



City of Woodland

Meeting Agenda

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, May 15, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-161](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of April 17, 2014.

Attachments: [Draft Meeting Minutes 4.17.14.pdf](#)

D. Directors 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.

E. 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.

F. Communications

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.

G. Subcommittee Reports

H. Public Hearing

[14-043](#)

Verizon Cell Tower Conditional Use Permit and Wireless Telecommunications Facilities Zoning Ordinance Amendment: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 780 square foot lease area at 2001 East Street (Woodland Sports Park). The request also includes an amendment to the Zoning Ordinance to permit

telecommunications antennas or towers on property that is owned, leased or otherwise controlled by the City through a Conditional Use Permit. The ordinance amendment includes updates to ensure that the City complies with recent federal requirements regarding processing co-location of multiple telecommunications equipment on a single tower.

Applicant/Owner: Verizon Wireless/Complete Wireless Consulting

Project Planner: Erika Bumbardner, Associate Planner

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1: Move that the Planning Commission:

1. Approve Resolution No. PC14-_____ recommending that the City Council approve of the proposed Ordinance to amend Section 25-21-80 of the Woodland Municipal Code pertaining to Wireless Communication Facilities; and
2. Approve Resolution No. PC14-_____ recommending that the City Council approve the Conditional Use Permit (CUP) allowing Verizon Wireless to construct and operate a 90-foot tall telecommunications cellular tower and to install related ground equipment on an approximate 780 square foot lease space at 2001 East Street (Woodland Sports Park) in the Open Space Zone.

Attachments: [Attch 1A PC Resolution Wireless Code Amendment.doc](#)

[Attch 1B Ex A to PC Reso Ordinance.docx](#)

[Attch 2A PC Resolution CUP Approval + COAs.doc](#)

[Attch 2B Site Plan + Elevations APRIL 15, 2014.pdf](#)

[Attch 3 Current Wireless Telecommunications Facilities Ordinance Sec. 25-21-80](#)

[Attch 4 Table 1 - Review and Permit Summary.pdf](#)

[Attch 5A Application + Project Statement.pdf](#)

[Attch 5B Vicinity Map for Staff Report.pdf](#)

[Attch 5C SE Woodland sim 1.pdf](#)

[Attch 5D SE Woodland sim 2.pdf](#)

[Attch 5E SE Woodland sim 3.pdf](#)

[Attch 6 RF Compliance Report](#)

[Attch 7 New Build Coverage Maps](#)

[Attch 8 Sports Park Master Plan.pdf](#)

I. New Business

[14-155](#)

SUBJECT: City of Woodland 2014/15 Capital Budget

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2014/15 - 2017/2018
- Finding of conformity with the General Plan, per Government Code 65401

Attachments: [Summary of proposed CIP projects/General Plan Analysis Proj List.xlsx](#)

J. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Details (With Text)

File #: 14-161 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 5/7/2014 **In control:** Planning Commission
On agenda: 5/15/2014 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of April 17, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [Draft Meeting Minutes 4.17.14.pdf](#)

Date	Ver.	Action By	Action	Result
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TO: Members of the Woodland Planning Commission

DATE: May 15, 2014

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of April 17, 2014.

STAFF CONTACT:

Cindy Norris, Principal Planner

Attachment: April 3, 2014 Planning Commission Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, April 17, 2014

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:31pm
Staff present:
Ken Hiatt, Community Development Director
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner

B. Roll Call

Commissioner Lopez arrived late. All other Commissioners were present.

Present 7 - Marco Lizarraga, Patricia Murray, Seth Wurzel, John Murphy, Kirby Wells, Chris Holt, and Fred Lopez

C. Approval of Minutes

A motion was made by Murphy, seconded by Wells, that the be approved. The motion carried by the following vote:

Present 7 - Marco Lizarraga, Patricia Murray, Seth Wurzel, John Murphy, Kirby Wells, Chris Holt, and Fred Lopez

14-135 SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of April 3, 2014.

