City of Woodland

Meeting Agenda

Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

June 5, 2025
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 March 20, 2025

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of March 20, 2025.

H. PUBLIC HEARING

2. SUBJECT: Heaton/Bullseye Tentative Parcel Map No. 5264

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 25-06 in support of Tentative Parcel Map No. 5264 for the division of property located at the southeast corner of Highway 113 and County Road 25A (three existing parcels, APNs 041-020-030, -031, and -042) into six (6) parcels consisting of approximately 5.70, 15.27, 5.92, 7.40, 5.96, and 22.18 acres and two (2) remainder parcels consisting of approximately 41.66 and 123.68 acres respectively, in the Woodland Research and Technology Park Specific Plan area, Research and Technology Park / Research Flex Overlay (RTP/RFO) and Highway Commercial (HC) zoning districts.

3. SUBJECT: Ordinance Amending Woodland Municipal Code Sections 17.84.380 and 16.90 related to Two-Unit projects and Urban Lot Splits

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) hold a public hearing to receive testimony regarding a proposed ordinance amending City of Woodland Municipal Code sections 17.84.380 and 16.90 related to two-unit projects and urban lot splits, (2) find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act("CEQA") under Public Resources Code section 21080.17, and (3) adopt Planning Commission Resolution No. PC25-07 recommending that the City Council adopt the proposed ordinance that is attached as Attachment 2.

I. BUSINESS ITEMS

4. SUBJECT: FY2025 - FY2026 Capital Improvement Plan

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:
1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for FY2025 - FY2026, and
2.) Make a finding that the Proposed CIP for FY2025 - FY2026 conforms with the 2035 General Plan.

5. SUBJECT: 2025 Heritage Home and Historic Preservation Award Nominations

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review and confirm Heritage Home and Historic Preservation Award nominations for the 2025 awards cycle.

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
DATE:	June 5, 2025
ITEM #:	G.1
SUBJECT:	Planning Commission Meeting Minutes of March 20, 2025

SUBJECT: Planning Commission Meeting Minutes of March 20, 2025

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of March 20, 2025.

Attachments:

1. March 20, 2025 Planning Commission Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Planning Commission –

Thursday, March 20, 2025

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:31pm

B. ROLL CALL

Planning Commission Members Present: Harris, Ch. Lizarraga arrived at 6:43pm, VCH. Lopez, Murphy, Ortiz, Roberts, Smith

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Harris

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 January 16, 2025

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of January 16, 2025.

On a motion by Commissioner Smith, seconded by Commissioner Harris, Planning Commission Members voted to approve the Planning Commission Meeting Minutes of January 16, 2025.

Ayes: Harris, Lopez, Murphy, Ortiz, Roberts, Smith

Noes: None

Absent: Lizarraga

H. PUBLIC HEARING

2. SUBJECT: Tentative Parcel Map No. 5258

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 25-02 in support of Tentative Parcel Map No. PC 25-02 in support of Tentative Parcel Map No. 5258 for the division of property located at (APN 063-103-026) into two separate parcels consisting of Parcel-1 at 22.140 acres and Parcel-2 at 7.938 acres, respectively, in the City Industrial with Industrial Flex (IF) zone district.

On a motion by Commissioner Smith, seconded by Commissioner Harris, Planning Commission Members voted to approve Tentative Parcel Map No. 5258.

Ayes: Harris, Lizarraga, Lopez, Murphy, Ortiz, Roberts, Smith

Noes: None

Absent: None

3. SUBJECT: Tentative Parcel Map No. 5262

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 25-03 in support of Tentative Parcel Map No. 5262 for the division of property located at 525, 531, and 537 Johnston Street (APN: 066-022-018) into two separate parcels consisting of 0.127 acres and 0.226 acres in the Residential Low Density (R-L) Zone.

On a motion by Commissioner Smith, seconded by Commissioner Ortiz, Planning Commission Members voted to approve Tentative Parcel Map No. 5262.

Ayes: Harris, Lizarraga, Lopez, Murphy, Ortiz, Roberts, Smith

Noes: None

Absent: None

4. SUBJECT: Subdivision Ordinance Updates (SB 684 and SB 1123)

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) hold a public hearing to receive testimony regarding the Subdivision Ordinance Updates, (2) find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17, and (3) adopt Planning Commission Resolution No. PC 25-04 recommending that the City Council adopt the proposed ordinance that is attached as Attachment 2.

On a motion by Commissioner Smith, seconded by Commissioner Roberts, Planning Commission Members voted to approve Subdivision Ordinance Updates (SB 684 and SB 1123).

Ayes: Harris, Lizarraga, Lopez, Murphy, Ortiz, Roberts, Smith

Noes: None

Absent: None

I. BUSINESS ITEMS

5. SUBJECT: Heritage Home and Historic Preservation Award Selection Guidelines

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and provide comments on the updated Heritage Home Award and Historic Preservation Award Selection Guidelines and the 2025 Heritage Home and Historic Preservation Awards nomination window.

Staff presented, and the Commission received an update to the Heritage Home & Historic Preservation Award criteria for nomination and selection, and the timeline of this year's (2025) events.

6. SUBJECT: Election of Officers for Chair and Vice-Chair of the Planning Commission

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: (1) hold elections; and (2) select and vote among current membership, the appointments of Chair and Vice-Chair of the Planning Commission.

On a motion by Commissioner Smith, Commissioner Murphy was elected unanimously to serve as Planning Commission Chair.

Ayes: Harris, Lizarraga, Lopez, Murphy, Ortiz, Roberts, Smith

Noes: None

Absent: None

Commissioner Lizarraga nominated Commissioner Harris for Vice Chair, which Harris declined. Commissioner Lizarraga then nominated Commissioner Ortiz for Vice Chair. Ortiz accepts and is elected by unanimous vote of the Planning Commission.

Ayes: Harris, Lizarraga, Lopez, Murphy, Ortiz, Roberts, Smith

Noes: None

Absent: None

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

Meeting adjourned at 7:50pm

TO:	THE MEMBERS OF THE PLANNING COMMISSION
AGENDA:	Planning Commission
DATE:	June 5, 2025
ITEM #:	H.2
SUBJECT:	Heaton/Bullseye Tentative Parcel Map No. 5264

Recommendation for Action: Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 25-06 in support of Tentative Parcel Map No. 5264 for the division of property located at the southeast corner of Highway 113 and County Road 25A (three existing parcels, APNs 041-020-030, -031, and -042) into six (6) parcels consisting of approximately 5.70, 15.27, 5.92, 7.40, 5.96, and 22.18 acres and two (2) remainder parcels consisting of approximately 41.66 and 123.68 acres respectively, in the Woodland Research and Technology Park Specific Plan area, Research and Technology Park / Research Flex Overlay (RTP/RFO) and Highway Commercial (HC) zoning districts.

Staff Contact:
Erika Bumgardner, Deputy Community Development Director, (530) 661-5886, erika.bumgardner@cityofwoodland.gov

Background:
On September 5, 2023, the Woodland City Council adopted the Woodland Research and Technology Park (WRTP) Specific Plan. The Specific Plan proposes a mix of uses, including business/technology park, office, retail and housing of varying densities, providing a long-term economic base for Woodland's future generations and new housing opportunities. The Research and Technology Park will accommodate office, research and light industrial "flex" space for a variety of users in a range of sizes and scales. The North Campus, located north of CR25A, serves as the core business hub for both established and large-scale companies as well as enterprising start-ups and incubator spaces. The South Campus, located south of CR25A, will carry forward this collaborative environment while offering additional opportunities for light manufacturing/industrial flex space and immediate proximity to real-time, field research sites. General Plan Land Use Policy 2.L.2 directs the development of SP-1A as a mixed-residential district anchored by a research and technology business park in the South Gateway area at County Road 25A and SR 113. Policy 2.L.2 further specifies that the highest intensity development shall be concentrated "*within and in close proximity to the business park area, with lower density, largely residential uses to the north*."

Following adoption of the WRTP Specific Plan, the approximately 350-acre plan area was then annexed into the Woodland city limits in April 2025. The new city boundary south of County Road 25A (CR 25A), which now coincides with the city's Urban Limit Line (ULL), bifurcates two of the three existing parcels located in the plan area south of CR 25A. The proposed Tentative Parcel Map subdivides these two properties so that there are separate parcels in the City and in Yolo County. The map also creates additional smaller parcels within the city boundary, south of CR25A, enabling more shovel-ready future development opportunities.

Discussion:
Project applicants Bullseye Land Company, LLC, and Anne Elizabeth Beeman, and Thomas Heaton and Olga Chengaeva, seek approval of Tentative Parcel Map No. 5264 to subdivide three existing parcels, totaling 227.77 acres (62.43 acres within Woodland city limits), into six parcels ranging from 5.70 to 22.18 acres. Two Remainder parcels consisting of 41.66 acres and 123.68 acres as shown in Attachment 3, will remain under County jurisdiction. Future development of Parcels 1 through 6 will

adhere to the development standards, guidelines, and regulations outlined in the WRTP Specific Plan, associated Development Agreements, the WRTP Specific Plan EIR's Mitigation, Monitoring and Reporting Program (MMRP), and the Conditions of Approval detailed in Attachment 2.

This map, a follow-on to the adoption of the Specific Plan, serves primarily to separate the portions of two existing parcels currently divided by the new city boundary, ensuring the County portions are distinct from the City. No development is proposed with this map approval. Prior to the recording of final map(s) and/or building permit issuance, certain improvements must be completed as outlined in the conditions of approval (Attachment 2), including roadway improvements south of CR25A which will provide access to each parcel prior to site development.

Environmental Review

On September 5, 2023, the City Council certified the Woodland Research and Technology Park (WRTP) Specific Plan Environmental Impact Report (State Clearinghouse #2017062042; Resolution No. 8147). Section 65457(a) of the California Government Code and Regulations Section 15182 and 15183 of Title 14 of the California Code of Regulations (pertaining to the California Environmental Quality Act ("CEQA")) provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Moreover, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site. The EIR certified for this project has been written to qualify all future residential projects for these exemptions, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures outlined in the EIR. Non-residential projects may also rely upon the EIR assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures. The EIR for the WRTP Specific Plan was prepared to qualify all planned commercial and residential projects for this exemption, assuming they are consistent with the Specific Plan and that they fulfill all conditions and CEQA mitigations measures as applicable to the project.

- The proposed tentative parcel map is consistent with the goals and policies of the Specific Plan and all applicable laws and regulations.
- The proposed tentative parcel map is consistent with the overall intensity of land uses as provided for in the Specific Plan.
- The proposed tentative parcel map is consistent with the Specific Plan implementation strategy and availability of infrastructure to serve future development.
- The project will not degrade services and/or facilities beyond the capacities approved by the Specific Plan.
- The tentative parcel map is consistent with the project scope and impacts addressed in the Specific Plan EIR.

Therefore, pursuant to Section 15183 of the CEQA Guidelines, no additional CEQA clearance is required for the City to take action to approve this project.

Public Notification

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

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

Conclusion:
Staff recommends that the Planning Commission: (1) receive the staff report; (2) hold a public hearing; (3) adopt Planning Commission Resolution No. PC 25-06 in support of Tentative Parcel Map No. 5264 for the division of property located at the southeast corner of Highway 113 and County Road 25A (three existing parcels, APNs 041-020-030, -031, and -042) into six (6) parcels consisting of approximately 5.70, 15.27, 5.92, 7.40, 5.96, and 22.18 acres and two (2) remainder parcels consisting of approximately 41.66 and 123.68 acres respectively, in the Woodland Research and Technology Park Specific Plan area, Research and Technology Park / Research Flex Overlay (RTP/RFO) and Highway Commercial (HC) zoning districts.

Prepared by: Erika Bumgardner, Deputy Community Development Director

Attachments:
1. Reso
2. Conditions of Approval
3. Tentative Parcel Map No. 5264

RESOLUTION NO. PC 25 - 06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5264 LOCATED AT THE SOUTHEAST CORNER OF HWY 113 AND CR 25A

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on June 5, 2025 to review and consider a request for Tentative Parcel Map No. 5264, for the division of property located at the southeast corner of Highway 113 and County Road 25A (three existing parcels, APNs 041-020-030, -031, and -042) into six (6) parcels consisting of approximately 5.70, 15.27, 5.92, 7.40, 5.96, and 22.18 acres and two (2) remainder parcels consisting of approximately 41.66 and 123.68 acres respectively, in the Woodland Research and Technology Park Specific Plan area, Research and Technology Park / Research Flex Overlay (RTP/RFO) and Highway Commercial (HC) zoning districts, as shown in **Exhibit A**; 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, Woodland Research and Technology Park Specific Plan, and City of Woodland Subdivision Ordinance; and

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

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the City of Woodland Zoning Ordinance and Woodland Research and Technology Park Specific Plan and satisfies all minimum physical standards required under the City's Zoning Ordinance and Woodland Research and Technology Park Specific Plan for 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, On September 5, 2023, the City Council certified the Woodland Research and Technology Park (WRTP) Specific Plan Environmental Impact Report (State Clearinghouse

#2017062042; Resolution No. 8147). Section 65457(a) of the California Government Code and Regulations Section 15182 and 15183 of Title 14 of the California Code of Regulations (pertaining to the California Environmental Quality Act ("CEQA")) provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Moreover, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site. The EIR certified for this project has been written to qualify all future residential projects for these exemptions, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures outlined in the EIR. Non-residential projects may also rely upon the EIR assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures. The EIR for the WRTP Specific Plan was prepared to qualify all planned commercial and residential projects for this exemption, assuming they are consistent with the Specific Plan and that they fulfill all conditions and CEQA mitigations measures as applicable to the project; and

WHEREAS, pursuant to Section 15183 of the CEQA Guidelines, no additional CEQA clearance is required for the City to take action to approve this project; 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. 5264:

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-25-00030 for Tentative Parcel Map No. 5264 (**Exhibit A)**, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 5th day of June 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Greg Ortiz, Vice Chairperson

ATTEST:

_____

Erika Bumgardner, Deputy Community Development Director

Exhibit A – Tentative Parcel Map No. 5264
Exhibit B – Conditions of Approval

Exhibit A

[Insert Tentative Map]

Exhibit B

[Insert Conditions of Approval]

EXHIBIT A

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 5264

FINDINGS

1. On September 5, 2023, the City Council certified the Woodland Research and Technology Park (WRTP) Specific Plan Environmental Impact Report (State Clearinghouse #2017062042; Resolution No. 8147).

2. Section 65457(a) of the California Government Code and Regulations Section 15182 and 15183 of Title 14 of the California Code of Regulations (pertaining to the California Environmental Quality Act ("CEQA")) provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Moreover, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site. The EIR certified for this project has been written to qualify all future residential projects for these exemptions, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures outlined in the EIR. Non-residential projects may also rely upon the EIR assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures. The EIR for the WRTP Specific Plan was prepared to qualify all planned commercial and residential projects for this exemption, assuming they are consistent with the Specific Plan and that they fulfill all conditions and CEQA mitigations measures as applicable to the project.

3. The proposed tentative parcel map is consistent with the goals and policies of the Specific Plan and all applicable laws and regulations.

4. The proposed tentative parcel map is consistent with the overall intensity of land uses as provided for in the Specific Plan

5. The proposed tentative parcel map is consistent with the Specific Plan implementation strategy and availability of infrastructure to serve future development.

6. The project will not degrade services and/or facilities beyond the capacities approved by the Specific Plan.

7. The tentative parcel map is consistent with the project scope and impacts addressed in the Specific Plan EIR.

8. Therefore, pursuant to Section 15183 of the CEQA Guidelines, no additional CEQA clearance is required for the City to take action to approve this project.

PLANNING

1. The project is as described in the staff report prepared for the June 5, 2025, Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map No. 5264 dated May 23, 2025, except as modified by these conditions of approval, the terms outlined in Development Agreement No. 23-01 (Beeman South) and Development Agreement No. 23-03 (Heaton Development), and with any changes necessary to meet city codes and specifications.

2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

3. Secure approval and satisfy requirements of all agencies of jurisdiction.

4. Upon approval, the applicant will be required to submit a final parcel map or phased final maps. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.

5. 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.

6. 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.

7. **Land Use and Development Regulation**. Land use and development is subject to conformance with the permitted uses, performance standards, site development regulations, development standards and design guidelines as outlined in the Woodland Research and Technology Park Specific Plan. Where direction is not provided in this Specific Plan, the provisions of the Woodland Municipal Code (WMC) may be considered. The Community Development Director shall have the authority to determine the most appropriate zoning correlation between the Specific Plan and WMC where necessary. If an issue or situation arises that is not sufficiently provided for in the Specific Plan, those regulations of the Zoning Ordinance that are most applicable shall be used by the Community Development Director as guidelines to resolve unclear issues.

8. **Agricultural Mitigation.** Agricultural Mitigation consistent with the requirements and compliance measures outlined in Chapter 15.33 of the Woodland Municipal Code shall be completed.

9. **Right to Farm.** Prior to acceptance of final parcel map, owner shall record and present evidence of recordation of a Right to Farm Deed Restriction pursuant to WMC Chapter 9.52, Right to Farm. The Right to Farm Deed Restriction shall be included in all subsequent deeds and leases for the properties until such time as the properties are not located within 500 feet of agricultural land or agricultural operations as defined by WMC Chapter 9.52.

10. **Agricultural Interface.** Pursuant to Woodland General Plan Policy 7.C.5, a minimum 150-foot buffer is encouraged, where feasible, along the southern edge of the WRTP Specific Plan area, adjacent to agricultural lands along the urban limit. Uses within the buffer may include parking, streets, bike/pedestrian multi-use trails, shipping/receiving yards, and stormwater management uses/facilities. Additionally, uses consistent and compatible with agricultural uses, agricultural field research or similar, including a food and/or ag based business incubator consistent with Development Agreement provision 4.9, are permitted within the ag buffer.

11. **Climate Action Plan Consistency.** All future development projects shall provide a summary of incorporated conservation measures, consistent with the City's 2035 Climate Action Plan (CAP), adopted with the General Plan in 2017. For each CAP strategy and related "action" relevant to new development projects, the City will determine: (a) the project is consistent; (b) the project with conditions or when modified would be consistent; (c) the strategy is relevant for new development, but not the subject project; or (d) the project includes one or more replacement strategies that would be equally or more effective in reducing GHG emissions and such replacement strategy or strategies are not included in the CAP or required by any other regulation, standard, design criteria, or other existing requirement.
    a. All projects shall complete and submit the City's CAP Consistency Checklist for review and approval by the City prior to project approval. The CAP Consistency Checklist allows proposed development projects to demonstrate consistency with the CAP.
    b. Consistent with General Plan Policy 2.L.2, all projects shall strive to meet net zero energy consumption through the incorporation of conservation measures above Title 24 standards and shall, at minimum, demonstrate consistency with CalGreen Tier 1 standards.
    c. Additional GHG reductions strategies and sustainability measures shall be considered in major expansion projects and in the ongoing operations and use of all commercial and residential projects within the Plan Area including, but not limited to, Energy Conservation, Water Conservation/Quality and Low Water Landscape measures as outlined in Sustainability Guidelines Sections 3.5.3.B for commercial uses.

12. **CEQA Compliance.** Future development and/or site disturbance within the bounds of the proposed Tentative Parcel Map and future final map(s) is subject to the Environmental Mitigation Monitoring and Reporting Program (MMRP) as set forth in the Final Environmental Impact Report prepared for the Woodland Research and Technology Park Specific Plan, including but not limited to the following:

a. In accordance with AMM [Avoidance and Minimization Measure] 16 of the Yolo HCP/NCCP [Habitat Conservation Plan / Natural Community Conservation Plan], project proponent/s shall retain a qualified biologist to conduct species specific surveys and identify any nesting habitat present within 1,320 feet of the footprint of a proposed project, **prior to any ground disturbing activities** necessary to implement proposed development and infrastructure projects.

b. **Before any ground-disturbing activities**, project proponent/s shall identify and quantify (in acres) Swainson's hawk habitat (as defined in the Yolo County HCP/NCCP Appendix A, Covered Species Accounts [Yolo HCP/NCCP 2018]) in and within 1,320 feet of a project footprint. The project proponent/s shall submit the Yolo HCP/NCCP Application Form for non-member agency projects and Member Agency Reporting Form for member agency projects, as applicable, and will pay applicable fees to the Yolo Habitat Conservancy as specified in the appropriate form.

c. In accordance with AMM18 of the Yolo HCP/NCCP, project proponent/s shall retain a qualified biologist to conduct species-specific surveys within **30-days but no less than 14 days prior to any ground disturbing activities** necessary to implement proposed development and infrastructure projects , consistent with Appendix L of the Yolo HCP/NCCP, which follows CDFW guidelines. If burrowing owls are identified during the species-specific pre-project survey, the project proponent/s shall minimize activities that will affect occupied habitat, as follows. Occupied habitat is considered fully avoided if the project footprint does not impinge on a non-disturbance buffer around the suitable burrow. For occupied burrowing owl nest burrows, this non-disturbance buffer could range from 150 to 1,500 feet (Table 4-2 of the Yolo HCP/NCCP, Recommended Restricted Activity Dates and Setback Distances by Level of Disturbance for Burrowing Owls), depending on the time of year and the level of disturbance, based on current guidelines.

d. For any ground disturbance activity necessary to implement proposed development and infrastructure projects that would **occur during the nesting season (between February 1 and August 31),** the project applicant shall conduct a preconstruction survey. The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat for any protected bird species. The survey shall be timed to maximize the potential to detect nesting birds, and should be repeated within 10 days of the start of project related activity.

e. If future development would result in ground disturbance on the agricultural or roadside ditches, project proponent/s shall conduct a delineation of waters of the United States according to U.S. Army Corps of Engineers' methods, and to submit the completed delineation to the U.S. Army Corps of Engineers for jurisdictional determination.as needed to be compliant with applicable

standards in place at the time the development application is made. Applicant shall obtain all needed permits prior to project implementation, to abide by the conditions of the permits, including all mitigation requirements, and to implement all requirements of the permits in the timeframes required therein.

f. **Prior to ground-disturbing activities** necessary to implement proposed development and infrastructure projects, contractors shall receive cultural resource sensitivity training to identify potential archaeological resources and that all work should cease within 150 feet of prehistoric cultural resources that may be discovered during project implementation.

DEVELOPMENT ENGINEERING

General Information and Applicable Ordinances

1. Applicant shall prepare improvement plans for utility connections and all work within the public right-of-way as a condition of this map and/or the development agreement 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 final map or first building permit issuance (timing as stated per parcel), applicant shall obtain an encroachment permit and/or Improvement Agreement (IA) and post security determined necessary during the permit process. Work shall be completed under the encroachment permit or IA prior to certificate of occupancy, or at the discretion of the City Engineer, 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.

2. 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.

3. All public improvements required as a condition of development of the properties identified with this map shall be completed prior to certificate of occupancy, or at the discretion of the City Engineer.

4. If conditions for the project require Owner to construct improvements which are included in the WRTP Capital Improvement Plan (CIP) and are subject to reimbursement through the Research and Technology Infrastructure Fee program (the "RTIF") as determined by the City Engineer, Owner may request to enter into an RTIF Reimbursement Agreement to be drafted by the City. Reimbursement Agreement shall be executed prior to final map approval. As stated in the Development Agreements, improvements determined to be for interim development purposes shall not be eligible for reimbursement through the RTIF.

5. If conditions for the project require Owner to construct permanent improvements which benefit parties other than Owner and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

6. Final approval for onsite grading and utilities will be reviewed through the building permit plans. The offsite improvements (including utility connections, roadway & frontage improvements, and signing & striping) will be reviewed through the encroachment permit and public improvement plan review process.

7. 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.

8. Development is subject to the City's Storm Water Quality Control Ordinance. Each parcel, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures.

   Development shall include low impact development standards to reduce storm drain run off. Applicant shall submit a plan to reduce 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 methods as described in the WRTP Stormwater Management Technical Memorandum, prepared by Cunningham Engineering and dated January 31, 2020, and in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004). Applicant shall 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 and the Technical Memorandum. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy for each parcel. When constructing improvements, OWNER shall describe how the project is meeting the requirement.

9. Prior to any Building Permit Owner, shall submit post construction worksheet in accordance with Appendix 8 of the City's Post Construction Standards Manual to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards.

   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

10. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to issuance of certificate of occupancy.

11. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.

12. Applicant shall document and show evidence that all tentative map conditions are met with submittal of final map.

13. Each parcel shall construct separate services for water, storm water and sewer connections. Landscaping and potable water shall be separate metered connections. Fire, irrigation, and potable water services shall have approved backflow prevention devices.

Fees:

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

15. Owner shall pay development impact fees, including WRTP related fees, in effect prior to issuance of any building permits or as otherwise established by the City.

16. 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 plan check fee only at improvement plan submittal, the balance, including inspection fees, shall be paid prior to improvement plan approval by the City Engineer. Alternatively, depending on staff availability for inspection of public improvements, the City may elect to engage a 3rd party construction management and inspection consultant to oversee construction of public infrastructure. In that case, the applicant will enter into a funding agreement to fund a developer-deposit account for the City to use in covering costs for construction management and inspection of public improvements.

17. 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.

County Road-100A Abandonment:

18. County Road 100A (CR-100A) may not be used for development access.

19. CR-100A shall be vacated pursuant to Public Streets, Highways, and Service Easements Vacation Law. Applicant is responsible for compensating the City and County for efforts necessary to complete the vacation of CR-100A (City Council action needed for section from CR-25A to City Limit, and Board of Supervisors action needed for section from City Limit to southern end of CR-100A). Vacation may occur in phases as final maps are approved for each parcel included in the tentative map. Vacation of any section of CR-100A shall not occur until alternate means of legal access, approved by the City and County, are established (i.e. recorded) for those parcels affected by the proposed vacation action.

Prior to First Final Map:

20. City maintains discretion to defer or waive certain conditions contained herein, including deferring certain final map conditions to first building permit should the phased final map include dedication of land for business incubator consistent with Development Agreement provision 4.9. If a condition is deferred to a different phase or parcel of development, the City Engineer has the authority to assign which parcel or phase of development will be required to fulfill the deferred condition.

21. If established, Applicant shall participate in the Comprehensive Transportation Demand Management/Vehicle Miles Traveled Reduction Program ("TDM/VMT Program", Otherwise Applicant shall fund the preparation of a Comprehensive Transportation Demand Management/Vehicle Miles Traveled Reduction Program ("TDM/VMT Program") that shall (1) establish transportation strategies, programs, facilities or services for the purpose of VMT reduction and (2) provide specific VMT reduction strategies that all property owners/tenants shall be required to implement through individual Project-level TDM Plans consistent with the TDM/VMT Program. The TDM/VMT Program is more particularly described in Section 6.2.3 of the WRTP Specific Plan and section F of the Development Agreement.

22. If not previously done by others, Applicant shall fund the preparation of a comprehensive planting and street tree palette for both private and public landscaping improvements within the Specific Plan Area as more particularly described in Section 6.2.3 of the Specific Plan and Exhibit F of the Development Agreement.

