

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
SEPTEMBER 15, 2011
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. Call to order
2. Roll Call
Commissioners Present: Lopez, Wurzel, Sanders, Barzo, Gonzalez ,
Absent: Murray
Staff in Attendance:
C. Norris, Principal Planner; N. Ponticello, Community Development Director.
3. Approval of Minutes for July 7 and July 21, 2011
Ayes; Lopez, Wurzel, Barzo, Sanders, Gonzalez
No 's:
Abstain:

Ayes; Lopez, Wurzel , Barzo, Sanders, Gonzalez
No 's:
Abstain:
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members 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.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Clark - Ramos Tentative Parcel Map (TPM # 4997):** The applicant is requesting approval for a subdivision of land at 1791 East Kentucky Avenue Street (APN: 027-210-033-000) to subdivide a 72.49 acre industrial parcel into four (4) parcels. "Parcel" 1 would be approximately 17.76 acres, "Parcel" 2 would be approximately 24.44 acres, "Parcel" 3 would be approximately 15.14 acres, and "Parcel" 4 would be approximately 15.14 acres. The tentative map is categorical exemption from the provisions of CEQA as the project is considered a Class 15, Minor Land Division.

Applicant:	Robert E. Clark
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

CONTINUED TO NEXT MEETING ON OCTOBER 20, 2011 PER APPLICANT REQUEST

9. **Metro PCS Wireless Facility Modification:** The applicant is requesting approval to modify the existing wireless facility on the roof of the Hotel Woodland at 436 Main Street (APN 006-620-02). The Planning Commission approved a Conditional Use Permit for a wireless facility on the roof of the Hotel Woodland on June 20, 2002 with a condition that any replacements and upgrade of antennae and associated equipment requires Planning Commission approval.

Applicant:	Metro PCS
Environmental Document:	Prior Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

Ayes; Lopez, Wurzel, Barzo, Sanders, Gonzalez

No's:

Abstain:

NEW BUSINESS:

9. **Main Street Banner System:** The City in partnership with the Rotary Club of Woodland is requesting design review approval for a Main Street Banner System. The banner system would display banners across Main Street in the historic Downtown. The banner system will be used to promote downtown and community activities.

Applicant:	City of Woodland & Rotary Club of Woodland
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Conceptual Approval of Concept

10. **Consideration for limiting accepting written comments to 24 hours before a meeting.** The Commission requested that this item be brought forward for discussion purposes.

OLD BUSINESS:

11. None
12. Adjournment

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 7, 2011
CITY COUNCIL CHAMBERS
6:30 PM
DRAFT MINUTES

1. Call to order 6:30 PM

2. Roll Call

*Commissioners Present: Wurzel, Murray, Sanders, Barzo, Peters,
Absent: Gonzalez*

Staff in Attendance:

C. Norris, Principal Planner; B. Meyer, Principal City Engineer; P. Siegel, Deputy Director Community Development; A. Morris, City Attorney; C. Gnos, VP Raney Planning and Management – consultant.

3. Approval of Minutes for June 16, 2011

Ayes: Lopez, Wurzel, Peters, Barzo, Sanders, Murray

No's:

Abstain:

4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

- The regularly scheduled Planning Commission meeting for July 21 will be held. There are two project proposals on the agenda. (Commissioner Sanders indicated that he would not be able to attend that meeting)

5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

None

6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members 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.

Commissioner Lopez requested that when possible, he would like to see emails related to a project as soon as possible in order to allow for time to review.

7. **Subcommittee Reports:**

None

PUBLIC HEARING:

8. **Gateway Phase II – Certification of an Environmental Impact Report (EIR), Annexation, General Plan Amendments, Rezoning, and a Development Agreement** – Recommendation to the City Council regarding Certification of the EIR; Annexation of the 154-acre site; Amendment to the General Plan to change the Urban Reserve (UR) designation on 61.3 acres to General Commercial (GC), with the remaining 92.7 acres to remain as Urban Reserve (UR), and modification of the Level of Service (LOS) requirement from C to D on for County Road 102 from Maxwell Avenue south to the City Limits; Rezoning for future development to 61.3 acres of General Commercial (C-2) and 92.7 acres of Agriculture (A-1); and a Development Agreement. The CEQA analysis is at a program level. Specifics of the commercial development are not included as part of the application and the

entitlements are policy-level approvals. Detailed project design approvals would be required at the time of development of the site as part of a subsequent application(s).

Applicant:	Petrovich Development Company, LLC
Environmental Document:	Draft Environmental Impact Report
Staff Contact:	Cindy Gnos, Raney Planning and Management
Recommended Action:	Recommend City Council Approval

Commission Wurzel expressed concerns regarding the EIR specifically with respect to the mitigations proposed for the identified Urban Decay Impacts. Commissioner Wurzel also expressed concerns regarding the Statement of Overriding Consideration. Commissioner Wurzel identified that the Statement of Overriding Consideration and associated documentation did not include background information regarding the Urban Decay Impacts and project's inability to mitigate the impacts and the Statement of Overriding Consideration did not fully describe the benefits of the project that outweigh the impacts.

Chairman Sanders proposed to delay the Commission's action and continue the item to a later date.

Commissioner Wurzel expressed support for Chairman Sanders proposal but expressed that the Commission should provide staff with clear direction as to what additional work should be completed by staff prior to hearing the item again.

Applicant Paul Petrovich requested that the Commission take action so that the project could move forward.

Motion: Commissioner **Barzo** made a motion, which was seconded by Commissioner **Peters**, the following action:

MOTION #1 I move that the Planning Commission make a recommendation to the City Council for the approval of the Woodland Gateway Phase II project based on the identified Findings of Fact by recommending the following actions:

1. Adopt the attached Resolution No. _____, certifying the Program EIR, adopting the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Woodland Gateway Phase II project, and approving the project (Attachment A);
2. Adopt the attached Resolution No. _____, approving the application for annexation of the 154-acre Woodland Gateway Phase II project site to the City of Woodland (Attachment B);
3. Adopt the attached Ordinance No. _____, approving the rezoning 61.3 acres to General Commercial (C-2) and 92.7 acres Agriculture (A-1) for the Woodland Gateway Phase II project site (Attachment C);
4. Adopt the attached Resolution No. _____, approving a General Plan Amendment to modify the land use designation on the Woodland Gateway Phase II project site from Urban Reserve (UR) to General Commercial (GC) for the 61.3 acre portion of the site (Attachment D);
5. Adopt the attached Resolution No. _____, approving a General Plan Amendment to modify the acceptable level of service (LOS) from C to D for CR 102 from Maxwell Avenue south to the City Limits (Attachment E).
6. Adopt the attached Ordinance No. _____, approving the City of Woodland Development Agreement concerning the Woodland Gateway Phase II project (Attachment F).

<i>Ayes;</i>	<i>Lopez, Peters, Barzo,</i>
<i>No's:</i>	<i>Sanders, Murray</i>
<i>Abstain:</i>	<i>Wurzel</i>

NEW BUSINESS:

9. None

OLD BUSINESS:

10. None
11. Adjournment 8:49 PM

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 21, 2011
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. Call to order 6:01 PM
2. Roll Call
Commissioners Present: Lopez, Wurzel, Murray, Barzo, Gonzalez, Peters,
Absent: Sanders
Staff in Attendance:
N. Ponticello, Community Development Director; C. Norris, Principal Planner; P. Hanson, Senior Planner;
J. McCleod, Housing Analyst.
3. Approval of Minutes for July 7, 2011
Ayes;
No's:
Abstain: Gonzalez
Commissioner Wurzel indicated that he would like additional discussion added to the July 7 minutes to address his comments and reason for abstaining. The July 7, 2011 minutes will come back to the next meeting for review.
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
Nick Ponticello introduced himself as the new Community Development Director.
4. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

NONE
5. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members 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.

