

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Woodland
300 First Street, Woodland CA, 95695

County Clerk
County of: Yolo

(Address)

Project Title: Tentative Parcel Map No. 5264 (PLNG 25-00030)

Project Applicant: Bullseye Land Company, LLC, and Anne Elizabeth Beeman, and Thomas Heaton and Olga Chengaeva

Project Location - Specific: Southeast Corner of Hwy 113 and County Road 25A (APNs: 041-020-030, -031, -042)

Project Location - City: Woodland Project Location - County: Yolo

Description of Nature, Purpose and Beneficiaries of Project:
a request for Tentative Parcel Map No. 5264 to subdivide three existing parcels, totaling 227.77 acres (62.43 acres within Woodland city limits), into six parcels ranging from 5.70 to 22.18 acres, with two remainder parcels consisting of 41.66 acres and 123.68 acres, located at the southeast corner of Hwy 113 and CR25A in the Woodland Research and Technology Park Specific Plan area, Research and Technology Park / Research Flex Overlay (RTP/RFO) and Highway Commercial (HC) zoning districts.

Name of Public Agency Approving Project: The City of Woodland

Name of Person or Agency Carrying Out Project: Bullseye Land Company, LLC, and Anne Elizabeth Beeman, and Thomas Heaton and Olga Chengaeva

- Exempt Status: (check one):
[] Ministerial (Sec. 21080(b)(1); 15268);
[] Declared Emergency (Sec. 21080(b)(3); 15269(a));
[] Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: Section 65457(a) of the CA Gov. Code and Regs Section 15182 and 15183 of Title 14, CA Code of Regs
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
On September 5, 2023, the City Council certified the Woodland Research and Technology Park (W RTP) Specific Plan Environmental Impact Report (State Clearinghouse #2017062042; Resolution No. 8147), Section 65457(a) of the California Government Code and Regulations Section 15182 and 15183 of Title 14 of the California Code of Regulations (pertaining to the California Environmental Quality Act ("CEQA")) provide that no EIR or negative declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Moreover, no additional environmental review is required for projects that are consistent with the zoning for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects that are peculiar to the project or its site. The EIR certified for this project has been written to qualify all future residential projects for these exemptions, assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures outlined in the EIR. Non-residential projects may also rely upon the EIR assuming they are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigation measures. The EIR for the W RTP Specific Plan was prepared to qualify all planned commercial and residential projects for this exemption, assuming they are consistent with the Specific Plan and that they fulfill all conditions and CEQA measures as applicable to the project.
- The proposed tentative parcel map is consistent with the goals and policies of the Specific Plan and all applicable laws and regulations.
- The proposed tentative parcel map is consistent with the overall intensity of land uses as provided for in the Specific Plan.
- The proposed tentative parcel map is consistent with the Specific Plan implementation strategy and availability of infrastructure to serve future development.
- The project will not degrade services and/or facilities beyond the capacities approved by the Specific Plan.
- The tentative parcel map is consistent with the project scope and impacts addressed in the Specific Plan EIR.

Lead Agency
Contact Person: Erika Bumgardner, CDD Deputy Director Area Code/Telephone/Extension: (530) 661-5886

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Erika Bumgardner Date: June 6, 2025 Title: Deputy Director, CDD

- Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.