

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
OCTOBER 20, 2011
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order
2. Roll Call
3. **Approval of Minutes for September 15, 2011**
4. **CDD Quarterly Milestone Report.**
5. **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.
6. **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.
7. **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.
8. **Subcommittee Reports:**

PUBLIC HEARING:

9. **Clark - Ramos Tentative Parcel Map (TPM # 4997):** (Continued to November 17, 2011). 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

10. **Woodland Disposal & Recycling Facility Conditional Use Permit (CUP):** The applicant is requesting approval for a Conditional Use Permit to operate a small volume, less than 200 tons per day, wood debris chipping and grinding recycling facility on approximately 1.8 acres of land at 1470 East Kentucky Avenue (APN:063-030-002) in the Industrial zone.

Applicant:	Bali Soin, Woodland Disposal & Recycling Company
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

NEW BUSINESS:

11. **JP Morgan Chase Bank Public Art:** The applicant, JP Morgan Chase Bank, is requesting approval for proposed public art in conjunction with the new Chase Bank at 304 Main Street.

Applicant:	JP Morgan Chase Bank
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Review

12. **Draft Resolution Concerning Written Comments for Meetings:** At the September 15, 2011 meeting, the Planning Commission directed staff to prepare a draft resolution to allow consideration for adding language to future public notices and agendas regarding review of public comments. After consideration, an action item may be placed on the following agenda.

OLD BUSINESS:

13. Adjournment

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;
Ayes; Lopez, Wurzel, Barzo, Sanders,
No's:
Abstain: Gonzalez

July 21, 2011
Ayes; Lopez, Wurzel , Barzo, Gonzalez
No's:
Abstain: Sanders
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.
Community Development Director N. Ponticello commented on the following:
 - *That Chase Bank is under construction*
 - *That the City is starting the application process to fill the Planning Commission vacancy*
 - *That the Commission will be invited to the future Design Concept workshop for Freeman Park*
 - *That Item 8 – Clark Ramos Tentative Map has been continued.*
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 Sanders requested that the Commission be provided the updated CDD Project Status List.*
 - *Commissioner Sanders requested that staff place a discussion concerning sound walls and soundwall landscaping on a future agenda. He would like the City to seek input from landscape professionals to help determine appropriate planting materials.*
7. **Subcommittee Reports:**

PUBLIC HEARING:

ITEM 8 WAS CONTINUED TO NEXT MEETING, OCTOBER 20, 2011, PER APPLICANT REQUEST

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

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:

Motion: Commissioner **Wurzel** made a motion to approve the Metro PCS CUP modification, which was seconded by Commissioner **Gonzalez**.

MOTION ***The Commission voted 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.*

NEW BUSINESS:

10. **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

Ayes; Lopez, Wurzel, Sanders,
No's: Gonzalez
Abstain: Barzo

Motion: Commissioner **Wurzel** made a motion to approve the Main Street Banner System pole concept design, which was seconded by Commissioner **Lopez**.

There was discussion regarding required amendments to the Banner Ordinance and that assessment based of First Amendment rights would be need to considered. The placement of emblems as well as banner signs would be part of the first amendment discussion.

Commissioner Barzo abstained from the vote due to his involvement in a service organization other than Rotary.

MOTION **The Commission approves the Main Street Banner System concept subject to the following findings:**

Findings

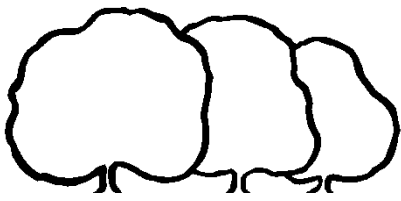
- The Main Street Banner System concept proposal complies Downtown Specific Plan by promoting downtown and community events;
- The Main Street Banner System proposal was reviewed the Woodland Planning Commission

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

The Commission requested that staff prepare a draft Planning Commission resolution for consideration. The Commission would like to consider adding information on future public hearing notices and to the agenda to let the public know that while the Commission wishes to receive and review all comments, those received 24 hours before the meeting may not be able to be considered completely. They encourage all members of the public who wish to attend the meeting to discuss the matter and explain their comments more fully.

OLD BUSINESS:

11. None
12. Adjournment



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: October 4, 2011

SUBJECT: Community Development Department's *Quarterly* Status Report

Report in Brief

Attached is the new Community Development Department's *Quarterly* Status Report that highlights the status of major development projects. Below are the scheduled dates for City Council to receive the Quarterly Report in fiscal year 2012.

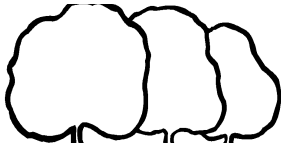
Dates: July 2011 January 2011 October 2011 April 2011

Prepared by: Evis Morales
Management Analyst

Reviewed by: Nicholas J. Ponticello
CDD Director

Gregor G. Meyer
Acting City Manager

Attachment: CDD Quarterly Project Status Report



DETAILED PROJECT LISTING

Changes will be highlighted in bold

PLANNING

Project: Spring Lake

Phase: n/a

PM: Norris

Location: n/a

Description: Proposed development is comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in a projected build-out of about 11,270 people.

Status: Spring Lake City Council Subcommittee Reviews

General Spring Lake Issues in process – BUA, Pay as You Go and Infrastructure Improvements

- The Staff recommendation regarding interpretation of the BUA Ordinance and a Pay as You Go financing methodology was presented to the City Council on October 6, 2009. The City Council recommended that staff proceed with measures to complete the financing proposal and allow release of “Second Release” Building Unit Allocations (BUAs).
- The update to the SLIF fees were approved by City Council on January 19, 2010 and updated fees became effective on January 20, 2010. The updated fee provides an increase of \$809 per home. Final review of the SLIF Nexus study and fee update was approved by the City Council on February 16, 2010 and the urgency ordinance was extended.
- Proposed amendments to the BUA Ordinance were approved by City Council on October 5, 2010. The amendments allow the third release to be concurrent with second release; and allow the City to consider the possibility of increasing the maximum BUA allocation.
- Staff is working with the development community to facilitate the completion of Pioneer improvements in front of Pioneer High School.

Project Application Review (Norris/Hanson/Contract Planner C. Gnos)

Three active applications to amend the Spring Lake Spring Lake Specific Plan land use have been received and are summarized below:

- Heidrick 5 Acre (R-25): **The Design Review proposal was approved by Planning Commission on July 21, 2011.** A funding agreement with Sacramento Mutual Housing Authority to allow development of 101 units was approved by City Council on July 20, 2010. Sac Mutual is in the process of applying for other funding as well.
- Pioneer Investors, Heidrick II: DA Amendments were approved by City Council on December 14, 2010.

Project: Spring Lake

- Cal West Specific Plan Amendment: The Specific Plan Amendment and Development Agreement was approved by City Council on December 14, 2010.
 - Cal West Tentative Map submittal: Cal West Investors, LLC has submitted a Tentative Map application for 113 lots on a portion of the site located east of Hwy 113, north of future Farmers Central Rd and west of Harry Lorenzo Avenue. Required studies including traffic, noise and air quality are underway. The applicant will be submitting a revised map.
 - Parkview: A proposal to amend the Spring Lake Specific Plan zoning to downzone the R-20 multi-family designation to an R-8 designation on the parcel located south of Mack Way and east of Meikel Avenue and to change the school designation to an R-8 density on the 10 acre parcel located north of Mack Way and east of Meikle Avenue and south of Jack Slaven Park. **The applicant has indicated that they will be submitting a Tentative Map application to accompany the amendment application.**
 - Spring Lake Central inquiries: This site is currently bank owned, however, it is currently up for sale. Staff continues to meet with prospective buyers and interested parties to inform them of Spring Lake standards and requirements for this property. This is a key piece of the development and the ability to do future bond financing hinges on this property being in private ownership.
 - Spring Lake Neighborhood Meeting: **The City continues to hold and/or attend Spring Lake neighborhood meetings as requested by the neighborhood. The City also responds to the Spring Lake neighborhood web site to answer questions and provide information.**
-

Project: Gateway II

Phase: n/a

PM: Norris/Consultant Planner C. Gnos

Location: The project site is currently located in Yolo County, south of the existing Gateway I center east of County Rd 102 and north of Gibson Rd.

Description: The project site encompasses approximately 154 acres in size and proposed a mix of retail and auto related uses. The current City of Woodland General Plan land use designation is Urban Reserve. The current Yolo County Zoning designation for the site is Agriculture (A-1). Surrounding land uses include the approved Woodland Gateway commercial center under construction in the City to the north, agricultural land in the County to the south, residential development in the City to the east, and the City Wastewater Treatment Plant to the west.

The proposed project includes an annexation, a General Plan Amendment to re-designate the site for General Commercial development, and a Prezoning of the site to General Commercial (C-2) in order to accommodate a future commercial development. In addition, a General Plan Amendment to modify the acceptable level of service from (LOS) from C to D for County Road 102 (CR 102) from Maxwell Avenue south to the City limits is also requested. The specifics of the commercial development are not in the project application.

Project: Gateway II

Status: **The Gateway II Final EIR and DA are scheduled to be heard by City Council at their September 20, 2011 meeting.** The Gateway II Draft EIR public comment period has been extended for an additional 45-day period. Comments were accepted through July 8, 2010. Seventeen (17) comments have been received in addition to comments provided at the public meeting. Staff and the consultant are working with the City Attorney's office to review those comments and providing responses.

In addition to working on responses to CEQA based comments, Staff with the City Attorney have been working to develop draft Development Agreement (DA) conditions. The review of the DA and EIR will occur concurrently.

Summary/Background:

The build out assumptions made for the purposes of completing the environmental analysis include up to 808,000 square feet of retail, three hotels, one sit down restaurant, three fast food pads, 80,000 square feet of auto mall uses, and 100,000 square feet of office. Detailed project design approvals will be part of a subsequent application. Phasing of development is being evaluated.

A Notice of Preparation of an Environmental Impact Report for the project was released on October 2, 2009 and a public scoping meeting held on October 21, 2009 at 6:00 PM in the City Council Chambers. Approximately 20 individuals attended. Staff has continued to receive written comments from agencies and individuals regarding the project.

The City has hired an outside consulting firm, Raney Planning and Management, funded by the applicant, to prepare the EIR and manage the processing of the application in conjunction with staff, including the annexation request. Analysis in the EIR will include assessment of individual and cumulative impacts. Technical studies to be used in the Woodland Gateway II EIR include:

- Traffic
- Ambient Air and Noise
- Climate Change and Greenhouse Gas
- Biological Resources
- Cultural Resources
- Wastewater and Odor
- Water Supply
- Drainage and Flooding
- Urban Decay and Fiscal Analysis

Staff continues to work on response to comments on the Draft EIR and preparation of a draft Development Agreement (DA).

Project: Historic Preservation Commission (HPC)**Phase:** n/a**PM:** Planning Staff**Location:** n/a**Description:** An appointed Commission for review and oversight of the City's Historic resources**Status:** **The Historical Preservation Commission held a special meeting on September 7, 2011 to present the 2011 Heritage Home and Preservation Awards. The Heritage Home**

Project: Historic Preservation Commission (HPC)

Award winners are: 1) 900 First Street; 2) 901 First Street and 211 Pendegast. This year's Preservation Award will be presented to the Capitol Hotel at 601 Main Street. The Commission also reviewed an Alteration Permit application for the façade work at 610 Main Street.

The Historic Preservation Commission has indicated that their priority is to ensure that the Heritage Home Awards continue this year. At this time, the Award ceremony will be scheduled for either late August or early September to coincide more closely with the Stroll Through History.

HPC has determined that with available staffing, the two key priorities of the Commission at this time are Heritage Home Awards and review of demolitions and development projects in the Downtown National Register District. An additional priority that has been carried forward is the modification of the Historic Resources Ordinance 12A. This is required in order to apply for Certified Local Government Status.

Project: Prudler Project (formerly known as Four Seasons - The Mall Expansion Site)**Phase:** n/a**PM:** Hanson

Location: The project is located on East Street south of the County Fair Mall and north of the Senior and Community Center.

Description: The proposed project, approximately 38 acres, would include 247 single-family homes and a clubhouse facility to serve the active adult homebuyer 55 years of age and above. The project proposes to be a gated community.

Status: **The applicant has put the application on hold.** The draft Initial Study and Mitigated Negative Declaration was released for 30-day review. The fiscal study has been completed by Goodwin Consulting Group and the results of the study have been released to the applicant. Staff is now waiting on the applicant before any further action can take place. The project will go before both the Planning Commission and City Council. The applicant is requesting the following entitlements from the City of Woodland:

- General Plan Amendment to re-designate the site from General Commercial (GC) to Medium-Low Density Residential (MLDR);
 - Spring Lake Specific Plan Amendment to modify the East Street cross-section for the segment south of the County Fair Mall to County Road 24A;
 - Rezone of the project site from General Commercial Zone (C-2) to Duplex Residential Zone/Planned Development (R-2)(P-D) and adopt Planned Development Standards;
 - Conditional Use Permit for development within a PD Zone; and
 - Tentative Subdivision Map to subdivide a 38-acre site into 247 lots plus common area lots, which includes internal roadway and utilities necessary to serve the development.
-

Project:	Target Warehouse Expansion: Target Corporation has proposed to expand their existing 1.5 Million square foot facility to add approximately 362,099 square feet, for a total of 1,871,690 square feet.		
Phase:	Approved by Planning Commission	PM:	Norris
Location:	The project is located at the southeast corner of Beamer Street and County Rd 102; 2050 East Beamer St.		
Description:	The project review included Site Plan, Design Review, including Public Art, and a Mitigated Negative Declaration.		
Status:	The project was approved by Planning Commission February 16, 2011, including the public art concept for a mural on the north building face. The building is under construction.		

