



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

January 19, 2023
6:30 PM

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

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. STAFF AND COMMISSIONER COMMENTS

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of November 17, 2022

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive, approve and adopt Planning Commission Meeting Minutes of November 17, 2022.

H. PUBLIC HEARING

2. SUBJECT: Tentative Parcel Map No. 5236

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 23-01 in support of Tentative Parcel Map No. 5236 for the division of property located at (APN 027-450-095) into two separate parcels consisting of 2.857 acres and 2.854 acres respectively in the City Industrial with Light Industrial Flex Overlay (LIO) Zone District.

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: January 19, 2023
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of November 17, 2022

Recommendation for Action: Staff recommends that the Planning Commission receive, approve and adopt Planning Commission Meeting Minutes of November 17, 2022.

Prepared by: Debbie Flemmer, Administrative Supervisor

Reviewed by: Erika Bumgardner, Principal Planner

Attachments:

1. November 17, 2022 PC Meeting Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, November 17, 2022

6:30 PM

A. CALL TO ORDER

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

Staff Present: Erika Bumgardner, Principal Planner, Cindy Norris, Principal Planner; and Megan Meier, Associate Planner

B. ROLL CALL

Planning Commission Members Present: Planning Commission Members Harris, Holt, Lopez, Hurst, Smith, McLaughlin, Chairperson Lizarraga

Absent: None

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Planning Commission Member McLaughlin.

D. STAFF AND COMMISSIONER COMMENTS

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Verbal updates provided by Planning Commission Members/Planning Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/ Planning Staff.

F. COMMUNICATIONS FROM THE PUBLIC

This is an opportunity for the public to speak to the Planning Commission on any item other than those listed on this agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Chair may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered. The option to submit a public comment via voicemail is no longer available. Written Public Comments Members of the public are welcome to submit written comments prior to the meeting. Comments should be submitted by email to planningcommissionmeetings@cityofwoodland.org. Written Comments received at least two (2) hours prior to the scheduled start time of the Planning Commission meeting will be provided to the Commissioners and posted to the City website as part of the official record of the meeting but will not be read into the record. Written Comments received within two (2) hours of the scheduled start time of the Planning Commission meeting and during the meeting will be provided to the Commissioners the day following the Commission meeting. If you are submitting written comments on a particular item on the agenda, please identify the agenda item number and letter. If you are submitting written comments on an item not listed on the agenda, please identify your e-mail/comment as a General Public Comment. Note: Public comments at special meetings are limited to items on the agenda only.

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

1. SUBJECT Accessory Dwelling Unit Ordinance Update

RECOMMENDATION FOR ACTION Staff recommends that the Planning Commission receive the Staff Report; 2. Conduct a public hearing; and 3. Adopt Planning Commission Resolution No. PC22 -08, recommending that City Council

a. Adopt an ordinance of the City of Woodland amending Section 17.104.010 of Chapter 17 of the Municipal Code relating to accessory dwelling units and junior accessory dwelling units, and determining the ordinance to be exempt

from CEQA; and

b. Consider the first reading of an ordinance of the City of Woodland, amending Section 17.104.010 of Chapter 17 of the Municipal Code relating to accessory dwelling units and junior accessory dwelling units, and determining the ordinance to be exempt from CEQA.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried unanimously on a roll call vote of 7-0; to receive the Staff Report; and Conduct a public hearing; and Adopt Planning Commission Resolution No. PC22 -08, recommending that City Council approve Accessory Dwelling Unit Ordinance Update

Ayes: Planning Commission Members Harris, Holt, Lopez, Hurst, Smith, McLaughlin, and Vice-Chairperson Marco Lizzarraga

Noes: None

Absent: None

I. BUSINESS ITEMS

2. SUBJECT Historical Preservation Overview

RECOMMENDATION FOR ACTION Staff recommends that the Planning Commission receive the informational Item regarding the transfer of duties from the Historical Preservation Commission to the Planning Commission.

On a motion by Planning Commission Member Chris Holt, seconded by Planning Commission Member Fred Lopez and carried unanimously on a roll call vote of 7-0, to receive the informational Item regarding the transfer of duties from the Historical Preservation Commission to the Planning Commission.

