



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 19, 2026
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 February 19, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of February 19, 2026

H. PUBLIC HEARING

2. SUBJECT: Conditional Use Permit for Community Pickleball Facility at 101 & 109 Harter Avenue

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 26-04 approving a Conditional Use Permit at 101 & 109 Harter Avenue for a community pickleball facility, subject to conditions of approval.

3. SUBJECT: Tentative Parcel Map No. 5266

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission take action on the following: 1) Receive the staff report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC-26-05 approving Tentative Parcel Map No. 5266, subdividing one 10.80-acre parcel located at 595 N. East Street into two parcels of 5.03 and 5.733 acres, respectively.

I. BUSINESS ITEMS

4. SUBJECT: Planning Commission Rules & Regulations Subcommittee

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive an informational summary of the upcoming meetings of the subcommittee tasked with reviewing and revising the Planning Commission Rules and Regulations.

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



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: March 19, 2026
ITEM #: G.1
SUBJECT: Planning Commission Meeting Minutes of February 19, 2026

SUBJECT: Planning Commission Meeting Minutes of February 19, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of February 19, 2026

Attachments:

1. February 19, 2026 Planning Commission Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission –

Thursday, February 19, 2026

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:30 PM

B. ROLL CALL

Commission Members Present: Harris, Ortiz, Smith, Torney
Absent: Lizarraga, Murphy, Roberts

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commissioner Torney

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 15, 2026

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and approve the Planning Commission Meeting Minutes of January 15, 2026

On a motion by Smith, seconded by Torney and carried on a 4-0 vote, Commission Members approved Planning Commission Meeting Minutes of January 15, 2026

AYES: Harris, Ortiz, Smith, Torney
NOES: None
ABSENT: Lizarraga, Murphy, Smith
ABSTAIN: None

H. PUBLIC HEARING

2. SUBJECT: Lindstrom's Auto Body Conditional Use Permit - 1217 East Beamer Street and 1220-1224 East Beamer Street

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission open and continue the public hearing to a date certain of March 19, 2026.

Vice Chair Ortiz opened and continued the item to the March 19, 2026 Planning Commission meeting.

I. BUSINESS ITEMS

3. SUBJECT: 334 Freeman St. Summary Vacation of City Right-of-Way

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1) receive the staff report for the summary vacation of surplus City right-of-way at 334 Freeman Street; and 2) adopt Planning Commission Resolution No. PC 26-02 finding that the proposed abandonment is consistent with the City's General Plan and recommend approval to the City Council.

On a motion by Smith, seconded by Harris and carried on a 4-0 vote, Commission Members approved the Summary Vacation of Surplus City Right-of-Way at 334 Freeman Street

AYES: Harris, Ortiz, Smith, Torney

NOES: None

ABSENT: Lizarraga, Murphy, Smith

ABSTAIN: None

4. SUBJECT: Summary Vacation of Surplus City Right-of-Way at 414 Woodland Ave.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1) receive the staff report for the summary vacation of surplus City right-of-way at 414 Woodland Avenue; and 2) adopt Planning Commission Resolution No. PC 26-03, finding that the proposed abandonment is consistent with the City's General Plan and recommend approval to the City Council.

On a motion by Smith, seconded by Harris and carried on a 4-0 vote, Commission Members approved the Summary Vacation of Surplus City Right-of-Way at 414 Woodland Avenue

AYES: Harris, Ortiz, Smith, Torney

NOES: None

ABSENT: Lizarraga, Murphy, Smith

ABSTAIN: None

5. SUBJECT: 2026 Heritage Home and Historic Preservation Award Process

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and provide comments on the informational item regarding the proposed process and timeline for the 2026 Heritage Home and Historic Preservation Awards.

Commission members received an informational updated from staff pertaining to the process and timeline for the 2026 Heritage Home and Historic Preservation Awards.

6. SUBJECT: Planning Commission Rules and Regulations

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission receive and provide comments on the informational item regarding the proposed formation of a subcommittee for revising the Planning Commission Rules and Regulations.

Vice Chair Ortiz appointed Commissioners Murphy, Smith and Torney to the Planning Commission Rules and Regulations Update Ad Hoc Subcommittee.

J. STAFF OR COMMISSIONER COMMENTS

K. ADJOURNMENT

Meeting adjourned at 7:21 PM.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: March 19, 2026
ITEM #: H.2
SUBJECT: Conditional Use Permit for Community Pickleball Facility at 101 & 109 Harter Avenue

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 26-04 approving a Conditional Use Permit at 101 & 109 Harter Avenue for a community pickleball facility, subject to conditions of approval.

Staff Contact:

Amanda Portier, (530) 661-5920, amanda.portier@cityofwoodland.gov

Background:

Jim Morrow applied (PLNG-26-00009) for a Conditional Use Permit (CUP) for a community pickleball facility at 101 & 109 Harter Avenue (APN: 063-103-030-000). This property is zoned Industrial Flex (IF) per the City of Woodland Zoning Ordinance, and the General Plan Land Use is Industrial.

Site Description

The site is a corner lot on Harter Avenue and Commerce Avenue in the flood zone. The eastern side of the property fronts Harter Avenue and the southern side of the property fronts Commerce Avenue. The 2.3-acre lot has two existing buildings (101 Harter & 109 Harter), 32 existing parking spaces, outdoor space, and a chain link fence surrounding the property. 101 Harter is a 5,360 square-foot warehouse. 109 Harter has a 3,300 square-foot office space and an 11,370 square-foot warehouse space.

The surrounding properties are all zoned Industrial Flex and are occupied by light industrial uses. The property to the North is the existing Yolo Food Bank. The property to the South is an existing company, Microwave Power Products. The property to the East is an existing building material supplier company, Builders First Source. The property to the West has four suites occupied by a mix of general warehouse, storage, and manufacturing uses.

- The site was posted with a copy of the notice of public hearing on the building frontage visible from the public right-of-way on March 9, 2026.

Reviewing Agency Comments

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

Discussion:

Applicable Laws, Codes, and Ordinances

This application is subject to several laws, codes, and ordinances as described below:

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)

Staff Analysis

Staff supports the project subject to the attached recommended conditions of approval and provides the following analysis. According to the Title 17 Zoning Ordinance, the Planning Commission may approve or conditionally approve a Conditional Use Permit if the following findings can be made:

1. The proposed use is consistent with the General Plan;

While the Industrial General Plan Land Use designation is primarily intended for supporting commercial activity, some ancillary uses that support businesses and workers are also permitted. The proposed facility will be available as a community resource and will not interfere with existing industrial operations. The project supports Policy 2.A.6 Infill Development by utilizing an existing developed site and structure, and community health and recreation goals, including Policy 6.B.1 Promote Physical Activity, Policy 6.B.9 Safe, Accessible, and Diverse Facilities, and Policy 6.D.1 Adequate Facilities by providing indoor and outdoor recreational facilities for the community. Therefore, the facility is an ancillary use that is consistent with the General Plan.

2. The proposed use is consistent with the purposes of the Zoning Code, and the purposes of the applicable zone;

Land Use: According to Section 17.40.010.A of the City of Woodland Zoning Ordinance, the Industrial Flex zone “provides a transition between more intensive industrial uses and urban mixed-use environments, with the intent of minimizing conflicts with sensitive uses.” Per the Use Regulations – Employment Zones Table 17.40.020-1, indoor sports and recreation is conditionally allowed with approval of a CUP.

Setbacks, Height, and Lot Coverage: The existing structures meet the required 15-foot front or five-foot side setbacks, are below the maximum building height (55 feet), and do not exceed the maximum lot coverage (70%) for the Industrial Flex Zone. There are no new structures or expansions to existing structures proposed in this application.

Parking and Site Circulation: The project meets the City’s parking requirements specified in Section 17.68.030 of the Woodland Zoning Ordinance. The City requires that indoor and outdoor sports and recreation facilities have 1 space per 400 square-foot floor area open to the public. This facility will have approximately 10,000 square-foot pickleball courts open to the public, equating to 25 total parking spaces required. The existing parking lot will be reconfigured and striped to

provide 33 standard parking stalls, and 2 accessible parking spaces. There will also be a designated area for bicycle storage. Users will access the site exclusively from the Harter Avenue side. The Commerce Avenue side is fire access only. The existing chain link fence will remain.

Landscaping: The site has existing landscaping on the frontage of Harter Avenue and Commerce Avenue, and several large trees throughout the site that meet the City's landscaping requirements. The conditions of approval attached require that the applicant maintain this existing landscaping to the satisfaction of the Community Development Department, and that the existing trees be retained and maintained in good condition.

Waste Management: The proposed use will not generate enough trash to require a trash enclosure. Trash/recycling bins shall be stored inside the facility except for waste service days. The City's Environmental Services division has approved this waste plan.

Utilities and Facilities: The property has existing connections to the City water and sewer system. The conditions of approval attached require that the applicant install a backflow prevention system.

Lighting: Parking lot, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with adequate illumination. A lighting level of 1 foot-candle minimum, maintained illumination at ground level is required per the Security Ordinance. Such lighting shall be equipped with vandal-resistant covers. Prior to issuance of a building permit, the applicant shall submit a lighting plan to be reviewed and approved by the Community Development Department.

Signage: Signs are a separate permit and applicants must submit construction drawings and receive approval for all proposed signage from the Community Development Department.

3. The site is physically suitable for the type, density, intensity of the use being proposed, including access, utilities, and the absence of physical constraints;

The site is physically suitable for the proposed pickleball facility. As described in detail above, the site has adequate parking, access, site circulation, and utility connections for the proposed pickleball facility use. There is adequate indoor and outdoor space for the proposed eleven pickleball courts, as well as existing lighting, restrooms, and fencing that will only require minor modifications to serve the needs.

4. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity including transportation and service facilities;

The proposed pickleball facility would operate within the existing structures and only requires minimal interior modifications. The exterior improvements are minor and will not alter the site layout, parking, or access. The building would remain suitable for a warehouse/office facility should the applicant vacate the space. The use is compatible with nearby light-industrial activities and would operate within an existing developed site with adequate access to transportation and service facilities. The proposed operation is not expected to exceed maximum sound levels and will not conflict with adjacent properties. If noise becomes a nuisance, staff will work with the applicant to complete noise attenuation measures, as conditioned. Considering the current zoning, staff expects any future land uses in the area to be compatible with the proposed use.

5. Granting the Conditional Use Permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located; and

The proposed use is not expected to create adverse impacts on the surrounding properties or the public. The project would be subject to the attached conditions of approval ensuring compliance with applicable standards.