Project:	Cinema West		
Phase:	Application under review	PM:	Hanson
Location:	The project is located at 801 Main Street.		
Description:	Construction of a downtown 12-14-screen multi-screen theater on Main Street. The project is proposing 35,000 sq. ft of theater and 15,000 sq. ft of retail space. The project review includes a Conditional Use Permit, Site Plan, Design Review, , and environmental review.		
Status:	(No Change) The application is under review for completeness; the applicant has been informed that the application is incomplete.		

Project:	Chase Bank Site Plan and Design Review		
Phase:	Site Plan And Design Review Completed	PM:	Hanson
Location:	The project is located at 304 Main Street.		
Description:	The project is to construct a new 4,120 square-foot Chase Bank with remote drive-up banking at 304 Main Street.		
Status:	The project is under construction.		

Project: CommuniCare Health Centers

Phase: Application has been deemed complete and project is under review.

PM: Hanson

Location: The project is located at southwest corner of West Beamer and Cottonwood Streets.

Description: Construction of a 21,053 sq. ft medical clinic.

Status: **The project was approved by the Planning Commission on July 20, 2011.**

Project: Black Dragon Brewery

Phase: A CUP has been approved by the Planning Commission.

PM: Hanson

Location: The project is located at 175 West Main Street in the General Commercial C-2 zone.

Description: The *Black Dragon Brewery*, a small micro-brewery and tasting room/brewpub with liquor sales (both on and off site).

Status: **(No Change)** The applicant for the Black dragon Brewery received approval for a CUP for a brewery and tasting room/brewpub with liquor sales (both on and off site). Staff is reviewing building plans.

Project: Knaggs/Adams Annexation Request: A request to annex to the City the approximately 150 acres of land located at the NE corner of Main Street and CR 102. Rubicon Partners is the applicant.

Phase: Initiation of the CEQA process

PM: Sokolow/RBF

Location: The project is located at the NE corner of Main Street and CR 102.

Description: The applicant has submitted an application to initiate the proposed annexation of land which has a General Plan designation and Pre-Zoning designation for Industrial. Environmental review is required and future LAFCO review. The applicant will also submit a tentative map and site plan for review. The City has contracted with the firm of RBF to manage the environmental analysis for the site.

Status: **City staff is reviewing and revising where needed the Administrative Draft EIR prepared by the City's consultant RBF. All technical studies with the exception of the water supply assessment have been finalized by staff or are in draft form.**

Project: Inland Terminal, (Agriform) request to add a 52,000 square foot dry fertilizer building on 18.56 acres adjacent to the nine (9) 600,000 gal storage tanks.

Phase: Plan Check

PM: Norris

Location: The property is located at 1002 N East Street and is east of Hwy 113 and south of CR 18C.

Description: Project request includes a modification of the existing Conditional Use permit, Site Plan and Design Review and a Mitigated Negative Declaration.

Status: The project was approved by the Planning Commission on May 19, 2011. Applicant will submit a public art proposal for review prior to Certificate of Occupancy. **The project is under construction.**

Project: SACOG/MTP/RHNA

Phase: Continued attendance and participation in long range planning efforts

PM: Norris

Location: n/a

Description: Staff participation in regional and locally focused long range planning efforts.

Status: **(No Change)** Continued participation. Staff met with SACOG, County, and local governments to discuss the methodology regarding housing allocation number for the next housing element cycle in 2013.

Project: Yolo County Transportation District

Phase: Building plans under review

PM: Hanson

Location: The project is located at 350 Industrial Way

Description: The project proposes improvements to the project site in order to expand the Yolo County Transportation District administrative operations, dispatch, and maintenance facilities. In particular, the Project proposed the following improvements:

- Construction of a new 7,110-square-foot administration building, located on the eastern side of the existing large shop and south of the existing administration building, to accommodate current and planned YCTD administrative staff and functions
 - Conversion of the existing administration building (3,100 square feet) to dispatch and operations uses and construction of an approximately 1,730-square-foot dispatch and operations addition located on the western side of the converted building, for a total of approximately 4,830 square feet of dispatch and operations space
 - Conversion of a portion of the small shop to storage and a fare box vault
 - Demolition of the existing modular building
 - Construction of a new containment structure, with a footprint of approximately 3,000 square feet, over the existing bus wash
 - Construction of an outdoor employee comfort space to the north of the proposed dispatch and operations addition
-

Project: Yolo County Transportation District

- Installation of an aboveground 10,000-gallon diesel tank, including spill-proof accommodations and fueling island, on 0.34 acre of the currently undeveloped northern portion of the site
- Construction of a new bus parking area on approximately 1.05 acres of the currently undeveloped northern portion of the site (proposed northern parking area)
- Construction of a new bus driveway that would allow two-way bus traffic to and from the proposed northern parking area from Cannery Road
- Addition of 41 new employee and visitor, bus, and paratransit parking spaces
- Construction of a 2- to 5-foot high retention wall around the developed portion of the site where most building structures are located
- Safety and security improvements, including fencing upgrades around employee parking and the perimeter of the site, and an automatic gate system
- Other site improvements, including drainage, lighting, and landscaping

Status: The project is under construction.

REDEVELOPMENT

Project: Downtown Multi-plex Theater

Phase: Selection of Developer

PM: Shallit

Location: The proposed project is 801 Main Street.

Description: Construction of a downtown 12-14-screen multi-screen theater on Main Street.

Status: **(No Change)** Cinema West has submitted an application to the Planning Division. The Board agreed to suspend the RFP process pending the outcome of the Cinema West project application. Staff was also directed to develop a plan to restore and reuse the State Theater.

Project: New Woodland Courthouse

Phase: n/a

PM: Shallit/Sokolow

Location: The project is located at 1000 Main Street.

Description: Construction of 163,066 square foot courthouse at an estimated cost of \$165.3 million to consolidate all of the court's operations at one location in downtown Woodland and increase the number of courtrooms to 14. The project will also include the provision of on- and off-site parking to support the new courthouse. The State Administrative Office of the Courts (AOC) is responsible for design and construction of the project as well as the acquisition/design/construction of the off-site parking. The Redevelopment Agency acquired the property for the new courthouse and handled the relocation of the court site's tenants.

Project: New Woodland Courthouse

Status: The AOC has completed an RFQ for a construction manager at risk/general contractor and anticipates releasing the RFQ by the end of September. The individual construction trades for the project will be bid by the selected CM/GC in January 2013. The project architects have completed the schematic design package which represents at least 35% of the overall design; the new court building will be five stories. Additionally, the local court's design committee has signed off on the exterior design of the new court building. The Phase II Environmental Site Assessment has been completed for the off-site parking sites (along Sixth Street adjacent to Oak Avenue). The State Public Works Board will consider purchase of the sites in November. The RDA has incurred a number of expenses for the court project. While the AOC (State) has provided reimbursements for a number of the costs incurred, \$317,000 is outstanding. Staff continues to monitor the situation and stay in contact with AOC staff responsible for approving and processing the reimbursements.

Project: Facade Grants

Phase: n/a

PM: Shallit/Sokolow

Location: Various locations in the Redevelopment Area.

Description: Downtown storefront improvement program, which will award up to \$30,000 in matching funds per applicant.

Status: Porter Building (501-511 Main Street) – The Agency Board on June 21, 2011 approved a loan of \$200,000 to assist the property owners with the construction of the required improvements for occupancy of the second and third floors of the Porter Building. Work in Dead Cat Alley for the new PG&E transformer needed for occupancy of the upper floors is nearing completion while work on bringing the elevator on line and improving the electrical system on the second floor continues.

Maria's Cantina (306 Sixth Street) – The façade improvements have been completed.

Muscle World Building (514 Main Street) – On June 21, 2011 the Agency Board approved a loan of \$100,000 to assist the property owner with improvements to the Muscle World Building.

Hunt Building-Sean Denny (416 – 418 First Street) – All work on the façade is complete with the exceptions of the installation of the awnings and the addition of a sign.

Jackson Building (Former Morrison's location, 426 First Street) -The property owners have executed a Maintenance Agreement for the exterior and an Owner Participation Agreement for the interior work. Façade and first and second floor construction are expected to be completed late Summer or early fall.

Project: Casa del Sol Mobile Home Park

Phase: Construction

PM: Shallit

Location: Project is located at 621-709 East Street.

Description: Rehabilitation of an approximate 12.6 acre mobile home park. This project includes the

Project: Casa del Sol Mobile Home Park

construction and installation of improvements to infrastructure, including roads, water, and sewer, and the rehabilitation or acquisition of 156 mobile homes for very –low, low, and moderate income households. A new 15,000 square foot community center will also be built. Project costs for acquisition and rehabilitation total \$16,628,113.

Status: The HOME loan was approved and the developer has ordered 15 of the 30 new coaches. The pads have been prepared and Skyline has delivered the first modular units. The next 15 are waiting for the state to approve release of funds.

Project: SACOG Community Design Program, Woodland Downtown Streetscape Project

Phase: n/a

PM: Shallit

Location: The project would improve Main Street between Third and East Streets.

Description: Grant application to fund construction of streetscape improvements (landscaping, sidewalks, bulb outs, traffic signal, etc.).

Status: In January 2010, the SACOG Board of Directors approved \$915,000 in grant funds under the SACOG Community Design Program for the City's project. SACOG has not yet made a determination on when the funding will be available for the City's project. **Staff submitted a new grant request for \$100,000 in July 2011. SACOG will review the applications and announce awards in early 2012.**

Project: Odd Fellows Renovation

Phase: Design

PM: Shallit

Location: The project is located at 725 Main Street

Description: Renovate the interior of the first floor of the Odd Fellows building to accommodate a new business tenant.

Status: The owner has been working closely with his architect to finalize plans for the coffee shop that is interested in locating on the first floor corner. Plans have been submitted to the Planning Division for review. Redevelopment staff will determine final scope of work and budget and finalize the OPA so that the project can be implemented. The design will be presented to the Historic Preservation Committee.

Project: Farmer's Market

Phase: Design

PM: Shallit

Location: Freeman Park-6th and Main Streets

Description: Design of park improvements to better accommodate the Farmer's Market.

Project: Farmer's Market

Status: Design work is continuing. There was good response at the community meeting held August 27 and lively discussion ensued. Community input was received and recorded at that meeting and over 400 community residents were surveyed in person or by phone. Most of the ideas focus on creating more activities in the park that attracts more people.

Project: Rule 20A Project (Undergrounding utilities)

Phase: n/a

PM: Sokolow

Location: The project would underground the overhead utilities on Dead Cat Alley between Third and Fifth Streets.

Description: The City's 17th Undergrounding Utility District would underground the overhead utilities on Dead Cat Alley between Third and Fifth streets. PG&E's Rule 20A Program provides funding (credits) to underground utilities in a community.

Status: PG&E is attempting to fast track the project so construction can be completed in 2012.

Project: CDBG Administration

Phase: n/a

PM: Ross

Location: n/a

Description: Preparing documentation and project monitoring for CDBG funded activities. Also includes the community application process for funding.

Status: Staff is currently preparing subrecipient agreements and is waiting on HUD award letter and agreement to commence with FY12 CDBG projects and activities.

Project: Inclusionary Housing Program

Phase: Ongoing

PM: McLeod

Location: n/a

Description: These are affordable housing units made available for sale under the requirement of homes for low and moderate-income families.

Status: Standard Pacific has released two low-income affordable units and Pulte has released one moderate income unit. **Staff continues to work developers to identify potential buyers. Two units just closed escrow.**

Project: Rochdale Grange**Phase:** Construction**PM:** McLeod/ Luevano**Location:** The project is located at 2090 Heritage Parkway.**Description:** Construction of a 44-unit very-low income apartment complex by Neighborhood Partners in Spring Lake. The land was dedicated to the project by Reynen and Bardis to fulfill a portion of their Inclusionary Housing requirement in Spring Lake. The main funding source for the project is a \$4 million HOME grant.**Status:** Construction is complete. The fee credits have been fully transferred and units are being rented out. The Grand Opening is scheduled October 5, 2011.

BUILDING

Project: Porter Building/Cambridge College Tenant Improvement**Phase:** Construction**PM:** Luevano**Location:** The project is located at 501 – 511 Main Street.**Description:** Seismic Retrofit/Tenant Improvements.**Status:** **(No Change)** Permanent Certificate of Occupancy was issued for the first floor. Staff is receiving calls from people requesting construction information on the second floor; however no plans have been received. Cambridge College is now holding classes at the Porter Building Monday through Friday with approximately 180 students attending, while work on the building continues.

Project: Dollar Tree**Phase:** Construction**PM:** Luevano**Location:** The project is located at 441 Pioneer Ave. Suite #110.**Description:** Retail store**Status:** Tenant improvements to existing vacant 9,421 square foot building. The project is at the final stages of construction.

Project: Yolo County Transportation District**Phase:** Construction**PM:** Luevano**Location:** The project is located at 350 Industrial Avenue.

Description: Construction of a new 7,110-square-foot administration building, located on the eastern side of the existing large shop and south of the existing administration building, to accommodate current and planned YCTD administrative staff and functions.