23. Maintenance CFD Formation: Prior to issuance of the first final map, applicant shall join or cause to be created a Community Facilities District for the purpose of funding public services and maintenance costs associated with the Specific Plan Area (the "Maintenance CFD") per section 5.3 of the Development Agreement.

24. Record IOD for County Road 25A ultimate improvements across the frontage of remainder.

25. Dedicate 60' access easement along the southern border of remainder to the benefit of existing Heaton Parcel (APN 041-020-030) & APN 041-040-030, and to allow vacation of CR-100A.

26. Parcels 1 & 2 shall dedicate land and easements, as required, to allow construction of SR-113 & CR-25A interchange improvements.

<u>County Road 25A Improvements:</u>

Unless already bonded for or constructed by others:

27. Prior to the issuance of a Building Permit on a second parcel, Applicant shall construct traffic signal improvements at the intersection of CR-25A and Road B. Any request for deferral of this condition to development of a later parcel shall require a traffic study.

28. Prior to the issuance of a Building Permit on a fourth parcel, Applicant shall construct ultimate intersection improvements at Road A and Road B. Any request for deferral of this condition to development of a later parcel shall require a traffic study.

29. Gateway monument at the intersection of CR-25A & Road B (both the southwest and southeast corners) shall be designed and constructed with Road B improvements as determined by the City Engineer.

30. Prior to full buildout of the first five parcels, Applicant shall construct ultimate CR-25A improvements from station 28+00 to station 42+00, as shown in the 30% Geometric Approval Drawings prepared by Cunningham Engineering on 2/3/25. For the purpose of this condition, ultimate construction of CR-25A shall include all roadway and underlying utilities from the north side curb & gutter to south side curb & gutter, streetlights, any temp drainage measures, and shoulder backing & embankment slope as necessary. Any request for deferral of this condition to development of a later parcel shall require a traffic study.

31. Full buildout of the first six parcels shall require construction of the ultimate SR-113 @ CR-25A interchange improvements. Any request for deferral of this condition to development of a later parcel shall require a traffic study.

32. For parcels 4 & 6, if CR25A is already built (consistent with condition 30 above), fronting properties shall construct all frontage improvements (improvements behind the curb and gutter). If these parcels are developed prior to CR25A buildout, then the next parcel to develop shall complete all frontage improvements at the discretion of the City Engineer.

<u>Road B Improvements:</u>

33. At the time of Tentative Parcel Map approval, the length of the northbound left turn pocket

is not known (for the CR 25A/Road B intersection). Prior to IOD definition, applicant shall fund necessary traffic analysis to determine the length of the northbound turn lane so that the IOD limits can be determined.

Phased/Parcel Specific Conditions:

34. Where parcel-specific conditions below require construction of roads, construction shall include, but not be limited to, all infrastructure (including underground utilities, joint trench, sidewalks, streetlights, etc.) and landscaping associated with the roadway, as defined in the Specific Plan and the CIP, unless phasing is otherwise provided for in these Conditions or unless constructed by others. At the discretion of the City Engineer, frontage improvements behind curb and gutter on opposite side of parcel to be developed may be deferred until development of the fronting parcel.

35. Where parcel-specific conditions below require the extension of backbone utilities (water, recycled water, sewer, storm, electrical, gas, telecom, etc.) through undeveloped land north of CR-25A, applicant shall record Irrevocable Offers Dedication (IODs) and/or easements for roadways associated with infrastructure extension. Construction of the required backbone infrastructure north of CR-25A shall be consistent with the Specific Plan & the WRTP CIP and shall include, at a minimum, a 20' wide all weather access road.

36. In support of any development associated with the final parcels described below, Applicant's engineer shall provide water supply demand information for City to evaluate water supply needs for the project to determine whether water mains to project area require a looped system on an interim basis. Applicant's engineer shall also determine whether certain offsite storm drainage improvements are triggered by development.

37. Where roads will be extended with future development, project shall provide temporary fire access turnaround at dead ends.

PARCEL 1:

- **General Comments/Conditions:**
  - No development access shall be permitted from CR-25A.
- **Prior to Final Map:**
  - Record IODs for County Road 25A (frontage only), Road A or B (south of CR-25A), and Road G (from Road A or B to the parcel). IODs for Road B shall include gateway monument right-of-way.
  - Construct Road A or B (south of CR-25A) & Road G (from Road A or B to the parcel).
  - Construct CR25A frontage improvements (widen eastbound direction to ultimate width within frontage limits). City Engineer could elect defer certain improvements in order to build more of CR25A at once.
  - At a minimum, frontage improvements along CR25A shall consist of constructing embankment fill to ultimate roadway shoulder backing.
  - Record IODs and extend backbone infrastructure north of CR-25A as required to establish adequate utility service to parcel.

PARCEL 2:

- **Prior to Final Map:**
    - Record IODs for Road A or B (south of CR-25A) and Road G (from Road A or B to the parcel). IODs for Road B shall include gateway monument right-of-way.
    - Construct Road A or B (south of CR-25A) & Road G (from Road A or B to the parcel).
    - Record IODs and extend backbone infrastructure north of CR-25A as required to establish adequate utility service to parcel.

PARCEL 3:

- **Prior to Final Map:**
    - Record IODs for County Road 25A (frontage only), Roads A or B (south of CR-25A), and Road G (from Road A or B to the parcel). IODs for Road B shall include gateway monument right-of-way.
    - Construct CR-25A frontage improvements. Minimum frontage improvements shall consist of:
        - Adequate roadway taper for deceleration/acceleration to/from Road A and/or B.
        - Construct embankment fill to ultimate roadway shoulder backing
    - Construct Road A (south of CR-25A) from CR25A to Road G.
    - Record IODs and extend backbone infrastructure north of CR-25A as required to establish adequate utility service to parcel.

PARCEL 4:

- **Prior to Final Map:**
    - Record IODs for County Road 25A (frontage only), Roads A & B (south of CR-25A), and Road G (from Road A to B). IODs for Road B shall include gateway monument right-of-way.
    - Construct CR-25A frontage improvements. Minimum frontage improvements shall consist of adequate roadway taper for deceleration/acceleration to/from Road A and/or B.
    - Construct Road A and/or Road B (south of CR-25A).
    - Record IODs and extend backbone infrastructure north of CR-25A as required to establish adequate utility service to parcel.

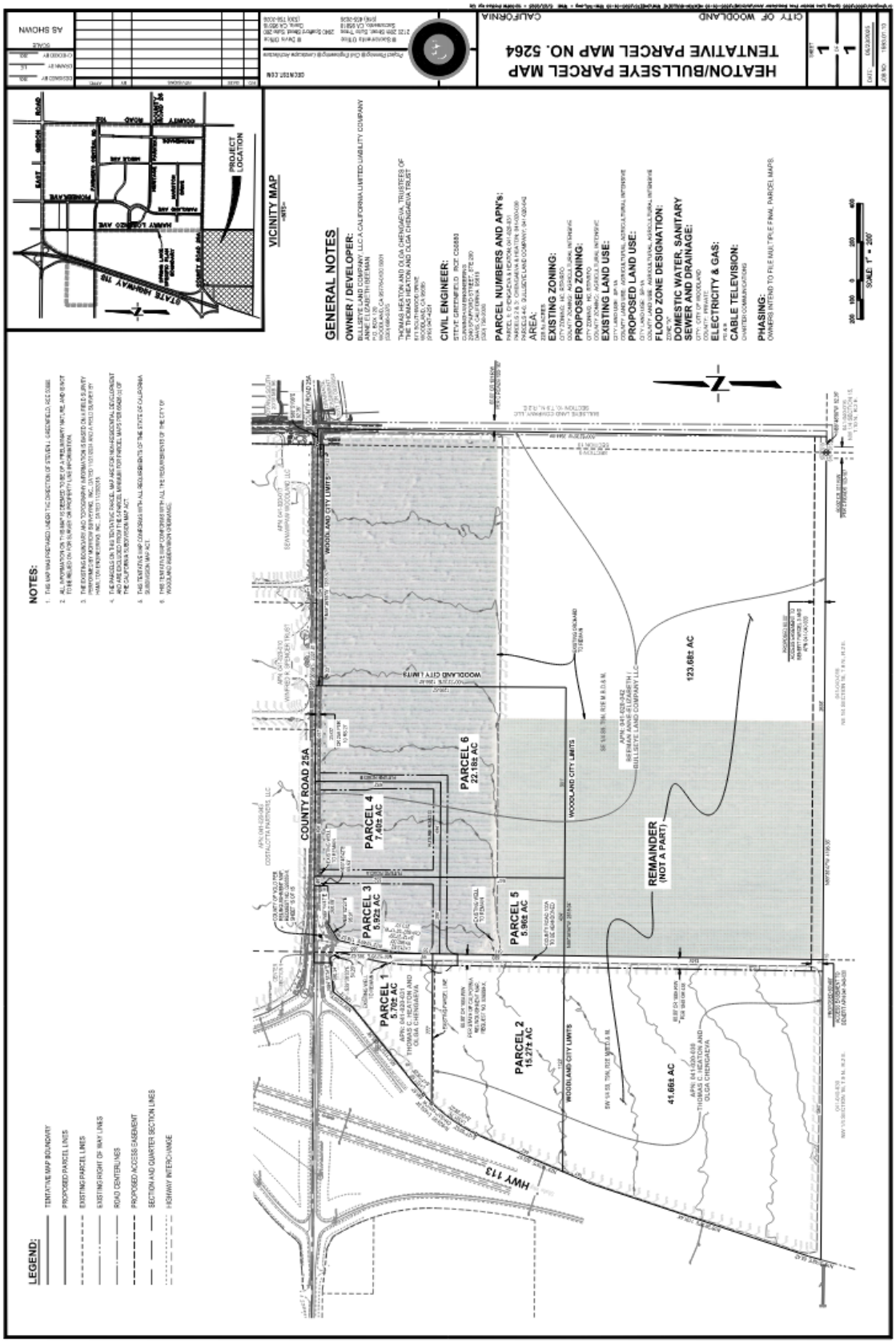
PARCEL 5:

- **Prior to Final Map:**
    - Record IODs for Road A or B (south of CR-25A) and Road G. IODs for Road B shall include gateway monument right-of-way.
    - Construct Road A or B (south of CR-25A) & Road G (from Road A or B through the parcel frontage).
    - Record IODs and extend backbone infrastructure north of CR-25A as required to establish adequate utility service to parcel.

PARCEL 6:

- **Prior to Final Map:**
    - Record IODs for County Road 25A (frontage only), Road B (south of CR-25A), and Road G (along parcel frontage). IODs for Road B shall include gateway monument right-of-way.
    - Construct CR-25A frontage improvements. Minimum frontage improvements shall consist of adequate roadway taper for deceleration/acceleration to/from Road A and/or B.
    - Construct Road B & Road G (for parcel frontage limits).
    - Record IODs and extend backbone infrastructure north of CR-25A as required to establish adequate utility service to parcel.

EXHIBIT B

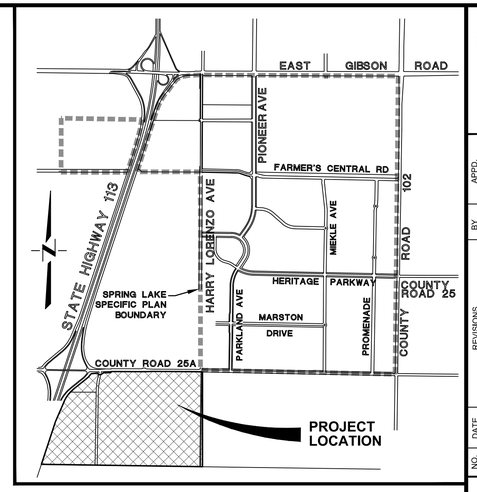

HEATON/BULLSEYE PARCEL MAP
TENTATIVE PARCEL MAP NO. 5264
CITY OF WOODLAND
CALIFORNIA
GENERAL NOTES
OWNER / DEVELOPER:
CIVIL ENGINEER:
PARCEL NUMBERS AND APN's:
AREA:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING LAND USE:
PROPOSED LAND USE:
FLOOD ZONE DESIGNATION:
DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:
ELECTRICITY & GAS:
CABLE TELEVISION:
PHASING:
VICINITY MAP
PROJECT LOCATION
NOTES:
LEGEND:
TENTATIVE MAP BOUNDARY
PROPOSED PARCEL LINES
EXISTING PARCEL LINES
EXISTING RIGHT OF WAY LINES
ROAD CENTERLINES
PROPOSED ACCESS EASEMENT
SECTION AND QUARTER SECTION LINES
HIGHWAY INTERCHANGE
COUNTY ROAD 25A
HWY 113
WOODLAND CITY LIMITS
PARCEL 1
5.70± AC
PARCEL 2
15.27± AC
PARCEL 3
5.92± AC
PARCEL 4
7.46± AC
PARCEL 5
5.66± AC
PARCEL 6
22.18± AC
REMAINDER
(NOT A PART)
123.68± AC
41.66± AC
SCALE: 1" = 200'

LEGEND:

- TENTATIVE MAP BOUNDARY
- PROPOSED PARCEL LINES
- EXISTING PARCEL LINES
- EXISTING RIGHT OF WAY LINES
- ROAD CENTERLINES
- PROPOSED ACCESS EASEMENT
- SECTION AND QUARTER SECTION LINES
- HIGHWAY INTERCHANGE

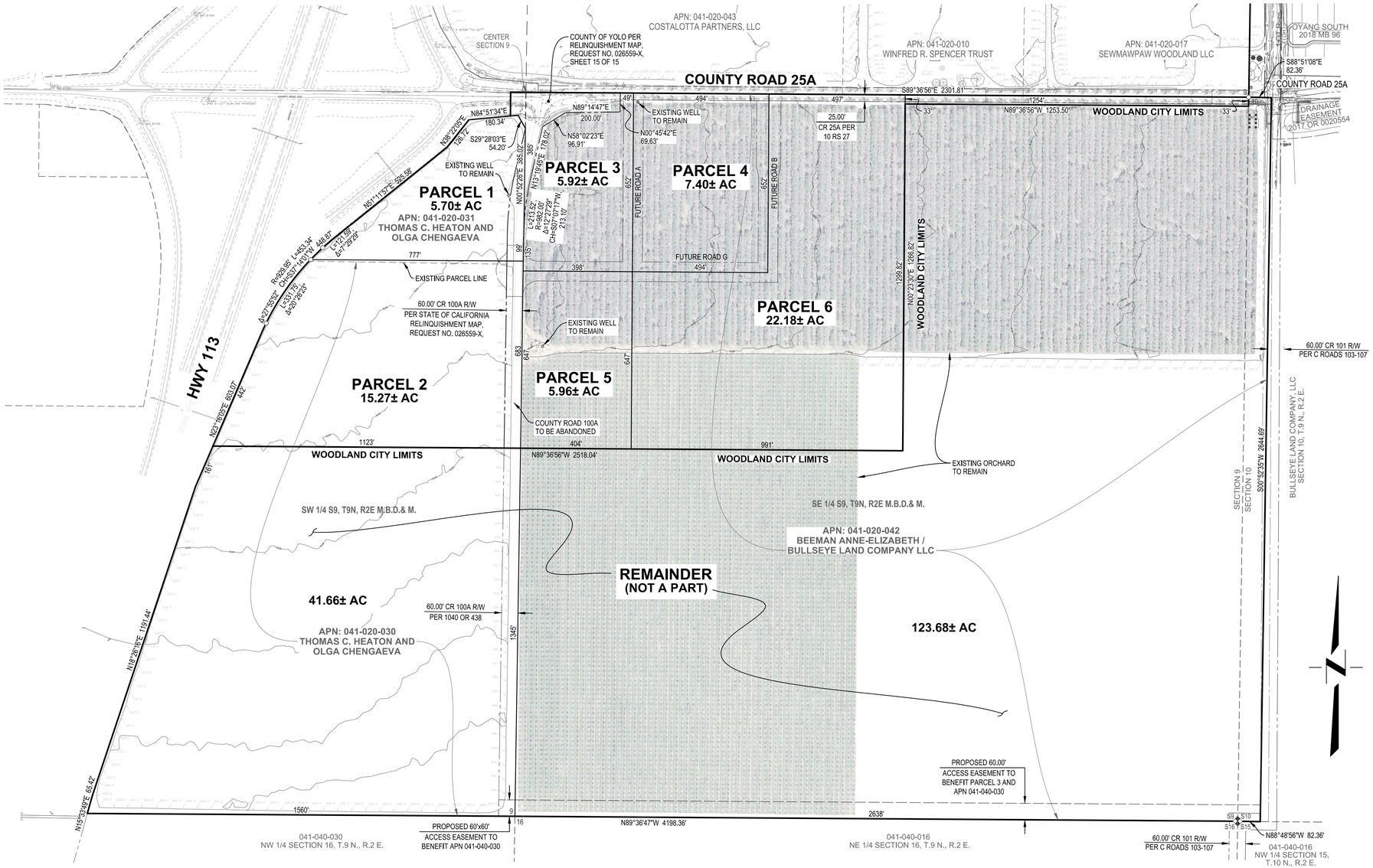
NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. GREENFIELD, RCE 50880.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY MORROW SURVEYING, INC., DATED 11/21/2024 AND A FIELD SURVEY BY HAMILTON ENGINEERING, INC., DATED 11/20/2015.
4. THE PARCELS ON THIS TENTATIVE PARCEL MAP ARE FOR NON-RESIDENTIAL DEVELOPMENT AND ARE EXCLUDED FROM THE 5-PARCEL MINIMUM FOR PARCEL MAPS PER 66426 (c) OF THE CALIFORNIA SUBDIVISION MAP ACT.
5. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
6. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.



VICINITY MAP

–NTS–



GENERAL NOTES

OWNER / DEVELOPER:

BULLSEYE LAND COMPANY, LLC A CALIFORNIA LIMITED LIABILITY COMPANY
ANNE ELIZABETH BEEMAN
P.O. BOX 120
WOODLAND, CA 95776-0120 B001
(530) 666-5375

THOMAS HEATON AND OLGA CHENGAEVA, TRUSTEES OF
THE THOMAS HEATON AND OLGA CHENGAEVA TRUST
871 SOUTHWOOD DRIVE
WOODLAND, CA 95695
(916) 947-4251

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, STE 200
DAVIS, CALIFORNIA 95618
(530) 758-2026

PARCEL NUMBERS AND APN's:

PARCEL 1: CHENGAEVA & HEATON; 041-020-031
PARCELS 2 & 3: CHENGAEVA & HEATON; 041-020-030
PARCELS 4-6: BULLSEYE LAND COMPANY; 041-020-042

AREA:

225.5± ACRES

EXISTING ZONING:

CITY ZONING: HC, RTP/RFO
COUNTY ZONING: AGRICULTURAL INTENSIVE

PROPOSED ZONING:

CITY ZONING: HC, RTP/RFO
COUNTY ZONING: AGRICULTURAL INTENSIVE

EXISTING LAND USE:

CITY LAND USE: SP-1A
COUNTY LAND USE: AGRICULTURAL, AGRICULTURAL INTENSIVE

PROPOSED LAND USE:

CITY LAND USE: SP-1A
COUNTY LAND USE: AGRICULTURAL, AGRICULTURAL INTENSIVE

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:

CITY: CITY OF WOODLAND
COUNTY: PRIVATE

ELECTRICITY & GAS:

PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

PHASING:

OWNERS INTEND TO FILE MULTIPLE FINAL PARCEL MAPS.

DESIGNED BY	SG	SCALE
DRAWN BY	LE	AS SHOWN
CHECKED BY	SG	

NO.	DATE	REVISIONS	BY	APPD.

CEQWEST.COM

Project Planning ■ Civil Engineering ■ Landscape Architecture

■ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026

■ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026

CUNNINGHAM ENGINEERING

HEATON/BULLSEYE PARCEL MAP
TENTATIVE PARCEL MAP NO. 5264

CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 1

DATE: 05/23/2025

JOB NO: 1593.01.10

S:\Projects\1500\1593 Spring Lake Master Plan Remainder Area\AutoCAD\1593-01-10 TPM-BULLSEYE TPM\SHEETS\1593-01-10 TPM-TITL.dwg – TPM1 5/23/2025 – 12:09PM Plotted by: Liz

TO:	THE MEMBERS OF THE PLANNING COMMISSION
AGENDA:	Planning Commission
DATE:	June 5, 2025
ITEM #:	H.3
SUBJECT:	Ordinance Amending Woodland Municipal Code Sections 17.84.380 and 16.90 related to Two-Unit projects and Urban Lot Splits

Recommendation for Action: Staff recommends that the Planning Commission: (1) hold a public hearing to receive testimony regarding a proposed ordinance amending City of Woodland Municipal Code sections 17.84.380 and 16.90 related to two-unit projects and urban lot splits, (2) find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act("CEQA") under Public Resources Code section 21080.17, and (3) adopt Planning Commission Resolution No. PC25-07 recommending that the City Council adopt the proposed ordinance that is included as Exhibit A of Attachment 1.

Staff Contact:
Anna Canales, Assistant Planner, (530) 661-5819, anna.canales@cityofwoodland.gov

Background:
On September 16, 2021, Governor Newsom signed California Senate Bill 9 (SB 9) into law aimed at streamlining housing permitting and increasing density. The bill mandated that local jurisdictions, such as the City of Woodland, approve ministerially, without discretionary review, two-unit dwellings and/or a subdivision of one lot into two (urban lot split) in any single-unit dwelling zone.

Beginning in January 1, 2022, the City has been required to accept applications under SB 9 for duplex development and urban lot splits in single family zone districts. Amendments to both the Zoning Code and Subdivision Ordinance were required to provide objective zoning standards, objective subdivision standards, and objective design standards that did not conflict with the underlying provisions of SB 9. Units that were to be constructed pursuant to the legislation were allowed to be counted in the City's Annual Housing Element Report.

On September 19, 2024, Governor Newsom signed California Senate Bill 450 (SB 450) into law as a clean-up bill to SB 9. Senate Bill 450, in effect January 1, 2025, reduces the scope of a local agency to regulate Senate Bill 9 projects in certain areas related to objective standards, timelines for approvals, and findings for project review determinations.

SB 9 and 450 projects would still be applicable to single-family residential zones citywide including: The Low Density Residential zone (R-L); Neighborhood Preservation zone (N-P); and Residential Low-Medium zone (L-M)

Discussion:
The City's Single Family Residential neighborhoods are zoned for single-unit homes, which are generally the most expensive housing type to own or rent. In the past several years, the state has enacted legislation with the goal of encouraging housing production and providing a more affordable housing supply. The City's 2035 General Plan and 2021-2029 Housing Element similarly encourage providing for a greater array of housing types, thereby increasing housing choice and options. The new provisions of SB 9 and SB 450 mandate that jurisdictions continue ministerial reviews and permit Urban Lot Splits and Two-Unit developments, with relaxed local objective standards to streamline the

review process for eligible lots in single-family zones, as long as other relevant standards are met.

Adopting the proposed ordinance (Exhibit A of Attachment 1) will ensure that the City's Subdivision Ordinance and Zoning Ordinance comply with SB 450. Therefore, staff recommends that the Planning Commission approve the attached resolution (Attachment 1) to advise the City Council to adopt the proposed ordinance.

The following provisions highlight key changes made by SB 450; they do not encompass all planning and building regulations that may apply to projects submitted under SB 9 and SB 450.

Key Provisions of Senate Bill 450

All applications submitted pursuant to SB 9 and SB 450 must allow for the following:

- A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design standards that do not apply uniformly to development within the underlying zone.
- An application for a proposed housing development pursuant to this section shall be considered and approved or denied within 60 days from the date the local agency receives a completed application. If the local agency has not approved or denied the completed application within 60 days, the application shall be deemed approved.
- A project pursuant to SB 9 may only be denied if the City Building Official makes a written finding, based on a preponderance of evidence, that the project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

This report outlines the relevant City Standards for SB 9 projects, including Section 16.90, which pertains to Urban Lot Splits, and Section 17.84.380, which establishes specific standards for Two-Unit Projects.

The amendments associated with SB 450 limit the objective standards that local agencies can utilize to review proposed projects under SB 9 and SB 450.

While cities have limitations under the recent amendments to SB 9, many objective standards still apply to new construction and subdivision map reviews. These include the City's Fencing Standards specified in Section 17.64.030 of the Woodland Municipal Code, the City's Landscape Ordinance outlined in Section 17.64.040, and the general design standards for Single-Family and Duplex land use detailed in Section 17.56.020. Additionally, other City Standards related to such areas as screening, buffers, lighting, parking, waste management, life safety, engineering design, and other objective standards related to new construction and subdivision maps may also be applicable.

If the City were not to amend its standards to align with the provisions of SB 450, the City Code related to Urban Lot Splits and Two-Unit projects could become void limiting the city's ability to impose basic development standards noted above.

Environmental Review

Under California Public Resources Code section 218080.17, CEQA does not apply to the adoption of an ordinance by a city or county implementing the provision of SB 450.

Conclusion:

Staff recommends that the Planning Commission: (1) hold a public hearing to receive testimony regarding a proposed ordinance amending City of Woodland Municipal Code sections 17.84.380 and 16.90 related to two-unit projects and urban lot splits, (2) find that the adoption of the proposed ordinance is statutorily exempt from review under the California Environmental Quality Act("CEQA") under Public Resources Code section 21080.17, and (3) adopt Planning Commission Resolution No. PC25-07 recommending that the City Council adopt the proposed ordinance that is included as Exhibit A of Attachment 1.

Prepared by: Anna Canales, Assistant Planner

Reviewed by: Erika Bumgardner, Deputy Director of Community Development

Attachments:

1. Resolution

RESOLUTION NO. PC 25-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING CITY COUNCIL APPROVAL OF AMENDMENTS TO SECTIONS 16.90 AND 17.84.380 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO URBAN LOT SPLITS AND TWO-UNIT DEVELOPMENT

WHEREAS, on June 5, 2025, the Planning Commission conducted a duly noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning amendments to the Subdivision Ordinance and Zoning Ordinance to implement SB 450. Following the public hearing, the Planning Commission voted to forward the Ordinance with proposed amendments to the City Council with a recommendation in favor of its adoption; and

WHEREAS, on September 16, 2021, the Governor signed into law Senate Bill (SB) 9, which generally became operative on January 1, 2022; and

WHEREAS, SB 9 added Government Code Sections 65852.21 and 66411.7 to State law and amended Government Code Section 66452.6 to require local agencies to ministerially approve certain two unit dwellings and/or a subdivision of one lot into two in any single unit dwelling zone, subject to certain criteria; and

WHEREAS, the City's existing subdivision ordinance and zoning ordinance in Titles 16 and 17 of the City of Woodland Municipal Code require amendments to conform to the new State law requirements of SB 450; and

WHEREAS, on September 19, 2024, SB 450 amended Government Code sections 65852.21 and 66411.7 to clarify and update certain provisions; and

WHEREAS, the proposed ordinance ("Ordinance") therefore updates WMC sections 16.90 and 17.84.380, to adopt the applicable state standards and provide for local regulation as appropriate; and

WHEREAS, an ordinance implementing the provisions of SB 450 is not considered a project under the California Environmental Quality Act (CEQA Pub. Res. Code Sections 21000, *et seq.*) pursuant to Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

WHEREAS, proper noticing of the public hearing was given in all respects as required by law, and

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

NOW, THEREFORE, BE IT RESOLVED that the City of Woodland Planning Commission does hereby resolve as follows:

SECTION 1. **Recitals**. The City of Woodland Planning Commission hereby adopts the above recitals as true and correct findings of the City of Woodland Planning Commission and incorporates them into this Resolution by this reference.