6. The proposed project has been reviewed in compliance with CEQA.

Staff have determined that the project is exempt from further environmental review under the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines sections 15301 (Class 1 Categorical Exemption, Existing Facilities) and 15332 (Class 32 Categorical Exemption, In-Fill Development Projects). The application proposes minor alterations to an existing structure and minor outdoor modifications within a developed urban setting that is less than five acres with no significant environmental impacts anticipated.

Appeal

Appeals may be filed by an applicant, the owner of the subject property, or any other person aggrieved by a decision regarding the application may appeal any action of the Planning Commission within (10) days after the action of the Planning Commission. Unless otherwise specified in state or federal law, all appeals shall be filed in writing with the City Clerk within 10 calendar days of the date when the action was taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

Conclusion:

Staff recommends that the Planning Commission: (1) Receive the staff report; (2) Hold a public hearing; (3) Adopt Planning Commission Resolution No. PC 26-04 approving a Conditional Use Permit at 101 & 109 Harter Avenue for a community pickleball facility, subject to conditions of approval.

Prepared by: Amanda Portier, Business & Community Engagement Specialist

Reviewed by: Erika Bumgardner, Community Development Deputy Director

Attachments:

1. Resolution and Conditions of Approval
2. Plan Set
3. General Application Form
4. Project Narrative

**PLANNING COMMISSION
RESOLUTION NO. PC 26-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE OPERATION
OF A COMMUNITY PICKLEBALL FACILITY AT 101 AND 109 HARTER AVENUE
(APN: 063-103-030-000)**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 19th, 2026, to review and consider a request for a Conditional Use Permit to allow the operation of a community pickleball facility at 101 and 109 Harter Avenue (APN: 063-103-030-000) in the Industrial Flex zone; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that the use is conditionally permitted in the Industrial Flex zone, is consistent with the goals and policies of the General Plan, and the appropriate conditions have been made as part of the approval; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community and all conditions and requirements deemed necessary and in the public interest have been or will be met to reduce impact of the uses on adjacent properties and vicinity; and

WHEREAS, the project is exempt from further environmental review under the California Environmental Quality Act (“CEQA”), pursuant to CEQA Guidelines sections 15301 (Class 1 Categorical Exemption) and 15332 (Class 32 Categorical Exemption); and

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

WHEREAS, the City of Woodland 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, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, 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 reference.

SECTION 2. Approval. The City of Woodland Planning Commission hereby conditionally approves the Conditional Use Permit according to the following findings and subject to the conditions of approval in **Exhibit A**:

1. The proposed use is consistent with the General Plan;

2. The proposed use is consistent with the purposes of the Zoning Code, and the purposes of the applicable zone;
3. The site is physically suitable for the type, density, intensity of the use being proposed, including access, utilities, and the absence of physical constraints;
4. The design, location, size and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity including transportation and service facilities;
5. Granting the Conditional Use Permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located; and
6. The proposed project has been reviewed in compliance with CEQA.

SECTION 3. Environmental Determination. The City of Woodland Planning Commission finds that the proposed project is categorically exempt from further environmental review pursuant to CEQA Guidelines section 15301, a Class 1 exemption for existing facilities, and section 15332, a Class 32 exemption for in-fill development projects. The proposal includes minor alterations to existing structures at 101 and 109 Harter Avenue, and minor outdoor modifications within a developed urban setting that is less than five acres with no significant environmental impacts anticipated.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting of the Planning Commission held on the 19th day of March 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

John Murphy, Chairperson

ATTEST:

Erika Bumgardner, Deputy Community Development Director

EXHIBIT A

Conditional Use Permit

**Pickleball Connection | 101 & 109 Harter Avenue | APN: 063-103-030-000
PLNG 26-00009**

Conditions of Approval

GENERAL CONDITIONS:

1. **Project Approval.** This Conditional Use Permit is based upon and limited to compliance with the project description outlined in the staff report prepared for March 19, 2026 and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The applicant, Jim Morrow, has submitted a Conditional Use Permit application for a community pickleball facility at 101 & 109 Harter Avenue. The applicant seeks to install eleven pickleball courts – seven indoor and four outdoor – to be available as a community resource, managed by the nonprofit Pickleball Connection. The project includes minor modifications to the interior buildings, including court installation, new doors, new building ventilation, new water station, and accessibility and lighting upgrades. Exterior modifications include A/C paving, court installation, new accessible parking stalls, and restriping the parking lot. Hours would be based on volunteer availability, initially targeting 8:00 AM – 12:00 PM and 5:00 PM – 9:00 PM, seven days a week. The courts will operate on a first-come, first-served basis.

2. **Project Changes.** Should there be a change in the use or intensification or expansion of the described use or project design, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Conditional Use Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.
3. **Indemnification.** The applicant/owner shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City, and the applicant

will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

4. **Requirements of Agencies.** Applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.
5. **Appeal Period.** Pursuant to Zoning Code Section 17.96.160.F., unless otherwise specified in state or federal law, all appeals shall be filed in writing within 10 calendar days of the date when the action was taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.
6. **Expiration.** The Conditional Use Permit must be exercised within one year of issuance, or it shall be deemed null and void.
7. **Fee Statement.** The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

8. **Coordination of Plans.** Concurrent with submittal for Building Division Plan Check, the applicant shall submit plans, including landscape plans and elevations for review and approval by the Planning Division (review of landscape plans can occur concurrent to building plan-check). Plans shall be coordinated and submitted as a single package.
9. **Final Plan Set.** Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of

permits.

10. **Informing Subcontractors.** The applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.
11. **Environmental Recording Fee.** Applicant shall provide the Community Development Department with a check for the sum of \$50 made out to Yolo County Clerk Recorders Office to record the California Environmental Quality Act (CEQA) environmental document (Notice of Exemption) with the County.

PLANNING

12. **Exterior Design Modifications.** Applicant shall comply with the design requirements as stated in the City of Woodland Zoning Ordinance for any exterior changes, modifications, and additions to the subject development. All future exterior changes shall require further review through the Community Development Department.
13. **Signage.** Any new signage, modifications, or changes to the signage shall conform to the City Zoning Code and Sign Ordinance. A separate Design Review permit for the building signage shall be submitted.
14. **Property Maintenance Standards.** The site shall be maintained daily by the owner and operators. This shall include litter management, repair and maintenance of all structures, fences, signs, landscaping, and other exterior features, as may be necessary to maintain good order.
15. **Tree Preservation.** Existing trees shall be preserved. Any proposed tree modification or removal shall require review and approval through the Planning Division.
16. **Landscaping.** Applicant shall refresh and maintain existing landscape along Harter Avenue and Commerce Avenue frontage to the satisfaction of the Community Development Department.
17. **Trash/Recycling.** Trash/recycling bins shall be stored inside the facility except for waste service days.
18. **Green Waste.** Green waste from landscape maintenance must be hauled away or placed in organics carts. Landscaped materials may not be placed in the street.
19. **Lighting.** A detailed on-site lighting plan shall be reviewed and approved by the Community Development Department prior to the issuance of building permits.

Such plan shall indicate style, illumination, location, height, and materials of all outdoor lighting fixtures. Lighting shall be constructed using sufficient poles and fixtures so that the lighting does not impact adjacent public and/or private properties. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.

During Construction

20. The applicant/owner shall be responsible for the ongoing maintenance and upkeep of the site. The site shall be kept free of trash or debris at all times.
21. If temporary perimeter fencing is installed during construction/development, it shall consist of chain link or better.
22. An effective dust control program should be implemented whenever earth moving activities occur on site.

Required Prior to Certificate of Occupancy

23. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Community Development Department. The site and buildings shall be inspected for compliance prior to the Certificate of Occupancy.

BUILDING

1. This project must meet all criteria and mandates for the City adopted codes or the most current code:
 - A. 2025 California Building Code
 - B. 2025 California Plumbing Code
 - C. 2025 California Mechanical Code
 - D. 2025 California Electrical Code
 - E. 2025 Building Energy Efficiency Standards
 - F. 2025 California Green Building Code
 - G. The Code of the City of Woodland
2. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project before a building permit is issued.
 - a. A recycling plan is required at the time of permit issuance along with a 3% deposit of the project value, not to exceed \$15,000.00.
 - b. Before **any** demolition work is performed, clearance from the Yolo Solano Air Quality Management District is required.
3. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
4. All plans, computations, and specifications must be prepared and designed by an architect or engineer licensed by the State of California.

5. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, to ensure compatibility with the building's design.
6. NOTE: Site is located within the Special Flood Hazard Area. Determination of the exact flood elevation will be required for this project.

DEVELOPMENT ENGINEERING

1. **Backflow Devices:** Applicant shall install backflow devices on all domestic, irrigation, and fire water services. Backflow devices shall be tested by the Public Works department prior to occupancy. Work shall be permitted under an encroachment permit.

FIRE

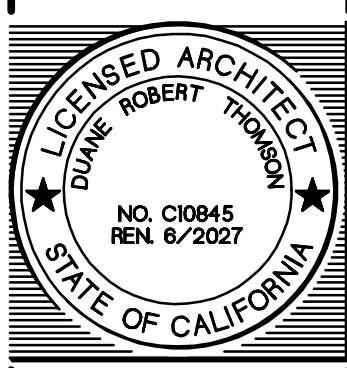
1. **Occupancy Classification Clarification:** The proposed pickleball facility is classified as a Group A-3 (Assembly) occupancy and not a Group A-4 occupancy. Group A-3 occupancies include assembly uses intended for recreation or indoor sporting activities without spectator seating, such as gymnasiums and similar recreational facilities. Group A-4 occupancies, by contrast, apply to indoor sporting events and activities that include spectator seating areas, such as arenas, gymnasiums with bleachers, or other facilities designed for formal audience viewing. Based on the information provided, no fixed or designated spectator seating is proposed; therefore, the appropriate occupancy classification is A-3. Should spectator seating be added in the future, the occupancy classification would require reevaluation.
2. **Fire Protection Systems:** Based on the proposed A-3 occupancy classification and the square footage of each building as currently described, automatic fire sprinklers and a manual fire alarm system are not required at this time under the California Fire Code. However, fire protection requirements are dependent upon final occupant load, fire area size, building configuration, and any future modifications. Any changes to the scope of use, increase in occupant load, addition of spectator seating, or expansion of floor area may trigger additional fire protection requirements. Final determination will be made at time of plan review.
3. **Addressing:** Project addressing must comply with both City and Fire Department requirements prior to the issuance of a Certificate of Occupancy. Street addresses must be plainly visible from fire department access routes, with numbers at least 12 inches in height, placed on a contrasting background, and illuminated at night.
4. **Fire Department Key Access:** An approved Knox Box shall be installed at a location approved by the Fire Department to provide emergency access to the facility. The Knox Box shall contain keys necessary to access all buildings, mechanical rooms, electrical rooms, gates, and other secured areas on the property. Final location and installation details shall be coordinated with the Fire Department.

