



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 18, 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. SPECIAL COMMENT:

PLEASE NOTE: The June 18, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

I. PUBLIC HEARING

1. SUBJECT: Woodland Storage Roadway/Easment Summary Vacation & Revision to Conditions of Approval

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1) receive a report; 2) hold a public hearing; 3) adopt Resolution No PC 20-XX to approve minor revisions to previously approved conditions; and 4) adopt Resolution No PC 20-XX recommending the City Council approve a roadway and easement summary vacation in association with the previously approved Woodland Storage Conditional Use Permit located at 1434 East Main Street.

2. SUBJECT: Epic Bros Enterprises, Inc., Expansion of Commercial Cannabis Manufacturing Facility. A proposed Conditional Use Permit amendment to allow expansion of a non-volatile cannabis manufacturing facility located at 1230 Harter Avenue, Suite J to include Suite H.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the exemptions reflect the independent judgement of the City as lead agency under CEQA; and 4) Approve Planning Commission Resolution No. PC 20-_____ recommending that the City Council approve a Conditional Use Permit amendment to allow the expansion of a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J to include Suite H, with recommended conditions of approval.

J. BUSINESS ITEMS

K. STAFF OR COMMISSIONER COMMENTS

L. ADJOURNMENT

In order to minimize the spread of the COVID-19 virus, the City of Woodland is providing multiple alternatives to viewing Planning Commission meetings and providing comments on items on the agenda. These alternatives allow the City to adhere to social distancing requirements, follow the Governor's Executive Order N-29-20 (which suspends certain requirements of the Brown Act), and provide a way for the public to provide public comment live during the meeting.

VIEWING MEETINGS ONLINE

You are able to view meetings online here: <https://www.cityofwoodland.org/meetings>
Click on the meeting to view the video. It will say LIVE next to the meeting.

SUBMITTING COMMENTS BY E-MAIL

If you wish to make a comment during general public comment or on a specific agenda item, please submit your comment via email to PlanningCommissionMeetings@cityofwoodland.org prior to Public Comment on that item. Emails comments submitted, to be read into the record, shall be no more than three (3) minutes when read aloud. ***Please include the agenda item in the subject line.***

SUBMITTING COMMENTS BY VOICE MAIL

If you wish to leave a voice mail message, please dial (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time. Voice mail messages should be three (3) minutes in length.

VIRTUAL PARTICIPATION BY ZOOM VIDEO CONFERENCING

The City of Woodland is now offering the ability to view and participate in Planning Commission meetings via video meetings and telephonic conferencing via "Zoom" video conferencing computer technology. Instructions for participating via Zoom are provided below.

How do I join the Planning Commission meeting via Zoom Video Conferencing?

Please visit: <https://zoom.us/j92170095836> from a smart phone or computer. You will be prompted to install the Zoom app on your smart phone or computer. From a computer there is an option to view the meeting within the browser without installing the app. You are now ready to join the meeting.

If you have previously installed the Zoom app, you can enter the following meeting ID to join the meeting: 921 7009 5836

I don't have a computer or smart phone; can I still use Zoom?

If you do not have a smart phone or computer to access the meeting via Zoom, no problem! You can participate on the phone.

Call 1-669-900-6833 (Toll Free) and enter meeting ID 921 7009 5836.

How can I provide Public Comment on Zoom?

The Chair will request public comment during the Public Comment period on the agenda and during each Public Hearing and Regular Calendar Item. Once the Chair has announced the public comment period, please do one of the following:

USING A COMPUTER OR SMART PHONE:

- Click on the “Raise Hand” feature in the webinar controls. This will notify City staff that you have raised your hand.
- City staff will unmute your microphone when it is your turn to provide public comment.
- A prompt will appear to confirm you would like to be unmuted and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

USING A REGULAR PHONE:

- Dial *9 (star 9), this will notify City staff that you have “raised your hand” for public comment.
- City staff will unmute your microphone when it is your turn to provide public comment.
- You will hear “you are unmuted” and then you will have three (3) minutes to provide public comment.
- Once your public comment has ended, you will be muted again.

I am having difficulties preparing for the meeting and learning Zoom, do you have any resources to help me?

Yes, please visit Zoom’s website support page on helpful tips to prepare for the meeting:

<https://support.zoom.us/hc/en-us/categories/201146643>

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: June 18, 2020
ITEM #: I.1
SUBJECT: Woodland Storage Roadway/Easement Summary Vacation & Revision to Conditions of Approval

Recommendation for Action: Staff recommends that the Planning Commission 1) receive a report; 2) hold a public hearing; 3) adopt Resolution No PC 20-XX to approve minor revisions to previously approved conditions; and 4) adopt Resolution No PC 20-XX recommending the City Council approve a roadway and easement summary vacation in association with the previously approved Woodland Storage Conditional Use Permit located at 1434 East Main Street.

Staff Contact:

Ed Wisniewski, Senior Civil Engineer, (530) 661-5975, ed.wisniewski@cityofwoodland.org
Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:

The complete Woodland Storage development proposal came before Planning Commission for entitlement and was approved by Planning Commission with a vote of six to zero on March 5, 2020.

As part of the Woodland Storage development proposal the project applicant asked the City of Woodland to vacate a portion of certain public right-of-way and easements pursuant to the summary vacation procedure set forth in California Streets & Highways Code section 8330 et seq.

Additionally, subsequent to the March 5th Woodland Storage development project approval by Planning Commission, it was determined by the City Attorney that one of the conditions of approval associated with the timing of the easements for the right-of-way vacation needed to be changed. Upon further discussion on the right-of-way vacation with the applicant and the new City Senior Civil Engineer several other minor revisions to the conditions of approval were identified for cleaned up at the same time. Staff also added condition #21 to reflect the request voiced by commissioners, at the March 5, 2020 Planning Commission meeting, that the Woodland Storage development project incorporate future housing opportunities. The revised conditions are provided in Attachment 4 (Resolution & Revised Conditions) with text changes notated in bold for added text and strike through for deleted text.

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 1434 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.

Context Map



ROW Summary Vacation:

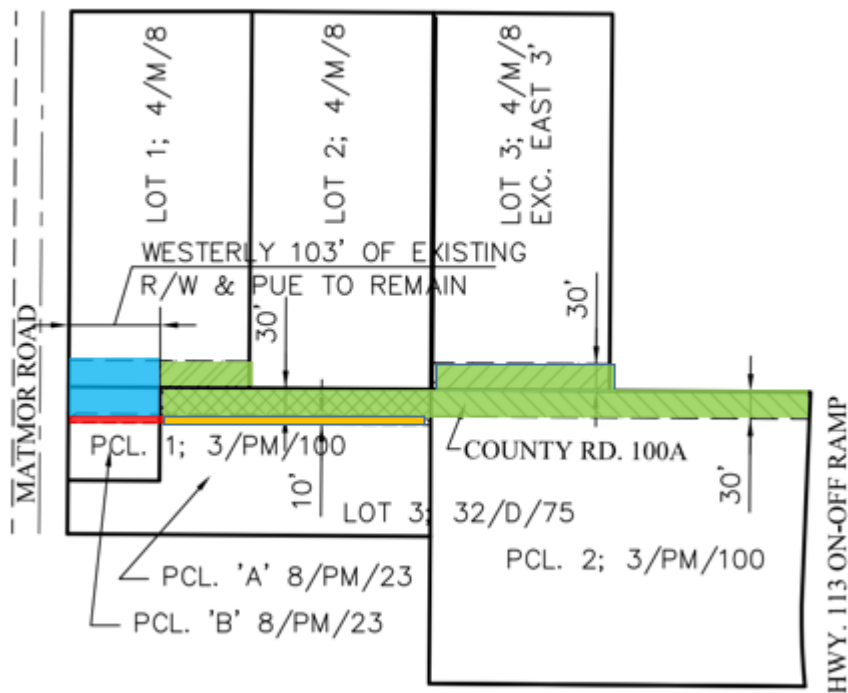
The requested portion of right-of-way to be vacated is accessed off of Matmor Road (between Grooming by Elaine and the Woodland Veterinary) and extends east to its terminus at the State Route 113 southbound on-ramp. The current right-of-way is unimproved and ranges in width from 30 to 60 feet. While the main access to the Woodland Storage development site will be from East Main, the vacated roadway off Matmor Road will serve as a secondary access point. The vacated right-of-way will be replaced with the construction of a private access drive within the project site with associated improvements. All adjacent property owners will continue to have access through granted access easements for the private drive. In addition to the right-of-way vacation, the applicant has requested to summarily vacate a portion of the existing Road and Public Utility Easement (PUE).

The California Streets & Highways Code section 8330 et seq provides the procedures for the summary vacation of a street, highway, or public service easement under the Streets & Highways Code. The Woodland Planning Commission must determine that the proposed vacation conforms with the General Plan within 40 days after the matter is submitted to it. The City Council must then adopt a Resolution of Vacation, and the City Clerk must record a copy of the Resolution of Vacation with the Yolo County Recorder.

Proposed right-of-way Summary Vacation

The proposed right-of-way vacation encompasses an unused portion of public right-of-way located east of Matmor Road and approximately 500 feet south of East Main Street. As illustrated in the right-of-way vacation diagram below, the first 103 feet of the 60 foot wide right-of-way, notated in blue, and the 10 foot wide PUE, notated in red, will be retained by the City of Woodland with the proposed site infrastructure improvements installed by the applicant. The remaining right-of-way, notated in green will be vacated by the City, and because the property is not owned by the City in deed, it will revert back to the underlying property owners.

ROW Vacation Diagram

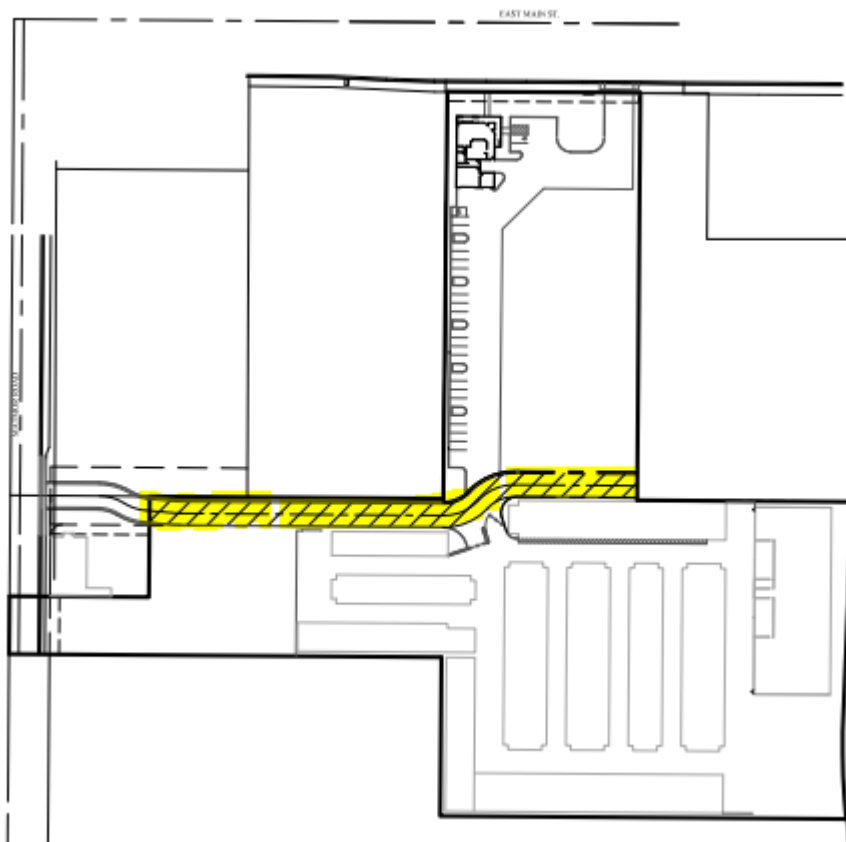


If the right-of-way vacation is approved by City Council, the associated access easements to adjoining or reverting properties will be granted concurrently with the vacation recordation with the County Clerk recorder's office. While all of the properties adjacent to the right-of-way have primary access from East Main Street or directly from Matmor Road, the access easement will ensure the adjoining properties maintain secondary access point to their properties. The Access Easement diagram below, illustrates the area notated in yellow that will be improved and maintained with a two-way private drive isle upon completion of the associated access easement.

Proposed easement Summary Vacation

The Road Easement and Public Utility Easement are both public service easements. A public service easement may be summarily vacated pursuant to Streets and Highways Code Section 8333 if that easement has not be used for the purpose for which it was dedicated or acquired for five consecutive years immediately preceding the proposed vacation, or if that easement is determined to be excess by the easement holder and there are no other public facilities located within the easement.

Access Easement Diagram



LEGEND

- PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING P.U.E.
-  PROPOSED ACCESS EASEMENT TO BE GRANTED TO ADJOINING PROPERTIES

Staff Analysis:

Staff has determined that the minor revisions being proposed to the originally approved conditions of approval for the Woodland Storage do not change the underlying project or bases for the previous Planning Commission approval of the development project entitlements.

Staff review of right-of-way & easement summary vacation

The City's development engineering and traffic engineering division reviewed the requested right-of-way vacation and came to the conclusion that the roadway was an excess right-of-way not required for street or highway purposes by the City any longer. The right-of-way had been established prior to State Route 113 being constructed and would have connected to internal street networks within Woodland that no longer require connection. By vacating the excess right-of-way, the City will return the use to the underlying property owners and no longer maintain the future use of the vacated portion of roadway. The above described portion of public right-of-way has not served the purpose for which it was acquired, for at least the past consecutive five years immediately preceding this vacation and is not required for street or highway purposes.

Zoning Code

The proposed right-of-way vacation is consistent with the requirements of the underlying Community Commercial zoning designation for the properties.

General Plan

Since the City's adopted General Plan applies to the area to be vacated, Government Code section 65402 requires the City's "planning agency," the Woodland Planning Commission, to first determine that the proposed vacation is in conformity with the City's General Plan and to report on whether such determination has been made within forty (40) days after the matter was submitted to it, or by such longer period of time as may be designated by the City Council. (Sts. & Hy. Code, § 8313; Gov. Code, § 65402.)

Staff finds that the proposed summary vacation is in conformity with the goals and policies of the City's General Plan.

Environmental Review:

CEQA

The proposed summary vacation of the right-of-way and public utilities easements are categorically exempt from the review under the California Environmental Quality Act (CEQA) pursuant to Title 14 California Code of Regulations Section 15305 as a minor alteration in land use limitations.