- Conversion of the existing administration building (3,100 square feet) to dispatch and operations uses, construction of an approximately 1,730-square-foot dispatch, and operations addition located on the western side of the converted building, for a total of approximately 4,830 square feet of dispatch and operations space
- Conversion of a portion of the small shop to storage and a fare box vault
- Demolition of the existing modular building
- Construction of a new containment structure, with a footprint of approximately 3,000 square feet, over the existing bus wash
- Construction of an outdoor employee comfort space to the north of the proposed dispatch and operations addition
- Installation of an aboveground 10,000-gallon diesel tank, including spill-proof accommodations and fueling island, on 0.34 acre of the currently undeveloped northern portion of the site
- Construction of a new bus parking area on approximately 1.05 acres of the currently undeveloped northern portion of the site (proposed northern parking area)
- Construction of a new bus driveway that would allow two-way bus traffic to and from the proposed northern parking area from Cannery Road

Status: The project is at wall framing stages of construction.

Project: Chase Bank**Phase:** Construction**PM:** Luevano**Location:** The project is located at 304 Main Street**Description:** The construction of a new 4,120 square-foot Chase Bank with remote drive-up banking.**Status:** The foundation and slab have been poured and the underground utilities are being completed.

Project: Black Dragon Brewery**Phase:** Construction**PM:** Luevano**Location:** Located at 175 W Main Street.**Description:** Small micro-brewery and tasting room/brewpub with liquor sales (both on and off site)**Status:** The project is at the framing stage of construction.

Project: Target Expansion**Phase:** Construction**PM:** Luevano**Location:** Located at 2050 East Beamer Street**Description:** 344,065 square foot addition to existing 1.5 million existing warehouse.**Status:** The perimeter foundation and interior piers have been poured.

Project: Agriform / Inland Terminals**Phase:** Construction**PM:** Luevano**Location:** The project is located at 1002 North East Street**Description:** The construction of a new 54,304 square foot building.**Status:** The perimeter footings have been poured.

Project: Subdivisions Under Construction**Subdivision:** Parkside by Standard Pacific Homes **PM:** Luevano**Location:** Matmor Road and Sports Park Drive.**Description:** **(No Change)** A 162 lot single family home subdivision. Four model homes have been completed and 17 homes are under construction at various stages of construction.**Subdivision:** Starlyn Park by Centex/Pulte Homes**Location:** East Gibson Road and Ogden Street**Description:** **(No Change)** A 79 lot single family home subdivision. Three model homes have been completed and 7 homes are under construction at various stages of construction.

Project: Permits Issued for the Month**Phase:** n/a**PM:** Luevano**Description:** n/a**Status:** A total of 149 Building Permits were issued for the month of August 2011.

Project: Inspections for the Month

Phase: n/a

PM: Luevano

Description: n/a

Status: A total of 407 inspections were completed for the month of August 2011. This averaged to almost 17.7 per day.

Project: Plan Review

Phase: n/a

PM: Essenwanger/Hanson

Location: n/a

Description: Projects currently being plan checked in CDD's Building Inspection division.

Status: The following projects: in review or completed within the last three months.

1. Yolo Transportation New Administration Building, Remodel of Existing Buildings and Site Improvements project (350 Industrial Way) **has been reviewed and approved.**
2. New Agriform 54,000-ft² Storage Building (SE corner of State Hwy 113 and County Road 18C) **has been submitted and reviewed and approved.**
3. Black Dragon Micro Brewery, Bar & Store Tenant Improvement (175 W Main Street #B): **Plans have been received, reviewed, and approved.**
4. AT&T Office Major HVAC Upgrade Project (629 Lincoln Avenue): **Has been received, reviewed, and revised plans received for approval.**
5. St. Johns Retirement Center ADA Ramps (135 Woodland Avenue): **Response to initial plan review comments and revisions have been received and approved.**
6. New JP Morgan / Chase Bank (304 Main Street) has been submitted and approved. **Revisions-To-Approved-Plans have been submitted and are pending review and approval.**
7. Bank of America Bandit Barrier (50 W. Main Street) **has been submitted and approved with red-line notes.**
8. Dyer Commercial Parking Lot Renovation Project (175 W Main Street) **has been received, reviewed and approved with red-line notes.**
9. **Udike Office & Warehouse tenant improvement, 2340 E Main Street, submittal received, reviewed, and approved.**
10. **Yolo Wayfarer Center Plumbing & Electrical Repairs & Alterations, 1267 E. Oak Ave., submittal received, reviewed., and approved.**
11. **Bellini Garage Fire Repair, 1220 Eunice Dr., submittal received, reviewed, and approved.**
12. **Feuerstein Repair House Damaged by Falling Tree, 111 Sutter St., submittal received, reviewed, and approved.**

Project: Plan Review

13. Jinju Sushi Restaurant TI, 467 Pioneer Ave, initial comments sent, re-submittal received, and placed in plan-check queue. Illuminated Sign submittal received, reviewed and approved.
14. Rochdale Grange Community Bldg 8.9-kW DC Photovoltaic Solar Systems, 2090 Heritage Way Units D, E, F & G, submittals received, reviewed, and approved.
15. Hernandez Barn Electrical Renovation, 120 Deaner Avenue, submittal received, reviewed, and approved.
16. Headwaters Warehouse with Office Space TI, 1230 Harter Ave, Ste-H, submittal received, reviewed, and approved.
17. Spoon Me Yogurt 2-Illuminated Signs, 2021 Bronze Star Dr., Ste 200, submittal received, reviewed, and approved.
18. Wal-Mart Add Evaporative Pre-coolers to HVAC on Roof, 1720 E. Main Street, submittal received, reviewed, and approved.
19. Cardinal Products New Mezzanine in Warehouse with H-occupancies, 57 Matmor Rd., Deferred Suspended Ceiling Submittal received, reviewed and approved.
20. Installation of used spray booth in Splash of Color for unit installed without permits, 1787 E Main St, Unit #14, submittal received, reviewed, and approved.
21. PGP Warehouse Steel Storage Racks, 351 Hanson Way, submittal received, reviewed, and approved.
22. US Bank NA Residential Renovation, 131 Shasta Place, submittal received, reviewed, and approved.
23. Travis Credit Union Tenant Improvement, 1372 E Main Street, submittal received, reviewed, and approved. Illuminated Sign submittal received and approved pending submittal of required energy compliance form.
24. Kaur Convert Garage to Bathrooms & Closets, 849 Bourn Drive, submittal received, reviewed, and approved.
25. Blackstone Investment Remove Wall & Create 1 Suite out of two Suites, 825 East Street, Suite #111, submittal received, reviewed, and approved.
26. Olam Tomato Processors Warehouse Electrical TI, 1400 Churchill Downs Avenue, submittal received and PC1 plan review comments sent to Butterfield Electric.
27. Rubello Remodel Two Bathrooms, 374 Riverside Drive, submittal received, reviewed, and approved.
28. Yolo County Transportation District Diesel Fueling Facility, 350 Industrial Way , PC1 submittal received , reviewed, comments sent and PC2 revisions received and in queue for plan review.
29. Razz Yogurt Shop TI, 353 W Main Street, submittal received, reviewed, and approved. Illuminated Sign submittal received, reviewed, and approved.
30. Rico's Pizza Parlor Lighting Remodel & ADA Restroom & Parking Upgrades, 171 W. Main Street, submittal received, reviewed, and approved.

Project: Plan Review

31. Western Wood 29,000-ft2 Steel Canopy addition, 1492 Churchill Downs Avenue, submittal received, reviewed, and approved.
32. AgriForm Water Tank for Fire Fighting, 2002 N. East Street, initial submittal received and in queue for plan review.
33. AT&T Office HVAC Upgrade Project, 629 Lincoln Avenue, initial comments sent, PC2 revisions received and in queue for plan review.
34. Murphy 1.88-kW Photo-Voltaic Solar System, 28 Lincoln Avenue, submittal received, reviewed, and approved.
35. Adams Grain Dust Collection Structure, 1006 East Street, submittal received, reviewed, and approved.
36. Cusey Enclosed 255-ft2 Aluminum Sunroom Addition, 1611 Brubaker Street, submittal received, reviewed, and approved.
37. MacDowell Complete Renovation of House, 504 Fourth St. - 8/22/2011 PC1 submittal received and placed in plan-check queue for plan review.
38. Koster 230-ft2 Pool House, 6 Fresno Place, submittal received and placed in plan-check queue for plan review.
39. PG&E Install Vehicle Exhaust Removal - Equip in Auto Maintenance Bldg, 242 North West Street, submittal received, reviewed, and approved.
40. Broekema Beltway USA Warehouse Office 17456-ft2 Tenant Improvement, 460 N Pioneer Avenue, submittal received and placed in plan-check queue for plan review.
41. Yolo County Housing Authority Playgrounds ADA, 1285 & 1230-12244 Lemen Avenue, submittal received and placed in plan check queue for plan review.
42. Coffee Shop TI on IOOF Hall, 729 Main Street, submittal received, and placed in plan check queue for plan review.
43. Pacific Dental Services Office Expansion TI, 2041 Bronze Star Drive, submittal received and placed in plan-check queue for plan review.
44. Paske Residential Addition, 1622 Cottonwood St., submittal received and placed in plan-check queue for plan review.

Project: Code Enforcement**Phase:** n/a**PM:** Dennis**Location:** n/a**Description:** Major code enforcement efforts.**Status:** ONGOING CASES
(No Change)

Project: Code Enforcement

1. Currently working with the Yolo County Health Department on passing the responsibilities of Substandard Housing within the City of Woodland to Code Enforcement.
2. 1315 Molly – Vacant home with unsecured pool. Notified listing agent, property has now been secured, but will need to be monitored.
3. 1725 Spruce Drive – Vacant home with unsecured pool. Notified listing agent, property secured by staff, but will need to be monitored.
4. Lincoln Manor Apartments – Working on substandard living conditions in one unit. Maintenance person has been notified and will be making necessary repairs.
5. 551 Elm Street – Vacant home with broken windows, possible illegally created second unit.
6. 320 N. Walnut Street – Vacant lot with numerous in-op vehicles being stored on property, tall weeds and junk/debris accumulation.
7. 105 Main Street (Old Long John Silvers) – Vacant commercial property, junk/debris accumulation, unmaintained landscaping and graffiti.
8. 75 W. Court Street – (Old Q Shack) Vacant commercial property, junk/debris accumulation and unmaintained landscaping.
9. 333 Main Street – (Old Chevy Dealership) Vacant commercial property, with transient encampment located in accessory building at rear of building, junk/debris accumulation and graffiti.
10. 1627 Farnham – Accessory building built without building permit, notice left at property to contact building department.
11. 300 Carlsbad Pl. – Illegal residence in travel trailer, located in rear yard.
12. 37 Miramonte – Illegal/substandard construction built without permit.
13. 845 Browning Circle – Rooster on property.

ONGOING ISSUES

- Business license inspections and violations.

ENGINEERING

Project: Spring Lake Implementation**Phase:** n/a**PM:** Pollard/ Fong**Location:** n/a

Description: Proposed development will be comprised of approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, about 34 acres of parkland, and over 100 acres of major streets and roads. Overall, residential density will equate to about 6.1 units per acre. The Plan will result in build-out to accommodate approximately 11,270 residents.

Status: **(No Change)** Staff is working on facilitating various developments in Spring Lake from the

Project: Spring Lake Implementation
first and second release.

Project: Pulte/Centex/Beeghly

Phase: n/a

PM: Pollard

Location: The project is located north of Marston Drive at the intersection Parkland Avenue and Heritage Parkway.

Description: Residential Subdivision on Beeghly Ranch Property.

Status: Staff and City Attorney working to resolve issues with Breach of Development Agreement City attorney working with Centex's attorney to draft amendment. Staff is also working on property acquisition and Quiet title action. The City put a demand letter on Centex and after meeting with Pulte, the City has since put the demand in abeyance. Additional meetings are needed with Pulte, the Attorneys, and City Staff. **Staff has met with City attorney and City attorney has contacted Pulte anew.**

Project: On Site/Off Site Civil Improvements

Phase: Plan Check

PM: Weichel

Location: n/a

Description: Various projects in for plan check.

Status: 2011: Twelve (12) Complete, Zero (0) Plan Checks in Process.

Project: Encroachment Permits

Phase: Application
Processing

PM: Weichel

Location: n/a

Description: Permitting for minor improvements within the public Right of Way.

Status: Nine-three (93) issued and Eight (8) in process.

Project: Solara Ranch**Phase:** Pre Submittal**PM:** Fong**Location:** Project is located north of Marston Drive between Harry Lorenzo Avenue and Parkland Avenue.**Description:** 94 Residential units within (DR Horton) within Spring Lake.**Status:** **(No Change)** Had pre-submittal meeting at the request of the developer.

Project: Starlyn Park, Phase 1**Phase:** Final
Map/Construction of
Improvements**PM:** Fong**Location:** Project is located south of Branigan, west of Ogden, north Gibson, and east of the shopping center.**Description:** Residential Subdivision in the Southeast area.**Status:** **(No Change)** Improvements were accepted on March 1, 2011 and the subdivision is in the warranty period.

