



**City of Woodland**  
**Meeting Agenda**  
**Zoning Administrator Hearing**

City Hall  
Council Chambers  
300 First Street  
Woodland, CA 95695

---

August 24, 2021  
1:30 PM

---

**A. SPECIAL COMMENTS**

PLEASE NOTE: The August 24, 2021 MP Environmental Zoning Administrator Permit Hearing will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and The Hearing Administrator 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 meeting live via zoom by going to the City of Woodland web site at [www.cityofwoodland.org/meetings](http://www.cityofwoodland.org/meetings).

If you wish to make a comment on the specific agenda item, there are three (3) ways to do that.

- 1) Join the Zoom 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 with the project planner at (530) 661-5814. All voice mail messages received by 10:00 a.m. will be 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 enter it into the zoom chat. Comments submitted to be read into the record shall be no more than three (3) minutes when read aloud.

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

<https://us06web.zoom.us/j/86573918197>

Or Telephone Dial: 669 900 6833

Webinar ID: 865 7391 8197

**B. CALL TO ORDER**

**C. ROLL CALL**

**D. PUBLIC HEARING**

1. **SUBJECT: JDM Specialty Retail and Tasting Room Zoning Administrator Permit (ZAP);** Request for a ZAP to allow specialty retail and a tasting room as

an accessory to specialty retail located at 630 Lincoln Avenue; PLNG 21-00039.

**RECOMMENDATION FOR ACTION:** Staff recommends that the Zoning Administrator: (1) Conduct a public hearing; and; (2) approve the Zoning Administrator Permit (ZAP), for specialty retail and tasting room as an accessory to specialty retail located at 630 Lincoln Avenue.

## **E. ADJOURNMENT**

**Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such requests must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st.**

**Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.**



TO: THE ZONING ADMINISTRATOR  
AGENDA: Zoning Administrator Hearing  
DATE: August 24, 2021  
ITEM #: D.1  
SUBJECT: JDM Specialty Retail and Tasting Room Zoning Administrator Permit (ZAP)

**JDM Specialty Retail and Tasting Room Zoning Administrator Permit (ZAP);** Request for a ZAP to allow specialty retail and a tasting room as an accessory to specialty retail located at 630 Lincoln Avenue; PLNG 21-00039.

**Location:** The specialty retail and tasting room will be located at 630 Lincoln Avenue with primary access off of Lincoln Avenue.

**Applicant/Owner:** JD Morgan Revocable Trust

**Environmental Report:** Categorical Exemption – Class 3, Conversion of Small Structure

**APN:** 006-192-020

**Staff Contact:**

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

**Staff Recommendation:** Zoning Administrator Approval

**General Plan Designation:** Downtown Mixed-Use

**Current Zoning:** Downtown Mixed-Use

**Existing Land Uses:** Office - Existing 7,050 square foot office building.

**Flood Zone:** Zone “X” – Not an area subject to inundation by a 1% annual chance of a flood event. FIRM Map Panel # 06113C0445H Zone “X” Dated May 16, 2012.

**Street Access:** Lincoln Avenue and Second Street

**Adjacent Land Uses & Zoning:**

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	CommuniCare Health Centers	Downtown Mixed Use (DMU)
South	Residential Land Use	Downtown Mixed Use (DMU)
East	St. Lukes Episcopal Church	Downtown Mixed Use (DMU)
West	Office Land Use	Downtown Mixed Use (DMU)

## **Pending/Potential Action**

Staff recommends that the Zoning Administrator:

1. Conduct a public hearing; and
2. Approve the Zoning Administrator Permit (ZAP) for specialty retail and a tasting room as an accessory to specialty retail located at 630 Lincoln Avenue; PLNG -21-00039.

## **Project Site Description**

The proposed specialty retail and tasting room land use is proposed at 630 Lincoln Avenue, located at the southwest corner of Second Street and Lincoln Avenue, and at the southern edge of the Downtown Specific Plan Area. The building is currently occupied by the owner but has historically been used as a public/quasi-public space with primary access off of Lincoln Avenue and an existing dedicated parking lot with approximately 26 existing spaces.