Commissioner Barzo expressed a concern with regard to last minute communications and emails that come in just before a meeting. When they come in at the last minute, the Commission does not have an opportunity to review the information. He would like to find out if they could put a limit on the time that they will accept materials for consideration, such as 24 hours before a meeting. Commissioner Lopez agreed, but also commented that he would be concerned that the public would need to be adequately informed of the cut off. CDD Ponticello indicated that this item could be placed on the next Planning Commission agenda.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **CommuniCare Health Centers Medical Office Building CUP & Tentative Parcel Map** – Request for (1) Conditional Use Permit (CUP) to construct and operate a 21,053 square foot medical office building (health clinic) at 10 North Cottonwood Street (APN 064-010-026) in the Single Family (R-1) Zone / Public Service (PS) General Plan Designation (2) Tentative Parcel Map to subdivide the 4.31 acre parcel into two (2) lots. The requested entitlements include a Conditional Use Permit and Tentative Parcel Map and review of the proposed categorical exemption from the provisions of CEQA as the project is considered a Class 15, Minor Land Division & Class 32, In-Fill Development

Applicant: CommuniCare Health Centers
Environmental Document: Categorical Exemption
Staff Contact: Paul L. Hanson, AICP, Senior Planner
Recommended Action: Approve with Conditions

Motion: Commissioner **Murray** made a motion, which was seconded by Commissioner **Wurzel**, the following action:

Ayes: Lopez, Wurzel, Murray, Barzo, Gonzalez, Peters

Noes:

Abstain:

Move That The Planning Commission Approve The Conditional Use Permit (CUP), Comprehensive Sign Plan, Public Art, And Tentative Parcel Map #4996 For The CommuniCare Health Centers Project Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, as Class 15, Minor Land Division and Class 32, Infill Development, per §15315 and §15332 of the Public Resources Code;
- Determine that the project, as conditioned, is consistent with the General Plan;
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
- Determine that the project, as conditioned, is consistent with the Community Design Standards;
- Approve the Conditional Use Permit to allow the construction and operation of a 21,053 square foot medical office building (health clinic) in the Single Family (R-1) Zone / Public Serve (PS) General Plan designation;
- Approve the Tentative Parcel Map #4996 at 10 North Cottonwood Street (APN 064-010-026) into “Parcel 1” and “Parcel 2” as identified by the attached tentative parcel map;
- Approved the public art proposal for CommuniCare Health Center

Subject to the modification to condition #116-- Applicant shall pay their “Fair Share” cost of bus stop improvements at Cottonwood and Beamer Streets. The improvements to include a new large 15+ foot perforated metal shelter with bench, solar lighting, and map display. “Fair Share” cost to be determined and agreed to prior to construction and payment is due upon completion and acceptance of those improvements.

NEW BUSINESS:

9. Mutual Housing at Spring Lake Site Plan & Design Review

Site Plan and Design Review for the proposed Mutual Housing at Spring Lake apartment project, located at the southwest corner of Farmer’s Central Road and Pioneer Avenue in the Spring Lake Planning Area (APN 042-010-05). The applicant, Spring Lake Housing Associates is proposing to construct and operate a 101-unit multi-family housing project within Spring Lake.

Applicant:	Spring Lake Housing Associates
Environmental Document:	Previous EIR on the Spring Lake Specific Plan
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

Motion: Commissioner **Murray** made a motion, which was seconded by Commissioner **Gonzalez**, the following action:

Ayes: Lopez, Wurzel, Murray, Barzo, Gonzalez, Peters

Noes:

Abstain:

I MOVE THAT THE PLANNING COMMISSION APPROVE THE *MUTUAL HOUSING AT SPRING LAKE* APARTMENT PROJECT BASED ON THE IDENTIFIED FINDINGS OF FACT AND SUBJECT TO THE IDENTIFIED CONDITIONS OF APPROVAL, BY TAKING THE FOLLOWING ACTIONS:

- **ADOPT** the Statutory Exemption requiring no further CEQA analysis pursuant to Section 15182(a) of the CEQA Guidelines and direct that a CEQA Notice of Exemption be filed; and
- **ADOPT** the proposed **FINDINGS** substantiating compliance with the Spring Lake Specific Plan and Specific Plan Design Standards; and

- **APPROVE** the *Mutual Housing at Spring Lake* apartment project Master Site Plan, Architectural Elevations including color/materials boards, and Landscape Plans subject to the design review Conditions of Approval.

OLD BUSINESS:

10. None
11. Adjournment 7:46 PM

PROJECT TITLE: **Clark-Ramos Tentative Parcel Map No. 4997** Request for a tentative parcel map to subdivide a 72.49 acre parcel into four (4) parcels at 1791 East Kentucky Avenue in the Industrial Zone.

APPLICANT/OWNER: Robert E. Clark.

ENVIRONMENTAL REPORT: Categorical Exemption, Class 15

A.P.N. APN: 027-210-033-000

PROJECT PLANNER: Paul L. Hanson, AICP, Senior Planner

STAFF RECOMMENDATION: Conditional Approval

REPORT FOR: Planning Commission Public Hearing - 9/15/11

GENERAL PLAN DESIGNATION: Industrial (I)

EXISTING LAND USES: Seasonal row crops

FLOOD ZONE: AE Zone - Area of 100-Year Flooding, Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event (Base Flood Elevation Determined), FIRM Community Panel Number – 060426-0410C Revised July 9, 2003.

STREET ACCESS: East Kentucky Avenue

**ADJACENT
LAND USES & ZONING:**

North	Agricultural, County	A-1
South	Industrial uses	I
East	Industrial uses	I
West	Industrial uses	I

PENDING/POTENTIAL ACTION

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

- Finding of Consistency with the General Plan;
- Finding of Consistency with the Zoning Ordinance;
- Finding of Consistency with the Subdivision Map Act and Woodland Subdivision Ordinance;
- Approval of the Tentative Parcel Map #4997 on East Kentucky Avenue;
- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, “minor land division”.

PROJECT PROPOSAL

OVERVIEW

The applicant is requesting approval to subdivide a 72.49 acre industrial parcel into four (4) parcels. "Parcel" 1 would be approximately 17.76 acres, "Parcel" 2 would be approximately 24.44 acres, "Parcel" 3 would be approximately 15.14 acres, and "Parcel" 4 would be approximately 15.12 acres (See Attachment A - Application and TPM #4997).

BACKGROUND

In 2003, the subject property was part of a 237.6 acre annexation into the City. The CEQA process for annexation included a Mitigated Negative Declaration of Environmental Impacts and Mitigation Monitoring Plan. The subject property is required to comply with any outstanding mitigations indentify in the report. On February 5, 2004, the 237.6 acre annexation was subdivided into four (4) parcels with the subject property ("Parcel A" - 72.49 acres) receiving a Conditional Use Permit to operate concrete batch plant. The concrete batch plant was not constructed.

SETTING

The subject site is level. The property is currently fallow with portions covered by grasses and weeds. The site is bordered on the north by an unpaved levee road and unlined drainage channel with agricultural land beyond, on the west by three dock-high concrete tilt-up warehouses, on the south by Kentucky Avenue, and more industrial uses, and on the east by industrial lands which are currently fallow.

The project site is located in the Sacramento Valley at an elevation of approximately 35 to 45 feet above mean sea level (MSL). The nearest surface waters are those of Cache Creek, located approximately one mile to the east, and the Sacramento River located approximately five miles to the northeast. Average yearly air temperature is approximately 61 degrees Fahrenheit. Annual rainfall is approximately 18 inches.

CITY SERVICES

The property is currently served by city services. Water, Electricity, Sewage, and Garbage services are available to the site currently, and will be available to each of the developable parcels proposed.

FLOOD ZONE

FEMA NFIP Development Requirements: Under the currently applicable Flood Insurance Rate Map (FIRM) (City of Woodland, California, Yolo County, Map Number 06113C0455G Map Revised June 10, 2010) the property is shown in Flood Zone AE which is identified as "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event". The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

APPLICABLE LAWS, CODES, AND ORDINANCES

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

- The California Environmental Quality Act (CEQA)
- The State of California Subdivision Map Act
- The City of Woodland General Plan

- The City of Woodland Zoning Ordinance
- The City of Woodland Subdivision Ordinance
- National Flood Insurance Program (NFIP) Regulations (44 CFR Parts 59-78).

PUBLIC NOTIFICATION

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

1. Legal notice was published in the Woodland Daily Democrat on or before September 5, 2011,
2. Notices were mailed to all property owners within 300 feet of the project site on September 5, 2011.

Copies of the staff report for the proposed project have been on file at City Hall since September 9 2011.

ENVIRONMENTAL ASSESSMENT STATUS

This project is exempt from the provisions of CEQA, as it falls within Class 15 Categorical Exemptions "Minor Land Division" as listed in Title 14, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) 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 General Plan and Zoning, no Variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

MITIGATION MONITORING PLAN

In 2003, when the property was annexed into the City, as part of the environment review process per California Environmental Quality Act (CEQA), a Mitigation Monitoring Plan was prepared and approved (Attachment B - Mitigation Monitoring Plan). The Plan has specific requirements for the development of the property. The hawk and agriculture mitigations have been completed and the other mitigations shall be complied with prior to any construction.

REVIEWING AGENCY COMMENTS

All reviewing agency comments have also been integrated into the conditions of approval. Economic Development, Police, Environmental Operation, and PG&E, had "no comment" on the project. Pacific Bell and Waste Management did not response to the City's referral.

STAFF ANALYSIS

Staff supports this project subject to the attached conditions of approval and provides the following analysis:

GENERAL PLAN CONSISTENCY

The 2002 General Plan (GP) designation for this parcel is Industrial (I). This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60. The proposed tentative parcel map is consistent with General Plan.

CONSISTENCY WITH OTHER PLANS

For any new construction, the project site is subject to the requirements of the Community Design Standards.

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Industrial (I). The proposed tentative parcel map is consistent with the Zoning Ordinance.