Project: Miekle/Banks**Phase:** Plan Review
Construction**PM:** Fong – plan review agreements
Heath - construction**Location:** See description below.**Description:** Extension of Miekle Avenue and Banks Way within the Spring Lake Area**Status:** Streets are paved, raising utility structures to pavement grade. Completing joint trench (private utilities: PGE, ATT, Wave Broadband). Staff is reviewing landscape plans. Staff is also preparing Reimbursement Agreement for SLIF credits. **Final inspection has been requested.**

Project: CommuniCare Health Centers**Phase:** Preparing entitlement
requirements.**PM:** Pollard/Fong**Location:** The project is located at southwest corner of West Beamer and Cottonwood Streets.**Description:** Construction of a 21,053 sq. ft medical clinic.; and parcel map**Status:** **Project has been approved. Staff has been meeting with the Architect.**

Project: Parkview Subdivision**Phase:** Re-zone. and
Tentative Map**PM:** Pollard**Location:** Spring Lake at the intersection of Meikle and Heritage Parkway.**Description:** Conversion of multi family and school property to SFD**Status:** Staff completed conditions/comments and is now reviewing DA changes for zoning and is now reviewing and preparing conditions for Tentative Map.

Project: Pioneer Village – Unit 1 (AKA: Merritt Murphy)**Phase:** Plan Check**PM:** Fong**Location:** Located north of Farmer's Central Road between Harry Lorenzo Avenue and Pioneer Avenue.**Description:** Residential Subdivision in Spring Lake.**Status:** (No Change) Applicant has resubmitted improvement plans, preparing to update plans and check improvements.

Project: Standard Specification Update**Phase:** Administration**PM:** Karoly**Location:** n/a**Description:** Updating Engineering Standard Specifications to reflect current desires and practices. Items under consideration include LED street lights, surface seals, mapping basis, and AMR device change for water meters.**Status:** (No Change) Addendum No. 2 was signed and issued on May 9, 2011.

Project: Prudler Sievers (formerly known as Four Seasons - The Mall Expansion Site)**Phase:** Tentative map**PM:** Pollard**Location:** The project is located on East Street south of the County Fair Mall.**Description:** 38-acre Residential senior housing subdivision.**Status:** (No Change) Prepared revised comments and met with applicant to discuss fees.

Project: Cal West Seeds**Phase:** Tentative Map 4991**PM:** Pollard**Location:** The project is located off of Harry Lorenzo Avenue, north of Farmer's Central Road.**Description:** 109 SFD map plus R-15 site.**Status:** Staff has completed conditions for the map.

Project: Final Map Processing**Phase:** Processing final Maps**PM:** Hatch**Location:** n/a**Description:** Processing final Parcel Maps or Sub Division Maps for recordation and division of land.**Status:** Four (4) Subdivision Maps completed; Zero (0) Subdivision Maps in process; Three (3) Parcel maps completed; and One (1) Parcel Map in process.

Project: Transportation Permits**Phase:** Permit Issuance**PM:** Hatch**Location:** n/a**Description:** Receiving Requests, Processing, and issuing oversized truck permits.**Status:** 2011: 559 issued.

Project: Subdivision 4675 Parkside**Phase:** Final Map and Plan
Submittal**PM:** Fong/Pollard**Location:** The project is located at the intersection of Matmor and Sportspark Drive.**Description:** Final map for a subdivision located in the Spring Lake with 162 Residential lots and over \$7 million in public improvements.**Status:** Construction is near completion except for Sports Park Drive and East Street intersection. City has received Court order for immediate possession of land (30 days after serving papers) to acquire property to allow for completion of the Sports Park Drive and East Street intersection improvements. Staff also reviewing requests of the developer to modify reimbursement agreements.

Project:	Knaggs Annexation II	
Phase:	Annexation	PM: Pollard
Location:	See description below.	
Description:	Annexation of approximately 160 acres near East Main Street and Road 102.	
Status:	Staff is starting to work on technical studies and is meeting with the applicant and consultant, and also preparing conditions for the maps and DA requirements.	

Project:	Court House	
Phase:	Preliminary Design	PM: Fong/Pollard
Location:	5 th Street and Main Street	
Description:	Construction of \$2 million traffic, sewer, water, and sidewalk improvements to support the new Courthouse.	
Status:	(No Change) Staff met with project engineer to determine infrastructure requirements and is working with the Court to determine project processing requirements	

Project:	Heidrick II	
Phase:	Final Map	PM: Fong/Pollard
Location:	Located south of Farmer's Central Road between Harry Lorenzo Avenue and Pioneer Avenue.	
Description:	Final of 69 lots on the Heidrick tentative map in Spring Lake.	
Status:	(No Change) Applicant has requested plan review prior to map submittal. Plan review has been completed and returned to applicant. Draft agreements have been prepared for prospective buyer. Prepared revised conditions for Development Agreement Amendment. Staff is reviewing the third submittal of improvement plans. The project on hold pending applicant's payment of funds owed.	

Project:	Parkland Landscape Design	
Phase:	Landscape Design for Parkland	PM: Fong
Location:	See Description below.	
Description:	Landscape plans for Parkland Avenue between Heritage and Marston between Parkland and Road 101.	
Status:	Staff has received re-submittal of plans.	

Project: Widening Pioneer Avenue (CIP 09-24)

Phase: Design

PM: Fong

Location: See Description below.

Description: Widening Pioneer Avenue between Gibson Road and the Pioneer HS main entrance.

Status: (No Change) Staff is reviewing revised plans.

Project: Road 25A (CIP 09-25)

Phase: Road Rehabilitation

PM: Fong

Location: The road rehabilitation will occur east of Highway 113 and west of Harry Lorenzo Avenue.

Description: Overlay and widening to standard width of 24 feet plus shoulders.

Status: (No Change) Received funding for design from Pulte Homes and executed contract for services with Cunningham Engineering Corporation. Environmental document being prepared by consultant.

Project: Starlyn Park, Phase 2

Phase: Construction

PM: Heath

Location: South of Branigan, West of Phase 1, North Gibson, East of Shopping Center

Description: Construction of public infrastructure improvements.

Status: (No Change) Contractor began work on May 16, 2011. Rough grading has been completed and sanitary sewer is being installed.

Project: Chase Bank

Phase: Design

PM: Weichel

Location: The project is located at the corner of Walnut and Main Streets.

Description: Constructing Downtown improvements along the property frontage.

Status: The project is under construction.

Project: Capital Projects**Phase:** Pre-Design, Design,
Bidding, Construction**PM:** Ayon, Brant, Burnham, Camacho, Chavez,
Fisher, Heath, Karoly, Meyer, Scott, Sharp,
Weiser, Wurzel**Location:** n/a**Description:** Capital Projects**Status:** **(No Change)** Capital Improvement Project Execution - Engineering staff is managing/designing 34 active projects (FY 10/11 budget = \$24 million) and assisting with PW managed CIPs. For detailed summary of all Capital projects, please see the separate document "CDD Capital Project Status Report."

Project: Misc. Encroachment Permits**Phase:** Construction**PM:** Heath**Location:** Various locations.**Description:** Minor improvements performed with the Public Right of Way**Status:** **(No Change)** Encroachment Permit Inspection –One (1) 2008 permit still active; nine (9) 2009 permits still active. Six (6) 2010 permits are still active; Eighteen (18) permits issued thus far in 2011.

PROJECT TITLE: Woodland Disposal & Recycling Facility: Request for a Conditional Use Permit to allow a small volume (less than 200 tons per day) wood debris chipping and grinding recycling facility on approximately 1.8 acres of land at 1470 East Kentucky Avenue in the Industrial Zone.

OWNER / APPLICANT: Bali Soin of Sierra Waste dba Woodland Disposal & Recycling Company

ENVIRONMENTAL REVIEW: Categorical Exemption.

APN/SIZE: 063-030-002

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

STAFF RECOMMENDATION: Approval with Conditions

HEARING: October 20, 2011

GENERAL PLAN DESIGNATION: Industrial (I)

ZONING DESIGNATION: Industrial (I)

EXISTING LAND USES: Lumber storage and distribution

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 – 06113C0455G Revised June 18, 2010.

STREET ACCESS: East Kentucky Avenue

**ADJACENT
LAND USES & ZONING:**

North	Gayle Manufacturing	I
South	Distribution & Warehouse	I
East	Warehouse	I
West	Gayle Manufacturing	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;
- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class Thirty-Two (32) exemption, Infill-Development;
- Approval of a Conditional Use Permit (CUP) allowing Woodland Disposal & Recycling to operate a small volume wood debris chipping and grinding recycling facility on approximately 1.8 acres of land at 1470 East Kentucky Avenue in the Industrial Zone.

PROJECT PROPOSAL: The applicant, Sierra Waste dba Woodland Disposal & Recycling Company, proposes to operate a small volume (less than 200 tons per day) wood debris chipping and grinding recycling facility on approximately 1.8 acres of land at 1470 East Kentucky Avenue in the City of Woodland. The proposed recycling facility would be located on a parcel located in an industrial zoned area of the City (**See Attachment A - Application**).

The proposed recycling facility would be sharing the site with another existing business, *Mello Reload*. *Mello Reload* is lumber warehouse and distribution facility. The owners of *Mello Reload* have agreed to lease a portion of their site (1.81 ac.) to Woodland Disposal & Recycling Company. *Mello Reload* is operated by two employees, a father and son. The business, *Mello Reload*, averages seven (7) trucks per day with the majority of the shipping is done by rail.

The proposed site is a large flat, paved and graveled parcel of approximately 6.53 acres of land with an existing 12,500 square-foot building. Woodland Disposal & Recycling Company would use approximately 1.81 acres of the site and use approximately of 522 square feet of the existing building for office space. The proposal includes a small 200 square foot check-in office adjacent to the proposed truck scale.

The proposed facility is a small volume wood debris chipping and grinding recycling facility would collect, processing less 200 tons per day of wood debris. The facility will be accepting green waste including timber and lumber from commercial business accounts (40 to 60 customers), but not from the general public. The wood material will be chipped and ground onsite and shipped, either by truck or rail to the Woodland Biomass power plant.

Equipment to be used to operate the facility includes:

- 7 yard bucket loader to move the material in the yard and load and unload from trucks;
- 75 tons/hour mobile grinder to grind and chip the wood debris;
- 4000 gallon water truck to sprinkle water to minimize dust generation during activities;
- Commercial weigh scale to weight each truck.

The applicant has stated the operation includes:

- 20-30 daily total truck trips to and from the site.
- The truck loads consist of wood product/debris to be ground and shipped to power plants by truck or by rail.
- Each truck's load is check-in at the office and weighed on site.
- Each wood load is taken out of the truck by means of front-loader tractor or dump truck and sorted by material type. Any material not suitable for wood grinding is sorted out and placed into individual bins and hauled to another facility for recycling.
- Each load consisting of wood products/debris is ground into chipped material onsite by use of a mobile grinder. The ground wood materials are placed into stockpiles, and are shipped off site by means of large trucks or by rail.
- Once the ground wood is loaded on the delivery truck, it exits the site.

- The delivery truck hauls the ground wood materials to the Woodland Biomass plant to produce power.
- All operations are conducted on a paved and fenced yard in an open area.

As part of the recycling operations, large stock piles of the wood and green waste debris will be located onsite. The Fire Department requires recycling material piles to not exceed 25 feet in height, 150 feet in width and 250 feet in length. Piles are also required to be separated from adjacent piles by approved Fire Apparatus roads.

The majority of the site is open to accommodate the recycling operations and facilitate the maneuvering of the trucks. A six-foot high chain link fence borders the site on the property lines and a row of oleanders bushes were planted along East Kentucky Avenue to screens the activities.

The existing building located on the site is constructed mainly of steel, with steel siding and in some areas a combination of concrete and steel. No exterior alteration to the existing building is planned as part of this proposed new facility. Currently, there are a total of 8 existing designated parking spaces with painted white lines on the proposed site.

CITY SERVICES: The project site is currently served by City services. Water, sewage, electrical and telephone connections are currently on-site and no additional hook-ups would be required as a part of this application.

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 18, 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 the following laws, codes, and ordinances:

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

PUBLIC NOTIFICATION: Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland’s Municipal Code and state planning law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on October 9, 2011.
- Notices were mailed to all property owners within 300-feet of the project site on October 7, 2011.

Copies of the staff report for the proposed project have been on file at the Community Development Department since October 14, 2011.

ENVIRONMENTAL ASSESSMENT: This project qualifies for a categorical exemption from the provisions of CEQA, as the project is considered Infill Development. CEQA identifies this as a Class 32 exemption and is listed in §15301 of the California Code of Regulations.

This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered a Class 32 (CEQA Guidelines, 15332). CEQA identifies this as a Class 32- Infill Development exemption and is listed in Title 14, Article 19 §15332 of the California Code of Regulations. This class exemption is required to adhere to the following requirements:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*
- (c) The project site has no value as habitat for endangered, rare, or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately served by all required utilities and public services.*

The site is located within Woodland City Limits. The proposed project site (1.81 ac.) is less than five acres in size. The site is surrounded by urban development. The site consists of gravel and concrete surface. The site does not provide habitat for sensitive species.

As conditioned, the development of the site will not result in significant traffic, noise, air quality, or water quality impacts. Existing streets are adequate to serve the facility. The project will comply with City noise standards. Existing utilities (storm water, sewer, water, electrical, gas) are adequate to serve the proposed project.

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.