A motion was made by Murphy, seconded by Wells, that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Lizarraga, Murray, Wurzel, Murphy, Wells, Holt and Lopez

D. Directors Report

Ken Hiatt, Community Development Director, Reported on the following items:

- Groundbreaking ceremony for the Woodland Davis Clean Water Agency Surface Water Project.
- A summary of the quarterly report of the Community Development Department would be given to Commissioners after the Planning Commission Meeting if anybody was interested.
- The Steering Committee for the General Plan update met two weeks ago and a preliminary Land Use Plan and analysis was discussed.
- Preliminary site plans for solar arrays at the Community and Senior Center and the parking lot at the North-West corner of College and Court St was discussed with PC

two to three months ago. The RFP will be released soon.

E. Public Comment

Mike Pilotti - owns the property at 91 West Main Street and is commenting on the cell tower site at 96 West Main Street. He and 9 other tenants support the approval of the Conditional Use Permit.

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-140

SUBJECT: AT&T Cell Tower Conditional Use Permit

APPLICANT/OWNER: New Cingular Wireless PCS, LLC d/b/a AT&T Mobility

**PROJECT PLANNER: Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner**

ENVIRONMENTAL REPORT: Categorical Exemption

RECOMMENDATION: Approval with Conditions

Resolution PC-14-03

A motion was made by Lizarraga, seconded by Murphy, that the Public Hearing Item be adopted. The motion carried by the following vote:

Aye: 7 - Lizarraga, Murray, Wurzel, Murphy, Wells, Holt and Lopez

14-139

SUBJECT: Woodland Gateway Center, A Request for a Modification to the Master Conditional Use Permit

APPLICANT/OWNER: Woodland Development Company, LLC

**STAFF CONTACT: Ken Hiatt, Community Development Director;
Cindy Norris, Principal Planner**

ENVIRONMENTAL REPORT: Determination that the Environmental Impact Report (EIR) for the Woodland Gateway Retail Center and Supplemental EIR, (SCH #2003032060, certified May 23, 2006), adequately addressed the environmental issues associated with the project and no additional environmental evaluation is necessary

RECOMMENDATION:

- 1) Receive the staff report;
- 2) Conduct the public hearing;
- 3) Determine that the EIR for the Gateway Retail Center project adequately addressed the environmental issues associated with the project consistent with the provisions of the California Environmental Quality Act and no additional environmental evaluation is required; and
- 4) Approve Resolution No. PC14 - 04 to approve a revision to the Master Conditional Use Permit for the Woodland Gateway Center that no more than 20% of the 525,000 square feet of retail space, as described in the project EIR, may be allocated to tenants that are less than 4,000 square feet in size and consistent with uses allowed within the City's C-1 (Neighborhood Commercial) Zone, except as otherwise allowed in the Master Conditional Use Permit, based on the findings and subject to the Conditions of Approval contained in the Resolution.

Resolution PC-14-04

A motion was made by Lizarraga, seconded by Wells, that the Public Hearing Item be adopted. The motion carried by the following vote:

Aye: 5 - Lizarraga, Murray, Wurzel, Wells and Holt

Nay: 2 - Murphy and Lopez

I. Adjournment

Meeting adjourned at 9:10pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Details (With Text)

File #: 14-043 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 2/3/2014 In control: Planning Commission

On agenda: 5/15/2014 Final action:

Title: Verizon Cell Tower Conditional Use Permit and Wireless Telecommunications Facilities Zoning Ordinance Amendment: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 780 square foot lease area at 2001 East Street (Woodland Sports Park). The request also includes an amendment to the Zoning Ordinance to permit telecommunications antennas or towers on property that is owned, leased or otherwise controlled by the City through a Conditional Use Permit. The ordinance amendment includes updates to ensure that the City complies with recent federal requirements regarding processing co-location of multiple telecommunications equipment on a single tower.