Setbacks

There are no existing buildings on the site. The construct of any buildings will comply with setback requirements for the industrial zone.

Height

There are no existing buildings on the site. The construct of any buildings will comply with height requirements for the industrial zone

Lot Area

The Industrial zone does not specify a minimum lot area. The Industrial zone is developed with performance criteria that dictate the amount of parking, shade, lot coverage, setbacks, and other performance variables. Any proposed project will meet those performance criteria.

Off-Street Parking

Article 23 of the Zoning Regulations commencing with Section 25-23-10 addresses off-street parking and loading requirements. Each new parcel will be required to provide sufficient parking spaces for the respective buildings to comply with the City's off-street parking requirements.

Landscaping

Article 22 of the Zoning Ordinance commencing with Section 25-22-10 addresses landscaping requirements. New development will be required to submit landscape plans for review and approval per the Zoning Ordinance and Community Design Standards.

Performance Standards

In addition, any proposed project will be required to meet all City Performance Standards for the Industrial zone:

- A. Front landscaping area shall extend to the valley gutter.
- B. A conditional use permit shall be required for assembly, fabricating, manufacturing, processing or storage of goods, materials or products in buildings or enclosed yards which may create dust, fumes, noise, odors, smoke or vibration in volumes to be

offensive or objectionable beyond the premises or for any use which put a significant demand on city services (e.g., water, sewer, etc.)

- C. Fencing and landscaping adequate to screen development from adjacent residential zones along rear and side property lines.
- D. Outside storage of solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or other disposition shall be prohibited except when screened to the satisfaction of the Planning Commission or the Zoning Administrator.
- E. Additional landscaping may be required in order to provide an aesthetically pleasing entrance to the City, if appropriate.
- F. Light sources shall be directed and shielded so as to not illuminate neighboring residential areas.

APPEAL

The subdivider, or any party adversely affected by the decision, the city council, an individual city council member, or the city manager, may appeal any action of the planning commission with respect to a tentative map to the city council **within ten days** after the action of the planning commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the city council, a city council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the city council shall render its decision on the appeal.

SUMMARY

The applicant is requesting approval to subdivide a 72.49 acre industrial parcel into four (4) parcels. "Parcel" 1 would be approximately 17.76 acres, "Parcel" 2 would be approximately 24.44 acres, "Parcel" 3 would be approximately 15.14 acres, and "Parcel" 4 would be approximately 15.12 acres.

Staff recommends approval of the tentative parcel map with staff's recommendations being incorporated as conditions of approval for the tentative parcel map.

RECOMMENDATION

Staff recommends approval of the Tentative Parcel Map by making an affirmative motion as follows:

MOTION #1 Move That The Planning Commission Approve The Clark-Ramos Tentative Parcel Map #4997 Dated May 9, 2011, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- ❖ Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, minor land division.

- ❖ Determine that the project, as conditioned, is consistent with the General Plan.
- ❖ Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- ❖ Approve Tentative Parcel Map #4997 dated May 9, 2001 dividing APN -027-210-033-000, into “Parcel 1”, “Parcel 2, Parcel 3 and “Parcel 4” as identified by the attached Tentative Parcel Map.

-OR-

Should the Commission decide to deny the project, the motion should be made as follows:

Motion #2 Move That The Planning Commission Deny The Clark-Ramos Tentative Parcel Map #4997 Dated May 9, 2011, Based On The Identified Findings Of Fact (Specify Findings)

ATTACHMENTS:

- A. Application & Tentative Parcel Map No. 4997 (May 9, 2011)
- B. Mitigation Monitoring Plan for the Woodland Clark Pacific Industrial Annexation

FINDINGS FOR THE CLARK-RAMOS TENTATIVE PARCEL MAP #4997

Prepared for approval by the Woodland Planning Commission on September 15, 2011

CEQA Findings:

1. In accordance with the provisions of CEQA, this project qualifies for a categorically exempt from environmental analysis. The project is considered a class 15 exemption, “minor land division”.
2. The categorical exemption reflects the independent judgment and analysis of the City of Woodland.

General Plan Consistency Findings:

1. The proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan

Zoning Consistency Findings:

1. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance

Tentative Parcel Map Findings:

1. The proposed project, as conditioned meets all regulatory requirements of the Subdivision Map Act and the City of Woodland Subdivision Ordinance.
2. The conditions of approval are reasonably related to the use of the property.

CONDITIONS OF APPROVAL

1. The project is as described in the staff report prepared for the September 15, 2011, Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map #4997 dated 5/9/08 in the September 15, 2011, staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Upon approval, the applicant will be required to submit a final parcel map. The Community Development Department, prior to official recordation of the legal description and revised lots, must approve this map.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Prior to submitting for a building permit, applicant shall comply with the requirements of design review as prescribe in the Community Design Standards.
7. Prior to any construction on any of the four parcels, the applicant shall comply with the approved Mitigation Monitoring Plan (Attachment B).
8. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division, pursuant to the requirements of Section 25-21-60 of the Zoning Regulations.
9. Applicant shall provide the Community Development Department with a check for the sum of \$25 made out to Yolo County. This money is used to record the environmental document with Yolo County.

DEVELOPMENT ENGINEERING EAST KENTUCKY AVNUE

TENTATIVE MAP CONDITIONS

Fees:

1. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
2. Applicant shall pay development impact and surface water fees prior to issuance of building permit, and shall pay fees in effect at the time at the time of building permit.

3. 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.

Prior to approval of final map complete/construct

4. Access is limited to the site via a culvert driveway between Kentucky Avenue and Parcel 2. Prior to approval of the final map the applicant shall complete the terms of condition 3 under Easement Dedications, Right of Way, and map restrictions listed below.
5. Prior to final map applicant shall complete a fire flow analysis to determine adequacy of existing and planned water infrastructure. Applicant shall construct additional water infrastructure necessary to support development at the time of building permit.
6. Prior to final map applicant shall prepare preliminary plans to demonstrate how each parcel will be served by water, sewer and storm drain infrastructure; including documentation of any rights to construct facilities on adjacent properties. No utility connections may pass through the Kentucky Avenue Storm Drain Ditch (all must pass underneath). Preliminary plans and related documentation are subject to the review and approval of the City Engineer.

Construct with building permit

7. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements and post any security determined necessary by the City Engineer. Public improvements shall including utility connections, sidewalks, curb, gutter, driveway as prescribed below:
8. For **Parcel 1** the applicant shall either prior to or at the time of building permit obtain an encroachment permit and construct the following public improvements
 - a. Development of this parcel shall require the extension of Churchill Downs Road to industrial Street Standards including: Street lights, fire hydrants, storm drain line, with a minimum of the southern half of the city standard industrial street; plus a paved 12' lane, 2' shoulder and 2' unpaved shoulder on the north side. This condition may be revised or eliminated if future lot configurations (through merger or Lot Line Adjustment) allow for adequate access from Kentucky Avenue; as determined by the City Engineer and Fire Marshal.

- b. Applicant shall extend a sewer service to the property. Final design shall be subject to the sole discretion of the City.
 - c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
 - d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fee.
9. For **Parcel 2** the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:
- a. The existing culvert shall be removed and replaced with a structurally adequate high volume driveway design. The driveway shall be constructed on top of a bridge or box culvert design that does not impede the hydraulic flow or limit the hydraulic capacity of the Kentucky Ditch. Final design shall be subject to the sole discretion of the City Engineer.
 - b. Applicant shall extend a sewer service to the property. The design of the sewer service shall be of such size and depth to allow for the extension of the sewer lines to serve the adjacent parcels (1, 3, & 4). Final design shall be subject to the sole discretion of the City Engineer.
 - c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
 - d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fee.
10. For **Parcel 3** the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:
- a. The applicant shall install a structurally adequate high volume driveway design. The driveway shall be constructed on top of a bridge or box culvert design that does not impede the hydraulic flow or limit the hydraulic capacity of the Kentucky Ditch. Final design shall be subject to the sole discretion of the City Engineer.
 - b. Applicant shall extend a sewer service to the property. The design of the sewer service shall be of such size and depth to allow for the extension of the sewer lines to serve the adjacent parcels (4). Final design shall be subject to the sole discretion of the City Engineer.
 - c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.

- d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fee.
11. For **Parcel 4** the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements
- a. The applicant shall install a structurally adequate high volume driveway design. The driveway shall be constructed on top of a bridge or box culvert design that does not impede the hydraulic flow or limit the hydraulic capacity of the Kentucky Ditch. Final design shall be subject to the sole discretion of the City Engineer.
 - b. Applicant shall extend a sewer service to the property. Final design shall be subject to the sole discretion of the City Engineer.
 - c. Applicant shall install a separate metered water connection for the parcel only. Final design shall be subject to the sole discretion of the City Engineer.
 - d. Applicant shall design and construct a storm drain system that meets NPDES pollution control standards and the general industrial permit of the regional water quality control board. Furthermore should storm water connection be required prior to capacity improvements to the Kentucky shed, on site hydrological design shall be submitted for approval of the City and any detention requirements shall be met. Construction of a detention basin does not reduce any storm water development impact fee.

