except the expansion of a previously approved and constructed mini-storage facility subject to a Conditional Use Permit. The new buildings shall be a minimum of two-stories in height. The project shall incorporate conservation and sustainability features to achieve net zero energy use; shall provide a security and lighting plan; and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.

L28 - Outdoor storage may be allowed as an ancillary use on the same parcel as the primary business with a Zoning Administrator Permit. All outdoor storage must be fully screened from view from any public rights-of-way and below fence height. All work areas, work bays shall be screened from public view.

L29 Agricultural Production may be allowed as an accessory or ancillary use to a primary use, as example, for research, testing or demonstration purposes with a Zoning Administrator Permit

L 30 Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

L31 provides that any person within the City of Woodland may cultivate cannabis inside of any residence or enclosed and secure secondary structure that meets certain requirements specified in the ordinance, consistent with state law that permits indoor cultivation of cannabis for medical and non-medical purposes

L32 Smoke shops, tobacco stores, hooka/smoking lounge shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.

L33 – Mixed uses are allowed, consistent with the manner in which the individual uses are otherwise allowed in the District. The review required will be dependent upon the most restricted use intended for the development.

L34 - Permitted with a license per Municipal Code Section **5.20.010** ~~13-6-1~~ or with a Conditional Use Permit

L35 – May not be located within 500 feet of a school, shall hold and maintain all applicable licenses and permits with the State Department of Justice, exterior areas shall be well lit and include video surveillance. Advertising and signage on clear windows and doors shall be placed so that law enforcement have personnel have a clear and unobstructed view of the interior.

L 36 – Non-residential uses may occupy up to 1/3 of the square footage of the building/buildings, as long as residential use occupies 2/3 of the building (s) square footage. Non residential uses that may be considered are those listed as P/A in the Comprehensive Use Table

L 37 – A Crematorium shall provide adequate analysis to verify that the use meets all AQMD standards, meets the City’s Climate Action Plan goals and policies, and will not create harmful odor, particulate, or other environmental impacts to adjacent uses. No more than one crematorium facility shall be permitted.

17.92.020 Table 3—Permitted uses.

The uses permitted in the I zone shall be those uses specified in Table 3, the Industrial Land Use Table, and subject to the special conditions accompanying that table.

To determine whether a specific use is allowed:

A. Find the use in the left-hand column.

B. Read across the table until either a “letter” or an “x” appears in the right-hand column.

C. If a letter appears this means that the use is allowed in the I zone, but only if certain conditions are complied with. The conditions applicable to that use are those corresponding to the letter listed in Section 17.92.030.

D. If an “x” appears in that column the use is allowed in the I zone without being subject to any of the conditions listed in Section 17.92.030.

E. The Planning Commission shall interpret the appropriate zone for any land use not specifically listed in the table, based on a finding of consistency with the purpose of the zone and that use is of the same general character as that of the uses permitted in that zone.

F. Entryway overlay zones is included in table.

Table 3

Industrial Land Uses Modified

Uses	I	EOZ
Animal and Food Processing		
Animal slaughter Prohibited	~~a~~	
Bakery goods	x	
Beverage bottling	x	
Breweries	a	a
Candy	x	x
Canneries	a	
Dairy products, creameries	x	x
Food processing	x	
Flour mills	a	
Fruit and vegetable packing	c	c
Meat products	x	
Nut processing	c	c
Olive processing	x	x
Sugar refineries	a	
Tannery, hide curing	a	
Wineries, distilleries	a	a
Assembly, Fabrication and Manufacturing		
Agricultural equipment and machinery	c	a

Uses	I	EOZ
Aircraft, auto, boat, bus, mobile home, motorcycle, RV, tractor, trailer, and truck	c	
Brick and concrete plants	a	
Concrete and asphalt batch plants Prohibited	~~a~~	
Electrical appliances, instruments, parts, and products	x	x
Electrical equipment, instruments, parts and products	x	x
Forges and foundries	a	
Ice manufacture and storage	x	
Manufacturing, assembly, compounding or treatment of articles or treatment of articles or merchandise from the following previously prepared materials:		
Canvas	x	x
Chemicals	a	
Clay	x	x
Cloth	x	x
Cork	x	x
Feathers	x	
Felt	x	x
Fiber	c	
Fiberglass and resins	a	
Fur	x	
Glass	x	x
Hair	x	
Leather	x	
Paper	c	
Pharmaceuticals	a	x
Precious or semi-precious stones or metals	x	x
Plaster	x	
Plastic	a	
Rubber	a	
Textiles	x	x
Wood	c	
Yarn	x	x
Metal fabrication	a	x
Millwork, planning mills, saw mills, wood products	a	
Photographic equipment and materials, film processing	x	x
Printing, lithography and book binding	x	x
Sign manufacture	x	x
Auto, Boat, RV, Bus, Truck and Truck Trailer Service		
Agricultural equipment and machinery sales and service	c	c
Auto electric and ignition	x	x

Uses	I	EOZ
Auto sales, new and used, including RV, trailer and motorcycles (used auto sales shall be associated with new auto dealerships)		x
Batteries	a	a
Brakes	x	x
Glass	x	x
Mufflers	x	x
Painting	c	c
Parts	b	b
Radiators	x	x
Repair and overhaul	c	c
Service stations	x	x
Tire recapping and retreading	x	x
Tire sales	x	x
Transmissions	x	x
Truck and truck trailer sales and service	x	x
Upholstery	x	x
Industrial Yard Uses		
Agricultural equipment and machinery sales and service	f	a
Building materials and lumber sales yards	a	
Contractors storage yards	a	
Feed yards	c	
Fuel yards, coal and wood	x	
Grading stations	c	
Heavy equipment storage, service and repair yards	a	
Heliports	a	
Junk, scrap, used materials and auto wrecking yards	f	
Parking facilities, including truck and trailer parking, park and ride lots	x	
Pipe storage	x	
Plant nurseries, wholesale	x	x
Public scales	x	
Recycling facilities	a	
RV, boat, auto, truck and trailer storage	x	
Truck terminals	c	
Repair, Service and Incidental Sales		
Communication and public utility distribution and service facilities	c	c
Delivery service	x	x
Equipment rental	x	x
Janitorial service	x	x
Laundry and dry cleaning plants	x	
Pest control service	a	a

Uses	I	EOZ
Shop uses		
Blacksmith	a	a
Cabinet, carpenter, woodworking	c	c
Contractors	x	x
Electrical	x	x
Electric motor rebuilding	x	x
Heating and air conditioning	x	x
Hydraulic, well drilling equipment	x	
Machine	x	x
Pipe	x	x
Plumbing	x	x
Pool service	x	x
Pumps, irrigation and sprinkler systems	x	
Sheet metal	c	
Upholstery	x	x
Welding	c	c
Taxicab service and storage	x	
Trade schools	c	c
Tree service	x	x
Storage and Warehouse Uses		
Agricultural chemical and fertilizer sales and storage	a	
Bottled gas distribution and storage	c	
Cold storage plants, frozen food lockers	x	x
Grain elevators, bean, feed, grain and seed processing and storage	a	
Mini-storage facilities Prohibited	~~x~~	
Petroleum distribution and storage	a	
Warehousing, including furniture and household goods	x	x
Wholesaling and distributing, excluding explosive, flammable and toxic materials	x	
Wholesaling, distribution, storage and testing of explosive, flammable and toxic materials	a	
Miscellaneous Uses		
Accessory buildings and uses customarily appurtenant to a permitted use	x	
Agriculture, general	x	
Auctions: 2/21/85 Interpretation by Planning Commission	a	
Cafés and coffee shops, serving the industrial area	x	x
Micro-chip assembly	a	x
Mini marts serving the industrial area	a	x
Mixed use developments	a	x
Offices	e	c
Passenger terminals	c	c

Uses	I	EOZ
Churches		
Public and quasi public buildings and uses appropriate to the area	c	a
Research and development facilities	a	a
Residence for a caretaker or watchman	b	
Temporary outdoor uses	d	
Testing laboratories, excluding explosive, flammable and toxic materials	x	a
Wells, gas and oil	a	a
Cannabis Uses		
Indoor commercial cultivation for cannabis: Prohibited		
Manufacturing, both volatile and nonvolatile: Limited to manufacturing for wholesale distribution for resale; Retail (on-site) sales prohibited	i	
Testing, research and development: Retail (on-site) sales prohibited	i	
Distribution: Retail (on-site) sales prohibited	i	
Retailers (dispensaries): Prohibited		

Table 3A

Industrial Uses Within the I-5/CR 102 Entryway Overlay Zone

Professional offices for the following:
Accountants, bookkeepers, auditors
Engineering
Planners
Architects and building designers
Landscape architects
Contractors—all categories—offices only
Consultants such as:
Business consultants
Agricultural consultants
Building construction consultants
Building maintenance consultants
Chemical recycling consultants
Computer system consultants
Freight traffic consultants
Geophysical companies and consultants
Elevator consultants
Legal consultants
Industrial designers for tool designers
Geologists
Arbitrators
Auctioneer offices, but excluding auctioneer rooms

Clothing and fashion design studios
Real estate appraisers
Business offices and personal service functions consisting of the following:
Advertising agencies—billboard advertising
Communications:
Beeper and paging services
Broadcasting stations (radio and TV)
Computing services
Computerized billing service companies
Calculating and statistical services
Confidential records and destruction companies
Inventory service firms
Security patrols
Electronic data processing, tabulating and record keeping services
Digital instrumentation systems, equipment and supply companies
Office planning services
Credit reporting and collection agencies
Pension and profit sharing plan management companies
Pest control companies
Brokerage and investment firms such as:
Real estate brokers including development and management, but excluding those that deal exclusively in residential sales
Data processing time brokers
Food, frozen food, fruit and vegetable brokers
Foreign exchange brokers
Custom house brokers
Grain and meat brokers
Oil and land lease brokers
Lumber companies and brokers exclusive of project storage yard
Exporters and importers (no retail sales)
Manufacturers sales representatives
Gasoline and oil marketers and distributors
Logging and wood chipping companies exclusive of product storage yards
Publications, graphics and reproduction such as:
Publishers
Printing, engraving and stationery sales and services
Business, periodical and architectural illustrators
Display builders and designers
Graphic designers
Drafting, blueprinting and photocopying services
Duplication and mimeographing services
Photographers and artists catering to industrial clients

Record and microfilming service
Medical related, such as:
Medical, dental, biological and x-ray laboratories which do not serve the public
Veterinary clinics (excluding outside kennel)
Small animal grooming
Research and development, such as:
Agricultural laboratories, including testing and analysis
Small animal laboratories, testing and research
Economic research and development
Electronics research and development
Energy conservation research and development
Oil and gas exploration and development excluding drilling for oil and gas
Patent development and marketing
Marketing analysis, research and consultation
Transportation, such as:
Auto sales, new and used, including RV, trailer and motorcycles (Used auto sales shall be associated with new auto dealerships)
Freight forwarding and freight consolidating companies
Freight inspection services
Package delivery
Government offices which do not provide direct public services except for those governmental agencies related to agricultural activities
Surveyors, such as:
Land surveyors
Marine surveyors
Personal services, such as:
Management and business organizations
Trade and labor organizations
Hotel and motel reservation center - phone service only
Ambulance service
Deli/retail for employees in area
Equipment rental - small, to be stored inside
Minor farm supply
Commercial recreational facilities (swimming, tennis, racquetball clubs, gymnastics, dancing, etc)
Technical and vocational schools for industrially related trades:
Industrial apprentice training schools
Computer schools
Drafting
Corporate and regional headquarters occupying related trades:
The following and similar uses from which noise, smoke, dust, odors, and other such offensive features are confined to the premises of each use and all such uses are completely confined within enclosed buildings excluding the storage or manufacturing of hazardous or flammable materials or liquids

Bookbinding, printing and lithography
Cartography
Communication equipment buildings
Data processing and computer operation
Editorial and design operations
Electrical products and appliance manufacturing
Janitorial services
Material testing laboratory
Photographic and film processing operations
Research institutes and laboratories
Other uses which the Planning Commission finds to be consistent with the intent of the Industrial PD within the 1-5 CR 102 Entryway which are of the same general character as the uses set forth above, and not objectionable by reason of adverse external effects, such as odor, smoke, noise, glare, fumes, radiation or vibration, subject to first obtaining a use permit

(Prior code § 25-18-10)

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