HCP/NCCP

Application clearance has been obtained for the portion of land within the right-of-way vacation area and if vacated will be subject to the Woodland Storage conditions of approval that include specific Avoidance and Minimization measures as outlined by the Yolo Habitat Conservation Plan.

The proposed revision to the conditions of approval do not trigger any changes to the environmental clearance previously conducted as part of the entitlement process for the Woodland Storage development project

Conclusion:

Staff recommends that the Planning Commission 1) receive a report; 2) hold a public hearing; 3) adopt Resolution No PC 20-XX to approve minor revisions to previously approved conditions; and 4) adopt Resolution No PC 20-XX recommending the City Council approve a roadway and easement summary vacation in association with the previously approved Woodland Storage Conditional Use Permit located at 1434 East Main Street.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution & Revised Conditions
2. Summary Vacation Resolution & Exhibits
3. ROW Vacation Plat
4. Access Easement Diagram
5. Project Information Summary Sheet

RESOLUTION NO. PC 20-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THE CITY COUNCIL APPROVING
THE CONDITIONAL USE PERMIT FOR WOODLAND SELF-
STORAGE, WITH REVISED CONDITIONS
(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 1434 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 March 5, 2020 and approved a recommendation to the Woodland City Council to approve the Conditional Use Permit for Woodland Storage; and

WHEREAS, it was determined by the City Attorney that one of the conditions of approval required revisions along with other minor revisions to the previously approved conditions associated with the timing of the easements for the right-of-way vacation; and

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on June 18, 2020 to review the minor revisions to the previously approved conditions of approval for Woodland Storage.; 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 proposed revision to the conditions of approval do not trigger any changes to the environmental clearance previously conducted as part of the CUP entitlement process for the Woodland Storage development project pursuant to the California Environmental Quality Act (CEQA) (The City prepared and proposes to adopt a Mitigated Negative Declaration for this project); and

WHEREAS, the proposed revision to conditions of approval are consistent with the 2035 General Plan, as the changes are minor and focus on the timing and execution of easements; and

WHEREAS, the Planning Commission finds that the proposed revisions to the conditions of approval 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 revisions 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 recommends to City Council approval of the proposed Conditional Use Permit with revised conditions, as attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 18th day of June 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" – Revised Conditions of Approval

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EXHIBIT 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 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. ~~Shall enter~~**Enter** into a Landscape Maintenance Agreement with the City to 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 **capped** 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.

- 21. The applicant/owner shall work with the City on zoning for future housing opportunities on the remainder of the parcel fronting Matmor Road (APN 066-030-033).**

Mitigation Measures

22. 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.
23. 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
24. 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.

25. 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.
26. 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

27. 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.
28. 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.
29. 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.
30. 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.
31. 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

32. 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.

33. If temporary perimeter fencing is installed during construction/development, it shall consist of chain link or better.
34. An effective dust control program should be implemented whenever earth moving activities occur on site.
35. 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

36. 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.
37. 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

38. 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 City shall require and condition any properties benefitting from such extension, including but not limited to the proposed hotel property, vacant commercial lot property, and neighboring parcels-properties to the East will be required of the Project, to reimburse the Woodland Storage property owner/developer at the time of future connection to City sewer as outlined in the Reimbursement Agreement. on a fair-share basis pursuant to a future reimbursement agreement.**
39. ~~Project must provide drainage analysis for water treatment and/or in-lieu fees.~~

~~40. Provide plan for hydromodification with the use of things such as porous paving/trench drains/on sit detention.~~

~~41. Owner shall work with the City to vacate road right-of-way off Matmor to adjacent property owners. Concurrently with (and prior to issuance of the building permit) approval of Resolution of Vacation by City Council, the Owner shall provide Grantor-executed Access & Utility Easements. Grantee may sign the easements at a later time, 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 buildings shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.

44. All submittals shall **require payment of** 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.

~~48. Owner shall dedicate reciprocal Access and Utility Agreements for the adjacent property (ies). Owner shall provide fully executed agreements easements issuance prior to vacation approval.~~

49. ~~Owner shall dedicate to the City reciprocal Access and Storm Drainage Easements so that the City can access and maintain storm drain facilities within the City's existing storm drainage easement at the Southwest corner of the property.~~
50. ~~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.~~
- 51. Owner acknowledges City shall vacate certain right-of-way on the Woodland Storage property as depicted on Exhibit A herein, pursuant the Public Streets, Highways, and Service Easements Vacation Law. City shall retain the right-of-way depicted on Exhibit A, to preserve Project access off Matmor to the Woodland Storage property. Concurrent with City's recordation of the Resolution of Vacation pursuant to California Streets and Highways Code Section 8336, Owner shall grant an access easement.**

Property and Public Improvements

52. OWNER shall modify parcel boundaries through lot line adjustments as shown on the draft exhibit included with the Use Permit application.
53. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy.

Required Submittal:

~~Applicant shall prepare improvement plans for all work with in 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. The submittal is separate from the building permit submittal.~~

Required Public Improvements

54. 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.
55. 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.

Required Submittal:

56. 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.

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

Storm Water Quality

58. Prior to Building Permit, Owner shall submit post construction worksheet 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.

59. 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>

60. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to issuance of ~~building permit~~ **certificate of occupancy**.

61. 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.

TRAFFIC ENGINEERING

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

- a. ~~At driveway on Matmor Road:~~ **where not existing, new curb, gutter, and 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 E. Main Street:~~ **where not existing, new curb, gutter, and sidewalk** shall be extended across property frontage and a City standard commercial driveway shall be installed. An at-grade road type driveway will not be allowed.
63. ~~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.~~

64. 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.
65. 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.
66. 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.
- ~~67. A portion of the street and sidewalk proposed off Matmor shall remain private property and shall be owned and maintained by the property owner. The City will retain approximately 100' of ROW off Matmor and shall be clarified as to ownership along roadway through the ROW vacation process.~~
- 68. The right-of-way depicted on Attachment 1 to preserve Project access off Matmor to the Woodland Storage property. Project shall improve such right of way to a minimum standard roadway section of 4" hot mix asphalt over 12" aggregate base. Curb, gutter, and sidewalk are not required for this portion of City road.**

BUILDING

69. 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

70. 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.
71. 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.
72. All plans, computations, and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
73. 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.
74. 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

75. 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.
76. 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.
77. 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.
78. 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.
79. 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
80. Fire hydrants shall comply with appendix C of the 2019 California Fire Code.
81. Provide fire extinguishers in accordance with the 2019 California Fire Code.

82. 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/>
83. Knox Caps are required for the fire department connection. Order the Knox Caps on the Knox Box application form.
84. 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.

RESOLUTION NO. PC 20-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THE CITY COUNCIL OF THE CITY
OF WOODLAND APPROVE THE VACATION OF AN UNUSED
PORTION OF PUBLIC RIGHT-OF-WAY & EASEMENT OFF MATMOR
ROAD**

WHEREAS, the applicant, Patrick Laughlin, filed Planning Application # PLNG 17-00037, on behalf of owner E Kronick 2012 GST Trust requesting an unused portion of public right-of-way located east of Matmor Road and approximately 500 feet south of East Main Street be vacated by summary vacation (described in Exhibit A and shown in Exhibit B) The portion of right-of-way and easement lies adjacent to those properties commonly known as APNs 066-030-052, 066-060-021, 066-030-033, recorded and filed in Map Book 1264, Pages 158, 160, & 162 in the office of the Recorder of the County of Yolo; and 1424 East Main Street in Woodland California; and

WHEREAS, the unused portion of public right-of-way located east of Matmor Road and approximately 500 feet south of East Main Street and for summary vacation of the portions of the Public Utility Easement and the Road Easement that lie within the Property, as described in Exhibit A and shown in Exhibit B; and

WHEREAS, the City of Woodland Planning Commission reviewed the request at its June 18, 2020 meeting; and

WHEREAS, the above described portion of public right-of-way has not served the purpose for which it was acquired, for at least the past consecutive five years immediately preceding this vacation and is not required for street or highway purposes; and

WHEREAS, the summary vacation proceedings are to be conducted pursuant to the provisions in § 8330 – 8336, Chapter 4 of Part 3, Division 9, entitled “Summary Vacation,” of the State of California Streets & Highways Code; and

WHEREAS, the summary vacation requirement for a public street has been met, pursuant to §8331 and §8334 of the California Streets & Highways Code; and

WHEREAS, this area was dedicated for a public purpose, street right of way, which the City of Woodland has determined does not exist over this excess area, that the area has never been used by the City of Woodland, and there are no current or planned public improvements for this excess right of way, therefore the City Council is directing the City Manager to reconvey the property to the current owner under California Government Code § 66477.5(c).

WHEREAS, pursuant to Government Code section 65402(a), the Planning Commission

of the City of Woodland has found that vacation of the portion of roadway east of Matmor Road and south of E. Main Street, described on Exhibit A and shown in Exhibit B, conforms with the City's General Plan; and

WHEREAS, the Planning Commission considered the proposed CEQA exemption, Pursuant to Title 14 California Code of Regulations Section 15305 of the California Environmental Quality Act (CEQA) provides that the proposed summary vacation of the right-of-way and public utilities easements are categorically exempt from the review from CEQA as a minor alteration in land use limitations.

WHEREAS, the proposed summary vacation 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 right-of-way/easement summary vacation and recommends to City Council approval of the proposed right-of-way/easement summary vacation, as attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 18th day of June 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

Exhibit "A" – Right-of-Way/ Easement Vacation Description

Exhibit "B" – Right-of-Way/ Easement Vacation Plat

EXHIBIT A

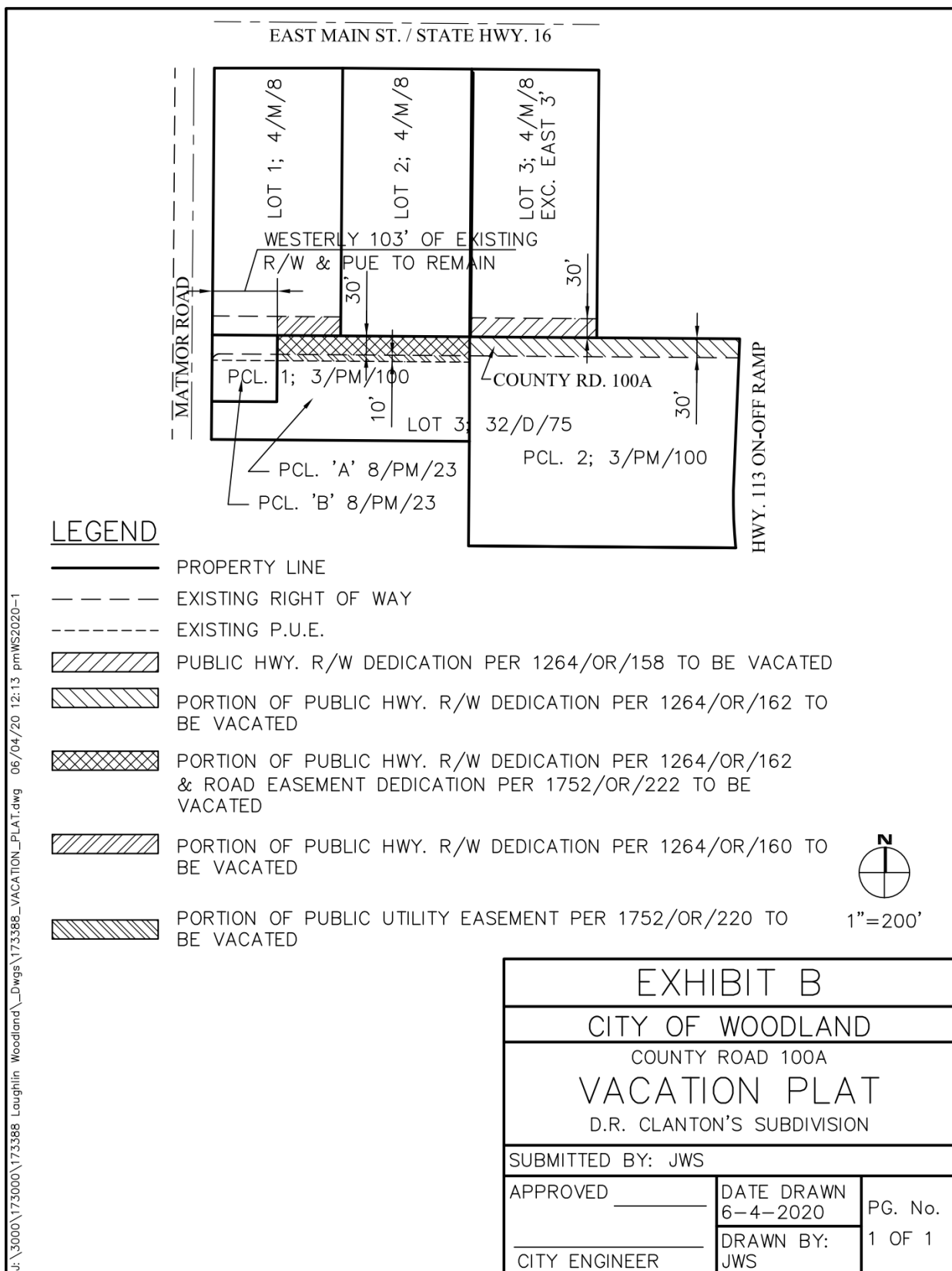
LEGAL DESCRIPTION PORTION OF COUNTY ROAD 100A ROAD RIGHT OF WAY AND PUBLIC UTILITY EASEMENT VACATION