The property is bound by commercial and office land uses to the north, residential land uses to the south, institutional and public/quasi-public land uses to the east, and residential and office land uses to the west.

## **Project Proposal**

At its meeting held July 20, 2021, the City Council adopted by a vote (3 yes, 1 no, 1 abstain) amendments to the Downtown Specific Plan conditionally allowing specialty retail and tasting rooms as an accessory to specialty retail in all districts of the Downtown Specific Plan.

Upon adoption of amendments to the Downtown Specific Plan, the applicant has requested approval of a Zoning Administrator Permit to allow specialty retail and tasting room land use with (off-site) wine sales at 630 Lincoln Avenue in the Downtown Specific Plan Area. The proposed use will require a Type 02 license (Winegrower) from the California Department of Alcohol Beverage Control (ABC) before operations.

The proposed retail space will occupy the whole of the 7,050 square foot existing building located at 630 Lincoln Avenue and will be for the off-site sales of locally grown wine and olive oil produced by the applicant's winery JDM Estate. Grapes and olives will be sourced from JDM Organic Fam located approximately five miles west of Woodland. The retail space is further planned to showcase other locally sourced items such as honey, balsamic vinegar, apparel, tea towels, corkscrews, dried flowers, art, and other unique products.

The applicant anticipates that the specialty retail operations will include the hiring of 10-12 staff members. The proposed hours of operation are 9:00 am – 5:00 pm during the week, with tasting room hours proposed to be 3:00 pm – 8:00 pm on Fridays and 11:00 am – 9:00 pm on the weekends. An outdoor seating area is planned along the Second Street frontage on an existing stone patio, with an expanded outdoor space being proposed along a portion of the Lincoln Avenue frontage.

There is light noise anticipated related to people being outside and having tastings on the exterior (talking, low music, etc.), but all anticipated noise would comply with the city noise ordinance. The applicant has indicated that occasional events may be hosted at this location and any planned events would be reviewed through a special events permit application to address any potential concerns or impacts.

The applicant has expressed interest in remodeling the outdoor dining space located at 630 Lincoln Avenue at a future date. Exterior modifications will be reviewed by the City Planning Division to ensure conformance to all applicable City Standards related to noise, lighting, security, and land use, at the time of application.

### **Applicable Laws, Codes & Ordinances**

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- The City of Woodland Downtown Specific Plan

### **Reviewing Agency Comments**

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

### **Staff Analysis**

Staff supports the project subject to the attached recommended condition of approval and provided the following analysis:

#### **General Plan Consistency**

The 2035 General Plan designation for the site is Downtown Mixed Use, which provides for retail services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar compatible uses. The proposed use of the site as a tasting room is consistent with the General Plan designation.

The General Plan further has adopted policies to maintain the Downtown as an established area to create a vibrant city center with a diverse mix of offices, housing, theaters, retail stores, professional services, and restaurants that serve residents, employees, and night-time entertainment populations. Below is an outline of 2035 General Plan policies that relate to the City Downtown Mixed Use zone district and to the proposed use:

Policy 2.A.4 Downtown. Promote Downtown Woodland as the city's sole civic, cultural, entertainment, and central business district that serves as the primary specialty retail and dining, entertainment, office, arts, and government center.

Policy 2.H.11 Local Goods and Products. Encourage the sale of local goods, foods, and products that showcase Woodland's historic and emerging industries.

#### **Zoning Consistency**

##### *Land Use*

The Zoning designation for the site is Downtown Mixed Use, Downtown Specific Plan, Area C, which allows for specialty retail and tasting room land use with a Zoning Administrator Permit.

The project is consistent with all required setbacks, lot coverage, and floor area ratio provisions of the General Plan and Zoning Ordinance.

The project site is equipped with an existing trash enclosure located at the southwest corner of the parcel. Existing landscaping is maintained and in conformance with City Standards. The site is further connected to city sewer and water utilities and has complete sidewalks, curbs, and gutters.

##### *Downtown Specific Plan*

The Below findings were made per current performance standards for tasting room land use outlined in the City Downtown Specific Plan:

1. *Outdoor dining and seating shall be conducted as an accessory use to an eating and drinking establishment that is located on the same parcel, a contiguous adjacent parcel, or on public right-of-way immediately adjacent to the tenant's space.*

Staff Analysis: Applicant has proposed outdoor dining as an accessory to the proposed specialty retail and tasting room land use.