REVIEWING AGENCY COMMENTS

Fire, Development Engineering, Building, and Environmental Operations commented on the proposal and those comments have also been integrated into the recommended conditions of approval. Yolo County's Environmental Health Department is designated as the Local Enforcement Agency for solid waste programs. Yolo County Environmental Health has reviewed the proposal and has recommended conditions of approval (**See Attachment B – Yolo County Environmental Health comments**). The Yolo-Solano Air Quality Management District provided comments on the project regarding permitting of the mobile wood grinder. (**See Attachment C - Yolo-Solano Air Quality Management District comments**).

STAFF ANALYSIS

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

GENERAL PLAN CONSISTENCY

The General Plan (GP) designation for the site 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 comparable uses. The proposed use is consistent with the General Plan.

It is anticipated that noise generated by the operation will not reach noise-sensitive areas within the city. If concerns regarding noise arise in the future, **staff recommends a condition of approval, allowing the Community Development Director to refer the use permit back to the Planning Commission for possible mitigation measures.**

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Industrial (I). Recycling facilities are permitted in the industrial zone with a conditional use permit. The extent of the recycling is limited to that as described in the staff report and any significant expansion would require a modification to the Conditional Use Permit.

Setbacks

The existing building on the site meets the required setbacks. The construct of any buildings will comply with setback requirements for the industrial zone.

Height

The existing building on the site complies with height requirements. 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. The proposed project with the recommended conditions, meets 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. The propose project will be required to provide sufficient parking spaces for the project, based on the number of employees excepted at the new facility in order to comply with the City's off-street parking requirements. The total parking demand for the site will include the 2 employees with *Mello Reload* and the twelve projected employees for the recycling facility. The total parking demand for the site is 14 parking spaces and the site currently has 8 parking spaces. **Staff is recommending a condition that the applicant provide 6 additional parking spaces.**

Landscaping

Article 22 of the Zoning Ordinance commencing with Section 25-22-10 addresses landscaping requirements. The site presently has the required landscaping to screen the lumber yard use

from the public right-of-way. **Staff is recommending a condition requiring the new proposal upgrade the irrigation system by repairing or replacing irrigation system components and replace any dead, dying or missing landscaping and spread three (3) inches of top dressing (bark) in the landscape planters.**

CONSISTENCY WITH OTHER PLANS: The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, or other such adopted land use plans of the City. The project site is subject to the Community Design Standards (CDS). Any additions or alterations to the exterior of the subject building shall conform to the requirements for Industrial Development as set forth in the Community Design Standards for Industrial Development.

PERFORMANCE STANDARDS: In addition, the proposed project will be required to meet all 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.

CONDITIONAL USE PERMIT: Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan. The zoning designation for the site is Industrial (I). Within this zone, recycling facilities are only permitted with a conditional use permit.

APPEAL: The Planning Commission action on the conditional use permit shall be final unless, within **fourteen (14) calendar** days after the decision, the applicant or any other person including the City Council, an individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. No conflict of interest shall solely by reason of the filing of an appeal by the City Council, and individual City Council member, or the City Manager. Any appeal shall be filed with the City

Clerk and, except an appeal by the City Council, an individual City Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. The City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-20.

RECOMMENDATION: Staff recommends **approval** of the conditional use permit by making an affirmative motion as follows:

Motion #1: I Move that the Planning Commission approve the Woodland Disposal & Recycling Facility Conditional Use Permit based on the identified findings of fact and subject to the identified conditions of approval, by taking the following actions:

1. Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, a class 32, Infill Development. §15332 of the Public Resources Code.
2. Determine that the project, as conditioned, is consistent with the General Plan.
3. Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
4. Approve the Woodland Disposal & Recycling Facility conditional use permit subject to the conditions of approval provided.
5. Direct that a CEQA Notice of Determination be filed.

-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 conditional use permit for the Woodland Disposal & Recycling Facility, based on the identified findings of fact (specify findings).

ATTACHMENTS:

Attachment A: Application & Project Site Plan
Attachment B: Yolo County Environmental Health Comments
Attachment C: Yolo-Solano Air Quality Management comments

FINDINGS FOR PROPOSED WOODLAND DISPOSAL & RECYCLING FACILITY CUP
Prepared for approval by the Woodland Planning Commission on October 20, 2011.

FINDINGS

CEQA

1. In accordance with the provisions of CEQA, this project did qualify for a categorical exemption. The project is considered a Class 32 exemption, infill development.
2. The review of the project as defined under CEQA represents the independent judgment of Woodland City Staff.

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
2. The project is consistent with the Zoning Ordinance, which allows recycling facilities in the industrial zone with a conditional use permit.

Conditional Use Permit Findings

1. Adjacent properties are protected and the public interest is protected.
2. The conditions of approval are reasonably related to the use of the property.
3. The City is satisfied that the proposed structures and uses conform to the requirements and the intent of the Zoning Ordinance and the General Plan.
4. The design of the project and improvements will not cause serious public health problems. Utilities are available to the site.
5. The project is consistent with Article 27 of the Zoning Ordinance in that the proposed use is permitted as a conditional use in the zone and that the use maybe allowed subject to conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property.

CONDITIONS OF APPROVAL:

Community Development Department

1. The project is as described in the staff report (a small volume, less than 200 tons per day, wood debris chipping and grinding recycling facility on approximately 1.8 acres of land at 1470 East Kentucky Avenue) prepared for the October 20, 2011 Planning Commission meeting. The project shall be operated and constructed as described in the application and as depicted on the site plan dated 8/9/11 included in the staff report, Attachment A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies that have jurisdiction.
4. 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).
5. The applicant shall comply with the design requirements as set forth in the Community Design Standards for any exterior modifications to the building. The Planning Division shall review all proposed changes for compliance with these standards.
6. The conditional use permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
7. The conditional use permit must be exercised within one year of issuance, or it shall be null and void by act of law (Section 25-27-70).
8. The applicant shall upgrade the irrigation system by repairing or replacing irrigation system components and replace any dead, dying or missing landscaping and spread three (3) inches of top dressing (bark) in the landscape planters.
9. Applicant shall provide 6 additional vehicle parking spaces. These spaces shall comply with the Parking and Landscape Shade requirements.
10. If the facility will generate or store any hazardous materials, the facility must comply with all the applicable hazardous material and hazardous waste law and regulations including but not limited to business plan and inventory requirements.
11. Upon request, applicant shall provide a written report detailing compliance with Conditional Use Permit to the Community Development Department.
12. Prior to commencing operations, the facility shall provide to the Community Development Department any needed permitting, inspection or written approval or written clearance to operate from other agencies including Woodland Fire Department, the Yolo-Solano Air Quality Management District, and the Regional Water Quality Control Board.

13. 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.
14. If the operation of this use results in conflicts with the General Plan or Zoning Ordinance pertaining to exterior noise, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke the said conditional use permit approval. Possible mitigation measures may include, but are not limited to, modifying the hours of operation, noise mitigation measures, or other measures deemed necessary by the Planning Commission.

Building Division

15. This project must meet all criteria and mandates for these City adopted codes:
 - 2010 California Building Code, CBSC Part 2 with Appendix J
 - 2010 California Plumbing Code, CBSC Part 5
 - 2010 California Mechanical Code, CBSC Part 4
 - 2010 California Electrical Code, CBSC Part 3
 - 2010 California Energy Compliance Code, CBSC Part 6
 - 2010 CalGreen Code, CBSC Part 11
 - The Code of the City of Woodland
16. For any proposed improvements requiring a building permit, an application, and designated plans must be submitted for plan review and a plan check fee paid prior to permit approval.
17. Applications for which no permit is issued within 180 days following the date of application will expire, and plans and other data may be returned to the applicant or destroyed by the building official.

Development Engineering Division

18. The Project is within the flood plain. Development shall comply with all applicable FEMA standards and regulations and all City requirements for development within a flood plain.
19. Applicant shall acquire industrial discharge permit from the Regional Water Quality Control Board, or a letter from the board stating an industrial discharge permit is not needed.
20. Project is an intensification land use and shall pay all categories of Development Impact Fees based on an industrial use based on the aggregate square footage of the office (shown as 20'x10' on the application).

Public Works Department

21. Applicant shall comply with City of Woodland Stormwater Ordinance for the project. The project is required to implement the General Site Design Control Measures detailed in the City of Woodland's Stormwater Quality Control Measures Technical Guidance Manual. These General Site Design Control Measures include:
 - Conserve natural areas;
 - Protect slopes and channels;

- Control peak stormwater runoff discharge rates;
- Minimize impervious areas; and
- Minimize effective imperviousness.

22. Applicant shall comply with Specific Source Control Measures detailed in the City of Woodland's Stormwater Quality Control Measures Technical Guidance Manual.

- Storm Drain Message and Signage – at the two storm drain inlets on East Kentucky.
- Outdoor Material Storage Area Design – Per the Sources Control Measure, The following design feature should be incorporated into the design of material storage area when storing materials outside that will contribute significant pollutants to the storm drain.

Source Control Design Feature	Design Criteria
Surfacing	• Construct the storage area base with a material impervious to leaks and spills
Covers	• Install a cover that extend beyond the storage area, or use a manufactured storage shed for small containers
Grading / Containment	• Minimize the storage area • Slope the storage area towards a dead-end sump to contain spills • Grade or berm storage areas to prevent run-off from surrounding areas • Direct runoff from downspouts/roofs away from storage areas.

23. Applicant shall comply with City of Woodland Wastewater Discharge Ordinance.

24. Applicant shall comply with State Water Resources Control Board under Water Quality Order 97-03-DWQ, the General Permit for Discharge of Storm water associated with industrial activities. The facility shall have coverage under the General Permit for Storm Water Discharges Associated with Industrial Activities (NPDES General Permit No. 97-03-DWQ). The facility operator must submit a Notice of Intent to comply with the permit to the State Water Resources Control Board and a Storm Water Pollution Prevention Plan must be prepared.

25. Trash enclosure shall be covered, in accordance with City of Woodland Technical Guidance Manual for Stormwater Quality Control Measures.

26. If any buildings are expanded or new structures added under a building permit, applicant shall pay development impact fees prior to issuance of building permit.

Fire Department

27. The project will be required to obtain and maintain an annual Fire Code Permit for a Waste Handling Facility from the City of Woodland Fire Department, Fire Prevention Division.

28. The project shall meet the requirements of Chapter 19, 2010 California Fire Code, and Section 1908.

29. Where pile sizes are limited by code, each additional pile shall be separated by a distance of 20 feet for Fire Department Access.
30. A facility plan shall be provided showing the location of all piles and Fire Department access.
31. Access for Fire Department apparatus is required to be a minimum of 20' width. No-parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20-foot access lanes. Please contact the Woodland Fire Department Fire Prevention Office to determine the location of fire lanes. A clear height of 13 feet 6 inches shall be provided.
32. Access gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 20 feet shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plans shall be submitted for approval to the Fire Department prior to installation.
33. The turning radius of a fire apparatus access road shall be a minimum standard turning radius of 28 feet inside and a 48 foot outside diameter. This dimension may be increased when determined by the Fire Code Official. The turning radius for fire apparatus for this project may be problematic due to the limited space.
34. The plans show the relocation of one fire hydrant. Fire hydrant spacing shall meet the 2010 California Fire Code Appendix C for locations and spacing. Plans shall be submitted to the Fire Prevention Division for approval of the locations. Spacing shall not exceed 300 feet.
35. 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 2000 gallons per minute at 20 psi for a minimum 2 hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit.
36. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. Fire hydrant spacing shall not exceed 300 feet. A total of 2 additional fire hydrants are required to provide fire protection for this project. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.
37. Fire Hydrants shall be installed and meet the City of Woodland Standards.
38. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. All new commercial buildings shall display a lighted street number in a prominent location with numbers not less than 6 inches in height.

Yolo County Environment Health

Hazardous Materials Program:

39. Prior to handling hazardous materials in quantities than 55-gallons, 500-pounds, or 200-cubic feet, or generating hazardous waste at the facility, a Hazardous Material/Waste Application Package (Business Plan) shall be completed and submitted to Yolo County Environmental Health (YCEH). For information call YCEH at (530)666-8646.

Solid Waste Program:

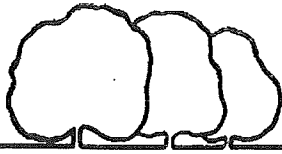
40. The applicant shall submit an Enforcement Agency Notification form to Yolo County Environmental Health Solid Waste Program / Local Enforcement Agency (LEA)
41. The facility shall submit a Report of Composting Site Information (RCSI) or operations plan, and an Odor Impact Minimization Plan (OIMP)
42. Prior to commencing operations, the facility shall submit an application for a Solid Waste Information System (SWIS) number with State's CalRecycle.
43. The Facility shall be inspected quarterly by the Local Enforcement Agency (LEA).
44. Prior to commencing operations, the facility shall provide any needed permitting, inspection or written approval from other agencies including Woodland Fire Department, the Yolo-Solano Air Quality Management District, and the Regional Water Quality Control Board.
45. Any solid waste shall be removed from the facility within 7 days.
46. If the facility plans to recycle appliances, it must obtain proper permits from the Department of Toxic Substance Control.

PG&E

47. The relocation of any existing PG&E facilities will be done at the applicant's expense. The applicant shall contact USA at (800) 227-2600 to locate existing facilities prior to digging.