All of that right-of-way granted to the County of Yolo for a public highway filed in **Book 1264 of Yolo County Official Records, at Page 158**, being a portion of the Northeast Quarter of Section 33, Township 10 North, Range 2 East, M.D.B.&M., Yolo County, California and being more particularly described as follows: The Southerly thirty feet (30') of Lot 3 of the "Map of Reiff Subdivision of Lots 1 and 2 or D.R. Clanton's Subdivision" as said Lot appears on that map filed in Map Book 4, on Page 8 Yolo County Records. Excepting therefrom the Easterly three feet (3') of said Southerly thirty feet (30') of said Lot 3. A portion of that right-of-way granted to the County of Yolo for a public highway and incidents thereto filed in **Book 1264 of Yolo County Official Records, at Page 160**, being a portion of Lot 1 of the Reiff Subdivision of Lots 1 and 2 of D.R. Clanton's Subdivision of the West half of the Northeast Quarter of Section 33, Township 10 North, Range 2 East, M.D.B.&M., as shown on the map filed in Deed Book 32, page 75, Yolo County Records and being more particularly described as follows: The Southerly thirty feet (30') of Lot 1 of the "Map of Reiff Subdivision of Lots 1 and 2 or D.R. Clanton's Subdivision" as said Lot appears on that map filed in Map Book 4, on Page 8, Yolo County Records. Excepting therefrom the Westerly one hundred and forty-five feet (145') of said Southerly thirty feet (30') of said Lot 1. A portion of that right-of-way granted to the County of Yolo for a public highway and incidents thereto filed in **Book 1264 of Yolo County Official Records, at Page 162**, being a portion of Lot 3 of D.R. Clanton's Subdivision of the West half of the Northeast Quarter of Section 33, Township 10 North, Range 2 East, M.D.B.&M., as shown on the map filed in Deed Book 32, page 75, Yolo County Records and being more particularly described as follows: Commencing at a point on the Northerly line of said Lot 3 that is distant South 00°27'06" West, 495.52 feet and South 89°34'21" East, 42.00 feet from the North onequarter corner of said Section 33 as shown on that map filed in Maps and Surveys Book 9, at page 26, Yolo County Records; thence from said point of beginning, along said Northerly line of Lot 3, South 89°34'21" East 103.00 feet to the POINT OF BEGINNING also being the Northeast corner of Parcel B as shown on that Parcel Map No. 3400 filed in Maps and Surveys Book 8, at page 23, Yolo County Records; thence continuing along said Northerly line of said Lot 3, South 89°34'21" East, 692.04 feet to a point on the Westerly boundary line of the State of California property as described in Book 831 of Official Records of said County at page 92; thence along said Westerly boundary line, South 02°22'56" West 30.02 feet; thence leaving said Westerly boundary line, North 89°34'21" West, 730.03 feet to the East line of said Parcel B; thence North 00°27'06" East, 30.00 feet to the point of beginning. A portion of that road easement granted to the City of Woodland filed in **Book 1752 of Yolo County Official Records, at Page 222**, being a portion of Lot 3 of D.R. Clanton's Subdivision of the West half of the Northeast Quarter of Section 33, Township 10 North, Range 2 East, M.D.B.&M., as shown on the map filed in Deed Book 32, page 75, Yolo County Records and being more particularly described as follows: Commencing at a point on the East line of Matmor Road, that bears South 00°27'06" West, 495.52 feet and South 89°34'21" East 42.00 feet from the Northwest corner of the Northeast Quarter of Section 33, also being on the North line of Parcel 1 of that certain Parcel Map No. 2681 filed for record in Book 3 of Parcel Maps at Page 100 and Parcel B of that certain Parcel Map No. 3400 filed for record in Book 8 of Parcel Maps at Page 23

of Yolo County Records; thence along the North line of said Parcels 1 and B, North 89°34'21" West, 103.00 feet to the Northeast corner of said Parcel B being the True Point of beginning; thence continuing along the North line of said Parcel 1, North 89°34'21" West 305.07 feet to the Northeast corner of said Parcel 1; thence along the East line of said Parcel 1, South 00°30'22" West, 30.00 feet; thence North 89°34'21" West, parallel with the North line of said Parcel 1, a distance of 293.04 feet to the East line of said Parcel B; thence North 00°27'06" East along the East line of said Parcel B, 30.00 feet to said point of beginning. A portion of that Public Utility Easement granted to the City of Woodland filed in **Book 1752 of Yolo County Official Records, at Page 220**, being a portion of Lot 3 of D.R. Clanton's Subdivision of the West half of the Northeast Quarter of Section 33, Township 10 North, Range 2 East, M.D.B.&M., as shown on the map filed in Deed Book 32, page 75, Yolo County Records and being more particularly described as follows: Beginning at a point on the East line of Parcel 1 of that certain Parcel Map No. 2681, filed for record in Book 3 of Parcel Maps at Page 100 of Yolo County Records, said point bearing South 00°30'22" West, 30.00 feet from the Northeast corner of said Parcel 1; thence from said point of beginning North 89°34'21" West, along the South line of an unnamed street, 293.04 feet to the East line of Parcel B as shown on that certain Parcel Map No. 3400, filed for record in Book 8 of Parcel Maps, at Page 23 of Yolo County Records, thence South 00°27'06" West, 10.00 feet; thence South 89°34'21" East along a line parallel to and distant 10.00 feet at right angles from the said South line of an unnamed street, to said East line of said Parcel 1; thence along said East line of Parcel 1, North 00°30'22" East, 10.00 feet to said point of beginning.

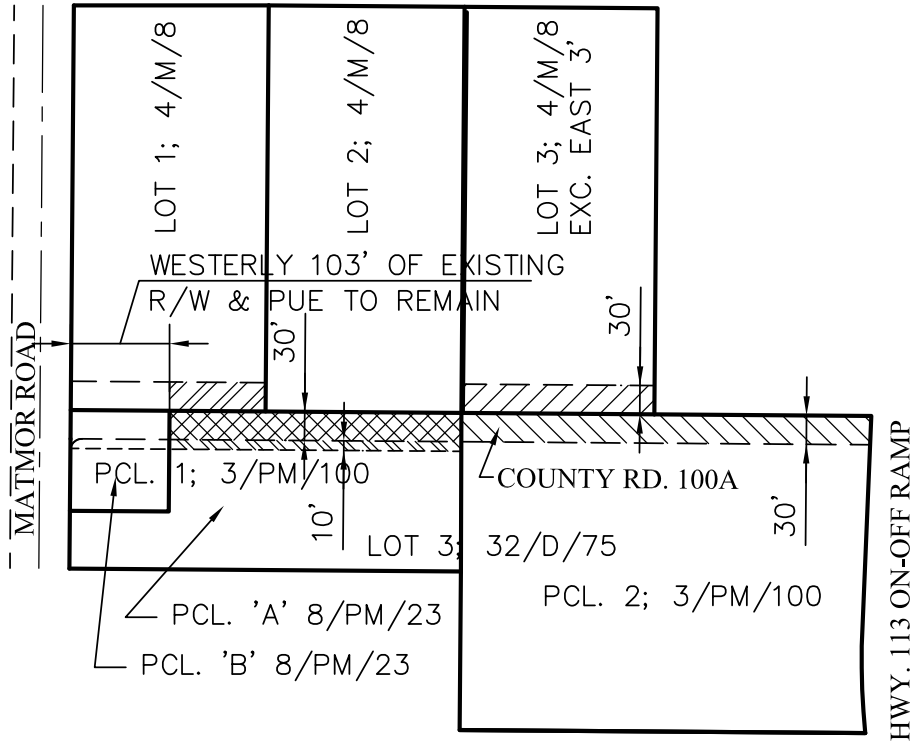
Jeff W. Spence, LS7414 date

EXHIBIT B

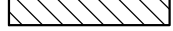
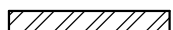
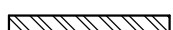


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EAST MAIN ST. / STATE HWY. 16



LEGEND

-  PROPERTY LINE
-  EXISTING RIGHT OF WAY
-  EXISTING P.U.E.
-  PUBLIC HWY. R/W DEDICATION PER 1264/OR/158 TO BE VACATED
-  PORTION OF PUBLIC HWY. R/W DEDICATION PER 1264/OR/162 TO BE VACATED
-  PORTION OF PUBLIC HWY. R/W DEDICATION PER 1264/OR/162 & ROAD EASEMENT DEDICATION PER 1752/OR/222 TO BE VACATED
-  PORTION OF PUBLIC HWY. R/W DEDICATION PER 1264/OR/160 TO BE VACATED
-  PORTION OF PUBLIC UTILITY EASEMENT PER 1752/OR/220 TO BE VACATED



1"=200'

ATTACHMENT

CITY OF WOODLAND

COUNTY ROAD 100A
VACATION PLAT
D.R. CLANTON'S SUBDIVISION

SUBMITTED BY: JWS

APPROVED _____

CITY ENGINEER

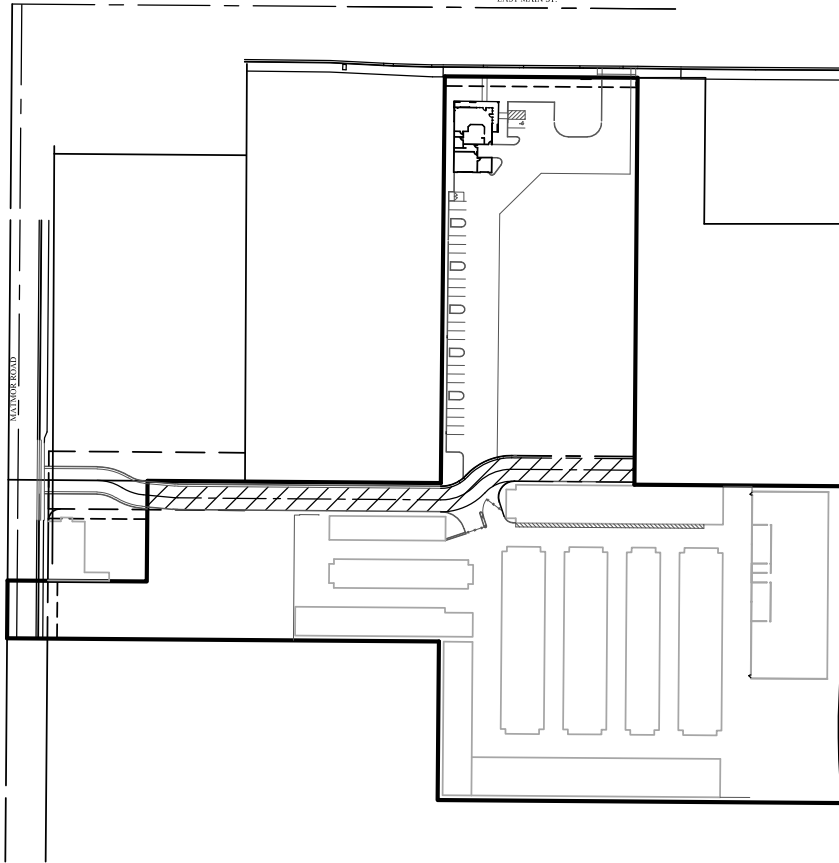
DATE DRAWN
6-4-2020

DRAWN BY:
JWS

PG. No.

1 OF 2

EAST MAIN ST.



HWY 111 ON-RAMP

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING P.U.E.
- PROPOSED ACCESS EASEMENT TO BE GRANTED TO ADJOINING PROPERTIES



1"=200'

ATTACHMENT

CITY OF WOODLAND

ACCESS EASEMENT

D.R. CLANTON'S SUBDIVISION

SUBMITTED BY: JWS

APPROVED _____

CITY ENGINEER

DATE DRAWN
6-4-2020

DRAWN BY:
JWS

PG. No.

2 OF 2

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 Rout 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

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; 591 Colusa 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 – June 18, 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)



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: June 18, 2020
ITEM #: I.2
SUBJECT: Epic Bros Enterprises, Inc., Expansion of Commercial Cannabis Manufacturing Facility. A proposed Conditional Use Permit amendment to allow expansion of a non-volatile cannabis manufacturing facility located at 1230 Harter Avenue, Suite J to include Suite H.

Recommendation for Action: Staff recommends that the Planning Commission: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the exemptions reflect the independent judgement of the City as lead agency under CEQA; and 4) Approve Planning Commission Resolution No. PC20-_____ recommending that the City Council approve a Conditional Use Permit amendment to allow the expansion of a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J to include Suite H, with recommended conditions of approval.

Staff Contact:

Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.org

Report in Brief:

On March 5, 2019, Epic Bros Enterprises, Inc. received City Council approval of a Conditional Use Permit for a cannabis manufacturing facility located at 1230 Harter Avenue, Suite J. On May 14, 2020, Epic Bros Enterprises, Inc. submitted a subsequent application for a proposed Conditional Use Permit amendment to include an additional 4,000 square foot suite (Suite H) to the business operation. The additional suite located at 1230 Harter Avenue, Suite H, is immediately adjacent to existing 1230 Harter Avenue, Suite J and would facilitate the expansion of the previously approved non-volatile commercial cannabis manufacturing process. The proposed expansion will allow Epic Bros Enterprises, Inc. to have more space for manufacturing, storage of finished goods, as well as raw materials.

Background:

On August 7, 2018, Epic Bros Enterprises, Inc. applied for a Conditional Use Permit (CUP) for a commercial cannabis distribution facility which was approved by City Council October 18, 2018. Then, January 18, 2019, Epic Bros Enterprises, Inc. applied for a Conditional Use Permit (CUP) amendment to allow a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J, rather than commercial cannabis distribution which was approved by City Council on March, 2019. The amendment allowed the replacement of the originally approved distribution use with a non-volatile manufacturing use in order to prepare cannabis infused, non-alcoholic beverages.

Applicant, Epic Bros Enterprises is presently requesting a Conditional Use Permit Amendment for the addition of a 4,000 square foot suite to an existing non-volatile manufacturing operation located at 1230 Harter Avenue, Suite J.

Discussion:

Project Site Description

The overall project site is 3.66 acres in size and is occupied by three buildings at 460, 1230, and 1250 Harter Avenue. The subject building at 1230 Harter Avenue is an existing one-story multi-tenant building approximately 42,241 square feet in size and houses multiple tenants (See Attachment 3, Site Plan). The property is bounded by vacant land, existing industrial development and East Street to the west, Harter Avenue and Interstate-5 to the north, and existing industrial development to the east and south. The applicant is proposing to occupy Suites J and H and consists of a total of 8,027 square feet.

The property is zoned for Industrial with a Light Industrial Flex Overlay and the proposed expansion of use may be considered with approval of a Conditional Use Permit amendment by the City Council as the final acting body.

Epic Bros Enterprises, Inc (EBE) will occupy approximately 8,027 square feet in the existing building at 1230 Harter Avenue in Suite J and H. Suite H will consist of 4,000 square feet and will help expand current business by having more space for manufacturing, storage of finished goods, as well as raw materials.

Analysis:

Environmental Assessment Status

Staff has determined that a Class 1 Categorical Exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines and a Class 32 Categorical Exemption (Infill Development) pursuant to Section 15332 of the CEQA Guidelines is the appropriate level of CEQA review for this document. Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies' determination. Class 32 exemption consists of projects characterized as in-fill development within urbanized areas. The class consists of environmentally benign in-fill projects located on sites that are less than 5 acres and consistent with local general plan and zoning requirements. The project will not have any biological, air, water, traffic, or noise impacts. The proposed use would occupy an additional 4,000 square feet space within an existing industrial multi-tenant building that has previously been occupied by industrial and manufacturing uses similar to the proposed project.