PASSED AND ADOPTED, by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 5th day of June, 2025, by the following vote:

AYES:
NOES:
ABSENT:
RECUSE:

_____
Greg Ortiz
Vice Chairman

ATTEST:

_____
Erika Bumgardner
Deputy Director of Community Development

Exhibit A – Draft Ordinance

Exhibit A – Draft Ordinance
(follows this page)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING SECTIONS 17.84.380 AND 16.90 OF THE CITY OF WOODLAND MUNICIPAL CODE RELATED TO URBAN LOT SPLITS AND TWO-UNIT DEVELOPMENT

WHEREAS, on September 16, 2021, the Governor signed into law Senate Bill (SB) 9, which generally became operative on January 1, 2022; and

WHEREAS, SB 9 added Government Code Sections 65852.21 and 66411.7 to State law and amended Government Code Section 66452.6 to require local agencies to ministerially approve certain two unit dwellings and/or a subdivision of one lot into two in any single unit dwelling zone, subject to certain criteria; and

WHEREAS, on September 19, 2024, SB 450 amended Government Code sections 65852.21 and 66411.7 to clarify and update certain provisions; and

WHEREAS, the City's existing subdivision ordinance and zoning ordinance in Titles 16 and 17 of the City of Woodland Municipal Code require amendments to conform to the new State law requirements of SB 450; and

WHEREAS, this ordinance ("Ordinance") therefore updates WMC sections 16.90 and 17.84.380, to adopt the applicable state standards and provide for local regulation as appropriate; and

WHEREAS, on June 5, 2025, the Planning Commission conducted a duly noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning the Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, an ordinance implementing the provisions of SB 450 is not considered a project under the California Environmental Quality Act (CEQA Pub. Res. Code Sections 21000, *et seq.*) pursuant to Government Code Sections 65852.28(e), 65913.4.5(b), and 66499.41(i).

WHEREAS, on ____, 2025, the City gave public notice of a City Council public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation; and

WHEREAS, on ____, 2025, the City Council conducted a duly noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance; (2) the policy considerations discussed therein; and (3) the consideration and recommendation of the Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. **Incorporation of Recitals**. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. **CEQA**. The City Council finds that adoption of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15358 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Further, the City Council finds that this Ordinance is also exempt under CEQA pursuant to Guidelines Section 15061(b)(3) (there exists no possibility that the activity will have a significant adverse effect on the environment) because this Ordinance will not cause a change in any of the physical conditions within the area affected by the Ordinance. Finally, pursuant to Government Code sections 65852.28, 65913.4.5, and 66499.41, this Ordinance implementing the provisions of SB 450 is not a "project" for purposes of CEQA because it establishes a streamlined, ministerial process to which CEQA does not apply.

SECTION 3. **Code Amendment**. Sections 16.90 and 17.84.380 of the Woodland Municipal Code are hereby amended and restated to read in their entirety as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

SECTION 4. **Severability.** If any provision of this Ordinance or its application to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity has no effect on the other provisions or applications of the Ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this Ordinance are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

SECTION 5. **Certification and Publication.** The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Woodland, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with California Government Code, section 36933.

SECTION 6. **Effective Date.** This Ordinance shall become effective 30 days after its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Woodland, California, at a regular meeting of the City Council held on this ___ day of ___ 2025, by the following vote:

AYES:
NOES:

ABSENT:
ABSTAIN:

City of Woodland

_____
Rich Lansburgh, Mayor

ATTEST:

_____
Sarah Lansburgh, City Clerk

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

EXHIBIT A

Amended City of Woodland Municipal Code Sections

(follows this page)

CHAPTER 16.90
URBAN LOT SPLITS

§ 16.90.010. Purpose.

The purpose of this chapter is to allow and appropriately regulate urban lot splits in accordance with Government Code Section 66411.7.
(Ord. 1678 § 2, 2021)

§ 16.90.020. Definition.

An "urban lot split" means the subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this chapter.
(Ord. 1678 § 2, 2021)

§ 16.90.030. Application.

A. Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Revenue and Taxation Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Section 214.15).

B. An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.

C. Each map application shall contain information as required in Chapter 16.16 Filing of Tentative Map.

D. The City may establish a fee to recover its costs for adopting, implementing, and enforcing this chapter of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.
(Ord. 1678 § 2, 2021)

§ 16.90.040. Approval.

A. ~~An application for a parcel map for an urban lot split is approved or denied ministerially, by the community development director, without discretionary review.~~ **An application for a parcel map for an urban lot split shall be approved or denied ministerially by the community development director within sixty (60) days from the date the City receives a completed application.**

B. ~~A tentative parcel map for an urban lot split is approved ministerially if it complies with all the requirements of this chapter. A final parcel map is approved ministerially as well, but not until the owner demonstrates that the required documents have been recorded, such as the deed restriction and easements. The tentative parcel map expires three months after approval.~~

(Ord. 1678 § 2, 2021)

An urban lot split must satisfy each of the following requirements:

A. Map Act Compliance.

1. The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Government Code Section 66410 et seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section.

2. Notwithstanding Section 66411.1 of the SMA, no dedication of rights-of-way or construction of off-site improvements is required for an urban lot split.

B. Zone. The lot to be split is in a single-family residential zone which includes:

1. The ~~R-1~~ **R-L, N-P and R-LM** ~~single-family~~ residential zone**s** citywide;

2. The R-3, R-4, and R-5 single-family residential zones in the Spring Lake specific plan; and

3. The R-4 and R-5 single-family zones in the Southeast Area specific plan.

C. Lot Location.

1. The lot to be split is not located on a site that is any of the following:

a. Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

b. A wetland.

c. Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

d. A hazardous waste site that has not been cleared for residential use.

e. Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

f. Within a 100-year flood hazard area, unless the site has either:

i. Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction, or

ii. Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

g. Within a regulatory floodway, unless all development on the site has received a no-rise certification.

h. Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

i. Habitat for protected species.

j. Land under conservation easement.

D. Not Historic. The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

E. No Prior Urban Lot Split.

1. The lot to be split was not established through a prior urban lot split.

2. The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

F. No Impact on Protected Housing. The urban lot split must not require or include the demolition or alteration of any of the following types of housing:

1. Housing that is income-restricted for households of moderate, low, or very low income.

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

3. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Government Code Sections 7060-7060.7) at any time in the 15 years prior to submission of the urban lot split application.

4. Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which an urban lot split is sought must provide a notarized statement as to this fact with the application for the parcel map.

G. Lot Size.

1. The lot to be split must be at least 2,400 square feet.

2. The resulting lots must each be at least 1,200 square feet.

3. Each of the resulting lots must be between 60% and 40% of the original lot area.

H. Easements.

1. The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.

2. Each easement must be shown on the parcel map.

3. Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map

may be approved, in accordance with Section 16.90.040 above.

I. Lot Access.

1. Each resulting lot must adjoin the public right-of-way and have at least 20 feet of frontage on the public right-of-way. Public right-of-way may include private streets that are open to the public and actively maintained. Private roads and alleys that are not maintained shall not be utilized as primary access.

2. Curb cuts and additional driveways shall be minimized. Shared driveways shall be utilized to the extent possible.

3. Any new driveway shall be no closer than five feet to any other driveway and shall be the narrowest width at the right-of-way possible to allow access.
(Ord. 1678 § 2, 2021)

J. Owner Occupancy. As part of an application for an Urban Lot Split the owner of an original parcel must submit an affidavit, in a form approved by the Community Development Director, stating that the owner intends to occupy one of the existing or proposed housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

§ 16.90.060. Information to be submitted with parcel and final maps.

The following information shall be submitted with all parcel and final maps:

A. Improvement plans as required by Chapter 16.44 of this title.

B. A title report showing the legal owners at the time of submittal of the parcel or final map.

C. A guarantee of title, in form acceptable to the City Engineer and City Attorney, shall be issued by a competent title company to and for the benefit and protection of the City and shall be continued complete up to the instant of recording of the final map, guaranteeing that the names of all persons whose consent is necessary to pass a clear title to the land being subdivided, and all public easements being offered for dedication, and all acknowledgments hereto, appear on the proper certificates and are correctly shown on the map, both as to consents as to the making thereof and affidavits of dedication where necessary.

D. A certificate from the County Tax Collector stating that all taxes due have been paid or that a tax bond or other adequate form of security assuring payment of all taxes which are a lien but not yet payable has been filed with the County.

E. Whenever land, easements or rights-of-way are to be dedicated for public use or access or land, easements or rights-of-way are to be granted to public agencies, all such land, easements, or rights-of-way not dedicated or granted by the owner's statement on the final map or parcel map shall be granted by deeds submitted with the final or parcel map.

F. Written evidence of rights-of-entry or permanent easements on or across private property not within the proposed subdivision as may be necessary to allow performance of the work necessary to improve the subdivision, to allow for the maintenance of the subdivision

improvements once completed, to allow for permanent public access to the proposed subdivision, and to allow for and to grant necessary slope rights shall be submitted with the final map or parcel map.

G. Written evidence of such deeds, easements or rights-of-way not within the proposed subdivision as may be necessary to provide for the acceptance of stormwaters generated by the proposed subdivision shall be submitted with the final map or parcel map.

H. All title, rights and easements reasonably required to carry out the purposes of this chapter and the Subdivision Map Act shall be offered for dedication to the City or other appropriate public agency not later than the time the final map or parcel map is filed for approval. Except as provided for urban lot splits in Section 16.90.050.

I. Traverse closures for the boundary blocks, lots, easements, street centerlines and monument lines.

J. Complete hydrologic and hydraulic calculations of all storm drains and flood flow.

K. The submittal of the final map or parcel map for a common interest development within the meaning of Civil Code Section 4000 et seq., shall include the proposed declaration of covenants, conditions and restrictions in Section 4250, and all other governing documents for the subdivision as are appropriate pursuant to Civil Code Section 4800 et seq. The submittal of the final map or parcel map for all subdivisions other than a common interest development shall include any declaration of covenants, conditions and restrictions proposed in connection therewith. All documents shall be subject to review and approval by the City Engineer and City Attorney.

L. In the event sewer, water, drainage, grading, paving or other required improvements have not been completed prior to the filing of the final map, an agreement in accordance with the requirements of Chapter 16.44 of this title shall be filed for the improvement thereof. The subdivider shall secure the performance of the agreement in accordance with the requirements of Chapter 16.44.

M. The improvement agreement shall obligate the subdivider to hold the City and its elected officials, officers, agents, employees and volunteers harmless from any liability for damages or claims for damages for personal injury or death, which arise from the operations of the subdivider and/or the subdivider's subcontractors in connection with the subdivision. Evidence of insurance as required by the City indicating the amount of insurance the subdivider or his or her subcontractors in connection with the subdivision. A certificate of insurance shall be provided which names the City as an additional insured. The evidence and certificate of insurance required by this subsection shall be subject to prior review and approval by the City Engineer and City Attorney.

N. Copy of the approved or conditionally approved tentative map and the final conditions of approval.

O. The final map or parcel map shall be accompanied by a statement to be signed by the Community Development Director, which states that the map substantially complies with the conditions of approval imposed by the Planning Commission and/or City Council.

(Prior code § 21-9-5; Ord. 1678 § 2, 2021)

§ 16.90.070. Parcel map preparation.

A parcel map may be compiled from data shown on final maps, records of survey and parcel maps only if such filed or recorded maps were based upon field surveys and were recorded within the last 15 years. Data from a filed survey made within the last 15 years and filed with the City Engineer, County Surveyor or County Recorder may also be used. The 15-year time limit

may be waived by the City Engineer, if it is shown that record monumentation exists and that existing angles and distances on the ground measure within the required limits of record angles and distances. Parcel maps compiled from filed or recorded data shall conform to the requirements of the Subdivision Map Act. All other parcel maps shall be based on a field survey made in conformity with the Professional Land Surveyor's Act (California Business and Professions Code Section 8700 et seq.) and shall conform to the requirements of the Subdivision Map Act (California Government Code Section 66410 et seq.).
(Prior code § 21-9-6; Ord. 1678 § 2, 2021)

§ 16.90.080. Acceptance of dedications.

The City Engineer shall first approve and the City Clerk thereafter may accept or reject on behalf of the City, dedications or offers of dedications, whether made by separate document or by statement on the parcel map or final map.
(Prior code § 21-9-7; Ord. 1678 § 2, 2021)

§ 16.90.090. City Engineer statement on final map.

A. The City Engineer shall sign, date and, below or immediately adjacent to the signature, indicate his or her registration or license number with expiration date and the stamp of his or her seal, the following statement:

   1. He or she has examined the map;

   2. The subdivision as shown is substantially the same as it appeared on the tentative map, and any approved alterations thereof;

   3. All provisions of this chapter and the Subdivision Map Act applicable at the time of approval of the tentative map have been complied with;

   4. He or she is satisfied that the map is technically correct.

B. If the City Engineer cannot sign the statement required by subsection A of this section due to deficiencies with the final map, he or she shall return the map, along with a written list of the deficiencies, to the subdivider for correction. Resubmittals of final maps shall be subject to the same time limits as original submittals.
(Prior code § 21-9-8; Ord. 1678 § 2, 2021)

§ 16.90.100. Review and approval of final maps.

A. The City shall disapprove a map for failure to meet or perform any of the requirements or conditions imposed by the Subdivision Map Act or this chapter, which were applicable to the subdivision at the time of approval of the tentative map. Such disapproval shall be accompanied by a finding identifying the requirements or conditions that have not been met or performed. When the failure of the map is the result of a technical and inadvertent error, which, in the determination of the Community Development Director, does not materially affect the validity of the map, the provisions of this subsection may be waived in the discretion of the Community Development Director.

B. The review and approval of final maps shall be as stated below:

1. Pursuant to Section 66442 of the Subdivision Map Act and Section 16.36.080, the City Engineer shall examine the final map. Within 20 days from the time the final map is submitted to the City Engineer, he or she shall complete and file the statement required by Section 16.36.080(A) and approve the map if it conforms to all requirements of the Subdivision Map Act and this title as applicable at the time of approval or conditional approval of the tentative map. If the map does not conform, the City Engineer shall disapprove the map. After approval by the City Engineer, the map shall be forwarded by the City Clerk to the County Recorder for recordation.
(Prior code § 21-9-9; Ord. 1678 § 2, 2021)

§ 16.90.110. Correction and amendment of maps.

A. After a final map for an urban lot split is filed in the office of the County Recorder, it may be amended by a certificate of correction or an amending map for any of the following purposes:

1. To correct an error in any course or distance shown.
2. To show any course or distance that was omitted.
3. To correct an error in the description of the real property shown on the map.
4. To indicate monuments set after the death, disability, retirement from practice or replacement of the engineer or surveyor charged with responsibilities for setting monuments.
5. To show the proper location or character of any monument which has been changed in location or character which originally was shown at the wrong location or incorrectly as to its character.
6. To correct any other type of map error or omission as approved by the City Engineer, which does not affect any property right. Such errors and omissions may include, but are not limited to, lot numbers, acreage, street names and identification of adjacent record maps but not changes in courses or distances if not ascertainable from the data shown on the map.

B. The amending map must conform to the requirements of this chapter and must be signed by a registered civil engineer or licensed land surveyor, current property owners and the City Engineer. Said map shall be filed in the office of the County Recorder.
(Prior code § 21-9-10; Ord. 1678 § 2, 2021)

§ 17.84.380.
Two-Unit Projects

A. Purpose. The purpose of this section is to allow and appropriately regulate two-unit projects in accordance with California Government Code § 65852.21.

B. Definition.

"Two-unit project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of this section.

C. Application.

1. Only individual property owners may apply for a two-unit project. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C Corp, S Corp, etc.) except for a community land trust (as defined by Revenue and Taxation Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by § 214.15).

2. An application for a two-unit project must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.

3. The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the Zoning Code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

D. Approval.

1. ~~An application for a two-unit project is approved or denied ministerially, by the Director, without discretionary review.~~ **An application for a two-unit shall be approved or denied ministerially by the community development director within sixty (60) days from the date the City receives a completed application.**

2. ~~The ministerial approval of a two-unit project does not take effect until the City has confirmed that the required documents have been recorded, such as the deed restriction and easements.~~

E. Requirements. A two-unit project must satisfy each of the following requirements:

1. ***Map Act Compliance.*** The lot must have been legally subdivided.

2. ***Zone.*** The lot is in a single-family residential zone which includes:
   a. R-L, N-P and R-LM zones; the R-3, R-4, and R-5 single-family residential zones in the Spring Lake Specific Plan; and the R-4 and R-5 single-family zones in the Southeast Area Specific Plan.

3. **Lot Location.**

   a. Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.
   b. A wetland.

   c. Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

   d. A hazardous waste site that has not been cleared for residential use.

   e. Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection Building Code standards.

   f. Within a 100-year flood hazard area, unless the site has either:

      i. Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction; or

      ii. Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

   g. Within a regulatory floodway, unless all development on the site has received a no-rise certification.

   h. Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

   i. Habitat for protected species.

   j. Land under conservation easement.

4. ***Not Historic.*** The lot must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or County landmark or as a historic property or district.

5. ***No Impact on Protected Housing.*** The two-unit project must not require or include the demolition or alteration of any of the following types of housing:

   a. Housing that is income-restricted for households of moderate, low, or very low income.

   b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

   c. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (CaliforniaGovernment Code §§ 7060 through 7060.7) at any time in the 15 years prior to submission of the urban lot split application.

   d. Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which a two-unit project is sought must provide a

notarized statement as to this fact with the application for the parcel map.

6. **Quantity.**

   a. ~~No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under this section of the Zoning Code, an ADU, or a JADU.~~

   b. A lot that is not created by an urban lot split may have a two-unit project under this section~~, plus any ADU or JADU that must be allowed under State law and the City's ADU ordinance~~.

   c. ~~In no case shall there be more than four total units of any kind in total provided as a result of an urban lot split or on a lot that is not created by an urban lot split.~~

7. **Unit Size.**

   a. ~~Each primary dwelling built that is developed under this section is limited to 800 square feet of floor area.~~ **New dwelling units are subject to the development standards applicable in the zone where they are to be constructed.**

   b. A primary dwelling that was legally established on the lot prior to the two-unit project and that is larger than 800 square feet is limited to the lawful floor area at the time of the two-unit project.

   c. A primary dwelling that was legally established prior to the two-unit project and that is smaller than 800 square feet may be expanded to 800 square feet after or as part of the two-unit project.

   d. *Exception.* One or both primary dwelling units may be expanded if able to meet lot coverage and setback requirements as established in Chapter 17.24, Residential Zones.~~, inclusive of all units and accessory structures on the property~~.

8. ~~**Height Restrictions.**~~

   a. ~~On a lot that is larger than 2,000 square feet, a new primary dwelling may be 30 feet in height if the rear setback is 20 feet or the side setback is five feet, otherwise, no new primary dwelling unit may exceed 16 feet in height, measured from grade to peak, or tallest point, of the structure.~~

   b. ~~On a lot that is smaller than 2,000 square feet, no new primary dwelling unit may exceed two stories or 22 feet in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds 16 feet in height as measured from grade to peak or tallest point, must be stepped back by an additional seven feet; no balcony deck or other portion of the second story may project into the step-back.~~

   c. ~~No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot with a two-unit project.~~

9. ~~***Demolition Cap.*** The two-unit project may not involve the demolition of more than 25% of the existing exterior walls of an existing dwelling unless the site has not been occupied by a tenant in the last three years.~~

10. ***Lot Coverage.*** Structures shall not cover more than 50% of the total lot area. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

11. ~~***Open Space.*** A minimum of 30% of the required rear yard shall be open space. This open space standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.~~

12. **Setbacks.**

    a. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

    b. Dwellings must be at least four feet from the interior side and rear property lines.

    c. ~~Dwellings must be at least 15 feet from a corner street side setback.~~

    d. ~~A front yard setback of at least 25 feet shall be maintained from the front of a new or existing dwelling unit to the required rear yard area of another dwelling unit.~~

    e. ~~Dwellings must be at least 25 feet from the front property lines. Exceptions are as follows:~~

        i. ~~Front yard setbacks of 20 feet are permitted for houses where garages or carports are set back 25 feet. Front yard setbacks of 20 feet are allowed for garages equipped with roll up doors or carports.~~

    f. The front setback area must:

        i. Provide adequate line of sight visibility from driveways, corners, and intersections;

        ii. ~~Be at least 50% landscaped with drought-tolerant plants, with vegetation and irrigation plans approved by a licensed landscape architect; and~~

        iii. Allow for vehicular and fire-safety access to the front structure.

13. ***Parking.*** Each new primary dwelling unit must have at least one off-street parking space per unit unless one of the following applies:

    a. The lot is located within one-half mile walking distance of either:

        i. A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours;

        ii. The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute

periods; or

iii. A site that contains:

(A) An existing rail or bus rapid transit station, or

(B) A ferry terminal served by either a bus or rail transit service.

b. The site is located within one block of a permanent car-share pick up or drop off vehicle location.

14. ***Accessibility.*** All dwellings and structures built or substantially remodeled on the lot must be ADA accessible. "Substantially remodeled" means that more than 10% of the existing floor area is the subject of a Building Permit (see § 17.100.130, Building Permit) or that the existing floor area, including non-livable space, increases by more than 10%. Pedestrians shall have a clear path of travel a minimum of four feet wide and ADA compliant from the principal building entrances to the street.

15. ***Architecture.*** See § 17.56.020, Single-Family and Duplex Design Standards. **New dwelling units are subject to the development standards applicable in the zone where they are to be constructed.**

16. **Landscaping.**

a. All required street front and street-facing side setbacks, except areas used for parking, exit and entry, shall be landscaped.

i. Required landscape areas shall be planted with a combination of ground covers, shrubs, vines, and trees. No more than 25% of the required landscaped area may be turf and shall not be used in areas less than 10 feet wide.

ii. Required landscape areas may include paved, gravel, or bark surfaces, provided they do not cover more than 30% of the required landscape area.

iii. Garden area and other areas dedicated to edible plants are considered landscaped areas and count toward required landscaping.

b. To the extent possible, existing mature trees on the site shall be preserved whenever it is possible and practical to do so. The project shall comply with the City's Tree Preservation Ordinance.

c. ~~A landscape plan shall be provided with each submittal and shall at minimum include:~~

i. ~~Property lines and public utility easements; structures, streetlights, transformers, trash enclosures, utilities.~~

ii. ~~Grading, including finished planter elevations, grade differentials with adjacent properties, retaining walls, on-site drainage features.~~

iii. ~~Proposed planting list including: botanical and common names, quantities of each species, container sizes, spread and height of plant at maturity, rate of~~

~~growth (fast, moderate, slow).~~

iv. ~~Distance of trees to all structures. Large trees (40 feet to 90 feet in height at maturity) shall not be planted closer than 15 feet to any structure. Medium sized trees (30 feet to 40 feet in height at maturity) shall not be planted closer than 10 feet to any structure.~~

d. All landscaping must be drought-tolerant tolerant and shall be suitable for the local climate. All new landscaping shall comply with the City's Water Conservation Ordinance, California Model Water Efficient Landscape Ordinance, and the CalGreen Code.

e. Automated irrigation system shall be installed to provide coverage of all irrigated landscaped areas and shall have automatic rain shut-off valves.

f. Deciduous shade trees are permitted around the east, west, and south sides of residences to help reduce cooling loads during summer and allow solar gain during the winter months.

g. Landscaping and/or architectural treatments shall be provided to screen views of service elements that include storage areas, trash enclosures, mechanical equipment transformers, HVAC, and other similar elements. Screening shall either be landscaping a minimum of three feet high or architectural screens designed to match building features.

h. ~~Pedestrian walkways and paths of travel shall not be combined with, or be part of driveways unless textures, patterns, and colors are provided to designate separate pedestrian paths.~~

i. ~~There shall be a clear transition between the City sidewalk or public property, and the development property. This is to be achieved through changes in pavement textures, landscaping, and front fencing.~~

i. Fencing in the required front setback, or five feet from the corner side yard setback, shall be in compliance with § 17.64.030, Fences, Walls, and Hedges. Chain-link fencing is prohibited.

j. ~~When next to a side or rear property line of an adjacent property, a solid six-foot-high wood or masonry fence shall be provided on the property line as a buffer.~~

k. Landscaping that is required to help achieve screening of views into an adjacent property shall be planted along the rear or side property line to achieve a 75% summer opacity and 60% winter opacity within three years of planting. ~~At minimum, four medium to large size shrubs at maturity shall be planted per 50 linear feet of buffer. Shrubs shall be a minimum five gallon in size.~~

l. All landscaping shall be installed prior to issuance of a Certificate of Occupancy.

17. ~~***Nonconforming Conditions.*** A two-unit project may only be approved if all nonconforming zoning conditions are corrected, consistent with § 17.80.040, Nonconforming Uses.~~

18. ***Utilities.*** Each primary dwelling unit on the lot must have its own direct utility connection to the utility service provider.

19. ***Building and Safety.*** All structures built on the lot must comply with all local Building Code requirements.

20. **Separate Conveyance.**

    a. Primary dwelling units on the lot may not be owned or conveyed separately from each other.

    b. Condominium airspace divisions and common interest developments are not permitted within the lot.

    c. All fee interest in the lot and all the dwellings must be held equally and undivided by all individual property owners.

21. **Regulation of Uses.**

    a. *Residential Only.* No nonresidential use is permitted on the lot.

    b. *No Short-Term Rentals.* No dwelling unit on the lot may be rented for a period of less than 30 days.

22. ***Owner Occupancy.*** ~~Unless the lot was formed by an urban lot split, the individual property owners of a lot with a two-unit project must occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.~~ **If a lot with a proposed Two-Unit project was formed by an Urban Lot Split, the property owner of the lot with a Two-Unit project must occupy one of the dwelling units on the lot as the owner's principal residence.**

23. ~~**Notice of Construction.**~~

    a. ~~At least 30 business days before starting any construction of a two-unit project, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:~~

        i. ~~Notice that construction has been authorized;~~

        ii. ~~The anticipated start and end dates for construction;~~

        iii. ~~The hours of construction;~~

        iv. ~~Contact information for the project manager (for construction-related complaints); and~~

        v. ~~Contact information for the Building and Safety Department.~~

    b. ~~This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under State law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote~~

~~neighborhood awareness and expectation.~~

24. ***Deed Restriction.*** The owner must record a deed restriction, acceptable to the City, that does each of the following:

    a. Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

    b. Expressly prohibits any nonresidential use of the lot.

    c. Expressly requires the individual property owners to state that they intend to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile for at least three years from the date of approval by the City.