H:\APALIC U Pst\Sierra Recycle\Woodland Disposal & Recycling Staff Report.docx

ATTACHMENT A



City of Woodland

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

Community Development Department
Planning Division

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. _____	☐ General Plan Amendment	☐ Lot Line Adjustment	☐ Site Plan Review
	☐ Rezone	☐ Variance	☐ Design Review
Amount Paid: \$ _____	☐ Tentative Subdivision Map	☒ Use Permit (CUP)	☐ Zoning Administrator Permit (ZAP)
Amount Due: \$ _____	☐ 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

APN. 063-030-002

Site address or location: 1470 East Kentucky Ave, Woodland, Ca 95695

Project Name: Woodland disposal & Recycling Company

Assessor's Parcel Number: Portion of

Total Acres: 1.81 ± Acre portion of 6.53 ± Ac

Is this project located in a Redevelopment Area? ☐ Yes ☐ No

Is Your Project Located in a Flood Zone? Yes _____ No _____

Does this request include signage? ☒ Yes ☐ No

IDENTIFICATION SIGN ONLY

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: <u>MARTY J. & DEBRA MELLO</u>	APPLICANT: <u>BALI SOIN</u> <u>Sierra Waste dba Woodland Disposal &</u>
ADDRESS: <u>1327 Elwood Street</u>	ADDRESS: <u>Recycling Company LLC</u> <u>8260 BERRY AVE</u>
CITY STATE ZIP CODE: <u>Woodland, Calif 95776</u>	CITY STATE ZIP CODE: <u>SACRAMENTO, CA 95828</u>
PHONE: <u>(530) 662-1468</u>	PHONE: <u>(916) 388-8320</u>
E-MAIL ADDRESS:	E-MAIL ADDRESS: <u>Sierra 8260 @ Sbc global . net</u>

5 General Plan Amendment

N/A

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres

6 Rezoning Request

N/A

Existing Land Use Zone	Gross Acres	Proposed General Plan Designation	Gross Acres

7 Residential Development

N/A

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

8 Commercial/Industrial Development

Indicate the type of commercial/industrial development	Indicate the gross and leasable square footage for each type of element
To operate a "Wood chipping and grinding facility" accepting green waste, wood waste, timber & lumber.	1.81 ± acre yard office 522 ± SF. waste facility.

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>Bal Venn</u> Date: <u>5/3/11</u> Legal Owner: <u>[Signature]</u> Date: <u>5/3/11</u> Legal Owner: <u>Bal Venn</u> Date: <u>5/3/11</u>
Place Date Received Stamp Here	
DEPARTMENT USE ONLY	
G.P. Designation _____ Zoning Designation _____ Applicable Zoning Code Sections _____ Hearing Body _____ Environmental Determination _____	Request _____ _____ _____ Logged by _____ Date _____ Planner _____ Date _____

Job No.: 2011-019
July 11, 2011

1470 E. Kentucky Avenue
City of Woodland, CA 95692
Control No.: _____
APN: 63-030-002

STATEMENT OF INTENT

We are requesting a Conditional Use Permit (CUP) from the City of Woodland to allow us to start a chipping and grinding facility accepting green waste including timber and lumber.

We want to operate a facility in Woodland that complies with EA Notification Tier for "Small Volume C&D Wood Debris Chipping and Grinding Operations (less than 200 tons per day) - (Section 17383.3)", which would commence operations upon issuance of a CUP by the City of Woodland

Received materials will be accepted only from businesses that have commercial accounts/contract, and not from the general public. Wood will be chipped/ground onsite and shipped, either by truck or by rail to the Woodland Biomass power plant in Woodland to produce power. WE anticipate receiving some material from Woodland Biomass by rail.

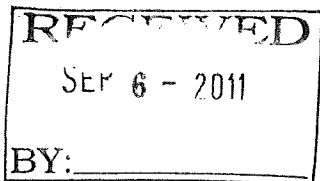
All operations are conducted on a graveled, paved and fenced yard in an open area. The business expects to employ 5 to 12 people to serve 40 to 60 customers.

EQUIPMENT LIST				
	Equipment type	Model and Year	SR #	Capacity
A	Loader	950F	5SK00544	7 Yard Bucket
B	Grinder	HC 4700 (Rebuild engine 2009)	27-24-1044	75 Tons/Hour
C	4000 gal Water truck	1988/INTL	2HSFEGUR2JC017543	Mobile
D	Commercial Wiegh Scale			80 Gallon Fuel
		Total		

ATTACHMENT B



Leslie Lindbo, Director of Environmental Health



County of Yolo

HEALTH DEPARTMENT

Environmental Health

137 N. Cottonwood St. Suite. 2400, Woodland, CA 95695

PHONE – 530-666-8646 or 916-375-6475

FAX – 530-669-1448

Land Use Review Form

Name & Address of Facility:

Woodland Disposal & Recycling Facility
1470 East Kentucky Avenue
Woodland, CA

Document Type:

Conditional Use Permit/ Categorical Exemption

Agency Requesting Review:

City of Woodland

Project Description:

Small Vol C&D Wood Chip & Grind Op. (<200 tpd)

Project ID#: 2011-019

Plan Check #:

APN#: 063-030-002

Assigned To: M.H. & J.H.

Date Assigned: 8/19/11

Due Date: Originally 8/26/11, ext. 9/9/11

FA#: FA0014735

SR#: SR00????? 15094

☐

Approved

☒

Approved with conditions
(See the comments below)

☐

Hold

☐

Denied

Hazardous Materials Unit Staff member: Moushumi Hasan

Date: 9-2-11

Sign-off requested by Hazardous Materials Unit prior to building permit final: ☐ Yes ☐ No ☒ N/A

Comments:

- Hazardous Materials Program conditions:** Prior to handling hazardous materials in quantities greater than 55-gallons, 500-pounds, or 200-cubic feet, or generating hazardous waste at the facility, a Hazardous Materials/Waste Application Package (Business Plan) must be completed and submitted to Yolo County Environmental Health (YCEH). For information please call YCEH at 530-666-8646.
- Solid Waste Program conditions:**
 - The applicant needs to submit an Enforcement Agency Notification form to Yolo County Environmental Health Solid Waste Program/ Local Enforcement Agency (LEA). The form is available at: <http://www.calrecycle.ca.gov/LEA/Forms/Permits/CIWMB169.pdf>
 - The facility needs to submit a Report of Composting Site Information (RCSI) or operations plan, and an Odor Impact Minimization Plan (OIMP). Further information is available at: <http://www.calrecycle.ca.gov/SWFacilities/Permitting/FacilityType/Compost/>
 - The facility needs to submit an application for a Solid Waste Information System (SWIS) number with CalRecycle. Further information is available at: <http://www.calrecycle.ca.gov/LEA/Forms/SWIS/CIWMB037.pdf>
<http://www.calrecycle.ca.gov/SWFacilities/Directory/MinimumData.aspx>
 - The facility will be inspected quarterly by the LEA.

- Prior to commencing operations, the facility may need permitting, inspection or written approval from other agencies, including: local fire department, Yolo-Solano Air Quality Management District, and the Regional Water Quality Control Board.
 - Any solid waste must be removed from the facility within 7 days.
 - If the facility plans to recycle appliances, it must obtain proper permits from the Department of Toxic Substances Control. Further information is available at:
http://www.dtsc.ca.gov/HazardousWaste/Mercury/Certified_Appliance_Recycler.cfm
-

Consumer Protection Unit Staff member: Jianmin Huang

Date: 9-1-11

Sign-off requested by Consumer Protection Unit prior to building permit final: ☐ Yes ☐ No ☒ N/A

Comments: The facility is on city utilities. The number of employees is up to 12. Project was approved without conditions by CPU.

ATTACHMENT C



October 12, 2011

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

Re: Woodland Disposal and Recycling Facility

Dear Mr. Hanson:

The Yolo Solano Air Quality Management District (District) has reviewed the application and categorical exemption for above project. The District believes that if the project is properly managed, it could be operated without resulting in any significant impacts to air quality. However, please be advised that from the limited information, it appears that this process will be subject to District permitting. The District strongly encourages the applicant to contact our engineering staff to schedule a meeting to discuss the permitting requirements, prior to proceeding with any onsite construction activities.

The application contains a copy of a Statewide Portable Equipment Registration Program (PERP) for a 630 horsepower engine. This type of registration is valid if the engine operates in a portable fashion (e.g. doesn't stay at a fixed location and doesn't return to the same location year after year), however if a company establishes a fixed location which materials are brought to (which this location in Woodland appears to be), this would require a District Authority to Construct (ATC) and subsequent Permit to Operate (PTO). As part of processing that application, the District staff would conduct an evaluation to determine the Best Available Control Technology (e.g. electric utility power) that can be implemented by the project applicant.

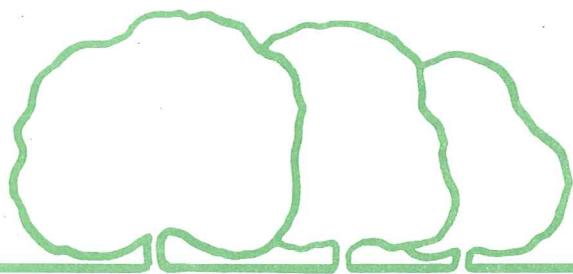
In addition, please note that dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5, NUISANCE.

The District has no other comments at this time. In conclusion, the District appreciates receiving the application and categorical exemption. If you have any questions, please contact me at (530) 757-3668.

Sincerely,

A handwritten signature in cursive script that reads "Matthew R. Jones".

Matthew R. Jones
Supervising Air Quality Planner



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: Review Public Art for JP Morgan Chase Bank Building at 304 Main Street

DATE: October 20, 2011

RECOMMENDATION:

Staff recommends that the Planning Commission review the proposed public art for the JP Morgan Chase Bank Building located at 304 Main Street.

BACKGROUND:

On November 18, 2010, the Planning Commission approved the building design for the Chase Bank proposed for downtown Woodland at 304 Main Street. The project was appealed to the City Council and on January 18, 2011, the City Council upheld the Planning Commission's design approval.

PROPOSAL

JP Morgan Chase Bank contracted with YoloArts, the county wide non profit organization that provides project administration to businesses for the planning and execution of public art projects. YoloArts project oversight included the issue of a Request for Proposals (RFP) for public art (**See Attachment A - RFP**).

YoloArts prepared considerable options for the Chase Bank project for review. The client panel reviewed and rated finalists' proposals based on criteria set forth in the art plan and RFP. The proposed art work was chosen based on the artists' ability to meet the thematic, artistic merit, integration/original work and professional ability considerations. The following artwork is the recommendation of the Public Art Panel and is referred to the Planning Commission for final approval:

Artist: Joseph Bellacera of West Sacramento. Mr. Bellacera's art proposal is a sculpture consisting of playfully stacked and staggered disks or circles.

Design Concept: As stated by Mr. Bellacera - The basis of the design is the circle, an ancient and universal symbol of unity, wholeness, and infinity. Moving further into my concept, the

disks in these designs are broken in places and rearranged in a playful, rhythmic configuration. The movement celebrates a return to wholeness out of precariously balanced elements. These large-scale disks also resemble coins - a key element in banking and finance. Our economy is based on the movement and exchange of money to fulfill both personal and collective visions and desires of our culture. Finally, the sculptural disks have grooves slicing through them; some are broken into pieces. This partitioning is reminiscent of "pieces of eight" which are significant to both the history and evolution of our monetary system (**See Attachment B - Art Description**).

Materials and installation: The sculpture will be fabricated from metal and a powder coating or patina will be applied. The height of the sculpture (including pedestal) will approximately 9-feet, the sculpture will be displayed in the southwest corner of the site adjacent to Walnut Street. It will be placed in a 1-foot high pedestal with lighting recessed into the surface of the pedestal.

REVIEW

In reviewing public art for commercial and industrial projects, the Commission will need to determine whether the proposed art work complies with the Community Design Standard's requirement for providing public art. The proposed public art concept should be reviewed for appropriateness with the location, architecture of the building and the scale and materials used. Assuring the highest quality of aesthetic experience for the citizens of Woodland is the primary criterion for approving of public art.

RECOMMENDED ACTION

Staff is recommending that the Planning Commission review the proposed public art and consider making one of the following motions:

MOTION #1 I move to approve the public art proposal from JP Morgan Chase Bank subject to the following findings:

Findings

- The public art proposal fulfills the requirements of the Community Design Standards by incorporating public art into the commercial development and;
- The public art proposal was reviewed the Woodland Planning Commission

MOTION #2 I move to deny the public art proposal from JP Morgan Chase Bank subject to the following findings:

Findings

- (Specify)

Enclosure

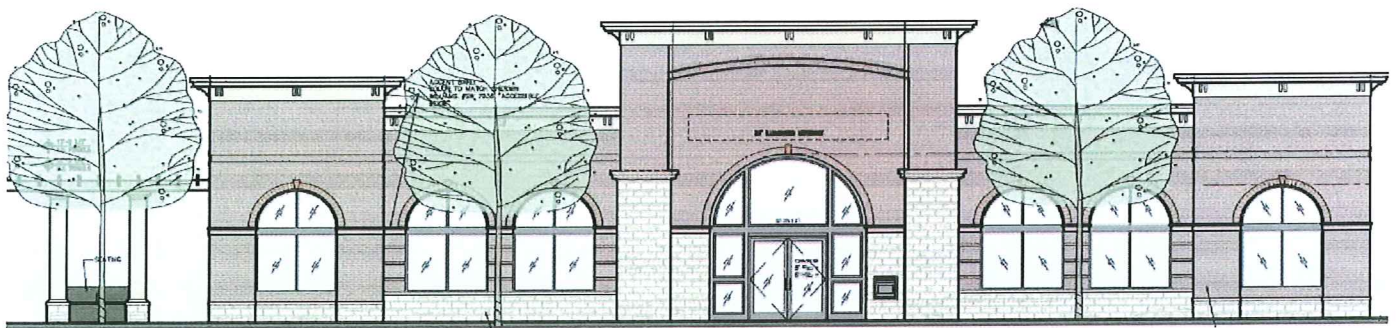
- A. Request for Proposals
- B. Joseph Bellacera Art Packet

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ATTACHMENT A

Public Art
JP Morgan Chase Bank

December 2011 Installation



ART IN PUBLIC PLACES

REQUEST FOR
PROPOSALS

JP Morgan Chase Bank

APPLICATION CD DUE:

Wednesday, September 21, 2011 at 3:00pm

www.yoloarts.org

PROJECT BACKGROUND

JP Morgan Chase Bank is seeking artists to present artwork to enhance their new facility in Woodland, CA. YoloArts' Art in Public Places (APP) program is directed to solicit artists as applicants for the potential commissioning of the project. YoloArts' APP program is interested in the highest quality artwork that is site-specific and is aligned with the project criteria.