Site Design and Frontage Improvements

- 12. Project shall underground existing overhead utilities within the site.
- 13. Project shall abandon any on site wells with construction of site improvements.

Easement Dedications, Right of Way, and map restrictions

- 14. Final map shall dedicate adequate easements necessary for the access to all parcels until superseded by direct access to a public road.
- 15. Final map shall dedicate easements to allow connection of sewer and storm drain facilities across parcels, so that each parcel may attach to the public system
- 16. Easements may be dedicated through one of the following mechanisms:
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - b. Entering into an Agreement for Conveyance of Easements and record it against the property prior to final map and having map reference the agreement; or
 - c. Including a statement as follows: We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels 1,2,3 and 4 these

easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described

17. Map shall denote through shading or other acceptable denotations restrictions required in the County Negative Declaration for parcel map 4600 and adopted by the City.
 - a. 15' north boundary no build requirement
 - b. 500' north boundary evacuation zone
 - c. 1,000' from any edge of Parcel B a special foundation zone and plans shall be reviewed by the Yolo County Environmental Health Department. Furthermore, all building construction will comply with §21190(g). Compliance with the provision may include: Providing a 50 foot building setback from the landfill boundary, Installing perimeter monitoring wells on each side of the landfill, Installing methane detection devices in each of the proposed buildings within the 1000 foot building mitigation zone and/or, Conduct periodic methane gas monitoring inside each building and underground utilities.
 - d. Recording on title acknowledgement of agricultural spraying on the adjacent land and a 500' evacuation zone from the north edge of the property.

General Conditions

18. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Public Works department with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than \$50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
19. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
20. The site is currently within the 100 year flood plain, and building pad elevation shall comply with City Code and FEMA requirements.
21. Design of the sites shall not impeded the flood way and flow and shall be modeled prior to issuing a building permit to create no significant increase in flood depth. This requirement may dictate site design and orientation of buildings.
22. Modifications to guard rail shall be in accordance with the latest design standards of the California Department of Transportation and Manual of Uniform Traffic Control Devices.
23. Prior to final map applicant shall fund studies and staff time necessary to amend the tax sharing agreement with the County. Final map approval shall be contingent on a completed revised tax sharing agreement between the County and the City. Upon request the City may prepare a third party reimbursement agreement to collect fair shares from properties labeled as parcels C & D of parcel map 4600.

24. Each property shall enter into a Storm Water Treatment Device Access and Maintenance Agreement prior to the issuance of a building permit or encroachment permit that connects the onsite storm drain system to the public system.
25. On site sewer and storm drain pipes shall have a minimum of 2% slope, or be constructed to public improvement standards of materials, methods, trenching and backfill.
26. As development of each parcel occurs, the owner shall install at the site's new driveway(s) two signs requiring trucks over 10,000 GVW to turn right only. Prior to installation exact sign wording, dimensions, colors, and materials shall be submitted to the City for review and approval

General Information and Applicable Ordinances

27. 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.
28. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
29. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General Site Design Measures, Site Specific Measures, and Treatment Measures
30. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
31. The owner shall provide a separate water service for landscape irrigation.

FIRE

1. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 3,500 gallons per minute at 20 psi for a minimum 3 hour duration. The applicant shall provide the required volume and duration to each project site prior to approval of final map.
2. Water mains will need to be extended on site at time of construction to meet fire flow requirements at time of construction.
3. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). Fire Hydrants shall be installed along street frontage meeting City of Woodland Standard Specifications and Details, 2010 edition.

4. Fire Hydrants shall be installed and meet the City of Woodland Standards.
5. Parcel 1 should have direct connection and to a public road on the north. The 20 foot access easement while meeting the strict language of the code will not provide adequate access to this project site (Parcel 1).
6. The fire hydrants and water main along the West side of parcels 1 and 2 need to be identified as to the exact location, on-site or adjacent parcel. If this water line is included in the project parcels, the water lines need to be reviewed to see if there needs to be an easement or that they are designated as private on site and a backflow device installed at the property line along East Kentucky Avenue.

H:\PAUL\PARCELS MAPS\TPM 4997 Clark-Ramos Woodland\Clark-Ramos TMP 4997.docx

ATTACHMENT A



City of Woodland

520 Court St, Woodland CA 95695 (530) 661-5820 Fax (530) 406-0832

Community Development Department

GENERAL APPLICATION FORM

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR PUBLIC HEARING

1 Application Requested

Project No. <u>PNG 11-00021</u>	☐ General Plan Amendment	☐ Lot Line Adjustment	☐ Site Plan Review
Amount Paid: \$ _____	☐ Rezone	☐ Variance	☐ Design Review
Amount Due: \$ _____	☐ Tentative Subdivision Map	☐ Use Permit (CUP)	☐ Zoning Administrator Permit (ZAP)
	☒ Tentative Parcel Map	☐ Planned Development Permit	☐ Other
	☐ Vesting Tentative Map		

Is this request part of another application? Yes _____ No X If so, what? _____

2 Project Description

Site address or location: <u>East Kentucky Ave.</u> <u>WOODLAND, CA 95776</u>	Project Name: <u>TENTATIVE PM NO. 4997 FOR CLARK-RAMOS WOODLAND, LLC</u>
Assessor's Parcel Number: <u>027-210-033-000</u>	Is this project located in a Redevelopment Area? ☐ Yes ☒ No
Total Acres: <u>72.49 ACRES</u>	Does this request include signage? ☐ Yes ☒ No
Is Your Project Located in a Flood Zone? Yes <u>X</u> No _____	

3 Justification for Request

On a separate sheet, explain in detail your request and why you believe your request is justified.

4 Owner/Applicant

OWNER: CLARK-RAMOS WOODLAND, LLC	APPLICANT: ROBERT E. CLARK
ADDRESS: 1980 SOUTH RIVER ROAD	ADDRESS: 1980 SOUTH RIVER ROAD
CITY STATE ZIP CODE WEST SACRAMENTO, CA 95691	CITY STATE ZIP CODE WEST SACRAMENTO, CA 95691
PHONE: (916)371-0305	PHONE: (916)371-0305
E-MAIL ADDRESS N/A	E-MAIL ADDRESS N/A

5 General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
N/A	72.49 ACRES		

6 Rezoning Request

Existing Land Use Zone	Gross Acres	Proposed General Plan Designation	Gross Acres
N/A	72.49 ACRES	N/A	N/A

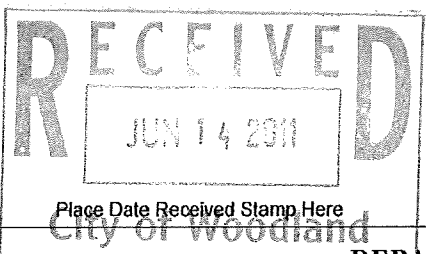
7 Residential Development

How many residential units are being requested? ? <u>N/A</u>		How many lots will be created by this project? <u>4</u>
Single Family _____	Half-plex _____	Do you intend to market the units for sale? Yes _____ No <u>X</u>
Duplex _____	Apartments _____	Do you intend to market the units for rent? Yes _____ No <u>X</u>
Condominiums _____	Other _____	
Townhomes _____	Total Units _____	

8 Commercial/Industrial Development

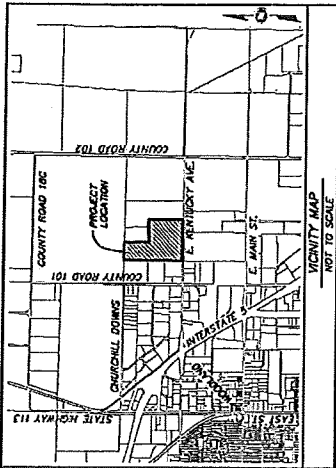
Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:
PARCEL MAP	PARCEL 1 17.76 AC/ PARCEL 2 24.44 AC
	PARCEL 3 15.14 AC/ PARCEL 4 15.14 AC

9 Authority to File Application

Check one: ☒ Ownership ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other (specify) _____ *Attach Evidence of Authority	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 Applicant: <u>[Signature]</u> Date: <u>6/6/11</u> Legal Owner: _____ Date: _____ Legal Owner: _____ Date: _____
 Place Date Received Stamp Here CITY OF WOODLAND	
DEPARTMENT USE ONLY	
G.P. Designation: _____ Zoning Designation: _____ Applicable Zoning Code Sections: _____ Hearing Body: _____ Environmental Determination: _____	Request: _____ _____ _____ Logged by: _____ Date: _____ Planner: _____ Date: _____

STATEMENT OF JUSTIFICATION

Clark-Ramos Woodland, LLC would like to divide the existing 72.5± acre parcel (Assessor's Parcel Number 027-210-033-000) into four (4) separate parcels. Their goal is to increase the flexibility/number of options for the sale and development of the property.