25. ~~**Specific Adverse Impacts.**~~

    a. ~~Notwithstanding anything else in this section, the City may deny an application for a two-unit project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.~~

    b. ~~"Specific adverse impact" has the same meaning as in Government Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include: (i) inconsistency with this Zoning Code or General Plan land use designation; or (ii) the eligibility to claim a welfare exemption under Revenue and Taxation Code § 214(g).~~

    c. ~~The Building Official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.~~
    ~~(Ord. 1722, 6/18/2024)~~

TO:	THE MEMBERS OF THE PLANNING COMMISSION
AGENDA:	Planning Commission
DATE:	June 5, 2025
ITEM #:	I.4
SUBJECT:	FY2025 - FY2026 Capital Improvement Plan

Recommendation for Action:
Staff recommends that the Planning Commission:
1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for FY2025 - FY2026, and
2.) Make a finding that the Proposed CIP for FY2025 - FY2026 conforms with the 2035 General Plan.

Staff Contact:
Marissa Kersey, Management Analyst, (530) 661-5818, marissa.kersey@cityofwoodland.gov

Report in Brief:
The projects contained in the CIP have been reviewed and discussed with the City Manager to prioritize and program in alignment with projected revenues. Before City Council approval, the Planning Commission must first determine that the proposed CIP conforms with the 2035 General Plan (Cal. Gov. Code 65401).

Background
The City of Woodland adopts a 5-year CIP that presents a balanced spending plan. The CIP is evaluated and updated annually to ensure that project cost and scope are current and that projected revenues can support the proposed projects. Projects that utilize Measure F, the City's 1/2 cent sales tax, or Measure R, the City's 1/4 cent sales tax, must first be included in an approved Spending Plan (Spending Plans for Measures F/R were adopted by the City Council on May 20, 2025).

Discussion
The Community Development Department has reviewed these projects and finds that they conform with the 2035 General Plan.

Conclusion:
Staff recommends that the Planning Commission:
1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for FY2025 - FY2026, and
2.) Make a finding that the Proposed CIP for FY2025 - FY2026 conforms with the 2035 General Plan.

Prepared by: Marissa Kersey, Community Development Management Analyst
Reviewed by: Erika Bumgardner, Deputy Director of Community Development.

Attachments:
1. Attachment 1 - CIP to GP Analysis
2. Attachment 1.1 - GP Index
3. Attachment 2 - 5-Year CIP Project Funding List
4. Attachment 2.1 - Summary of FY26 CIP Additions and Changes

Project Category	Project #	Project Title	Relevant GP Goal/Policy				GP Goal/Policy Title
Fire	16-10	Fire Station #3 Relocation	5.B.1	5.B.10			Response Time and Service Standards
	25-09	Fire Admin Relocation	5.B.8				Development Application Review by Fire Department
	25-05	Public Safety Radio System Upgrade	5.A.6	5.B.3			Crime Prevention through Design
General	07-07	Zoning Ordinance & CEQA	2.A				Growth & Change
	19-22	Permanent Supportive Housing	6.A				Health Equity
	20-12	Homeless Shelter	2.A.6				Infill Development
	21-08	Local Early Action Planning (LEAP) Grant	2.A.6				Infill Development
	21-09	Enterprise System Replacement	4.B.2				Efficiency of Public Services
	22-12	Armfield-Lemen Ave REAP Grant	2.A.6				Infill Development
Library	94-45	Library Material Collection	6.D.3				Library Facilities and Programming
Park Facilities	15-07	Camarena Ball Field - Grant Match	5.C.6				Park Amenities
	18-04	Park/ Recreation Facility Planning	5.C.6				Park Amenities
	19-11	Spring Lake Central Park	5.C.5				Proximity of Parks to Housing
	19-17	Regional Park Site	5.C.14	7.B.7			Public/Private Partnerships
	19-18	Southeast Area Pool Project	5.C				Park System
	19-23	Charles Brooks Pool Bleacher Project	5.C.18				Special Facilities
	24-08	Community Center Parking Lot Expansion	5.C.2				Sports Park Master Plan
	25-10	Hiddleson Park Phase 1 & 2	5.C.6				Park Amenities
Sewer	08-21	Annual Sewer Repair & Replacement	5.H.4				Maintenance and Repairs
	08-22	Preliminary Odor Abatement	5.H.11				Hazards and Nuisances
	10-11	Treatment Plant Exp - Biosolids	5.H.4				Maintenance and Repairs
	14-02	Water Pollution Asset Replacement	5.H.4				Maintenance and Repairs
	14-03	Replace Orangeburg Pipe	5.H.4				Maintenance and Repairs
	14-07	Sewer/Wastewater Treatment Master Plan	5.H.2				Sanitary Sewer Management Plan
	14-15	Large Diameter Wastewater Pipeline Repair, Replacement & Lining	5.H.4				Maintenance and Repairs
	17-23	Main Street Sanitary & Sewer and Storm Repairs	5.H.4				Maintenance and Repairs
	20-13	WPCF Pond #11 Biosolids Removal	5.H.4				Maintenance and Repairs
	22-05	E. Gibson Trunk Sewer Repairs	5.H.4				Maintenance and Repairs
	23-03	Sewer System Hydraulic Model Update	5.H.2				Sanitary Sewer Management Plan
	23-04	Spring Lake Lift Station Pump Replacement Project	5.H.4				Maintenance and Repairs
	24-12	WPCF Grit Classifier Rehabilitation Project	5.H.4				Maintenance and Repairs
	26-03	WPCF Biosolids Pond #9	5.H.4				Maintenance and Repairs
	26-04	WPCF Pacement Rehabilitation	5.H.4				Maintenance and Repairs
Spring Lake	06-12	Spring Lake East Regional Pond Landscaping	5.C.6	5.I			Park Amenities
	14-16	Pioneer Avenue High School Entrance to Farmer's Central Road	3.B.10				School Safety
	19-01	Gibson Landscape – Pioneer to SR 113	3.B.5				New Developments
	19-12	Spring Lake 2019 CIP Update	3.K.1				Fee Assessments
	19-13	Gibson Road Interchange Modification	3.A.10				Overcome Barriers and Remove Gaps
	19-14	South Area Flowage Easement	5.I.7				Stormwater Detention Facilities
	26-05	Sports Park Improvement Project	5.C.18				Special Facilities
	24-05	County Road 25A (Parkland Ave to Meikle Ave)	3.B.3	3.C.1			Connectivity and Balance
Storm Drainage	09-15	FloodSAFE Yolo/Cache Creek Feasibility Study	8.B	4.C	4.C.11	8.B.7	Flood Hazards and Protection
	16-03	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	5.I.4				Low Impact Development
	20-06	Storm Drainage Outfall Channel Outlet Structure	5.I				Stormwater Management
	21-07	Storm Drain Channel south of Woodland Christian School	5.I				Stormwater Management
	22-02	East Main Pump Station Emergency Generator Rehabilitation	5.I				Stormwater Management
	22-08	North Canal Pump Station Pipe Rehabilitatin	5.I				Stormwater Management
	22-16	Lower Cache Creek Flood Risk Reduction Project	8.B	4.C	4.C.11	8.B.7	Flood Hazards and Protection
	23-05	Storm Drainage Trash Capture Project	5.I				Stormwater Management

	24-10	Pacific Flyway Pond Enhancement Project	5.I				Stormwater Management
	25-11	Beamer Underground Erosion Control	5.I				Stormwater Management
	26-07	Spring Lake Storm Ditch Maintenance	5.I				Stormwater Management
Transportation & Circulation	02-28	Traffic Engineering Services	3.B				Complete Streets
	04-07	Kentucky Avenue Widening and Reconstruction	3.B	3.B.4	3.B.8		Complete Streets
	06-06	Measure F Road Maintenance Planning	3.D.2				Street and Sidewalk Maintenance
	06-14	Annual O&M Support	3.D.2				Street and Sidewalk Maintenance
	13-05	East Main Street Improvement Project	3.F.2				Bikeway Network
	16-02	Install traffic signal at Freeway Drive & E. Main Street	3.B.3				Connectivity and Balance
	17-02	Install Traffic Signal at Kentucky/Cottonwood	3.B.3				Connectivity and Balance
	17-09	West Woodland Safe Routes to School	3.B.10				School Safety
	17-16	West Main Street Bicycle/ Pedestrian Mobility and Safety Improvements	3.B.3	3.B.8			Connectivity and Balance
	17-22	Sports Park Drive Pedestrian Overcrossing	3.E.3				Off-Street Pedestrian Paths
	19-05	2020 Road Rehabilitation (Matmor & Gum Ave)	3.D.2				Street and Sidewalk Maintenance
	19-06	Traffic Calming Program	3.D.3				Traffic Calming
	20-01	Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street	3.B.4				Retrofit
	20-02	2021 Road Maintenance	3.D.2				Street and Sidewalk Maintenance
	20-04	E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	3.B.3				Connectivity and Balance
	20-08	W. Gibson Road Safe Routes to School – West St to CR 98	3.B.4				Retrofit
	21-13	Local Roadway Safety Plan Project	3.A.12				Transportation Evaluation
	21-14	SR 113/CR25A Ultimate Interchange Modifications	3.A.10	3.B.9			Overcome Barriers and Remove Gaps
	22-01	2022 ADA Improvements	3.B.8				Accessibility
	22-06	2022 Road Maintenance/ Rehabilitation	3.D.2				Street and Sidewalk Maintenance
	22-13	Main Street Feasibility Project	3.A.9				Road Diets
	22-14	East & Main Street Signal Project	3.B.3				Connectivity and Balance
	22-15	Pedestrian Crossing Improvement Project	3.E.1				Pedestrian Promotion
	22-17	Active Transportation Plan	3.F.1				Bikeway Master Plan
	23-01	2023 Road Maintenance	3.D.2				Street and Sidewalk Maintenance
	23-06	E. Gibson Road/Matmor Road Signal Modification Project	3.B.3				Connectivity and Balance
	23-07	New Traffic Signal – CR102 & Kentucky Avenue	3.B.3				Connectivity and Balance
	24-01	2024 Road Maintenance	3.D.2				Street and Sidewalk Maintenance
	24-03	2024 ADA Improvements	3.B.8				Accessibility
	24-04	Grant Planning and Application	3.K.5				New Funding Sources
	24-06	I-5/SR113 Freeway to Freeway	3.A.13				SR 113/I|5 Interchange
	24-09	Downtown Parking Lot Rehabiliation	3.D.2				Street and Sidewalk Maintenance
	24-11	Traffic Signals EVP Upgrades	5.B.1				Response Time and Service Standards
	24-13	First Street Public Parking Lot Rehab	3.D.2				Street and Sidewalk Maintenance
	25-02	2025 Road Maintenance	3.D.2				Street and Sidewalk Maintenance
	25-03	City of Woodland Safety Action Plan	3.A.12				Transportation Evaluation
	25-04	2025 ADA Improvements	3.B.8				Accessibility
	25-08	East Street Corridor Raod Diet & Complete St Feasibility Study	3.A.9				Road Diets
	26-01	2026 Road Maintenance	3.D.2				Street and Sidewalk Maintenance
	26-06	2026 ADA Improvements	3.D.2				Street and Sidewalk Maintenance
	26-08	College, Beamer, and Cross Rehabilitation Project	3.B.3	3.B	3.B.4	3.D.2	Connectivity and Balance
	27-01	2027 Road Maintenance	3.D.2				Street and Sidewalk Maintenance
	95-24	Planning Analysis Studies	3.B.3				Connectivity and Balance
	09-23	Water System Leak Detection, Maintenance & Repairs	5.G.7				Maintenance and Repairs
	15-04	Chromium 6 Investigations	5.G				Safe Reliable, and Sufficient Potable Water
	17-05	ASR Wells #31	5.G.1				Potable Water Supply and Cost Recovery
	17-07	Recycled Water Master Plan	5.G.5				Recycled Water
	19-15	2019 Water Main Replacement Project	5.G.7				Maintenance and Repairs

Water	21-01	2022 Water and Sewer Repair and Replacement (Pendegast and College)	5.G.7	Maintenance and Repairs
	21-02	Groundwater Monitoring Wells	5.G	Safe Reliable, and Sufficient Potable Water
	21-05	Groundwater Wells Demolition Project	5.G.7	Maintenance and Repairs
	22-03	Water Meter Replacement	5.G.7	Maintenance and Repairs
	22-04	2022 Water and Sewer Replacement Project	5.G.7	Maintenance and Repairs
	23-02	2024 Water and Sewer Replacement Project	5.G.7	Maintenance and Repairs
	24-02	2025 Water and Sewer Replacement Project	5.G.7	Maintenance and Repairs
	25-01	2026 Water & Sewer Replacement Project	5.G.7	Maintenance and Repairs
	25-06	2025 Urban Water Management Plan	5.G.4	Water Management Plans
	25-07	2025 America Waters Infrastructure Act Compliance	5.G.4	Water Management Plans
	26-05	Sports Park Improvement Project	5.C.18	Special Facilities

General Plan 2035 CIP Goals and Policies Quick Reference

Category	GP#	Title	Description
Land Use, Community Design, and Historic Preservation	2.A	Growth & Change	Support sustainable growth through orderly, well-planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland's community character and agricultural heritage.
	2.A.6	Infill Development	Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.
Transportation and Circulation	3.A.10	Overcome Barriers and Remove Gaps	Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: • Pursue funding to construct grade-separated crossings of freeways, rail lines, and other barriers to improve connectivity. • Construct new pedestrian and bike paths in existing neighborhoods and strive to ensure that bike and sidewalk networks within communities are at least as efficient (e.g., miles traveled, connectivity, etc.) as the network for motorists. TC 3-24 City of Woodland General Plan 2035 • Remove barriers to pedestrian travel, such as utility poles, as feasible. • Prioritize the construction of the SR 113 bike and pedestrian overcrossing at Sports Park Drive and redesign of the Gibson Road/SR 113 overpass to provide safer and more convenient connectivity between the west and east areas of town. • • New development must demonstrate adequate bicycle and pedestrian accessibility from key parts of the city and eliminate gaps, which may require off-site improvements, where appropriate at the discretion of the City.
	3.A.12	Transportation Evaluation	Evaluate projects for potential impacts to traffic operations, traffic safety, transit service, bicycle facilities, and pedestrian facilities for the purpose of assessing the timing and phasing of traffic improvements.
	3.A.13	SR 113/I|5 Interchange	Pursue funding to construct the connection of SR 113 to I-5 to reduce the use of local streets for this connection and continue to ensure the necessary right-of-way is secured for the selected route.

3.A.9	Road Diets	Investigate road diets within the existing built-out portion of the city.
3.B	Complete Streets	Provide complete streets that accommodate driving, walking, bicycling, and public transit and that are designed to enable safe, attractive, comfortable access and travel for users of all ages and abilities.
3.B.10	School Safety	Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.
3.B.3	Connectivity and Balance	Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
3.B.4	Retrofit	Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed-use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
3.B.5	New Developments	Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.

3.B.8	Accessibility	Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility
3.B.9	Roundabouts	Consider roundabouts as an intersection traffic control option with demonstrated air quality and safety benefits, where deemed feasible and appropriate.
3.C.1	Roadway Network	Plan, design, and regulate the development of roadway network presented in the Circulation Diagram shown in Figure 3-2. Prioritize modes of travel on the roadway network consistent with Table 3-2.
3.D.2	Street and Sidewalk Maintenance	Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
3.D.3	Traffic Calming	Implement traffic-calming design and devices, as funding allows, in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.
3.E.1	Pedestrian Promotion	Promote walking by providing appropriate facilities, programs, and information.

	3.E.3	Off-Street Pedestrian Paths	Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city
	3.F.1	Bikeway Master Plan	Maintain a Bikeway Master Plan (BMP) to reflect current best practices for bike facilities and programs as well as bikeway changes to accommodate the cycling public. Figure 3-3 represents the planned routes in the BMP at the time of this General Plan update, but any future update to the BMP is considered the City's official bikeway plan. In the future, transition the BMP to an Active Transportation Plan that considers all forms of active transportation.
	3.F.2	Bikeway Network	Promote the development of a comprehensive system of recreational and commuter bicycle routes that provide safe and convenient connections between the city's: major employment and housing areas; existing and planned bikeways; and schools, parks, retail shopping, and residential neighborhoods.
	3.K.1	Fee Assessments	Assess fees through the Major Projects Financing Plan (MPFP), on new development, sufficient to cover the fair share portion of that development's impacts on all modes of the transportation system. Exceptions may be made when new development generates significant public benefits and alternative sources of funding for the improvements can be obtained to offset foregone revenues.
	3.K.5	New Funding Sources	Seek new and innovative transportation funding and financing sources.
Economic Development	4.B.2	Efficiency of Public Services	Ensure that public services are being delivered as efficiently as possible. Strive to provide exemplary public service.

	4.C	Strategic Land Uses and Development	Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and costs and long-term community needs in land use decisions, and reserve sites for designated uses.
	4.C.11	Comprehensive Flood Solution	Continue to work with Army Corps of Engineers and responsible State and regional agencies to identify and implement a comprehensive flood solution to reduce risk of flooding in Woodland, especially in the northeast industrial quadrant and eastern portion of the city.
Public Facilities and Services	5.A.6	Crime Prevention through Design	Consider public safety issues in public facility, commercial, and residential project design, and enhance public safety through implementation of Crime Prevention Through Environmental Design (CPTED) strategies. These include designing the placement of activities and physical features, such as buildings, entrances and exits, corridors, fences, pavement, signs, lighting and landscaping, in such a way as to clearly define public and private space, maximize visibility, control access and circulation and foster positive social interaction.
	5.B.1	Response Time and Service Standards	Strive to maintain a high level of fire protection service to the community by achieving the following response times: • Emergency medical service calls: 60 seconds turnout time, at least 90 percent of the time. • Fire and special operations response: 80 seconds turnout time, at least 90 percent of the time. • Arrival at fire suppression incident: 4 minutes or less travel time of the first arriving engine, at least 90 percent of the time. • Deployment of an initial full alarm assignment: 8 minutes or less travel time, at least 90 percent of the time. • Arrival at an emergency medical incident: 4 minutes or less travel time, at least 90 percent of the time. • Dispatch call answering time: 15 seconds or less, at least 95 percent of the time, and 40 seconds or less, at least 99 percent of the time. • Dispatch call processing time: 60 seconds or less, 90 percent of the time, and 90 seconds or less, 99 percent of the time.
	5.B.10	Construction of New Fire Stations	Consider location of existing stations in relation to planned growth, and explore efficacy of current station locations as part of any new fire station location analysis. Consider where a station relocation might preclude need for a new station with a new engine company. Prior to approval and construction of new fire stations, ensure that adequate funding is available for both the construction and the ongoing operation, maintenance, and staffing of future fire stations. Park System. Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.

5.B.3	ISO Target	Strive to maintain an ISO rating of 3 or better for the city.
5.B.8	Development Application Review by Fire Department	Continue Fire Department review of all development applications, provide comments, and recommend conditions of approval that will ensure adequate on-site and off-site fire protection systems and features are provided.
5.C	Park System	Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
5.C.14	Public/Private Partnerships	Encourage the establishment or joint development of commercial or private recreation facilities within the Woodland area.
5.C.18	Special Facilities	Support special-use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.
5.C.2	Sports Park Master Plan	Maintain, implement, and update as necessary the Master Plan for the Sports Park at the Community and Senior Center to ensure the full buildout of the facility expected and required by the community.

5.C.5	Proximity of Parks to Housing	Strive to provide accessible public park, greenbelt, and/or recreational open space within one quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
5.C.6	Park Amenities	Consistent with the Parks, Recreation, and Community Services Master Plan, develop picnic areas, trails, playground apparatus, restrooms, shade structures, and other similar facilities in existing parks and recreation facilities that currently lack such amenities, so that they can function as neighborhood parks for nearby residents.
5.G	Safe Reliable, and Sufficient Potable Water	Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city
5.G.1	Potable Water Supply and Cost Recovery	Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
5.G.5	Recycled Water	Expand the recycled water system as feasible and in accordance with a Recycled Water System Master Plan, which should provide an evaluation of potential recycled water uses, facilities planning, distribution service areas, recommended recycled water system, financial modeling, implementation strategies, and the feasibility of forming a recycled water utility.
5.G.4	Water Management Plans	Maintain and every five years update the Urban Water Management Plan and the Groundwater Management Plan. Develop and maintain the Groundwater Sustainability Plan in conjunction with the Yolo Sustainable Groundwater Management Plan. Use available and “state of the practice” tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand on water production and distribution systems by urban development, and to determine appropriate facility needs.

5.G.7	Maintenance and Repairs	Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
5.H.11	Hazards and Nuisances	Investigate hazards and nuisance potential associated with operations at the City's wastewater treatment plant, including odor nuisances, and identify and implement any buffering requirements or operational changes at the plant that may be necessary
5.H.2	Sanitary Sewer Management Plan	Maintain and periodically update the Sanitary Sewer Management Plan. Use available and "state of the practice" tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand by urban development, and to determine appropriate facility and system needs.
5.H.4	Maintenance and Repairs	Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
5.I	Stormwater Management	Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
5.I.4	Low Impact Development	Require new development and redevelopment projects to incorporate site design and low-impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration. Such features may include, but are not limited to: • Canopy trees or shrubs to absorb rainwater; • Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate and the number of required drain inlets; • Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas; • Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces; • On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration;

			• Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses; and • Innovative engineering practices that allow for compact, connected, and walkable urban design.
	5.I.7	Stormwater Detention Facilities	Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.
Healthy Community	6.A	Health Equity	Promote health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland.
	6.D.3	Library Facilities and Programming	Provide library facilities and programs that align with the community's learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.
Sustainability, Conservation, and Open Space	7.B.7	Woodland Regional Park	Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site's habitat value.
Safety	8.B	Flood Hazards and Protection	Protect the lives and property of the citizens of Woodland from hazards and manage floodplains for their open space and natural resource values.

8.B.7	Adjacent Property	Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout.

Category | Project Number | Project Name	Sum of Total Funding
Fire	
16-10|Fire Station #3 Relocation	$3,214,000
25-05|Public Safety Radio System Upgrade	$1,150,000
25-09|Fire Administration Relocation	$250,000
Fire Total	**$4,614,000**
General	
07-07|Zoning Ordinance & CEQA	$667,700
19-22|Permanent Supportive Housing	$4,083,972
21-08|Local Early Action Planning (LEAP) Grant	$157,300
21-09|Enterprise System Replacement	$2,251,790
22-12|Armfield-Lemen Ave REAP Grant	$234,750
20-12|Homeless Shelter	$3,074,595
General Total	**$10,470,107**
Library	
94-45|Library Material Collection	$425,000
Library Total	**$425,000**
Park Facilities	
15-07|Camarena Ball Field - Grant Match	$50,000
18-04|Park/Recreation Facility Planning	$65,000
19-11|Spring Lake Central Park	$3,060,000
19-17|Regional Park Site	$716,500
19-18|Southeast Area Pool Project	$10,091,905
19-23|Charles Brooks Pool Bleacher Project	$40,000
24-08|Community Center Parking Lot Expansion	$2,300,000
25-10|Hiddleson Park Phase 1 and 2	$660,000
26-05|Sports Park Improvement Project	$420,000
Park Facilities Total	**$17,403,405**
Sewer	
08-21|Annual Sewer Repair and Replacement	$7,269,180
08-22|Preliminary Odor Abatement	$414,500
10-11|Treatment Plant Exp-Biosolids	$5,960,000
14-02|Water Pollution Asset Replacement Project	$10,622,119
14-03|Replacement of Orangeberg Sewer Laterals	$3,532,000
14-07|Sewer/Wastewater Treatment Master Plan	$1,041,500
14-15|Large Diameter Wastewater Pipeline Repair, Replacement, & Lining	$5,296,000
17-23|Main Street Sanitary Sewer and Storm Repairs	$100,000
22-05|E. Gibson Trunk Sewer Repairs	$1,000,000
23-03|Sewer System Hydraulic Model Update	$215,000
24-12|WPCF Grit Classifier Rehabilitation Project	$500,000

20-13|WPCF Pond #11 Biosolids Removal	$1,530,000
26-04|WPCF Pavement Rehabilitation	$0
Sewer Total	**$38,080,299**

SLIF Infrastructure	
14-16|Pioneer Avenue High School Entrance to Farmer's Central Rd	$2,300,000
19-01|GIBSON LANDSCAPE - Pioneer Avenue to Harry Lorenzo Ave	$457,000
19-12|Spring Lake 2019 CIP Update	$185,000
19-13|Gibson Road Interchange Modification	$2,800,000
19-14|South Area Flowage Easement	$190,000
24-05|County Road 25A (Parkland Ave to Meikle Ave)	$4,735,000
06-12|Spring Lake East Regional Pond Landscaping	$484,000
SLIF Infrastructure Total	**$11,151,000**

Storm Drain	
09-15|FloodSAFE Yolo/Cache Creek Feasibility Study	$5,679,000
16-03|Stormwater Quality Design Manual Update & Hydromodification Exe	$150,000
20-06|Storm Drainage Outfall Channel Outlet Structure	$4,095,000
21-07|Storm Drain Channel south of Woodland Christian School	$400,000
22-02|Storm Drainage Pump Station Emergency Generator Rehabilitation I	$310,000
22-08|North Canal Pump Station Pipe Rehabilitation Project	$10,100,000
22-16|Lower Cache Creek Flood Risk Reduction Project	$3,400,000
23-05|Storm Drainage Trash Capture Project	$150,000
24-10|Pacific Flyway Pond Enhancement Project	$2,072,000
25-11|Beamer Underground Erosion Control	$50,000
26-07|Spring Lake Storm Ditch Maintenance	$250,000
Storm Drain Total	**$26,656,000**

Transportation	
02-28|Traffic Engineering Services	$200,000
06-06|Measure E/Measure F - Planning-Management	$238,000
06-14|Annual In-House Road Program Support	$5,000,000
13-05|East Main Street Improvement Project	$8,461,638
16-02|Install traffic signal at Freeway Drive & E. Main Street	$450,000
17-02|Install Traffic Signal at Kentucky/Cottonwood	$450,000
17-22|Sports Park Drive Pedestrian Overcrossing	$8,069,000
19-05|Matmor Rd & E. Gum Ave Rehab (2020 Road Rehabilitation)	$9,615,443
19-06|Traffic Calming Program	$600,000
20-01|Gibson Road Bicycle/Pedestrian Mobility Project - East to West Stree	$7,696,617
20-04|E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	$1,355,000
20-08|W. Gibson Road Safe Routes to School - West Street to CR 98	$6,003,700
21-13|Local Roadway Safety Plan Project	$75,700
21-14|SR 113/CR 25A Ultimate Interchange Modifications (Roundabouts)	$1,867,082
22-13|Main Street Feasibility Project	$585,000

22-14|East and Main Street Signal Project	$466,900
22-15|Pedestrian Crossing Improvement Project	$460,000
22-17|Active Transportation Plan	$226,125
23-01|2023 Road Maintenance	$1,153,976
23-06|E. Gibson Road/Matmor Road Signal Modification Project	$550,000
23-07|New Traffic Signal - CR102 and Kentucky Avenue	$525,000
24-01|2024 Road Maintenance	$1,682,000
24-03|2024 ADA Improvements	$342,232
24-04|Grant Planning and Application	$125,000
24-06|I-5/SR113 Freeway to Freeway	$1,913,982
24-09|Downtown Parking Lot Rehabilitation	$575,000
24-11|Traffic Signal EVP Upgrades	$200,000
24-13|First Street Parking Lot Rehabilitation	$750,000
25-02|2025 Road Maintenance	$1,225,000
25-03|City of Woodland Safety Action Plan (SAP)	$270,000
25-04|2025 ADA Improvements	$225,000
25-08|East Street Corridor Road Diet & Complete St Feasibility Study	$900,000
26-01|2026 Road Maintenance	$1,535,000
26-06|2026 ADA Improvements	$225,000
26-08|College, Beamer, and Cross Rehabilitation Project	$9,500,000
27-01|2027 Road Maintenance	$1,525,000
95-24|Planning Analysis Studies	$200,000
04-07|Kentucky Avenue Widening and Reconstruction	$17,167,600
17-09|West Woodland Safe Routes to School	$6,539,000
17-16|West Main Street Bicycle/Pedestrian Mobility & Safety Improvemen	$12,831,500
20-02|2021 Road Maintenance	$1,540,000
20-02|2022 Road Maintenance	$94,262
20-02|2023 Road Maintenance	$63,976
22-06|2022 Road Maintenance/Rehabilitation	$1,000,000
22-06|2023 Road Maintenance/Rehabilitation	$25,000
23-08|2023 ADA Improvements	$200,000
23-08|2024 ADA Improvements	$25,000
22-01|2022 ADA Improvements	$196,645
22-01|2023 ADA Improvements	$25,000
22-01|2024 ADA Improvements	$10,000
Transportation Total	**$114,960,378**

Water	
09-23|Water System Leak Detection, Maintenance & Repairs	$3,648,898
15-04|Chromium 6 Investigations	$75,000
17-05|ASR Wells #31	$7,087,033
17-07|Recycled Water Master Plan	$4,005,000
21-02|Groundwater Monitoring Wells	$24,967
22-03|Water Meter Replacement	$1,200,000

23-02|2024 Water & Sewer Replacement	$3,285,000
24-02|2025 Water and Sewer Replacement Project	$4,887,737
25-01|2026 Water and Sewer Replacement Project	$400,000
25-06|2025 Urban Water Management Plan	$166,000
25-07|2025 America Waters Infrastructure Act Compliance	$85,000
19-15|2019 Water Main Replacement Project	$200,000
21-05|Groundwater Wells Demolition Project	$400,000
22-04|2022 Water & Sewer Replacement Project	$3,421,000
21-01|2022 Water & Sewer Repair & Replacement (Pendegast & College)	$4,940,000
Water Total	**$33,925,635**
Grand Total	**$257,685,824**

Notes

• Project Numbering: 17-07, would have been the 7th project started in 2017.