5. **Access Road Requirements:** Fire apparatus access roads, commonly referred to as fire lanes, shall be provided for every facility or building when any portion of an exterior wall of the first story is located more than 150 feet from an approved access roadway, as measured along an approved route. Turns must be at least 25 feet wide with a 25-foot inside and 45-foot outside turning radius. Vertical clearance must be a minimum of 13 feet 6 inches. Slopes must not exceed 10% for asphalt or 5% for concrete. Turf-block and similar non-paved materials are not acceptable. The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities.
6. **Access Road Load Capacity:** Fire apparatus access roads must support a gross vehicle weight of 80,000 pounds and an axle load of 31,000 pounds. A geotechnical or civil engineer must provide a soils report to verify compliance and submit post-construction confirmation of structural integrity.
7. **Speed Control Devices:** All proposed speed bumps, humps, chokers, or other traffic calming devices must be submitted to the Fire Department for review and approval before installation.
8. **Access Gates and Barriers:** Vehicle access gates and barriers require Fire Department approval. All electric gates must be equipped with Click-2-Enter sensors and Knox key switches. Plans for manual or electric gates must be submitted for review.
9. **Fire Lane Markings:** Fire lanes must be clearly marked with “No Parking – Fire Lane” signage or red curb paint according to Fire Department standards. Where roads are less than 26 feet wide, parking is prohibited on both sides.
10. **Hose Reach:** Fire apparatus access routes must allow hose reach to all parts of every building within 150 feet, measured along an unobstructed, paved path. A hose reach diagram must be included with the plans.
11. **Utility Shut-offs:** All gas and electric shut-offs must be clearly identified on the plans. Gas meters must not be located within 3 feet of any operable window or under stairways. Electrical panels must be labeled and accessible.
12. **Temporary Events:** Temporary event tents, canopies, or vendor operations are subject to operational permit requirements under the California Fire Code.
13. **Means of Egress:** Means of egress, including exit quantity, travel distance, common path of egress travel, door swing, panic hardware, emergency lighting, and exit signage, shall comply with the requirements of California Building Code (CBC) Chapter 10 and California Fire Code (CFC) Chapter 10.
14. **Emergency Lighting and Exit Signage:** Illuminated exit signs and emergency lighting shall be provided throughout the facility in accordance with the California Building Code and California Fire Code, Chapter 10. Emergency lighting shall illuminate all required

means of egress, including exit access, exit enclosures, and exit discharge areas. Exit discharge lighting shall also be provided to ensure a safe path of travel from the building to the public way. Final locations and system details shall be reviewed at time of plan submittal.

15. **Electrical Panel Clearances:** Electrical panels shall maintain the required working space and clearances in accordance with the California Electrical Code. A minimum clear working space of 30 inches in width (or the width of the equipment, whichever is greater), 36 inches in depth, and 6 feet 6 inches in height shall be provided in front of all electrical panels. The required working space shall remain clear and unobstructed at all times.
16. **Portable Fire Extinguishers:** Portable fire extinguishers shall be provided throughout the facility in accordance with the California Fire Code. For a Group A-3 occupancy, fire extinguishers shall be located such that the maximum travel distance to an extinguisher does not exceed 75 feet. Extinguishers shall have a minimum rating as required by the California Fire Code and shall be conspicuously located, mounted on an approved bracket or installed in an approved cabinet. All fire extinguishers shall be serviced and tagged annually by a licensed fire protection service company and maintained in accordance with California Fire Code and applicable NFPA standards. Final extinguisher locations and ratings shall be verified at time of plan review.

THIS DRAWING IS A PRELIMINARY DESIGN DRAWING - NOT FOR CONSTRUCTION



DATE: 01-30-2026

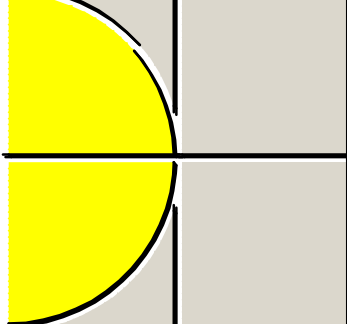
NO.	REVISIONS

EXISTING SITE PLAN

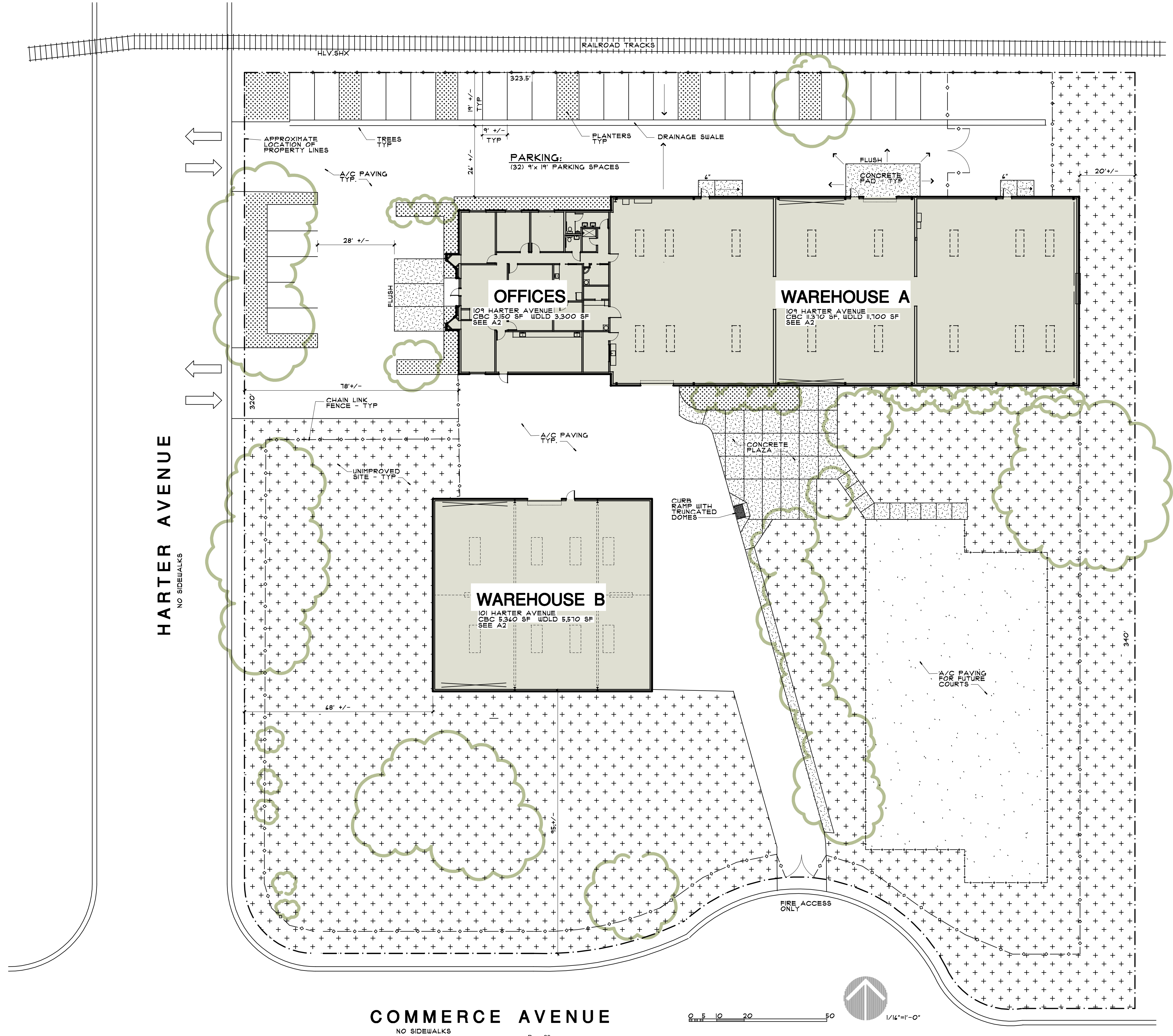
PICKLE BALL COMPLEX, 109 HARTER AVE.
 APN - 063-103-030
 109 & 101 HARTER AVENUE, WOODLAND, CA

NOTE
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ON THIS SPECIFIC PROJECT ONLY.

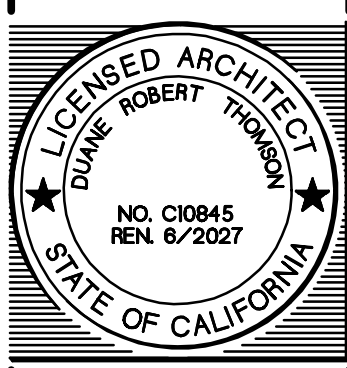
Duane R. Thomson AIA
 ARCHITECT
 712 Main Street, Suite 102
 Woodland, CA 95695
 530.955.4960 DRTAIA@aol.com



A1
 of



1/30/2024 101 HARTER 2



DATE: 01-30-2026

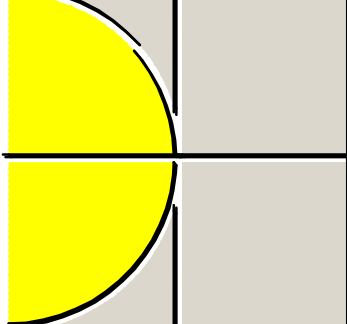
NO.	REVISIONS

NEW SITE PLAN

PICKLE BALL COMPLEX, 109 HARTER AVE.
 APN - 063-103-030
 109 & 101 HARTER AVENUE, WOODLAND, CA

NOTE
 THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ON THIS SPECIFIC PROJECT ONLY.

Duane R. Thomson AIA
 ARCHITECT
 712 Main Street, Suite 102
 Woodland, CA 95695
 530.959.4990 DRTAIA@aol.com



A3
 of



COMMERCE AVENUE

HARTER AVENUE

PARKING:
 33 FULL SIZE PARKING SPACES
 2 ACCESSIBLE SPACES
 35 SPACES TOTAL

EXISTING OFFICES
 OFFICES NOT USED ACCESSIBLE PATH ONLY. SEE A4.