OWNER/SUBDIVIDER:
CLARK-RAMOS WOODLAND, LLC
1980 SOUTH RIVER ROAD
WEST SACRAMENTO, CA 95691
PHONE: (916) 372-0023

ENGINEER/SURVEYOR:
LAUGENOUR AND MEIKLE
CIVIL ENGINEERS
1001 KENT STREET
WOODLAND, CA 95695
PHONE: (530) 662-1726

ASSESSOR'S NUMBER: 027-210-033-000
EXISTING USE: SEASONAL ROW CROPS
PROPOSED USE: SEASONAL ROW CROPS
EXISTING ZONING: CITY OF WOODLAND
PROPOSED ZONING: CITY OF WOODLAND
SEWER SERVICE: CITY OF WOODLAND
DRAINAGE SERVICE: CITY OF WOODLAND
WATER SERVICE: CITY OF WOODLAND
ELECTRIC SERVICE: PACIFIC GAS & ELECTRIC
GAS SERVICE: PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE: AT&T
FLOOD ZONES: 0611C0450G - ZONE AE
GROSS AREA: 72.49 ACRES

LEGEND

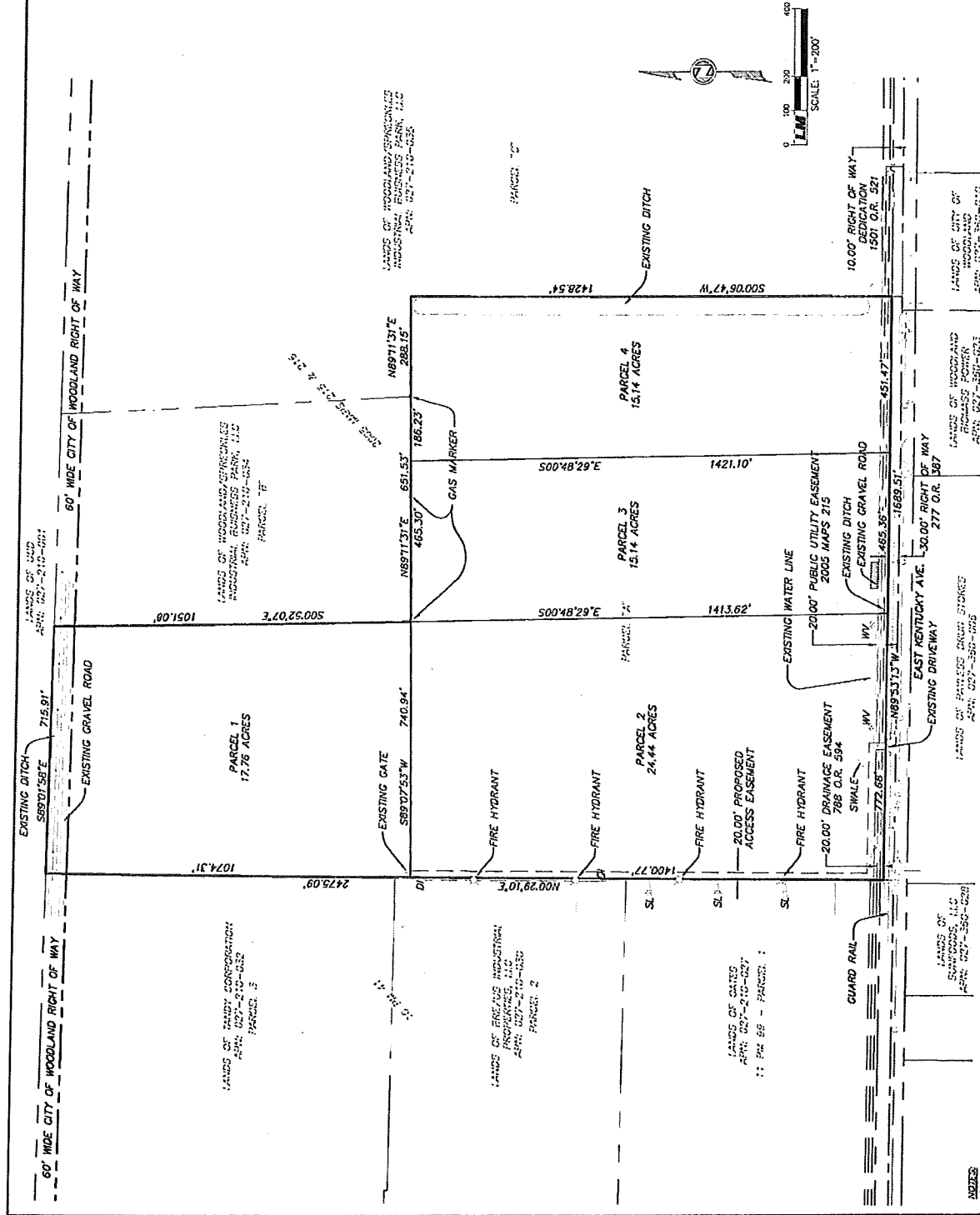
SL - SITE LIGHT
DI - DRAINAGE INLET
WV - WATER VALVE

TENTATIVE PARCEL MAP NO. 4997
FOR

CLARK-RAMOS WOODLAND, LLC
BEING A PORTION OF SECTION 22 TOWNSHIP 10 NORTH,
RANGE 2 EAST, MOUNT DIABLO BASE AND MEADIAN,
AND ALSO BEING ALL OF PARCEL 21, AS SHOWN IN
BOOK 2005 OF MAPS AT PAGES 215 & 216
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 - PHONE: (530) 662-1726
P.O. BOX 524, WOODLAND, CALIFORNIA 95776 - FAX: (530) 662-4602

SHEET 1 OF 1 MAY 9, 2017



NOTES

- 1) UNDERGROUND UTILITIES WERE PLOTTED PER CITY OF WOODLAND UNDERGROUND UTILITIES MAPS.
- 2) MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
- 3) MAP CONFORMS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

ATTACHMENT B

MITIGATION MONITORING PLAN

The California Environmental Quality Act requires public agencies to report on and monitor measures adopted as part of the environmental review process (Section 21081.6, Public Resources Code [PRC]). This Mitigation Monitoring Plan (MMP) is designed to ensure that the measures identified in the Mitigated Negative Declaration are fully implemented. The MMP describes the actions that must take place as a part of each measure, the timing of these actions, the entity responsible for implementation, and the agency responsible for enforcing each action.

For most of the measures noted in this MMP, the City of Woodland has ultimate responsibility for implementation of mitigation measures. Therefore, it is recommended that the Community Development Director be assigned chief monitor and be responsible for assigning monitoring actions to responsible agencies. The Director would track the overall progress of each action.

If another agency or entity is responsible for implementation, it is recommended that the Director or his/her designee contact these agencies or entities and request detailed information to be appended to this Plan, in order to ensure coordination in monitoring reporting.

As required by Section 21081.6 of the PRC, the Yolo County LAFCO is the "custodian of documents and other material" which constitute the "record of proceedings" upon which a decision to approve the proposed project was based. Inquiries should be directed to:

Elizabeth Castro Kemper, Executive Director
530-666-8048

The location of this information is:

Yolo County Local Agency Formation Commission
625 Court Street
Woodland, California 95695

In order to assist implementation of the mitigation measures, the MMP includes the following information:

Mitigation Measure: The mitigation measures are taken verbatim from the Negative Declaration.

Timing /Milestone: Each action must take place during or prior to some part of the project development or approval.

Responsibility for Oversight: This section indicates which entity will oversee implementation of the measure, conduct the actual monitoring and reporting, and take corrective actions when a measure has not been properly implemented.

Implementation of Mitigation Measure: This section identifies how actions will be implemented and verified.

Responsibility for Implementation: This section identifies the entity that will undertake the required action.

Checkoff Date/Initials: This verifies that mitigation measures have been implemented.

Checkoff Date/Initials/Notes --

Measure #3 -- Construction plans for each parcel within the annexation area shall avoid the northern channel by providing a 15-foot buffer area beyond the top of the bank within construction plans. Keeping all construction activities outside of the 15-foot buffer area would allow sufficient space to eliminate project related impacts to the drainage channel. Should plans include construction within 15 feet of the top of the bank, a wetland delineation shall be conducted to determine whether or not the area is a jurisdictional waters requiring a permit from the U.S. Army Corps of Engineers.

Timing/Milestone – Ongoing.

Responsibility for Oversight – U.S. Army Corps of Engineers; City of Woodland

Implementation of Mitigation Measure – All future construction plans and site operations on each parcel within the annexation area shall protect the 15-foot buffer. If construction is to occur within the 15-foot buffer a wetlands delineation is required and may trigger additional State/federal permitting and mitigation.