• Funding: Totals include all previous year's funding *AND* any anticipated funding for FY2026-FY2030. Reports or totals by fund, project, etc. are available by request.

• Category Specific Staff Contacts:
Fire - Fire-Admin@cityofwoodland.gov
General/SLIF Infrastructure - CDD-Admin@cityofwoodland.gov
Library - Library@cityofwoodland.gov
Park Facilities - CommunityServicesDepartment@cityofwoodland.gov
Sewer/Storm Drain/Water - CDD-UtilityEngineering@cityofwoodland.gov
Transportation - CDD-Engineering@cityofwoodland.gov

SUMMARY OF 5-YEAR CIP ADDITIONS AND CHANGES

	PROJECT #	NAME	TOTAL BUDGET	FUND Water 210	Sewer 220	Storm 221	CDBG 320	RMRA 361	Spring Lake L and L 389	GF Capital 501	MSF 507	Road Dev. 582	SLIF Parks 640	SL Admin 601
FY2025 MID-YEAR NEW PROJECTS	26-08	College, Beamer, and Cross Rehabilitation Project	*$ 9,500,000*					$ 9,500,000						
FY2026 NEW PROJECTS	26-06	2026 ADA Improvements	$ 225,000	$ 25,000			$ 200,000							
	26-07	Spring Lake Storm Ditch Maintenance	$ 250,000						$ 250,000					
	27-01	2027 Road Maintenance	*$ 1,525,000*	$ 25,000							$ 1,500,000			
FY2026 ADDITIONAL FUNDING (amount shown is *new* appropriation for FY26)	19-11	Spring Lake Central Park	*$ 2,500,000*										$ 2,500,000	
	26-05	Sports Park Improvement Project	$ 420,000							$ 160,000			$ 260,000	
	22-08	North Canal Pump Station Rehabilitation Project	*$ 9,750,000*			$ 9,750,000								
	24-06	I-5/SR113 Freeway to Freeway Corridor	$ 12,000								$ 12,000			
	22-14	Traffic Signal - E. St. and Main St.	$ 130,000								$ 130,000			
	22-15	Pedestrian Cross Improvement	$ 100,000									$ 100,000		
	14-02	Water Pollution Asset Replacement	$ 1,000,000		$ 1,000,000									
	19-12	Gibson Landscape	$ 30,000											$ 30,000

All other FY26 CIP funding is consistent with projects previously included in the last CIP and is aligned with the water/sewer rate studies, the MSF Spending Plan, and/or existing transportation grant funding.

Not included here are the re-allocations of existing appropriations leftover from completed projects into projects that need additional funding.

*26-08: Funding for this project will be included with the FY26 budget. $700,000 is expected to be funded in FY26.
* 27-01: This project's funding is for fiscal year 2028.
*19-11: Only $100k is being approved as part of FY26 budget.
*22-08: $9,000,000 of this project's funding is for fiscal year 2027.

TO:	THE MEMBERS OF THE PLANNING COMMISSION
AGENDA:	Planning Commission
DATE:	June 5, 2025
ITEM #:	I.5
SUBJECT:	2025 Heritage Home and Historic Preservation Award Nominations

Recommendation for Action: Staff recommends that the Planning Commission review and confirm Heritage Home and Historic Preservation Award nominations for the 2025 awards cycle.

Staff Contacts:
Hadlie Ward, Assistant Planner, (530) 661-5960, hadlie.ward@cityofwoodland.gov
Megan Meier, Senior Planner, (530) 661-5814, megan.meier@cityofwoodland.gov

Background:
The Heritage Home Awards (HHA) and Historic Preservation Awards (HPA) are an ongoing City tradition that publicly recognize contributions to the preservation of historically significant buildings in Woodland. Since the dissolution of the Historic Preservation Commission in October 2022, the Planning Commission has been tasked with conducting these awards.

During the 2024 awards cycle, City staff received directions to update the eligibility requirements and process for the HHA and HPA to create consistency and guidelines for nominations. On March 20th, 2025, the Planning Commission provided feedback on updated selection guidelines and processes for the HHA and HPA. The new HHA Guidelines (Attachment 1) specify that family homes within the City of Woodland with a maximum of 2 residential units are eligible for the awards. The HPA Guidelines (Attachment 2) are broader, encompassing nominations for historic buildings and structures, and people and organizations who have contributed to historic preservation in Woodland.

Buildings and homes nominated for either award must be at least 50 years old, within the City limits, and in a state of good repair. The applicants must demonstrate that the building meets the criteria of at least two of the three following categories: historic significance, architecture, or recent restoration projects.

Discussion:
Staff received three applications for the 2025 Heritage Home Awards and two applications for the Historic Preservation Awards, as summarized below. The full applications are included in the attachments for reference.

Heritage Home Award Nominations:
19 Bliss Avenue
Shelley Newman-DuTeaux and James Newman, the current homeowners, have nominated their home at 19 Bliss Avenue based on the historical significance and recent projects categories.

Historical Signficance
This home is located in the Beamer-Motroni Honorary Historic District, which was established in 2008. This district encompasses the Beamer Park area, which is a master-planned community with curved streets and a characteristic brick arch gateway. The estimated construction date of the home at 19 Bliss Avenue is 1922, and it was the first of four homes constructed on Bliss Avenue by local builder Joseph G. Motroni. Over the course of multiple owners, the bungalow home has evolved from

a two-bedroom, one-bathroom to five-bedroom, three-bathroom. From a sleeping porch to a carriage house, the Newmans have identified various clues to the past throughout the property.

Recent Projects
Since purchasing in 2006, the Newmans have completed various projects to restore the historic character of the home, including refacing the fireplace, restoring built-in cabinets, refinishing the original Douglas Fir doors, re-texturing and repainting the walls, and installing period-appropriate double-hung windows. Several energy-efficient upgrades have been made as well.

Image: 19 Bliss Avenue

<u>530 Second Street</u>
This home was nominated by neighbor Peggy Seidel based on the historical significance, architecture, and recent projects categories. The home is currently owned by Don and Wendy Easton.

Historical Significance:
The home was originally built in 1905 for Fred A. Porter, a local merchant who later became Yolo County Auditor. Several owners later, in 1917, it was purchased by Dr. Hiram and Lydia Lawhead for their son and his wife, Fred and Roma Lawhead. Fred Lawhead was a pharmacist who at one time managed the Corner Drug Store on Main Street, and later worked at Bank of Yolo and as an auditor for the State Board of Equalization.

Architecture:
The home at 530 Second Street is identified as Shingle style in the *Explore Historic Woodland* walking tour guidebook. Key architectural features include the asymmetrical façade, gambrel roofline, bay window, and brick steps leading to a single-support front porch. The current red shingles with tan trim create a farmhouse-like appearance.

Recent Projects:
The original shingle siding was covered by asbestos tile for decades before it was restored about 20 years ago by Don Easton, who owns a local painting company that specializes in restoring historic home exteriors.

Image: 530 Second Street

<u>609 Third Street</u>
The home at 609 Third Street was nominated by local historian David Wilkinson based on the historical significance, architecture, and recent projects categories. It is currently owned by Bill and Lori Lamb.

Historical Significance:
It was constructed in 1882 by local designer and contractor Willaim S. White for his family. At the time, White was working with local builder Samuel Caldwell, who constructed a similar home on College Street that may have influenced the style of this home. In 1890, the home was sold to John and Vina Johnson. John Johnson was a former miner-turned-farmer who purchased the home after his retirement. A later long-term owner was local elementary school teacher Blanche Grigsby, who hosted violin practice for her music students in the home.

Architecture:
As the last remaining example of Second French Empire style architecture in Woodland, this home includes a characteristic sloping mansard roof with fish-scale shingles set in patterns. Dormer windows with decorative emblems protrude from the roof. The narrow first-floor windows feature stained-glass, and a unique porthole window is visible on the south side of the home.

Recent Projects:
The current owners, Bill and Lori Lamb, purchased the home in 2015 and have completed extensive restoration of the historical features. They repaired the wooden porch and various windows and reconstructed the Newal posts visible in the front. Local craftsperson, Tom Baird, was hired to recreate historically accurate wooden moldings. They also spent several years researching paint colors to remove old paint and repaint with the current purple, blue, and gold color scheme.

Image: 609 Third Street

Historic Preservation Award Nominations:
414-424 First Street
In 2012, local designer Sean Denny was the recipient of a Historic Preservation Award for the restoration of the storefront at 416 and 418 First Street. Since, Denny has continued to restore adjacent storefronts, including 414, 420, 422, and 424 First Street. David Wilkinson nominated the complete restoration of this commercial block, known as the Hunt Building, based on the historical significance, architecture, and recent projects categories.

Historical Significance:
The Hunt Building was constructed in 1889 and is a contributing building in the Nationally Registered Downtown Woodland Historic District. The developer was William G. Hunt, a farmer and rancher who was a stockholder at the Bank of Woodland. This building has been occupied by various key businesses in Woodland over time, including a grocery store, hat store, tailor, cobbler, and offices for the *Woodland Mail* newspaper. The building became a hub for the arts with the Elite Theater at 414 First Street in 1908, and later a photography studio and a film studio. In the 1950s, the storefront at 420 First Street became the home of Woodland's first Mexican restaurant, La Villa Mexican Restaurant. The restaurant continued to operate until the 1990s.

Architecture:
The commercial building includes neoclassical architectural features such as Corinthian capitals, columns, cast-iron pilasters, and transom windows. The columns include two-inch cast plates with molded leaf and floral patterns. Beneath the cornice, there is a stone panel that reads "W.G. Hunt. 1889." The original storefronts were covered by wood-stucco and aluminum brick facades in the mid-20th century, causing key features to be hidden for decades.

Recent Projects:
Denny purchased 416 First Street in 2002 for his art studio. After uncovering the original storefront, Denny began a decades-long effort to acquire the remaining storefronts and restore the Hunt Building, inside and out. This included significant efforts to remove old paint and identify the original paint colors used on the exterior. Multiple new tenants have become established in the past few years, including Gallery Coffee Roasters at 420 First Street, KLJ Studios for photography at 424 First Street. Denny is also opening a wine bar at 422 First Street this year.

Image: Hunt Building as shown in *Explore Historic Woodland* walking tour guide, circa 2007

Image: Hunt Building as of May 2025

<u>702 Main Street</u>
Building owners, Tom and Meg Stallard, were recognized in 2014 for multiple significant restoration projects to key buildings in the Woodland downtown. Since then, their work has continued. David Wilkinson has nominated 702 Main Street based on the historical significance, architecture, and recent projects categories to recognize Tom Stallard's recently-completed downtown project.

Historical Significance:
702 Main Street is a contributing building in the Nationally Registered Downtown Woodland Historic District. A single-story building was originally constructed on the site in 1875 by Levi Craft, a local brick manufacturer. In 1879, the site was used by local blacksmith B.F. Ready for his horse shoeing business. The building was expanded in 1882 and became the City's fire station, with the Town Hall offices on the second floor. After the city offices and fire station moved in 1892, part of the first floor was rented by Ed E. Leake as a printing shop for the *Daily Democrat*. Decades later, it served as a series of appliance stores.

Architecture:
The two-story brick building once featured a Victorian wooden façade. Major remodeling in 1945 may have contributed to the removal of some of the original ornamentation. Iron Corinthian capitals were removed or hidden beneath plaster.

Recent Projects:
Tom Stallard consulted with local architect Duane Thomson on the renovations and repairs, and Sean Denny on the color palette. The mid-20th century storefront was removed to expose the remaining columns. Stallard had one of the missing capitals recreated out of wood and applied a polychrome paint scheme. After resolving interior structural concerns, the first floor was restored as

commercial space which is now leased by Home Improvement's furniture showroom and a barber shop. The second floor was converted into seven rental apartment units.

Image: 702 Main Street as shown in *Explore Historic Woodland* walking tour guide, circa 2007

Image: 702 Main Street as of May 2025

HHA 2025 Timeline
The 2025 Awards Schedule (Attachment 3) outlines the next steps for the 2025 awards process. After the final award recipients are selected by the Planning Commission, staff will notify the property owners to confirm their participation. The nominators and property owners will be required to provide confirmation of the construction year of the home or building by July 10th, 2025, to allow time for the award plaques to be ordered. Staff have tentatively set the HHA and HPA awards ceremony date for the regularly scheduled Planning Commission meeting on Thursday, October 2nd, 2025. The award ceremony will include a presentation of photos and a historical narrative for each recipient. Bronze plaques will be presented to the Heritage Home awardees and certificates of recognition will be presented to the Historic Preservation awardees. The event promotion will be coordinated with the 2025 Stroll Through History event scheduled for Saturday, October 4th.

Conclusion: Staff recommends that the Planning Commission review and confirm Heritage Home and Historic Preservation Award nominations for the 2025 awards cycle.

Prepared By: Hadlie Ward, Assistant Planner
Reviewed By: Megan Meier, Senior Planner

Attachments:

1. Heritage Home Award Guidelines
2. Historic Preservation Award Guidelines
3. 2025 Awards Schedule
4. 19 Bliss Avenue - HHA Application
5. 530 Second Street - HHA Application
6. 609 Third Street - HHA Application
7. 414-424 First Street - HPA Application
8. 702 Main Street - HPA Application

Heritage Home Award Selection Guidelines

The Heritage Home Awards recognize homes that are special community resources that have been well cared for or well-restored. These awards commemorate each home's contribution to the aesthetically and historically significant residential architecture of Woodland.

Please note: This award has no relation to the National Register for Historic Places or the California Register of Historic Resources. These are separately regulated designations. The Heritage Home Awards are honorary and impose no requirements of any kind on present or future property owners.

Each year the City of Woodland Planning Commission considers nominations and selects recipients to be honored. The Commission presents the homeowners with an attractive 7" x 10" oval bronze plaque for the front of the home from the Erie Landmark Company listing the year of construction.

ELIGIBILITY

Nominations can be made by any community member within the City of Woodland and must meet all age, location and type of structure requirements. Homeowners may also self-nominate. Nominations that were not selected in previous years may be renominated, but no home can win the award more than once.

AGE:

- Nominated homes must have been constructed at least 50 years ago to be eligible.
- Homes with remodels or additions that were completed after original construction may still be considered if the modifications are appropriate to the architectural style of the home.

LOCATION:

- All nominated homes must be in the City of Woodland jurisdiction at the time of selection, as contrasted with the date of construction.
- The Commission recognizes that there are areas of the City in which historically and aesthetically significant architecture is more common than in other areas, but location in one such area is not required.

TYPE OF STRUCTURE:

- The award is limited to residential properties that have a maximum of 2 residential units, such as single-family homes, duplexes, or other family-home style properties.
- Properties with 3 or more residential units are not eligible, as these are considered multifamily under City Code. The Historical Preservation Award, also presented by the Commission, recognize the restoration and preservation of other multifamily, professional, or commercial historical buildings.

SELECTION CRITERIA
The home must be in a state of good repair and meet the requirements in ***at least two of the three categories*** below:

Historical Significance:

- The nominator must clearly demonstrate that the home was related to significant historical events, activities, community members, notable architects, and/or local social and cultural history.
- If the home is nominated on the basis of historical significance, research and sources will be requested with the application.

Architecture:

- The architectural style must be identified.
- The nominator must highlight a minimum of 5 unique and distinctive features of the building that contribute to the type, period, or method of construction for the selected architectural style. When identifying features, 2 of the 5 provided may be located on the interior of the home.
- Exterior color schemes of the home may enhance the architectural style.
- Ornamentation, landscaping, additions, and significant interior modifications cohesive with the architectural style may also be considered.
- Amendments required by building codes, fire codes, building stabilization, or general modernization will not disqualify or hinder an application.

Recent Projects:

This category only applies to preservation, rehabilitation, restoration, or reconstruction projects completed at the home. This does not apply to routine repairs, but instead high-quality improvements that demonstrate efforts to uphold the historical integrity of the home.
Examples of potentially eligible projects include:

- Preservation and repair of original building materials, features, finishes, or fixtures
- Replacement of degraded materials with new materials that match the original, implementing efforts to preserve construction techniques
- Historically appropriate reconstruction of portions of the home's form and structure that are no longer surviving or beyond repair
- Removal of additions or features that are not appropriate to the original construction era and intended style

Although not required, nominators are encouraged to reference the Secretary of the Interior's Standards for the Treatment of Historic Properties for clear definitions of preservation, rehabilitation, restoration, and reconstruction, as well as recommended methods.

ADDITIONAL CONSIDERATIONS:
The Commission shall give additional consideration to nominations that demonstrate:

- An effort to promote public education on the history and cultural landscapes of Woodland through their home and property
- An effort to make historically appropriate sustainable retrofits or upgrades to save energy, reduce heat impacts, save water, and increase the climate change resilience of the structure while maintaining historical significance and key architecture
- An effort to protect and preserve the historical significance of the home in the face of great difficulty and adversity
- Other efforts that positively contribute to the Woodland community

PROCEDURE

The following are the procedures for the selection and presentation of the awards:

- To be considered for selection, nominators must submit the following during the open nomination window:
  - A completed Heritage Home Award Application Form (attached)
  - Written justification for the requirements of the Historical Significance, Architecture, and/or Recent Projects selection criteria
  - Photographs of the home and property to support the written justification
- The nominations are reviewed by the Planning Commission at a predetermined meeting date. The recipients are selected by the Commissioners based on the eligibility requirements and selection criteria.
- Letters are mailed out the week following the recipient selection to notify the homeowners.
- The homeowners must notify staff of acceptance of the nomination and provide the home's construction year to move forward in the process.
- The nominator and homeowner work together to write a historical narrative about improvements and restoration of the home, history and architecture of the home, and any facts or stories about the property. Planning staff will provide a worksheet with prompts for the narrative, along with local resources for historical research.
- City staff sends formal invitations to the award recipients for the ceremony and conducts publicity outreach.
- The narratives, certificates, and plaques are presented at an awards ceremony at the City Hall.

CONTACT:

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Heritage Home Award Application Form

Applicant Name: _____

Applicant Phone Number and Email: _____

Address of Nominated Home: _____

Location Description (including nearest cross streets): _____

Approximate date of construction of the home (if known): _____

Is the home occupied now? _____ Who lives there? _____

Property Owner Name(s): _____

What is the address of the owner of the property?
Street Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of <u>two of the three</u> following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Historic Preservation Award Selection Guidelines

The Historic Preservation Award is an honorary award that recognizes unique buildings and properties, or people and organizations that have contributed to the historic fabric of Woodland. Through this award, the Planning Commission promotes the preservation and informs the community about local history. Each year the City of Woodland Planning Commission considers nominations in conjunction with the Heritage Home Awards process.

Please note: This award has no relation to the National Register for Historic Places or the California Register of Historic Resources. These are separately regulated designations. The Historic Preservation Awards are honorary and impose no requirements of any kind on present or future property owners of buildings awarded.

ELIGIBILITY

Nominations can be made by any community member within the City of Woodland. Property owners may also apply to self-nominate. Buildings awarded in previous years may not be renominated, but nominations that were not selected in previous years may be renominated.

People and Organizations:

- Woodland residents or groups involved in the Woodland community who have significantly contributed to the preservation of local historical assets may be nominated.
- Contributions may include publications, docent-led tours, workshops, public speaking events, service on local boards, historic restoration work, event-planning, historical documentation, and other impactful community involvement, as evaluated by the Commission.
- Supplemental documentation in the form of photos, copies of written works, and testimonies may be requested for the Commission review.

Buildings and Properties:

AGE:

- Nominated buildings must have been constructed at least 50 years ago to be eligible.
- Buildings with remodels or additions completed after original construction may still be considered if the modifications are appropriate to the original style of the building or add historical value.

LOCATION:

- All nominated buildings must be in the City of Woodland jurisdiction at the time of selection, as contrasted with the date of construction.
- The Commission recognizes that there are areas of the City where historically and aesthetically significant architecture is more common than in other areas, such as the Downtown Woodland Historic District. Buildings in this area are eligible, but location in a recognized historic district is not required.

TYPE OF STRUCTURE:

- Commercial, religious, public, multifamily residential, and mixed-use buildings in the City of Woodland. Family homes are not eligible and may instead apply for the Heritage Home Awards.
- Single-family homes or other low-density residential properties are not eligible for this award and should be nominated for the Heritage Home Award instead.

SELECTION CRITERIA FOR BUILDINGS

Nominated buildings must be in a state of good repair and meet the requirements for ***at least two of the three categories*** below:

Historical Significance:

- The nominator must clearly demonstrate one of the following:
  - The building was related to significant historical events, community members, notable architects, legacy businesses, and/or local social and cultural history.
- If a building is nominated on the basis of historical significance, research and sources will be requested with the application.

Architecture:

- The architectural style must be identified.
  The nominator must highlight a minimum of 5 unique and distinctive features of the building that contribute to the type, period, or method of construction for the selected architectural style. When identifying features, 2 of the 5 provided may be located on the interior of the home.
- Exterior color schemes of the building may enhance the architectural style.
- Ornamentation, landscaping, additions, and significant interior modifications cohesive with the architectural style may also be considered.
- Amendments required by building codes, fire codes, building stabilization requirements, or general modernization will not disqualify or hinder an application.

Recent Projects:

This category only applies to preservation, rehabilitation, restoration, or reconstruction projects completed at the building or property. This does not apply to routine repairs, but instead high-quality improvements that demonstrate efforts to uphold the historical integrity of the building.

The nominator must identify <u>at least three</u> components of the project that contributed to the preservation of the building or property. Examples of potentially eligible components include:

- Preservation and repair of original building materials, features, finishes, or fixtures
- Replacement of degraded materials with new materials that match the original, implementing efforts to preserve construction techniques
- Historically appropriate reconstruction of portions of the building's form and structure that are no longer surviving or beyond repair
- Removal of additions or features that are not appropriate to the original construction era and intended style
- Adaptive reuse of a historic building that makes efforts to preserve or restore historic features while reconfiguring the space for modern usage that otherwise would not be attainable
- Structure stabilization or other urgent needs to prevent future loss of building integrity

Although not required, nominators are encouraged to reference the Secretary of the Interior's Standards for the Treatment of Historic Properties for clear definitions of preservation, rehabilitation, restoration, and reconstruction, as well as recommended methods.

ADDITIONAL CONSIDERATIONS:
The Commission shall give additional consideration to nominations that demonstrate:

- Efforts to promote public education on the history and cultural landscapes of Woodland through the property and/or use of the site
- Efforts to make historically appropriate sustainable retrofits or upgrades to save energy, reduce heat impacts, save water, and increase the climate change resilience of the structure while maintaining historical significance and key architecture
- Efforts to protect and preserve the historical significance of a building or property in the face of great difficulty and adversity
- Other efforts that have positively contributed to the Woodland community

PROCEDURE
The following are the procedures for the selection and presentation of the awards:

- To be considered for selection, applicants must submit the following:
    - A completed Historic Preservation Award Application Form (attached)
    - Additional justification as described above for buildings/properties or people/organizations
- The nominations are reviewed by the Planning Commission at a predetermined meeting date. Recipients are selected by the Commissioners based on the eligibility requirements, selection criteria, and exemplary demonstration of the importance of the site to the Woodland community.
- A letter is mailed out the week following the recipient selection to notify the property owner and tenant, if applicable.
- The property owner must notify staff of acceptance of the nomination and provide the home's construction year to move forward in the process.
- The nominator, property owner, and/or business owner work together to write a historical narrative about improvements, restoration, and history of the property, and any relevant facts or stories. Planning staff will provide a worksheet with prompts for the narrative, along with local resources for historical research.
- City staff sends formal invitations to the award recipient for the ceremony.
- If desired, staff will work with the property owner and tenant(s), if applicable, to further publicize the recipient of the Historic Preservation Award. The property owner is encouraged to purchase a plaque to commemorate the award, but this is not required.
- The narrative and certificate are presented at an awards ceremony at the City Hall.

CONTACT:

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Historic Preservation Award Application Form

Applicant Name: _____

Applicant Phone Number and Email: _____

Historic Preservation Awards may be presented to significant buildings and properties, or to people and organizations who have contributed to historic preservation within the City of Woodland.

Complete the section below if nominating a PERSON/ORGANIZATION:

Nominee Name: _____

Is the nominee a Woodland resident? _____

How has the nominee/organization contributed to the preservation of Woodland history?

_____
_____
_____
_____
_____

Complete the section below if nominating a BUILDING/PROPERTY:

Address of Nominated Building: _____

Location Description (including nearest cross streets): _____

Approximate date of construction of the building (if known): _____

Is the building occupied by a tenant or business? If so, please describe:

_____
_____

Property Owner Name(s): _____

What is the address of the owner of the property?