EXISTING WAREHOUSE

EXISTING WAREHOUSE

NEW EXTERIOR PICKLE BALL COURTS - 20'x44'
 ON EXISTING A/C PAD

EXISTING FIRE ACCESS ONLY

General Application Form

1. OWNER/APPLICANT

Property Owner: <hr/> Mailing Address: <hr/> City State Zip Code: <hr/> Phone Number: <hr/> E-mail Address: <hr/>	Project Applicant: <hr/> Mailing Address: <hr/> City State Zip Code: <hr/> Phone Number: <hr/> E-mail Address: <hr/>
---	--

2. PROJECT DESCRIPTION

Project Name: <hr/> Total Acres or Square Feet: <hr/> General Plan Land Use Designation: <hr/> Existing Zoning: <hr/>	Site Address or Location: <hr/> Assessor's Parcel Number(s): <hr/> Is Project in Flood Zone? <input type="checkbox"/> Yes <input type="checkbox"/> No <hr/> Requested Entitlement/Permit Type: <hr/>
---	--

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.


3. AUTHORITY TO FILE APPLICATION

Check one: **Property Owner** **Power of Attorney*** **Contract to Purchase*** **Other***

***Attach Evidence of Authority**

ACKNOWLEDGEMENT: *I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.*

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

<hr/> Applicant  Date _____	<hr/> Applicant Date _____
<hr/> Legal Owner Date _____	<hr/> Legal Owner Date _____

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| <input type="checkbox"/> Zoning Administrator Permit (ZAP) | <input type="checkbox"/> Zoning Amendment | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Zone Interpretation | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> CUP/PUD/ZAP Modification | <input type="checkbox"/> Design Review | <input type="checkbox"/> Tentative Subdivision Map |
| <input type="checkbox"/> Annexation Application | <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Amendment to Tentative Map |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> General Plan Petition | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lot Merger | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Other: _____ |

Is this request related to another development? Yes No Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____

Pickle Connection – 109 Harter Avenue; Conditional Use Permit

Application Narrative and Project Justification

The City of Woodland is experiencing a significant increase in community participation in pickleball. At present, all pickleball facilities within the city are outdoor courts located in park spaces maintained by the City. There is a demonstrated need for additional pickleball courts, including indoor options that can be utilized during inclement weather or other unfavorable outdoor conditions.

We are seeking approval from the City to install 11 additional pickleball courts—comprising seven indoor courts and four outdoor courts—at the building located at 109 Harter Avenue. This facility would be managed as a community resource by a nonprofit organization known as Pickleball Connection. Operations would try and mirror those of the existing park pickleball courts, functioning on a first-come, first-served basis. Hours would be based on volunteer availability initially targeting 8:00 AM – 12:00 PM and 5:00 PM – 9:00 PM, seven days a week.

The facility would be designed to accommodate active pickleball play, as well as designated areas for participants waiting to join games. None of the existing office space will be open or accessible by court users.

Pickleball Connection was established as a 501(c)(3) nonprofit corporation specifically to operate community facilities that address the recreational needs of Woodland residents.

Volunteers:

The facility will be managed and operated by Pickleball Connection, a nonprofit organization using volunteers from the community. Operations will try and mirror those of the City's existing public park pickleball courts.

Daily maintenance and facility operations will be conducted in a manner similar to City parks, relying on volunteers. Users and players will be expected to follow the same rules, etiquette, and guidelines established for all other public pickleball facilities within the City. Volunteers will handle routine custodial tasks, including trash collection and restroom maintenance.

As the property owner, Pickleball Connection will be responsible for all required facility maintenance and repairs, which will be performed through a combination of licensed contractors and qualified volunteer labor.

On-Site Parking:

We anticipate that all required parking for the facility can be accommodated on-site. The existing parking lot will be reconfigured and striped to provide a total of 33 standard parking stalls, and two handicap-accessible spaces. Additionally, a designated area will be provided for bicycle storage.

At full capacity, the facility would accommodate 44 active players and an estimated 20 to 30 people waiting for courts or watching play. This equates to a ratio of approximately 1.8 persons per parking stall, not accounting for users arriving by bicycle. Should parking become an issue in the future, additional spaces can be added. For instance, a currently gated area used for fire access could be repurposed for parking while ensuring compliance with fire safety regulations.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: March 19, 2026
ITEM #: H.3
SUBJECT: Tentative Parcel Map No. 5266

Recommendation for Action:

Staff recommends that the Planning Commission take action on the following:
1) Receive the staff report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC-26-05 approving Tentative Parcel Map No. 5266, subdividing one 10.80-acre parcel located at 595 N. East Street into two parcels of 5.03 and 5.733 acres, respectively.

Staff Contact:

Megan Meier, Senior Planner, (530) 661-5814, megan.meier@cityofwoodland.gov

Background:

The project site is located at 595 N. East Street, situated south of Interstate 5 and the East Street interchange. The subject property is currently 10.80 acres in size and is zoned Industrial Flex (IF). The parcel is bounded by Interstate 5 and the California Northern Railroad Company line to the east, a City drainage pond to the west, Interstate 5 to the north, and both Industrial and City-owned property to the south.

The southern portion of the site currently operates as an office and maintenance yard for Equipment Share. The property, along with the surrounding vicinity, was recently annexed into the City of Woodland in 2024 as part of the larger Pirmi Annexation Area, transitioning the site from county oversight to city jurisdiction.

Project Proposal

The applicant, Laugenour and Meikle, on behalf of the owner, Premier Real Estate Holdings II, LLC, is requesting approval of Tentative Parcel Map No. 5266. The request is to subdivide the existing 10.80-acre industrial parcel into two (2) parcels to facilitate independent management and potential future development:

Parcel A: 219,106.8 sq. ft. (5.03 acres) – Southern parcel; contains existing Equipment Share offices, maintenance facility, and primary yard.

Parcel B: 249,729.5 sq. ft. (5.733 acres) – Northern parcel; newly created parcel for future industrial use.

The Industrial Flex (IF) zoning allows for a wide range of uses, including light industrial, service commercial, industrial technology, and small-scale manufacturing. By dividing the large lot, the applicant seeks to align the property lines with current operational needs and enable future economic growth within the site.

Discussion

Applicable Laws, codes & Ordinances

This project is subject to the following regulatory frameworks:
The City of Woodland 2035 General Plan

The City of Woodland Zoning Ordinance (Industrial Flex Standards)
City of Woodland Subdivision Ordinance
California Environmental Quality Act (CEQA)
Yolo Habitat Conservation Plan

General Plan and Zoning Consistency

The 2035 General Plan designation and Zoning for the site is Industrial Flex (IF). The IF zone is intended to provide for a mix of light industrial, custom manufacturing, and supporting "flex" uses (such as offices and specialized retail) that are compatible with the surrounding industrial and transit corridors.

The proposed map is consistent with these designations. Parcel A will maintain the existing "Equipment Share" use, which is a permitted activity under the IF designation. Future development on Parcel B will be required to comply with all IF development standards, including the 70% maximum lot coverage and performance standards for noise and odor.

Access and Circulation

Primary access for Parcel A will remain off N. East Street. Parcel B will be served by a newly established access easement traveling over Parcel A. This easement coordinates with the existing joint access shared with the Ramos parcel (APN: 027-340-035) and the California Northern Railroad, ensuring safe and efficient ingress/egress for both subdivided lots without requiring new access routes to N. East Street.

Reviewing Agency Comments

The project was circulated to the Public Works, Fire, and Yolo County Flood Control departments. All utility providers, including PG&E (Gas/Electric) and AT&T (Telephone), have confirmed service availability. The property does have an existing working well on site that will remain on Parcel B. The City of Woodland will provide water, sewer, and storm drainage to all future development. All agency comments have been integrated into the Conditions of Approval.

Environmental

CEQA

Staff has concluded that this project qualifies for a Categorical Exemption pursuant to CEQA Guidelines Section 15315 (Class 19 - Minor Land Division).

A Class 19 exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the City of Woodland General Plan and City of Woodland Zoning Ordinance, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available. Upon approval, staff will file a Notice of Exemption with the Yolo County Clerk's Office.

HCP/NCCP

The City is a partner agency in the Yolo Habitat Conservation Plan/ Natural Community Conservation Plan (HCP/NCCP). Any discretionary project requires review for conformance with the HCP/NCCP. Land that meets specific habitat criteria may be subject to mitigation fees or may be required to comply with Avoidance and Mitigation Measures (AMMS). Staff conducted a site assessment and confirmed that the land cover on the site is a mixture of compact gravel and remnants of previous slab foundations. At the property line, there are some shrubs and small trees. Therefore, pursuant to the HCP/NCCP, applicable Avoidance and Minimization Measures (AMMs) have been added to the conditions of approval, which require evaluation for the presence of sensitive species during the nesting season.

Appeals

The subdivider, or any party adversely affected by this decision, may appeal the action of the Planning Commission to the City Council within ten (10) days of the decision. The appeal must be filed with the City Clerk and accompanied by the required filing fee.

Conclusion:

Staff recommends that the Planning Commission take action on the following:

1) Receive the staff report; 2) Conduct the public hearing; 3) Adopt Resolution No. PC-26-05 approving Tentative Parcel Map No. 5266, subdividing one 10.80-acre parcel located at 595 N. East Street into two parcels of 5.03 and 5.733 acres, respectively.

Prepared by: Megan Meier, Senior Planner

Reviewed by: Erika Bumgardner, Community Development Deputy Director

Attachments:

1. Resolution & Conditions of Approval
2. TPM No. 5266 _Equipment Share
3. Equipment Share TPM _Application

RESOLUTION NO. PC 26 - 05

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5266
LOCATED AT 595 N. EAST STREET**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 19, 2026 to review and consider a request for Tentative Parcel Map No. 5266, to divide a single existing parcel with a cumulative size of 10.80 acres into two parcels, of 5.03 acres (Parcel-A) and 5.73 acres (Parcel-B), as shown in **Exhibit A**. The property is located at 595 N. East Street (APN 027-340-035); and

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

WHEREAS, pursuant to California state law and the City of Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of a three-hundred-foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat 10 days prior to the meeting date; and

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

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

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

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

no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings and determinations with respect to the proposed Tentative Parcel Map No. 5266 at 595 N. East Street:

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

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

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

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

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

The Planning Commission does hereby approve Application No. PLNG-26-00008 for Tentative Parcel Map No. 5266 (**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 19th day of March 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Murphy, Chairperson

ATTEST:

Erika Bumgardner, Planning Commission Secretary

Exhibit A – Tentative Parcel Map No. 5266

Exhibit B – Conditions of Approval

Exhibit A

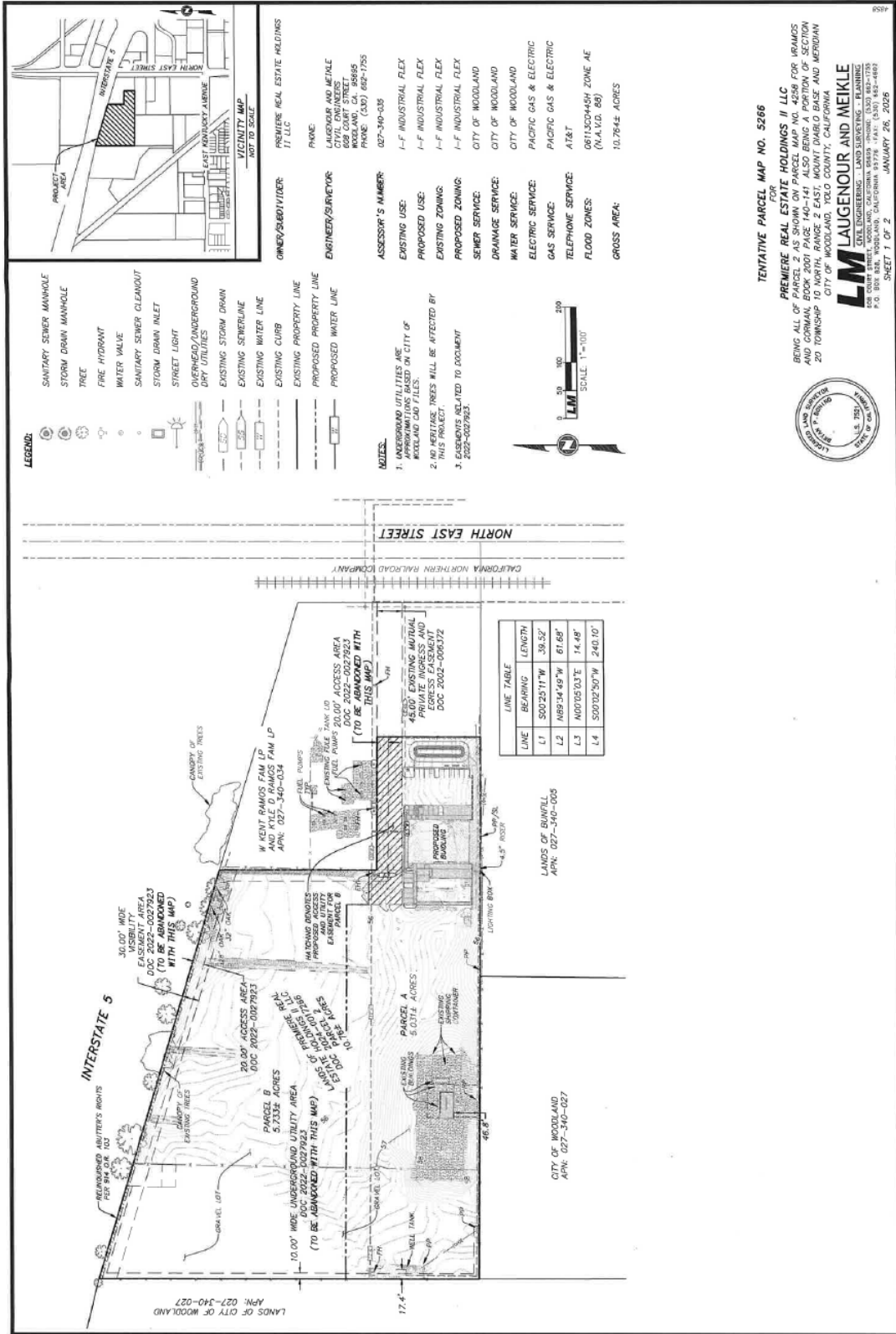


Exhibit B
TPM No. 5266
CONDITIONS OF APPROVAL

GENERAL

1. The project is as described in the staff report prepared for the March 19, 2026 Planning Commission meeting to approve Parcel Map No. 5266 to divide the existing 10.80 acre lot at 595 N. East Street into two separate parcels (APN: 063-103-026), Parcel "A" at 5.03 acres will maintain the primary land use and offices for Equipment Share, with primary access to N East Street. The north parcel "B," at 5.733 acres, will be the newly created parcel with an access easement over parcel "A" to the joint access with the Ramos parcel (APN: 027-340-035) and the California Northern Railroad onto N. East Street. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5266 dated January 26, 2026, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant/owner shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. The applicant/owner shall secure approval and satisfy the requirements of all agencies of jurisdiction.
4. The applicant/owner shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. Upon approval, the applicant will be required to submit a final parcel map. Prior to the official recordation of the legal description and revised lots, the Community Development Department must approve this map.
6. Prior to issuance of a Certificate of Occupancy for future development, all conditions (all associated land entitlement COA) of approval and required improvements shall be completed to the satisfaction of the Community Development Department.

7. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
8. Applicant shall provide the Community Development Department with a check for the sum of \$50.00 made out to Yolo County to record the environmental document with Yolo County.

PLANNING

9. Future development shall be subject to Review with the City of Woodland Planning Division. Future development shall meet development standards and regulations as outlined in the City's General Plan, Zoning Code, and all associated land entitlement COA, as applicable.
10. No legal nonconforming use shall be transferred or conveyed to any newly created parcel. Parcel "A" will continue to maintain existing land uses on the property. Parcel "B" is a vacant "new" parcel at the time of the Tentative Parcel Map No. 5266 and will meet all current zoning and land use requirements.
11. The applicant/Owner shall adhere to the Yolo Habitat Conservancy's Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP) Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5266 as follows:
 - a. Applicant shall submit an application, secure approval, and satisfy the requirements of the Yolo Habitat Conservancy's HCP/NCCP
 - b. ***AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.*** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following: Nest sites for covered bird species and all raptors, including non-covered raptors, during the breeding season.
 - c. ***AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and WhiteTailed Kite.*** The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

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

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

DEVELOPMENT SERVICES ENGINEERING

General:

1. Applicant shall prepare a final map and submit to the Development Engineering Division of Community Development Department with a development application for review and approval. The submittal shall include all appropriate backup documentation and deeds, a current title report within six months, and closure calculations.
2. Prior to the first building permit issuance, applicant shall obtain an encroachment permit for connection to City utilities. Depending on the extent of the work, improvement plans and an improvement agreement with posted security may be required. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

Fees:

3. Applicant shall pay applicable final map check fees in effect at the time of final map application.
4. 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.

Easements Dedications:

5. Owner shall provide a public utility and access easement for maintenance of the City water meter and cleanout if not within existing utility easements.

Site Design and Frontage Improvements

N/A

Water Infrastructure:

6. Each parcel shall have its own separate water services including irrigation, domestic and fire water services connected directly to the shared 10 inch water main, to be installed per City engineering standards under an encroachment permit.
7. Backflow protection devices shall be installed on all domestic, landscape irrigation, and fire water services. Backflow devices shall be tested by a City Public Works department prior to occupancy. Work shall be covered by an encroachment permit.
8. Project shall pothole to verify onsite utility connections to ensure no cross connection between the well and City water. A cross connection test shall be performed with the Public Works Department.

Sanitary Sewer Collection System:

9. Each parcel shall have its own separate sewer connection to the main at the entrance to the site (close to railroad property) with a traffic rated sewer cleanout box.

Storm Drainage:

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

Transportation:

N/A

Storm Water Quality:

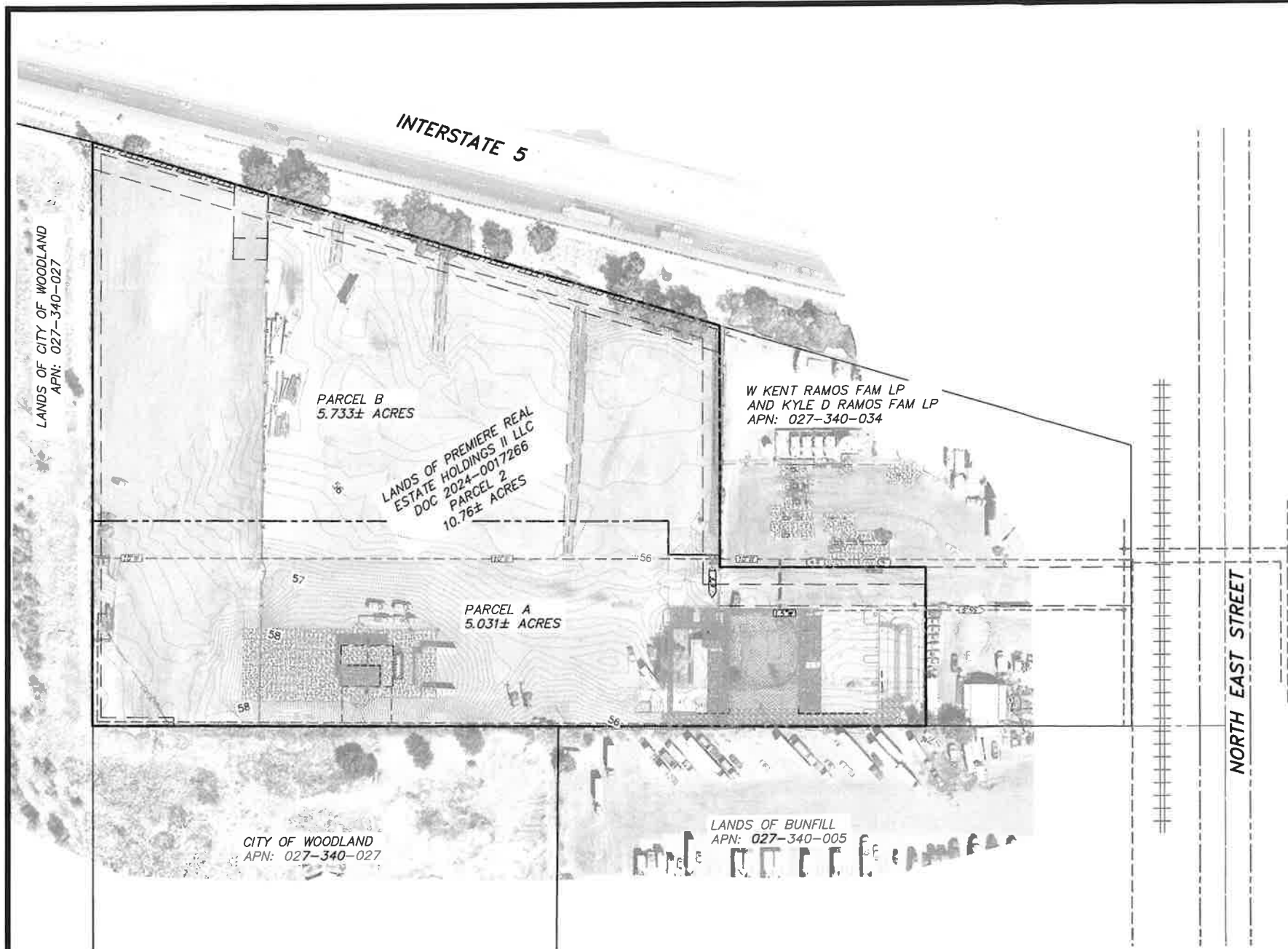
11. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy. Owner will be required to enter into a maintenance agreement for onsite storm water treatment devices.
12. Prior to Building Permit, Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.

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>

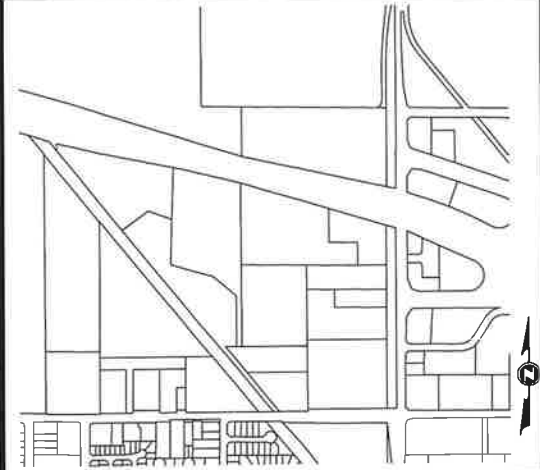
Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to Certificate of Occupancy.

13. Owner may pay storm water quality in lieu fee, however, Hydromodification requirements must be shown to be met for the project. There can be no net increase in runoff for the design storm.
14. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects greater than one acre shall prepare a SWPPP.



LEGEND:

- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TREE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER CLEANOUT
- STORM DRAIN INLET
- STREET LIGHT
- OVERHEAD/UNDERGROUND DRY UTILITIES
- EXISTING STORM DRAIN
- EXISTING SEWERLINE
- EXISTING WATER LINE
- EXISTING CURB
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED WATER LINE

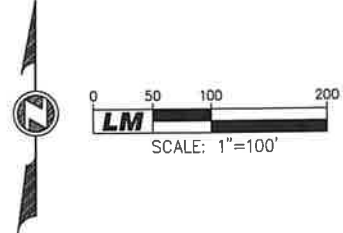


VICINITY MAP
NOT TO SCALE

OWNER/SUBDIVIDER: PREMIERE REAL ESTATE HOLDINGS II LLC
 PHONE:
 ENGINEER/SURVEYOR: LAUGENOUR AND MEIKLE CIVIL ENGINEERS
 608 COURT STREET
 WOODLAND, CA. 95695
 PHONE: (530) 662-1755
 ASSESSOR'S NUMBER: 027-340-035

NOTES:

1. UNDERGROUND UTILITIES ARE APPROXIMATIONS BASED ON CITY OF WOODLAND CAD FILES.
2. NO HERITAGE TREES WILL BE AFFECTED BY THIS PROJECT.



TENTATIVE PARCEL MAP NO. 5266
 FOR
 PREMIERE REAL ESTATE HOLDINGS II LLC
 BEING ALL OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 4258 FOR VRAMOS AND GORMAN, BOOK 2001 PAGE 140-141 ALSO BEING A PORTION OF SECTION 20 TOWNSHIP 10 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING · LAND SURVEYING · PLANNING
 608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
 P.O. BOX 82B, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

OWNER'S STATEMENT

WE THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND DEPICTED BY THIS PARCEL MAP AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS MAP FOR RECORD; AND WE DO HEREBY CERTIFY THAT IN ORDER TO PASS CLEAR TITLE TO THE LAND DELINEATED WITHIN THE DISTINCTIVE BORDER OF THIS MAP THE CONSENT OF NO OTHER PERSON IS NECESSARY.

WE ALSO DEDICATE A 45 FOOT MUTUAL PRIVATE HIGHWAY AND EGRESS EASEMENT FOR THE BENEFIT OF BOTH PARCEL 1 AND PARCEL 2 AS SHOWN HEREON.

W. Kent Ramos
W. KENT RAMOS

Bernie Gorman Jr.
BERNIE GORMAN JR.

Kyle D. Ramos
KYLE D. RAMOS

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

ON JUNE 12, 2001 BEFORE ME, MARIANNE MARLER PERSONALLY APPEARED W. KENT RAMOS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Marianne Marler
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

ON JUNE 12, 2001 BEFORE ME, MARIANNE MARLER PERSONALLY APPEARED BERNIE GORMAN JR. PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Marianne Marler
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

ON JUNE 13, 2001 BEFORE ME, MARIANNE MARLER PERSONALLY APPEARED KYLE D. RAMOS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Marianne Marler
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



TRUSTEE'S STATEMENT

AMERICAN EQUITY SERVICES, INC., A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON JULY 20, 1995 AS INSTRUMENT NO. 15661 YOLO COUNTY RECORDS, DOES HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

AMERICAN EQUITY SERVICES, INC.

Debra M Riggs
Debra M Riggs

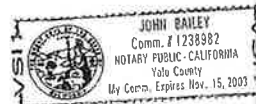
ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF YOLO) SS

ON JUNE 14, 2001 BEFORE ME, JOHN BAILEY PERSONALLY APPEARED DEBRA M RIGGS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

John Bailey
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE



COUNTY TAX COLLECTOR'S STATEMENT

I, THE UNDERSIGNED, TAX COLLECTOR AND REDEMPTION OFFICER OF YOLO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENT COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENT NOT YET PAYABLE.

FURTHERMORE, PURSUANT TO THE YOLO COUNTY BOARD OF SUPERVISORS RESOLUTION NO.89-168, I DO HEREBY STATE ON BEHALF OF THE CLERK OF THE BOARD OF SUPERVISORS THAT CHAPTER 4, ARTICLE 8, OF THE SUBDIVISION MAP ACT HAS BEEN COMPLIED WITH REGARDING DEPOSITS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED HIS NAME TO BE SUBSCRIBED ON THIS 26th DAY OF December, 2001.

Paul Lester
COUNTY TAX COLLECTOR OF YOLO COUNTY

BY: *Deborah Dimose*
DEPUTY

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, PATRICIA CRITTENDEN, CLERK OF THE BOARD OF SUPERVISORS OF YOLO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THE ABOVE AND FOREGOING MAP ENTITLED "PARCEL MAP NO. 4258 FOR RAMOS AND GORMAN OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF, HELD ON THE 28th DAY OF August, 2001, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID PARCEL MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 26th DAY OF December, 2001

Patricia Crittenden, Clerk
CLERK OF THE BOARD OF SUPERVISORS OF YOLO COUNTY, CALIFORNIA.

BY: *Patricia Crittenden*



COUNTY SURVEYOR'S STATEMENT

I, THE UNDERSIGNED, DO HEREBY STATE, THAT I HAVE EXAMINED THIS PARCEL MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALIENATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID PARCEL MAP IS TECHNICALLY CORRECT.

DATE SEPTEMBER 18, 2001

Kenneth A. Miesner
COUNTY SURVEYOR, YOLO COUNTY



PLANNING COMMISSION STATEMENT

I HEREBY STATE THAT ON Oct. 4, 1995, THE PLANNING COMMISSION OF YOLO COUNTY, STATE OF CALIFORNIA, APPROVED THE TENTATIVE MAP OF THIS PARCEL MAP, UPON WHICH THIS FINAL PARCEL MAP IS BASED AND ALL CONDITIONS OF APPROVAL HAVE BEEN COMPLIED WITH.

DATE 12-24-01

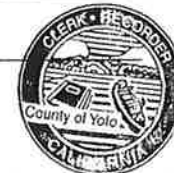
Debra Morrison
SECRETARY, PLANNING COMMISSION
YOLO COUNTY, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 31st DAY OF December, 2001, AT 1:15 P.M.

IN BOOK 2001 OF MAPS AT PAGES, 140 & 141 AT THE REQUEST OF Ramos & Gordan

DATE 12/31/01



Tony Bernhard
COUNTY RECORDER

Victoria Barrow
DEPUTY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BERNIE GORMAN, JR. ON JUNE 05, 1995. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



Bruce T. Tronoff
BRUCE T. TRONOFF L.S. 6415 (EXP. 12/31/02)

PARCEL MAP NO. 4258

FOR
RAMOS AND GORMAN
BEING A PORTION OF
THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 20
T.10 N., R.2 E., M.D.B. & M.
YOLO COUNTY, CALIFORNIA

