



City of Woodland
Meeting Agenda
Planning Commission Meeting

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

October 7, 2021
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 COMMENTS

1. PLEASE NOTE:

The October 7, 2021 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 Planning Commission 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

2. SUBJECT: Planning Commission Meeting Minutes of April 1, 2021, May 20, 2021 and June 17, 2021.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission approve the minutes of the Planning Commission Meeting of April 1, 2021, May 20, 2021 and June 17, 2021

I. PUBLIC HEARING

3. SUBJECT: Tentative Parcel Map No. 5214

RECOMMENDATION FOR ACTION: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

4. SUBJECT: Consideration of a Zoning Ordinance Amendments to the City of Woodland Zoning Codes related to Commercial Cannabis Retail Uses in the City of Woodland

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive a Report;
2. Conduct a public hearing;
3. Find that this Ordinance is not a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061 (b) (3) of Title 14 of the California Code of Regulations as set forth in this Ordinance; and
4. Adopt Resolution No. PC 21-____, recommending that the City Council adopt amendments to Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan.

J. BUSINESS ITEMS

K. STAFF OR COMMISSIONER COMMENTS

L. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the

submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 7, 2021
ITEM #: H.2
SUBJECT: Planning Commission Meeting Minutes of April 1, 2021, May 20, 2021
and June 17, 2021

Recommendation for Action: Staff recommends that the Planning Commission approve the minutes of the Planning Commission Meetings of April 1, 2021, May 20, 2021 and June 17, 2021.

Staff Contact:

Debbie Flemmer, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 4.1.2021 PC Minutes DRAFT
2. 5.20.2021 PC Minutes DRAFT
3. 6.17.2021 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, April 1, 2021

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The April 1, 2021 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 Planning Commission 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

Meeting called to order at 6:30 p.m.

Staff Present: Cindy Norris, Principal Planner, Megan Meier, Associate Planner and J Kimura IT, Application Analyst

C. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member Valerie Hurst

Absent: Planning Commission Chairperson Kirby Wells

Excused: Planning Commission Chairperson Kirby Wells

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

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.

Verbal updates provided by Planning Commission Members/Staff.

F. LONG RANGE CALENDAR

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review the attached Long Range Calendar

Verbal updates provided by Staff.

G. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

H. COMMUNICATIONS FROM THE PUBLIC

None

I. APPROVAL OF MINUTES

2. SUBJECT: Planning Commission Meeting Minutes of November 19, 2020 and January 7, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission approve the minutes of the Planning Commission Meeting of November 19, 2020 and January 7, 2021.

On a motion by Planning Commission Member Steve Harris, seconded by Planning Commission Member Fred Lopez and carried unanimously on a roll call vote, Council Members Planning Commission Meeting Minutes of November 19, 2020

Ayes: Members Harris, Vice-Chair Lizarraga, Lopez and Hurst

Abstentions: Member Holt

Noes: None

On a motion by Planning Commission Member Steve Harris, seconded by Planning Commission Member Fred Lopez and carried unanimously on a roll call vote, Council Members Planning Commission Meeting Minutes of January 7, 2021

Ayes: Members Harris, Holt, Vice-Chair Lizarraga, Lopez and Hurst

Noes: None

J. PUBLIC HEARING

3. SUBJECT: Woodland Depot Development

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 21-01, for the Woodland Depot Development proposal to include certification of a Mitigated Negative Declaration and approval of a Conditional Use Permit for an a 86-room La Quinta Hotel, a drive-through restaurant, and a 7-Eleven convenience store with gas station at 1670 -1680 East Main Street; PLNG 20-00031.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez to Staff recommends that the Planning Commission:to receive a staff report; conduct the public hearing; and approve PC Resolution 21-01, for the Woodland Depot Development proposal to include certification of a Mitigated Negative Declaration (MND)and approval of a Conditional Use Permit (CUP) for an a 86-room La Quinta Hotel, a drive-through restaurant, and a 7-Eleven convenience store with gas station at 1670 -1680 East Main Street; PLNG 20-00031. and carried by 4-1 vote on a roll call vote, as follows:

Ayes: Member Harris, Holt, Vice-Chair Lizarraga and Lopez
Noes: Member Hurst

K. BUSINESS ITEMS

None

L. STAFF OR COMMISSIONER COMMENTS

None

M. ADJOURNMENT

Meeting adjourned at 7:45 p.m.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, May 20, 2021

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The May 20, 2021 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 Planning Commission 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

Meeting called to order at 6:30 p.m.

Staff Present: Cindy Norris, Principal Planner; Lynn Johnson, Senior Analyst; J Kimura, IT, Application Analyst

C. ROLL CALL

Council Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst
Absent: None

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

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.

1. SUBJECT: Planning Commission Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission Review the attached Long Range Calendar

Verbal updates provided by Cindy Norris, Principal Planner.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

None

J. BUSINESS ITEMS

2. SUBJECT: City of Woodland 2021/22 - 2024/25 Capital Improvement Program

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2021/22 - 2024/25 and 2.) Make a finding that the proposed CIP for 2021/22 - 2024/25 is in conformity with the 2035 General Plan

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga to review the proposed City of Woodland Capital Improvement Program (CIP) for 2021/22 - 2024/25; and make a finding that the proposed CIP for 2021/22 - 2024/25 is in conformity with the 2035 General Plan, seconded by Planning Commission Member Fred Lopez and carried unanimously on a roll call vote as follows:

Ayes: Members Harris, Holt, Vice-Chair Lizarraga, Lopez, Chair Wells and Hurst

Noes: None

K. STAFF OR COMMISSIONER COMMENTS

None

L. ADJOURNMENT

Meeting adjourned at .7:15 p.m.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, June 17, 2021

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The June 17, 2021 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 Planning Commission 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

Meeting called to order at 6:30 p.m.

Staff Present: Ken Hiatt, City Manager; Brent Meyer, Community Development Director/ City Engineer; Erika Bumgardner, Business Development Liaison; J Kimura, IT, Application Analyst

C. ROLL CALL

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

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Steve Harris

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.

Verbal updates provided by Planning Commission Members/Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

None

J. BUSINESS ITEMS

1. SUBJECT: Public Review Draft Woodland Research and Technology Park Specific Plan and Draft Environmental Impact Report

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) receive a staff report regarding the proposed Woodland Research and Technology Park Specific Plan ("Specific Plan") and Draft Environmental Impact Report ("EIR"); accept public comments on the Draft EIR; and provide comments on the Public Review Draft Specific Plan and the Draft EIR.

The Planning Commission: received a staff report regarding the proposed Woodland Research and Technology Park Specific Plan ("Specific Plan") and Draft Environmental Impact Report ("EIR"); and accepted public comments on the Draft EIR; and provided comments on the Public Review Draft Specific Plan and the Draft EIR.

K. STAFF OR COMMISSIONER COMMENTS

None

L. ADJOURNMENT

Meeting adjourned at 8:01 p.m.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 7, 2021
ITEM #: I.3
SUBJECT: Tentative Parcel Map No. 5214

Recommendation for Action: Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

Staff Contact:

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

Background:

Project applicant, Thrifty Payless, Inc., submitted Planning Application PLNG-21-00013 for a proposed two-lot Industrial Parcel Map located north of East Beamer Street, south of East Kentucky Avenue, east of North Pioneer Avenue, and west of County Road 102. The property is located within the Industrial Zone and is designated for Industrial land use under the City 2035 General Plan.

The request includes a two-lot Tentative Parcel Map to allow for future industrial development along East Kentucky Avenue. The existing single parcel is 71.52 acres in size and the proposed Parcel 1 and Parcel 2 will be 49.11 acres and 22.41 acres in size.

Site Location: 1755 East Beamer Street

Applicant/Owner: Thrifty Payless, Inc.

APN: 027-360-006-000

Adjacent Land Uses and Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Developed and Vacant Land	Industrial
South	Manufactured Home Builder and Sales	Industrial
East	Agricultural Industrial	Industrial
West	Industrial	Industrial

Flood Zone: The FEMA flood map for the project area is 06113C0455H

Street Access: East Kentucky Avenue

Project Site Description:

The subject property is currently 71.52 acres in size and is located in the City Industrial Zone. Currently, half

of the existing 71.52-acre parcel is used as the Rite Aid Distribution Center and the other half is undeveloped vacant land.

Primary access to the project site will be from East Kentucky Avenue.

The proposed project's electricity and natural gas provider is Pacific Gas & Electric (PG&E) Co. The City will serve as the provider for water, storm drainage, and sewer services. The final map will dedicate easements to allow the connection of storm drain facilities across parcels. Any future development on Parcel 2 will require the construction of separately metered water service and the installation of City approved backflow devices. Separate sewer service for Parcel 2 will be constructed in accordance with City Standards.

Environmental Assessment:

Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulation Article 19 Categorical Exemption 15315. Minor Land Divisions.

15315. Class 15 Categorical Exemption applies to projects that propose the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Prior to taking action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5, Section 15062(a) of the CEQA guidelines.

Discussion:

Reviewing Agency Comments:

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

General Plan Consistency:

The City's 2035 General Plan sets a vision for the City with detailed descriptions of the industrial types and land uses that will be included in these continually evolving areas. The following is an analysis of the proposed project's consistency with the intent of the 2035 General Plan:

The 2035 General Plan designation for the site is Industrial (I) which allows manufacturing, processing, refining, and similar activities, including those with outdoor facilities. It also provides for warehousing/distribution and logistics uses, with supporting commercial services and office space. Some ancillary retail and dining that supports businesses and workers are also permitted. The maximum allowable Floor Area Ratio is 0.8.

The proposed tentative map is consistent with the intent of the City's General Plan I designation is supported in the following General Plan Goals and Policies:

Policy 2.K.3 Northeast Industrial Area. Promote clustering of industrial uses into areas that have common needs and impacts in order to maximize their efficiency and minimize conflicts. Provide for industrial uses that require a larger footprint on the east side of the northeast industrial area. Provide for smaller uses on the west side.

Policy 4.C.5 Strategic Land Inventory. Maintain an adequate amount of land properly zoned, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic

development and job creation purposes. The land inventory should include parcels of a range of sizes, locations, and job-supporting land use designations in order to support a wide variety of industries and development needs.

The proposed two-lot industrial parcel map meets these policy objectives by Subdividing an underutilized portion of a large parcel within the Industrial Zone;

The General Plan is the overarching roadmap for the City and all policy documents must be consistent with this document. With this consistency requirement comes the need for the City's current zoning code to be updated to match the vision, goals, and policies set forth in the General Plan as stated in the following policy:

Policy 2.F.2 Zoning. Prepare a comprehensive Zoning Code update that includes performance and/or form-based zoning regulations as appropriate. The updated Zoning Code will provide a clear and consistent set of procedures, actions, and administrative guidance to implement the Vision, Guiding Principles, goals, and policies of this General Plan while ensuring the sensitive treatment of existing nonconforming uses.

With the City's zoning code being updated to match the goals and policies of the General Plan it is important to look to the General Plan for guidance on the most current vision for the City and the master policy document that will need to support the proposed Tentative Parcel Map.

Zoning Consistency:

Land Use

The zoning designation for the site is Industrial (I), which provides development standards for properties located within the zone. The zone is intended to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to ensure the protection of adjoining uses.

The proposed two-lot industrial parcel map is consistent with allowed uses under the City Zoning Ordinance. Tentative Parcel Maps require Planning Commission review and approval.

City of Woodland Subdivision Ordinance:

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance including conformance with applicable lot sizes and dimensions as required by the City's Zoning Ordinance.

Yolo Habitat Conservation Plan/ Natural Community Conservation Plan:

The proposed project is deemed a covered project under the Yolo Habitat Conservancy's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). A Planning Level Survey was required by the Yolo Habitat Conservancy and was conducted by a Biologist listed on the Conservancy's List of Qualified Biologists. The project will be required to both pay mitigation fees and conduct pre-construction surveys at the time of site disturbance. The below findings were made:

Developed Land Cover Types

Approximately 39.609 acres of Yolo HCP/NCCP land cover types classified as Disturbed/Developed were mapped within the project site and includes parking lots, driveways, walkways, active buildings/structures, and landscaped vegetated corridors.

Ruderal

Approximately 2.159 acres of HCP/NCCP land cover types classified as Ruderal Vegetation were mapped within the project site and includes areas primarily along fence lines in portions of the project site that are in a regularly disturbed (mowed) weedy area surrounding a tractor-trailer storage area in the central portion of the project site.

California Annual Grassland Natural Community

Approximately 25.270 acres of California annual grasslands were mapped throughout the project site. All of the grasslands within the project site correspond to the California annual grassland alliance land cover type classification under the HCP/NCCP.

Fresh Emergent Wetland Natural Community

Approximately 3.987 acres of fresh emergent wetland was mapped in the project site. This land cover type occurs within portions of managed stormwater retention basins that occur along the western boundary of the project site.

Open Water Natural Community

Approximately 0.500 acres of Open Water land cover type was mapped in the southwestern portion of the project site in association with an actively managed man-made wastewater treatment pond.

The project will be required to pay habitat mitigation fees in effect at the time of site development for the Natural Grassland, Emergent Wetland, and Open Water land cover types. Current (2021) Yolo HCP/NCCP fees are \$15,169 per acre of fee-paying Land Cover and \$77,366 per acre of Fresh Emergent Wetland.

Evaluation of Yolo HCP/NCCP Covered Species

No Yolo HCP/NCCP covered species, or any other special-status species were observed during the planning level survey conducted by a qualified Biologist. However, potential habitats for four Yolo HCP/NCCP covered species, were observed within the project site. The Yolo HCP/NCCP outlines requirements for avoidance and minimization measures (AMMs) when covered species or potential habitat is identified in a project site. The requirements of all Yolo HCP/NCCP AMMs are provided in Chapter 4 of the Yolo HCP/NCCP Permitting Guide. Below is an outline of habitat space identified during the biological field survey, along with a determination of which Yolo HCP/NCCP avoidance and minimization measures (AMMs) may be required based on the project's proximity to the suitable habitat space for certain covered species.

Swainson's Hawk

According to the Yolo HCP/NCCP, suitable nesting habitat for Swainson's hawk includes remnant woody vegetation or isolated trees above 20 feet in height, and suitable foraging habitat includes the California annual grassland alliance. Both habitat types were observed within the project site, and several recent occurrences of nesting Swainson's hawks have been reported in the vicinity of the project site. Therefore, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite, applies to the project.

White-Tailed Kite

According to the Yolo HCP/NCCP, suitable nesting habitat for white-tailed kite includes remnant woody vegetation or isolated trees above 20 feet in height, and suitable foraging habitat includes the California annual grassland alliance. These habitat types occur within the project area. Therefore, Yolo HCP/NCCP AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite, applies to the Project.

Burrowing Owl

According to the Yolo HCP/NCCP, suitable habitat for burrowing owls includes the California annual grassland alliance. This habitat type occurs within the project site, and potentially suitable burrows were observed within this habitat type during the field survey. Therefore, Yolo HCP/NCCP AMM18, Minimize Take and Adverse Effects on Habitat of Western Burrowing Owl, applies to this project.

Tricolored Blackbird

According to the Yolo HCP/NCCP, suitable nesting habitat for the tricolored blackbird includes the alkali-bulrush-bulrush brackish marsh alliance, bulrush-cattail wetland alliance, freshwater marsh alliance, and blackberry alliance land cover types. Suitable foraging habitat includes the California annual grassland alliance

occurring within eight miles of nesting habitat. While no suitable nesting habitat occurs within the project site, the California annual grassland alliance land cover type does occur within the project site, which represents suitable foraging habitat. Suitable nesting habitat for tricolored blackbirds may occur within 1,300-feet of the project site, on the property to the west of the project site. Therefore, Yolo HCP/NCCP AMM21, Minimize Take and Adverse Effects on the Habitat of the Tricolored Blackbird, applies to the project.

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

Applicable Laws, Codes, and Ordinances:

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

- The California Environmental Quality Act (CEQA)
- City of Woodland 2035 General Plan
- City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance
- Yolo Habitat Conservancy's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP)

Entitlements:

The Planning Commission shall base its decision on the conformity of the tentative map with the requirements of the Subdivision Ordinance, the Zoning Ordinance, the 2035 General Plan, any applicable specific plans, and any other applicable ordinance, resolutions, or provisions of law. If the tentative map complies with all of the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map.

Appeal:

The subdivider, or any party adversely affected by the decision, the City Planning Commission, an individual City Planning Commissioner, or the City Manager or Community Development Director, may appeal any action of the Planning Commission with respect to a tentative map to the Planning Commission within (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Planning Commission, an individual City Planning Commissioner, the City Manager, or Community Development Director. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Planning Commission, a City Planning Commissioner, or the City Manager, shall be accompanied by a filing fee as prescribed by Planning Commission resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing; the City Planning Commission shall render its decision on the appeal.

Conclusion:

Staff recommends that the City Planning Commission: (1) Receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 21-03 in support of Tentative Parcel Map No. 5214 for the division of property located at 1755 East Beamer Street into two separate parcels consisting of 49.11 acres and 22.41 acres respectively in the City Industrial (I) Zone.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution and Exhibits A & B
2. Tentative Parcel Map No. 5214
3. Project Information Sheet

RESOLUTION NO. PC 21 - 03

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5214
LOCATED AT 1755 EAST BEAMER STREET.**

(APN 027-360-006-000)

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on October 7, 2021 to review and consider a request for Tentative Parcel Map No. 5214, to divide a single existing parcel with a cumulative size of 71.52 acres into 2 parcels 1 and 2 of 49.11 acres and 22.41 acres, as shown in **Exhibit A**. The property is located at 1755 East Beamer (APN 027-360-006); and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the City of Woodland General Plan and meets all regulatory requirements of the City of Woodland Zoning Ordinance, and City of Woodland Subdivision Map Act; and

WHEREAS, pursuant to California state law and the City of Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of 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 Woodland Daily Democrat; and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the City of Woodland Zoning Ordinance and satisfies all minimum physical standards required under the City's Zoning Ordinance for an industrial development; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the City of Woodland General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, the use would be consistent with existing and permitted uses in the area and all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use and/or future use on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed parcel map is exempt from CEQA review per CEQA regulation (Class 19 Minor Land Division) § 15315 which applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the City of Woodland General Plan and City of Woodland Zoning Ordinance,

no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.; 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 following findings and determinations with respect to the proposed Tentative Parcel Map No. 5214 at 1755 East Beamer Street:

Section 1. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the City of Woodland General Plan by helping to maintain an adequate amount of land properly zoned, consistent with the General Plan, and ready to be expeditiously developed, redeveloped, and/or revitalized for economic development and job creation purposes.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for industrial development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of industrial uses given the shape and topography of the project site.

Section 4. The design of the parcel or the proposed improvements will not create substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have substantial negative impacts on project occupants or occupants of the surrounding area.

The Planning Commission does hereby approve Application No. PLNG-21-00013 for Tentative Parcel Map No. 5214 (**Exhibit A**), subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular Planning Commission meeting on the 7th day of October 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Acting Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. 5214

Exhibit B – Conditions of Approval

Exhibit A

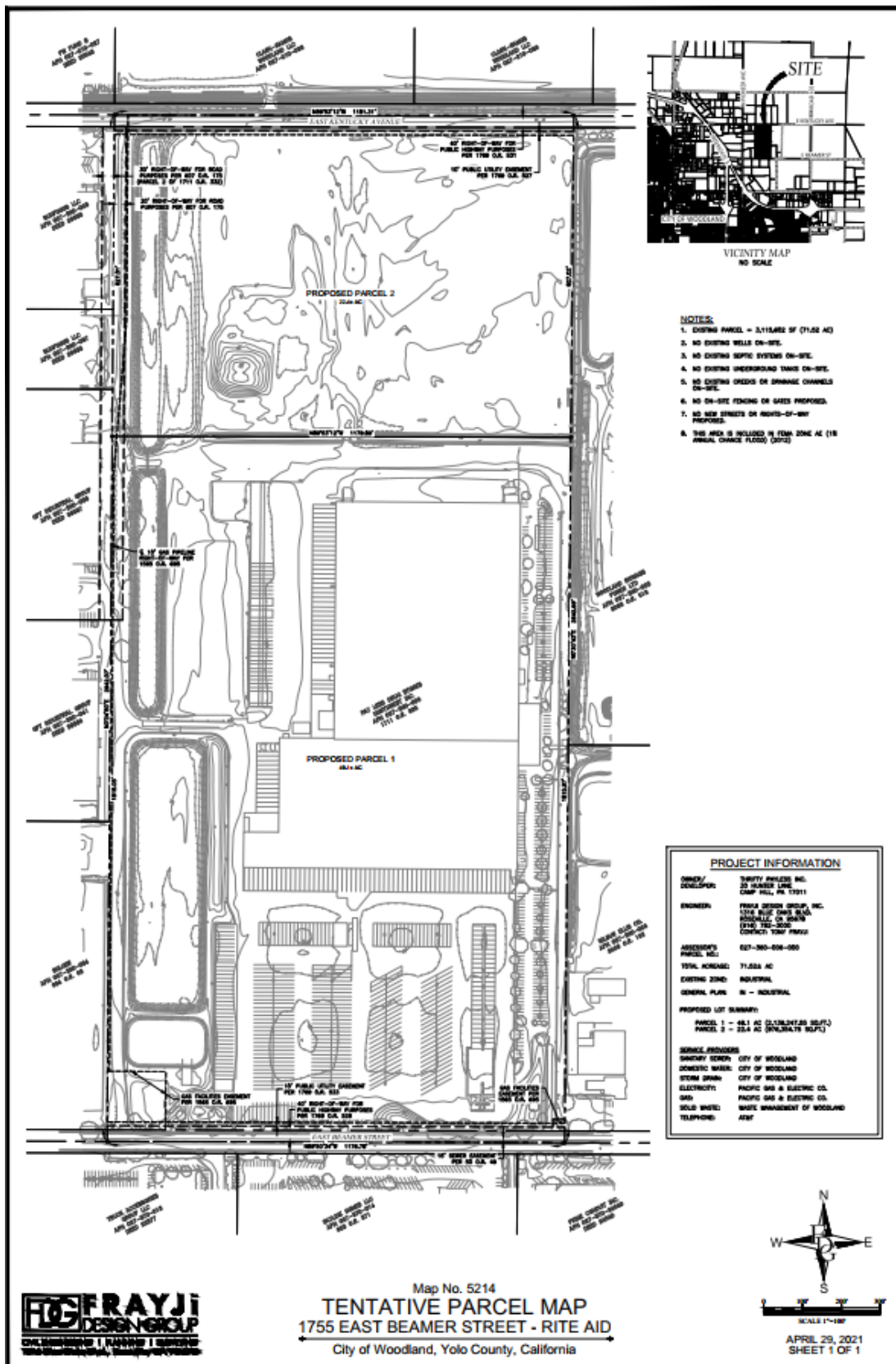


Exhibit B

Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the October 7, 2021 Planning Commission meeting to approve Parcel Map No. 5214 to divide the existing 71.52 acre parcel located at 1755 East Beamer Street into two separate parcels, Parcel 1 of 49.11 acres and Parcel 2 of 22.41 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5214 dated April 30, 2021, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
5. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.
6. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
7. Applicant shall provide the Community Development Department with a check for the sum of \$50.00 made out to Yolo County to record the environmental document with Yolo County.
8. Applicant shall provide the Community Development Department with a check for the sum of \$314.51 made out to the City of Woodland for fee associated with public noticing of the entitlement.
9. 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 pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

PLANNING

10. Future Industrial Development. Future development shall be subject to Site Plan and Design Review with the City of Woodland Planning Division. Future development shall meet development standards and regulations as outlined in the City's General Plan, Zoning Code and Community Design Standards, as applicable.

YOLO HABITAT CONSERVANCY - HABITAT CONSERVATION PLAN/NATURAL COMMUNITY CONSERVATION PLAN

11. Parcel Map No. 5214 Parcel No. 2 future development will be implemented in accordance with the Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) and shall be based on area of permanent and temporary site impact. Prior to any site disturbance, including grading or any other ground disturbing activities, the applicant shall apply for Yolo HCP/NCCP incidental take permit coverage by submitting an application to the Yolo Habitat Conservancy and receive a Certificate of Approval from the City of Woodland Planning Department after payment of the correct land cover mitigation fees and implementing project-specific Avoidance and Minimization Measures (AMMs). With the payment of HCP/NCCP fees or equivalent mitigation and incorporation of AMMs, the project will contribute to the HCP/NCCP's conservation strategy, thereby benefiting the covered species outlined in the corresponding staff report and receive incidental take permit coverage under the Yolo HCP/NCCP.
12. The applicant/Owner shall adhere to the Yolo Habitat Conservancy's Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP) Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Parcel Map No. 5214 as follows:
 - a. ***AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.*** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:
Nest sites for covered bird species and all raptors, including non-covered raptors, during the breeding season.
 - b. ***AMM9, Establish Buffers Around Sensitive Natural Communities and AMM10, Avoid and Minimize Effects on Wetlands and Waters.*** Design project to avoid Fresh emergent wetlands by including a 50-foot (minimum) buffer zone from the edge of the

natural community (including the supporting hydrologic area), unless there is an intervening hydrologic barrier.

- c. ***AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.*** The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

- d. ***AMM18, Minimize Take and Adverse Effects on Western Burrowing Owl.*** Design project to minimize activities in the vicinity of occupied burrows, consistent with guidelines outlined in Chapter 4 of the Yolo HCP/NCCP Permitting Guide.

If burrows cannot be avoided, consistent with guidelines outlined in Chapter 4 of the Yolo HCP/NCCP, a qualified biologist will conduct preconstruction surveys up to 30 days prior to construction to identify active burrows in the area of impact (area of

impact is defined in Section 8.4.1.2, Land Cover Fee of the Yolo HCP/NCCP Permitting Guide).

Avoid all nest sites during the breeding season (February 1 to August 31) with a buffer consistent with guidelines outlined in Chapter 4 of the Yolo HCP/NCCP Permitting Guide, or as otherwise approved by the Yolo Habitat Conservancy and wildlife agencies. Construction may occur inside the disturbance buffer if the project proponent develops an avoidance, minimization, and monitoring plan, as described in AMM18, Minimize Take and Adverse Effects on Habitat of Western Burrowing Owl (Section 4.3.4, Covered Species of the Yolo HCP/NCCP Permitting Guide).

Avoid all occupied burrows outside the breeding season (February 1 to August 31) with a 250-foot buffer, unless specific criteria are met, as described in Section 4.3.4.

A qualified biologist will monitor the site, as described in Section 4.3.4.

- e. ***AMM21, Minimize Take and Adverse Effects on Habitat of Tricolored Blackbird.*** If active colony is present or has been present within the last five years, design project to avoid adverse effects within 1,300 feet of the colony site(s), unless a shorter distance is approved, based on site-specific conditions, by the Conservancy, USFWS, and CDFW.

From March 1 to July 30, no activity within 1,300 feet of nesting colony that has been active within the last five years (as identified through planning-level surveys and record search).

Passive relocation (or active relocation upon wildlife agency approval) may be implemented, as described in Section 4.3.4.

DEVELOPMENT SERVICES ENGINEERING

Fees:

- 13. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
 - a. 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.
- 14. 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.

Construct with building permit

15. For Parcel 2, applicant shall construct with first building the following:
 - a. Applicant shall construct separate metered water service for a building on parcel 2. Per the City's cross connection control ordinance Owner shall install approved backflow devices on all services that serve parcel 2 including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
 - b. Applicant shall construct a separate sewer service for parcel 2 in accordance with City Standards.
 - c. If a new driveway is to be constructed, the existing driveway off Kentucky Avenue shall be removed and replaced with City standard curb and gutter. New driveways shall be constructed according to the most current City of Woodland Standard Specifications

Site Design and Frontage Improvements

16. None

Easement Dedications, Right of Way, and map restrictions

17. The applicant shall contact Yolo County to obtain a Parcel Map Number.
18. The final map shall dedicate easements to allow connection of storm drain facilities across parcels by one of the methods listed below.
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land; or
 - b. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - c. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels and these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

General Conditions

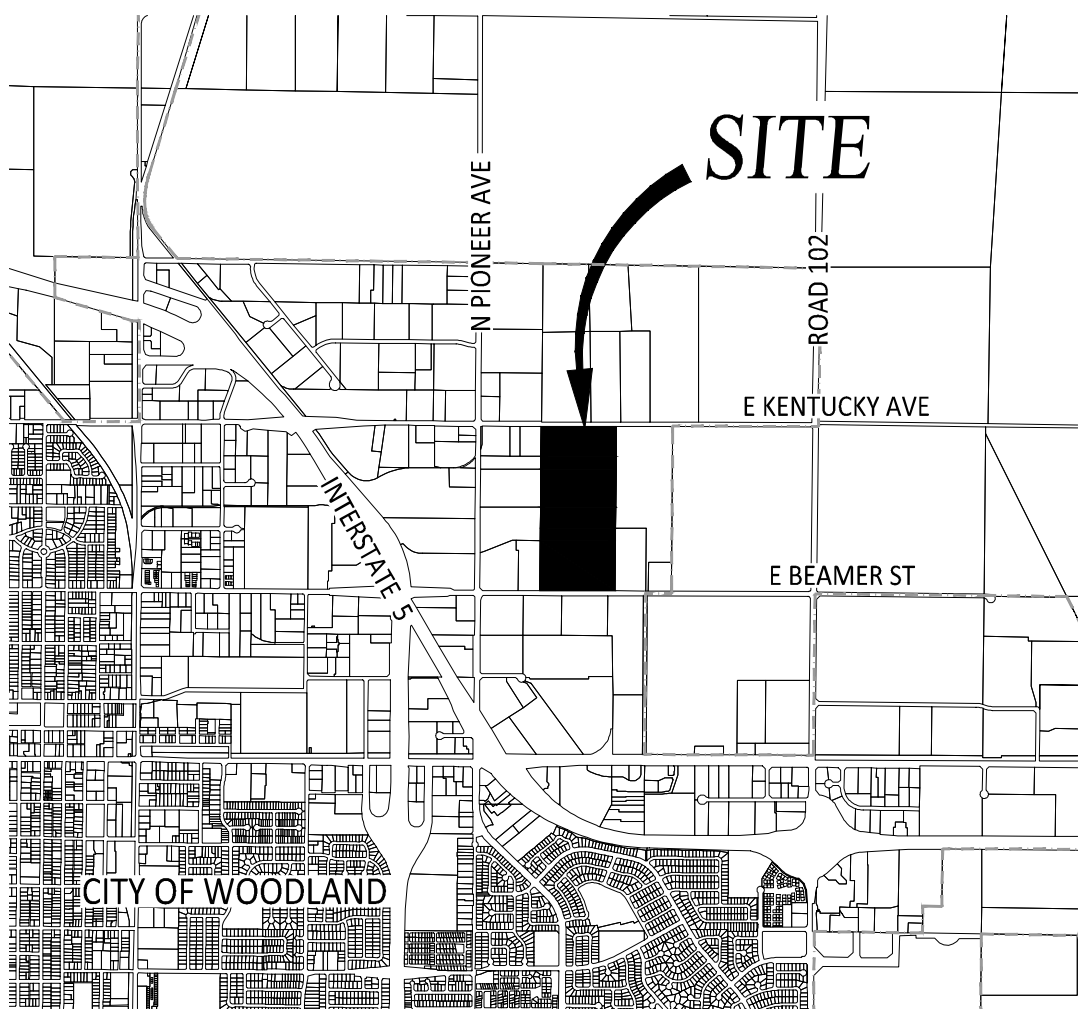
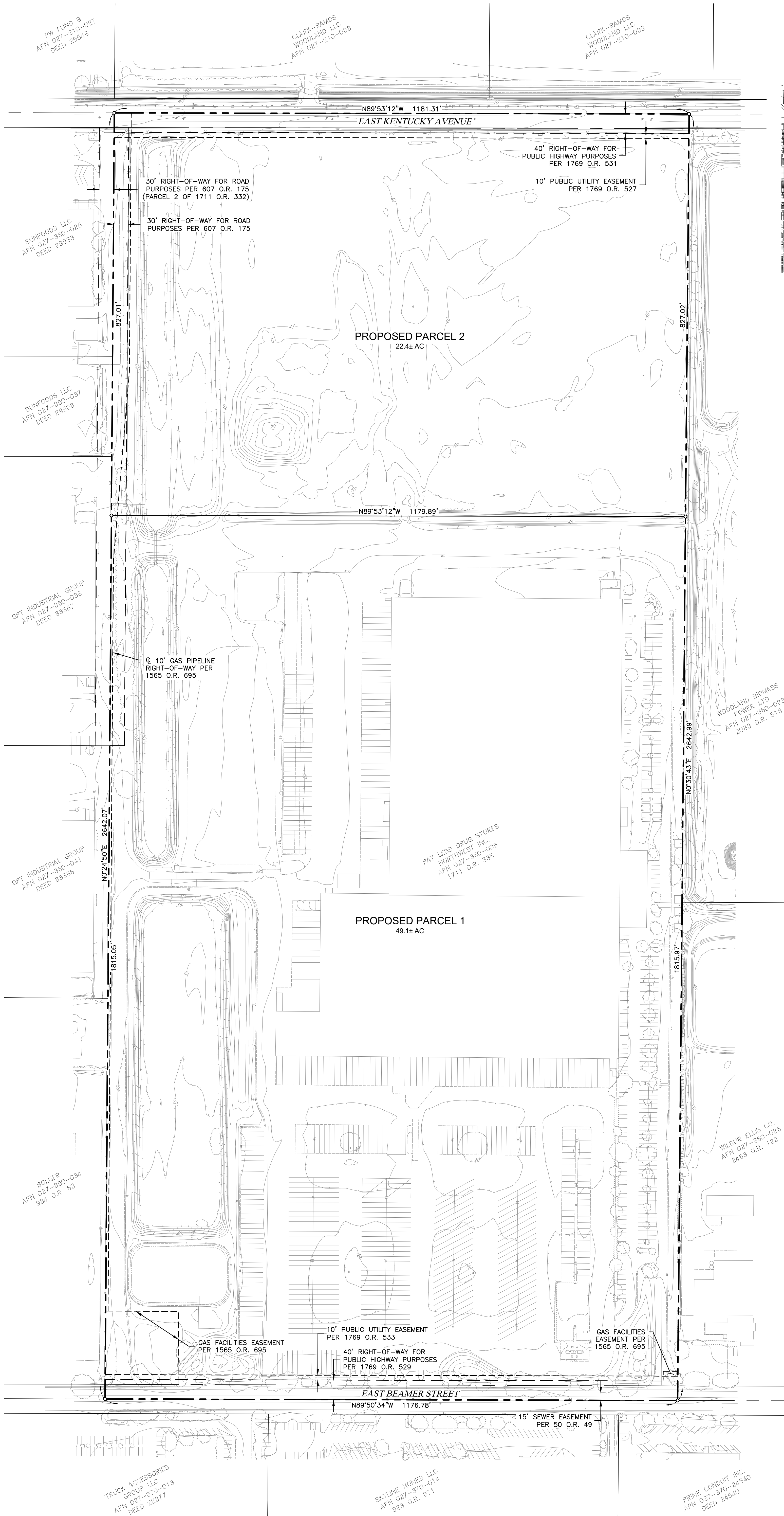
19. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans for all work and obtain an encroachment permit for all work within the public right-of-way or public easements, or new utility connections and submit them to the Development Services Engineering Section enter into an improvement agreement and provide security. This submittal is separate from the building permit submittal. All public improvements shall conform to the most current City of Woodland Standard Specifications.
20. In accordance with the City Ordinance, project shall obtain an encroachment permit for any work within the public right-of-way and/or utility connections. Applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the most current City of Woodland Standard Specifications. This is a separate application from the building permit.

General Information and Applicable Ordinances

21. The site is within the flood plain. Development shall comply with all FEMA standards and regulations and all City requirements for development within a flood plain.
22. 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.
23. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures. Alternatively, the development may pay the Storm water treatment in lieu fee.
24. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bio retention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy.
25. When constructing improvements, OWNER needs to describe how the project is meeting the requirement. 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>

26. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
27. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.

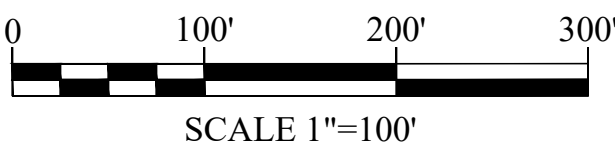
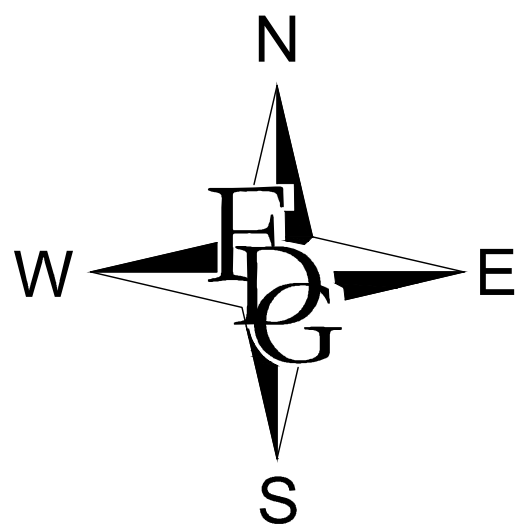


NOTES:

1. EXISTING PARCEL = 3,115,602 SF (71.52 AC)
2. NO EXISTING WELLS ON-SITE.
3. NO EXISTING SEPTIC SYSTEMS ON-SITE.
4. NO EXISTING UNDERGROUND TANKS ON-SITE.
5. NO EXISTING CREEKS OR DRAINAGE CHANNELS ON-SITE.
6. NO ON-SITE FENCING OR GATES PROPOSED.
7. NO NEW STREETS OR RIGHTS-OF-WAY PROPOSED.
8. THIS AREA IS INCLUDED IN FEMA ZONE AE (1% ANNUAL CHANCE FLOOD) (2012)

PROJECT INFORMATION

OWNER/ DEVELOPER:	THRIFTY PAYLESS INC. 30 HUNTER LANE CAMP HILL, PA 17011
ENGINEER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BLVD. ROSEVILLE, CA 95678 (916) 782-3000 CONTACT: TONY FRAYJI
ASSESSOR'S PARCEL NO.:	027-360-006-000
TOTAL ACREAGE:	71.52± AC
EXISTING ZONE:	INDUSTRIAL
GENERAL PLAN:	IN - INDUSTRIAL
PROPOSED LOT SUMMARY:	
	PARCEL 1 - 49.1 AC (2,139,247.55 SQ.FT.)
	PARCEL 2 - 22.4 AC (976,354.75 SQ.FT.)
SERVICE PROVIDERS	
SANITARY SEWER:	CITY OF WOODLAND
DOMESTIC WATER:	CITY OF WOODLAND
STORM DRAIN:	CITY OF WOODLAND
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
GAS:	PACIFIC GAS & ELECTRIC CO.
SOLID WASTE:	WASTE MANAGEMENT OF WOODLAND
TELEPHONE:	AT&T



PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5214 – 1755 East Beamer Street: Project applicant, Thrifty Payless, Inc., has submitted Planning Application PLNG-21-00013 for a proposed two-lot Industrial Parcel Map located north of East Beamer Street, south of East Kentucky Avenue, east of North Pioneer Avenue, and west of County Road 102. The property is located within the City Industrial zone district and is designated for Industrial land use under the City 2035 General Plan.

The request includes a two-lot Tentative Parcel Map to allow for future industrial development along East Kentucky Avenue. The existing single parcel is 71.52 acres in size. The proposed parcels 1 and 2 will be 49.11 acres and 22.41 acres in size.

Location: 1755 East Beamer Street

Applicant/Owner: Thrifty Payless, Inc.

Environmental Report: Categorical Exemption.

APN: 027-360-006-000

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – October 7, 2021

General Plan Designation: Industrial

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Developed and Vacant Land	Industrial
South	Manufactured Home Builder and Sales	Industrial
East	Agricultural Industrial	Industrial
West	Industrial	Industrial

Flood Zone: 06113C0455H

Street Access: Kentucky Avenue



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: October 7, 2021
ITEM #: I.4
SUBJECT: Consideration of a Zoning Ordinance Amendments to the City of Woodland Zoning Codes related to Commercial Cannabis Retail Uses in the City of Woodland

Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive a Report;
2. Conduct a public hearing;
3. Find that this Ordinance is not a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061 (b) (3) of Title 14 of the California Code of Regulations as set forth in this Ordinance; and
4. Adopt Resolution No. PC 21-____, recommending that the City Council adopt amendments to Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan.

Staff Contact:

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

Report in Brief:

This report presents the proposed draft Zoning Ordinance amendments to Chapter 17.110 of the City of Woodland Municipal Code, to the Interim Zoning Code, and to the Downtown Specific Plan to provide regulations allowing consideration for commercial cannabis retail activities in the City of Woodland.

The proposed amendments have been prepared to allow commercial cannabis retail uses subject to the granting of a limited number of conditional use permits. The City currently allows up to six commercial cannabis conditional use permits in the industrial districts for cannabis manufacturing, distribution, and testing. The amendment will allow up to four commercial cannabis retail permits for storefront sales. Delivery only uses are not be permitted. Retail sales would be allowed for consideration in several commercial districts including Corridor Mixed Use districts (West Main, East Main, East Street, Kentucky), Community Commercial, Regional Commercial Light Industrial Flex, and in the Downtown Specific Plan District A. Cannabis Retail sales are not proposed in the industrial districts.

Background:

On December 5, 2017, the Woodland City Council approved the regulatory framework to allow cannabis uses including land use zoning regulations, business permit requirements, fees for cost recovery, and review process. Ordinance 1629 added provisions (Section 17.110) related to the Zoning of commercial cannabis to allow consideration of cannabis manufacturing, distribution, and testing uses in the Industrial and Industrial Light Industrial Flex Overlay districts. Ordinance 1630 added a new chapter to the Municipal Code (Section 5.28) for commercial cannabis business permits which address the regulatory and operational regulations for cannabis businesses. Resolution 6982 approved regulatory permit fees for commercial cannabis. All cannabis conditional use permits (CUP) require review and recommendation from the Planning Commission with final action by the City Council.

Section 17.110.050 of the Woodland Zoning Ordinance allows for consideration of up to six (6) conditional use permits (CUPs) for commercial cannabis manufacturing, distribution and testing facilities, which may be

located in the Industrial and Industrial/Light Industrial Flex Zones. A CUP may cover a single individual location with one use, or a CUP may include approval for multiple uses collocated at one site through a master conditional use permit. To date, four of the six allowed CUPs have been approved. Three of the approved CUP locations are currently operated by commercial cannabis uses (2 manufacturing uses and 1 distribution use). A fourth master CUP was approved, allowing for manufacturing, distribution and testing collocated at one site. However, that site is currently occupied by a non-cannabis user. A CUP runs with the land unless revoked.

The current Ordinance does not allow for retail storefronts (dispensaries) or delivery from uses in Woodland. The ordinance prohibits commercial cannabis cultivation (indoor and outdoor). Commercial cannabis uses may not be located any closer than 600 feet to any sensitive use, as measured from parcel to parcel.

The initial direction of the City Council regarding commercial cannabis provided for an incremental approach that would allow assessment of critical impacts before consideration on a broader basis. The approach has allowed the introduction of commercial cannabis in a measured and phased manner to allow assessment and evaluation of impacts prior to any future expansion. To date, the City has found that it has been able to effectively mitigate any potential negative impacts that could result from operating commercial cannabis uses, and the existing cannabis businesses have not created significant issues for the City.

The City has recently received an initial inquiry from Perfect Union, a commercial cannabis retail business with several locations throughout Northern California, to determine whether the City would amend the City's Zoning Code to allow for retail cannabis businesses. Based on this inquiry, City staff, working with an Ad Hoc Subcommittee comprised of two City Council members and three Planning Commissioners (as further described below) began the process of considering possible amendments to the Zoning Code that would allow for retail cannabis businesses, subject to certain limitations as described in this report. Perfect Union has also proposed a potential future commercial cannabis retail location, which will only be considered through a separate CUP process in the event that the proposed amendments to the Zoning Code are approved.

In addition to a CUP, each individual business entity is required to obtain a Cannabis Business Permit (CBP). A CUP is land use based and considers the possible location for the use. A CBP addresses the regulatory and operational aspects of each cannabis business and is issued upon completion of all regulatory requirements including a security plan, business plan, tenant improvements, and issuance of the State operating license. A review of the CBPs is conducted on an annual basis and requires payment of an annual fee at the time of license renewal.

The Chart below illustrates commercial cannabis uses that are currently allowed within Woodland.

Permit / License Category	Commercial		Personal	
	Medical	Adult / Rec	Medical	Adult / Rec
Cultivation				
Outdoor	N	N	N	N
Indoor	N	N	Y	Y
Manufacturing				
Volatile	Y	Y		
Non-volatile	Y	Y		
Distribution	Y	Y		
Testing / Research Lab	Y	Y		
Retail				
Dispensaries (Store-front)	N	N		
Delivery Service (non Store-front)	N	N		
Out-of-Town Delivery Services	Y	Y		

As part of the regulatory review, the applicant is required to execute an operating agreement that includes a requirement for a monthly payment to the City based on an agreed upon percentage of their gross receipts for the previous month to offset potential impacts on the City stemming from applicable cannabis uses. All of the approved business entities have executed operating agreements.

Over the last year, interested members of the community and cannabis industry have approached the City to request consideration for amendments to the current regulations to allow retail cannabis dispensaries. In response to the most recent inquiry from Perfect Union and their commitment to fund the City's efforts to evaluate ordinance updates, the City initially engaged an Ad Hoc Cannabis Subcommittee made up of members of the City Council, Planning Commission, and supported by City Planning staff and the City Attorney.

The City Council appointed two members (Garcia-Cadena and Vega), and the Planning Commission three members (Harris, Hurst, and Lizarraga) to the Ad Hoc Subcommittee for the purpose of evaluating proposed retail cannabis uses. The subcommittee convened on three occasions. On July 6, 2021, the subcommittee finalized their recommendations, which are as follows:

- Allow cannabis retail use in most commercial and corridor mixed-use zones, including the Downtown.
- Allow incidental cannabis distribution to serve the retail business only, subject to restrictions.
- Retail uses are not recommended in the Industrial or Light Industrial Districts, Regional Commercial, or Residential zones.
- As with all other cannabis uses, retail uses shall be subject to a 600-foot buffer from schools, youth programs, or parks consistent with the current ordinance.
 - o The subcommittee considered a 1,000-foot buffer as well. It was found that when the 600-foot buffer was applied, it mitigated concerns regarding overconcentration in the Downtown along Main Street. (Attachment 7)

The subcommittee concurred with taking a measured and phased approach to consideration of cannabis retail, seeking to maximize potential benefits to the City while allowing assessment and evaluation of impacts prior to moving forward on potential future expanded uses.

Discussion:

Zoning

The purpose of a zoning ordinance is to provide land use controls over certain uses consistent with State Law. Zoning generally regulates specified uses (permitted, conditionally permitted or prohibited), where uses may be located, and sets the entitlement process to determine what regulatory body shall consider and approve those uses. All proposed or approved zoning regulations and cannabis uses may be later amended based on

further Council direction.

Staff has prepared a draft Zoning Ordinance to permit, subject to the granting of a conditional use permit, commercial cannabis retail uses. The table below summarizes cannabis uses as currently allowed, and as proposed.

Use	Zoning District	Zoning Standards	Zoning Process
Currently Allowed			
Distribution	Industrial (I) Industrial with Light Industrial Flex (I/LIF)	- Retail (on-site) sales prohibited - Performance Standards 600-foot sensitivity buffer	Conditional Use Permit (CUP) with final approval by the City Council.
Manufacturing	Industrial (I) Industrial with Light Industrial Flex (I/LIF)	- Retail (on-site) sales prohibited - Performance Standards 600-foot sensitivity buffer	Conditional Use Permit (CUP) with final approval by the City Council.
Testing	Industrial (I) Industrial with Light Industrial Flex (I/LIF)	- Retail (on-site) sales prohibited - Performance Standards 600-foot sensitivity buffer	Conditional Use Permit (CUP) with final approval by the City Council.
Proposed			
- Retail - Retail with delivery - Retail with distribution as accessory use	Downtown Specific Plan – District A (DSP-A) Corridor Mixed Use (CMU) - West Main (WM) - East Street (E) - Kentucky (K) - Light Industrial Flex (LIF) Community Commercial (CC) Regional Commercial Light Industrial Flex (RC/LIF)	- Allow delivery as part of the retail activities - Limited to no more than 4 Conditional Use Permits for cannabis retail - No delivery only uses - Distribution must be accessory and shall only serve the retail use - Performance Standards 600-foot sensitivity buffer	Conditional Use Permit (CUP) with final approval by the City Council Use of evaluation criteria

Proposed revisions to the Zoning Code, Interim Zoning Ordinance, and Downtown Specific Plan District A are shown in **bold and underline** and provided in Attachments 2, 3, and 4 to this report. Review of new text as provided in this report is highlighted in **bold**.

Zoning and Regulatory Requirements

Proposed Allowed Uses

Retailers, commonly referred to as “dispensaries,” conduct retail sales of medical and/or recreational cannabis and cannabis products to consumers. State law requires all retailers to operate from a physical premises, even if sales are performed exclusively through delivery.

The state license type for a retail use is either a Type 9- non-storefront retailer (delivery only), or a Type 10- storefront retailer. The City is only considering allowance for Type 10.

Zoning Definition

The following definition is already included in the existing Ordinance (17.110.030):

“Cannabis retailer” means a premises permanently located in the City licensed by the State of California pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act, California Business and Professions Code Section 26000 et seq., as may be amended, where cannabis is provided for retail sale to consumers, including an establishment that delivers cannabis as part of a retail sale. Unless otherwise specified, “cannabis retailer” means both a retailer selling medical cannabis and medical cannabis products to patients with valid physician’s recommendations, and a retailer providing adult-use cannabis and cannabis

products for adults 21 years of age and over, pursuant to State law.

Proposed Locations

As proposed in Section 17.110.100 of the Municipal Code, cannabis retailers may be considered in a number of commercial locations. New in Section 17.110.100 A is shown in bold below:

A. Cannabis retailers may be permitted, subject to the requirements of this Code including all applicable performance standards and granting of a conditional use permit as provided in Chapter 17.132, in the Corridor Mixed Use East Street (CMU-E), Corridor Mixed Use West Main (CMU-WM), Corridor Mixed Use Kentucky (CMU-K); Corridor Mixed Use Light Industrial Flex Overlay (CMU-LIF), Community Commercial, Regional Commercial Light Industrial Flex Overlay (RC-LIF), Downtown Mixed Use (DMU) District A.

Proposed Zoning Criteria

As proposed in Sections 17.110.100 B and C of the Municipal Code, the following regulations provide allowance for consideration of incidental distribution activities that specifically will only serve that retail facility. With this allowance, a cannabis retailer will be able to pick up and deliver a product to their own business or between their stores. They will not be allowed to conduct distribution for other cannabis businesses. The distribution portion must be appurtenant and incidental to the retail use as shown below.

B. Cannabis retailers that will not be open to the public and that perform sales exclusively by delivery are prohibited.

C. Cannabis retailers may include a cannabis distribution facility as an accessory use to serve the on-site business pursuant to this chapter and shall be subject to the following:

- (1) The distribution facility shall be appurtenant and incidental to the retail use, both in terms of size and use and shall only be used to support the retail facility that is the primary use on site and, if applicable, other retail facilities owned and operated by the applicant. The distribution facility shall not be used for the distribution of cannabis or cannabis products to other cannabis retailers.**
- (2) The distribution facility shall not be predominantly visible to the public from the street frontage adjacent to the cannabis retailer or if the distribution facility is located within a commercial center, the distribution facility shall not be a specific and identifiable use apart from the cannabis retailer.**
- (3) There shall be adequate parking and loading on site to serve both the cannabis retailer and the distribution facility, and spaces for loading associated with the distribution facility shall be located in the rear of the applicable property, outside of view from the street frontage or frontage of the commercial center. Only smaller vehicles or vans should be used for delivery vehicles. Larger trucks, such as CA legal “Semi-trucks” or “18-wheelers”, and any trucks over five-tons are prohibited from delivering cannabis products on site. The location and storage of all vehicles used for the cannabis business shall be provided in a safe and secure manner and meet all security requirements of the City of Woodland Police Chief and applicable State requirements.**
- (4) Accessory distribution facilities shall comply with all provisions applicable to cannabis distribution facilities as a primary land use.**

Review Process

As provided for in proposed Section 17.110.050 D, the City will allow for 10 possible commercial cannabis CUPs, of which four (4) may only be allocated to cannabis retailers.

(D) The City Council is authorized to approve up to a maximum of six total conditional use permits for commercial cannabis manufacturing, distribution and/or testing businesses pursuant to this chapter. The City Council is authorized to approve up to a maximum of four total conditional use permits for cannabis retailers pursuant to this chapter.

Evaluation Criteria

It is anticipated that multiple businesses will likely be interested in operating retail cannabis facilities in Woodland. To assist in evaluating applications, evaluation criteria have been prepared to help determine the most suitable businesses. A copy of the proposed evaluation criteria is provided in Attachment 8.

Additional Cannabis Business and Operating Requirements

Every business interested in opening a commercial cannabis business in the City of Woodland will need to apply for the following:

- City of Woodland Conditional Use Permit (CUP), which provides for location, number, and site conditions.
- City of Woodland Cannabis Business Permit (CBP), which provides the regulatory permit conditions for business operation, (non-zoning issues)
- State of California Licenses

The Zoning Ordinance is one piece of a regulatory structure for commercial cannabis. In addition, the City has adopted a Cannabis Business Permit (CBP) Ordinance (Chapter 5.28 of the Municipal Code). Amendments to the regulatory ordinance will be considered by the City Council.

The CBP review requires the submittal of extensive information regarding business operations. Prior to issuance of a CBP, a commercial cannabis business must provide a detailed security plan to be approved by the Chief of Police. The security plan must detail such things as number and location of surveillance cameras, the alarm system, and an on-site security guard. All sites are inspected by the Police Department.

All businesses must also go through a similar review with the State Bureau of Cannabis Control.

Environmental Determination

The proposed Zoning Ordinance amendment imposes reasonable zoning regulations on commercial cannabis uses to ensure that such uses are conditionally permitted in existing and proposed future zones, subject to zoning standards and locational restrictions that minimize access by minors and provide performance evaluations. Accordingly, this Ordinance will not result in any significant change in the environment within the meaning of Section 15061(b)(3) of Title 14 of the California Code of Regulations. Additionally, commercial cannabis uses authorized by this Ordinance are subject to the granting of a conditional use permit, which requires discretionary review subject to the California Environmental Quality Act (CEQA).

The proposed regulatory ordinance establishes a permitting process and reasonable regulations on commercial cannabis businesses, to the extent that such businesses are authorized to operate in the City pursuant to state and local law, and does not independently authorize any particular cannabis business or use to establish or operate in the City. The regulatory business ordinance is therefore not a project subject to CEQA. As such, the Ordinance is additionally exempt from CEQA review pursuant to Business and Professions Code Section 26055(h).

Public Noticing

The Public Hearing Notice for the Planning Commission hearing was published in a one-eighth page display notice in the Daily Democrat newspaper.

In addition, the City utilized social media outlets to reach the broader community:

- City List serve Business Newsletter – a list service that has approximately 876 emails
- Chamber of Commerce, and individual contacts with business representatives
- City's web page

Conclusion

Staff recommends that the Planning Commission:

1. Receive a Report;
2. Conduct a public hearing;
3. Find that this Ordinance is not a project subject to California Environmental Quality Act (CEQA) review pursuant to Section 15061 (b) (3) of Title 14 of the California Code of Regulations as set forth in this Ordinance; and
4. Adopt Resolution No. PC 21-____, recommending that the City Council adopt amendments to Chapter 17.110 of the City of Woodland Zoning Code, Exhibit B of the Interim Zoning Code, and Table 8.1 of the Downtown Specific Plan.

Attachments:

1. ATT 1-PC Resolution Cannabis Ordinance Amendments
2. ATT 2-City Council Ordinance to Amendment (Att A to Resolution)
3. ATT 3-Cannabis Zoning Code 17.110 Amendments (Att B to the Resolution)
4. ATT 4-IZO Comprehensive Use Table (Exhibit C to the Resolution)
5. ATT 5-Downtown Specific Plan Table 8.1 Amendments (Att D to the Resolution)
6. ATT 6-Map of Proposed Cannabis Retail Land Use Locations
7. ATT 7A-CannabisSensitivity buffer 600 feet
8. ATT 7B-CannabisSensitivity buffer 1000 feet
9. ATT-8 Draft Application Evaluation and Scoring Criteria

**PLANNING COMMISSION
RESOLUTION NO. PC 21-__**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THAT THE CITY COUNCIL AMEND
CHAPTER 17.110 OF WOODLAND MUNICIPAL CODE, EXHIBIT B-
COMPREHENSIVE USE TABLE OF THE INTERIM ZONING
ORDINANCE, AND TABLE 8.1 OF THE DOWNTOWN SPECIFIC PLAN
RELATED TO ZONING OF COMMERCIAL CANNABIS RETAIL
BUSINESSES IN THE CITY OF WOODLAND**

WHEREAS, the voters of the State of California adopted Proposition 64, the Adult Use of Marijuana Act, on November 8, 2016, which authorized certain personal cultivation and use of cannabis; and

WHEREAS, on June 27, 2017, the Governor signed SB 94 into law, a budget trailer bill effective immediately, to consolidate state licensing of medicinal and recreational “adult-use” cannabis businesses into a single regulatory scheme, now titled the “Medicinal and Adult-Use Cannabis Regulation and Safety Act” (MAUCRSA); and

WHEREAS, state law authorizes the City of Woodland to either prohibit or regulate commercial cannabis uses; and

WHEREAS, on December 5, 2017, the City Council of the City of Woodland approved Ordinances 1629 and 1630 thereby adding Chapter 17.110 and Chapter 5.28 to establish zoning and business permit regulations regarding commercial cannabis manufacturing, testing, and distribution businesses in the City.

WHEREAS, the City Council determined that allowing reasonable regulations regarding commercial cannabis uses will provide an appropriate balance between the City’s interests in fostering certain commercial, agricultural, and research-related activities while also protecting the public health, safety, and welfare of Woodland residents; and

WHEREAS, the City of Woodland initially prohibited retail sales of cannabis in the City, but in response to expressions of interest from commercial cannabis retailers in locating in the City of Woodland, and based on the City’s desire to gradually integrate cannabis uses into the City provided that the City is able to appropriately mitigate any adverse impacts from such uses, the City is considering allowing retail cannabis businesses to locate in the City subject to specific limitations; and

WHEREAS, the City of Woodland Planning Commission considered the proposed Ordinance to amend the Zoning Code regarding commercial cannabis retail uses during a duly noticed public hearing on September 16, 2021, and voted to recommend that the City Council adopt this Ordinance and the proposed Zoning Code amendments; and

WHEREAS, the Planning Commission finds that this Ordinance is in general conformance with the City's General Plan and that the public necessity, convenience, and general welfare require the adoption of this Ordinance to balance the City's interests in maintaining and developing certain commercial cannabis activities in the City while preserving the public health and safety of Woodland residents; and

WHEREAS, the Planning Commission also finds that adoption of this Ordinance preserves and clarifies the City's intended Zoning regulations regarding cannabis uses and is intended to retain and maintain local land use authority over those uses in light of State law and State licensing of commercial cannabis uses; and

WHEREAS, the Planning Commission finds that this Ordinance establishes reasonable zoning restrictions regarding certain commercial cannabis uses that may be conditionally permitted in existing zones with similar uses in the City, and therefore this Ordinance will not result in any significant changes to the character or use of properties in the City and is not a project with the potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis, and is categorically exempt from CEQA pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations and Business and Professions Code Section 26055(h); 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 Ordinance and recommends to City Council approval of the proposed Ordinance, as revised by the Planning Commission and attached hereto.

PASSED AND ADOPTED by the Planning Commission this 7th day of October 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Marco Lizarraga Vice Chairman

Planning Commission Secretary

Cindy Norris, Principal Planner

Attachment A: Proposed City Council Ordinance

- Attachment B: Proposed Amendments to Chapter 17.110 to the City of Woodland
Municipal Code Related to Zoning of Commercial Cannabis
- Attachment C: Proposed Amendments to the Land Use Table B of the Interim Zoning
Ordinance
- Attachment D: Proposed Amendments to the Downtown Specific Plan Table 8.1

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING CHAPTER 17.110 TO THE CITY OF
WOODLAND MUNICIPAL CODE, EXHIBIT B THE COMPREHENSIVE
USE TABLE OF THE INTERIM ZONING ORDINANCE, AND TABLE 8.1
OF THE DOWNTOWN SPECIFIC PLAN RELATED TO ZONING OF
COMMERCIAL CANNABIS RETAIL BUSINESSES IN THE CITY OF
WOODLAND**

WHEREAS, the City of Woodland’s Municipal Code prohibits any person from carrying on a business in the City that is in violation of state or federal law; and

WHEREAS, the voters of the State of California adopted Proposition 64, the Adult Use of Marijuana Act, on November 8, 2016, which authorized certain personal cultivation and use of cannabis; and

WHEREAS, on June 27, 2017, the Governor signed SB 94 into law, a budget trailer bill effective immediately, to consolidate state licensing of medicinal and recreational “adult-use” cannabis businesses into a single regulatory scheme, now titled the “Medicinal and Adult-Use Cannabis Regulation and Safety Act” (MAUCRSA); and

WHEREAS, state law authorizes the City of Woodland to either prohibit or regulate commercial cannabis uses; and

WHEREAS, on December 5, 2017, the City Council of the City of Woodland approved Ordinances 1629 and 1630 thereby adding Chapter 17.110 and Chapter 5.28 to establish zoning and business permit regulations regarding commercial cannabis manufacturing, testing, and distribution businesses in the City.

WHEREAS, the City Council of the City of Woodland has determined that reasonable regulations regarding the establishment of commercial cannabis businesses in the City, as defined in this Ordinance and consistent with State law, will provide an appropriate balance between the City’s interests in fostering certain commercial, agricultural, and research-related activities while also protecting the public health, safety, and welfare of Woodland residents; and

WHEREAS, the City of Woodland Planning Commission considered the proposed Ordinance to amend the Zoning Code regarding commercial cannabis retail uses during a duly noticed public hearing on October 7, 2021, and voted _____ to recommend that the City Council adopt this Ordinance and the proposed Zoning Code amendments; and

WHEREAS, the City Council finds, based on the Planning Commission’s recommendation, that this Ordinance is in general conformance with the City’s General Plan and that the public necessity, convenience, and general welfare require the adoption of this Ordinance

to balance the City's interests in maintaining and developing certain commercial cannabis activities in the City while preserving the public health and safety of Woodland residents; and

WHEREAS, the City Council also finds that adoption of this Ordinance preserves and clarifies the City's intended Zoning regulations regarding cannabis uses and is intended to retain and maintain local land use authority over those uses in light of State law and State licensing of commercial cannabis uses; and

WHEREAS, the City Council finds that this Ordinance will not result in any significant changes to the character or use of properties in the City and is not a project with the potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis, and is categorically exempt from CEQA; and

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

Section 1. Chapter 17.110 of the Woodland Municipal Code is hereby amended to read as set forth in Exhibit A, with removals identified in strike out and text additions identified with bold/underline.

Section 2. Exhibit B, the Comprehensive Land Use Table of the Interim Zoning Ordinance, is hereby amended to read as set forth in Exhibit B, with text removals identified in strike out and text additions identified with bold/underline.

Section 3. Table 8.1 of the Downtown Specific Plan, is hereby amended to read as set forth in Exhibit C, with text removals identified in strike out and text additions identified with

Section 4. **Severability.** If any provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Ordinance that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5. **CEQA.** The City Council hereby finds that the Zoning regulations in this Ordinance are consistent with existing zoning standards that apply to other similar commercial uses in the City.

Section 6. **Effective Date.** This Ordinance shall take effect thirty (30) days after its adoption

PASSED AND ADOPTED by the City Council of the City of Woodland on this _____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, MAYOR

Attest:

Ana Gonzalez, City Clerk

Approved as to Form:

Ethan Walsh, City Attorney

Exhibit A: Chapter 17.110 of the Woodland Municipal Code as amended

Exhibit B: Comprehensive Land Use Table of the Interim Zoning Ordinance as amended

Exhibit C: Table 8.1 of the Downtown Specific Plan as amended

Woodland Municipal Code

[Up](#)[Previous](#)[Next](#)[Main](#)[Collapse](#)[Search](#)[Print](#)[No Frames](#)[Title 17 ZONING](#)**Chapter 17.110 COMMERCIAL CANNABIS BUSINESSES**

17.110.010 Purpose.

The purpose of this chapter is to impose zoning restrictions on commercial cannabis businesses in the City of Woodland as authorized and/or licensed by the State of California pursuant to State law. This chapter is not intended to, and does not, give any person or entity independent legal authority to operate a cannabis business. Rather, it is intended to impose zoning restrictions regarding cannabis businesses that may operate in the City pursuant to this code and State law. This chapter is in addition to any other business license and regulatory requirements imposed on cannabis businesses by this code or other applicable law. (Prior code § 25-21.6-10)

17.110.020 Applicability.

No part of this chapter shall be deemed to conflict with Federal law, as contained in the Controlled Substances Act, nor to otherwise permit any activity that is prohibited under that Act or any other local, State, or Federal law, statute, rule, or regulation. Nothing in this chapter shall be construed to allow any conduct or activity relating to cultivation, distribution, dispensing, sale or consumption of cannabis that is otherwise illegal under local or State law. No provision of this chapter shall be deemed a defense or immunity to any action brought against any person by the Yolo County District Attorney's office, the Attorney General of the State of California, or the United States of America. (Prior code § 25-21.6-20)

17.110.030 Definitions.

The following words and phrases shall have the following meanings when used in this section:

“Cannabis” means all or any parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.

“Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis, and cannabis as defined by Section 11018 of the California [Health and Safety Code](#), as it may be amended. For purposes of this chapter, “cannabis” means and includes both cannabis for medical purposes and non-medical, “adult-use” purposes, unless otherwise specified. ~~Cannabis shall does, but does not~~ include industrial hemp.

“Cannabis business” means a business activity, including, but not limited to, planting, cultivation, harvesting, transporting, manufacturing, compounding, converting, processing, preparing, storing, packaging, distributing, researching, testing, providing, or selling wholesale and/or retail sales of cannabis. A cannabis business includes any facility, building structure, or location, expressly including dispensaries and deliveries, and shall expressly include those commercial cannabis activities authorized and/or licensed by State law.

“Cannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis licensed by the State and intended for commercial sale. For purposes of this chapter, cannabis cultivation does not mean or include personal cultivation of cannabis regulated by Chapter [17.108](#).

“Cannabis distribution facility” means any facility engaged in the procurement, temporary storage, non-retail sales, and transport of cannabis or cannabis products between State-licensed cannabis business, including warehouses and similar structures.

“Cannabis laboratories and research” means a laboratory, facility, or entity that offers or performs tests or testing of cannabis or cannabis products, including accredited testing laboratories licensed by the State and involved in commercial cannabis activity in the State. Cannabis laboratories and research also includes start-up or incubator research activities, which typically include, but are not limited to, research, design, analysis, development, and/or testing of a cannabis product, and laboratories or facilities engaged in scientific research studies, investigation, testing, or experimentation, but not including cannabis manufacturing or sales of cannabis.

“Cannabis manufacturing” means the compounding, blending, extracting, infusing, or otherwise making or preparing a cannabis product. For purposes of this chapter, 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.

“Cannabis retailer” means a premises permanently located in the City licensed by the State of California pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act, California [Business and Professions Code](#) Section 26000 et seq., as may be amended, where cannabis is provided for retail sale to consumers, including an establishment that delivers cannabis as part of a retail sale. Unless otherwise specified, “cannabis retailer” means both a retailer selling medical cannabis and medical cannabis products to patients with valid physician’s recommendations, and a retailer providing adult-use cannabis and cannabis products for adults 21 years of age and over, pursuant to State law. (Prior code § 25-21.6-30)

17.110.040 General conditions.

- A. No cannabis business may operate in any zoning district in the City of Woodland except as expressly permitted by and in conformance with the provisions of this chapter. No cannabis business may engage in the retail sales of cannabis unless expressly permitted or conditionally permitted pursuant to this chapter.
- B. Any cannabis business permitted by this chapter must, prior to operating a cannabis business, obtain and maintain at all times a valid license issued by the State of California, as may be applicable, and any other local or regulatory licenses required by this code. Any cannabis business operating without a valid license from the State of California shall cease operations until a valid State license is obtained, in addition to any other State and local requirements that may apply.
- C. Pursuant to California [Business and Professions Code](#) Section 26054(b), as may be amended, no cannabis business may be located within a 600-foot radius of a school providing K-12 instruction, a day care center or a youth center in existence at the time the license is issued. Additionally, no cannabis business may be located within a 600-foot radius of a public park. (Prior code § 25-21.6-40)

17.110.050 City Council review.

- A. The Planning Commission shall review all conditional use permit applications submitted pursuant to this chapter and provide a recommendation regarding approval to City Council.
- B. The City Council shall serve as the final review authority for all conditional use permit applications submitted pursuant to this chapter, and is authorized to approve or deny issuance of all cannabis conditional use permits.
- C. In evaluating whether to recommend approval or approve conditional use permit applications, the Planning Commission and City Council shall consider the following factors, in addition to all other requirements provided for in Chapter [17.132](#) of this title:
 - 1. The type of proposed use by the applicant;
 - 2. Whether the proposed use will be detrimental to the health, safety and welfare of the community;
 - 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;
 - 4. Whether the applicant has adequately addressed potential community benefits of the use to offset potential adverse impacts;
 - 5. The extent of support or opposition to the proposed use and location from members of the community;
 - 6. The number of cannabis uses located or proposed to be located within 1,000 feet of the proposed location;
 - 7. The extent to which the proposed use would cause a further overconcentration of that particular type of use in the area;
 - 8. The background and the 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; and

9. Whether there is a history of police or crime-related problems in the area of the proposed location which may be exacerbated by establishment of the proposed cannabis use.
10. **Whether the proposed license would enhance recreational or entertainment opportunities in the area.**

D. The City Council is authorized to approve up to a maximum of six total conditional use permits for **commercial cannabis manufacturing, distribution and/or testing** businesses pursuant to this chapter. **The City Council is authorized to approve up to a maximum of four total conditional use permits for cannabis retailers pursuant to this chapter.** (Prior code § 25-21.6-50).

E. **The community development director or designee is authorized to administer reasonable guidelines and policies, including appropriate application periods for accepting requests for zoning approvals and use permits for cannabis retailers, consistent with this section.**

F. **The community development director or city council may address additional development and operational standards through conditions on the conditional use permit as it determines necessary or appropriate for the cannabis retailer conditional use permit under consideration, provided that any such conditions shall not conflict with operating requirements that may be applicable pursuant to other provisions of this Code.**

17.110.060 Cannabis manufacturing.

Cannabis manufacturing may be permitted, subject to the requirements of this code, including all applicable performance standards, and the granting of a conditional use permit as provided for in Chapter [17.132](#), in the industrial (I) and industrial with light industrial flex overlay (I/LIF) zones. (Prior code § 25-21.6-60)

17.110.070 Cannabis laboratories and research.

Cannabis laboratories and research facilities may be permitted, subject to the requirements of this code, including all applicable performance standards, and the granting of a conditional use permit as provided for in Chapter [17.132](#), in the industrial (I) and industrial with light industrial flex overlay (I/LIF) zones. Cannabis laboratories and research facilities are prohibited from engaging in commercial cultivation, manufacturing, distribution and sales of cannabis. (Prior code § 25-21.6-70)

17.110.080 Cannabis distribution facilities.

Cannabis distribution facilities may be permitted, subject to the requirements of this code, including all applicable performance standards, and the granting of a conditional use permit as provided for in Chapter [17.132](#), in the industrial (I) and industrial with light industrial flex overlay (I/LIF) zones. (Prior code § 25-21.6-80)

17.110.090 Cannabis cultivation.

Cannabis cultivation is prohibited. (Prior code § 25-21.6-90)

17.110.100 Cannabis retailers.

A. **Cannabis retailers may be permitted, subject to the requirements of this code including all applicable performance standards, and granting of a conditional use permit as provided in Chapter 17.132, and Section 17.110.050, in the Corridor Mixed Use East Street (CMU-E), Corridor Mixed Use West Main (CMU-WM), Corridor Mixed Use Kentucky (CMU-K); Corridor Mixed Use Light Industrial Flex Overlay (CMU-LIF), Community Commercial, Regional Commercial Light Industrial Flex Overlay (RC-LIF), Downtown Mixed Use (DMU) zone, District A. Cannabis retailers are prohibited in all other zoning districts of the City.** Cannabis retailers are prohibited. (Prior code § 25-21.6-100)

B. **Cannabis retailers that will not be open to the public and that perform sales exclusively by delivery are**

prohibited.

C. Cannabis retailers may include a cannabis distribution facility as an accessory use to serve the on-site business pursuant to this chapter and shall be subject to the following:

- (1) The distribution facility shall be appurtenant and incidental to the retail use, both in terms of size and use and shall only be used to support the retail facility that is the primary use on site and, if applicable, other retail facilities owned and operated by the applicant. The distribution facility shall not be used for distribution of cannabis or cannabis products to other cannabis retailers.**
- (2) The distribution facility shall not be predominantly visible to the public from the street frontage adjacent to the cannabis retailer or if the distribution facility is located within a commercial center, the distribution facility shall not be a specific and identifiable use apart from the cannabis retailer.**
- (3) There shall be adequate parking and loading on site to serve both the cannabis retailer and the distribution facility, and spaces for loading associated with the distribution facility shall be located in the rear of the applicable property, outside of view from the street frontage or frontage of the commercial center. Only smaller vehicles, vans, or sprinter vans shall be used for delivery vehicles. Larger trucks, such as CA legal “Semi-trucks” or “18-wheelers”, and any trucks over five-tons are prohibited from delivering cannabis product on site. The location and storage of all vehicles used for the cannabis business shall be provided in a safe and secure manner and meet all security requirements of the City of Woodland Police Chief and applicable State requirements.**
- (4) Accessory distribution facilities shall comply with all provisions applicable to cannabis distribution facilities as a primary land use.**

17.110.110 Additional regulatory requirements.

In addition to complying with all applicable requirements in this chapter and obtaining a State license for commercial cannabis activities, no commercial cannabis use may operate in the City without first obtaining a cannabis business permit. (Prior code § 25-21.6-110)

View the [mobile version](#).

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS

Adopted May 1, 2018 (Rev April 7, 2020) **(Revised XX, 2021)**

	Zoning District										
LAND USE	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	Comments
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	<i>P = Permitted</i> <i>A = Zoning Administrator Permit</i> <i>C = Conditional Use Permit</i> <i>“-“ = Not Permitted</i> <i>L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions.</i>
	CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR	
COMMERCIAL CANNABIS USES											<i>*See the Industrial Use Table 3 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.2804
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.28
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.28
Retailers: Storefront (Dispensaries): prohibited	C-L38	C-L38	C-L38	C-L38	C-L38	-	C-L38	-	-	-	A storefront retail use may include delivery Distribution as an accessory use may be allowed Section 17.110
Retailers: (Delivery only): prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	-	

SPECIAL LIMITATIONS:
L1 May be allowed with a Zoning Administrator use permit
L2 Residential or other similar sensitive uses may be considered on the south side of Kentucky Avenue, but on the north side these uses may only be allowed with an approved Specific Plan.
L3 A Zoning Administrator Permit is required for more than 2,000 sq. ft.
L4 Cannot be located within 500 feet of a school or park.
L5 Over 10,000 square feet, may be approved with a Zoning Administrator Permit.
L6 Allowed on a shopping center site as an accessory use within an enclosed structure, which may be portable.
L7 Only allowed on the rear half of a lot and not within 500 feet of a school or public park, must be located more than 750 feet from any following zones: OS, R-1, R-2, NP, or RM, must be more than 1,000 feet from any other adult book store or adult motion picture theater, and a conditional use permit is required. Refer to Section 17.104.170
L8 Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. Drive through lane and wash stall area shall be screened from public view.
L9 Not allowed under 5,000 square feet in the RC,RC/LIF, CMU, CC districts, and only if associated with a service station. No hard alcohol sales may be allowed if associated with a service station.
L10 Shall be designed to minimize noise, light, glare, vibration, and other nuisance concerns. Where adjacent to a residential district shall require a Zoning Administrator Permit.
L11 A conditional use permit required if site is abutting a residential zone.
L12 – Up to 10% of the total square footage of shops within a regional commercial center may consist of ancillary office spaces that support other uses. Limit does not apply to stand alone, professional office buildings.
L13 – Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and master plan areas; mini-storage portions shall be set back from a street frontage and no closer than 300- feet from an arterial , buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design, and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan, and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
L14 - All materials stored outside must be fully screened from view from any rights of way and below fence height. If outdoor storage of materials or equipment is adjacent to a residential district a conditional use permit is required. Any work bay area shall be screened from public view.
L14a – Outdoor storage may only be allowed in conjunction with an existing active business located and operated within a building and active business license. The storage or truck parking area must be an accessory use to the existing business. A single use outdoor storage or truck parking lot is not permitted.

- L15 – On-site rental car parking is limited to the minimum needed for immediate customer pick up only, no on site storage of cars.
- L16 - Subject to Section 17.104.180; Wireless Facilities Ordinance
- L17 – Auto sales in an open lot may be considered as an accessory use to a retail showroom and service area, or as part of a complete dealership complex. Site access, internal vehicle circulation, auto-display, and landscaping are subject to review. No surface parking lot or outdoor display area solely intended for the sale of new or used cars and not accessory to an indoor showroom is allowed as a primary use on a site
- L17a- Used car sales must be associated with a new car dealership, except for large format used car dealerships (as example Carmax). A single use used car sale lot is not permitted.
- L18 – In the Industrial areas small-scale establishments serving local businesses are allowed. The proximity of fast food uses within 1/2 mile of schools, youth facilities or residential uses shall be evaluated for overconcentration. The General Plan emphasized “dining” and “slow food: establishments.
- L19 -.Reserved
- L20 - Zoning Administrator permit is required for more than 3,000 sq. ft.
- L21 - Drive through fast food may not be allowed within 1/2 mile of a school, evaluate the extent of overconcentration of existing or proposed fast food restaurants and drive through fast food within 1,000 feet of the proposed location, minimize the siting of unhealthy land uses, and evaluate the impact to the City’s GHG emissions. See Section 3.06
- L22 - Only allowed as a secondary use occupying less than one-third of the floor area in a multi-tenant building.
- L23 - Allowed within a shopping center on in an Industrial zone on the site of a recycling processing facility and must be within an enclosed structure, which may be portable.
- L24 - Only allowed as an accessory use with a service station with a Zoning Administrator permit.
- L25 - Only allowed on the rear half of a lot in order to ensure that the street frontage is activated.
- L26 –Tasting room is permitted as an ancillary use to an existing active business. If it is a stand-alone business it is considered a micro-brewery/wine bar/brew pub.
- L27 New mini-storage is not permitted, except the expansion of a previously approved and constructed mini-storage facility subject to a Conditional Use Permit. The new buildings shall be a minimum of two-stories in height. The project shall incorporate conservation and sustainability features to achieve net zero energy use; shall provide a security and lighting plan; and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
- L28 - Outdoor storage may be allowed as an ancillary use on the same parcel as the primary business with a Zoning Administrator Permit. All outdoor storage must be fully screened from view from any public rights-of-way and below fence height. All work areas, work bays shall be screened from public view.
- L29 Agricultural Production may be allowed as an accessory or ancillary use to a primary use, as example, for research, testing or demonstration purposes with a Zoning Administrator Permit
- L 30 Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.
- L31 provides that any person within the City of Woodland may cultivate cannabis inside of any residence or enclosed and secure secondary structure that meets certain requirements specified in the ordinance, consistent with state law that permits indoor cultivation of cannabis for medical and non-medical purposes
- L32 Smoke shops, tobacco stores, hooka/smoking lounge shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.
- L33 – Mixed uses are allowed, consistent with the manner in which the individual uses are otherwise allowed in the District. The review required will be dependent upon the most restricted use intended for the development.
- L34 - Permitted with a license per Municipal Code Section **5.20.010** or with a Conditional Use Permit
- L35 – May not be located within 500 feet of a school, shall hold and maintain all applicable licenses and permits with the State Department of Justice, exterior areas shall be well lit and include video surveillance. Advertising and signage on clear windows and doors shall be placed so that law enforcement have personnel have a clear and unobstructed view of the interior.
- L 36 – Non-residential uses may occupy up to 1/3 of the square footage of the building/buildings, as long as residential use occupies 2/3 of the building (s) square footage. Nonresidential uses that may be considered are those listed as P/A in the Comprehensive Use Table
- L 37 – A Crematorium shall provide adequate analysis to verify that the use meets all AQMD standards, meets the City’s Climate Action Plan goals and policies, and will not create harmful odor, particulate, or other environmental impacts to adjacent uses. No more than one crematorium facility shall be permitted.
- L 38 – Subject to provisions contained in Section 17.110 and 5.28**

8

Policies and Standards

8.3 ALLOWED LAND USES

Table 8-1 shows the land use matrix that will be used by the City in determining appropriate land uses within the Downtown. The matrix uses three symbols to indicate whether a use is allowed, conditionally allowed, or subject to a CUP process. If a land use is not listed on the matrix, the use is not permitted within the Downtown area. The Community Development Director will determine which category best fits a given use if questions arise.

To determine if a land use is allowed in a district, the following steps will be taken:

1. Find the closest land use type in the left hand column of the matrix (land uses are grouped by categories) and then find the appropriate district on the matrix (in what area is the site located, see Figure 3-3, "Downtown Districts" for locations). Where the row and column meet will be a cell that contains either a "■," a "○," a "Z," a "C," or a blank space.
2. If a "■" appears in the cell, that land use type is an *allowed use* in that district. Development can proceed subject to the project meeting the other requirements specified in this Specific Plan and other applicable City requirements and permits.
3. If a "○" appears, the land use is a *conditionally allowed use*. Uses with this designation have previously been required to go through a CUP process. To enhance the responsiveness of the City while still protecting the future of the Downtown, a set of performance standards has been developed, and is included in Section 8.5, "Performance Standards." Projects in this category will be reviewed by the Zoning Administrator to determine if the project meets the appropriate performance standards, complies with the other requirements of this Specific Plan and applicable City regulations, and does not pose any design or operational features that would require warrant further public review. If acceptable, the project can proceed like an allowed use, with no CUP required. A CUP may be required if the performance standards cannot be met, the applicant does not concur with the requirements presented, or the Zoning Administrator determines that further review is required.
4. Some uses possess locational, use, structural, traffic, or operating characteristics requiring special consideration best handled through a Zoning Administrator Permit (ZAP) in order to be compatible with neighboring properties. These uses, noted with a "Z" must go through a Zoning Administrator Permit process which allows for public consultation and if needed a staff level public hearing.

5. Some uses have unique or significant siting issues that are best handled through a CUP process. These uses, noted with a “C,” must go through a CUP process. Adult-oriented uses are subject to the CUP process and the requirements found in Section 25-21-75 of City of Woodland Zoning Ordinance.
6. If no symbol appears in a cell, the use is not allowed in that district.

able 8-1. Land Use Matrix

Land Use	Districts (per Figure 3-3)				
	A	B	C	D	E
Office					
Medical and dental clinics	■	■	■	■	■
Medical laboratories	■	■		■	■
Offices, small (less than 5,000 square feet)	■	■	■	■	■
Offices, large (greater than 5,000 square feet)	■	■		■	■
Opticians	■	■	■	■	■
Veterinary offices and clinics				○	○
Residential					
Boarding and rooming houses	C		C	C	
Residential – single family/duplex/split lot (3)			■	○	○
Residential – multiple family (3)	○	○		○	○
Residential hotels	C				
Miscellaneous – General					
Bus depot	○				
Parking facilities, off site	○	○	○	○	○
Passenger terminals	○				
Mixed use developments (4)	See note				
Adult-Oriented Land Uses (see Section 25-21-75 17.104.170 of City of Woodland Zoning Ordinance)					
Commercial Cannabis Uses (See Section 17.110 of the Woodland Zoning Ordinance)					
Store Front Retail (Dispensary)	C				
Retail Delivery (As Accessory to a Store Front Retail Facility)	C				
Distribution (As Accessory to a Store Front Retail Facility)	C				

- (1) Facility or use where food is regularly served on a not-for-profit basis. All activities, including waiting areas, must be conducted indoors unless otherwise modified through the CUP process. Bathroom facilities of adequate size to serve the expected clientele shall be provided within the facility.
- (2) Facility or use that provides temporary housing for individuals on a not-for-profit basis. May include, but is not limited to, emergency housing on a short-term basis or temporary transitional basis until permanent

8. Policies and Standards



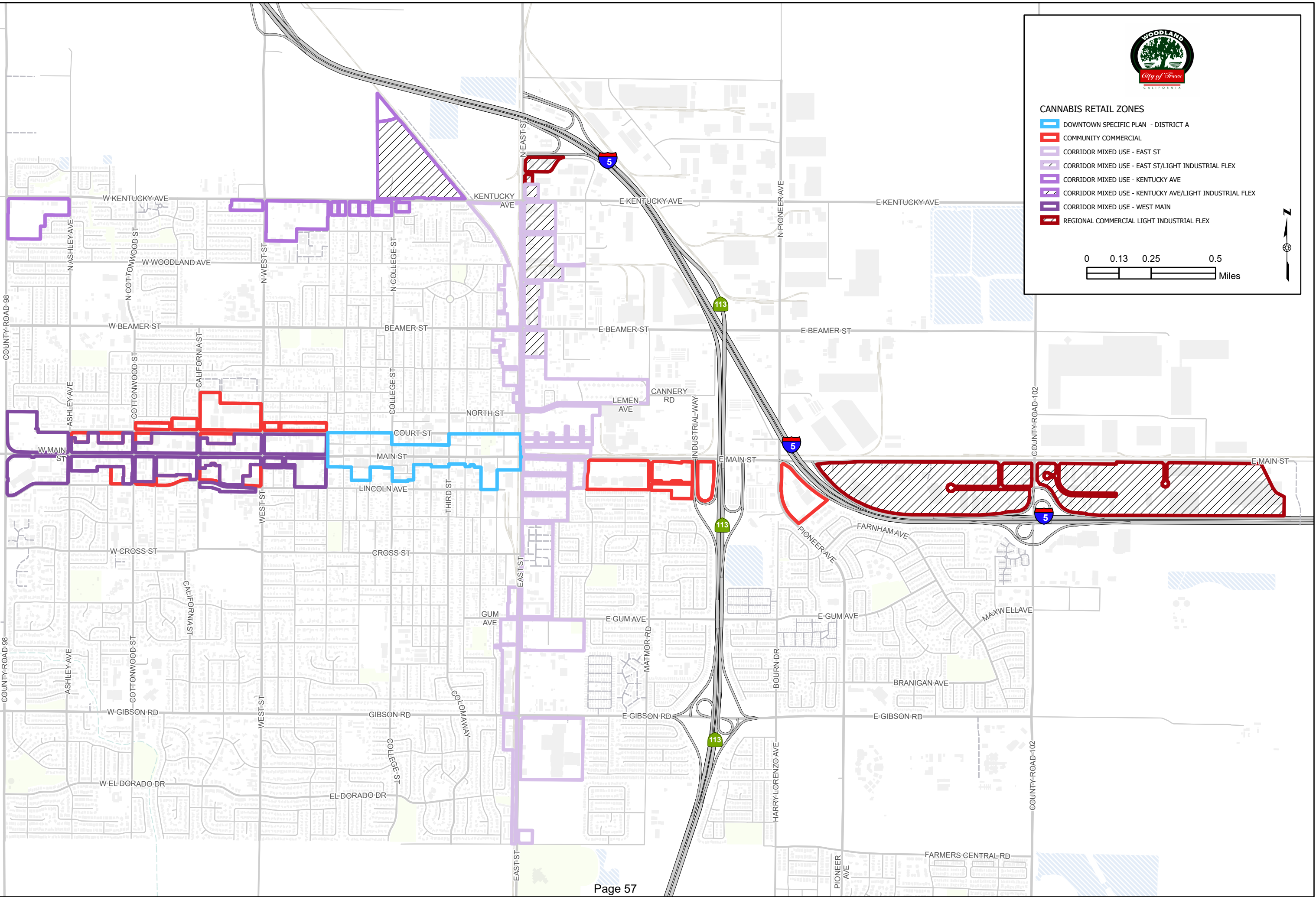
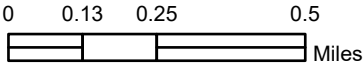
housing is available. Does not include temporary shelters for the relief of natural disasters or similar emergencies.

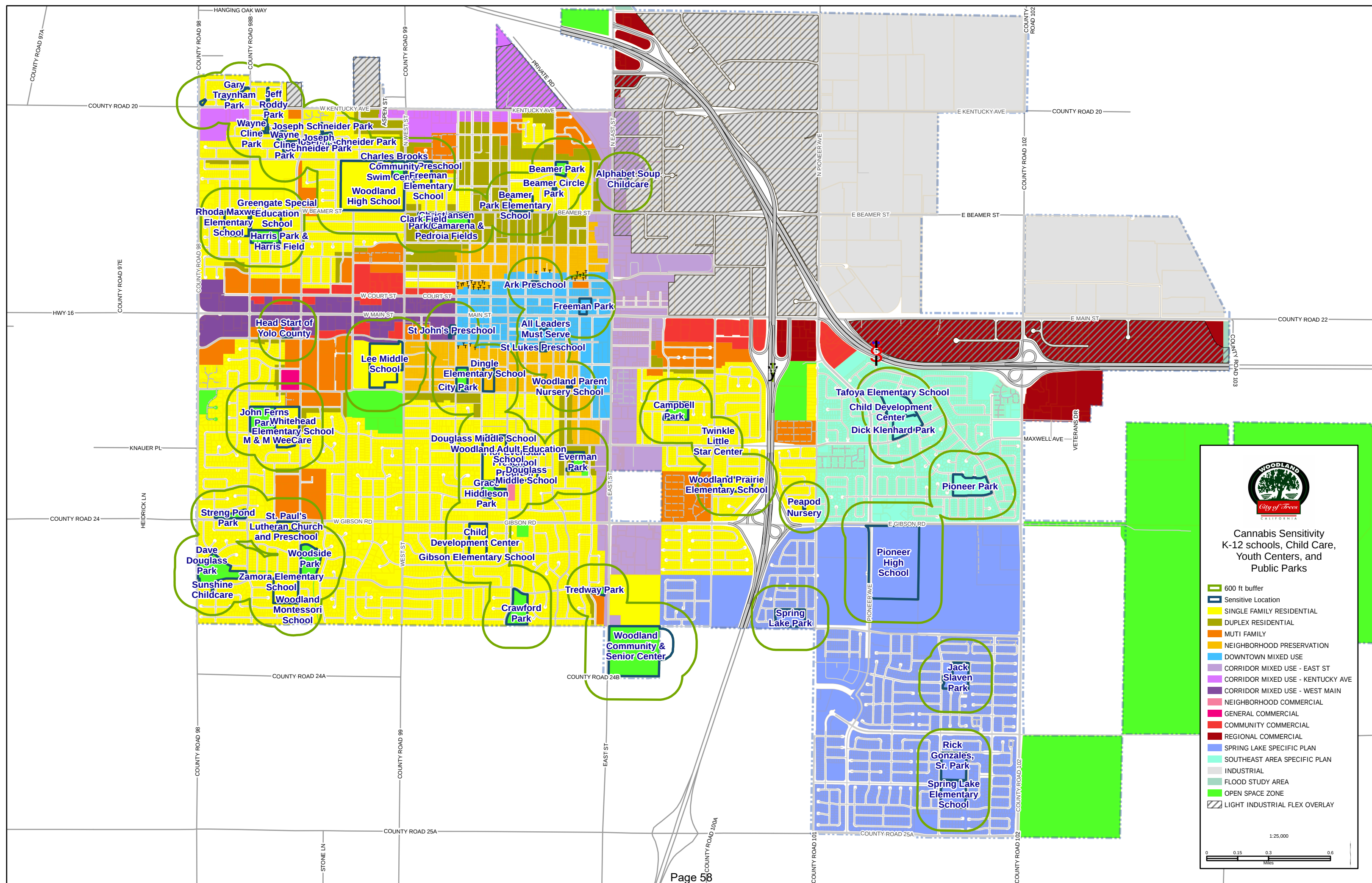
- (3) In District E, residential uses allowed only in areas shown on Figure 7-1.
- (4) Mixed uses are allowed in any district. Development requirements will be based on the use proposed for a given space (e.g., residential requirements for residential areas, commercial requirements for commercial areas). For common areas or shared facilities, requirements will be based on the land use with the most restrictive requirements.

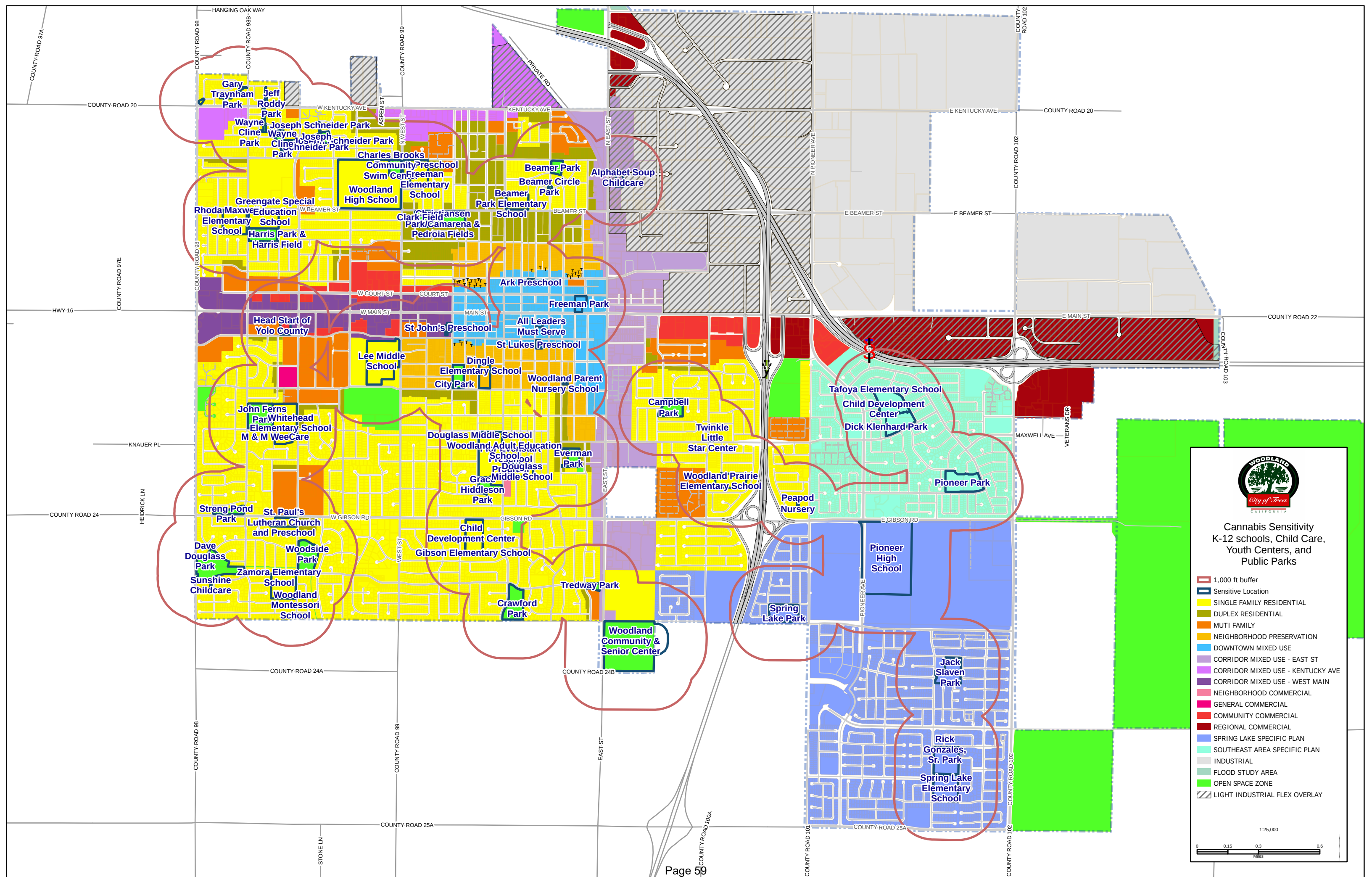


CANNABIS RETAIL ZONES

- DOWNTOWN SPECIFIC PLAN - DISTRICT A
- COMMUNITY COMMERCIAL
- CORRIDOR MIXED USE - EAST ST
- CORRIDOR MIXED USE - EAST ST/LIGHT INDUSTRIAL FLEX
- CORRIDOR MIXED USE - KENTUCKY AVE
- CORRIDOR MIXED USE - KENTUCKY AVE/LIGHT INDUSTRIAL FLEX
- CORRIDOR MIXED USE - WEST MAIN
- REGIONAL COMMERCIAL LIGHT INDUSTRIAL FLEX







EVALUATION AND SCORING CRITERIA CANNABIS RETAILER

v. 9.17.21

1. Introduction and Cover Letter

Information Requested	Possible Points	Score
1. Cover letter and Narrative	5	
2. Information about You and Your Background	5	
3. Explain Your Interest in a Cannabis Dispensary	5	
4. Resume of all Owners and Key Individuals in the Business	5	
Total	20	

2. Qualifications and Experience, Training, Education

Information Requested	Possible Points	Score
5. Local Woodland Ownership	4	
6. Professional Experience	5	
7. Professional Certifications/Trainings	5	
8. Informal Training/Experience	5	
9. Examples of Projects and Your Role in Their Success	4	
10. Minority or Women Owned Business	4	
11. Professional References	5	
12. Live Scan Clearance	3	
Total	35	

3. Business Plan

Information Requested	Possible Points	Score
1. Business Structure or Legal Structure and its Formation	5	
2. Mission Statement	5	
3. Percent Ownership and Profit-Sharing	5	
4. Timeline	5	
5. Budget	5	
6. Operational Description such as cash handling, technology for inventory control, point of sale systems, track and trace, transportation	5	
7. Financial Management Experience and Plan	5	
8. Workforce Development Plan	5	
9. Marketing Plan	5	
10. Community Benefit Plan	5	
Total	50	

4. Operational Information

Information Requested	Possible Points	Score
-----------------------	-----------------	-------

1. Proposed Business Site Description and Characteristics of Surrounding Area	5	
2. Site Plan, structures, driveways, parking, loading, waiting	5	
3. Floor Plan, layout, entrances, exits, operating areas	5	
4. Security Plan Measures	5	
5. Community Relations Plan	5	
Total	25	

5. Overall Appearance/Presentation of the SOQ

Information Requested	Possible Points	Score
1. Overall Presentation	5	
2. Appearance of the SOQ	5	
Total	10	

Grand Total: 140