Project Description:

YoloArts on behalf of JP Morgan Chase Bank plans on commissioning or purchasing a unique, permanent work of art for their new financial facility located at 304 Main Street, Woodland, CA 9695. The business is situated on the corner of Main and Walnut Streets; the south east corner of the downtown area. The new building is sited in the downtown redevelopment area and is adjacent to a variety of mixed-use commercial spaces that serve the local community.

Project Criteria: This public art project presents an opportunity for a large non-figurative outdoor sculpture. The artist or artist team is free to choose the medium of their choice in addressing the site. The artwork selected for this project should address one or more of the following goals:

- Create an identity for the bank;
- Consider the building and its functions for all users of the site including visitors to downtown and the local community that patronize the businesses downtown, bank patrons and staff;
- Fit in scale to the identified project site and surrounding buildings;
- Be a non-figurative sculpture with an organic aesthetic;
- Kinetic in nature, free form, whimsical;
- Appeal to people of all ages;
- Aesthetically compatible with the buildings architecture;
- Safe and deter climbing;
- Quality work of art;
- The work must be able to hold up and be easily maintained in a public/outdoor setting.

Original Works: Artists submitting artwork for consideration will assure the following: The artwork is solely the result of the artistic effort of the artist. The artwork is unique and original and does not infringe upon any copyright or the rights of any person, literature, illustration of books or publications. The artwork (or duplicate thereof) has not been accepted for sales elsewhere. The artist has not sold, assigned, transferred, licensed, granted, encumbered or utilized the artwork. The artwork is free and clear of any liens from any source whatsoever.

Applicant Eligibility: All artists 18 years and older; all disciplines including but not limited to: painting, photography, ceramics, mosaics, fiber art, sculpture, poetry, mixed-media and metal. Special consideration to Yolo County artists.

Selection Process: A limited competition/invitation. Professional artists will be invited to present design concepts for this project. All submissions will be reviewed by the selection panel. The panel will review and recommend finalists for commissions. *YoloArts reserves the right to reject any and all applications and subsequent design proposals.*

Panel will review all applications, determine and recommend finalists. Artist/Artistic teams will be chosen based on their ability to meet the following considerations:

Thematic: The overall quality and aesthetics of the artwork and its alignment with the project criteria in general.

Artistic Merit: Proposal demonstrates artistic excellence, conceptual ideas, expression, & execution.

Original Work: Original designs that compliment the vision and goals of the project, underscoring the value and beauty of the community.

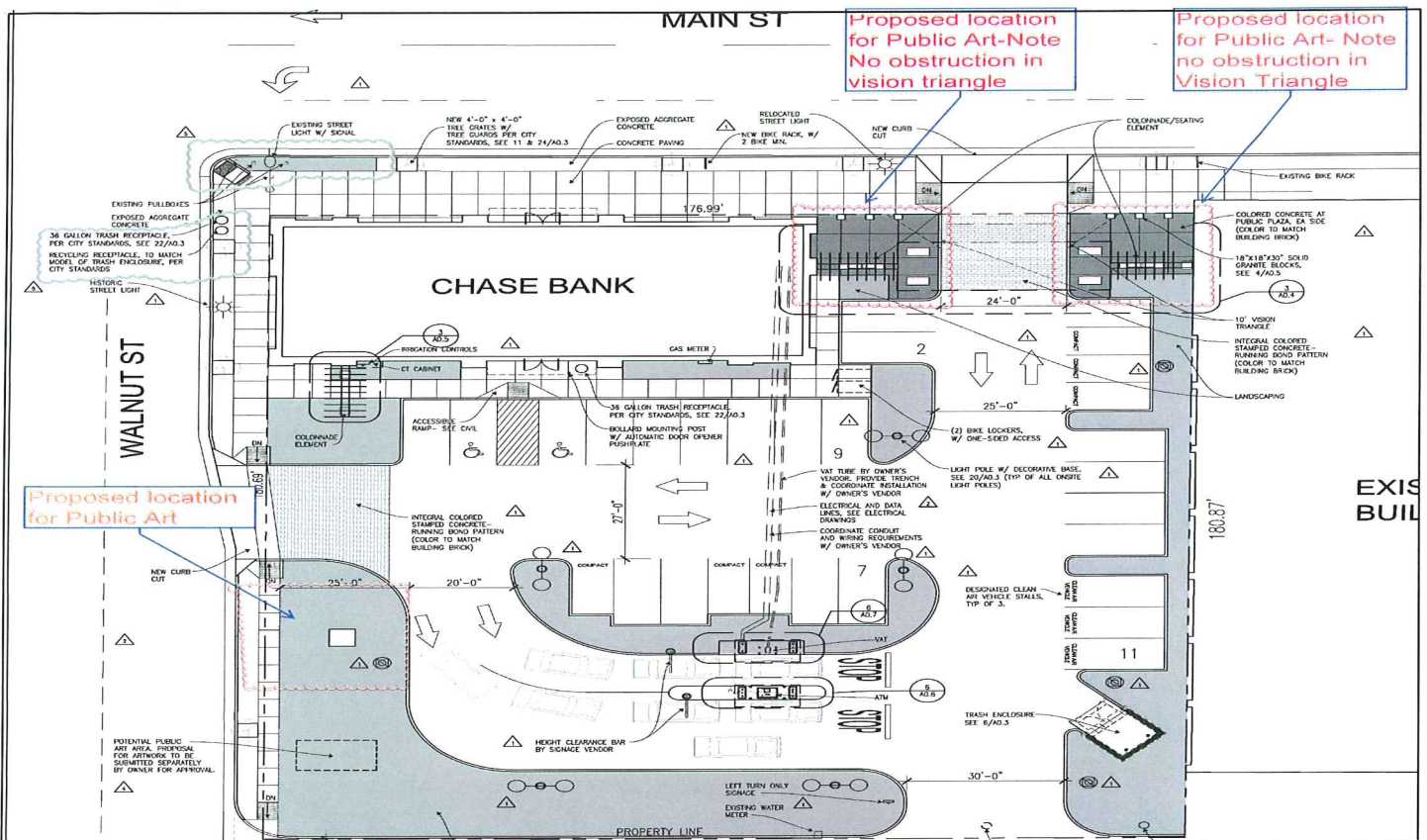
Professional Ability: Artist's professional philosophy, understanding of public art, artistic background, education, experience, exhibitions, etc.

Timeline: Artist or Artistic Teams that can create and install by the client requested timeline (December, 2011)

(Artwork that is inherently political, religious or otherwise exclusive of any factor of the social stratum shall be deemed inappropriate for this project).

Non-discrimination:

The selection process for artwork(s) and the award of any contract shall not be based on, or give consideration to discrimination of any kind based upon race, religion, national origin, ancestry, color, sex, age, disability or handicap, marital status, sexual orientation or any other characteristic protected by federal, state, or local law.



LOCATION:

Projects that include the Chase logo or the color associated with the JP Chase Morgan brand will not be considered.

Certain areas of the site have been identified to include a public art enhancement within the guidelines of the project. The locations listed below are considered the most suitable to aesthetically enhance the facility for users and employees. Suggested artwork should be designed for these areas and include concepts that reflect the Project criteria (thematic and artistic inside left page of RFP). You may submit concepts or artwork for one or both of the areas.

Only one project/site will be selected — Installation by December, 2011

Due to the short timeline artists may submit current/ existing art work that meets the Project Criteria for consideration (minimum one (1) year old)

Area #1) Pergola /Main Street : Outside main entrance area on the north side of building (main street) integrated with or complementing the proposed pergola.

Concept: Visual element that meets one or more of the Project Criteria; identifies the building and encourages the public to investigate.

Function: Weather and Vandal-proof. Tolerates direct sunlight & heat.

Area #2) Parking Lot/ Walnut Street : the west side of the building, in a small area adjacent to the parking lot; and drive through.

Concept: Provide art element that relates to the Project Criteria, is free standing;

Function: Visual orientation compatible with building. Weather and Vandal-proof. Tolerates direct sunlight and heat. Relatively maintenance-free.

Total Budget: \$16,000

Choose one or more of the two designated locations for your proposal —total for all areas should not exceed budget.

Cost for a pedestal or lighting for the art will be the responsibility of the client.

If schedule allows— Artist whose work is selected will be asked to accompany YoloArts to city review meeting .

SUBMISSIONS

APPLICATIONS DUE:

Wednesday,
September 21,
2011
3pm

Deliver to:

YoloArts Office
120 W. Main St.
Suite B
Woodland, CA
95695
OR

Mail to:

YoloArts
P.O. Box 8250
Woodland, CA
95776

YoloArts:

530.406.4844



SUBMISSION GUIDELINES:

Please prepare the following materials for consideration on a virus free PC compatible CD ROM. All written materials should be converted to PDF to assure proper alignment.

(Hard copies will be accepted if digital applications creates a hardship for the submitting artists. In the event a hard copy format is required please do not submit original artwork, or other reference materials larger than 8.5" x 11")

- Put your name(s), address, phone number and email address on the CD containing all materials and **on each page of application materials.**
- If submitting hard copy-order all requested documents together to make 1 packet of materials.
- Submissions sent by fax or email will NOT be accepted.

Provide the following:

1. **Digital Images:** Submit up to 3 digital images of recent work. No more than 5 digital images will be accepted. Images should be no larger than 72pdi (maximum 360x243 pixels or 5" x 3" or 257K). When opened, each image file should appear in the proper orientation (portrait or landscape). Please note: YoloArts staff will not adjust or alter digital images. Each image should be labeled with Artist's last name and image number ("Rembrandt_1").
2. **Image List:** Submit an image sheet indicating information about each artwork including title, media, size, and location. If commissioned, include the budget and commissioning agency.
3. **Resume:** Submit a current resume, no more than 2 pages with your name, current address, phone number and email address at the top of each page. Do not submit articles or press releases.
4. **Budget** Estimate must include all materials artist fees, labor costs, transportation and storage, installation, site preparation and insurance including workers comp, liability, fire and theft. Budget submitted will be the amount considered for funding. No exceptions. Suggested sample budget online at www.yoloarts.org/public.php under "Artist Tool Box" Budget Template.
5. **A Narrative & Visual Description of your Proposed project:** Summarization of the proposed art work including any sketches, design concepts or other clear visual representation of the proposed project and a description of the materials to be used. Please include how the work is to be integrated into the area. Keep this to one page maximum.

REMINDERS:

- Do not use folders, file folders, or other binding materials
- **All questions should be directed to YoloArts staff •**

Please refrain from calling JP Morgan Chase Bank its employees or staff.

Security & Safety Considerations:

The area that has been identified for placement of artwork in this project include locations where clients, their children, or members of the general public will have unfettered access. Attention will be given to the safety and security of clients, employees and the general public in the choice of materials and placement of artwork. Sculptures are to be anchor bolted to concrete pads Appropriate safety glass used to enclose 2D work (if applicable)

The art work and installation must meet the stated security requirements and must meet all safety guidelines as outlined by OSHA, local fire & building codes.

Reservation of Rights:

YoloArts and its client reserves the right at any time to supplement, amend, or otherwise modify the call for art and to request additional or supplemental information or proposals from any or all participating artists. In addition, YoloArts and its client may choose to modify any or all proposals or part thereof submitted in connection with this call; waive any defect or technicality; and request new proposals where the acceptance, rejection, waiver or advertisement would be in their best interest.

If, regardless of the reason, the contract for purchase and installation of the artwork is not executed within 30 days of notification to the selected artist(s), the rights are reserved to terminate the offer to the artist(s) and move to another finalist.