Ayes: Planning Commission Members Harris, Holt, Lopez, Hurst, Smith, McLaughlin; and Vice-Chairperson Marco Lizarraga

Noes: None

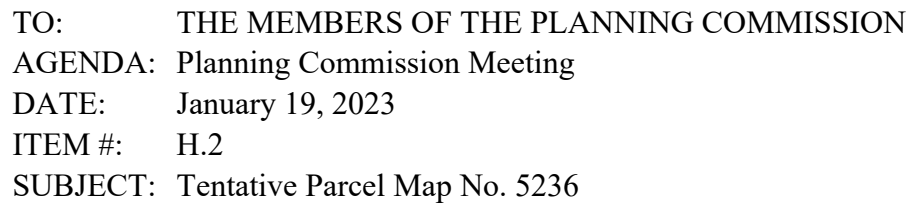
Absent: None

J. STAFF OR COMMISSIONER COMMENTS

Comments made by Planning Commission Members/ Planning Staff.

K. ADJOURNMENT

Meeting adjourned at 7:48 p.m.



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 shall reserve easements necessary for shared utilities and reciprocal access between parcels. Existing backflow devices will be inspected and brought up to City standards as needed prior to recording the parcel map.

The applicant has indicated that the map will allow for greater flexibility and asset management. The site currently supports a number of smaller local businesses, including a variety of light industrial, commercial, auto-related, and communications businesses.

Environmental Assessment Status:

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.

The proposed project is not deemed a covered project under the Yolo Habitat Conservancy's Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The proposed project may be subject to applicable HCP/NCCP Avoidance and Minimization Measures.

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.

Staff Analysis:

City of Woodland Subdivision Ordinance

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance.

City of Woodland Subdivision Ordinance, Section 16.12.020 – Subdivisions creating four or fewer parcels

A tentative map and a parcel map shall be required for all subdivisions creating four or fewer lots or parcels of four or fewer condominiums as defined in Section 783 of the Civil Code, and for community apartment projects containing four or fewer parcels or for the conversion of a dwelling to a stock cooperative containing four or fewer dwelling units.

Staff finds that the project as conditioned will meet the requirements provided in Section 16.12.020.

General Plan Consistency

The City's 2035 General Plan sets a vision for the City with detailed descriptions of the light industrial 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 Light Industrial Flex Overlay (IF), which provides for a mix of general, light, to custom industrial and manufacturing uses, including multi-tenant spaces with offices, contractor storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require controlled performance standards.

The proposed tentative map is consistent with the intent of the City’s General Plan Light Industrial Flex Overlay (IF) designation and is supported in the following General Plan Goals and Policies:

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.

Zoning Consistency

Land Use

The zoning designation for the site is Industrial with Light Industrial Flex overlay (I/LIO), which provides development standards for properties located with this base zoning and overlay. The I/LIO zone is intended to provide for a mix of limited and artisan/small-scale manufacturing uses, including multi-tenant spaces with offices, contractor’s storage, agricultural processing, food producers, industrial technology, and other sensitive processing uses that require performance standards.

The existing uses on the proposed two-lot commercial parcel map are consistent with allowed uses under the City Zoning Ordinance. The site currently supports a number of smaller local businesses with auto repair, bulk scale drycleaning, and construction contractor land uses. Tentative Parcel Maps require Planning Commission review and approval.

Development Standards

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 commercial development including lot coverage, floor area ratio and building setback requirements, as follows:

	Proposed Parcel 1	Proposed Parcel 2	Required in Industrial with Light Industrial Flex Overlay Zone	Meets Requirements?
Setbacks				
Front	119.9 feet	59.9 feet	Min 15 feet	Yes
Side – street	N/A	N/A	Min 5 feet – Max 15 feet	N/A
Side - interior	46.2 feet / 48.6 feet	46.1 feet/ 48.3 feet	0 feet	Yes
Rear	59.6 feet	119.6 feet	0 feet	Yes
Lot Coverage	31%	31%	70%	Yes
Floor Area Ratio	.31	.31	Up to 0.8	Yes

Yolo Habitat Conservation Plan/ Natural Community Conservation Plan

The proposed two-lot Industrial Parcel Map is not a covered project under the Yolo Habitat Conservation Plan and Natural Communities Conservation Plan.

Flood

This project is located within a special flood hazard area, AE, subject to flooding because of a 1% annual chance of flooding. A 1% annual chance flood (100 year flood), also known as the base flood, is a flood that has a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the water-surface elevation of the 1% annual chance of flood. In the AE zone, base flood elevations are determined. Any future development shall meet all City and FEMA requirements, including any applicable flood elevation certification requirements.

Public Notification:

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

Two methods of public notice were used:

- A 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

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.

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 City Council 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 Council 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 23-01 in support of Tentative Parcel Map No. 5236 for the division of property located at (APN 027-450-095) into two separate parcels consisting of 2.857 acres and 2.854 acres respectively in the City Industrial with Light Industrial Flex Overlay (LIO) Zone District.

Prepared by: Anna Canales, Assistant Planner

Reviewed by: Erika Bumgardner, Principal Planner

Attachments:

1. Planning Commission Resolution and Conditions
2. Tentative Parcel Map 5236
3. Project Information Sheet

RESOLUTION NO. PC 23 - 01

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5236
LOCATED AT 1462-1464 TANFORAN AVENUE**

(APN 027-450-095)

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on January 19, 2023 to review and consider a request for Tentative Parcel Map No. 5236, to divide a single existing parcel with a cumulative size of 5.71 acres into 2 parcels, of 2.857 acres and 2.854 acres, as shown in **Exhibit A**. The property is located at 1462-1464 Tanforan Avenue (APN 027-450-095); 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 10 days prior to the meeting date; 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 a commercial 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. 5236 at 1462-1464 Tanforan Avenue:

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-22-00043 for Tentative Parcel Map No. 5236 (**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 meeting on the 19th day of January 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco C. Lizarraga, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary

Exhibit A – Tentative Parcel Map No. 5236

Exhibit B – Conditions of Approval

Exhibit A

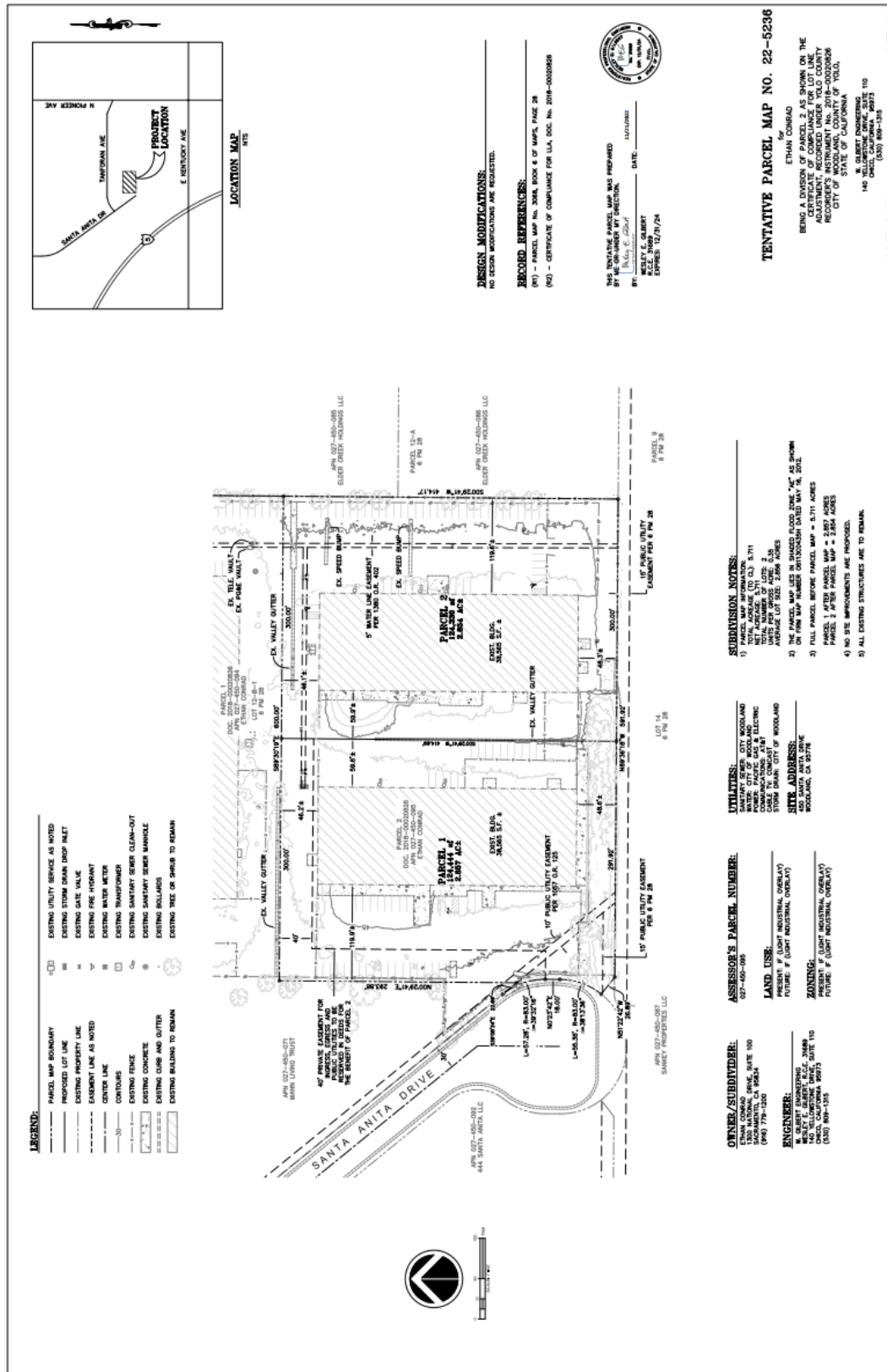


Exhibit B
Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the January 19, 2023 Planning Commission meeting to approve Parcel Map No. 5236 to divide the existing 5.71 acre parcel located at 1462-1464 Tanforan Avenue into two separate parcels, Parcel 1 of 2.857 acres and Parcel 2 of 2.854 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5236 dated November 17, 2022, 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. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. 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.
6. 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.
7. 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.
8. 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.

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

9. The project applicant shall comply with the Yolo HCP/NCCP Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5236 as follows:

- a. **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

- b. **AMM 18, Minimize Take and Adverse Effects on Western Burrowing Owl.** Applicant will implement AMM 18 by retaining a qualified biologist to conduct a survey in suitable burrowing owl habitat within 500-feet of the project boundary. The survey will be conducted according to the CDFG 2012 burrowing owl guidelines. If an active burrowing owl burrow is found, no-disturbance buffers will be established and maintained around the active burrow according to the 2012 CDFG guidelines.

DEVELOPMENT SERVICES ENGINEERING

Tentative Map Conditions

10. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
11. 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.

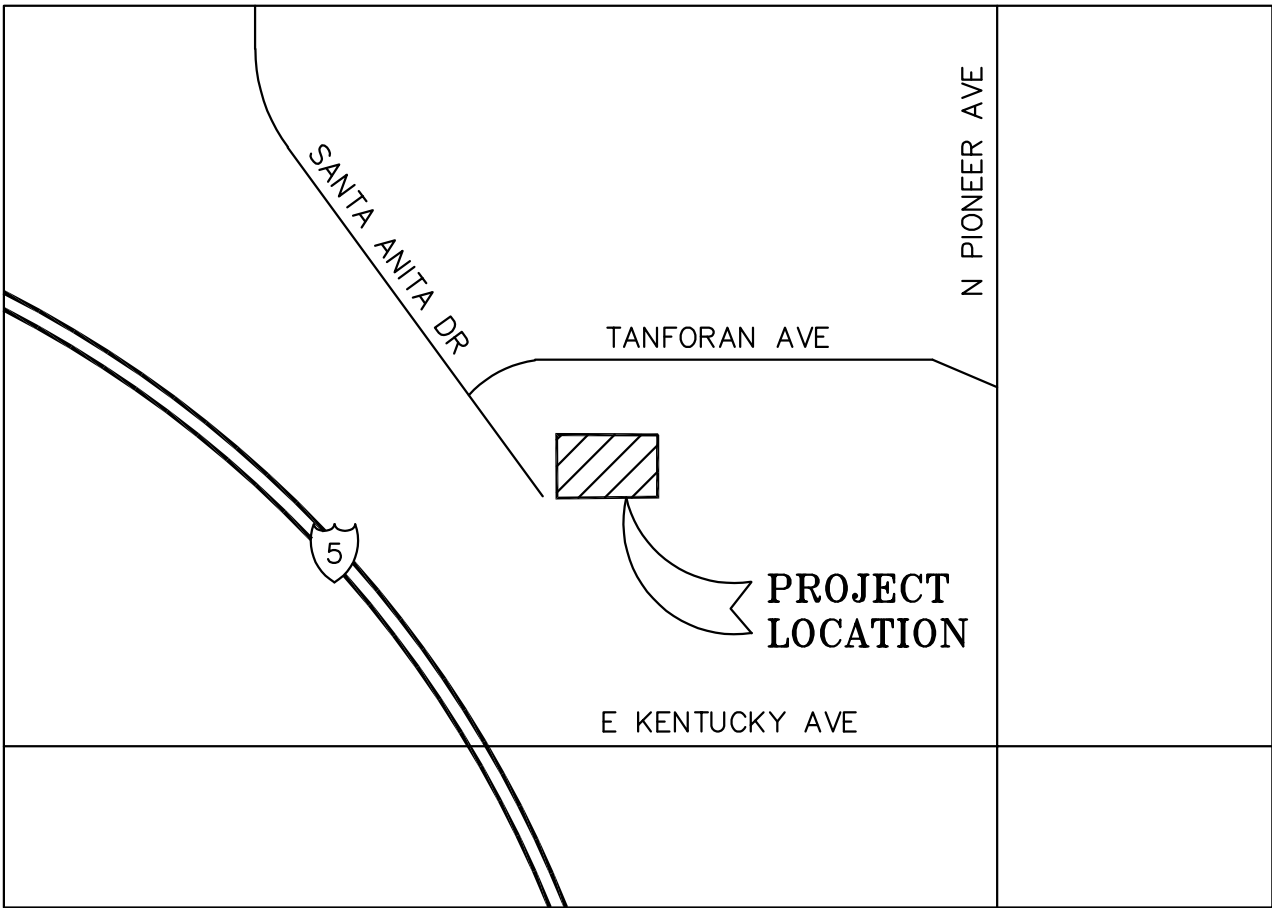
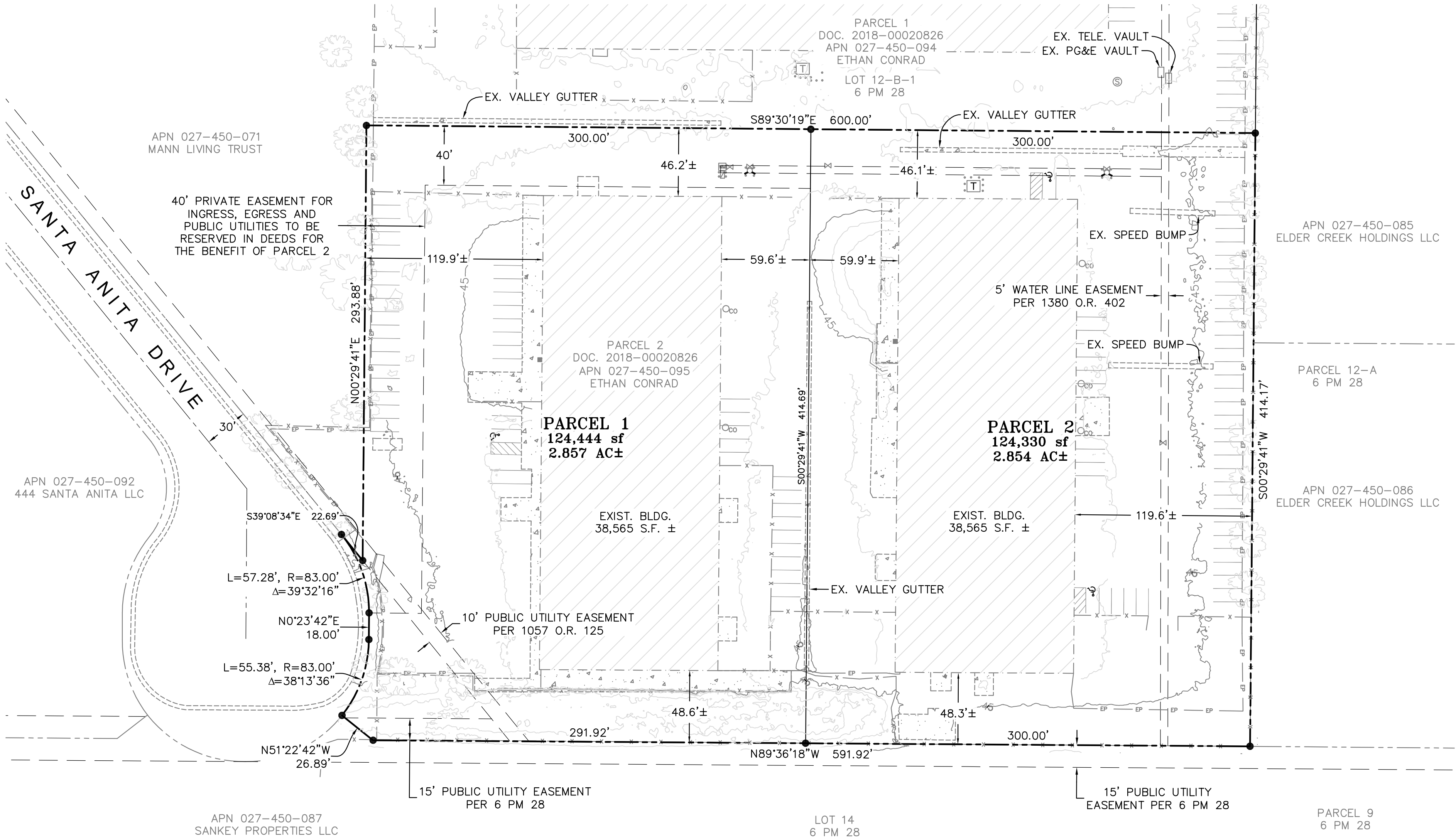
12. The final map shall dedicate adequate easements necessary for shared utilities and reciprocal access between parcels in the form of:
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land; or
 - b. Prior to approval of the final map the applicant 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.”
13. The map shows an existing 5’ water easement, but how is sewer served to each building?
14. Utility easements shall allow for City maintenance of water meters.
15. Final map shall tie into two City control network monuments in accordance with the City’s electronic submission ordinance
16. Backflow devices shall be inspected and brought up to City standards as needed prior to recording parcel map.

FIRE

17. Applicant shall readdress Parcel 1 and 2 to Santa Anita Drive, in the event of a fire, response teams will access the property in the most direct way possible.
18. Any future manual gates securing fire department access shall be a minimum of 20 feet and shall be of swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Manual gates shall have a Knox padlock for emergency access. Electric gates shall be equipped with a Knox entrance system.

LEGEND:

---	PARCEL MAP BOUNDARY	□	EXISTING UTILITY SERVICE AS NOTED
---	PROPOSED LOT LINE	■	EXISTING STORM DRAIN DROP INLET
---	EXISTING PROPERTY LINE	⌵	EXISTING GATE VALVE
---	EASEMENT LINE AS NOTED	⌵	EXISTING FIRE HYDRANT
---	CENTER LINE	■	EXISTING WATER METER
---	CONTOURS	⌵	EXISTING TRANSFORMER
-x-x-	EXISTING FENCE	○	EXISTING SANITARY SEWER CLEAN-OUT
▨	EXISTING CONCRETE	⊙	EXISTING SANITARY SEWER MANHOLE
=====	EXISTING CURB AND GUTTER	•	EXISTING BOLLARDS
▨	EXISTING BUILDING TO REMAIN	⊙	EXISTING TREE OR SHRUB TO REMAIN



LOCATION MAP
NTS

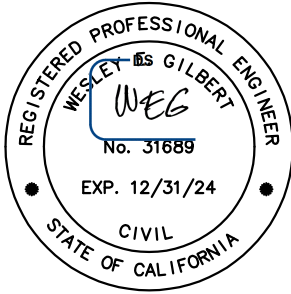
DESIGN MODIFICATIONS:

NO DESIGN MODIFICATIONS ARE REQUESTED.

RECORD REFERENCES:

- (R1) – PARCEL MAP No. 3068, BOOK 6 OF MAPS, PAGE 28
(R2) – CERTIFICATE OF COMPLIANCE FOR LLA, DOC. No. 2018–00020826

THIS TENTATIVE PARCEL MAP WAS PREPARED
BY ME OR UNDER MY DIRECTION.
BY: Wesley E. Gilbert DATE: 11/21/2022
WESLEY E. GILBERT
R.C.E. 31689
EXPIRES: 12/31/24



OWNER/SUBDIVIDER:

ETHAN CONRAD
1300 NATIONAL DRIVE, SUITE 100
SACRAMENTO, CA 95834
(916) 779–1200

ENGINEER:

W. GILBERT ENGINEERING
WESLEY E. GILBERT, R.C.E. 31689
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809–1315

ASSESSOR’S PARCEL NUMBER:

027–450–095

LAND USE:

PRESENT: IF (LIGHT INDUSTRIAL OVERLAY)
FUTURE: IF (LIGHT INDUSTRIAL OVERLAY)

ZONING:

PRESENT: IF (LIGHT INDUSTRIAL OVERLAY)
FUTURE: IF (LIGHT INDUSTRIAL OVERLAY)

UTILITIES:

SANITARY SEWER: CITY WOODLAND
WATER: CITY OF WOODLAND
POWER: PACIFIC GAS & ELECTRIC
COMMUNICATIONS: AT&T
CABLE TV: COMCAST
STORM DRAIN: CITY OF WOODLAND

SITE ADDRESS:

450 SANTA ANITA DRIVE
WOODLAND, CA 95776

SUBDIVISION NOTES:

- 1) PARCEL MAP INFORMATION:
TOTAL ACREAGE (TO CL): 5.711
NET ACREAGE: 5.711
TOTAL NUMBER OF LOTS: 2
UNITS PER GROSS ACRE: 0.35
AVERAGE LOT SIZE: 2.856 ACRES
- 2) THE PARCEL MAP LIES IN SHADED FLOOD ZONE "AE" AS SHOWN
ON FIRM MAP NUMBER 06113C0435H DATED MAY 16, 2012.
- 3) FULL PARCEL BEFORE PARCEL MAP = 5.711 ACRES

PARCEL 1 AFTER PARCEL MAP = 2.857 ACRES
PARCEL 2 AFTER PARCEL MAP = 2.854 ACRES
- 4) NO SITE IMPROVEMENTS ARE PROPOSED.
- 5) ALL EXISTING STRUCTURES ARE TO REMAIN.

TENTATIVE PARCEL MAP NO. 22–5236

for
ETHAN CONRAD

BEING A DIVISION OF PARCEL 2 AS SHOWN ON THE
CERTIFICATE OF COMPLIANCE FOR LOT LINE
ADJUSTMENT, RECORDED UNDER YOLO COUNTY
RECORDER’S INSTRUMENT No. 2018–00020826
CITY OF WOODLAND, COUNTY OF YOLO,
STATE OF CALIFORNIA

W. GILBERT ENGINEERING
140 YELLOWSTONE DRIVE, SUITE 110
CHICO, CALIFORNIA 95973
(530) 809–1315

NOVEMBER 17, 2022

SHEET 1 OF 1

PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5236 – 1462-1464 Tanforan Avenue: Project applicant, Whyatt Nixon, has submitted Planning Application PLNG-22-00043 for a proposed two-lot tentative parcel map located at 1462-1464 Tanforan Avenue (APN: 027-450-095) within the City Industrial with Light Industrial Flex Overlay zone district and designated for Industrial land use under the City 2035 General Plan. The proposal consists of a request to divide an existing 5.71 acre parcel into two separate parcels of 2.857 acres (Parcel 1) and 2.854 acres (Parcel 2). The project site is located north of East Kentucky Avenue, south of Tanforan Avenue, east of Santa Anita Drive, and west of North Pioneer Avenue. The existing light industrial parcel is currently developed with two 38,565 square industrial buildings including on-site parking, sewer and water utility connections.

Location: 1462-1464 Tanforan Avenue

Applicant/Owner: Whyatt Nixon, W. Gilbert Engineering / Ethan Conrad

Environmental Report: Categorical Exemption.

APN: 027-450-095

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – January 19, 2023

General Plan Designation: Industrial

Existing Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Industrial Park land uses	Industrial/ Light Industrial Flex Overlay
South	Light Industrial Manufacturing and Warehousing	Industrial/Light Industrial Flex Overlay
East	Metal Sales and Fabrication Business	Industrial/Light Industrial Flex Overlay
West	Vacant/Vegetated Light Industrial Lot	Industrial/Light Industrial Flex Overlay

Flood Zone: The flood map for the project site is number 06113C0435H, effective on 05/16/2012

Street Access: Tanforan Avenue and Santa Anita Drive