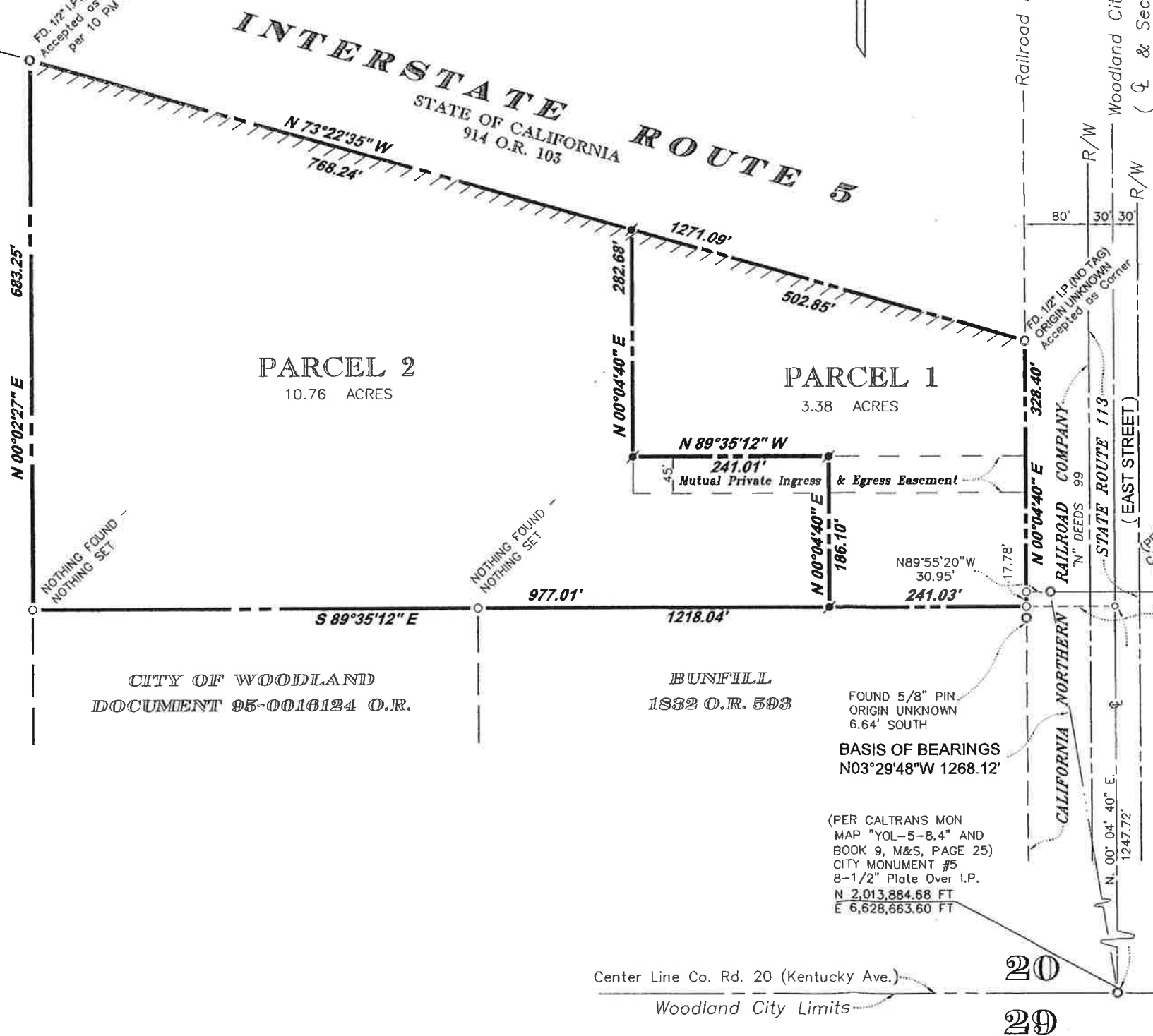
PREPARED BY
TRONOFF ASSOCIATES - LAND SURVEYORS
5858 HORTON STREET, SUITE 140 EMERYVILLE, CA.
(510) 428-1515
SCALE 1"= 100' FEBRUARY, 2001
SURVEY NO. 2530
SHEET 1 OF 2 SHEETS

Dr 8 BK1

738

Yolo County
Book of Maps
2001
Page 140
Sec 20, T10N, R2E

CITY OF WOODLAND
DOCUMENT NO. 95-0016123 O.R.
(Designated Remainder, 10 PM 91)



NOTES

- COORDINATES SHOWN HEREON ARE IN THE NORTH AMERICAN DATUM OF 1983, STATE PLANE ZONE 0402 AND HAVE BEEN TRANSLATED FROM THE ORIGINAL NORTH AMERICAN DATUM OF 1927 COORDINATES REFERENCED ON CALTRANS MONUMENT MAP "YOL-5-8.4", SHEET 7 OF 14, DATED AUGUST, 1975. ALL DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES USE THE COMBINED FACTOR OF 0.999938.
- BASIS OF BEARINGS: NORTH 03°29'48" WEST (NORTH AMERICAN DATUM OF 1983, STATE PLANE ZONE 0402) AS ESTABLISHED BETWEEN MONUMENTS "375R" (CALTRANS MONUMENT MAP "YOL-5-8.4") AND "CITY MONUMENT #5" (CALTRANS MONUMENT MAP "YOL-5-8.4" AND BOOK 9, M&S, PAGE 25).
- ACCESS TO THE SUBJECT PROPERTY ACROSS THE CALIFORNIA NORTHERN RAILROAD COMPANY RIGHT-OF-WAY IS LICENSED BY A JOINT USE PRIVATE ROAD CROSSING AGREEMENT DATED MAY 30, 1999.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ACCESS DENIED PER 914 O.R. 103
- SET 5/8" REBAR 24" LONG w/ TAG L.S. 6415
- DIMENSION POINT, NOTHING FOUND - NOTHING SET
- FOUND MONUMENT AS INDICATED
- O.R. OFFICIAL RECORDS OF YOLO COUNTY

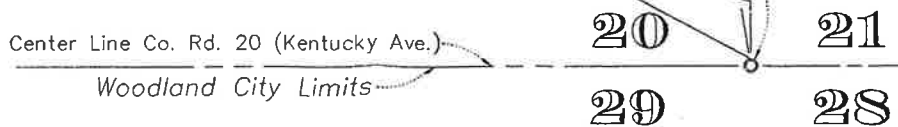
PARCEL MAP NO. 4258

FOR
RAMOS AND GORMAN
BEING A PORTION OF
THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 20
T.10 N., R.2 E., M.D.B.& M.
YOLO COUNTY, CALIFORNIA

PREPARED BY
TRONOFF ASSOCIATES - LAND SURVEYORS
5858 HORTON STREET, SUITE 140 EMERYVILLE, CA.

(510) 428-1515
SCALE 1"= 100' FEBRUARY, 2001

SURVEY NO. 2530
SHEET 2 OF 2 SHEETS



Yolo County
Book of Maps
2001
Page 141

Sec 20, T10N, R2E

Dr 8 BK1
738

General Application Form

1. OWNER/APPLICANT

Property Owner:
Premiere Real Estate Holdings II, LLC

Mailing Address:
1431 Cinnamon Hill Lane, Suite 104

City State Zip Code:
Columbia, MO 65201

Phone Number:
573-299-5222

E-mail Address:
ryan.sexton@equipmentsshare.com

Project Applicant:
BRYAN BONINO (LAUGENOUR & MEIKLE)

Mailing Address:
608 COURT STREET

City State Zip Code:
WOODLAND, CA 95695

Phone Number:
(530)662-1755

E-mail Address:
bpb@lmce.net

2. PROJECT DESCRIPTION

Project Name:
EquipmentShare Tentative Parcel Map

Total Acres or Square Feet:
10.76 Acres

General Plan Land Use Designation:
Industrial Flex

Existing Zoning:
IF

Site Address or Location:
595 N. East St., Woodland, CA 95776

Assessor's Parcel Number(s):
027-340-035

Is Project in Flood Zone? Yes No
Zone AE

Requested Entitlement/Permit Type:
Tentative Parcel Map

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: Property Owner Power of Attorney* Contract to Purchase* Other*

*Attach Evidence of Authority

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

 1/26/26
Applicant Date

Applicant Date

 7/30/25
Legal Owner Date

Legal Owner Date



Community Development Department, 300 First Street, Woodland CA 95695, (530) 661-5820 fax (530) 406-0832

LETTER OF AGENCY

If the applicant or representative is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant or representative permission to apply for the requested entitlements(s).

The Letter of Agency must be notarized

Date: June 23, 2025

To: City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

Community Development Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Laugenour and Meikle Representative Phone: 530-662-1755

Applicant's Address: 608 Court Street, Woodland, CA 95695

To apply for the entitlement(s) listed below

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Tentative Subdivision Map
<input checked="" type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Specific Plan Amendment	<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Design Review	<input type="checkbox"/> Zoning Administrator Permit
<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Cannabis Business Permit	<input type="checkbox"/> Cannabis Conditional Use Permit
Is this request part of another application? Yes <input type="radio"/> No <input checked="" type="radio"/>	Other:	

The subject property is located at: 595 North East Street, Woodland, CA

Assessors Parcel Number: 027-340-035

Ryan Sexton
Signature of Owner(s) of Record (must be an original signature)

Premiere Real Estate Holdings II LLC
Print Legal Owner(s) of Record Name

1431 Cinnamon Hill Lane, Suite 104, Columbia, MO 65201 573-299-5222
Address of Legal Owner (attach title report) Phone:

E-mail Owner(s) of Record: ryan.sexton@equipmentsshare.com

STATEMENT OF JUSTIFICATION
Tentative Parcel Map No.
PREMIERE REAL ESTATE HOLDINGS II LLC
Assessor's Parcel Number's 027-340-035

EquipmentShare is requesting approval to subdivide the property located at 595 N East Street into two separate parcels. The intent of this subdivision is to enable the operation of a second EquipmentShare business entity while maintaining EquipmentShare's current operations. Both parcels will continue to be utilized by EquipmentShare and follow all jurisdiction codes and requirements. The subdivision will allow for independent business operations on each parcel while maintaining operational synergy between the two locations.

This project site consists of one (1) existing parcel that is being subdivided into two (2) new parcels. The resultant parcels will each meet the minimum required parcel sizes as stipulated by applicable zoning regulations.

Note that some existing easements are no longer used and are noted to be abandoned on the map.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission
DATE: March 19, 2026
ITEM #: I.4
SUBJECT: Planning Commission Rules & Regulations Subcommittee

Recommendation for Action: Staff recommends that the Planning Commission receive an informational summary of the upcoming meetings of the subcommittee tasked with reviewing and revising the Planning Commission Rules and Regulations.

Staff Contact:

Megan Meier, Senior Planner, (530) 661-5814
Hadlie Ward, Assistant Planner, (530) 661-5960

Background:

The Planning Commission Rules and Regulations document (Attachment 1), Section 2.28.020 of the Woodland Municipal Code and Section 17.92.020.B of the Zoning Ordinance serve as the administrative and procedural framework governing how the Planning Commission conducts its business. The current Rules and Regulations document has not been updated since 2009.

On February 19th, 2026, the Planning Commission formed an ad-hoc subcommittee to review and update the Rules and Regulations document. Three commissioners were appointed to the subcommittee, including Chairperson John Murphy, Commissioner Jim Smith, and Commissioner Laurel "Lola" Torney.

Discussion:

Staff propose the following meeting schedule:

- Meeting 1: Mission Statement, Duties, and Responsibilities
- Meeting 2: Administrative and Procedural Regulations
- Meeting 3: Review of Draft (Prepared by Staff)
- Meeting 4: Finalize the Proposed Revisions

The first meeting will allow the subcommittee to discuss the overall role of the Planning Commission and proposed revisions to Section 1 of the Rules and Regulations document, which summarizes the duties and responsibilities of the Commission. Staff have prepared a packet of resources, including Section 1 of the Institute for Local Government's Planning Commissioner Handbook ("The Planning Commissioner's Role"), an article titled "Authority versus Influence: The Planning Commissioner's Dilemma," Section 17.92.020.B, Planning Commission, of the Zoning Ordinance, and a worksheet to assist in developing a mission statement. The packet also includes a copy of the Woodland City Council Priority Goals and Strategic Plan, and Section 1.3, Vision for the Future, of the 2035 General Plan. Staff requests that the subcommittee members review the packet to identify their understanding of the role of the Planning Commission and how the Commission can support the goals of the City Council and General Plan.