Street Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email:_____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

Please review the Heritage Home Award Selection Guidelines.
Buildings must meet the requirements of two of the three following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and testimonies, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

2025 Heritage Home Award Tasks and Schedule

Task	Description	Key Action Required	Time Frame
Nomination Period	Promote applications and coordinate with applicants.	Promotion	Applications due by May 16
Final Nominations	Commission makes final recommendations.	Vote	June 5
Notify Homeowners	Send letters to notify homeowners of nomination. Homeowners must provide consent to participate.	Prepare Official Letter	June
Determine Date of Construction	Determine the date of construction for the home(s) which is agreed upon by all parties.	Determine Date	July 10
Order Plaques	Once date of construction has been determined, plaques are ordered. Plaques can take 6- 8 weeks to arrive.	Order Plaques	July
Research and preparation of write-ups	Nominating parties work with homeowner to prepare final narrative about the home. If self-nominated, homeowner completes narrative. Photos are requested from the owner	Historical Narrative	August-September
Schedule meeting	Reserve rooms and prepare staff report/presentation.	Schedule Room	August-September
Promotion	Prepare a press release statement and social media posts regarding the nominations and awards ceremony	Prepare promotion materials	September
Invitation	Send formal invitation to homeowners	Invitation Prep	September
Final Preparation of presentation materials	• Final narratives • Photos and PowerPoint • Food and Drinks • Poster • Handouts/Certificates • Decorations	Presentation Materials	End of September
Hold Event	Ceremony and Meeting	Ceremony	October 2

CITY OF WOODLAND CALIFORNIA

Heritage Home Award Application Form

Applicant Name: James Newman and Shelley Newman-DuTeaux

Applicant Phone Number and Email: [redacted]global.net

Address of Nominated Home: 19 Bliss Avenue, Woodland California 95695

Location Description (including nearest cross streets): Woodland's Beamer Park, cross street Beamer St.

Approximate date of construction of the home (if known): 1920-1922

Is the home occupied now? Yes Who lives there? James Newman and Shelley Newman-DuTeaux

Property Owner Name(s): James Newman and Shelley Newman-DuTeaux

What is the address of the owner of the property?

Street Address: 19 Bliss Avenue

City: Woodland State: CA Zip: 95695

Phone: [redacted] Email: [redacted]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: No

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of <u>two of the three</u> following categories:

- Historical Significance
- Architecture
- Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

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Address: 300 First Street, Woodland, CA 95695

Historic Home Award Nomination Justification

■ 19 Bliss Avenue ■

James Newman and Shelley Newman-DuTeaux (Jim and Shelley) became the proud owners of 19 Bliss Avenue in Beamer Park in June 2006. The house captured the Newman's heart and imagination when they were planning a move from their home in the southwest part of Woodland to the more historic core of the city. They learned about the wonderful and storied history of Beamer Park, the Bliss Avenue neighborhood, and the bungalow they fell in love with at 19 Bliss Avenue.

The Newman's are self-nominating their home for a Historic Home Award because of their love of and pride in their home and neighborhood, and on the basis of 1) Historical Significance and 2) Recent Projects. This would be the first Historic Home designation for a home on Bliss Avenue.

Historical Significance

As many people know, Bliss Avenue is one of the core and original streets when Woodland's Beamer Park was originally envisioned and initially designed.

Shortly before World War I, Bay Area developer Hewitt Davenport subdivided the old Richard and Rebecca Beamer homestead and hired a young, talented landscape architect, Mark Daniels, to design something different for Woodland: an upscale, master planned "residential park" with curved streets and round-about with fountain, an architectural gateway, a public park-and pricey home lots set among ancient valley oak trees. Daniels' credentials include designing the 17-Mile Drive in Monterey and Forest Hill and Seacliff posh neighborhoods in San Francisco. A private train was chartered from Sacramento to promote the grand opening of "Beamer's Woodland Park" in June 1914. The complete build- out of the Park took more than 40 years, interrupted by WWI, the Great Depression, and WWII, and accounts for the broad range of housing styles. Several talented builders left their mark on Beamer Park, including William Fait and Joseph Motroni, whose works will be highlighted on this tour. Recent improvements to the public park and tree-scape will also be discussed. [Source: Stroll through History] Several years ago, the Woodland City Council also designated Beamer Park as the Beamer-Motroni Honorary Neighborhood District [source attached].

As an extension of Fourth Street, Bliss Avenue was not officially renamed to its current name until many years after the homes and arches of Beamer Park started construction. Bliss Avenue, like Pershing Avenue, was designed for build-out after the main homes on Palm Avenue. In doing some historical research, Shelley found that 19 Bliss Avenue was one of the four original Motroni homes built on Bliss Avenue. In fact, there is anecdotal evidence that 19 Bliss Avenue was the first home to be constructed on the street, with 17

Bliss Avenue (the house just south of the Newman's) built second. Evidence as the first-built home is also found in the original property map which shows the original (and current) property lines for 19 Bliss Avenue to be comparable to lots on Palm Avenue [see property map attached]. However, following the Great Depression and post-World War II, it appears that many of the original lot sizes were reduced to allow for smaller homes to be built on Bliss Avenue, accommodating more reasonable post-war budgets. The lot that 19 Bliss Avenue sits on remains the largest lot on Bliss Avenue.

In talking with neighbors and doing some historical research, the Newmans learned that the original footprint of their home included a large open front porch under the classic bungalow roof overhang, two bedrooms, one bathroom, a parlor with fireplace, kitchen with cooking stove, and a laundry porch. There was also evidence of a separate cellar for a coal-fired furnace (remnants Shelley and Jim removed during their work on the home), as well as evidence that there was a carriage house or detached garage located in the far northwest corner of the property [as shown in property map]. Shortly after the original construction (1920 or 1922, records are not clear), the owners at the time added a second floor to contain a sleeping loft, accessed by an outside staircase. Evidence of the old staircase was found when Shelley and Jim remodeled a part of the home, and verified by their contractor, Jeff Shellhammer. The sleeping loft was originally surrounded on all four sides by three double-hung wooden windows (12 windows in total). Nine of the windows and their screens were still intact when Jim and Shelley bought the home. The screens had hooks and hinges so they could be lifted up and secured out of the way on the exterior. It was common following the influenza pandemic of 1918 and the turn-of-the century tuberculosis outbreaks to think that sleeping in fresh, cold air was a beneficial way to cure and prevent infection.[1] The Newmans believe that the original addition of the second story "sleeping porch" around 1923 or 1924 was in response to these salubrious ideas.

From the original construction to the late 1930s, the Newmans believe 19 Bliss Avenue had two owners. Following that, a family named Metzger owned the home in the 1940s. They were sheep ranchers who kept several dogs on the property. Starting in the late 1940s, Frank and Pat Dinwiddie, the owners of Valley Gardens Nursery in Woodland, owned the home and raised their family. Many Woodlanders have found memories of the "Dinwiddie Period" on Bliss Avenue and the many gatherings in the Dinwiddie's backyard. Importantly, Frank Dinwiddie was instrumental in planting fruit trees in all of the back and side yards of homes on Bliss Avenue, being careful to plant different fruit trees in every yard. The orange trees still flourish in the yard of 17 Bliss. Jim and Shelley had to replace several "Dinwiddie" Santa Rosa plum trees in their yard that died due to old age, but still nurture a very old grapefruit tree that Frank Dinwiddie originally planted all those years ago. Pat Dinwiddie sold the home around 1996-1998, and the home was owned by the Cohens

[1] Hobday RA, Cason JW. The open-air treatment of pandemic influenza. Am J Public Health. 2009 Oct;99 Suppl 2(Suppl 2):S236-42. doi: 10.2105/AJPH.2008.134627. Epub 2009 May 21. PMID: 19461112; PMCID: PMC4504358.

and then Jim and Cam Sprigg, from whom Shelley and Jim bought the home. The Dinwiddies and the Newmans are, by far, the longest home owners of 19 Bliss Avenue. We like to designate the home as the Dinwiddie-Newman home. (Please see Memories of Bliss Avenue from the Daily Democrat, attached).

Recent Projects

It was clear that that from the original 1920-22 Motroni two-bedroom one-bath bungalow, 19 Bliss Avenue had undergone significant additions and changes through time and through homeowners. Shelley and Jim learned from the Spriggs that the Dinwiddies had enclosed in the front porch for more living space, added several aluminum windows facing the street, and changed the front door to open toward the driveway on the north elevation. Jim Spriggs worked to bring period-appropriate windows and a 12-light front door back to the front of the house, closing up the side entrance and converting the closed-in porch to a foyer and small office. He also tried to recreate the front porch by pouring new concrete steps and landing and building a pergola to recreate the corbel aspects of the classic bungalow style roof. The Spriggs also did a wonderful job painting the inside and outside of the home.

That left Jim and Shelley a home that was now 5 bedrooms, three baths, with a closed-in back porch that had been converted to a family room, and a ”shed roof” bathroom added to the upstairs sleeping porch, whose staircase at some point in the home’s history was reworked to be inside the home.

In 2006 when they purchased the home, Jim and Shelley entered a nearly 18-year odyssey of bringing the 19 Bliss back to its original historic bungalow feel and to rebuild and replace portions back to a bungalow style with all period appropriate design. There is not a surface that has not been lovingly restored or refurbished by the Newmans - - from refaced fireplaces and restored built-ins, to fully retextured and repainted interior walls, and refinished original Douglass Fir doors. Along the way, the Newmans have added numerous energy efficient upgrades, yet keeping the stylistic elements of a bungalow front of mind. Those upgrades include energy efficient shingle roof and sheathing, significant attic insulation and venting, upgraded efficient HVAC units, a tankless water heater, LED lighting throughout, energy efficient major appliances, water-saving bath and laundry fixtures, and period-appropriate double-paned double-hung windows. [See attached slide show of before and after pictures.]

Conclusion

The Newman’s respectfully submit their home at 19 Bliss Avenue in Woodland’s Beamer Park for consideration of a Historic Home Award. As mentioned, this would be the first home designated for such an award on Bliss Avenue, a fitting designation for the first home built on Bliss Avenue. We very much look forward to hearing from the Commission and would be happy to answer any questions about the home we love.

19 Bliss Avenue

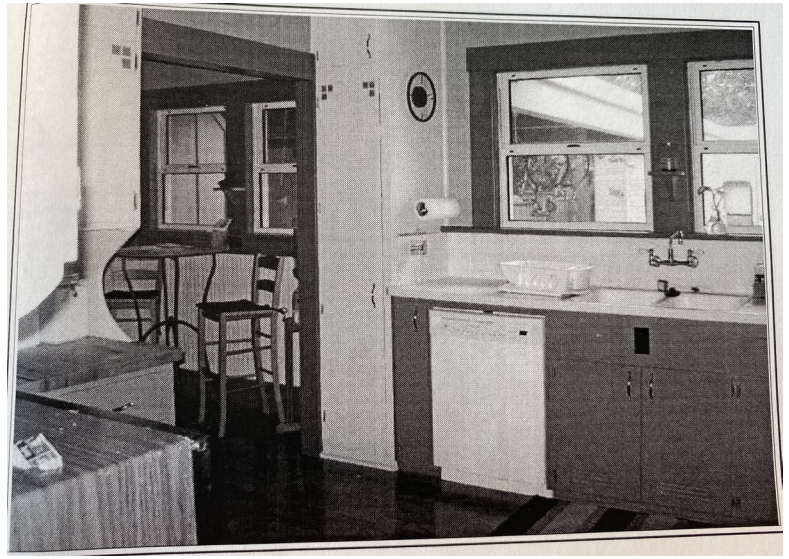
Woodland's Beamer Park

■ Historic Home Application ■ May 2025 ■

Selected photos

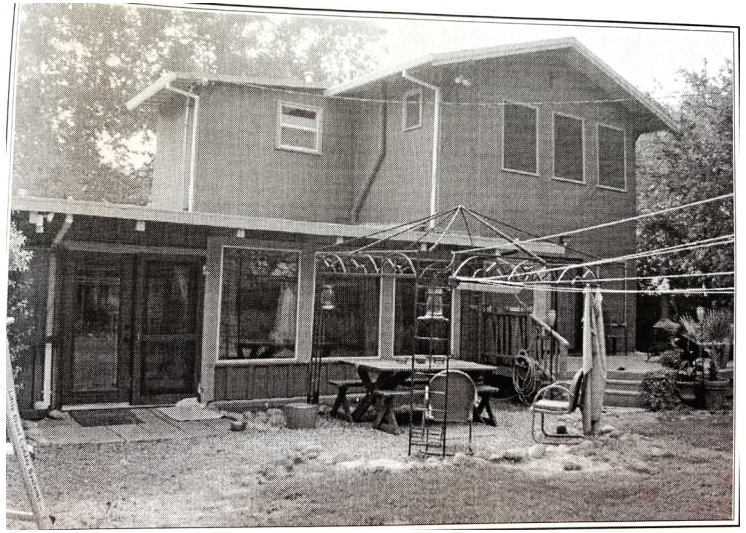
■19 Bliss Avenue ■

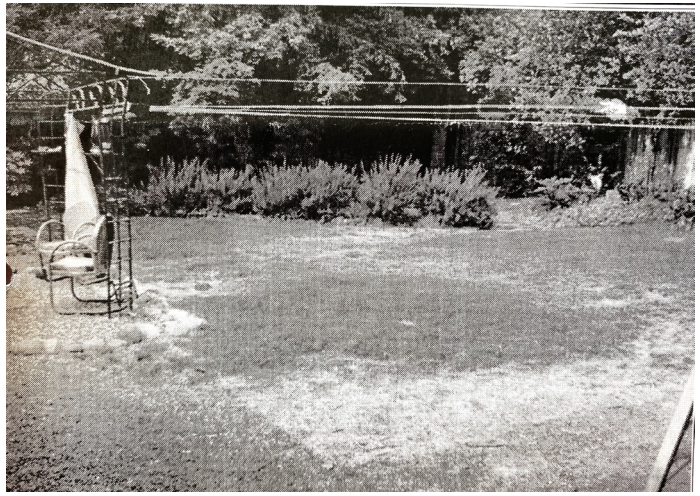
■ Before Pictures - 19 Bliss Ave as of June 2006 ■

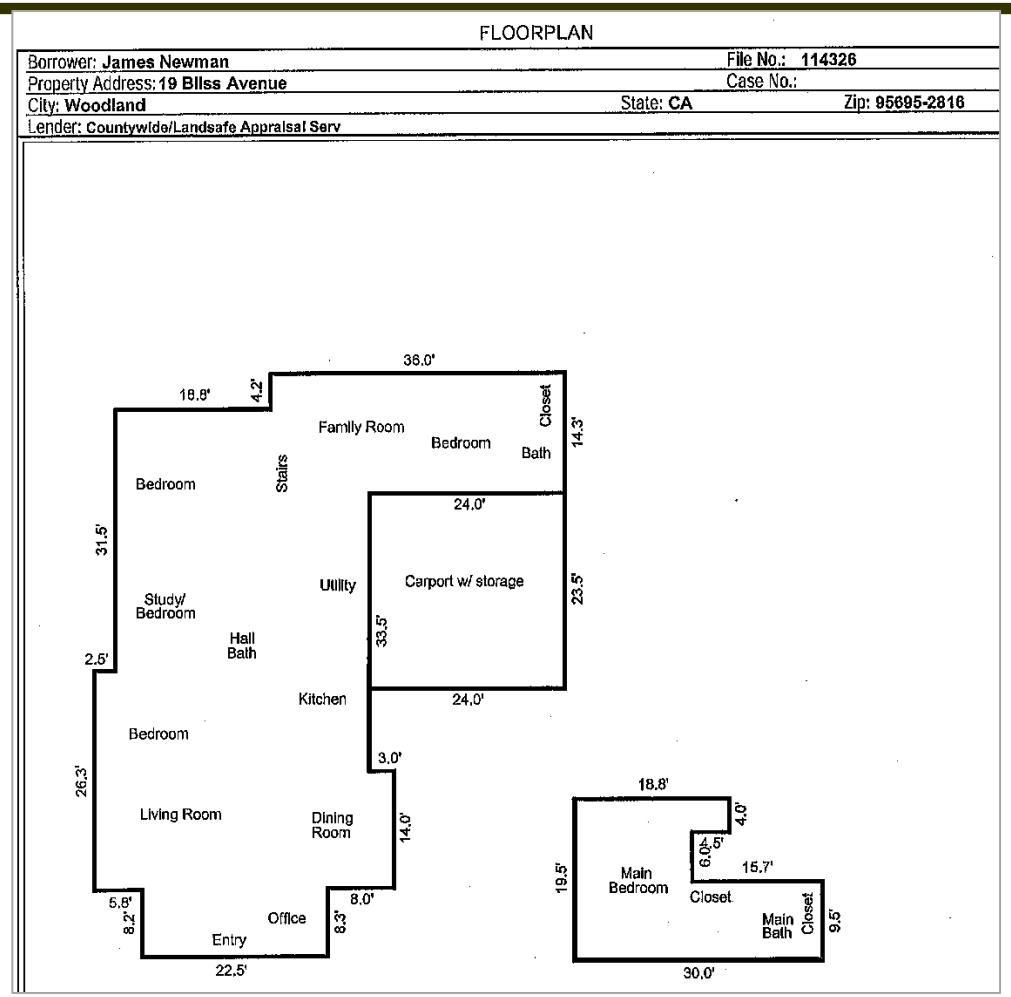


Top row (l-r): Front elevation, carport and view of second story, living room
Bottom row (l-r): kitchen, family room with view of backyard

■ Before Pictures - 19 Bliss Ave as of June 2006, continued ■







Top row (l-r): Back elevation (color), back elevation, 2006 floorplan
Bottom row (l-r): Shed, back landscaping

■ After Pictures – 19 Bliss Avenue as of May 2025 ■

Top row (l-r): Refurbished front elevation, front elevation showing new garage, office, kitchen approach and second story, front door view into foyer and living room
Bottom row: Refurbished Living Room

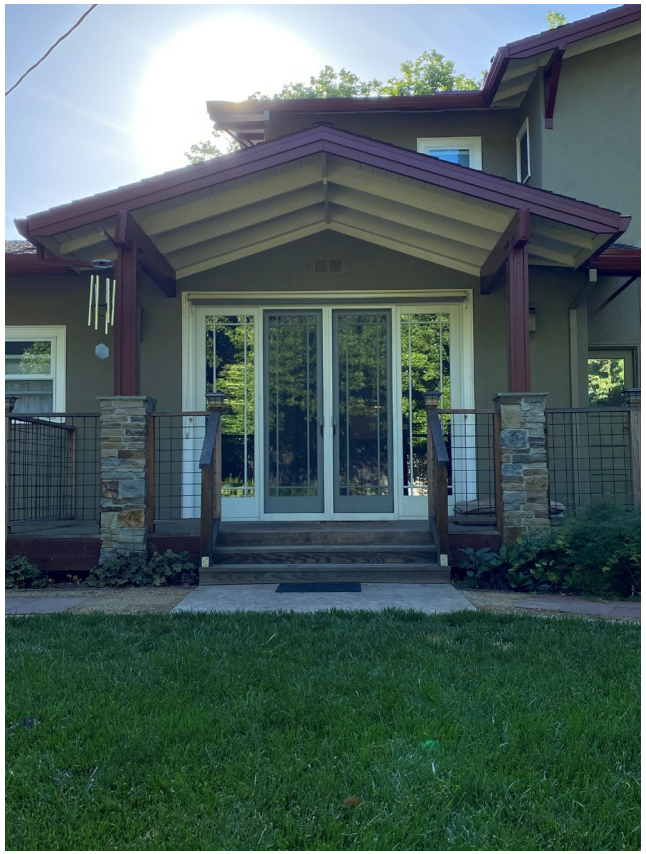
■ After Pictures – 19 Bliss Avenue as of May 2025 ■

Top row (l-r): Refurbished Kitchen
Bottom row: Refurbished Dining Room

■ After Pictures – 19 Bliss Avenue as of May 2025 ■

Top row (l-r): Remodeled Family Room
Bottom row (l-r): Refurbished Guest Room 1, refurbished Guest Room 2

■ After Pictures – 19 Bliss Avenue as of May 2025 ■



Top row (l-r): Landscaped backyard, view of remodeled home from backyard, view of new Family Room entry from backyard
Bottom row (l-r): Refurbished shed and garden area

City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM 16.

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 4, 2008

SUBJECT: Beamer-Motroni Honorary Neighborhood District Designation

Report in Brief

The City's Historic Preservation Commission has approved the designation of the Beamer- Motroni neighborhood as an Honorary Historic Neighborhood District. This designation recognizes the historic character of a neighborhood without placing special land use restrictions or requiring zoning changes. In order for the designation to be recognized, a resolution supporting such action must be approved by the City Council.

Staff recommends that the City Council approve Resolution No. _____ designating the Beamer-Motroni as an Honorary Neighborhood District as described herein.

Background

In May 2005, the Historic Preservation Commission expressed interest in evaluating the Beamer Park Neighborhood based on date of construction if there was a geographical concentration or split between pre and post-World War II homes. The Commission evaluated the dates of construction and conducted a field trip in July 2005. After further discussion, the preliminary boundaries were recommended.

A neighborhood meeting was held on October 10, 2007 by the Commission to provide information to residents and take comments on the proposed honorary district designation and boundary. An informational brochure mailed to residents is included as **Attachment 1**. Approximately 10 residents came to the meeting to speak in favor of the designation and to recommend boundary changes for the district. The original boundary did not include two lots north of Hollister Avenue and West of Third Street, parcels 22 and 36. Additional requests were heard to include the lots north of Hollister Avenue east of Bruton Lane and west of East Keystone Avenue.

At their November 7, 2007 meeting, the Historic Preservation Commission recommended that the Beamer-Motroni neighborhood be recognized as a residential historic district that will be "honorary" in nature to acknowledge and make known the number of historic and well maintained homes within

this neighborhood. A district designation will better identify these homes as a significant part of the community's rich past and stable future. The District boundaries reflect the comments from residents as shown in **Attachment 2.**

An honorary designation does not result in zoning changes and will not place additional restrictions on homes in the district. The recognition of a neighborhood as an Honorary Residential Historic District was previously approved by the City Council over five years ago. On September 3, 2002 the City Council approved Resolution 4376, adopting a Residential Historic District (Honorary) for the residential neighborhood located south of Lincoln Avenue, north of Marshall Avenue, east of Walnut and west of Fourth Street. This is the only other neighborhood that has been designated in this manner.

Staff prepared a resolution for the City Council's consideration to designate the Beamer-Motroni neighborhood as an Honorary Neighborhood District. Resolution No. _____ is included as **Attachment 3.**

Discussion

An honorary district is a geographically definable area with a significant concentration of buildings, structures, sites, spaces or objects unified by past events, physical development, architectural design, materials, etc. It includes contributing and non-contributing properties. Non-contributing properties are those properties which do not share the architectural, historical or geographical characteristics of the district except for their physical presence in the district. New construction and those older buildings which have been changed so much that they are no longer recognizable as historic are non-contributing properties. An honorary district designation is a means by which to recognize and call attention to a neighborhood that not only has a concentration of older homes but recognizes the fact that many have been well maintained and the historic character conserved. There are approximately 105 homes in the district of which twelve (12) were built prior to 1919; nine (9) were built in the 1920's, thirty-five (35) were built in the 1930's and twenty-four (24) were built in the 1940's.

The educational benefits of creating local districts are the same as those derived from any historic preservation effort. Districts help explain the development of a place, the source of inspiration, and technological advances. They are a record of the neighborhood, the residents who lived there and the distinct communities within Woodland.

An honorary district is recommended as it will not involve property rights issues and would not involve special review or permits. However, an honorary designation will have a positive impact through the association of an identified district and will most likely have the effect of increasing property values. Recognition will hopefully foster reinvestment consistent with historic preservation, and will result in continued preservation of neighborhood fabric and character.

The City's Historical Preservation Ordinance, 12A, includes procedures for historic district designation; however, official designation requires written consent of all property owners for a district affecting residential properties. Official designation would require review by the Historic Preservation Commission for any exterior alterations including new construction, additions and

relocation of a structure in that district. Designation of Beamer-Motroni as an Honorary District **does not** involve this level of regulation.

Fiscal Impact

Adoption of the resolution should have no fiscal impact beyond the utilization of staff time. The designation will not impose restrictions on the homeowners in the honorary district.

Public Contact

Posting of the City Council agenda. A notice concerning the proposed City Council Resolution and district boundary was sent to residents and neighbors 10 days prior to the meeting date.