TENTATIVE SCHEDULE

September, 2011:

Invitation and
Call for Proposals
Panel Review

October, 2011 :

Artist/Artist Team
Selected
Contract with Artist

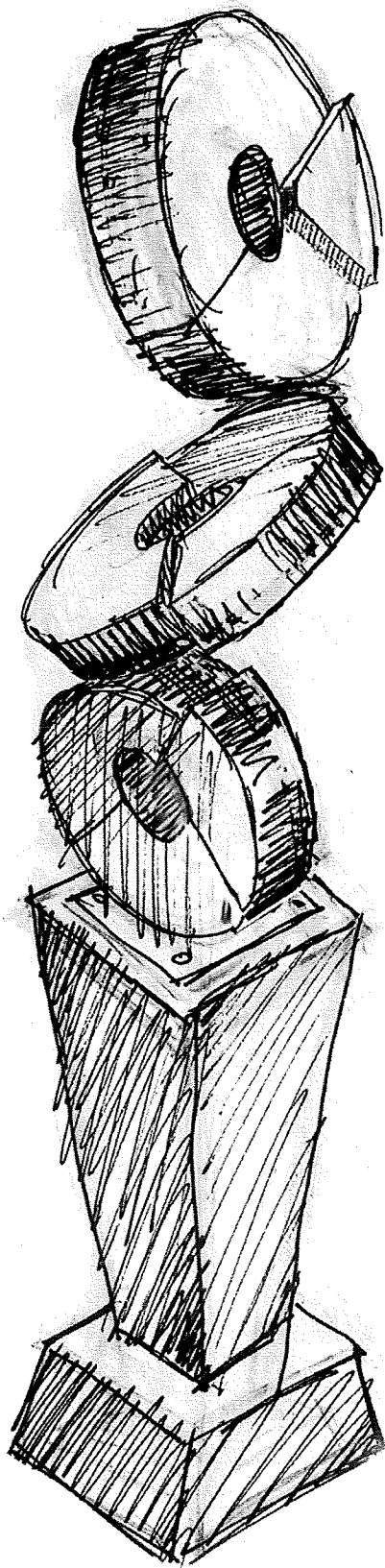
November, 2011 :

Art creation and
fabrication

December 4, 2011:

Final commission due
Art Installed

ATTACHMENT B



**"Pieces of Eight",
Sculpture Proposal for JP Morgan
Chase Bank, Woodland, CA**

Joseph Bellacera

P.O. Box 1075

West Sacramento, CA 95691

916/224-4011

bellaart@wavecable.com

Based on a concept of using both whole and broken circular elements which may suggest a reconfiguration and rebalancing of our perceptions in life, both in a cultural or individual sense of universal wholeness and in our monetary system.

The "Pieces of Eight" refers to the historical role this concept played in the early part of our history and later in the structure of the stock market.

The sculpture would be made of metal with an applied patina and protective coating or powder coated with a single color and stand approximately 9' tall on a concrete base.

This sketch is a proposal and may be altered to refine the aesthetic concept and fit into an actual architectural environment.

Joseph Bellacera • NARRATIVE DESCRIPTION

PO Box 1075, West Sacramento, CA 95691 • cel 916/224-4011
bellaart@wavecable.com • www.josephbellacera.com

YOLO ARTS

JP MORGAN CHASE BANK

DESIGN - I am presenting three design concepts (A-C) each consist of playfully stacked and staggered disks or circles. Each design is simple yet elegant with strong visual appeal. I present these concepts as options for the panel to select one for this project. Although, with additional funds, I would be able to create more than one sculpture.

The circle is an ancient and universal symbol of unity, wholeness, and infinity. The disks in these designs are broken in places and rearranged in a playful, rhythmic configuration. The movement celebrates a return to wholeness out of precariously balanced elements.

These large-scale disks also resemble coins -- a key element in banking and finance. Our economy is based on the movement and exchange of money to fulfill both personal and collective visions and desires of our culture.

The sculptural disks have grooves slicing through them; some are broken into pieces. This partitioning is reminiscent of "pieces of eight" which are significant to both the history and evolution of our monetary system. Pieces of eight were legal currency in the United States until 1857. This dollar coin could be cut into quarters, and "two bits" became American slang for a quarter dollar. Though pieces of eight have been out of use for over one hundred years, they have a lasting legacy. The New York Stock Exchange listed stock prices in one-eighths of a dollar until 1997.

CONSTRUCTION - The sculpture will be fabricated from metal and a powder coat or patina would be applied followed by a final protective coating. My public artwork is built to last with high-grade, industrial materials and coatings keeping maintenance to a minimum.

Selection of the installation site would be determined with feedback from the panel and when more site details are available. The height (including pedestal) would be approximately 9'. Design "B" may be lower. However, the final size would be determined to fit the scale of the selected site and surrounding buildings. The pedestal should be high enough to deter climbing or sitting on the artwork.

The use of circular forms in the sculpture echoes the building's arched windows and is compatible with other architectural elements. The color of the sculpture would be selected to compliment the site -- either a single painted color or a patina allowing the metal to show.

CAPACITY - I have the capacity for this job, using assistants and fabricators as needed. I have experience with deadlines and have created efficient methods of production. I am reliable, professional, and innovative. My attention to detail, focus on technical specifications and unique site requirements ensures I complete projects on time and within budget. I can complete this project in December 2011.

Joseph Bellacera • RESUME

PO Box 1075, West Sacramento, CA 95691 • cel 916/224-4011 • fax 916/372-9958
bellaart@wavecable.com • www.josephbellacera.com

EDUCATION

1987 MFA, University of California Santa Barbara, CA

1982 MA, Art Humboldt State University, Arcata, CA

1975 BA, Humboldt State University, Arcata, CA

1971-1973 Massachusetts College of Art, Boston

SELECTED COMMISSIONS AND GRANTS

- **Design and commission work (over 150 jobs in the private and public sectors):** large-scale paintings; murals and large-scale graphics; sculptural elements; interior and exterior signage
- **2011 Love Field Airport, Dallas TX.** Finalist in competition to create artwork for lobby wall
- **2011 Silver Gardens, Albuquerque, NM.** Finalist in competition to create artwork for parking structure.
- **2011 John Wayne Airport, Santa Ana CA.** Semi-finalist in competition to create suspended artwork for luggage claim area
- **2010 Central Oregon Community College, Bend OR.** Awarded commission to create a wall relief sculpture incorporating regional aerial landscape elements
- **2010 Davis Library, Davis CA.** Awarded commission to create visual screen embellished with paintings representing local nature and history
- **2010 Davis East Area Water Tank, Davis CA.** Finalist in competition to create artwork for a water tank
- **2010 West Sacramento Community Center, West Sacramento CA.** Finalist in competition to create artwork for an open stairwell
- **2010 Nevada Art Museum, Reno NV.** Awarded artist fee to render sculpture adornment
- **2009 Sacramento International Airport, Terminal B.** Finalist in competition to create imagery for three glass central circulation pedestrian bridges
- **2009 Sacramento International Airport, Terminal B.** Finalist in competition to create artwork for concourse floor installation
- **2009 Arthur F. Turner Community Library, West Sacramento CA.** Awarded commission to create dynamic exterior metal sculpture at entrance
- **2009 Lodi Memorial Hospital, Lodi CA.** Awarded commission to create large scale artwork for waiting area in new wing
- **2009 Winters Library, Winters CA.** Awarded commission to create large scale artwork for central information area
- **2009 University of California Medical Center, Sacramento, CA.** Awarded commission to create artwork for conference room
- **2008 University of California Medical Center, Sacramento, CA.** Finalist in competition to create signature wall installation for new wing
- **2008 California Rice Growers Commission.** Created artwork representing California's rice agriculture to promote California's participation in the international rice trade
- **2007-08 Renown Health, Inc.** Created suites of images (approximately 20 pieces total) for a new state-of-the-art hospital in Reno, NV
- **1998-2007 University of California Medical Center, Sacramento, CA.** Created suites of images (approximately 30-40 pieces total) for the Sacramento/Davis campus as well as other locations throughout California
- **1996-2007 Kaiser Permanente.** Created suites of images (approximately 30-40 pieces total) for medical buildings and hospitals throughout California.
- **2002 Embassy Suites.** Commissioned through the Sacramento Metropolitan Arts Commission to create four paintings for the hotel's public art collection
- **2001 Hyatt Regency.** Created a large-scale riverscape representing the Sacramento region as a prominent visual welcome to hotel guests at the check in counter

Joseph Bellacera • RESUME *continued*

PO Box 1075, West Sacramento, CA 95691 • cel 916/224-4011 • fax 916/372-9958 • bellaart@wavecable.com

- **2000 California Environmental Protection Agency Building.** Finalist, Sacramento Metropolitan Arts Commission Project. Led a three-member team; designed photo-collage, mobiles, and sculpture.
- **1999 North Highlands-Antelope Library** Finalist, Sacramento Metropolitan Arts Commission Project. Led a three-member artist team and designed a floor-to-ceiling coil sculpture.

SELECTED COLLECTIONS

Embassy Suites, Hyatt Regency, Hewlett-Packard, University of California Davis Medical Centers, Kaiser-Permanente Hospitals (Roseville, Sacramento, Rancho Cordova, Lincoln, Stockton), Renown Health Inc., Lodi Memorial Hospital, Sacramento County Primary Care Clinic, Carroll Burdick & McDonough Attorneys, Parker Development Co., Clarklift Team Power, Allstar Investments, Oglivy Worldwide, California Rice Commission, York Law Corporation, Northern California Bank of Sacramento, Pension Specialists, Inc.

SELECTED EXHIBITIONS

- 2011** *New Worlds, Big Bangs*, Sacramento Temporary Contemporary, Sacramento, CA
- 2011** *Abstract Meets Solid Form*, The James Ratliff Gallery, Sedona, AZ
- 2010** Capitol Public Radio Gallery, Sacramento, CA
- 2010** *Husband and Wife Show*, Gallery 625, Woodland, CA
- 2009/08/06** Solomon Dubnick Gallery, Sacramento, CA
- 2009** *New Works*, Intel, Corporate Art Exhibit, Folsom, CA
- 2007/06** *New Works*, Crossroads Contemporary, Santa Fe, NM
- 2004/02/00** The Art Foundry Gallery, Sacramento, CA
- 2004** *Light on the Land*, SMUD Gallery, Sacramento, CA
- 2003** *Himalayan Mandala*, Siddhartha Gallery, Kathmandu, Nepal
 - *Tuscan Dreams*, Barton Gallery, Sacramento, CA
- 2002/01/00** Elliott Fouts Gallery, Granite Bay, CA
- 2001** *City of Rivers*, California Arts Council, Sacramento, CA
 - *A Favored Place*, Pence Gallery, Davis, CA
- 2000** *Recent Paintings*, Tower Gallery, Sacramento, CA
- 1999** *Variations*, Tower Gallery, Sacramento, CA
- 1998** *New Landscapes*, John Natsoulas Gallery, Davis, CA
- 1996/95/92** Michael Himovitz Gallery, Sacramento, CA
- 1996** J.D. Neuman Gallery, San Francisco, CA
- 1995** *Water, Fields & Skies*, Quercia Gallery, Duncan Mills, CA
- 1992** *Recent Monotypes*, California State Capitol Gallery, Sacramento, CA
- 1989** Accurate Art Gallery, Sacramento, CA
- 1987** *Structures II*, University of California Art Museum, Santa Barbara, CA
- 1986** *Structures*, Brandon's, Santa Barbara, CA

SELECTED GROUP EXHIBITIONS

- 2011/10** Gallery Artists Group Show, Patricia Carlisle Fine Art, Santa Fe, NM
- 2011/10/09/08** Gallery Artists Group Show, The James Ratliff Gallery, Sedona, AZ
- 2011/10/09/08/07/06** Solomon Dubnick Gallery, Sacramento, CA
- 2010** Haggin Museum, Stockton, CA
- 2010** The Art of the Public Art, Gallery 625, Woodland, CA
- 2010/09/08** Gallery Artists Group Show, Handsel Gallery, Santa Fe, NM
- 2006** *Flatlanders*, Richard Nelson Gallery, University of California, Davis, CA
- 2006/05/04** *Sacramento Valley Landscape Exhibition*, John Natsoulas Gallery, Davis, CA
- 2004/2003** Walter Buehler Gallery, UC Davis, CA

DRAFT FOR DISCUSSION

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND REGARDING THE SUBMITTAL OF PUBLIC COMMENTS PRIOR TO A SCHEDULED MEETING DATE

WHEREAS, the City of Woodland is authorized pursuant to California Government Code Section 65101 to create a Planning Commission; and

WHEREAS, pursuant to Chapter 2.7 of the California Government Code requirements regarding notice of public hearing are provided; and

WHEREAS, the City of Woodland Municipal Code Article VII Part D sets forth the duties and procedures of the Planning Commission; and

WHEREAS, the California Environmental Quality Act sets forth requirements for public noticing for those projects that require environmental review; and

WHEREAS, the City of Woodland provides all noticing in accordance with all rules and procedures that govern public hearings and public review of projects that come before the Planning Commission, including publication in a newspaper, mail outs and posting of sites; and

WHEREAS, the City of Woodland Planning Commission endeavors to review fully all public comment material that is submitted in regard to publicly noticed projects and encourages interested parties to participate in the public discourse, including the attendance at meetings, offering comments at meetings as well as through the submission of written comments and materials; and

WHEREAS, the City of Woodland Planning Commission would like to provide notice to the public that while they will make every effort to review any and all public comments and materials that are submitted regarding a project, but that those received less than 24 hours before a meeting date may not be able to be considered completely; and

WHEREAS, the City of Woodland Planning Commission would like to encourage all members of the public who have interest in items scheduled for public hearing to attend the meeting to discuss the matter and explain their comments or concerns; and

NOW THEREFORE, based on the above considerations, The Planning Commission of the City of Woodland, California, does hereby direct staff to include the following statement on all Planning Commission agendas and public notices, the following:

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 Commission notifies the public that those materials received less than 24 hours before a meeting date may not be able to be considered completely. Further the Commission encourages interested parties to attend the meeting to discuss the matter and explain their comments more fully.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland this ____ day of _____, 2011, by the following vote: