



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

December 16, 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

PLEASE NOTE: The December 16, 2021 Woodland Planning Commission will be conducted pursuant to Government Code section 54953(e), which allows the City to hold meetings via teleconference during a proclaimed state of emergency, when state or local officials have imposed or recommended measures to promote social distancing.

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 website: 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

1. SUBJECT: Planning Commission Meeting Minutes July 1, 20, 2021, August 5, 2021 and October 7, 2021

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission approve the July 1, 20, 2021, August 5, 2021 and October 7, 2021 Planning Commission Meeting Minutes

I. PUBLIC HEARING

2. SUBJECT: Conditional Use Permit for S&D Supply Company for a proposed new office and warehouse with associated storage yard at 1244 Wilson Way; PLNG 21-00070

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 PC 21-08, approving a Conditional Use Permit for S&D Supply Company for a proposed new office and warehouse with associated storage yard at 1244 Wilson Way; PLNG 21-00070.

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 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: December 16, 2021
ITEM #: H.1
SUBJECT: Planning Commission Meeting Minutes July 1, 20, 2021, August 5, 2021
and October 7, 2021

Recommendation for Action: Staff recommends that the Planning Commission approve the July 1, 20, 2021, August 5, 2021 and October 7, 2021 Planning Commission Meeting Minutes

Staff Contact:

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

Prepared by: Debbie Flemmer, Administrative Supervisor

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 8.5.2021 PC Minutes DRAFT
2. 10.7.2021 PC Minutes DRAFT
3. 7.1.2021 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, August 5, 2021

6:30 PM

A. SPECIAL COMMENTS

PLEASE NOTE: The August 5, 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.

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Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30

Staff Present: Cindy Norris, Principal Planner; Megan Meier, Associate Planner; J Kimura, Sr. Application Analyst

C. ROLL CALL

Planning Commission Members Present: Members Harris, Smith, Hurst, Vice-Chairperson Lizarraga, Lopez, Chairperson Kirby Well

Excused Absent: Planning Commission Member Chris Holt

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

Verbal updates provided by Planning Commission Subcommittee Members.

G. COMMUNICATIONS FROM THE PUBLIC

Comments received and read by Staff.

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

1. 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.

This item has been extended to a certain date; August 19, 2021, a regular schedule Planning Commission meeting.

2. SUBJECT: Lennar Homes, Crestada & Lavender CUP Modification to PD and Associated Design Review

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; and 2) Conduct a public hearing; 3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously on a 6-0 roll call vote, a motion to (1) Receive a staff report; (2) Conduct a public hearing; and (3) Adopt Planning commission Resolution No. PC 21-04 in support of the conceptual residential designs for 183 lots and requested minor Conditional Use Permit (CUP) Modification to the Planned Development (PD) as part of the Lennar Crestada and Lavender (Prudler) project subject to the conditions of approval. Council Members Lennar Homes, Crestada & Lavender CUP Modification to PD and Associated Design Review

Ayes: Members Harris, Vice-Chairperson Marco Lizarraga, Lopez, Hurst, Smith, Chairperson Kirby Wells

Noes: None

3. SUBJECT: 6th Cycle Housing Element

RECOMMENDATION: Staff recommends that the Planning Commission: (1) Receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council:

1. Certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);
2. Approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; and
3. Direct staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g).

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously on a 6-0 roll call vote, a motion to (1) receive a staff report; (2) Hold a public hearing; and (3) Adopt Planning Commission Resolution PC 21- 05 recommending that the City Council certify that the Housing Element is consistent with the General Plan EIR pursuant to Section 15183 of the California Environmental Quality Act (CEQA);and approve a Resolution Amending the existing General Plan to replace the existing Housing Element with the 6th cycle 2021-2019 Housing Element; andDirect staff to transmit the final document to the State Department of Housing and Community Development (HCD) pursuant to Government Code Section 65585(g)

**Ayes: Member Harris, Vice-Chairperson Lizarraga, Lopez, Hurst, Chairperson Wells
Noes: None**

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

Comments were made and received by Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 8:40 p.m.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, October 7, 2021

6:30 PM

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.

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Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:31

Staff Present: Cindy Norris, Principal Planner; Anna Canales, Assistant Planner, J Kimura, Sr. Application Analyst.

C. ROLL CALL

Planning Commission Members Present: Vice-Chairperson Marco Lizarraga, Members Fred Lopez, Chris Holt, Valerie Hurst, Jim Smith

Absent: Member Steve Harris

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member Chris Holt

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 Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

Comments received and read by Staff.

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

On a motion by Member Holt, seconded by Member Lopez and carried unanimously on a roll call vote 4-0-1; a motion to approve Planning Commission Meeting Minutes of April 1, 2021, May 20, 2021 and June 17, 2021

Ayes: Members Holt, Vice-Chairperson Lizarraga, Lopez, Hurst

Noes: None

Absained: Member Smith

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.

On a motion by Member Hurst, seconded by Member Lopez and carried unanimously on a 5-0 roll call vote; a motion to (1) receive the staff report; (2) hold a public hearing; and (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.

Ayes: Members Holt, Vice-Chairperson Lizarraga, Lopez, Hurst, Smith

Noes: None

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.

On a motion by Member Fred Lopez, seconded by Member Chris Holt and carried unanimously on a 5-0 roll call vote, a motion to (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 20-07, 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; with a modification to the *Temporary Event* definition that clarifies that an event could be a single day as well as multi-day.

Ayes: Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Member Valerie Hurst, Planning Commission Member Jim Smith
Noes: None

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

None

L. ADJOURNMENT

Meeting adjourned at 7:32 p.m.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, July 1, 2021

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE: The July 1, 2021 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

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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; Anna Canales, Assistant Planner and J Kimura, Sr. Application Analyst

C. ROLL CALL

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

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.

Verbal updates provided by Planning Commission Members/Staff.

1. SUBJECT: Long Range Calendar

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

Verbal updates provided by Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

Comments received and read by Staff.

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

2. SUBJECT: Zoning Amendment to consider Specialty Retail and Tasting Rooms in all districts of the Downtown Specific Plan

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously on a 7-0 roll call vote; a motion to (1) receive the staff report; (2) hold a public hearing; and (3) adopt Resolution No. PC 21-02 recommending City Council approval of the attached resolution amending the Downtown Specific Plan to allow Specialty Retail and Tasting Rooms as an accessory use in all districts of the Downtown Specific Plan.

Ayes: Members Harris, Holt, Vice-Chairperson Lizarraga, Lopez, Hurst, Smith, Chairperson Wells

Noes: None

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

Comments were made and received by Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 7:22 p.m.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: December 16, 2021
ITEM #: I.2
SUBJECT: Conditional Use Permit for S&D Supply Company for a proposed new office and warehouse with associated storage yard at 1244 Wilson Way; PLNG 21-00070

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 PC 21-08, approving a Conditional Use Permit for S&D Supply Company for a proposed office and warehouse with associated storage yard at 1244 Wilson Way; PLNG 21-00070.

Staff Contact:

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

Project Location and Setting:

The applicant, D & L Supply Company, is requesting a Conditional Use Permit (CUP) to develop a new 7,200 square foot office/warehouse building and a 1.28 acre outside storage yard on two contiguous parcels totaling 3.52 acres located on the south side of Wilson Way (APN: 063-080-056, 063-080-019). The development site is zoned Industrial with a Light Industrial Flex Overlay (I/LIF). Surrounding land uses include; Industrial uses to the north, east and west, and Yoloano Village multifamily housing to the south.



Project Summary:

D&L Supply Company is based out of Utah with offices in California, Texas and Washington. The company is looking to relocate its California Division Operations from American Canyon in Napa County to Woodland in Yolo County. D&L Supply Company supplies municipalities and others with infrastructure elements such as

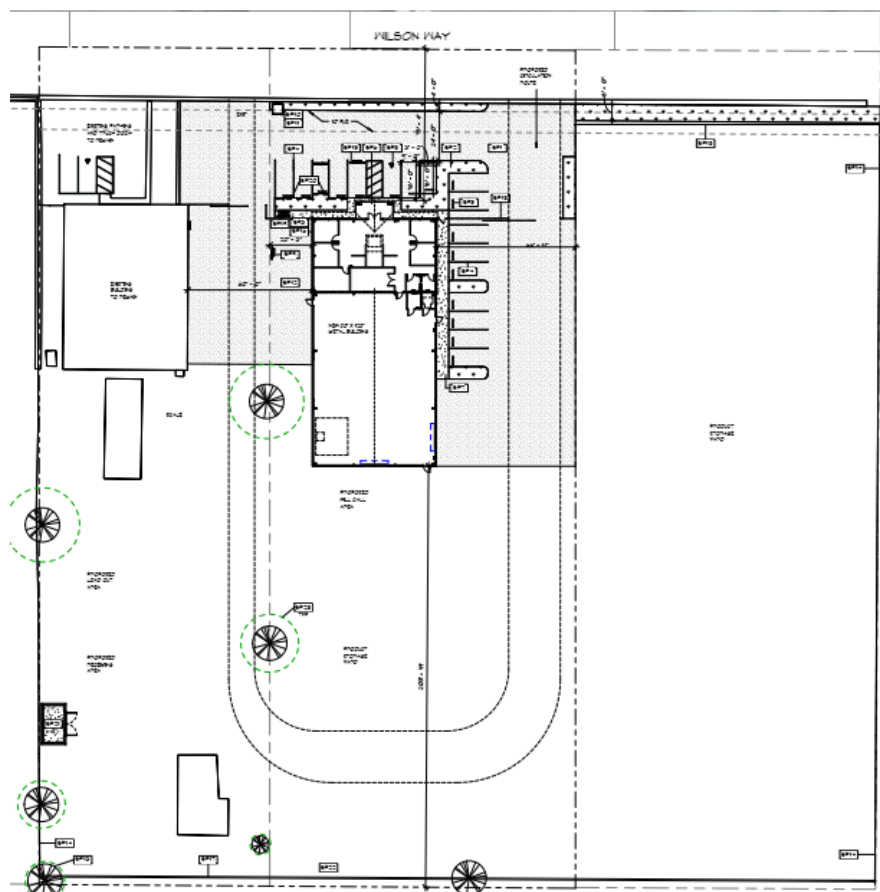
manhole covers, grates, and storm-drains. Some of their clients include; precast manufacturers, city and county agencies, distributors, and contractors.

D&L Supply chose Woodland due to its proximity to national north-south and east-west transit routes with I-5 and Highway-80. The Woodland location also moves their business closer to potential customers in the Sacramento, Stockton and Central Valley regions. Additionally, the move will also reduce staff commutes and move the operations within reach of a more sustainable workforce.

The proposed 7,200 square foot building on Wilson Way will consist of roughly 2,000 square feet of office space designed to support 4 to 8 office staff and 5,000 square feet of warehouse distribution space along with an existing small warehouse at 6,500 square feet, that is already located on the site. Normal daily operations of the business will be 7:00 am to 4:00 pm, Monday through Friday and comprised of normal office work with a staff of 7 (possible new positions 4, mixed between remote and onsite) and daily yard activity with an average of three (3) truck trips per day.

The adjacent outside storage yard will support the main distribution operation and will house products such as, manhole frame and covers and steel frame and grates with a stacking height of approximately 12 feet or less, based on location in the yard and the size/weight of the material. New lighting, via 20 foot tall light poles, will be added throughout the site for safety with lights shielded from neighboring residential to the south.

Normal yard activities will include, pulling orders for shipment from the storage yard and warehouse, preparing/repackaging material for safe transport, moving received material out to the storage yard and warehouse.



Fencing and Access

Primary access to the project site will be provided via East Beamer Way to Bee Jay Way, which turns into and dead ends at Wilson Way. Portions of the perimeter fencing will be replaced with precast or masonry wall

along the south property line to buffer the multifamily housing to the south. The property frontage currently has a chain link fence with barbed wire that will be replaced with black tubular steel fencing and access gates.

Circulation and Parking

The proposed location of the building on the site will allow for safe movement of trucks in and out of the yard. The trucks will enter from the northeast side of the building, check-in with the shipping and receiving department, and then travel to the receiving/loading area on the southwest side of the building. Once loaded, the trucks will travel through the gate on the west side of the building and make a left out onto Wilson Way.

The project will install all new parking on the north and east side of the new office area with future EV charging stations.

Landscaping

The project site will be landscaped with a variety of native, deciduous, and evergreen trees /shrubs and drought-tolerant landscaping materials to enhance the overall aesthetics of the location. The proposed project's parking lot circulation, pedestrian access, and landscaping are required to adhere to the City's design standards. The parking area and property frontage will be landscaped to accommodate additional trees for an increased shade canopy over the paved areas (per Cal Green code). The applicant has also worked with the City arborist to preserve the existing trees on site and incorporate them into the overall site plan. Site improvements include black tubular steel fencing at the property frontage, overall site landscaping/lighting, as well as parking lot shading. Staff will work with the applicant on final landscape plans.

Utilities

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.

Energy Efficiency

The City's 2035 General Plan includes goals and policies to facilitate smart growth and sustainability measures. Policies 2.C.2- 3, and 4 in particular require consistency with Climate Action Plan (CAP) targets, encouraging alternative transportation, and resource efficiency. Structures built as part of the project will be subject to Title 20 and 24 of the California Code of Regulations, which serve to reduce demand for electrical energy by implementing energy efficiency standards for residential and non-residential buildings. The project will be EV charger ready for future installation. As designed and conditioned, the project will be consistent with energy efficiency requirements.

Discussion:

The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Public Works, Building, and Fire, have been incorporated as Conditions of Approval. Staff supports this project, subject to the conditions of approval, and provides the following analysis:

General Plan

The Regional Industrial/Light Industrial Flex Land Use is defined under the City's 2035 General Plan as the following:

The LIF overlay designation is applied to areas where light industrial or service commercial uses are also appropriate. *The Light Industrial Flex Overlay provides for a transition from industrial to retail for the area south of East Main Street and north of Interstate 5 (I-5).*

The 2035 General Plan land use map designation of Industrial/Light Industrial Flex was selected for key areas of the City that were close to the core of the community but still fostered light industrial uses and smaller incubator spaces for start-up companies and smaller offices and warehouses. Staff found that the proposed project is in line with the goals and policies outlined in the General Plan in that it is designed to have limited commercial associated with industrial uses with access to truck routes.

Zoning Code

As previously mentioned, the development site is zoned Industrial with a Light Industrial Flex Overlay (I/LIF). The Light Industrial Flex overlay is meant to create a transition from more intensive industrial uses on the east side of Woodland with the intent of minimizing conflicts with other sensitive areas such as residential areas and Woodland's downtown. Staff finds that the Industrial zoning designation allows for the proposed uses with the approval of a Conditional Use Permit and as conditioned.

Design Standards for Desired Urban Form in the Industrial/Light Industrial Flex Overlay Zone include context sensitive design requirements such as screening, buffer landscaping from sensitive uses, and upper story setbacks when located adjacent to lower intensity and residential uses.

Design requirements and standards are provided in Section 3.07.D and Section 3.08.E of the Interim Zoning Ordinance (IZO). Additionally, as stipulated by Section 3.11.B.2 of the Interim Zoning Ordinance, the proposed project is subject to Section 17.116.020 of the Municipal Code, which contains requirements for off-street parking.

Architectural Design. The street-facing façade for industrial uses should add some interest to the street frontage and may include features such as applied surface ornamentation or decorative detailing to promote visual interest. Staff worked with the project applicant on the overall design of the buildings to provide balanced massing of the large industrial building with additional detailing provided at the front office portico and parking lot. Some of the changes included a dedicated front entry with columns and skylights. Additionally, the taller roofline on the main body of the building was extended towards the front façade of the building several more feet and additional skylights were added for interior daylighting to reduce energy consumption.

Screening/Fencing. Appropriate screening shall be provided through a combination of fencing, landscaping, and building placement. Streetscape design shall promote an uncluttered street appearance with appropriate fencing, landscaping, and screening.

Buffer Requirement. Commercial and Industrial land uses adjacent to residential areas are required to provide a buffer that includes the construction of a masonry wall and landscape that includes a combination of trees and shrubs. This buffer requirement is identified in the IZO as a Type 2, which is required when an industrial use is located adjacent to residential uses. Staff finds that the project as designed will meet all buffer requirements.

Limitations on Office Uses. Ancillary office spaces that support such uses are permitted, but shall not be the primary use.

Limitations on Outdoor Activities and Facilities. Outdoor storage is only allowed in support of the primary business and shall be subordinate to the main use. The yard area will be screened by landscaping. The site is located at the end of a roadway with no outlet and is not visible from any other roadway. Staff has determined that the outdoor storage supports the principal use of the business on the site and has been designed to be in character and harmony with the surrounding area.

Parking Lot Circulation. The project site is designed to have a dedicated circulation route for trucks somewhat separated from the parking lot area. Under the I/LIF zoning, limited customer parking can be located along the frontage with a majority of the parking to be located at the side and back of the building, as illustrated on the proposed site plan. The landscape area will meet the 10 foot requirement but is dispersed on either side (north/south) of the front parking area to maximize circulation and tree canopy. The project will also include bike parking on site at the front of the office.

Noise. Maximum noise levels at the property line shall not exceed 70dBALdn as outlined in chapter eight of the General Plan. The proposed project is not expected to produce excessive noise due to its limited warehouse activities and standard business hours of operation Monday through Friday when most residents are

not at home. All operations will adhere to the City standards for noise and as conditioned herein.

Landscaping. Landscaping shall include shade trees in and around parking areas and along property frontage to provide added screening and permeable surfaces. Landscaping shall be provided consistent with the requirements provided in Article 22 of Chapter 25 of the Woodland Municipal Code related to Landscaping, including Section 25-22-20(b)(4) requiring minimum parking lot shading. The applicant will provide a tree shading diagram that illustrates a minimum of 50% shading of the parking lot per Cal Green code requirements.

Water Conservation Ordinance. The project shall comply with the City's Water Conservation Ordinance and any applicable state water conservation requirements.

Setbacks & Lot Coverage. When an LIF Overlay Zone abuts a residential zone, the maximum building height is restricted to 30 feet within 40 feet of the residential zone boundaries, and building setbacks shall be 15 feet for interior side yards and 50 feet for interior rear yards adjacent to residential zones. The project as designed meets all setbacks with more than 100 foot rear setback and over 60 feet for the side setbacks.

The I/LIF zoning allows for a maximum lot coverage of 70%. S&L Supply Company is proposing a 7,000 square foot building with existing buildings on site totaling approximately 6,500 square feet for a total lot coverage of approximately 8%.

Public Art Requirement

In addition to the site plan and design development requirements, the City Zoning Ordinance, Section 17.104.200 (C)(2) Public Art Requirement, requires all private non-residential projects over a certain dollar amount to contribute to public art within the City of Woodland. The Public Art Ordinance outlines different ways to meet the City's Public Art obligation. A developer may choose one of the following options to satisfy his or her public art obligation subject to the review and approval of the design review authority for the project as stated below:

- a. Install public art on the project site in a public place as approved by the design review authority. The creator of the public art shall be an artist as defined in this section.*
- b. Pay an in-lieu fee in an amount equal to one percent of the development project construction cost to the public art fund for the creation, acquisition, and placement of public art in the City. Payment of an in-lieu fee shall be subject to approval by the Community Development Director and not subject to further design review authority approval; or*
- c. Place the required public art on an alternative project site in a location approved by the design review authority.*

Staff finds that the proposed project as conditioned is consistent with the City's Zoning Ordinance.

Environmental Review:

California Environmental Quality Act (CEQA)

Staff has concluded that this project qualifies for a Categorical Exemption, as the project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions of CEQA. The proposed project qualifies for a Class 32 exemption, Section 15332, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses and will not result in any significant impacts and may in fact improve the conditions in the area. The proposed industrial land use is consistent with zoning standards and all other policy documents. The project as proposed has a low trip volume and is determined to have no quantifiable traffic impacts and approval of the project would not result in any significant impacts under CEQA.

Yolo Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP)

In accordance with the review protocol required by the Yolo Habitat Conservancy, the project site was determined to be urban developed and therefore not subject to fees. However, there are existing trees on site and on adjacent properties requiring the project to adhere to standard Avoidance and Minimization Measures (AMM's) including the requirement for a preconstruction survey of potential Swainson's hawk or white-tailed kite nest tree during nesting season and, consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). The project has been conditioned and the applicant shall comply with all AMM's outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location.

Climate Action Plan (CAP)

The City of Woodland's 2035 Climate Action Plan (CAP) presents a set of community-generated strategies to guide the City of Woodland, its residents and local businesses in reducing greenhouse gas (GHG) emissions consistent with State goals for addressing California's contribution to climate change. The proposed project complies with various strategies as outlined in the CAP. In addition to meeting California Title 24 Cal Green building efficiency requirements, a few notable elements in the project include:

MO-3 Increased Energy Efficiency and Use of Renewable Energy (the entire facility will meet title 24 energy efficiency);

MO-3 Increased Use of Alternative-Fuel and Fuel-Efficient Vehicles (electric charging station EV), and
W/W-I Increased Water Conservation (all landscape will meet State MWELo water efficiency standards)

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:

1. The legal notice was published in the Woodland Daily Democrat on or before December 6, 2021.
2. Notices were mailed to all property owners within 300 feet of the project site.
3. Copies of the staff report for the proposed project have been on file at City Hall since December 10, 2021.

Conclusion:

Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution PC 21-08, approving a Conditional Use Permit for S&D Supply Company for a proposed new office and warehouse with associated storage yard at 1244 Wilson Way; PLNG 21-00070.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution and Conditions of Approval
2. Project Information Summary Sheet
3. DL Supply_ Site Plan
4. D&L Supply_ Building Perspective

RESOLUTION NO. PC 21-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND TO APPROVE THE CONDITIONAL USE PERMIT FOR D&L
SUPPLY COMPANY, LOCATED AT 1244 WILSON WAY (APN, : 063-080-056,
063-080-019)**

WHEREAS, the applicant, D&L Supply Company, filed Planning Application # PLNG 20-00070, proposing a Conditional Use Permit to allow the development of a proposed 7,200 square foot office and warehouse with associated storage yard over two contiguous parcels of approximately 3.52 total acres (APN: 063-080-056, 063-080-019) within the Industrial /Light Industrial Flex Overlay Zoning (I/LIF) located at 1244 Wilson Way in Woodland California; and

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

WHEREAS, the City of Woodland Planning Commission held a duly noticed public hearing on December 16, 2021, to review and consider approval of the proposed S&L Supply Company Project (“Project”) and associated CEQA exemption; and

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

WHEREAS, the Planning Commission considered the proposed CEQA exemption, and the proposed project qualifies for a Class 32 exemption, Section 15332, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses and will not result in any significant impacts and may in fact improve the conditions in the area. The proposed industrial land use is consistent with zoning standards and all other policy documents. The project as proposed has a low trip volume and is determined to have no quantifiable traffic impacts and approval of the project would not result in any significant impacts under CEQA.

WHEREAS, the proposed use and its operating characteristics are consistent with the 2035 General Plan, as the site is located in the Industrial/ Light Industrial Flex (I/LIF) designation, which provides for the light industrial uses (small warehouse, office, distribution and supply yard); and

WHEREAS, the Planning Commission finds that the proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the I/LIF zoning district in which it is located; and

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

WHEREAS, the proposed light industrial uses will not adversely affect the peace or general welfare of any residential neighborhood because the site has incorporated landscape buffers from the residential to the south and will install a masonry wall as part of the design. Additionally the business operates during normal business hours Monday through Friday with the main building setback at over a hundred feet from the south property line; and

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

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the above findings, determinations, and recommendations with respect to the proposed Conditional Use Permit and recommends the approval of the proposed Conditional Use Permit, as conditioned and attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission on the 16th day of December 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco Lizarraga, Vice Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

Exhibit “A” – D&L Supply Company Site Plan

Exhibit “B” – Conditions of Approval

The site plan illustrates a building complex situated along Wilson Way. The plan includes several building footprints, parking areas, and landscaping. Key features include:

- Wilson Way:** The main road running along the top and right side of the site.
- Building Footprints:** Various structures are shown, including a large central building, a smaller building to the left, and several smaller structures along the right side.
- Parking Areas:** Designated parking spaces are marked with dashed lines and numbers.
- Landscaping:** Trees and shrubs are indicated by symbols, with some areas enclosed in green dashed circles.
- North Arrow:** Located in the upper right corner, pointing towards the top right.
- Scale Bar:** Located in the upper left corner, showing distances in feet.
- Legend:** A table in the upper right corner defining the symbols used in the plan.

Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Proposed Parking Space
[Symbol]	Proposed Tree
[Symbol]	Proposed Shrub
[Symbol]	Proposed Fencing
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Signage
[Symbol]	Proposed Utility
[Symbol]	Proposed Access Point
[Symbol]	Proposed Boundary
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Street
[Symbol]	Proposed Highway
[Symbol]	Proposed Waterway
[Symbol]	Proposed Airway
[Symbol]	Proposed Rail
[Symbol]	Proposed Tunnel
[Symbol]	Proposed Bridge
[Symbol]	Proposed Overpass
[Symbol]	Proposed Underpass
[Symbol]	Proposed Culvert
[Symbol]	Proposed Manhole
[Symbol]	Proposed Valve
[Symbol]	Proposed Meter
[Symbol]	Proposed Transformer
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EXHIBIT – B

D&L Supply Company Conditions of Approval

GENERAL CONDITIONS:

1. Project Approval. The project shall be developed as described in the staff report (December 16, 2021). These conditions apply to the plans submitted to the City of Woodland on September 23, 2021 Conditional Use Permit for the proposed new construction of a new 7,200 square foot warehouse building. The project area will utilize the existing small warehouse for receiving and is also proposing a 1.28 acre outside storage yard on two contiguous parcels totaling 3.52 acres (APN: 063-080-056, 063-080-019) located on the south side of Wilson Way.
2. Project Changes. Should there be a change in the use or an intensification of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the permit.
3. Indemnification. The applicant/owner shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
4. Requirements of agencies. Applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.
5. Appeal Period. The Conditional Use Permit shall not be issued until the 14-calendar day appeal period has expired or final action on an appeal has been rendered.
6. Expiration. The Conditional Use Permit must be exercised within one year of issuance, or it shall be deemed null and void.
7. Fee Statement. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of

understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

8. Coordination of Plan. Concurrent with submittal for Building Division Plan Check, the applicant shall submit plans, including site plans, civil plans, landscape plans, and elevations for review and approval by the Community Development Department. Plans shall be coordinated and submitted as a single package. The plan set shall include Conditions of Approval printed on a full-sized plan sheet. A copy of the full-sized plan sheet with Conditions shall also be included in the Building Plan Check submittal packet.
9. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
10. Informing subcontractors. The applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.
11. Completion of Requirements. Prior to the issuance of a Certificate of Occupancy, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department. Design changes that require modification to uses, elevations or site features other than discussed herein, shall be submitted for review and approval through the appropriate planning process.

PLANNING

12. Environmental Recording Fee. Applicant shall provide the Community Development Department with a check for the sum of **\$50 made out to Yolo County** to record the CEQA environmental document (Notice of Exemption) with the County.
13. All onsite operations shall occur during normal business hours and adhere to the City's noise ordinance 17.75.050.
14. Materials stored in yard shall not be stacked over the height of the fence screening onsite storage areas.
15. Photometric data shall be provided, and indicate that the parking area will be equipped with (1) foot-candle of minimum maintained illuminated per square foot of parking surface to include the entire paved area.
16. Light sources shall be directed and shielded so as to not illuminate neighboring residential areas.

17. Prior to issuance of first building permit, the applicant shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants.
18. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Community Services Department concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:
 - Final planting design including all final landscape coverage calculations and ensure compliance with the City Zoning Ordinance.
 - Locations, size, and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - Planting and installation details; and notes including soil amendments.
 - Security/screening perimeter fencing
 - Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as a backflow controller and water meter devices identified.
 - Final parking lot shading planting and calculations to attest to compliance.
 - Soils analysis and specification of any amendment requirements
19. Landscaping at driveway entrances used by trucks shall be protected by pipes, bollards, or other suitable means
20. Landscape plans shall comply with the State and City's Water Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State Ordinance on the final landscape plans.
21. Vegetative matter shall cover a minimum of 75 percent (75%) of the landscape area within 2 years of planting. The landscape architect shall document the calculations and attest to this on the final landscape plan.
22. Required screen planting shall have a 75% summer opacity and 60% winter opacity within three years of planting
23. All trees shall be planted and staked with Reddy stakes in accordance with city standards.
24. For landscaping on private property, a minimum of 15-gallon size (or larger) trees are required. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well formed, and vigorous plant material shall be

used. A soil test shall be provided. The Landscape architect shall provide written verification as to plant health and proper soil amendments.

25. Trees on site shall be retained (as identified on the site plan and or tree plan) if a change request is made to remove trees previously identified to be retained on site; the request must be accompanied by an arborist report, outlining the reason for the request and replacement provision consistent with City's Tree Ordinance.
26. Trees on site shall be protected by planters with a minimum radius of the drip line of the tree or 50% of drip line plus modifications to paved area allowing for aeration and water penetration. Alternative treatments will be considered.
27. Landscaping shall be provided consistent with the requirements provided in Article 17.112, Chapter 17 of the Woodland Municipal Code related to Landscaping. Additionally, Cal green code requirement of 50% coverage for requiring minimum parking lot shading.
28. One tree shall be planted at least every 35 feet along a public right-of-way. The maximum spacing between trees shall be equal to the mature spread of the trees selected. Special consideration may be given to variety and spacing of trees as they relate to proposed signing of the property.
29. Landscaping for screening and buffer areas shall be planted as outlined in Section 3.11 of the City Interim Zoning Ordinance (IZO), to include 7 small to medium shrubs, 5 large shrubs, 2 large trees and 3 small to medium trees every 100 linear feet.
30. Bicycle parking facilities shall be provided on site in an accessible area. The racks shall be maintained and located in a safe, visible, well lit, and secure location to be identified on the final site plan and approved by the Community Development Department.
31. No overnight truck parking shall be allowed on or off-site.
32. All fencing and masonry walls (including footings) shall reside within the private property and shall be privately owned and maintained.
33. Applicant shall obtain a building permit for any exterior signs prior to installation. All signs shall be in accordance with the City's Sign Ordinance and Community Design Standards and shall be reviewed through a Design Review process and approved by the Community Development Department prior to issuance of building permits.
34. Applicant shall provide documentation that there are no private wells on site or that the project shall abandon any on site wells with construction of site improvements.
35. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street. If located at ground level, units shall be located interior to the site and screened with landscaping or other means as approved by the Community Development Department. Location and screening details shall be provided on site and landscape plans which shall be reviewed and approved prior to issuance of building permits.

36. The trash enclosure design and elevations shall be provided on the final building plan set which shall be reviewed and approved prior to issuance of building permits. Any outdoor trash receptacle shall be fully enclosed with masonry or alternative high quality material(s) that is architecturally compatible with the design. Where feasible, landscaping/vines shall surround the trash enclosure. The trash facilities and enclosures shall be of sufficient size and dimensions to accommodate waste, recycling and organics containers. Outdoor enclosure(s) shall contain a roof to prevent rainfall from entering into containers. Evidence of approval from Waste Management for the quantity, location and size of trash and recycling enclosures shall be submitted with the building permit application.
37. Prior to issuance of certificate of occupancy, Applicant shall provide a public art installation that consists of an original design, which shall be reviewed and approved by the Planning Commission and installed on-site or in a location within close proximity to the project site. Or, alternatively, the Applicant shall pay an in-lieu fee as described in the City Zoning Ordinance (17.104.200 Public art requirements).
38. At time of first work on site, any undeveloped portion of the parcels shall be secured with temporary fencing and lighting to deter criminal activity, loitering and or encampments
39. Yolo HCP/NCCP. Prior to commencing any ground-disturbing activities, the project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and shall pay all applicable fees.
40. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to all other City requirements.
41. An effective dust control program should be implemented whenever earth moving activities occur on site.
42. Throughout the construction period, streets adjacent to the project site shall be swept at the end of the day and cleared of any deposits caused by construction activities.
43. In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section: 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the Yolo County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. The potential exists that the Native American Heritage Commission may be unable to identify a most likely descendant, the most likely descendant fails to make a recommendation within 24 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage

Commission fails to provide a measure acceptable to the landowner. In such a case, the landowner or their authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.

44. In the event a potentially significant cultural or paleontological resource is encountered during subsurface earthwork activities, all construction activities within a 100-foot radius of the find shall cease, and workers shall avoid altering the materials until an archaeologist who meets the Secretary of Interior's Professional Qualification Standards for archaeology has evaluated the find. The Applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The qualified archeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to, culturally appropriate temporary and permanent treatment, which may include avoidance of cultural resources, in-place preservation, and/or re-burial on project property so the resource(s) are not subject to further disturbance in perpetuity.
45. Prior to first certificate of occupancy, all development requirements shall be completed to the satisfaction of the Community Development Department. The site and buildings shall be inspected for compliance prior to the Certificate of Occupancy.

DEVELOPMNET ENGINEERING

General Conditions

46. Applicant shall prepare improvement plans for utility connections and all work within the public right-of-way and submit them to the Development Engineering Division of Community Development Department with encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule. Prior to the first building permit issuance, applicant shall obtain permit and post security determined necessary during the permit process. Work shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions are met prior to building permit issuance. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
47. Unless otherwise determined by the City Engineer, construction of public improvements will require that the applicant enter into an improvement agreement, and provide bonds and insurance.
48. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy of the first building.

Fees

49. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
50. Applicant shall pay applicable development impact fees or connection fees in effect at the time of building permit issuance.
51. 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.
52. 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.

Site Design

53. Please update site plan to clearly show what areas will be pervious surfaces (gravel, landscaping, etc.) and what will be impervious (asphalt, concrete, etc.)
54. Parking should not be allowed along the property frontage at the east end of the cul de sac for purposes of allowing emergency vehicle turnaround, please post no parking signs for the last 150' of the road.

Frontage Improvements

55. Applicant shall install City standard industrial driveways for all points of access to the site.
56. Applicant shall grade landscaping away from gutter and provide stabilized groundcover in the form of 6" cobble or plantings to prevent site dirt or landscaping debris from entering gutter.
57. Any new utility connections shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.

58. Backflow protection devices shall be installed on all commercial and landscape irrigation water services. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy. Work shall be covered by an encroachment permit.

Storm Drainage:

59. A drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention or retention facilities, channel modifications, and/or equally effective measures to control the rate and volume of runoff. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations, assumptions, and design details shall be submitted to the City Public works Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details.

Storm Water Quality

60. 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 bioretention 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. Owner will be required to enter into a maintenance agreement for onsite storm water treatment devices.
61. Prior to Building Permit, Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards.

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>

62. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to Certificate of Occupancy.
63. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects greater than one acre shall prepare a SWPPP.

BUILDING

64. This project must meet all criteria and mandates for these City adopted codes or the most current code:
- A. 2019 California Building Code
 - B. 2019 California Plumbing Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Electrical Code
 - E. 2019 Building Energy Efficiency Standards
 - F. 2019 California Green Building Code
 - G. The Code of the City of Woodland
65. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
- a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
66. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
67. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
68. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

FIRE

69. Commercial fire sprinklers shall be designed and installed per 2019 CFC 903 and NFPA 13. All additions and modifications to the fire sprinkler systems shall be submitted to the Fire Department as a deferred set of plans. Plans may be submitted directly via email at risk-reduction@cityofwoodland.org
70. A commercial fire alarm system (water flow alarm system) shall be designed and installed per 2019 CFC 907 and NFPA 72. All additions and modifications to the fire alarm system shall be submitted directly to the Fire Department as a deferred set of plans. Plans may be submitted directly via email at risk-reduction@cityofwoodland.org
71. A 5lb 2A:10BC Fire extinguisher will need to be mounted in a readily accessible area, per 2019 CFC 906
72. Minimum turning radius for all fire apparatus access roads shall be minimum of 20' inside, 40' outside.
73. Fire Apparatus access roads shall comply with 2019 California Fire Code, Section 503 and have

an unobstructed width of not less than 20'. No-parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20-foot access lanes. A clear height of 13feet 6 inches shall be provided.

D&L SUPPLY COMPANY

PROJECT INFORMATION SUMMARY SHEET

Woodland Depot CUP, (PLNG 21-00070): Request to approve a Conditional Use Permit (CUP), at Wilson Way on two parcels (APN: 063-080-056, 063-080-019) for a new 7,200 square foot office/warehouse building and outside storage yard. The business will operate Monday through Friday 7am to 4pm and have approximately 7 employees.

Street Access: Primary access to the project site will be provided via East Beamer Way to Bee Jay Way, which turns into and dead ends at Wilson Way.

Location: The subject project site is comprised of two contiguous parcels totaling 3.52 acres and is zoned Industrial with a Light Industrial Flex overlay (I/LIF). Surrounding land uses include, Industrial to the west, north and east with multifamily housing to the south.

Environmental Report: Staff has concluded that this project qualifies for a Categorical Exemption, as the project has been determined not to have a significant effect on the environment and shall, therefore, be exempt from the provisions of CEQA. The proposed project qualifies for a Class 32 exemption, Section 15332, consisting of a project characterized as in-fill development on a project site of no more than five acres that is substantially surrounded by urban uses. The project is consistent with all applicable City policy documents and can adequately be served by all required utilities and public services. Approval of the project would not result in any significant impacts under CEQA.

APN: 063-080-056, 063-080-019

Project Applicant: Archer Building Company, 5070 Robert J. Mathews Parkway #100, El Dorado Hills, CA 95762

Property Owner: D&L Supply Company, 880 West 150 North, Lindon, UT 84042

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission Recommend to, Conditional Approval

Report For: Planning Commission Public Hearing – December 16, 2021

General Plan Designation: Regional Commercial/Light Industrial Flex Overlay

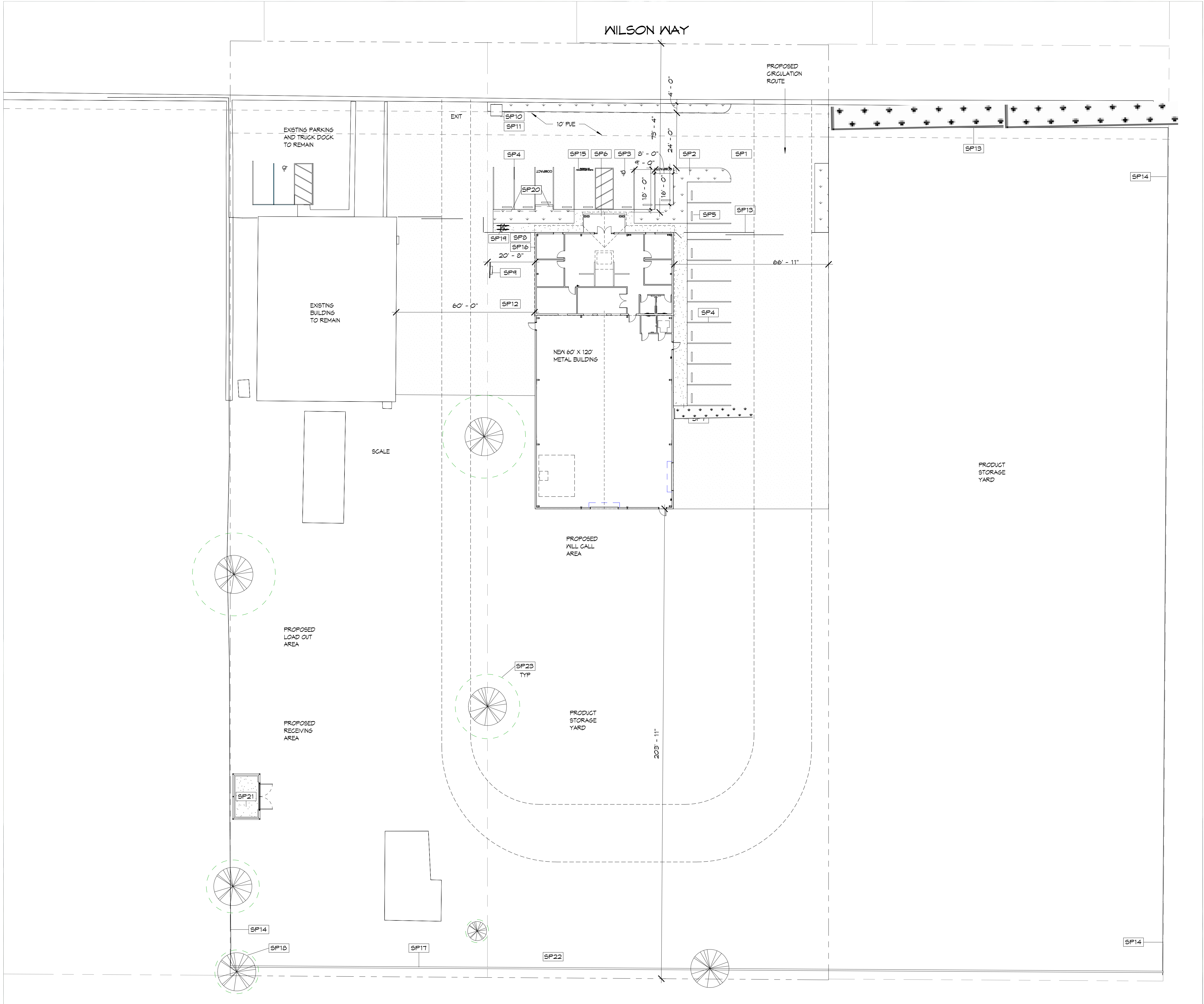
Direction	Land Use	Zoning
North	Industrial	I/LIF
South	Multifamily Residential	CMU
East	Industrial	I/LIF
West	Industrial	I/LIF

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

Applicable Laws, Codes & Ordinances:

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

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



1 SITE PLAN
1" = 20'-0"

SITE PLAN LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT, REFER TO CIVIL
	FENCE
	CONCRETE WALK, REFER TO CIVIL
	AC PAVING, REFER TO CIVIL
	LANDSCAPE BED, REFER TO LANDSCAPE

KEYNOTES

SP1	REFER TO CIVIL FOR AC PAVING AND CONCRETE VALLEY GUTTER EXTENTS
SP2	INSTALL ACCESSIBLE SITE WARNING SIGN PER DETAIL 2/T.O.2
SP3	DESIGNATED VAN ACCESSIBLE PARKING STALL PER DETAIL 5/T.O.2 WITH SIGN PER DETAIL 3/T.O.2
SP4	PARKING AREA TO BE PAINTED WITH 4" WIDE PAINTED PARKING STRIPING, (2) COATS, COLOR: HIGHWAY WHITE. LABEL COMPACT SPACES AS INDICATED ON SITE PLAN.
SP5	(N) CONCRETE WHEELSTOPS
SP6	4' WIDE (MIN.) CLEAR ACCESSIBLE PATH OF TRAVEL TO ENTRANCE DOOR
SP7	(N) CONCRETE FLATWORK BETWEEN BUILDING & PARKING SPACES, REFER TO CIVIL. SLOPES AND CLEARANCES SHALL COMPLY WITH ACCESSIBLE WALK REG. PER DETAIL 1/T.O.2.
SP8	NEW GAS LINE AND METER FOR FUTURE USE AS NEEDED, REFER TO CIVIL.
SP9	(E) MAIN ELECTRICAL, REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION
SP10	(E) TRANSFORMER AND BOLLARDS TO REMAIN
SP11	NEW WATER LINE POINT OF CONNECTION, REFER TO CIVIL AND PLUMBING FOR ADDITIONAL INFORMATION
SP12	(N) CONDENSING UNIT, SEE MECH. DWGS.
SP13	NEW 6' TALL BLACK TUBULAR STEEL FENCE WITH ROLLING GATES AND MAIN GATE WHERE INDICATED ON SITE PLAN.
SP14	(E) PERIMETER FENCE TO REMAIN
SP15	(N) CLEAN AIR/VANPOOL/EV PARKING SPACE, REFER TO GREEN BUILDING CODE 5.106.5 FOR RACEWAY AND PANEL REQUIREMENTS
SP16	NEW IRRIGATION CONTROL, REFER TO LANDSCAPE AND ELECTRICAL FOR ADDITIONAL INFORMATION
SP17	NEW 6' TALL MASONRY OR CONCRETE WALL (APPROXIMATELY 400')
SP18	EXISTING OAK TREE IN FAIR/POOR CONDITION TO BE DEMOLISHED
SP19	NEW HOOP STYLE BIKERACK
SP20	LINE OF VEHICLE OVERHANG OVER LANDSCAPE PLANTER
SP21	NEW 20'X12X6' CMU TRASH ENCLOSURE WITH METAL GATES, COVERED
SP22	INFILL EXISTING LANDSCAPING ALONG SOUTH PROPERTY LINE WITH NEW TREES AND SHRUBS TO MEET INTERIM ZONING CODE REQUIREMENTS
SP23	PROVIDE TREE PROTECTION ZONE DURING CONSTRUCTION PER ARBORIST REPORT

SITE PLAN GENERAL NOTES

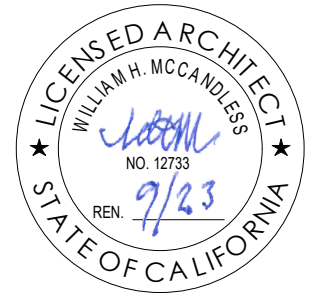
1. PROVIDE 48" MINIMUM ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE TO MAIN ENTRANCE.
2. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
3. CONTRACTOR TO PROVIDE TRENCHING AS REQUIRED FOR SITE UTILITIES.
4. SEE COVER SHEET T.O.1 FOR PARKING REQUIREMENTS.

REVISIONS		
#	Date	Description

PROJECT FOR:
D & L SUPPLY
1244 WILSON WAY

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
425 1/2 FIRST STREET, SUITE 204
WOODLAND, CA 95695
www.mccandlessarch.com

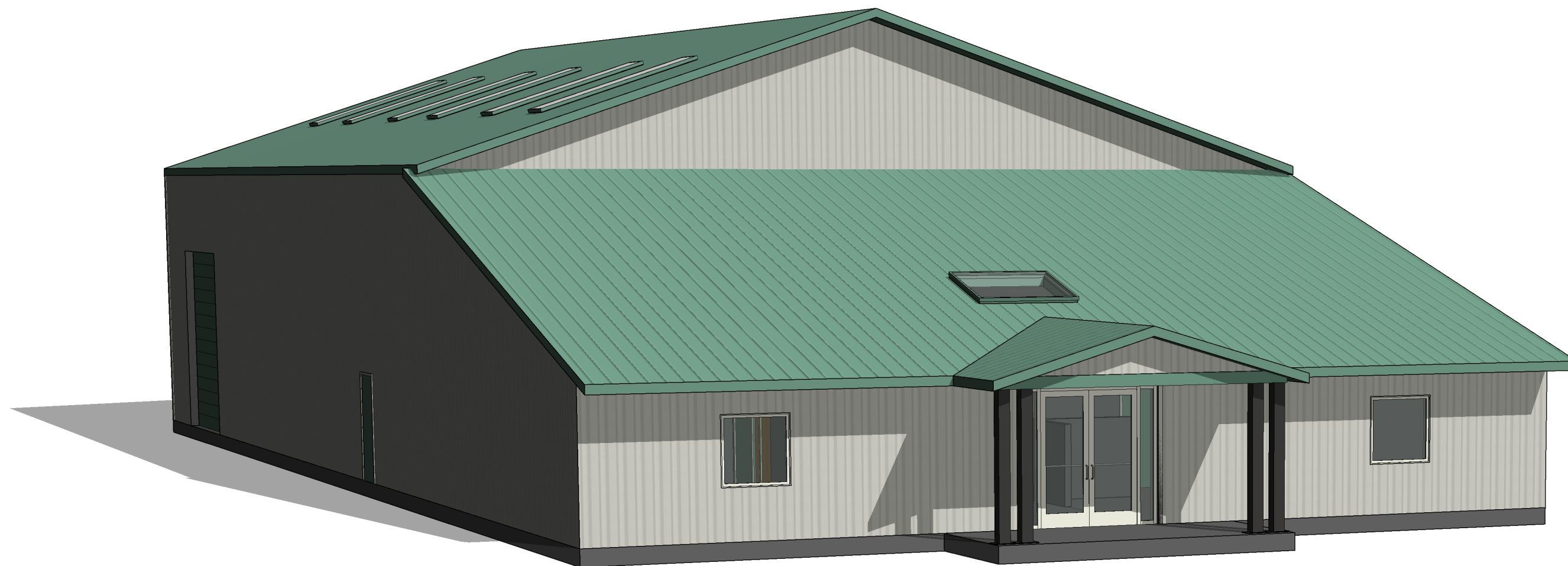
PH ▲ (530) 662-9146



SITE PLAN
PERMIT SET

DRAWN	Author
CHECKED	Checker
DATE	01/20/21
SCALE	As indicated
JOB #	19-206
SHEET	

A1.1



① PERSPECTIVE



MCCANDLESS & ASSOCIATES ARCHITECTS, INC.

428 1/2 FIRST STREET
WOODLAND ▲ CA 95695
www.mccandlessarch.com

PH ▲ (530) 662-9146

D & L SUPPLY

1244 WILSON WAY

12/07/21

19-206