The applicant has worked with the City's Environmental Services and Public Works Departments to ensure that all operating processes will meet safety and water quality treatment requirements. Further, additional conditions have been added to document and ensure that such measures are required in the future should the ownership of the use change.

Reviewing Agency Comments

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

Staff Analysis

2015 General Plan Consistency

The 2035 General Plan (GP) designation for the site is Industrial with a Light Industrial Flex Overlay (I/LIF). The proposed use of the site is consistent with the General Plan and shall be reviewed in accordance to the policies listed in conditional use permit discussion below. The General Plan describes this land use designation as follows:

When applied over the Industrial base designation, the Light Industrial Flex Overlay provides for a mix of general, light to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards.

Climate Action Plan Consistency

The project involves the re-use of an existing building that will be re-purposed and upgraded to encourage new technology and an employment generating use. Strategy T/LU-2 encourages Redevelopment and Re-purposing. The Climate Action Plan assumed that development would occur and continue within the urban areas of the city.

Zoning Consistency

The zoning designation for the site is Industrial with Light Industrial Flex Overlay (I/LIF), which provides for types of animal and food processing uses, manufacturing uses, industrial yard uses, warehouse and storage uses and other related miscellaneous uses, such as office space and general agriculture.

The proposed future use of the site is industrial and is consistent with the Zoning Ordinance. Cannabis manufacturing is defined as shown below and not only includes the activities related to manufacturing but also includes self-transport to allow distribution of wholesale product from the premises. Two state licenses may be authorized, Non-Volatile Manufacturing and Transport.

"Cannabis manufacturing" means the compounding, blending, extracting, infusing, or otherwise making or preparing a cannabis product. For purposes of this Article, cannabis manufacturing expressly includes the production, preparation, propagation, processing, or compounding of cannabis or cannabis products directly or indirectly, including through extraction and/or chemical synthesis methods. Cannabis manufacturing may include distribution of wholesale products from the premises, but shall not include any retail sales of cannabis or cannabis products or other sales to consumers.

The site is existing and developed as an industrial multi-tenant development. No significant exterior changes are proposed. The site meets all standards and criteria required in the Industrial District.

Security:

Applicant's facility will employ a comprehensive security plan which includes security patrols, use of security cameras, and strategic placement of lighting that will deter crime in the area.

Hours of Operation and Employees:

The operation will not be open to the public at any time. Regular business hours shall be between 8:00 am and 9:00 pm.

Odor Control:

Applicant's facility will have a comprehensive odor control system which will make odors typically associated with cannabis undetectable.

Parking:

There is adequate parking provided for use. The total site encompassing three buildings has approximately 258 parking spaces. Units J and H at a combined 8,027 square feet would require 4 parking spaces based on the ratio of one space per 2,000 square feet of gross floor area (1/2000). The site is designed to accommodate

truck loading and buildings have multiple loading doors.

Good Neighbor Policies:

Applicant has ensured that surrounding neighborhood businesses are aware of the intentions to expand.

Conditional Use Permit Review

A conditional Use Permit (CUP) affords broad public review and evaluation of those uses which require special consideration to ensure proper integration into the community and mitigation of any potentially adverse impacts. The Planning Commission and City Council will be asked to make the required findings to permit the use.

In considering an application for a conditional use, due regard shall be given to the nature and condition of the proposed or existing use and all adjacent uses and structures. The City may impose requirements and conditions with respect to construction, maintenance, and the operation of the use, as may be deemed necessary for the protection of adjacent properties and the public interest. Conditional Use Permit analysis typically includes consideration of the proposed use; hours of operation; consistency with zoning standards such as parking; compatibility with existing uses and structures in the surrounding area; and other criteria as may be deemed appropriate.

A CUP runs with the land unless the use ceases or the CUP is revoked. Once approved, should ownership of the land or the business change, the CUP would remain valid at the location approved. In addition to the CUP land use considerations above, the Cannabis Ordinance 1629 (Municipal Code 17.110.050) provides other specific factors that shall be considered by the Planning Commission and ultimately the City Council which include the following:

(1) The type of proposed use by the applicant:

The requested use is a conditionally allowed use in the zone regulations. The use would fit the category of cannabis manufacturing defined in the Zoning Land Use Matrix. The use is consistent with the General Plan. General Plan policies that specifically relate to this request include the following:

2.D.3 – Technology Sector: Grow the technology sector in Woodland by leveraging the research strength at U.C. Davis. Encourage smaller companies and start-ups to locate in incubator spaces in Downtown and in areas with the Light Industrial Overlay designation.

2.E.7 – Public Safety and Community Design: Promote design that enhances public safety and discourages crime by providing buildings that engage the street, as well as adequate lighting and sight lines.

4.C.6 – Monitor Trends: Monitor economic trends to identify emerging industries, new market opportunities, and the performance and mix of businesses to allow the City to be proactive and adjust to market changes.

4.C.9 – Importance of Agricultural Industry: Recognize the importance of agriculture-related business and industries to the City and region, and support the continuation and development of agriculture and agriculture-related enterprises in and around Woodland.

4.E.1 – Job Expansion through Business Expansion: Encourage the expansion and attraction of diverse businesses and industries that create and increase the quality and amount of stable, year-round jobs locally.

(2) Whether the proposed use will be detrimental to the health, safety and welfare of the community:

The proposed facility expansion would remain contained within the existing building with numerous redundant security measures will be employed via a security plan reviewed and approved by the City of Woodland Police Department. The facility would not have exterior signage and would not be open to the public. Tenant improvement plans will undergo review and inspection by both the Building and Fire Divisions to ensure the proper construction, installation and operation of equipment. The City will conduct annual review of the facilities and annual review of the general business operations.

(3) Whether the use would enhance the economic viability of the area in which it is proposed to be located, including adjacent and surrounding properties:

The proposed facility will provide a new source of employment and revenue to the City while remaining under close regulation and oversight by both the City and State. The use will be complementary to uses already existing in and around the project location, many of which are food or related industries.

(4) Whether the applicant has adequately addressed potential community benefits of the use to offset potential adverse impacts:

At the time of approval of the original Cannabis Business Permit, the applicant was required to pay a fee which was determined to provide adequate cost recovery to the city for all activities, including police surveillance, associated with the proposed business. Further, as provided in a required operating agreement, a generalized contribution has been determined based on gross receipts derived from cannabis uses that will generate essential funds for protecting vital City services and facilities, help fund general municipal services, and place such businesses on more equal footing with existing City businesses.

The existing operating agreement will be amended to include both Suite J and Suite H.

The applicant has also included a Community Relations Plan and assigned a Community Relations Manager, Bejan Farahbakhsh. The business has been in operation since September 2019 and there have been no issues or concerns as a result of the existing facility.

(5) The extent of support or opposition to the proposed use and the location from members of the community:

Applicant has expressed a commitment to good stewardship to the community and populations they serve. They have ensured that surrounding neighborhood businesses are aware of their intent to expand.

(6) The number of cannabis uses located or proposed to be located within 1,000 feet of the proposed location:

The closest proposed cannabis use is for a cannabis manufacturing facility located within the same building in Suite F, ProTerp Manufacturing. Epic Pros Enterprises, Inc. commercial cannabis distribution is located at 1250 Harter Avenue, Suite C. An additional commercial cannabis facility is proposed at 1460 Tanforan Avenue which is approximately 2,090 feet from this project site (measured from parcel to parcel) and separated by the I5 Freeway.

(7) The extent to which the proposed use would cause a further over-concentration of that particular type of use in the area:

At this time, there is no over-concentration of cannabis uses. The City may find that on a limited scale that it is acceptable to have multiple cannabis uses located in a specific area.

(8) The background and history of the applicant, including the nature and extent of problems on any premises where he or she has operated a cannabis business in the past:

The applicants have completed all request for “Live Scan” and provided all relevant background information concerning past history with regard to Cannabis uses. The Police Department have not identified any significant concerns identified.

(9) Whether there is a history of police or crime related problems in the area of the proposed location which may be exacerbated by the establishment of the proposed cannabis use.

The business has been in operation for just under a year. Epic Bros has worked closely with the City and the Police Department during that time. There have been no concerns raised in that time.

Appeal

The Planning Commission action on the Conditional Use Permit amendment shall be final unless, within fourteen (14) calendar days after the decision, the applicant or any other person, including the City Council, any individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual City Council member, or the City Manager. Any appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. *It is noted that in the case of Cannabis Conditional Use Permits, the final action will be taken by the City Council.*

Public Notification:

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

Legal notice was published in the Woodland Daily Democrat at least ten days prior to the public hearing.

Notices were mailed to all property owners within 1,000 feet of the project site.

Conclusion:

Staff recommends that the Planning Commission: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the exemptions reflect the independent judgement of the City as lead agency under CEQA; and 4) Approve Planning Commission Resolution No. PC20-_____ recommending that the City Council approve a Conditional Use Permit amendment to allow the expansion of a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J to include Suite H, with recommended conditions of approval.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Planning Commission Resolution and Conditions of Approval
2. Project Information Summary Sheet
3. Applicant Narrative
4. Project Plans

**PLANNING COMMISSION
RESOLUTION NO. PC 20-_____**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THE CITY COUNCIL OF THE CITY OF
WOODLAND APPROVE A CONDITIONAL USE PERMIT FOR THE
EXPANSION OF A CANNABIS MANUFACTURING BUSINESS LOCATED AT
1230 HARTER AVENUE, SUITE J AND SUITE H**

WHEREAS, the applicant, Epic Bros Enterprises, Inc., has applied for a Conditional Use Permit amendment to add a 4,000 square foot suite (Suite H) to an existing commercial cannabis manufacturing site located on a 3.66 acre parcel in the Industrial with a Light Industrial Flex Overlay zone.

WHEREAS, the project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 Categorical Exemption, Existing Facilities) and CEQA Guidelines Section 15332 (Class 32 Categorical Exemption, Infill Development), as the Planning Commission of the City of Woodland finds as follows:

- The project is located on a site that is less than 5 acres and will not have any biological, air, water, traffic, or noise impacts;

WHEREAS, the proposed use and its operating characteristics are consistent with the general plan, as the site is located in the Industrial/ Light Industrial Flex Overlay designation, which provides for industrial and distribution uses that are screened within an enclosed building and are employment generating;

WHEREAS, The Planning Commission finds that the proposed use is consistent with policies that encourage job expansion through business expansion, that encourage emerging industries and new market opportunities, that support agricultural related industry as well as the technology sector;

WHEREAS, the Planning Commission finds that the proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions contained in Municipal Code Chapter 17.110 pertaining to commercial cannabis uses, and all operations will be conducted inside of the existing building;

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

WHEREAS, the proposed cannabis business uses will not adversely affect the peace or general welfare of the surrounding neighborhood, as follows:

- The proposed use is not consumer based (no retail sales will occur at the premises) and therefore, will result in low vehicle traffic;
- The odor control plan will ensure no odors will be detectible outside the building;
- All activities will take place inside the building and will not be visible from the outside;
- All signage will be limited and the applicant will have a final lighting and security plan approved by the Police and Fire Departments to ensure internal and external safety;

WHEREAS, the proposed use will enhance the economic vitality of the area in which it is proposed to be located, including adjacent and surrounding properties, and the project will be required to maintain the site in a clean and well-kept manner;

WHEREAS, based on existing circumstances, police data, and the background and history of the applicant, the Planning Commission finds that proposed use will not cause an overconcentration of cannabis uses in the area, potential community benefits of the use are likely to offset potential adverse impacts, and the proposed use is not likely to exacerbate crime-related problems in the area;

WHEREAS, a public notice describing the proposed cannabis conditional use permit was published in the Daily Democrat, a newspaper of general circulation, in accordance with Government Code section 60661 and mailed to properties within 1,000 feet; 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 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 this 18th day of June, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kirby Wells, Chairperson

ATTEST:

Cindy A. Norris, Principal Planner

CONDITIONS OF APPROVAL

Epic Bros Enterprises, Inc. – 1230 Harter Avenue, Suite J and Suite H

1. The project is as described in the staff report prepared for the June 18, 2020, Planning Commission meeting and shall consist of the proposal for a Conditional Use Permit amendment to use a combined space of 8,027 square feet located at 1230 Harter Avenue Suite J and H. The project shall be established and operated as depicted in the staff report, except as modified in these conditions of approval and with any changes necessary to comply with City codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating the cannabis business.
4. The Conditional Use Permit amendment shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
5. The Conditional Use Permit amendment must be exercised within one year of issuance, or it shall be deemed null and void by act of law (Section 17.132.080).
6. The project approval is for the project as described in the above staff report and related attachments, which depict the project's proposal, site and floor plans, and operating agreement. Should there be a change in the use or an intensification 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.
7. Environmental Recording Fee. Applicant shall provide the Community Development Department with a check for the sum of \$50 made out to Yolo County to record the CEQA environmental document (Notice of Exemption) with the County.

8. The applicant shall comply with all state and local laws and ordinances. Failure to comply with all applicable state and local laws and ordinances, the Cannabis Business Permit, Operating Agreement, and/or applicable state license(s) shall be deemed a violation of the conditional use permit and may result in revocation of the use permit.
9. As set forth and agreed to in the Operating Agreement for each approved Cannabis Business Permit, the business/applicant shall pay a fee in the form and in the amount and manner agreed upon between the City and the business receiving a Cannabis Business Permit. If, during the term of the Operating Agreement, the city imposes an alternative revenue mechanism, specifically related to cannabis operations (e.g. cannabis tax), the business/applicant will pay the city the greater of the two payments, or as otherwise agreed by the city or mandated by law.
10. If the applicant wishes to relocate, significantly modify the approved site layout and/or allowed cannabis uses, the applicant shall secure a new conditional use permit, or modification to the existing conditional use permit prior to any modification or occupancy of the site by a new or modified use.
11. If the Community Development Director finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent property, or have a substantial adverse impact on public facilities or services, the Community Development Director may refer the Conditional Use Permit to the Planning Commission for further review. If, upon such review, the Commission finds that any of the adverse results above have occurred, the Planning Commission shall recommend to the City Council to modify or revoke the Conditional Use Permit. If upon such review the City Council finds that any of the above results have occurred, the City Council shall modify or revoke the Conditional Use Permit.
12. Applicant shall be subject to provisions relating to violations contained in Municipal Code Section 5.28.090, or as may be amended.
13. All cannabis related activities shall take place in the interior of the building and any cannabis related activities outside the premises are strictly prohibited with the exception of the lawful delivery of finished lawful cannabis products to another lawful cannabis business, in accordance with all applicable state and local laws governing transportation of cannabis goods. There shall be no exterior storage of materials or equipment. Storage of non-cannabis related items may be allowed in the enclosed area where it is not visible to public view.
14. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.
15. Applicant shall comply with the design requirements as stated in the Community Design Standards for any exterior changes, modifications, and additions to the subject building.

All exterior changes beyond those stated in the original approval will require staff level design review.

16. The site shall be inspected and maintained daily to be clear of litter.
17. Any new signage, modifications or changes to the signage the applicant shall conform to the City Zoning Code and Sign Ordinance and shall comply with provisions of Section 5.28.280 of the Municipal Code. Except as otherwise approved by the City in writing or by law, project signage shall include nothing in word or symbol, identifying the fact that the property is used for cannabis related activities.
18. No vehicle owned or operated by the business, or used for the transportation of product or individuals associated with the Facility shall include markings (in words or symbols) identifying the vehicle as a vehicle used for cannabis-related activities, unless otherwise required by law.
19. All existing landscape planter areas shall be replanted and maintained per City Standards. Vegetative matter shall cover no less than 75% of the required landscape area unless otherwise approved by the Community Development Director. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying and cultivation.
20. The applicant shall utilize building energy saving measures to reduce energy usage. The applicant shall submit a statement with the initial submittal of their building construction plans describing energy conserving measures that they will be implementing.
21. Waste materials shall be appropriately handled. The applicant shall describe methods that will be used to make cannabis waste unusable and unrecognizable, and how cannabis waste will be stored prior to removal from the business. The applicant shall describe methods used to transport cannabis waste from the distribution site to a solid waste facility. The waste management plan shall be reviewed and approved by the City prior to certificate of occupancy.
22. The applicant shall have an appropriate plan that considers all possible fire, hazardous material, and inhalation issues/threats and will have both written and physical mechanisms in place to deal with each specific situation.
23. The applicant shall institute policies and procedures used by the business to help prevent contamination of any cannabis product.

BUILDING

24. 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

25. 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.
 - b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
26. 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.
27. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
28. 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.
29. A soils investigation report shall be provide as specified in section 1803.2 of the 2019 CBC.

FIRE

30. Site plans and floor plans shall be completed to the satisfaction of the Fire Department.

POLICE

31. A final security plan, including assessment of the delivery system, shall be reviewed and approved by the Woodland Police Department, prior to issuance of building permits.
32. Site plans and floor plans shall be completed to the satisfaction of the Police Department.

PROJECT INFORMATION SUMMARY SHEET

Conditional Use Permit Amendment – 1230 Harter Avenue, Suite J: Epic Bros Enterprises, Inc. is requesting a Conditional Use Permit amendment to add a 4,000 square foot suite (Suite H) to their existing commercial cannabis manufacturing operation (currently in Suite J). The requested amendment will be dedicated for manufacturing, storage of finished goods, as well as raw materials.

Location: 1230 Harter Avenue, Suite J

Applicant/Owner: Epic Bros Enterprises, Inc. / Ethan Conrad Properties

Environmental Report: Categorical Exemption

APN: 027-420-030

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – June 18, 2020

General Plan Designation: Industrial/ Light Industrial Flex Overlay (I/LIF)

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Existing Industrial/Harter Avenue	I/LIF
South	Existing Industrial	I/LIF
East	Existing Industrial	I/LIF
West	Existing Industrial/ Harter Avenue	I/LIF

Flood Zone: Flood Zone AE – Map #06113C0 455H dated May 16, 2012.

Street Access: East Street and Harter Avenue

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
- City of Woodland Cannabis Business Permit Requirements
- Community Design Standards
- California Environmental Quality Act (CEQA)

EPIC BROS ENTERPRISES, INC

1230 Harter Avenue Suite J&H

Woodland, CA 95776

Applicant Narrative/ Justification

Preamble. Epic Bros Enterprises, Inc (hereinafter referred to as “Applicant”) is requesting an Amendment of Commercial Cannabis Conditional Use Permit for 1230 Harter Ave Suite J to the City of Woodland’s Community Development Department for Type 6 Medical and Adult Commercial Cannabis Manufacturing.

Applicant takes great pride in the level of expertise they offer and in order to continue to deliver positive results, applicant must increase their capabilities. The extra 4,000 square feet will help expand their current business by having more space for manufacturing, storage of finished goods, as well as raw materials. With Applicant’s manufacturing business increasing daily, the extra 4,000 square feet is essential for their growth.

Summary of Proposed Location for Expansion. Applicant is proposing their existing project located at 1230 Harter Ave Suite J Woodland, CA 95776 to be amended to include an additional 4,000 sqft suite located next door to the existing operation. Additional space is located at 1230 Harter Ave suite H Woodland, CA 95776. Property’s land use designation is Industrial Light with Industrial Flex Overlay in the City of Woodland with an immediate access to I-5 freeway. The building has 120/208 and 277/480 Volts with a 3-phase power and natural gas service available. The boundaries of the property are greater than 600 feet from any K-12 school, commercial daycare center and youth center, and are greater than 600 feet of any residences of libraries on a neighboring property.

The existing facility does not require any significant modifications.

Project Size. The project is 4,000 sqft of warehouse space as a portion of a 42,241 total sqft of an industrial/manufacturing building. Warehouse clear height is 19’ with fire sprinklers, heavy parking and natural gas service.

Facility Advantages. The following are advantages of the facility at 1230 Harter Ave, Suite H:

- Facility is located immediately next door to Applicant’s current operation.
- Located in a concealed location that is not immediately visible.
- Warehouse space with sufficient power,
- Sufficient yard and indoor intake space for secure intake/output area
- Facility comes with fire sprinklers
- Full ADA Compliance with no additional modification requirements
- Facility will not impact the peace, order, or welfare of the local community

Additional Advantages. Applicant ensured that surrounding neighborhood businesses are aware of applicant’s intentions to expand.

Facility Use. Applicant is intending the additional 4,000 square feet to be dedicated for manufacturing, storage of finished goods, as well as raw materials.

Hours of Operation. Applicant's hours of operations is 8:00am to 8:00pm.

Parking Needs. Applicant does not anticipate a significant increase in parking needs with this expansion. The building currently has more than sufficient enough parking for all tenants within the complex.

Addressing Negative Effects on the Community. Applicant recognizes City's concerns surrounding commercial cannabis businesses. Pursuant to both City of Woodland ordinance, California State's regulations and reasonable good neighbor policies, the operation will include the following:

Security. Applicant's facility will employ a comprehensive security plan mandated by ordinance which includes security patrols, use of security cameras, and strategic placement of lighting that will deter crime in the area. **Please see Security Plan.**

Odor Control. Applicant's facility will have a comprehensive odor control system which will make odors typically associated with cannabis undetectable. **Please see Odor Control Plan.**

Cross Contamination. Applicant's operation is subject to strict guidelines under local and State's regulations. It requires Applicant to establish and implement written manufacturing operation procedures to ensure that all of the product handling is conducted properly. Applicant's operations shall be conducted under conditions and controls that are necessary to eliminate contamination that could potentially affect our product and other surrounding businesses' production.

Community Benefits. A critical component to our operating model is deeply rooted in good stewardship to our community and the populations we serve. With our current expansion plans we are able to provide jobs to our communities and generate tax revenue for the city and our community.

Our vision includes fostering a sense of community among our neighbors to build stronger, healthier populations. Our organization is committed to creating a community-based entity to support the needs of dispensaries, their customers and patients, and improve our community by creating an opportunity for economic growth.

Applicant believes that this facility is a great choice for their expansion and will enhance the local neighborhood, providing added security, economic viability, and responsible partnerships.

EPIC BROS.

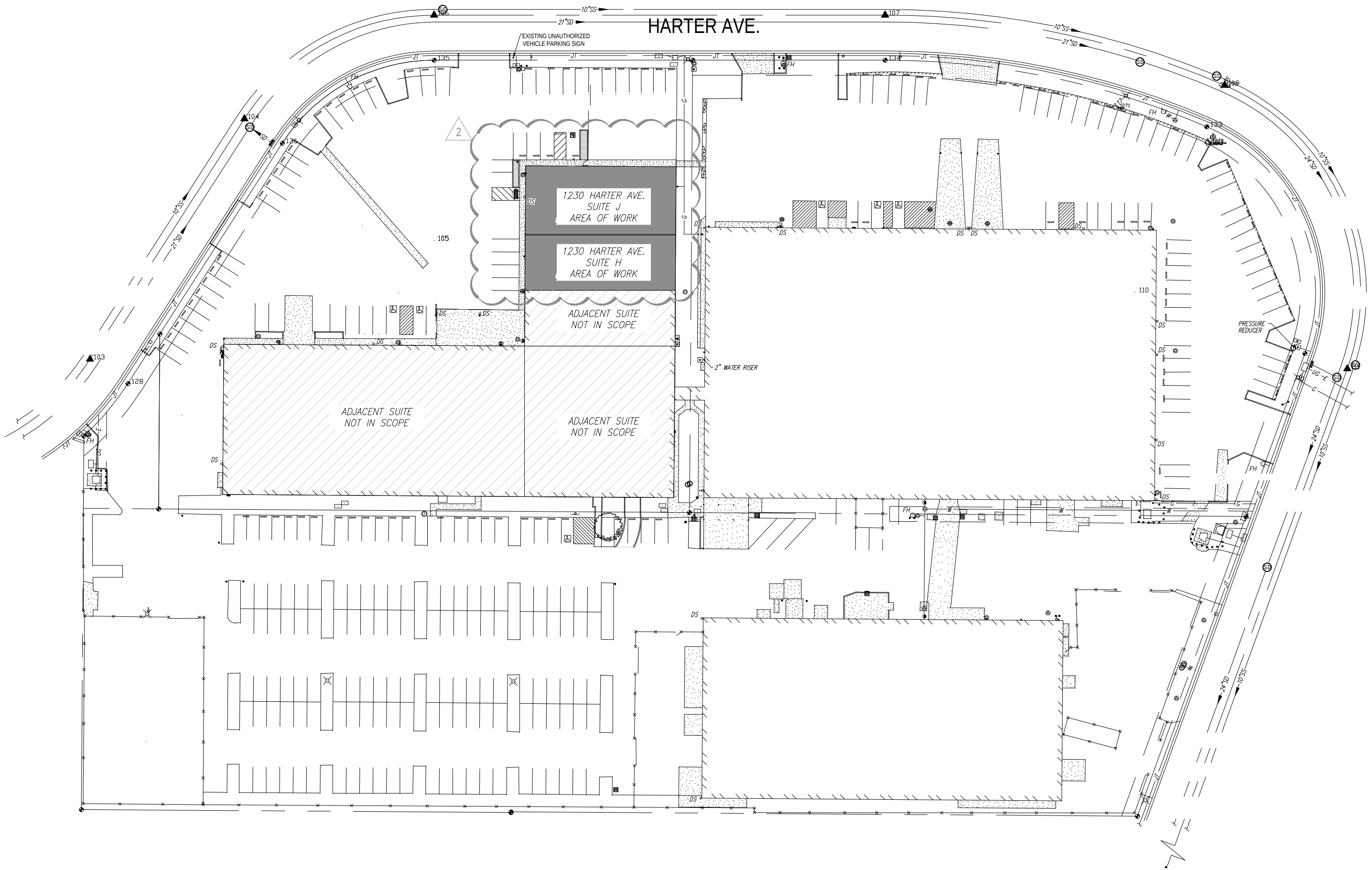
TENANT IMPROVEMENT
CONSTRUCTION DRAWINGS

PROJECT ADDRESS:
1230 HARTER AVE., SUITE J
WOODLAND, CA 95776

APN# 027-420-030-000
SHEET INDEX

GENERAL	
G0.0	COVER SHEET
ARCHITECTURAL SITE	
AS1.0	SITE PLAN
ARCHITECTURAL	
A1.1	FLOOR PLAN - PROPOSED/DEMO
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS

FIRE NOTE:
THE HAZARDOUS MATERIALS PROCESS CAN BE LENGTHY AND COMPLEX. THE APPLICANT SHALL CONTACT THE CITY OF WOODLAND FIRE DEPARTMENT, HAZARDOUS MATERIALS DIVISION AS SOON AS POSSIBLE TO INITIATE THE PROCESS. USE OR STORAGE OF HAZARDOUS MATERIALS, LIQUIDS, GASES, AND/OR CHEMICALS IS SUBJECT TO MEETING THE REQUIREMENTS OF CHAPTER 6.95 OF THE HEALTH AND SAFETY CODE, THE CITY OF WOODLAND FIRE DEPARTMENT, AND THE NATIONAL FIRE CODES. SUBMIT NAMES AND AMOUNTS OF ANY HAZARDOUS MATERIALS, IF THEY ARE TO BE STORED OR USED, TO THE CITY OF WOODLAND BUREAU OF FIRE PREVENTION FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY. ALSO, A PERMIT APPLICATION SHALL BE PROVIDED AT THE TIME OF SUBMITTAL.



↑ NORTH
SITE PLAN
SCALE: NOT TO SCALE

PROJECT INFORMATION

SCOPE OF WORK
THE SCOPE INCLUDED HEREIN INCLUDES A TENANT REMODEL TO THE INTERIOR OF AN EXISTING WAREHOUSE BUILDING. UPGRADES INCLUDE; NEW INTERIOR WALLS AND INSULATION, AND NEW BEVERAGE MANUFACTURING EQUIPMENT.

BUILDING INFORMATION
CONSTRUCTION TYPE: TYPE IIIB
NUMBER OF STORIES: 1-STORY
SUITE J
EXISTING BUILDING AREA: 3,903 SQFT
OCCUPANCY (BUILDING): B, F-2, S-1
FIRE SPRINKLERS: YES
BUILDING DIMENSIONS: 39'-3" X 99'-5"
TOTAL OCCUPANT LOAD: 33 OCC.

SUITE H
EXISTING BUILDING AREA: 3,918 SQFT
OCCUPANCY (BUILDING): F-2
FIRE SPRINKLERS: YES
BUILDING DIMENSIONS: 39'-5" X 99'-5"
TOTAL OCCUPANT LOAD: 14 OCC.

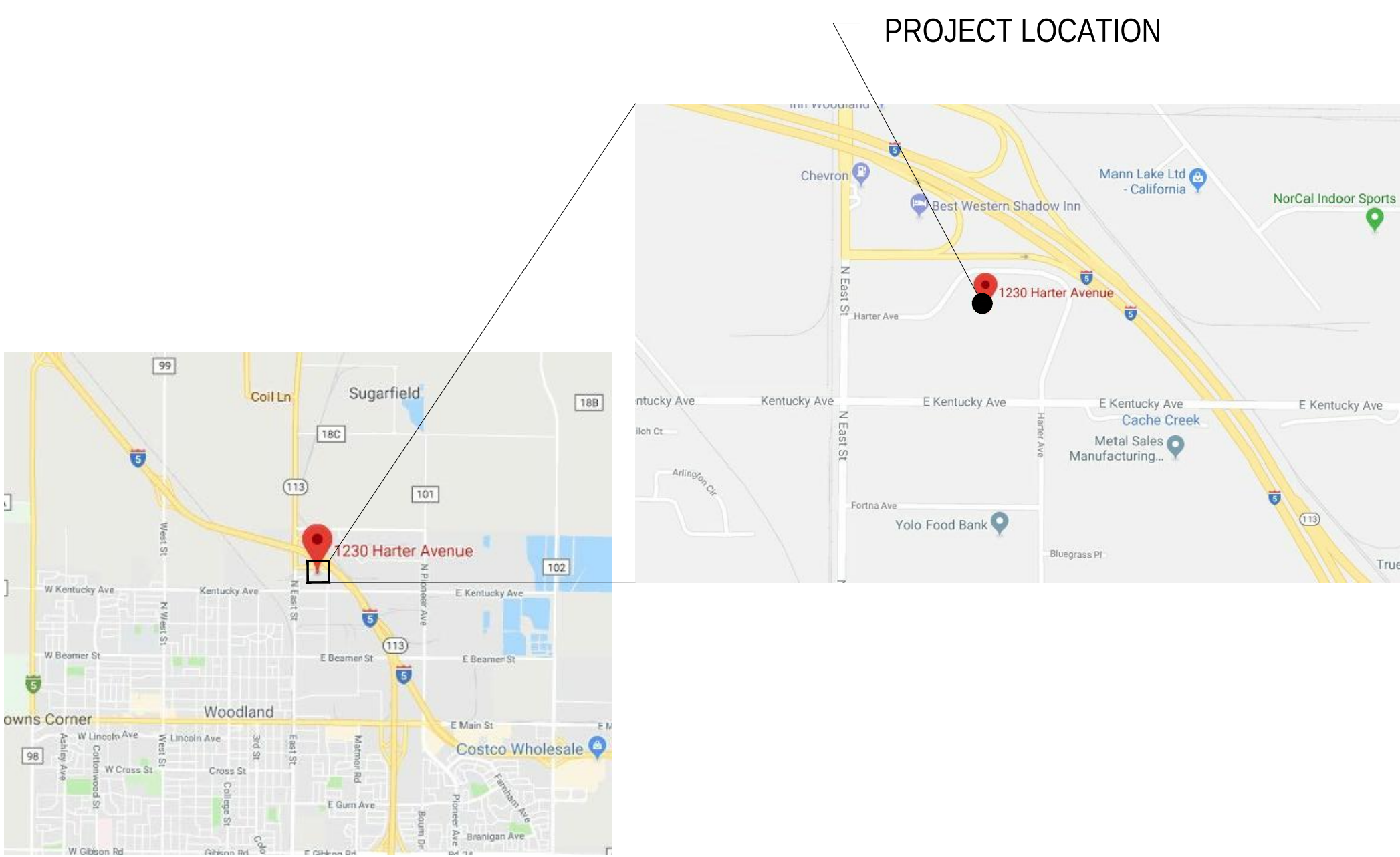
SITE INFORMATION
ZONING: C-H HIGHWAY COMMERCIAL ZONE
GENERAL PLAN DESIGNATION: EMPLOYMENT CENTER (LOW-RISE)
LOT AREA: 3.65 ACRES

DEFERRED SUBMITTALS
· N/A

CALGREEN COMPLIANCE
PROJECT VALUATION LESS THAN \$200,000.

APPLICABLE CODES
2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2016 CALIFORNIA MECHANICAL CODE (CPC), PART 5, TITLE 24 C.C.R.
2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN), PART 11, TITLE 24 C.C.R.
CITY OF WOODLAND BUILDING DIVISION - CBC CHAPTER 11B FOR DISABLED ACCESS COMPLIANCE.

VICINITY MAP



PROJECT TEAM

OWNER
ETHAN CONRAD PROPERTIES
TENANT: EPIC BROS

CONTACT:
BEJAN FARAHBAKHSH
SPACESTATION CEO
925-785-4950 CELL
BEJAN@FLYSPACESTATION.COM

ARCHITECT
STACEY HALL
5732 CAMAS CT
POLLOCK PINES, CA 95726
PH: 510-220-1193
EMAIL: SBOWEN505@YAHOO.COM

MECHANICAL ENGINEER
OPTIMIZED ENERGY AND FACILITIES CONSULTING, INC.
5734 LONETREE BLVD.
ROCKLIN, CA 95765
PH: 916-626-5518
CONTACT: ALEX BATISTA
EMAIL: AMB@OEFINC.COM

ELECTRICAL ENGINEER
OPTIMIZED ENERGY AND FACILITIES CONSULTING, INC.
5734 LONETREE BLVD.
ROCKLIN, CA 95765
PH: 916-626-5518
CONTACT: ALEX BATISTA
EMAIL: AMB@OEFINC.COM

100%
CONSTRUCTION
DOCUMENTS

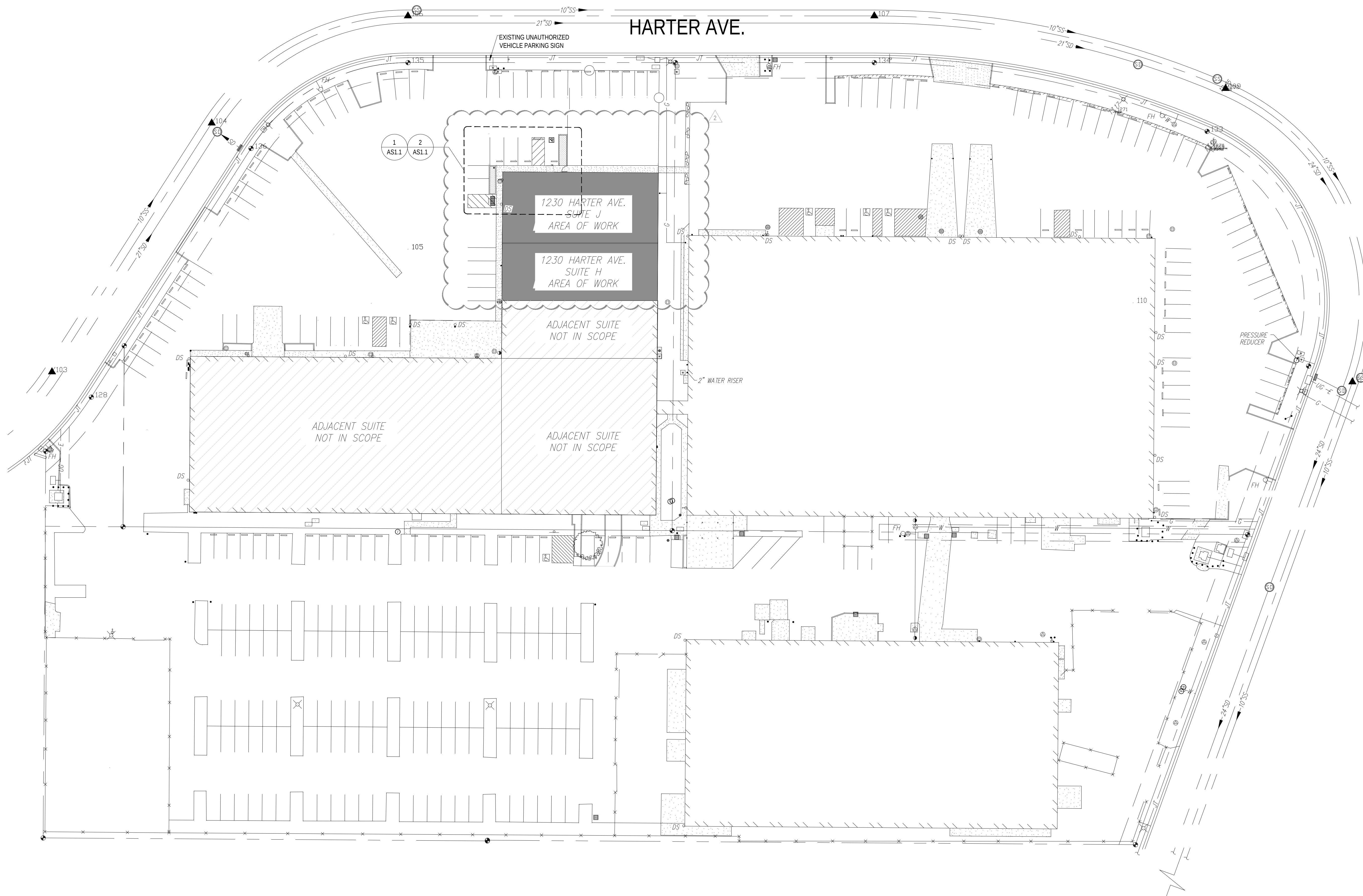
STACEY HALL
C-31704
HALL & ASSOCIATES
5732 CAMAS CT
POLLOCK PINES, CA 95726
510-220-1193

COVER SHEET
EPIC BROS.

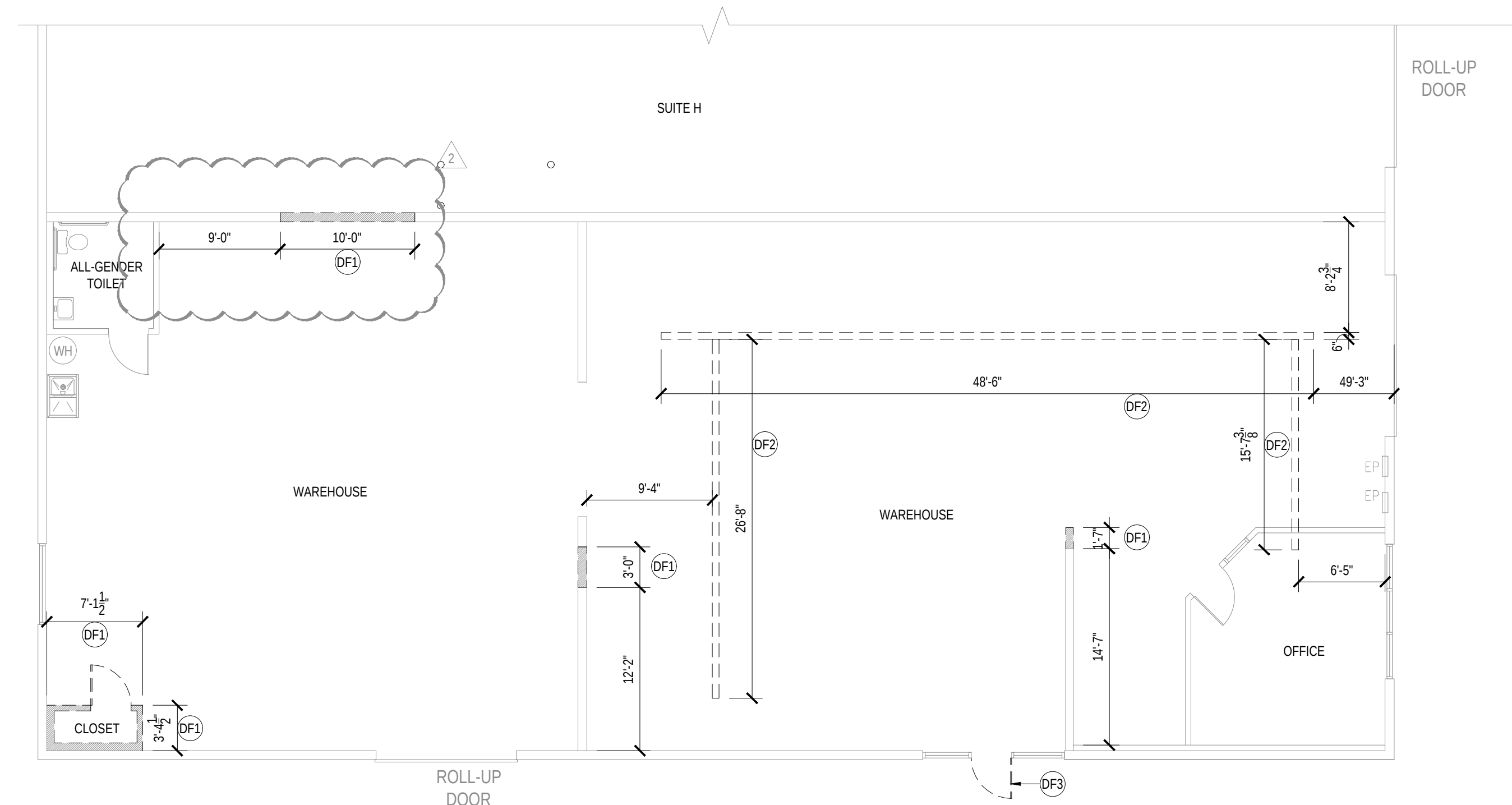
1230 HARTER AVE., SUITE J, WOODLAND, CA 95776

REVISIONS
04-01-2019 PERMIT SET
06-04-2019 PERMIT RESPONSE 1
11-04-2019 CUP AMENDMENT
03-11-2020 CUP AMENDMENT

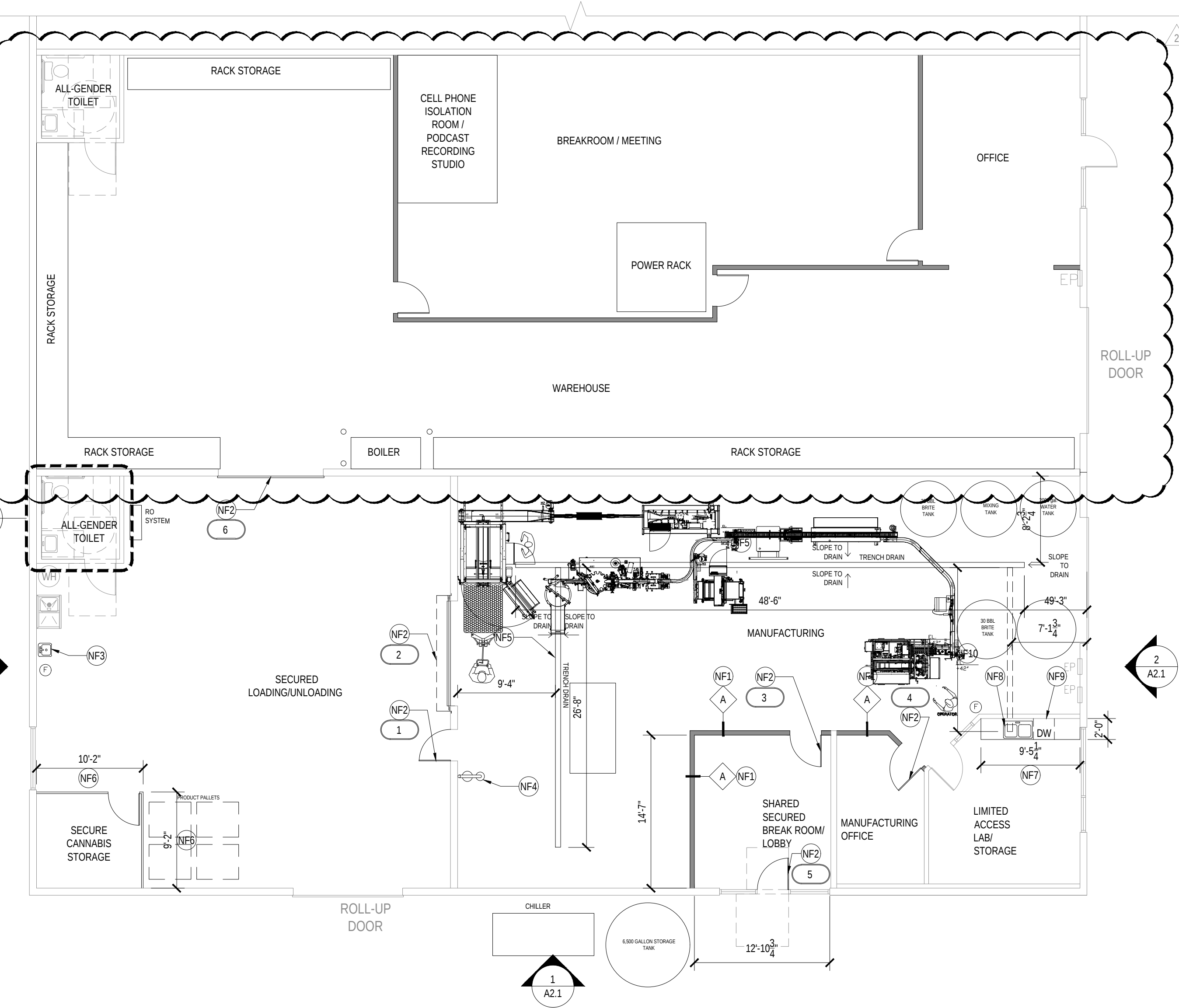
G0.0



1 SITE PLAN
AS1.0 SCALE: 1/4" = 1'-0"



1 DEMOLITION FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"



2 PROPOSED FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE DEMOLISHED
	NEW WALLS
	F.O. STUD DIMENSION
	F.O. FINISH
	WALL TYPE IDENTIFIER
	WINDOW TYPE IDENTIFIER
	DOOR TYPE IDENTIFIER
	KEYNOTE IDENTIFIER

NOTE BY SYMBOL - DEMO

- DF1 DEMOLISH PORTION OF WALLS AS SHOWN.
- DF2 SAW CUT EXISTING CONCRETE FLOOR SLAB AS REQUIRED TO TRENCH FOR NEW SLOPED DRAIN.
- DF3 DEMOLISH EXISTING DOOR AS SHOWN.

NOTE BY SYMBOL - NEW

- NF1 CONSTRUCT NEW WALLS AS SHOWN. RE: PARTITION TYPES.
- NF2 INSTALL NEW DOOR AND HARDWARE AS SHOWN. RE: DOOR SCHEDULE.
- NF3 INSTALL NEW MOP SINK AS SHOWN. RE: PLUMBING.
- NF4 INSTALL NEW EMERGENCY EYE WASH/SHOWER UNIT AS SHOWN. RE: PLUMBING. SEE SHEET A5.1 FOR TYPICAL SHOWER DETAILS.
- NF5 INSTALL NEW SLOPED DRAIN. POUR AND SLOPE NEW CONCRETE AS REQUIRED. RE: PLUMBING DRAWINGS
- NF6 INSTALL NEW CHAIN LINK FENCE FOR SECURE CANNABIS STORAGE AREA AS SHOWN.
- NF7 INSTALL NEW CASEWORK AND COUNTER TOPS AS SHOWN. COUNTERTOPS NOT TO EXCEED 34" A.F.F. MAX.
- NF8 INSTALL NEW SINK. RE: PLUMBING DRAWINGS.
- NF9 INSTALL NEW DISHWASHER. RE: PLUMBING DRAWINGS.
- NF10 INSTALL NEW UNDERGROUND DRAIN LINE. SEE PLUMBING DRAWINGS.

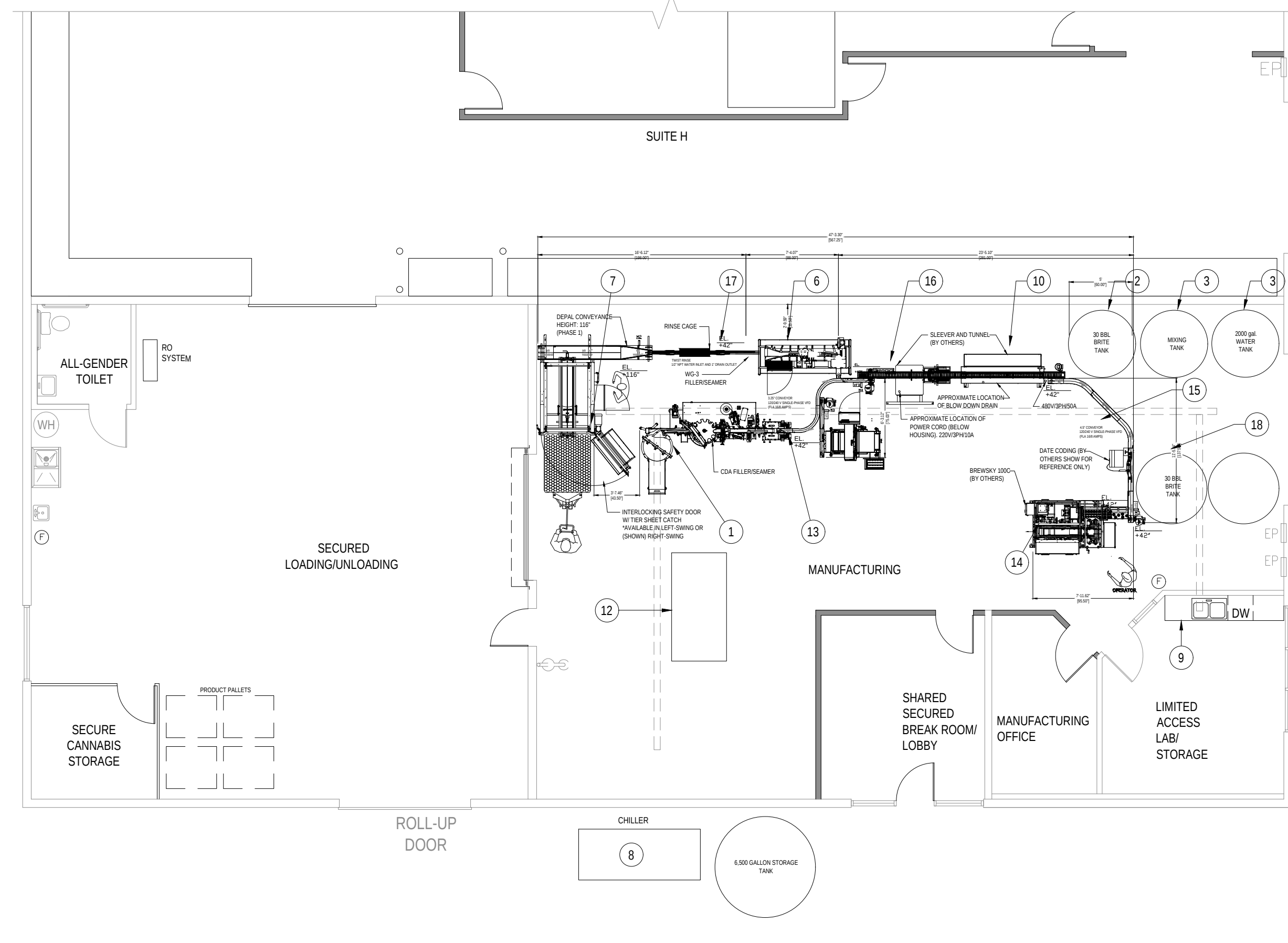
GENERAL NOTES

- A. GENERAL NOTES APPLY TO ALL SHEETS.
- B. WALLS SHADED OR DASHED ON FLOOR PLANS INDICATE NEW WALLS.
- C. INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE UNLESS NOTED OTHERWISE.
- D. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE RATING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS.
- E. WALLS OF FIRE-RESISTANCE-RATED CONSTRUCTION SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.
- F. SEAL PENETRATIONS THROUGH FIRE-RESISTANCE-RATED CONSTRUCTIONS WITH THROUGH- PENETRATION FIRESTOP MATERIAL AS REQUIRED TO ACHIEVE RESPECTIVE FIRE-RESISTIVE RATING AND SMOKE STOPPAGE.
- G. FURNISH AND INSTALL FIRE-RETARDANT-TREATED WOOD BLOCKING OR METAL BACKING PLATE IN STEEL STUD PARTITIONS FOR PROPER ANCHORAGE OF WALL ATTACHED ITEMS, I.E. TOILET ACCESSORIES, TOILET PARTITIONS, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, DOOR STOPS, AUDIO VISUAL BRACKETS, ETC. GYPSUM BOARD AND PLASTER SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS PER MANUFACTURER'S REQUIREMENTS. COORDINATE MECHANICAL CHASE SIZES WITH MECHANICAL CONTRACTOR.
- J. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS SIZE AND LOCATION OF EQUIPMENT PADS INDICATED ON FLOOR PLANS.
- K. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND PENETRATIONS.
- L. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS INDICATED ON DRAWINGS.

DEMOLITION NOTES

- A. DEMOLITION GENERAL NOTES APPLY TO ALL DEMOLITION SHEETS.
- B. COORDINATE DEMOLITION AND PHASING EFFORTS WITH ARCHITECT AND OWNER'S REPRESENTATIVES. EVERY EFFORT SHALL BE MADE TO MINIMIZE DISRUPTION OF OWNER'S OPERATIONS AND TO PROVIDE BUILDING USER'S SAFETY. EXCESSIVE NOISE OR VIBRATION SHALL BE PRE-APPROVED AND COORDINATED WITH OWNER'S REPRESENTATIVE.
- C. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER AND AS SPECIFIED.
- D. CONSTRUCT TEMPORARY CONSTRUCTION PARTITIONS WITHIN EXISTING BUILDING WHICH OFFER A ONE-HOUR ENCLOSURE TO ISOLATE DEMOLITION AND CONSTRUCTION WORK FROM GENERAL PUBLIC AND AS DEEMED NECESSARY BY OWNER AND CODE OFFICIAL HAVING JURISDICTION. COORDINATE LOCATIONS WITH OWNER AND MAINTAIN MEANS OF EGRESS THROUGHOUT THE WORK.
- E. MAINTAIN A SECURE AND WEATHER-TIGHT ENCLOSURE.
- F. VERIFY EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- G. REMOVE EXISTING WALLS, DOORS, MILLWORK, PLUMBING FIXTURES, CEILINGS, SOFFITS, ETC. IN THEIR ENTIRETY AND AS REQUIRED TO EXECUTE DEMOLITION AND CONSTRUCTION WORK DESCRIBED ON THE DRAWINGS.
- H. THE OWNER SHALL RESERVE THE RIGHT TO SALVAGE ANY MATERIALS.
- I. PROVIDE PROTECTION FOR EXISTING BUILDING MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR CONSTRUCTION-RELATED INCIDENT PERFORMED UNDER THIS CONTRACT.
- J. REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF DEMOLITION OR CONSTRUCTION TO MATCH EXISTING FINISH AND/OR CONDITION.
- K. EXISTING MATERIALS SHALL NOT BE REUSED UNLESS NOTED OTHERWISE OR AS AUTHORIZED BY ARCHITECT.
- L. VERIFY AND MAINTAIN LOCATION OF EXISTING POWER, COMMUNICATION AND DATA CABLES TO PREVENT INTERRUPTION OF SERVICE.
- M. PATCH FLOOR, WALL AND CEILING PENETRATIONS RESULTING FROM REMOVAL OR REROUTING OF NEW OR EXISTING PIPING, DUCTWORK, CONDUIT, ETC. AS REQUIRED TO MAINTAIN FIRE SEPARATIONS. MATCH FINISH OF NEW OR EXISTING ADJACENT SURFACES.
- N. CAP DISCONNECTED MECHANICAL PIPING LINES WITHIN WALL OR FLOOR. PATCH AND FINISH AS REQUIRED TO MATCH NEW OR EXISTING ADJACENT SURFACES.
- O. AVOID DISTURBING OF SOILS WITHIN ZONE OF INFLUENCE AROUND EXISTING FOOTINGS AND FLOOR SLABS AS DIRECTED BY GEOTECHNICAL ENGINEER.
- P. WHERE PLASTER/STUD WALLS ARE INDICATED TO BE REMOVED; PREPARE ADJACENT WALLS TO RECEIVE NEW PATCH/FINISH BY SAWCUTTING ADJACENT PLASTER FINISH A MINIMUM OF 12 INCHES BEYOND DEMOLITION.

EQUIPMENT SCHEDULE			
TAG	MODEL NO.	MANUFACTURER	DESCRIPTION
1	E-FILL	CDA USA	BOTTLE FILLER, CAPPER AND LABELER
2	BBBE		10BBL SERVING TANK
3			30BBL SERVING TANK
4			
5			
6		WILD GOOSE CANNING	UPGRADABLE 2.7 TO 9 BM/H CANNING SYSTEM
7		SKA FAB DURANGO CO.	CAN-I-BUS CAN DEPALLETIZER
8	ACWC-36-Q		3-TON AIR-COOLED PORTABLE SINGLE STAGE WATER CHILLERS
9	LM10		LAB SCALE MICROFLUIDIZER
10	LX-100	AFM	SHRINK LABELER WSN-GEN-S 5M STEAM TUNNEL EASTE EASY PACKER
11			
12		CRIVELLER GROUP	SEMI-AUTOMATIC BOTTLING STATION
13		MEHEEN	UPGRADABLE 2.7 TO 9 BM/H CANNING SYSTEM
14	BREWSKY 100C 2018 01	DESIGN MACHINE MFG.	BREWSKY 100 MINI CARTONER
15		LANXESS	VELCORIN DT TOUCH BEVERAGE STERILIZER
16		PLI	STREAMLINE S, PRINTING SYSTEM 70-MICRON NOZZLE
17	CIP-PM	CLEARWATER TECH LLC	CLEAN-IN-PLACE PANEL MOUNT HYDRAULIC
18	C741698	M & E CO., INC.	TANK, 1,000 GALLON, Sst, AGIT, 3HP, MUELLER, 50 PSI



3 PROPOSED EQUIPMENT FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0"

100%
CONSTRUCTION
DOCUMENTS

STACEY HALL
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HALL & ASSOCIATES
5732 CAMAS CT
POLLOCK PINES, CA 95726
510.220.1193

FLOOR PLAN - PROPOSED/DEMO
EPIC BROS.
123D HARTER AVE., SUITE J, WOODLAND, CA 95776

REVISIONS
04-01-2019 PERMIT SET
06-04-2019 PERMIT RESPONSE 1
11-04-2019 CUP AMENDMENT
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A1.1

LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO BE DEMOLISHED

NEW WALLS

DIM

F.O. STUD DIMENSION

DIM

F.O. FINISH

XX

WALL TYPE IDENTIFIER

XX

WINDOW TYPE IDENTIFIER

111

DOOR TYPE IDENTIFIER

1

KEYNOTE IDENTIFIER

100%
CONSTRUCTION
DOCUMENTS

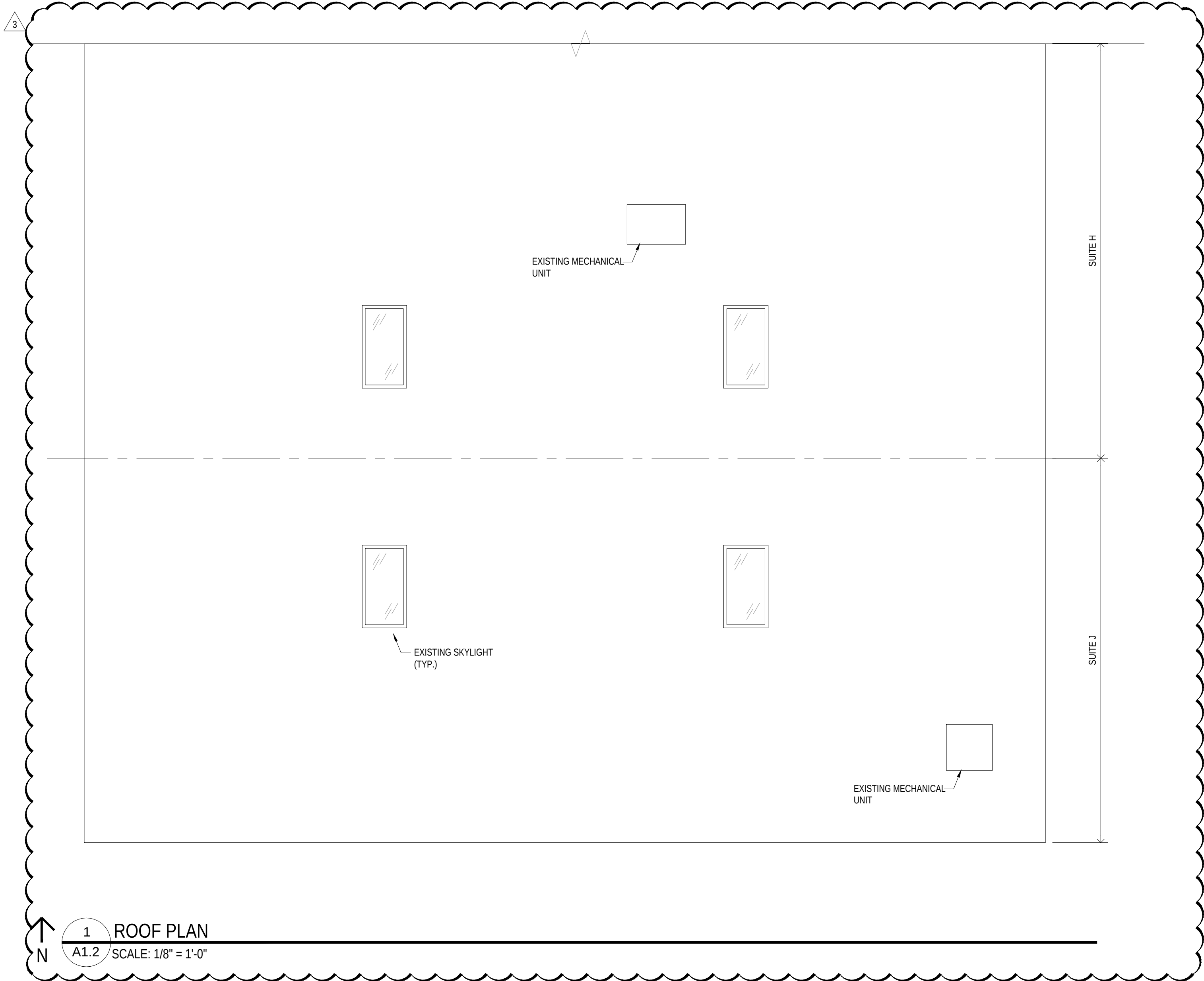
STACEY HALL
C-31704
HALL & ASSOCIATES
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POLLOCK PINES, CA 95726
510.220.1193

ROOF PLAN
EPIC BROS.
1230 HARTER AVE., SUITE J, WOODLAND, CA 95776

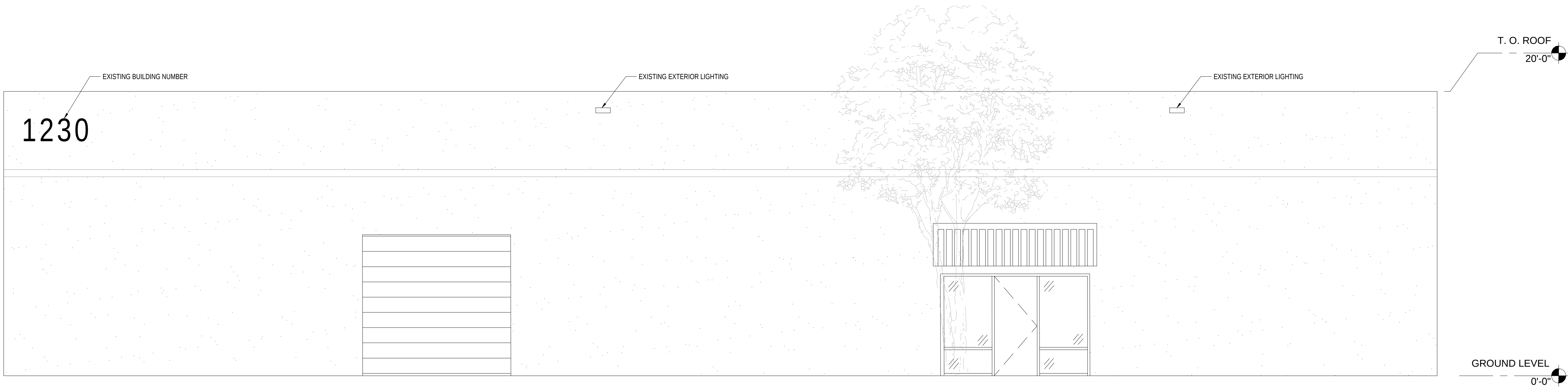
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3

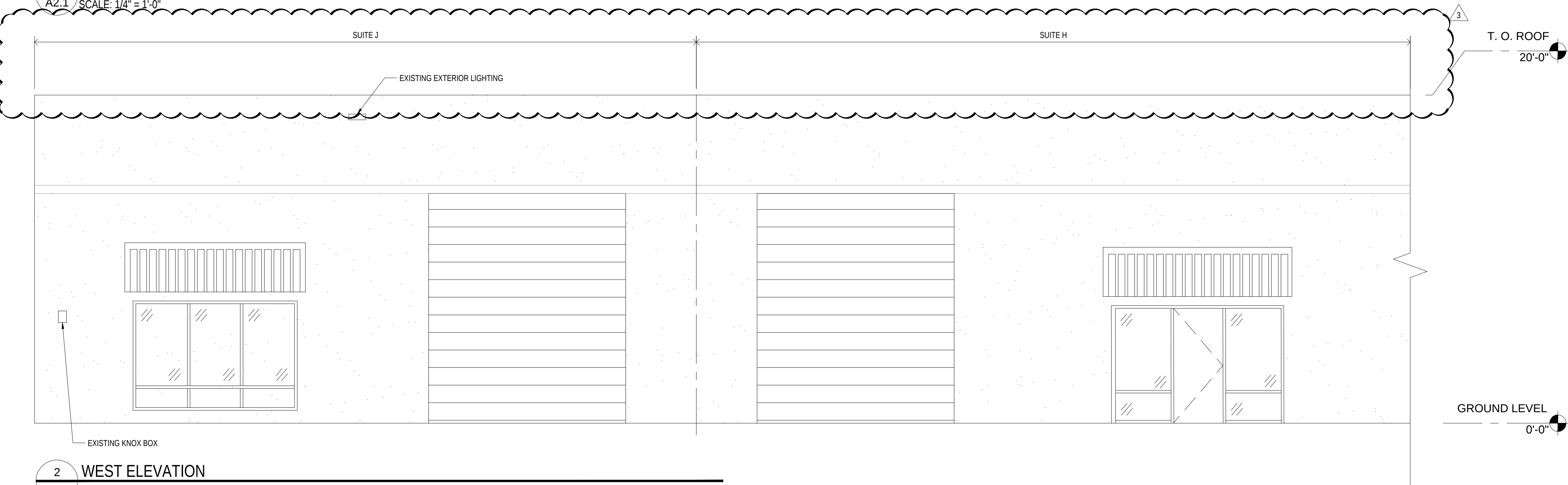
A1.2



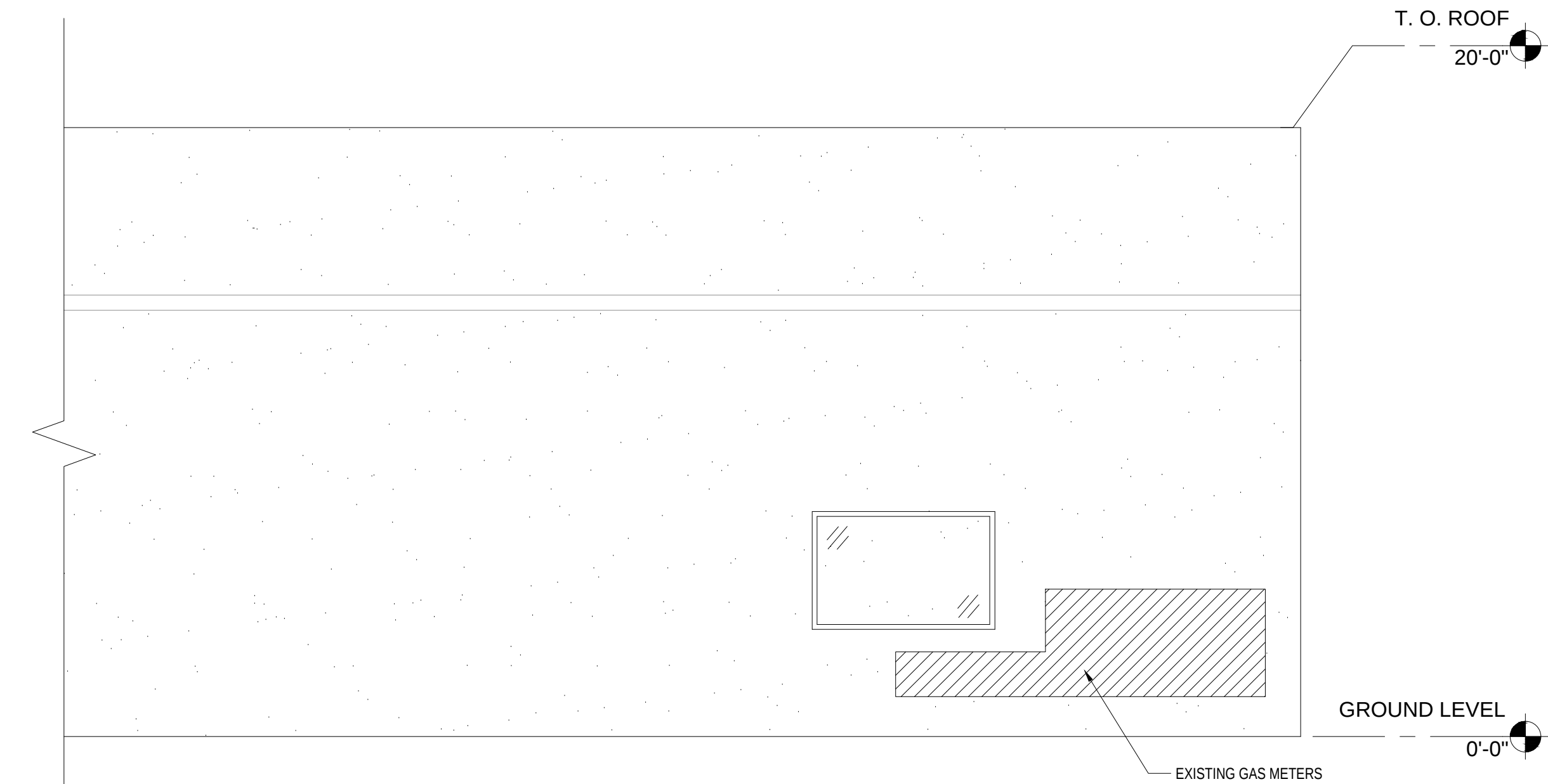
1 ROOF PLAN
A1.2 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
A2.1 / SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A2.1 / SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
A2.1 / SCALE: 1/4" = 1'-0"