Staff will contact subcommittee members to discuss availability and schedule all four meetings. Additional meetings may be scheduled as necessary. Supplemental materials will be sent to the subcommittee at least a week prior to each meeting. Following the finalization of proposed revisions

to the Rules and Regulations, the draft will be brought to a regularly scheduled Planning Commission meeting for review. Subsequent review and approval by the City Council is also required.

Conclusion:

Staff recommends that the Planning Commission receive an informational summary of the upcoming meetings of the subcommittee tasked with reviewing and revising the Planning Commission Rules and Regulations.

Prepared by: Hadlie Ward, Assistant Planner

Reviewed by: Erika Bumgardner, Community Development Department Deputy Director

Attachments:

1. Planning Commission Rules and Regulations

**CITY OF WOODLAND
PLANNING COMMISSION
RULES AND REGULATIONS
(Modified September 3, 2009)**

I. DUTIES AND RESPONSIBILITIES

The duties of the Planning Commission shall be those prescribed by the Government Code of the State of California and Ordinances adopted by the City. The Commission shall have the following functions:

101. Planning for the physical development of the City.
102. Maintaining the General Plan.
103. Maintaining the Subdivision and Zoning Ordinances.
104. Approving tentative subdivision maps.
105. Recommending amendments to the General Plan to the City Council.
107. Acting on other planning requests such as conditional use permits, variances, etc.
108. Administering the California Environmental Quality Act (CEQA).

II. MEMBERSHIP

201. The Commission, as provided by ordinance, shall be composed of seven (7) members, not officials of the City, appointed by the Mayor, with approval of the Council, to serve staggered terms, said terms to be determined by the City Council.
202. The Commission members shall serve the City as a whole, shall represent no special group or interest and they shall publicly state when they are interested in a matter before the Commission and, therefore, disqualify themselves from voting.

III. TERM AND CONDUCT

301. The term of appointment of any member of the Planning Commission who has been absent with unexcused absences from either three (3) consecutive regular or special meetings, or who has missed more than four (4) of the meetings in a 12-month period, shall automatically terminate. "Unexcused absence" shall mean a absence which was not a subject of a request by the appointee which, prior to such absence, has been approved by the majority vote of such board, commission or committee. Other acceptable cause for absence may include the following: personal or family illness, vacations, occasional business obligations, military leave or the loss of a loved one. If an absence will be unavoidable, a Commissioner should leave word with the Community Development Department no later than 12:00 PM on the day of the scheduled meeting.

It is also expected that Planning Commission members will be on time for meetings.

It is recommended that Commission members be ready a minimum of five minutes prior to the meeting time.

The Planning Commission conducts the business of the City with regard to land use and Zoning matters and as an advisory agency to the City Council. Actions of the Commission can have an impact on the City as well as on those coming before this body for review and determination. It is necessary for meetings to be conducted in a timely and efficient manner.

IV. OFFICERS

401. The officers of the Commission shall consist of a Chairperson and Vice-Chairperson. The Chairperson and Vice-Chairperson shall be elected annually at the first meeting in September by a majority of the Commission.
402. The Chairperson and Vice-Chairperson shall hold their respective offices until the next annual meeting after election and until their successors are elected. Their terms of office are limited to two (2) consecutive years.
403. Vacancies in the office of Chairperson and Vice-Chairperson shall be filled from the membership of the Commission by an election held at any meeting.

V. DUTIES OF OFFICERS

501. The Chairperson shall preside at all meetings. He or she shall appoint all standing committees each year following the election of officers and such special committees as from time to time may be authorized by the Commission. He or she may present to the Commission such matters as in his or her judgment require attention; and he or she need not vacate his or her chair for the purpose of actively discussing (as a member of the Commission) an item on the agenda or a subject for review, discussion and recommendation by the Commission.
502. The Chairperson (and the Commission) shall be guided by the Roberts Rules of Order, latest revision, on all questions of procedure and parliamentary law not covered by these rules and regulations.
503. At the request of any member of the Commission, the Chairperson shall direct that a written record be made and entered on any questions before the Commission.
504. The Chairperson shall exercise firm control and direction during the course of any Commission meeting or hearing. (No member of the Commission or of the general public shall address the Commission until recognized by the Chairperson.)
505. The Community Development Director shall exercise general supervision over the business papers and property of the Commission.
506. On the absence of the Chairperson, the Vice-Chairperson shall perform all duties of the Chairperson.
507. The Commission shall elect a temporary Chairperson from the members present in the event that both the Chairperson and Vice-Chairperson are absent.
508. The Commission may designate any of its members to represent its views with respect

to a particular issue. Without such authorization, however, the Commission shall be represented by the Chairperson or Vice-Chairperson. Individual members of the Commission should refrain from appearing before the City Council or other bodies interested in issues before the Planning Commission to discuss issues within the subject matter jurisdiction of the Commission.

VI. DUTIES OF STAFF

601. The Community Development Director shall keep a true and complete public record of the resolutions, transactions, findings, and determinations of the Commission, and with approval of the Commission, may delegate certain duties of his or her office to a Recording Secretary.
602. The Community Development Director shall attest all resolution executed by the Chairperson on behalf of the Commission.
603. The Community Development Director shall keep a permanent record of the meeting of the Commission and shall cause to be made such public notices as required and in the manner prescribed by statute, ordinance, or these rules, and to attend to all official correspondence of the Commission. He or she shall provide reports on subdivision plats, zoning changes, variances, and other planning and zoning matters. He or she shall submit reports on planning studies, general or master plan studies, progress reports on the work of the Planning Commission and on any other matters vital to the efficient and expeditious operation of the Planning Commission.
604. On their appointment to the Commission, new members shall be briefed by the Community Development Director on the general scope of City and regional planning and on the duties of the Commission.
605. The Community Development Director shall prepare for the Commission all letters of transmittal to the City Council relative to zoning changes, special permits and subdivision maps. All letters to the Council shall be signed by the Community Development Director.
606. Copies of Commission minutes, resolutions, and all recommendations required to the City Council shall be sent to the City Clerk by the Community Development Director for distribution to individual Council members.

VII. MEETINGS

701. Regular meetings of the Commission shall be held on the first and third Thursday of every month at 7:00 p.m. in the Council Chambers of the City of Woodland, provided, however, the City Planning Commission may adjourn to any other location within the City. On such adjournment, the Community Development Director shall cause to be posted on the main door of the City Hall a notice of the other location and the time of the meeting.
 - a. In order to assure the efficient use of time for scheduled meetings the Planning Commission will not commence the hearing of any item, whether scheduled for the agenda or not, after 10:30 p.m. unless a majority vote of the Commission agrees to extend the meeting. Further, The Chairperson shall have the authority to limit a presentation before the Planning Commission to not more than five

(5) minutes when, in the judgment of the Chairperson, a prolonged presentation fails to serve the public interest and would result in an unnecessary expenditure of time.

702. Special meetings may be called by the Chairperson or a majority of the members by delivering personally or by mail written notice of each member and to each local newspaper of general circulation, radio, or television station requesting such notice in writing. Such notice must be delivered personally or by mail at least seventy-two (72) hours before the time of such meeting as specified in the notice.

703. No business shall be transacted at any special meeting other than that named for consideration in said notice.

704. The Commission may adjourn from time to time, absentees being notified, and in case there shall be no quorum present at any meeting, the Commissioners present will adjourn from time to time until a quorum is obtained or will adjourn said meeting.

705. A quorum of the Commission shall consist of four (4) voting members. The affirmative vote of a majority of the members present and not disqualified as provided in Section 202 is required to approve and to transmit advice and recommendations to the City Council on planning matters and to approve any request or action within the power and scope of the Planning Commission excepting as set forth in Section 1101 herein.

706. The Chairperson shall have the same voting privilege as any other member including the right to make motions and to second motions.

707. An agenda shall be prepared by the Community Development Director for each regular meeting of the Commission, and the mailing of the agenda shall serve as notification of the meeting. A copy of same shall be sent by the Community Development Director to all members of the Commission in advance of each meeting.

708. The agenda for each meeting shall contain only those items which have been submitted to the Community Development Director in sufficient time for review, analysis, referrals to other interested departments, or public bodies and preparation of necessary reports.

- a. The Community Development Director shall have the authority to withhold from an agenda or to remove from a tentative agenda any item which is not complete and sufficient for Planning Commission action or any item which has been revised subsequent to the initial filing and has not received adequate time for a comprehensive review by responsible staff agencies.

VIII. OFFICIAL RECORDS

801. The official records shall include these rules and regulations and the minutes of the meetings of the Commission together with all resolutions adopted, findings, decisions, and other official action.

802. The official records shall be on file in the Community Development Director's office and shall be open to public inspection during customary working hours.

803. The Commission shall keep minutes of its proceedings which shall show the vote on every question on which it Acts. Roll call vote may be requested by any member of the Commission, or at the discretion of the Chairperson.

804. A copy of these rules and regulations and all amendments thereto shall be placed on permanent file in the office of the City Clerk within ten (10) days of adoption.

IX. ORDER OF BUSINESS

901. The Commission shall consider matters before it at its regular meetings according to the following schedule.

1. Calling the roll.
2. Approval of Minutes.
3. Director's Report.
4. Public Comment on non agenda items.
5. Items for Commission consideration with public comment.
6. Motion to adjourn.

X. COMMITTEES

1001. Committees shall aid the Commission in the review and disposition of Commission business within their assigned areas of responsibility.

1002. Special committees shall be appointed only to handle matters not otherwise assignable to a standing committee.

XI. POLICIES AND SUPPLEMENTAL PROCEDURES

1101. All matters of policy affecting the Commission shall be decided at regular meetings or at special meetings called for that purpose.

1102. Supplemental policies, rules, and procedures may be adopted in the same manner as provided for amendments to these rules and regulations.

XII. AMENDMENTS

1201. Amendments to these rules and regulations may be made by the Commission at any regular meeting or special meeting called for that purpose upon the affirmative vote of at least four (4) members, provided such amendment is proposed at a preceding meeting, and that all members have been formally notified thereof.

XIII. ADOPTION

1301. All other by-laws and regulations pertaining to the transaction of business are hereby repealed and these rules and regulations shall be in effect immediately upon adoption.

1302. Nothing in these rules and regulations shall be construed to overrule State or City laws and regulations.

N/COMSHARE/AGENDAPC/PCADMIN/PC RULES AND REGULATIONS