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

Measure #4 – If artifacts or unusual amounts of stone, bone or shell are uncovered during construction or grading activities on any parcel within the annexation area, work shall be halted and a qualified archeologist shall evaluate the site. If bones appear to be human, State law mandates that the Yolo County Coroner be contacted. If bones are likely to be Native American in origin, the Coroner must contact the Native American Heritage Commission.

Timing/Milestone – During construction for each phase, stage, and/or building.

Responsibility for Oversight – City of Woodland; Yolo County Coroner; State Native American Heritage Commission.

Implementation of Mitigation Measure – If human remains are found, all grading and activity in the immediate area shall cease, the find shall be left in place, and the applicant shall immediately notify the Yolo County Coroner at (530) 666-8282, the project archeologist, Peak and Associates at (916) 939-2405, and the City of Woodland Community Development Department at (530) 661-5820 to assess the find and determine how to proceed. If the remains are found to be of Native American descent, the Native American Heritage Commission shall also be notified at (916) 653-4082, pursuant to the terms of the measure.

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

Measure #7 -- City approval of development beyond Stage One of the Clark Pacific proposal on proposed Parcel A, and/or any development on proposed Parcels C and D, shall require: a) a traffic impact analysis for both existing and cumulative conditions; and b) identification of and fair share contribution to the timely construction of traffic infrastructure improvements to serve future growth within applicable LOS standards. Stage One of the Clark Pacific development shall be conditioned to pay a fair share of the traffic infrastructure improvements.

Timing/Milestone – Prior to approval of Conditional Use Permit required for Parcels C and D for preparation of traffic analysis; prior to development beyond Stage One of the Clark Pacific property for payment of their fair share; prior to issuance of the first building permit for development on either Parcel C or D for payment of their fair share.

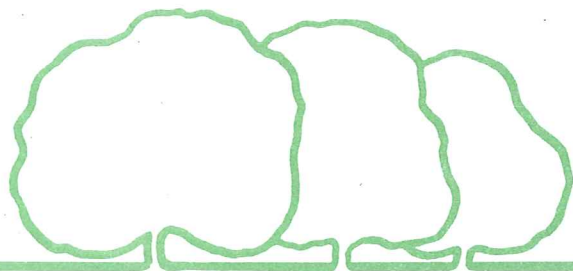
Responsibility for Oversight – City of Woodland

Implementation of Mitigation Measure -- All future industrial development shall undertake a traffic impact analysis acceptable to the City of Woodland. The City's MPFP shall be amended to include identified new improvements (if any).

Responsibility for Implementation – Applicant (Kamilos) and all subsequent landowners, builders, and/or developers.

Checkoff Date/Initials/Notes --

Kamilos Clark Pacific Annex.MMP.doc



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: Metro PCS Wireless Facility on top of the Hotel Woodland

DATE: September 15, 2011

RECOMMENDATION:

Staff recommends that the Planning Commission review and approved the proposed modification to the wireless facility on the roof of the Hotel Woodland at 436 Main Street.

BACKGROUND:

On June 20, 2002, the Planning Commission granted a Conditional Use Permit to Surewest Wireless to develop a wireless communication facility on the roof of the Hotel Woodland. The permit allowed for the construction of a faux flagpole which would accommodate the antennas of Surewest. Metro PCS has replaced Surewest as the owner and operator of this wireless communication facility. A condition placed on the project was that:

"Replacement and/or upgrade of the antennae and associated equipment shall require approval by the Planning Commission".

PROPOSAL

Metro PCS proposes to upgrade the antennae inside the flagpole and add electronic equipment. The following is a summary of the proposed changes:

1. Remove and replace the existing three (3) antennas which are currently housed inside the flagpole with three (3) new antennas.
2. Install an RBS cabinet. This device to be mounted on the outside wall of the parapet.
3. Install three (3) new RRU's (radio remote units). These devices to be mounted on the flagpole inside the base enclosure.
4. Install six (6) new di-plexors units. These devices to be mounted to the inside wall of the attic.

REVIEW

Staff has reviewed the proposed changes to the wireless communication facility atop the Hotel Woodland and believes that these changes are in substantial compliance with approved Conditional Use Permit and the findings adopted for the original project. Staff is recommending conditions that the flagpole and flag be refurbished, to include (1) powder coat the existing flag pole white, (2) Replace existing flagpole ball with a 12 inch gold anodized flagpole ball, and (3) fly an appropriate sized new American Flag.

RECOMMENDED ACTION

Staff is recommending that the Planning Commission review and approve the proposed changes to the existing wireless communication facility atop the Hotel Woodland and consider making one of the following motions:

MOTION #1 I move to approve the Metro PCS proposed changes to existing wireless communication facility atop the Hotel Woodland subject to the following findings and conditions:

Findings

- The proposed changes to existing wireless communication facility atop the Hotel Woodland are in substantial compliance with the Conditional Use Permit approved on June 20, 2002;
- The proposed changes to existing wireless communication facility atop the Hotel Woodland was reviewed by the Woodland Planning Commission

Conditions of Approval

- Applicant shall make the following improvements to the flagpole - Powder coat the existing flag pole white, Replace existing flagpole ball with a 12 inch gold anodized flagpole ball, & fly a new appropriate sized American Flag.

MOTION #2 I move to deny the public art proposal from Fitness System subject to the following findings:

Findings

- (Specify)

Attachment

A. Metro PCS Application

H:\APR\1\0\1\Ps\MetroPCS - Hotel Woodland\MetroPCS.docx

ATTACHMENT A



August 3, 2011

Mr. Paul L. Hanson
Senior Planner
Community Development
City of Woodland
520 Court Street
Woodland, CA 95695

Dear Mr. Hanson:

MetroPCS respectfully submits the enclosed application and supporting materials for a Modification of a Conditional Use Permit.

The subject property is the Hotel Woodland located at 436 Main Street and APN 006-620-005-000.

In 2002, the City granted a Conditional Use Permit to Surewest Wireless in order to develop a wireless communications facility on the roof of this hotel. That permit allowed for the construction of a faux flagpole which would accommodate the antennas of Surewest. The accompanying radio equipment was located on a raised metal platform, also on this rooftop.

Following the termination of business by Surewest, the facility was abandoned in place. In 2009, MetroPCS sought to establish a presence on this rooftop by reutilizing many of the previous facilities which were previously deployed by Surewest.

On August 24, 2009, the City granted MetroPCS permission to develop their facility consistent with the substantial compliance design of the previous tenant. MetroPCS now seeks permission from the City in order to make some minor modifications to accommodate our 4G LTE deployment.

MetroPCS would like to:

1. Remove and replace the existing three (3) antennas which are currently housed inside of the flagpole with three (3) new antennas. As before, these antennas will not be visible from anywhere in the City.
2. Install an RBS cabinet. This device will be mounted on the outside wall of the parapet which acts as the building façade. This unit will not be visible from anywhere in the City.
3. Install three (3) new RRU's (radio remote units). These devices will be installed on the flagpole but inside of the base enclosure. These units will not be visible from any location.
4. Install six (6) new diplexors. These diplexors will be mounted on the inside wall of the parapet and will not be visible from anywhere in the City.

This installation, once complete, will allow MetroPCS to begin offering it's wireless high-speed data service to the residents, business, visitors and nomadic users in your City.

Thank you for your kindest consideration of our request. If you have any questions or concerns about our project, I hope that you might please contact me at 916-743-8775 or by email at jazmadarian@live.com.

Sincerely,

Jerry Jazmadarian



August 3, 2011

Mr. Paul L. Hanson
Senior Planner
Community Development
City of Woodland
520 Court Street
Woodland, CA 95695

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In 2002, the City granted a Conditional Use Permit to Surewest Wireless in order to develop a wireless communications facility on the roof of this hotel. That permit allowed for the construction of a faux flagpole which would accommodate the antennas of Surewest. The accompanying radio equipment was located on a raised metal platform, also on this rooftop.

Following the termination of business by Surewest, the facility was abandoned in place. In 2009, MetroPCS sought to establish a presence on this rooftop by reutilizing many of the previous facilities which were previously deployed by Surewest.

On August 24, 2009, the City granted MetroPCS permission to develop their facility consistent with the substantial compliance design of the previous tenant. MetroPCS now seeks permission from the City in order to make some minor modifications to accommodate our 4G LTE deployment.

MetroPCS would like to:

1. Remove and replace the existing three (3) antennas which are currently housed inside of the flagpole with three (3) new antennas. As before, these antennas will not be visible from anywhere in the City.
2. Install an RBS cabinet. This device will be mounted on the outside wall of the parapet which acts as the building façade. This unit will not be visible from anywhere in the City.
3. Install three (3) new RRU's (radio remote units). These devices will be installed on the flagpole but inside of the base enclosure. These units will not be visible from any location.
4. Install six (6) new diplexors. These diplexors will be mounted on the inside wall of the parapet and will not be visible from anywhere in the City.

This installation, once complete, will allow MetroPCS to begin offering it's wireless high-speed data service to the residents, business, visitors and nomadic users in your City.

Thank you for your kindest consideration of our request. If you have any questions or concerns about our project, I hope that you might please contact me at 916-743-8775 or by email at jazmadarian@live.com.

Sincerely,

Jerry Jazmadarian

¹ DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE

2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL NOTIFY THE ARCHITECT OF ANY AND ALL HAZARDOUS MATERIALS, UNUSUAL CONDITIONS AFFECTING THE JOB SITE AND FAILURE TO DO SO SHALL BE CONSIDERED A MAJOR BREACH OF THE CONTRACT. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DOCUMENTS, FIELD CONDITIONS AND CONSENTS THAT THE PROJECT MAY BE AFFECTED BY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, AND PROJECT MANAGER (E.C.)
3. THE CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY PROBLEMS WITH CONSTRUCTION MATERIALS TO BE SUPPLIED BY THE ARCHITECT PRIOR TO CLEARANCE BY THE CONSTRUCTION DIVISIONS AND PROJECT MANAGER.
4. THE ARCHITECT/ENGINEER SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DOCUMENTS, FIELD CONDITIONS AND CONSENTS THAT THE PROJECT MAY BE AFFECTED BY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER, AND PROJECT MANAGER (E.C.)
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15. THE CONTRACTOR SHALL FURNISH SUFFICIENT FACILITIES PRIOR TO START OF WORK. THERE SHALL BE IN STRICT ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

STREET NAME	DOWNTOWN MOORELAND
SITE NUMBER	94C-518-1E
SITE ADDRESS	436 MAIN STREET MOORELAND, CA 94695
SITE CONTACT	ARLEY JOHNS 916-704-1088
OWNER	MOORELAND HOTEL 436 MAIN STREET MOORELAND, CA 94695
APPLICANT	HEURO PDS
APPLICANT ADDRESS	7870 ORCHARD DR. #C-200 LOS ANGELES, CA 90040
ASSESSORS PARCEL NUMBER(S)	09-028-12
CURRENT ZONING	SDO

CONSTRUCTION MANAGER
 JERRY JORDAN
 17500 N. 15TH AVE. #200
 TUCSON, CA 85705
 (910) 704-0986

ZONING MANAGER
 JERRY JAZWADZIAN
 785 DEWEY DR. #100
 TUCSON, CA 85730
 (910) 705-8175

[illegible]

311. ADDRESS
436 MAIN STREET
WOODLAND, CA 95695

NO.	DESCRIPTION	DATE	BY
1	100% CONST. DOC'S	2-28-11	WRT
2	100% CONST. DOC'S	3-14-11	WRT
3	REV. 100% CONST. DOC'S	6-2-11	DLL
4	REV. 100% CONST. DOC'S	6-7-11	WRT

metroPCS
785 ORCHARD DR. ste. 200
FOLSOM, CA. 95630

[illegible]

NOTES:

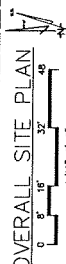
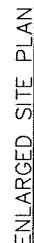
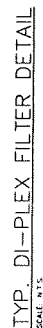
THESE DRAWINGS COMPLETED WITH PHOTOS AND SKETCHES
PROVIDED BY METRO PCS. METRO SITE COM DID NOT VISIT THE
SITE TO VERIFY AS-BUILT CONDITIONS. CONTRACTOR TO FIELD
VERIFY PLANS MATCH EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

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Peek Site—Com
12852 Earhart Ave., Suite 101
Auburn, California 95602
Phone (530) 885-6160
E-Mail info@peeksite.com

DRAWN BY VRT	CHECKED BY	SCALE AS NOTED	DATE 8-12-09	T	PROJECT NO. SAC-518-LTE	DRAWING NO.	SHEET OF

11/15/09
 RECEIVED
 CIVIL
 NO. C 33407
 OF RECORD
 CRISTINA OLIVEIRA
 PROFESSIONAL ENGINEER



ON SITE DRAINAGE SHALL BE DICTATED BY SITE CONDITIONS

IN ADDITION TO EQUIPMENT AND TOWER SPACE REQUIREMENTS, LEASED AREA SHOULD CONSIDER SUCH ITEMS AS, MAINTENANCE, CRANE ACCESS AND LANDSCAPING.

PROJECT DOHARTOWN WOODLAND		SITE No. SW-518-LITE	
436 MAIN STREET WOODLAND, CA 95695			

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ROCK CONST. DOC'S	2-28-11	WPT
2	1000R CONST. DOC'S	3-14-11	WPT
3	MEV. 1000R CONST. DOC'S	6-2-11	DJA
4	REV. 1000R CONST. DOC'S	6-7-11	WPT

PREPARED FOR:	
metro PCS 785 ORCHARD DR. Ste. 200 FOLSOM, CA 95630	

APPROVALS	
DATE:	BY:

NOTES:	

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Peek Site-Com 12852 Eastern Ave. Suite 101 Folsom, CA 95630 Phone (530) 885-6160 E-Mail info@peeksitecom.com	
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SITE PLAN	
	

ENGINEERING STATE OF CALIFORNIA No. 63047 PEAK SITE-COM		DRAWING NO. A-1
DESIGN BY GREENE	CHECKED BY GREENE	PROJECT NO. SW-518-LITE
DATE 8-12-09	NOTED 8-12-09	DRAWING NO. A-1
PRINTED 8-12-09		SHEET 1

PROJECT: DUNSTON WOODLAND Site No. SAC-518-LTE
 PREPARED FOR: metro PCS
 795 ORCHARD DR. STE. 200
 FOLSOM, CA 95630

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUE CONCT. DOCS.	3-14-11	WET
2	REV. ISSUE CONCT. DOCS.	6-2-11	JLL
3	REV. ISSUE CONCT. DOCS.	6-2-11	WET
4	REV. ISSUE CONCT. DOCS.	6-2-11	WET

PREPARED FOR:
metro PCS
 795 ORCHARD DR. STE. 200
 FOLSOM, CA 95630

APPROVALS

DATE	BY

NOTES:

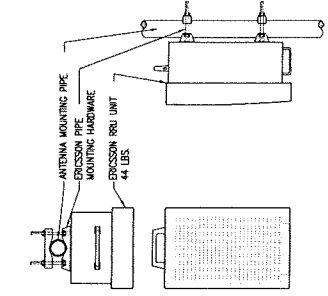
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Peek Site-Com
 13852 E. 1st Ave. Suite 101
 Auburn, California 95602
 Phone (530) 885-6160
 E-Mail: info@peeksitecom.com

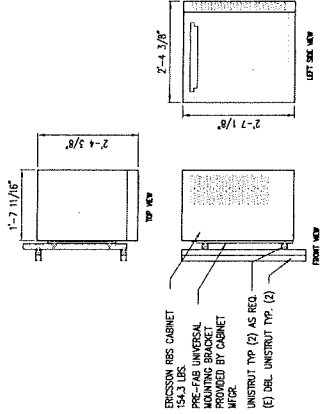
ELEVATION

PROJECT: DUNSTON WOODLAND	SHEET: 01
CHECKED BY: [Signature]	DATE: 11-12-09
AS NOTED	PRINTED: 11-12-09
PROJECT NO. A-2	SHEET OF 01

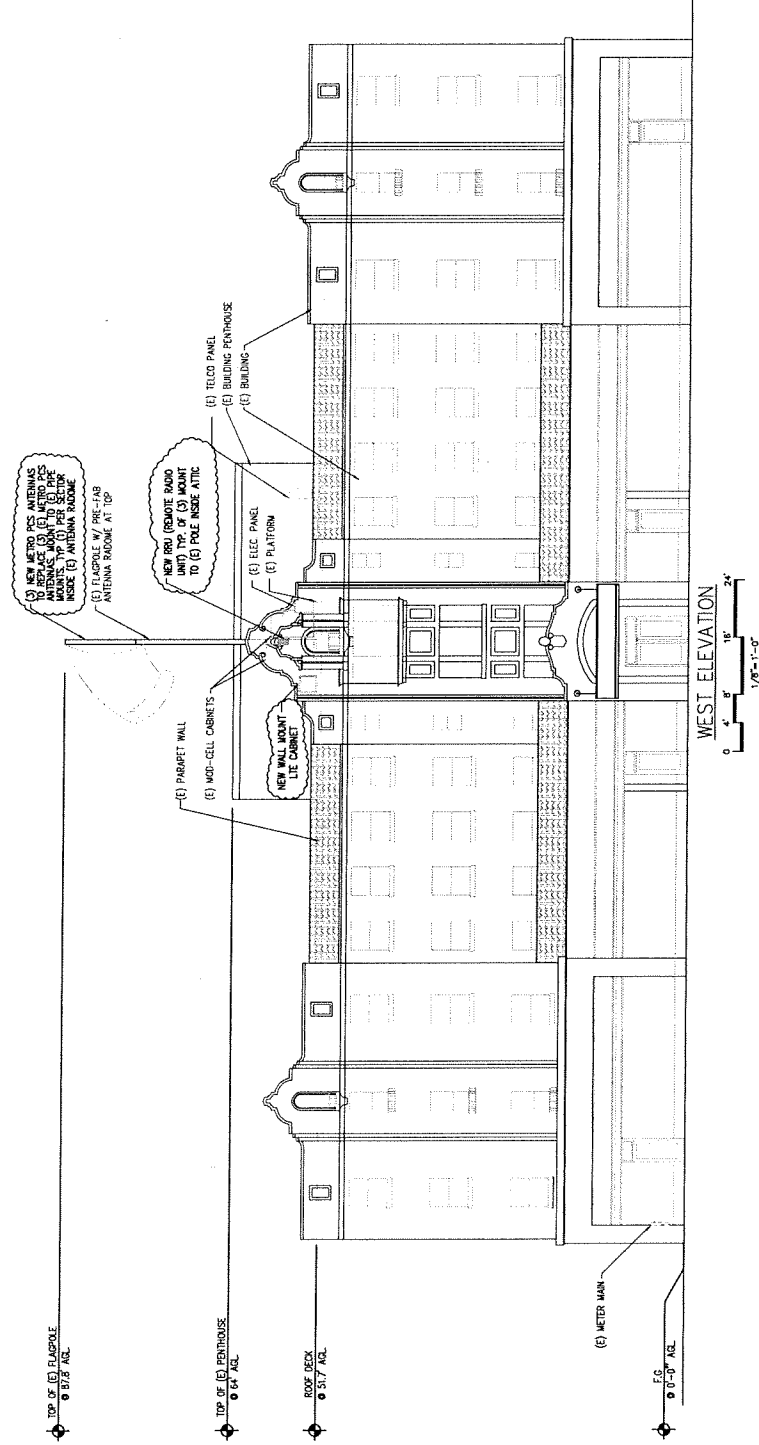
REGISTERED PROFESSIONAL ENGINEER (ELECTRICAL) STATE OF CALIFORNIA
 No. 51242
 Exp. 12/31/11



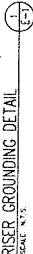
TYP. RRU UNIT DETAIL
 SCALE: 1/8" = 1'-0"



TYP. RBS CABINET DETAIL
 SCALE: 1/8" = 1'-0"



200003 201 01

ELECTRICAL NOTES

13. CALL U.S.A. 1-800-642-2444. 24 HOURS PRIOR TO COMMENCING ELECTRICAL OR TELCO WORK.
14. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR TIE-INS AND EXIST WORK/MATERIALS REQUIRED AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLAN AND SPECIFICATIONS ONLY.
15. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULVERIZED FIBER CABLES, CONCRETE ENCLOSURE OF CONDUIT (IF REQ.), TIE-INS FOR POWER P.O., BANNERS, FUSE HOLDERS, TRENCHING, BACKFILL, AND INCLUDE ANTI-UTILITY COMPANY REQ. IN SCOPE WORK.



- GENERAL NOTES:

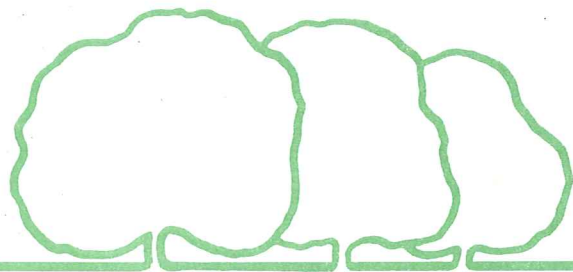
- PROVIDE MIN. 36" WORK CLEARANCE IN FRONT OF PANELS/SERVICE EQUIPMENT
- ALL BREAKERS SHOWN SHALL BE RATED MIN. 10,000 RMS SYMMETRICAL AMPS, 240V AC MAX 75 DEG. C. MIN. OR TO EXCEED AIC PROVIDED BY UTILITY, WHICHEVER IS GREATER
- ALL WIRING SHALL BE RATED 75 DEG. C.

APPROVALS

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[illegible]



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

520 COURT STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: Design Review for Main Street Banner structure

DATE: September 15, 2011

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the proposed Main Street Banner system concept.

BACKGROUND:

In the past banners have been suspended across Main Street to promote downtown and community activities. This custom has been halted due to safety concerns with the aging attachment hardware on downtown buildings and difficulty finding an alternative location and funding for a structure in the downtown.

The concept to hanging banners across Main Street is consistent with existing city goals and policies. The City has a Banners Ordinance, Section 20-12-01 of the City's Municipal Code, which provides procedures for displaying banners. The Downtown Specific Plan (Chapter 9) identifies specific actions in order to encourage people to come experience the historic downtown. One of these actions listed is a banner system:

The City will promote these events with a banner system suspended over Main Street.

On August 22, 2011, staff met with representatives of the Rotary Club of Woodland. The Rotary Club has generously offered to donate their services (time and material) to construct a new Main Street Banner system.

PROPOSAL

The proposed Main Street Banner System will consist of poles on either side of Main Street with a cable between the two poles. The design concept for each pole is to match existing street poles in the downtown (See Attachment A):

- Base: A historic fluted base
- Pole: Fluted Pole (height to be determined)
- Finish: black powder coated finish (matching historic light pole)
- The Rotary logos will be displayed from the poles using a decorative bracket

The location for the Main Street Banner System will be along Main Street somewhere in the historic downtown, likely between Third and College Street. Staff is working to find the ideal location, keeping public safety and visibility in mind.

REVIEW

Staff has reviewed the proposed design for the Main Street Banner System and believes the concept is appropriate for the historic downtown and complies with the Downtown Specific Plan.

RECOMMENDED ACTION

Staff is recommending that the Planning Commission review the proposed Main Street Banner System design concept and consider making one of the following motions:

MOTION #1 I move to approve the Main Street Banner System concept subject to the following findings:

Findings

- The Main Street Banner System concept proposal complies Downtown Specific Plan by promoting downtown and community events;
- The Main Street Banner System proposal was reviewed the Woodland Planning Commission

MOTION #2 I move to deny the Main Street Banner System subject to the following findings:

Findings

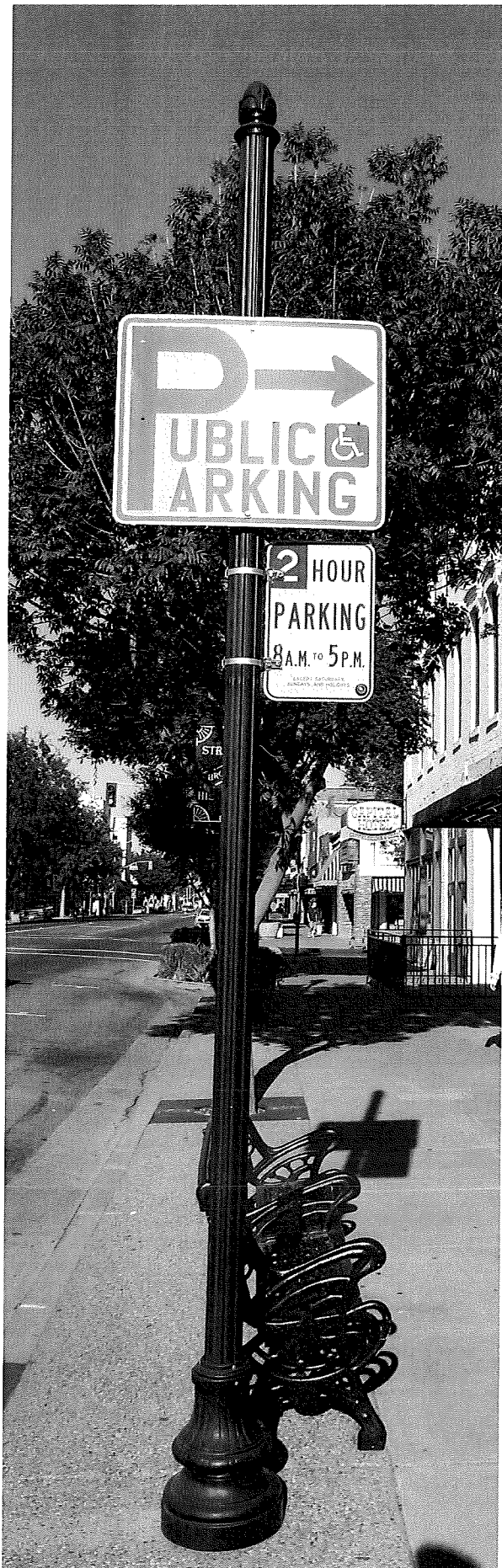
- (Specify)

Attachment

A. Main Street Banner Pole Design Concept

H:\APAU\Planning Commis\2011\Banner Pole Design.docx

Proposed Main Street Banner Pole Design Concept



Proposed Main Street Banner Pole Design Showing concept for Displaying Rotary Logo