Alternative Courses of Action

1. Approve Resolution No. _____ designating the Beamer-Motroni as an Honorary Neighborhood District as described herein.

2. Do not approve at this time. Council may request possible revisions or decline to approve at this time.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

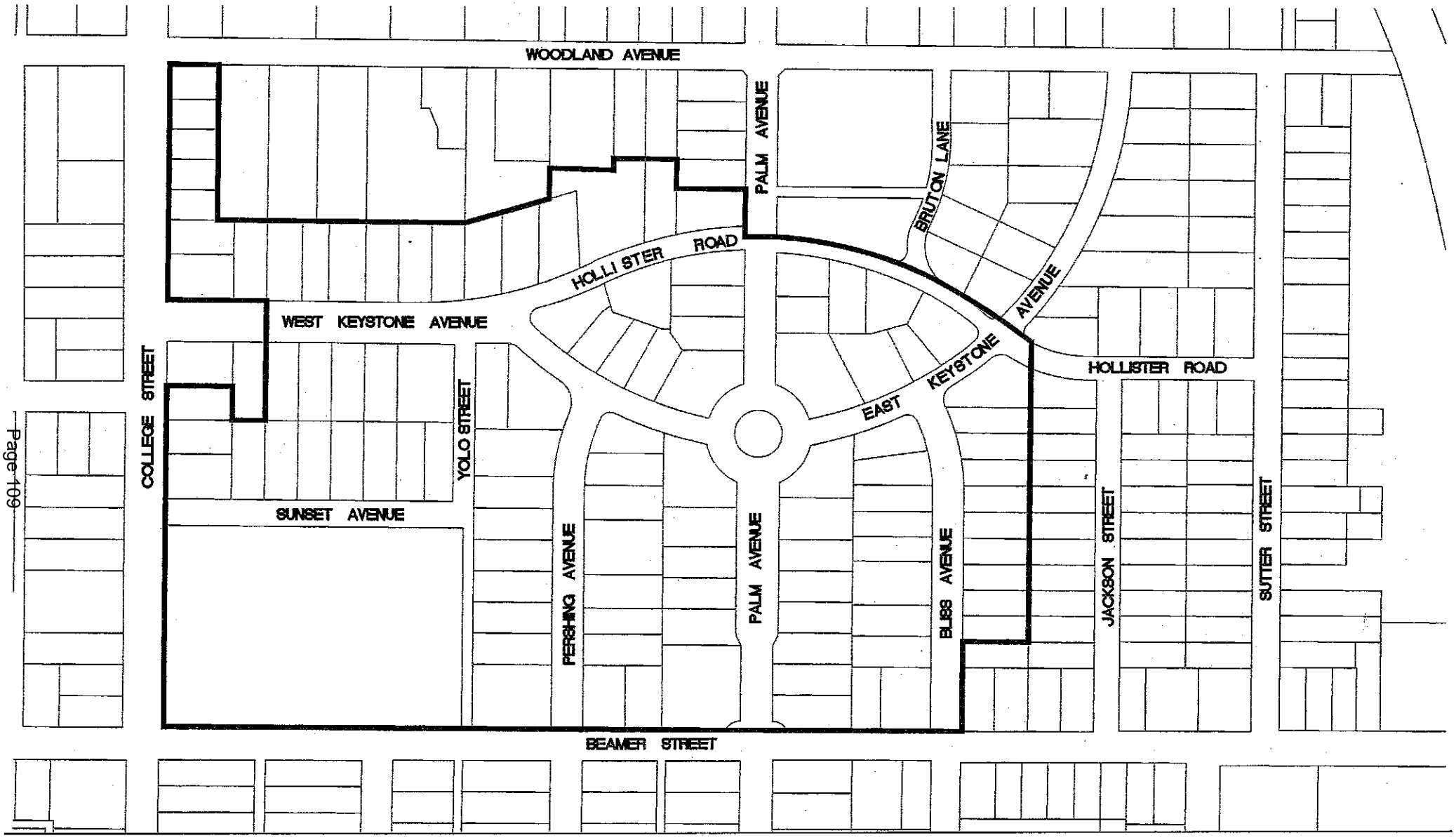
Prepared by: Cindy Abell-Norris
Principal Planner

Reviewed by: Barry Munowitch, AICP
Assistant City Manager

Mark G. Deven
City Manager

Attachment:

1. Beamer-Motroni Honorary Neighborhood District Meeting Notice
2. Boundaries for the Proposed Beamer-Motroni Honorary Neighborhood District
3. Resolution Adopting an Honorary Residential Historic Neighborhood District



DISTRICT BOUNDRY

BEAMER - MOTRONI HONORARY DISTRICT

CITY OF WOODLAND

N
W E
S

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, ADOPTING THE BEAMER-MOTRONI HONORARY HISTORIC NEIGHBORHOOD RESIDENTIAL DISTRICT

The City Council of the City of Woodland, California ("City Council") hereby finds, determines, resolves and orders as follows:

WHEREAS, In 1913 Hewitt Davenport subdivided Beamer Park, creating an upscale residential enclave of Woodland; and

WHEREAS, In June of 1914 a private train was chartered from Sacramento to promote the grand opening of Beamer Park; and

WHEREAS, In 1936 Motroni's Subdivision was approved; and

WHEREAS, Motroni began filling in West Keystone Avenue and in Beamer Park with an assortment of houses including his own dream house with a floor plan in the shape of an airplane; and

WHEREAS, on October 10, 2007 the City held a neighborhood meeting, at which time 10 individuals spoke in favor of the district designation; and

WHEREAS, on November 7, 2007 the Historical Preservation Commission considered and approved the proposed honorary residential historic district as shown on the attached map identified as Exhibit A; and

WHEREAS, an honorary district designation is a means by which the City can recognize and call attention to a neighborhood that not only has a concentration of older homes but recognizes the fact that many have been well maintained and the historic character conserved.

NOW THEREFORE, BE IT RESOLVED, We, the members of the Woodland City Council hereby approve the Beamer-Motroni Honorary Neighborhood Residential District.

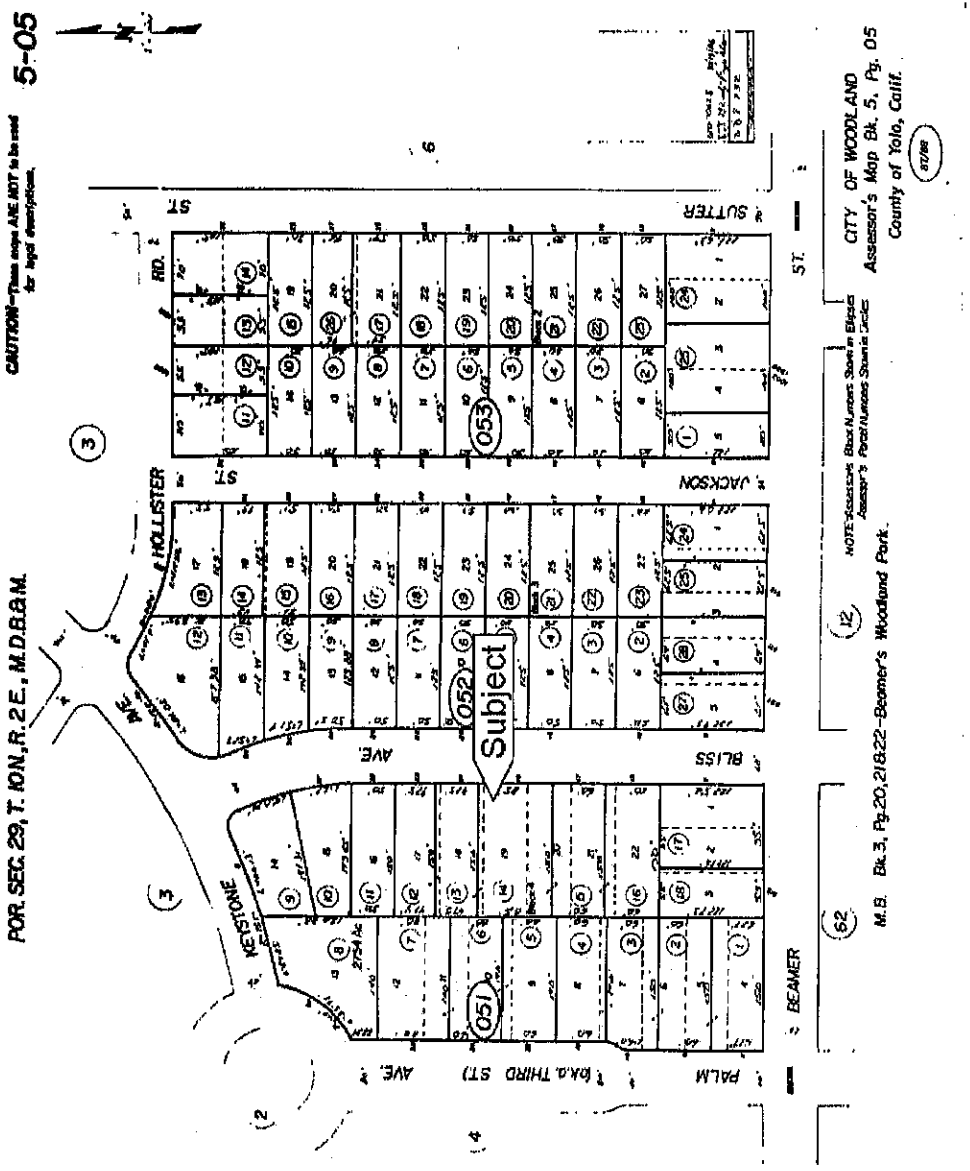
PASSED AND ADOPTED by the City Council of the City of Woodland this 4th day of March, 2008, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINIG:

N:\ComShare__AA STAFF FILES\Cindy\Honorary District Beamer-Motroni\BMHD RESO Feb 08.doc

PLAT MAP

Borrower: **James Newman**		File No.: **114326**
Property Address: **19 Bliss Avenue**		Case No.:
City: **Woodland**	State: **CA**	Zip: **95695-2816**
Lender: **Countywide/Landsafe Appraisal Serv**		



Memories of Bliss Avenue

By MARJORIE HANSEN
Stroll Contributing Writer

Strolling Bliss Avenue in Beamer Park today, with its huge canopy of shade trees, one would assume it was indeed a "Bliss-ful" Avenue. However, Bliss Avenue did not acquire its charm all at once. Four Craftsman houses were the first to be built on the block-long avenue from 1915 to 1925, so there were many vacant lots until the last house was built in 1950.

Mary Cantrell, who lives at 17 Bliss Ave., has pictures showing two large trees in front of her grandmother's lot before the house was built. This is across the street from Mary's house today.

The most logical reason for Bliss Avenue's name, according to David Wilkinson, local historian, is that it was named to Tasker Bliss, chief of staff during World War I. Beamer Park was developed at the end of World War I and also has a Pershing Avenue, named for the overall American commander in Europe during the war.

Anthony Curtis Newman has listed almost every house on Bliss Avenue, its type of architecture and date of construction, in his master's project titled "A Drive in the Park: Beamer's Woodland Park." This interesting book is available to read at the Yolo County Archives.

Originally Bliss Avenue was a continuation of Fourth Street. A 1926 map shows it as Fourth Street and on city maps at the Archives, dated 1948, it is still Fourth Street. But when Mary Cantrell's grandmother bought the house at 16 Bliss on May 1, 1942 the address was listed as Bliss Avenue (Fourth Street). And the Archives' voting records for 1930 list Dunlaps, Mezger, Orrick and Reel on Bliss Avenue. Apparently it took a few years for Fourth Street to finally give way to Bliss Avenue.

Only three houses were built on Bliss Avenue during the Great Depression of the 1930s. But in the 1940s, especially after the end of World War II, the block was almost completely filled in. The final two houses, 21 and 23 Bliss, were built in 1950. At least four of the houses were built by Joseph Motroni.

The early homes were built in the Craftsman style, followed by a Tudor Revival and a Cape Cod Traditional. Finally Ranch and Minimal Traditional styles completed the block. A few of the houses have received additions over the years as families grew and needed more space, but it is still a very pleasing mix of architecture and seems to be referred to as a "40s" block.

Dolores Safran, who has lived in the well-preserved Craftsman at 30 Bliss for seven years, suggested that Mary Cantrell might have information about its history. Mary moved to 24 Bliss with her parents, Zell and Margaret, brother Zell Jr. and sister Ann in 1943. They moved away in 1946 but returned frequently to visit her grandmother. Mary has lived at 17 Bliss for 20 years. Mary Cantrell has gathered together a history of Bliss Avenue in the 1940s with the help of her cousin, Maxine Clark, her brother and other relatives and friends. It begins at the northwest end of Bliss Avenue.

Start of Mary Cantrell's memories

27 Bliss: Ed, Ellen and Robin Loranger owned a glass and paint store on Main Street where The Democrat offices are now. Ed was a coroner. I think he died in the late 1970s. Ellen passed away around 1990 and Robin sold the house to a contractor who fixed it up and sold it, possibly to the current owners.

25 Bliss, home of Max, Lois and Maxine Clark. During World War II when the men were overseas, Grandfather Riley Clark lived with Lois and Maxine — he was the only man on the block. Max grew thornless blackberries and kept bees in the back garden. During the war when gas and tires were rationed, Lois walked downtown to shop for groceries at Nakamura's (it's a furniture store now, but they had groceries and a butcher shop then). She would pull Maxine and the groceries in a wagon.

23 and 21 Bliss were vacant lots then.

19 Bliss. The Metzers lived there in the 1940s, were sheep ranchers, and had lots of sheepdogs. We weren't allowed to play with them because they were working dogs. The house later belonged to the Pearts and then Dinwiddies. There have been three owners since Pat Dinwiddie sold it.

17 Bliss was built in 1918. First owners were the Appersons. They sold to Al Hopper in 1933. There were two generations of Hoopers in the house. I bought it from Inge Hooper in 1986.

13 Bliss was vacant in 1939.

9 Bliss was built around 1939. Original owners were the Clemons. Mrs. Clemons cured her own olives. There was a goldfish pond in the backyard. There were two or three owners before the current owners, Robert and Elizabeth Schull, who bought it around 1989.

6 Bliss was vacant in the 1940s. Later it became a duplex with 901 Beamer, built by Joseph Motroni. Jack Tozzi, a cabinet maker for Motroni, owned it until his death in 2004.

10 Bliss belonged to a brother of Al Hooper. It was later owned by Don Wiley (sheriff). There may have been one or two others before Fenley and Betty Briggs bought it. The latest owners are a young couple.

12 Bliss was built in 1939 by Joseph Motroni. It was bought by Anna and Kathryn Klingbeil (mother and daughter) in 1942. Anna was my grandmother — all the kids on the block called her Grandma. She was a seamstress. Kathryn came out from Minnesota to cover lab and X-ray at the Woodland Clinic for the summer and never left. Grandma came out after my grandfather died. During the war, Katie rode an English racing bike to work.

18 Bliss was vacant until 1950. Cliff and Norma Still owned it until they passed away. Cliff was a mechanic at Spreckels Sugar. Norma was a nurse and delivered a lot of babies over the years.

20 Bliss. A small one-bedroom house was there in the 1940s. Early owners included McCoy, who was related to the owners of the cement plant on Kentucky Avenue, and Pruitt, who was the Santa Claus in the Christmas parade.

22 Bliss was vacant until 1945.

24 Bliss was home to Zell, Margaret, Zell Jr., Ann and Mary Cantrell. We moved from San Francisco mid-1943 and moved away in 1946. Number of owners since then.

26 Bliss was owned by Paul Keller Sr., nephew of the McGrews. Paul Jr. was in my class in high school.

28 Bliss. A classmate of my sister's said her grandmother lived there in the 1940s. Her last name was Hopkins.

30 Bliss. Hugh Orrick, an electrician, lived there during the 1930s according to the voting records in the Archives. Greg and Dolores Safran have lived there seven years.

21 Bliss was built in 1950. The Gartungs have lived there since 1965. George was a car salesman and Cleo worked at Mobile Plastics. She still lives there. There were two owners before the Gartungs; one was McElroy, but Cleo could remember the names of the first owners.

12 Bliss. Steve and Barbara Tucker have been there for more than 20 years. There were several owners before them, including Neal Peart and Dave and Linda Fitz.

23 Bliss. The early owners were an English couple named Barker. They moved up from the Bay Area. They had a parrot that could "parrot" the kids playing hide and seek when they called out "ready or not here I come." The latest owners, Elmer and Virginia Davis, have both passed away and their son is renting the house to a very nice young couple.

13 Bliss. The current owners, Miles and Julie Sheffield, have been there more than 20 years. Miles worked for the city and Julie is a nurse.

More history from the 1940s

During World War II "Victory Gardens" were planted in the vacant lots between the houses. Most of the lots between Bliss Avenue and the railroad tracks were vacant and full of wildflowers, milkweed and monarch caterpillars.

There were brick pillars about 4 to 5 feet tall on the corners of Bliss and Beamer. We used to climb them and watch cars on Beamer. I remember seeing a horse-drawn cart with vegetables, maybe during the war when gas was rationed. Later, an old truck, green, with a canvas awning was the delivery vehicle. The vegetables were grown on the corner of Beamer and College.

Maxine remembers a bus converted into a portable grocery store that drove through the neighborhood selling bread, etc. Later there was a pastry truck too. Orvis Agee was our milkman in the early 1940s.

We spent a lot of time at Beamer Park, doing arts and crafts in the summer. They had real swings, slides and teeter-totters then. We would sit on waxed paper to make the slide faster. The old oak trees were much nicer than the 'grove' of two trees they replaced them with.

My brother remembers a circus set up on a vacant lot near the park, maybe between Keystone and Hollister. He thought it was neat that we could just walk to the circus. Neither Maxine nor I remember that so it was probably when we were very young.

End of Mary Cantrell's memories

Pat Dinwiddie was a source of information about Bliss Avenue in the 1950s. She came to Woodland after World War II with a group of nurses from the Midwest to work at Yolo General Hospital. The Dinwiddies bought their Craftsman bungalow, the oldest one on the block, from Sterling Peart in 1950 and lived there until 1995. When their four children were growing up, only one other family on the block had small children. She remembers the Stills, the Davises and the Hoffmans.

Over the years Bliss Avenue residents have contributed in many ways to Woodland's progress. Voting records at the Yolo County Archives list varied occupations: candymaker, electrician, merchant, service station operator, truck salesman and many, many housewives, who in the 1940s were probably tending their Victory Gardens and waiting for their husbands to return from the war. That indeed would be "Bliss" for them.

Bliss Avenue Block Party

A continuing fond memory of Bliss Avenue is the annual block party. Pat Dinwiddie told me it was Julie Sheffield's idea and Julie said Clifford and Norma Still, as well as Mary Cantrell's Aunt Katy, also thought of it. That was in 1980, a few years before the National Night Out block parties began.

Families take turns hosting the party. The Dinwiddies backyard was popular and sometimes had barbershop quartets and violinists for entertainment.

For at least 15 years Steve Tucker, who lived in Mary's grandmother's former house, had barbecued the meat, first beef and in later years chicken, in a big barrel, and it's absolutely delicious.

This year block captain Liz Shull organized the party and made the announcements. She also arranged for the street closure and visits from the police and fire departments. Mary Cantrell hosted the party in her frontyard and invited me as a guest. Besides the succulent chicken, there were all kinds of salads and side dishes, snocones for the kids, at least three flavors of homemade ice cream and a red, white and blue trifle cake Mary made with strawberries, raspberries and blueberries.

Kids were playing hopscotch and doing chalk drawings. Twin baby boys and a red-haired, blue-eyed baby girl were being admired. I could picture the young families 25 years ago and now a new generation growing up on Bliss Avenue. Cleo Gartung has lived on Bliss Avenue since 1965, the longest time for the current residents.

P.S. What I learned from this project is that it pays to volunteer. If I had not volunteered to be a docent for the Woodland Library Rose Tour, I would not have discovered Bliss Avenue and the Safrans' beautiful garden. By volunteering to write about Bliss Avenue for Marilyn Kregel's Senior Writing Class, I discovered the Yolo County Archives and its wonderful staff and finally was able to meet the residents of Bliss Avenue and, thanks to Mary Cantrell, get in on their block party.

Heritage Home Award Application Form

Applicant Name: Peggy Seidel

Applicant Phone Number and Email: [redacted]

Address of Nominated Home: 530 2nd st

Location Description (including nearest cross streets): West side of 2nd st between Lincoln + Oak

Approximate date of construction of the home (if known): 1905

Is the home occupied now? yes Who lives there? Don Easton

Property Owner Name(s): Don Easton

What is the address of the owner of the property?

Street Address: 530 2nd St

City: Woodland State: CA Zip: 95695

Phone: [redacted] Email: [redacted]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: I think it is but I don't know the number

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of <u>two of the three</u> following categories:

- ✓ Historical Significance
- ✓ Architecture
- ✓ Recent Projects

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Historic Home Application for Don Easton's home at 530 2nd street.

The beautiful home at 530 2nd street is worthy of entry into the noted historic homes of Woodland. This lovely house was built in 1905. In 1917, it was bought by the neighbors Dr HD and Lydia Lawhead for their son and new wife, Fred and Roma Lawhead. Fred, a pharmacist, owned the Corner Drug Store. He later worked at the Bank of Yolo and had a long career as a County Auditor for the State Board of Equalization. In 1927, they build their home at 440 Pendegast Street.

This house is a Shingle Style home with a gambrel roof line. It has an asymmetrical facade. The porch is on the right on the front of the house under the main roof line. It has a single corner porch support. On the left of the front side there is a bay window bringing in the lovely morning light. The shingles being restored brings the whole house back true to its style.

Early pictures of the home show its shingle siding which was covered by asbestos tile for decades before current owner, Don Easton, restored it to its original beauty about 20 years ago. Don is the owner of Easton Painting and they have worked extensively with historic homes in Woodland and the Sacramento area. His house is an example of his amazing repertory of skills in bringing out the details of historic homes. Check his website out for more examples. Eastonpainting.com/projects

The family he raised there include his 7 adopted children which is touching and also coincidental since Fred Lawhead was the adopted son of Dr and Mrs. Lawhead.

Attached, copies of pictures of 530 2nd from 1920s, from Fred and Roma Lawhead's descendants.

Thank you for your consideration.

Peggy Seidel
[redacted]

530 2nd st in the 1920s when
Fred & Roma Lawhead lived there.

The 1920s home of Fred & Roma Lawhead at 530 2nd st. Woodland CA

Heritage Home Award Application Form

Applicant Name: Bill & Lori Lamb (nominated by David Wilkinson) [redacted]

Applicant Phone Number and Email: [redacted] / [redacted]

Address of Nominated Home: 609 3rd St. Woodland CA 95695

Location Description (including nearest cross streets): X St. Oak

Approximate date of construction of the home (if known): 1882

Is the home occupied now? Yes Who lives there? Bill & Lori Lamb

Property Owner Name(s): Bill & Lori Lamb

What is the address of the owner of the property?
Street Address: Same
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: p. 157

Please review the Heritage Home Award Selection Guidelines. Nominees must meet the requirements of <u>two of the three</u> following categories:

- ✓ Historical Significance – see attached
- ✓ Architecture – see attached
- ✓ Recent Projects – see attached

Attach all justification for eligibility based on the applicable categories. Justification may include photographs, written descriptions, copies of historical sources and references, and written anecdotes and stories, as applicable.

Please contact Planning Staff at the Community Development Department to submit applications or for further assistance.

City of Woodland Planning Division, Community Development Department

Phone: (530) 661-5820

Email: CDD-Planners@cityofwoodland.gov

Address: 300 First Street, Woodland, CA 95695

Nomination for Heritage Home Award
Bill and Lori Lamb
609 Third Street
May 2025

Historical Context

The house was built in 1882 by William White (1848-1936) for his wife, Imogene, and their three young children. White was a Woodland builder who left a legacy of several houses constructed in Woodland. He also ran a lumber yard and was a civic leader. See attached information on William White.

John and Vina Johnson bought the house in 1890. John was a farmer from Pennsylvania and Vina was born in New Brunswick, Canada. They married in Solano County. The Johnsons lived in the house for many years. Vina died in 1917 and John passed in 1921. The next long-time owner was elementary school teacher Blanche Grigsby (1893-1977) who was also a music teacher. The house was often filled with music when her violin students would practice there. The house has had a succession of owners since the 1970s. The present owners, Bill and Lori Lamb, acquired the house in 2015.

Architectural Significance

Constructed in 1882, this wooden house is the last remaining example of the Mansard or Second Empire style of architecture in Woodland. The Second French Empire style, also known as the Napoleon III style or Mansard style, originated in France during the reign of Napoleon III (1852-1870) and gained popularity in Europe and the United States in the late 19th century. The defining architectural element is the sloping Mansard roof, with four sides and punctuated with dormer windows. This type of roof was popularized in the early 17th century by Francois Mansart (1598–1666), an accomplished architect of the French Baroque period.

Only a few Second Empire style houses were built in Woodland. William White worked for Woodland master builder Samuel Caldwell, who built himself a large Second Empire house on College Avenue (razed), which perhaps influenced the house at 609 Third Street that White built.

The sloping Mansard roof on the 609 Third Street house is sheathed in artsy shingle patterns, some formed into diamond shapes. The dormer windows protruding from the sloped roof are topped with gables with decorative emblems, some of which were missing and recreated by the owners and highlighted in gold leaf paint. There are small decorative paired brackets placed underneath the dormer gables, the cornice of the Mansard roof, above the porch columns, and on the cornice of the angled bay window on the front of the house. The upper sashes of the bay window are comprised of stained glass. Another unique feature of the house is the porthole window with a drip molding on the south side of the house.

Historic Preservation

The owners of the house, Bill and Lori Lamb, have worked extensively on this historic property since 2015. The exterior of the house suffered from years of deferred maintenance. During the course of over a century, the house had been painted several times in different colors; there was extensive dry rot and some of the original architectural details were missing. The historic wooden porch and steps had been replaced with concrete. The owners rebuilt the wooden porch and steps. The Newell posts were rebuilt, topped with lantern lights. Windows were repaired. Local craftsman, Tom Baird, created historically accurate wood moldings for the house. 50 percent of the Mansard roof shingles were replaced.

The owners spent two years researching the very attractive polychrome paint scheme for the exterior of the house. Many layers of paint were scraped off the house down to the bare wood, which was repaired, prepped, and then meticulously painted. The panoply of paint colors are in harmony and beautifully accentuate the architecture.

The conscientious and sustained efforts of Bill and Lori Lamb to rehab and preserve this one-of-a-kind historical resource is to be commended. Woodland is well known for its variety of historic architecture. This house is a key exemplar of Victorian-era fine homebuilding and the architectural tastes of that era. I am pleased to nominate Bill and Lori Lamb for a Heritage Home Award.

609

54. CAMPBELL-KIDWELL 1882

616 Third Street

This Italianate Victorian was built for Louisa Campbell, who was a widow and local land owner. Her late husband had been an area farmer. Louisa later deeded the home to her daughter, Alice G. Lambert in 1884. Alice and her husband John then sold the property to A. J. Atchinson in 1885. The cornice has heavy brackets with a delicate floral pattern and the front facade features a bay window, a portico supported by round columns and a transom window above the main entrance. The house has a large sun porch off of the parlor and a walk-in pantry. The current owners, Jim and Elaine Kidwell, have owned the home since 1984.

55. BAIRD-SOTO 1913

608 Third Street

This Craftsman Bungalow has a low sweeping roof with a shed dormer that has overhanging eaves, elbow brackets, and ornate windows that are all repeated on the lower elevations. Clinker brick is used prominently in the design for both the chimney and the porch. The home was built by the Keehn Brothers for William F. and Mabel Baird. Mr. Baird was born in Knights Landing in 1888 and was engaged in farming for 46 years. In 1920 the house was sold to W.H. Arata, a local tractor dealer. The current owners of the home are Guadalupe and Manuel Soto.

56. WHITE-JOHNSON-SAVALA c1882

609 Third Street

This Second Empire Style residence, with its characteristic Mansard roof, is the only remaining example of this style in Woodland. It was built by its first owner, William S. White (1848-1936), who began his building career in Woodland working as a construction foreman for contractor Sam Caldwell. He also worked briefly for his brother Charles White's construction company, Glenn & White, before he and wife Imogene moved to Tehama County and farmed for about ten years, eventually returning to Woodland about 1896. He developed the Cash Lumber Yard at 422 Elm Street at the former site of the Ever Ready Planing Mill established by Glenn & White. In addition to the lumber business, White designed many upscale homes in Woodland in the early twentieth century. He was also elected to the city Board of Trustees and served from 1907 to 1911. In 1890 the house was purchased by John Johnson, who came west in 1853 as a miner, and later went into farming. He lived in the home after his retirement in 1888 and purchased this house in 1890. Under his supervision the house was remodeled and the grounds improved. The current owners are T.J. and Krista Savala.

57. BROWN-McGRIFF c1870

546 Third Street

Local carpenter Charles A. Brown built this Victorian Eastlake cottage and lived here until his death in 1905. He also helped build the old Bank of Woodland Building at First and Main. Mr. Brown was born in Kentucky and packed through the Sierras in 1855. He settled in Yolo County in 1862. After

52. Thomas R. Lowe House, 1905, Meyer & O'Brien
photo by Roger Klemm

ter master plan, Meyer also collaborated on the design of one of the early Civic Center Beaux Arts buildings, the Civic Auditorium in 1913 (remodeled in 1964). A noted building that Meyer designed for a small town is the Beaux Arts style, terra cotta-clad Bank of America building in Red Bluff.

Smith O'Brien was born in Ireland in 1858, but immigrated to the United States where he attended college. Arriving in San Francisco in 1887, he went to work for prominent architect Clinton Day. In 1902 he formed the partnership with Frederick Meyer, and after the partnership dissolved in 1908, O'Brien worked independently.

William S. White

A Long Distinguished Career as a Designer, Builder, and Civic Leader

A native of New Brunswick, Canada, William S. White (1848-1936) apprenticed as a carpenter in Boston before moving to California in 1875. After stops in Napa and Solano counties he arrived in Woodland in 1878 and was hired by Sam Caldwell as a construction foreman. His brother, Charles, also lived in Woodland where he operated a planing mill and ran a contracting business, Glenn & White.

William S. White
from *Grand Court Foresters of America*, May 1909, *courtesy Yolo County Archives*

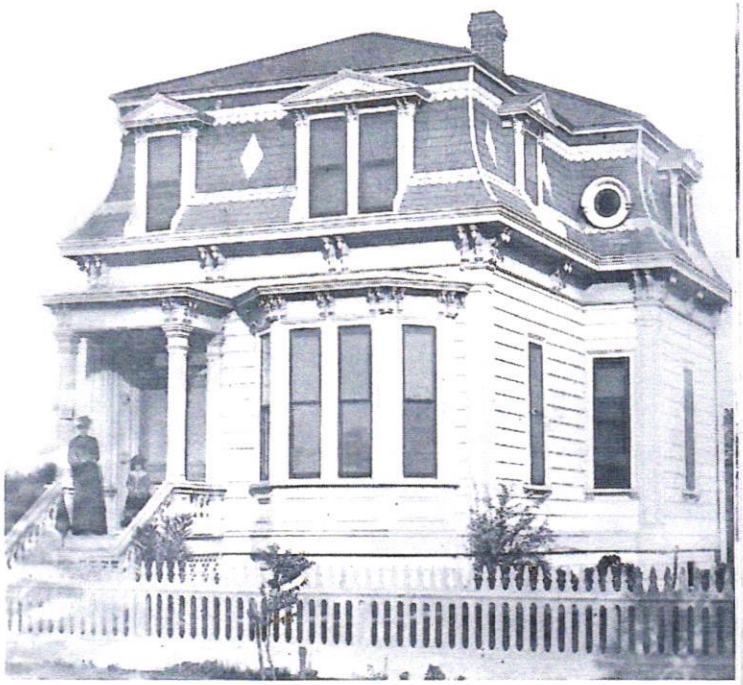
William White worked for Caldwell for six years, building an array of houses and buildings in Woodland. He also built his first personal residence in 1882, a two-story Victorian in the Second Empire or Mansard style at 609 Third Street *(fig. 53)*. This style is characterized by a short second story with a curved exterior and dormer windows, as popularized by French architects. The first story has a small porch and front bay window. While several houses in the Second Empire style were built in Woodland in the 1870s, including Sam Caldwell's personal residence, White's is the lone survivor of the style.

After leaving Caldwell about 1884, White worked for a short stint for his brother's contracting company, Glenn & White, before he and his wife, Imogene, moved to Tehama County and farmed for about ten years. Returning to Woodland about 1896, he purchased the Ever Ready Planing Mill established by Glenn & White. Eventually, White converted the machine shop into more of a retail establishment, called the Cash Lumber Yard at 422 Elm Street.

White was a man of many interests and abilities. A dedicated designer, he kept up with the latest fashions in architecture. In addition to his building and lumber businesses, he was active in civic affairs and was elected to the Woodland Board of Trustees, serving from 1907 to 1911.

Of greatest importance to his career, White designed and constructed several houses in Woodland in the Shingle style, a progressive style of residential architecture popularized on the East Coast in the 1880s. Illustrations of Shingle style houses by trend setting architects were published in architectural periodicals of the era that White probably read. White's second personal residence at 437 Walnut Street (1905) featured a large front gable, characteristic of the style, and an exterior clad in wooden shingles with very little adornment or surface textures *(fig. 54)*. Unfortunately, today White's house is virtually unrecognizable: its shingles are covered with synthetic siding.

In 1908, compared to his personal residence, White constructed a more upscale variation of the Shingle



53. White House, 1882, William S. White
courtesy Yolo County Archives

54. White House, 1905, William S. White
courtesy Yolo County Archives

Historic Preservation Award Application Form

Applicant Name: David Wilkinson

Applicant Phone Number and Email: [redacted]

Historic Preservation Awards may be presented to significant buildings and properties, or to people and organizations who have contributed to historic preservation within the City of Woodland.

Complete the section below if nominating a PERSON/ORGANIZATION:

Nominee Name: _____

Is the nominee a Woodland resident? _____

How has the nominee/organization contributed to the preservation of Woodland history?

_____

_____

_____

_____

_____

Complete the section below if nominating a BUILDING/PROPERTY:

Address of Nominated Building: 414-424 First St., Woodland

Location Description (including nearest cross streets): Bush St.

Approximate date of construction of the building (if known): 1889

Is the building occupied by a tenant or business? If so, please describe:

There are five businesses, including the owner's design studio.

Property Owner Name(s): Sean Denny

What is the address of the owner of the property?

Street Address: [redacted]

City: [redacted] State: [redacted] Zip: [redacted]

Phone: [redacted] [redacted]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

p. 203 - good "before" photo

Nomination for Historic Preservation Award
Prepared by David Wilkinson
May 2025

414-424 First Street (5 storefronts comprising the historic 1889 Hunt Building). Owner: Sean Denny.

Background of the property owner-renovator

Sean Denny grew up in Woodland. After travels in South America and elsewhere, he studied at American River College compiling an art portfolio and then transferred to the Art Center of Pasadena, where he completed a rigorous degree in graphic design. Denny loved his time in Pasadena, meeting and collaborating with creative types from all over. He developed a passion for sculpture and the use of color and became a big fan of American sculptor Alexander Calder. Denny gained more inspiration by touring art galleries in Europe, After giving it some thought, Denny decided the prospect of a being a starving sculptor in search of patrons, wasn't in the cards. Instead, he charted a pragmatic career path, working for graphic design companies in the urban confines of Dallas, Phoenix, and San Diego before returning to Woodland to open his own studio.

Denny has the creative mind of an artist and the energy and perseverance of an entrepreneur. He gives credit to his parents for instilling a strong work ethic and can-do attitude. All of these attributes coalesced and blossomed after he bought a modest storefront at 416 First Street in 2002 in the historic Hunt Building (1889). At the time this mid-block brick building consisted of five individually owned and attached narrow brick storefronts with deep interior spaces, all rich with Woodland history. (See **attached** statement of historical significance of the Hunt Building from "Explore Historic Woodland" guidebook.)

During the time lapse of a century, the building's Corinthian capitals, columns, and pilasters fell out of fashion and, along with the transom windows, were covered over, replaced by banal wood-stucco or aluminum-brick facades during the mid-20th century. The colorful and exuberant Victorian architecture had disappeared, lessening the integrity of the historic structure. .

416 First Street –First Phase

Curiosity got the better of Denny who meticulously uncovered the original storefront underlying his art studio at 416 First Street, probing beneath the layers of paint on the cast iron architecture to discover that seven different colors and gold leaf accents once decorated his storefront in a bygone era. Denny went to work painstakingly sanding, identifying, and removing enough old paint to enable him to create a polychrome paint pallet approximating the original colors and showiness of the architecture. Denny won plaudits from Woodland architectural buffs and received an award from the City of Woodland. After completion of his own property, Denny was keen to achieve his long-term vision of restoring the luster of the entire set of five storefronts lining his block of First Street near Main.

414 & 418-424 First Street Renovation Project (being nominated for an award)

Embarking on his long-term goal, over the course of a decade, Denny acquired and renovated the other four storefronts, one at a time. Through diligence and sustained effort and energized by the sheer joy of restoring beauty and luster to a First Street row of shops whose neoclassical architecture had been long unappreciated, Denny created a unified design recapturing the architectural integrity of a Woodland landmark. Each storefront was painstakingly restored, amplifying the character of the building. With his own hands and the help of several skilled craftsman, Denny renovated the interiors of each of these five stores and attracted a variety of commercial tenants that enliven this prominent downtown block. The Hunt Building is a key contributor to the Woodland Downtown Historic District and one of the few surviving Victorian-era buildings with iron storefronts.

Denny's attention to detail is commendable. The fact that he was able to realize his goal of acquiring, financing, and renovating all five storefronts encompassing the building is a remarkable achievement.

Today the elegant Hunt Building houses a popular café, a photography studio, salon, realtor and Denny has plans to open his own wine bar in 2025 to showcase the many boutique wineries in the region whose brands are rarely seen locally. A talented artist and craftsman, Denny has designed and made the furniture for the new business. He personally designed for his building tenants the artsy double-sided hanging signs suspended above each storefront.

This section of Downtown has been dubbed "Fabulous First Street" for its exceptional array of restored period houses and the eclectic commercial historic buildings between Main Street and Lincoln Avenue. The flowering crepe myrtle trees planted by the Woodland Tree Foundation in the sidewalk along this stretch of First Street are tended by Denny along with roses and shrubs he planted. The architecture, signage, and landscape create a very attractive section of Woodland's Historic District. This midblock location is now a popular gathering place for the neighborhood and visitors.

Sean Denny's bold reintroduction of color to downtown Victorian architecture has influenced other property owners who consulted with Denny and decided to use colorful exterior paint to highlight the special character of their historic properties. These buildings now shine with their highlighted architectural details, transforming with verve once drab buildings into public art elevating the attractiveness and uniqueness of the Downtown Historic District.

Sean Denny never became a sculptor but his passion for color and handcrafted architecture have had a significant impact on restoring the authenticity and allure of Downtown Woodland. As a renovator he has created interior spaces that are unique and handcrafted. He tells me he does these things for the joy and love of it and the smiles it elicits from Downtown patrons who appreciate this history made visible and celebrated.

With the knowledge Sean has gained from years of being a renovator, he has participated in the Stroll Through History walking tours explaining to people the process of renovating, repairing,

and painting architectural elements. His commitment to public education informs the community about the craftsmanship and materials embodied in Woodland's cherished historic resources. This strengthens the resolve of the community to preserve its exceptional historic resources.

I am pleased to nominate Sean Denny for an award in recognition of his important and excellent renovation work on First Street and for his contributions to Downtown Woodland's architectural color Renaissance.

Top Hat
Barbers
Main Event LLC
DENNY DESIGN
Graphics & Packaging
WOODLAND-DAVIS
REAL ESTATE
GALLERY
WINE BAR
FOUR

DOG GONE
WINE BAR
on First
GALLERY
2 HOUR
PARKING
8A.M. 5PM

beloved turret was removed, re-decorated, and re-turned back to the delight of patrons who can dine by candle light underneath it at Morrison's upstairs restaurant.

52. ALGE HOUSE 1911

429 First Street

Woodland businessman Richard Alge had this classic Craftsman style house built by the Keehn Bros. Architecturally, the wooden house has a gable roof, decorated with stickwork, and overhanging eaves; a hipped-roof porch surrounds three sides, with a gabled pediment slightly offset over the entrance steps.

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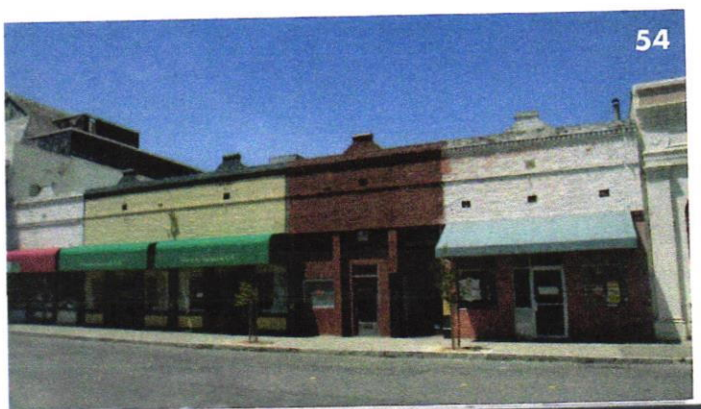
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remained in the Alge family until the late 1940's. Between 1975-82 the building was used by Midtown School, a joint venture of the Yolo County Probation and Social Service Agencies and the Yolo County School District. The building now houses professional offices and was renovated in 1985 under the Federal tax credit program by Woodlanders Brian & Gwen Childers, David & Gloria Childers, Charlie & Tom Gerbi, and Marc & Sue Ullrich.

53. BARTH BUILDING 1929

423 First Street

Master builder, Joseph Motroni, constructed this handsome building for Barth Sheet Metal, still at this location. The design represents simplified classicism that was popular for small commercial buildings during this period. The front elevation has a formal composition, but relies on plain brick to define bays and supply detailing. A high parapet with tile coping substantially increases the height of the façade. Near the top of the center bay is a circular medallion. Below is a double-swinging door with a transom, which is sided by smooth pilasters and capped by a blind arch with brick surround.

Both Motroni and the building's owner, Jacob Barth, had come into their own by 1929, seizing the opportunity afforded by the economic boom of the 1920s and establishing their respective businesses and reputations in Woodland. And, both men had similar backgrounds: just as Montroni had immigrated to California from Italy as a young man and eventually landed in Woodland where he prospered as a talented design-builder, Barth immigrated to America from Austria in 1905 as a 15 year old, a year before Motroni. He enlisted in the Marines in 1912 and during World War I was stationed in Woodland as a recruiter. After his military duty ended he settled in Woodland for good in 1922 and went into the sheet metal business, using the skills he learned in Austria. Barth and Motroni captured the American Dream and it was befitting that the same year Motroni built Barth's sheet metal shop, he also completed an elegant brick bungalow at 51 Pershing in Beamer Park for the Barth family. Mr. Barth ran the sheet metal business until 1956 when his son, Jacob Barth, Jr. and son-in-law, Don Mendes assumed ownership. In operation for 85 years, third generation Barth family member, Anthon Barth, now works at the business started by his grandfather.

The two-story corrugated metal warehouse to the rear of Barth Heating and Air Conditioning and now used by the business was built about 1920 for Cranston's Hardware store on Main Street.

54. HUNT BUILDING (2007) 1889

414-424 First Street

Prominent local businessman, William G. Hunt, developed this brick commercial row building, with deep storefronts separated by cast iron columns. Mr. Hunt was a pioneer farmer and rancher who owned a grain warehouse at Fifth and Oak

streets. Prominent in civic affairs, he was also a large stockholder In the Bank of Woodland. His large Italianate house still stands a few blocks south at 546 First Street. Mr. Hunt's daughter, Alice Hunt Stephens and family continued to own this property until the 1940's when it was subdivided and each storefront became individually owned. Early Sanborn maps indicate the building had a variety of early tenants including a grocery store, hat store, a tailor, a cobbler named John Pende Welch, and the offices of the "Mail", an early Woodland newspaper. For much of the twentieth century 414 First was the scene of entertainment and photography. Woodland's first nickelodeon, the Elite Theatre, showed silent movies from 1908 to 1916 at this location. After the Elite closed, the space became a studio for Walker Photography. In 1936 photographer Paul W. Hollingshead bought Walker's studio and for the next thirty years artistically captured Woodland society on film before closing in 1967.

Another fixture in this building was La Villa Mexican Restaurant, located at 420 First from 1950 to the 1990s. Not only was La Villa Woodland's first Mexican restaurant, but its proprietor, Otilia Contreras, was the first Mexican-born businesswoman to establish a business in downtown Woodland. She and her husband, Melchor, were farm workers before settling in Woodland. While she ran the restaurant, he became a labor contractor during the Bracero era. The couple also raised eleven children, who at times helped in the restaurant. Several movie starts ate at La Villa when traveling to Woodland on hunting trips, including Clark Gable, William "Hopalong Cas-

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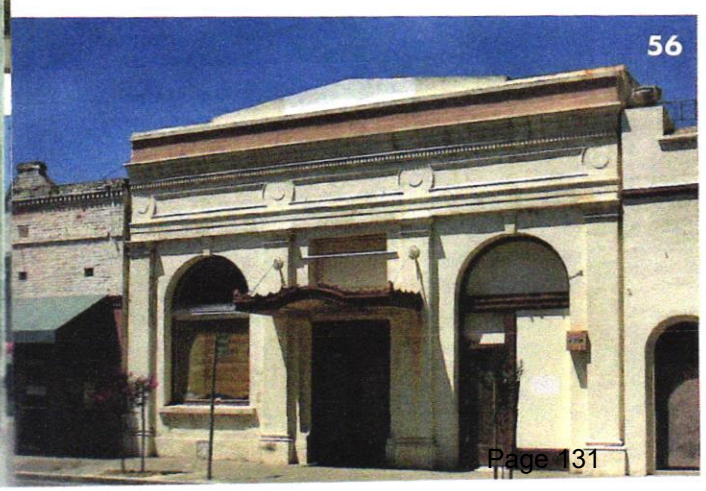
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sidy" Boyd, and Sebastian Cabot. After Otilia retired in the 1980s, her son David ran the restaurant until it closed in the 1990s.

55. BAKER BUILDING 1926

415 First Street

This site during the 1880s through the mid 1920s was occupied by a Victorian era building which had two stories, was a bit wider (extending across the present day alley), and Italianate in appearance. It was owned for many years by C.S. Thomas and later his heirs. In 1900 Mrs. J.L. Thomas owned a 75% interest in the building and Addie Baker owned the remaining 25% interest. By 1905 the Thomas family had sold their interest to the Bank of Woodland and Addie Baker continued to retain her 25% interest in the relatively old retail building on the site. In 1926 the old building was torn down and the present day retail building built on the site by the Yolo Realty Syndicate and Mrs. Addie Baker who also retained a 25% interest in the new building. The building has served Woodland shoppers through the years with a number of new and used furniture stores occupying the site. The symmetrical front elevation has a high stepped parapet with a stucco finish. A raised brick cornice is crafted of brick as is the remainder of the front facade. The storefront has a double-swinging door flanked on each side by one wide display window and topped by a clerestory window band. Atop the storefront area is a soldier course and a shallow guyed metal awning.

56. CLASSICAL REVIVAL BUILDING c1929

412 First Street

This property has long been part of the historical Bank of Woodland property to the north. But in the late 1920s it was remodeled into a simplified and elegant Classical Revival storefront. The stucco facade has a banded cornice with a dentil course, a paneled frieze, and a banded architrave. There are three bays separated by smooth pilasters with raised capitals. In the center bay beneath a transom window sheltering the entrance is a guyed, ornamental awning of glass and steel. On each side is a tall window with semi-circular arch and keystone, which once flooded the tall building with morning light. From 1904 to about 1916, according to city directories, this location housed a millinery business owned by a Mrs. Goyet. During part of that time, her husband, Mr. T.R Goyet, provided barber service as well.

Historic Preservation Award Application Form

Applicant Name: David Wilkinson

Applicant Phone Number and Email: [redacted]

Historic Preservation Awards may be presented to significant buildings and properties, or to people and organizations who have contributed to historic preservation within the City of Woodland.

Complete the section below if nominating a PERSON/ORGANIZATION:

Nominee Name: _____

Is the nominee a Woodland resident? _____

How has the nominee/organization contributed to the preservation of Woodland history?

_____

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Complete the section below if nominating a BUILDING/PROPERTY:

Address of Nominated Building: 702 Main Street

Location Description (including nearest cross streets): 2nd Street

Approximate date of construction of the building (if known): c1875, 1882

Is the building occupied by a tenant or business? If so, please describe:

First floor - commercial tenants; 2nd Floor - rental apartments

Property Owner Name(s): Tom & Meg Stallard

What is the address of the owner of the property?

Street Address: [redacted]

City: [redacted] State: [redacted] Zip: [redacted]

Phone: [redacted] Email: [redacted]

If the home is pictured in *The Walking Tour of Historic Woodland*, please give its identifying number: _____

p. 175 #14

HOME
improvements
Group
DECORATIVE HARDWARE
KITCHEN & BATH
TERRA CINTA

City of Woodland Historic Preservation Award Nomination
Prepared by David Wilkinson
May 2025

Tom Stallard is a legendary renovator of historic properties in Downtown Woodland. His steady work spans four decades. To date, Stallard has renovated approximately 80,000 square feet of downtown space occupied by about 40 commercial tenants and apartment dwellers. He calls his work "passion projects." Stallard is remarkably driven by a strong vision and commitment for preserving Woodland's cultural resources, with verve, passion, and excellence.

Stallard has masterfully orchestrated all the elements that historic Woodland offers talented developers and woven them into a sonata of brick and iron, highlighted with a lively scherzo of public art. There's a touch of the jazzman in Stallard, harkening back to his college days spinning vinyl of Brubeck, Monk, and Getz and all the great musical innovators and improvisers.

Historic preservation work is daring, like jazz. A lot of it is about improvising on the spot, on the stage, missing a note, and opening your musical soul, creating a melody out of thin air. Similarly, a preservationist works collaboratively with a band of creative people: whether discovering and restoring a Corinthian capital and other architectural treasures hidden for decades, testing bold paint schemes, fixing a crumbling wall, making solo decisions on the spot, harmonizing with the architect. It's scary at times, but a thrill. Making music and rehabbing old buildings takes heart and soul and a willingness to fail, to learn on your feet. It's not only about the money. Only the best can do it well.

702 Main Street

Historical Context

Stallard's growing interest in color to enliven historic structures stripped bare of their original architectural details is on full display at his most recent project at 702 Main Street, the subject of this nomination. This brick structure dates back to 1875, constructed by Levi Craft, who manufactured his own bricks in Woodland. The developer was the eminent Richard Henderson Beamer, a former mayor, banker, and beloved town booster. In 1879 it was the home of B.F. Ready's Horse Shoeing outfit. After that it served as the City's fire station and Town Hall (upstairs) where city business was conducted before a permanent city hall was built in in current location in 1892. After city government moved into the new city hall and fire station, the young publisher of the *Daily Democrat*, Ed E. Leake rented part of the ground floor as his printing shop. Decades later after the bay windows and bracketed cornice were stripped off the building and most of the iron Corinthian capitals hacked off or hidden beneath an avalanche of plaster shaped into a smooth wall, it served for many years in the modern era as an appliance store.

For the renovation of the building Stallard inherited of set of architectural plans when he acquired the property, but local architect Duane Thomson was the consulting architect. Stallard also retained Woodland artist and building renovator, Sean Denny, to create a striking color palette for the building and its remnant iron columns and pilasters. Denny presented different color schemes, which Stallard and architect Thomson studied:

"People don't always realize what we go through to get to the finished product. It took several studies to get to the [paint] scheme we wanted for that front," according to Stallard.

The mid-20th century storefront was removed to reveal ornate columns from an earlier era. Stallard had one of the missing column capitals recreated out of wood and is considering restoring others. The cornucopia of colors applied by Denny to the ironwork and carried over to the building surface relate well to Woodland's agricultural heritage, evoking the natural colors of nature's bounty. This building is now *seen* and no longer an afterthought on busy Main Street.

Stallard started the project with essentially a brick shell, it's floorboards on the ground level demolished, which created structural problems to be corrected. The ground floor eventually became the Home Improvements Group's elegant showroom. The other tenant is a barber who ended up with polished concrete floors, compliments of Stallard.

This project was Stallard's maiden voyage into building housing units above storefronts. Rental housing is management intensive, with turnover of units, repairs, evictions, and other things to deal with. But, with California's tight rental housing market, there is a strong demand for rental units at rents that can make adaptive reuse projects feasible. Stallard created seven units in spare contemporary designs, dubbed "Plaza Lofts," which have a hip ambience contrasting with the warm, old brick walls. The large double-hung windows overlooking the heart of Downtown create well-lit units. There's a spacious resident gathering space at the rear of the top floor. The housing creates more downtown foot traffic.

In addition to selecting the artsy polychrome paint scheme for the building, Stallard hired artist Kent Smith to craft a decorative wrought-iron gate at the rear of the property along Second Street.

This project addresses multiple goals of Downtown Woodland's redevelopment, as spelled out in planning documents, such as the *Downtown Specific Plan*. It preserves a key historic property, strategically located across from Heritage Plaza and fronting a prominent Main Street corner. New housing choices were created in an urban, walkable environment. The colors applied to the building along with the decorative fence and gate transformed a banal property into public art. And a contributing property to the Downtown Historic District has been seismically retrofitted and preserved for this and future generations. Tom and Meg Stallard are to be commended for completion of this

project, which sets a fine example for the possibility of other Downtown mixed use developments.

land farmer, developed Beamer Place (708-712 Main Street) in 1892. The architect of the building was Thomas J. Welsh of San Francisco, who also designed the original Woodland Opera House and the old County Hall of Records (both now demolished). The brick mason for the project was Woodland contractor Harrison Ervin. R. H. Beamer had a multifaceted career as Yolo County Assessor, Sheriff, State Bank Examiner, president of the Farmers and Merchants Bank, Mayor of Woodland, and real estate developer.

When constructed in the Victorian era, this two story building was Italianate in design with upper bay windows and a bracketed cornice. However, the original facade was destroyed

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14

constructed in the spirit of the original architecture. A striking feature of the building is its handsome iron front, including columns. This feature had been boxed in and hidden for years and was only rediscovered during the renovation of the building.

The space at 714 Main Street, which now houses Steve's Place Pizza, was originally a separate property from the two-story building developed by R.H. Beamer. G.A. Lowe and William Coward developed the one-story brick row building in 1889. Reese Clark. a prominent Woodlander who was elected to the state assembly, owned the building from about 1893-1915. For many years this building was the home of the highly regarded Yolo Tamale Parlor. Johnston Bros. Grocery Store operated at 710 Main Street during the early part of the century. D.A & William Johnston owned Beamer Place and the 714 Main Street Building during this time. McGrew Plumbing and Woodland Florist were also downstairs tenants in the 1930's.

13. CITY STABLES/CITY GARAGE c1875
704 Main (& 411 Second)

In the pre-automobile days of Woodland this business served the traveling public relying on horses, carriages, and the stagecoach. The proprietor of City Stables was Charles Johnson. The interior of the building now has concrete floors poured over the original dirt floor, but the high rafters indicate the interior was designed for a hayloft with ample room for stagecoaches. The Second Street section served as a side entrance for the stables. City Stables served the Julian Hotel travelers for many years. The Julian Hotel, demolished in 1967, stood directly across the street at Second and Main. The Wells Fargo Express Company also utilized this stable for their horse-drawn operations. Adapting to changing modes of transportation, the building was converted to "City Garage" by 1912. Bee Line automobile service occupied this building from 1939 to the early 1980s, followed by Ken Fielding's auto service.

14. TOWN HALL/FIRE ENGINE HOUSE/ DAILY DEMOCRAT c1875, 1882
702 Main Street

On this corner originally stood a one story structure used by B.F. Ready's Horse Shoeing outfit (as shown in the 1879 De Pue Illustrated History of Yolo County). Richard H. and Rebecca Beamer enlarged the building to its present size In 1882.The two story building is constructed of brick and originally featured an ornate Victorian wooden facade with square bay windows and bracketed cornice. The brick mason for the project was Levi S. Craft, a local contractor and brick yard owner. The building was constructed to serve as the Town Hall and Fire Engine House (a precursor to the first City Hall building constructed in 1892 at First and Court streets). After 1892 the building was no longer needed as the Town Hall and the Daily Democrat newspaper began using half of the downstairs space for their printing office.