2. *All applicable permits and easements for outdoor dining and seating on the public right-of-way shall be approved by the City.*

Staff Analysis: Outdoor dining is not presently being proposed within the public right-of-way as part of this request.

3. *Outdoor dining and seating shall comply with all applicable adopted City design standards and guidelines.*

Staff Analysis: Applicant will conform to all applicable City Standards pertaining to the proposed use.

4. *No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from the public sidewalk or right-of-way.*

Staff Analysis: Trash enclosures are not proposed on or adjacent to the public right-of-way as part of this request. The existing facility will have an equipped trash enclosure located at the southwest corner of the property.

5. *Outdoor dining and seating shall remain clear of litter at all times.*

Staff Analysis: Applicant will conform to all applicable City Standards pertaining to the proposed use.

6. *The hours of operation of the outdoor dining and seating shall be limited to the hours of operation of the associated restaurant, other eating and drinking establishments, or commercial use. Hours of operation are limited to the hours of 8:00 am and 10:00 pm. If open later than 10:00 pm requires a Zoning Administrator Permit.*

Staff Analysis: The proposed hours of operation are between the hours of 9:00 am and 9:00 pm and correspond with the hours of the proposed use of the facility.

7. *Parking shall be provided according to the required ratio in Chapter 17.116 of the City of Woodland Municipal Code.*

Staff Analysis: The applicant has not proposed an increase to the building square footage, which would call for on-site parking spaces in addition to the existing 26 available on-site parking spaces.

8. *Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.*

Staff Analysis: Products proposed as part of the specialty retail and tasting room include wine, olive oil, and other locally sourced items.

9. *Any outdoor events would be subject to a Special Event permit.*

Staff Analysis: Applicant has agreed to obtain all applicable City permits.

10. *Music is subject to City Noise Ordinance Requirements.*

Staff Analysis: Applicant has indicated that all anticipated noise will conform to City Noise Ordinance Requirements. The applicant has indicated that occasional events may be hosted at this location and any planned events would be reviewed through a special events permit application to address any potential concerns or impacts.

#### *Alcoholic Beverage Establishments*

Section 17.104.160 of the Zoning Ordinance addresses Alcoholic Beverage Establishments within the City Downtown. The City's Zoning Ordinance requires that a Conditional Use permit be obtained for all alcoholic

beverage establishments within the City's downtown. The proposed off-site alcohol sale land use has been reviewed through the Zoning Administrator Permit and a Minor Conditional Use Permit review process and corresponding conditions of approval have been attached to the project.

### *Parking*

The proposed use does not increase the size of the existing building and does not increase the intensity of the use or require additional on-site parking.

### *Setbacks and Height*

The existing building complies with the Downtown Specific Plan setback requirements and Community Design Standards.

### *Signage*

Signs are a separate permit and the owner will submit construction drawings per City Standards and receive approval for all proposed signage. Staff will review the plans to ensure that they meet established zoning and Downtown Specific Plan requirements.

### **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:

- A public hearing notice in the form of a site posting was posted in a visible location at the project site located at 630 Lincoln Avenue.
- Notices were mailed to all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since Friday, August 20, 2021.

### **Environmental Assessment Status**

The project qualifies for a categorical exemption from the provisions of CEQA as the project is considered Class 3 (CEQA Guidelines, §15303). CEQA identifies this as Class 3, Conversion of Small Structure. A Class 3 exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The site is located within Woodland City Limits and is surrounded by urban development. The 0.7-acre site consists of one 7,050 square-foot office building with the proposed project utilizing the entire building. The site does not provide a habitat for sensitive species. The conversion of the building will not result in significant traffic, noise, air quality, or water quality impacts. The project does not involve a significant amount of hazardous materials. The project will comply with City noise standards. Existing utilities (stormwater, sewer, water, electrical, gas) are adequate to serve the proposed project.

### **Zoning Administrator Permit**

Article 31 of the Zoning Ordinance addresses zoning administrator permits. The Zoning Administrator shall be the Community Development Director or his or her designated appointee. It is the authority of the Zoning Administrator to conduct public hearings and convene and preside over meetings that are authorized or required by state planning law, this chapter, or other federal, state, or city laws or regulations.

### **Appeals**

Any person dissatisfied with any decision by the Zoning Administrator may appeal therefore to the Planning Commission at any time within ten (10) days after the rendition of the decision by the Zoning Administrator. Said appeal shall be conducted pursuant to procedures set forth in Section [17.136.050](#).

**Conclusion**

Staff recommends that the Zoning Administrator:

1. Conduct a public hearing; and
2. Approve the Zoning Administrator Permit (ZAP), for specialty retail and a tasting room as an accessory to specialty retail located at 630 Lincoln Avenue; PLNG -21-00039.

Prepared by: Anna Canales, Assistant Planner

Reviewed by: Cindy Norris, Principal Planner

**Attachments:**

1. Conditions of Approval
2. Project Site

EXHIBIT A  
JDM ESTATE TASTING ROOM, 630 LINCOLN AVENUE

CONDITIONS OF APPROVAL

August 24, 2021

**General**

1. The project is as described in the staff report prepared for the **August 24, 2021** Zoning Administrator meeting shall consist of a **specialty retail and tasting room land use located in an existing 7,051 square foot building, on 0.7 acres in the Downtown Mixed Use, Downtown Specific Plan, Area C which requires approval of a Zoning Administrator Permit.** The project shall be established and operated as depicted in the plans dated June 13, 2021 and as described 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.
4. The Zoning Administrator Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
5. The Zoning Administrator Permit must be exercised within one year of issuance, or it shall be deemed null and void by act of law.
6. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. 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 Zoning Administrator permit.
7. 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.
8. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all

**EXHIBIT A**  
**JDM ESTATE TASTING ROOM, 630 LINCOLN AVENUE**

pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.

9. 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.
10. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
11. Prior to the issuance of a Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department. Design changes that require modification to uses, elevations or site features other than discussed herein, shall be submitted for review and approval through the planning process as a Design Review.
12. A complete color and material schedule shall be included in the construction plan set submittal for building permit.
13. The site shall be inspected and maintained daily to be clear of litter. The applicant shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The operating agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.
14. Any new signage, modifications or changes to the signage the applicant shall conform to the City Zoning Code and Sign Ordinance. A separate Design Review permit for the building signage shall be submitted.
15. Lighting in “public use” areas such as parking lots, shall be pedestrian oriented in scale. Light standards shall not exceed 15-feet in height and shall be spaced as required to meet City illumination requirements. Light pole base(s), if pedestals are required, shall utilize a decorative design to provide an enhanced appearance at the pedestrian level. Shielding shall be utilized to minimize light impacts to adjacent properties.
16. Photometric data shall be provided, and indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area.

**EXHIBIT A**  
**JDM ESTATE TASTING ROOM, 630 LINCOLN AVENUE**

17. Landscape plans shall comply with the State and the City's Water Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State Ordinance on the final landscape plans.
18. Vegetative matter shall cover a minimum of 75 percent (75%) of the landscape area within 2 years of planting. The landscape architect shall document the calculations and attest to this on the final landscape plan.
19. All trees shall be planted and staked with Reddy stakes in accordance with city standards.
20. For landscaping on private property, a minimum of 15-gallon size (or larger) trees are required. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well formed, and vigorous plant material shall be used. A soil test shall be provided. The Landscape architect shall provide written verification as to plant health and proper soil amendments.
21. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to all other City requirements.
22. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street. Location and screening details shall be provided on site and landscape plans which shall be reviewed and approved prior to issuance of building permits.

**Downtown Specific Plan Requirements for Tasting Rooms**

23. The below conditions of approval have been attached to the proposed project in correspondence with the City of Woodland Downtown Specific Plan Performance Standards for tasting rooms:
  - a. Outdoor dining and seating shall be conducted as an accessory use to an eating and drinking establishment that is located on the same parcel, a contiguous adjacent parcel, or on public right-of-way immediately adjacent to the tenant space.
  - b. All applicable permits and easements for outdoor dining and seating on the public right-of-way shall be approved by the City.
  - c. Outdoor dining and seating shall comply with all applicable adopted City design standards and guidelines.
  - d. No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from the public sidewalk or right-of-way.
  - e. Outdoor dining and seating shall remain clear of litter at all times.

**EXHIBIT A**  
**JDM ESTATE TASTING ROOM, 630 LINCOLN AVENUE**

- f. The hours of operation of the outdoor dining and seating shall be limited to the hours of operation of the associated restaurant, other eating and drinking establishments, or commercial use. Hours of operation are limited to the hours of 8:00 am and 10:00 pm. If open later than 10:00 pm requires a Zoning Administrator Permit.
- g. Parking shall be provided according to the required ratio in Chapter 17.116 of the City of Woodland Municipal Code.
- h. Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products.
- i. Any outdoor events would be subject to Special Event permit.
- j. Music subject to City Noise Ordinance Requirements.

**Alcoholic Beverage Establishments**

24. Section 17.104.160 of the Zoning Ordinance addresses Alcoholic Beverage Establishments within City Downtown. The City's Zoning Ordinance requires that a Conditional Use permit be obtained for all alcoholic beverage establishments within the City downtown. The proposed off-site alcohol sale land use has been reviewed through the Zoning Administrator Permit and minor Conditional Use Permit review process and per the City Zoning Ordinance the below conditions of approval have been attached to the project:
- a. No beer or wine shall be displayed within five feet of the front door unless it is in a permanently affixed cooler.
  - b. If an on-site parking lot is provided, exterior lighting of the parking lot shall be kept at an intensity of at least one foot candle.
  - c. Signs shall be posted both inside and outside the premises in conspicuous places, which state: "It is unlawful for any person to drink any beer, wine, or other alcoholic beverage as defined in Business and Professions Code Section 23004 on any public parking lot, any private parking lot, held open to the public, on any public street, sidewalk, alley, or walk-way, or in any place held open to the public within 250 feet of any establishment selling alcoholic beverages." WCO 1118-15.39.
  - d. No sale of alcoholic beverages shall be made from a drive-through window.
  - e. No display or sale of alcoholic beverages shall be made from an ice tub.
  - f. Exterior public telephones that permit incoming calls may not be located on the premises.

**EXHIBIT A**  
**JDM ESTATE TASTING ROOM, 630 LINCOLN AVENUE**

- g. Adult magazines and all printed matter coming within the definition of Section 313 of the California Penal Code shall be located for sale only behind the counter and shall be stored in racks covered by modest panels.
- h. Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of such establishments shall remove trash and debris on a daily basis.
- i. Paper or plastic cups shall not be sold in quantities less than their usual and customary packaging.
- j. All establishments shall be required to have a public telephone listing.
- k. The noise level generated by the operation of such establishments shall not exceed 60 dBA on adjoining property zoned for residential purposes, and 70 dBA for commercially zoned property.
- l. Hours of operation of off-sale establishments may be restricted upon showing of good cause.
- m. It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that will enable them to comply with their responsibilities under law. The knowledge and skills deemed necessary for responsible alcoholic beverage service shall include, but not be limited to, the following topics and skills development:
  - a. State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operation, and penalties for violations of these laws.
  - b. The effects of alcohol on the body, and behavior, including how the effects of alcohol affect the ability to operate a motor vehicle.
  - c. Methods for dealing with intoxicated customers and recognizing underage customers.
- n. Sales of fortified wines and/or quantities of sales (i.e., single cans of beers) may be prohibited upon a showing of cause.

**Building**

- 25. The following conditions are provided by the City of Woodland **Building Division**.
  - a. 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

**EXHIBIT A**  
**JDM ESTATE TASTING ROOM, 630 LINCOLN AVENUE**

- f. 2019 California Green Building Code
- g. The Code of the City of Woodland
  
- b. 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.
- c. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
  - a. Prior to any demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
- d. 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.
- e. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
- f. 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.

**Public Works**

- 26. Water will be captured/protected by the existing meter/backflow preventer for the property, if a new meter/backflow preventer are needed then adhere to City Standards, Fees, and Permits for installation of new meter/backflow preventer (coordination with PW staff on location of new meter/backflow preventer).