Applicant/Owner: Verizon Wireless/Complete Wireless Consulting

Project Planner: Erika Bumbardner, Associate Planner

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1: Move that the Planning Commission:

1. Approve Resolution No. PC14-_____ recommending that the City Council approve of the proposed Ordinance to amend Section 25-21-80 of the Woodland Municipal Code pertaining to Wireless Communication Facilities; and
2. Approve Resolution No. PC14-_____ recommending that the City Council approve the Conditional Use Permit (CUP) allowing Verizon Wireless to construct and operate a 90-foot tall telecommunications cellular tower and to install related ground equipment on an approximate 780 square foot lease space at 2001 East Street (Woodland Sports Park) in the Open Space Zone.

Sponsors:

Indexes:

Code sections:

Attachments: [Attch 1A_PC Resolution Wireless Code Amendment.pdf](#)
[Attch 1B_ Ex A to PC Reso_ Ordinance.pdf](#)
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[Attch 4_ Table 1 - Review and Permit Summary.pdf](#)
[Attch 5A_ Application + Project Statement.pdf](#)
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[Attch 5E_ SE Woodland sim 3.pdf](#)
[Attch 6_ RF Compliance Report](#)
[Attch 7_ New Build Coverage Maps](#)
[Attch 8_ Sports Park Master Plan.pdf](#)

Date	Ver.	Action By	Action	Result
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Verizon Cell Tower Conditional Use Permit and Wireless Telecommunications Facilities Zoning

Ordinance Amendment: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 780 square foot lease area at 2001 East Street (Woodland Sports Park). The request also includes an amendment to the Zoning Ordinance to permit telecommunications antennas or towers on property that is owned, leased or otherwise controlled by the City through a Conditional Use Permit. The ordinance amendment includes updates to ensure that the City complies with recent federal requirements regarding processing co-location of multiple telecommunications equipment on a single tower.

Location: 2001 East Street - Woodland Sports Park

Applicant/Owner: Verizon Wireless/Complete Wireless Consulting

Environmental Report: Categorical Exemption

APN: 041-080-001

Project Planner: Erika Bumgardner, Associate Planner

Staff Recommendation: Approval with Conditions

General Plan Designation: Public Service

Current Zoning: Open Space

Specific Plan Designation: Spring Lake Master Plan Remainder Area

Existing Land Uses: City of Woodland Community and Senior Center; Woodland Sports Park

Flood Zone: Zone "X" - Not an area subject to inundation by 1% annual chance flood event. FIRM Map Number - 061130445G, Revised June 18, 2010

Street Access: The proposed lease area shall be accessed by way of an existing 30 foot wide section of County Road 24C, off of East Street.

Adjacent Land Uses & Zoning:

DIRECTION

LAND USE

ZONING

North

Residential, Vacant/Undeveloped

R-5, C-2

South

Agriculture

Yolo County (Planned Neighborhood)

East

Woodland Sports Park

Yolo County (Planned Neighborhood)

West

Agriculture

Yolo County (Planned Neighborhood)

Pending/Potential Action

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

- 1) Receive the staff report;
- 2) Conduct the public hearing;
- 3) Adopt Resolution No. PC14-_____ recommending City Council approval of the attached Ordinance amending Section 25-21-80 of the Woodland Municipal Code pertaining to telecommunications facilities; and
- 4) Adopt Resolution No. PC14-_____ recommending City Council approval of the Conditional Use Permit allowing Verizon Wireless to construct and operate a 90-foot tall cellular tower and the installation of related ground equipment on an approximate 780 square foot lease area at 2001 East Street (Woodland Sports Park).

Approval of the Conditional Use Permit shall be contingent upon final adoption of the Wireless Telecommunications Ordinance Amendment and contingent upon an approved lease agreement between the City of Woodland and the service provider.

Project Site Description

The proposed cell tower will replace an existing 60-foot tall light standard located just east of (adjacent to) the southeastern most soccer field at Woodland Sports Park (see Att. 2, Exhibit B, Site Plans/Elevations). The soccer field will not be impacted by the replacement tower. The proposed telecommunications equipment shelter will be located east of the soccer field, south of the proposed tower facility. Utilities will be run underground from the equipment shelter to the tower and from the shelter to an existing telephone pole and power pole located south of the shelter.

Background

Wireless Communication Facilities Ordinance Siting wireless facilities is subject to a very complicated mix of federal and state law. Historically, the most important federal law was the Telecommunications Act of 1996 (TCA). The TCA imposes substantive and procedural limitations on the City’s approval of wireless facilities, including that the City “cannot prohibit or have the effect of prohibiting” service (47 USC 332(c)(7)). In recent years, the Federal Communications Commission (FCC) has imposed additional limitations on local control. In 2009, the FCC adopted what is referred to as the “Shot Clock Time Limitations,” establishing “presumptively reasonable periods” for local action on a wireless facility siting application. Under that ruling, local governments must review wireless facility applications for completeness within 30 days from the time the application is submitted by the wireless carrier. Once the application is deemed complete, the agency has 90 days to review and decide on co-location applications and 150 days to review and decide on all other siting applications.

State law similarly restricts local land use controls. For example, in 2006, the Legislature enacted SB 1627 (Government Code section 65860.6). Section 65860.6 principally deals with co-locations and removes discretionary permit authority over some co-locations. Similarly, Public Utilities Code sections 7901 and 7901.1 entitle some telecommunications providers to install facilities within the public right-of-way subject to time, manner and place regulations.

In 2012, Congress enacted the Middle Class Tax Relief and Job Creation Act of 2012. Despite this name, Section 6409(a) of the act (47 USC 1455) restricts local agencies’ ability to review certain co-locations. In relevant part, it provides, “[n]otwithstanding . . . any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.” An “eligible facilities request” is any request for modification of a wireless tower or base station that involves collocation, removal, or replacement of transmission equipment. Section 6409(a) does not define what qualifies as “substantially change.” The proposed ordinance amendment attempts to clarify “substantial change.” Importantly, it does not adopt the overly broad definition of this term set forth by the FCC in its non-binding guidance released in 2013.

Excepting the public right-of-way, the above requirements generally do not apply to facilities located on City property. In those cases, the City retains the discretion to place restrictions on these facilities, including restricting or conditioning co-locations.

Project Proposal

The applicant, Verizon Wireless, proposes to construct and operate a 90-foot tall telecommunications cellular tower and to install related ground equipment on an approximate 780 square foot lease area at 2001 East Street (Woodland Sports Park).

The proposed facility will include:

- Replacing an existing 60-foot tall City owned light standard with the proposed 90-foot tall monopole;
- Reinstalling existing lights from light standard on new monopole at their existing height (approx. 60 feet);
- Mounting up to 12 antennas on three (3) sectors on the monopole at 90 feet in height (top of proposed monopole; antennas shall not exceed 90 feet in height);
- Placement of a 12' by 26' pre-fabricated equipment shelter including an enclosure wall for portable restroom facilities for park visitors, within an approximate 780 square foot lease area; and
- Connecting to new and existing underground electrical and telecommunications facilities via utility easements.

The applicant has provided photo simulations and color renderings to aid in visualizing the change in view upon implementation of the proposed project (see Attachment 5 - Photo Simulations). Upon approval of the Conditional Use Permit, prior to installation of any facility or related equipment, a survey will be completed identifying the specific boundaries of the lease area. Those boundaries shall be incorporated into the Lease Agreement to be approved by the City Council.

The City's current Wireless Communication Facilities Ordinance prohibits facilities on parks and recreational lands. Therefore the applicant is also requesting an amendment to the ordinance, specifically Section 25-21-80 of the Woodland Municipal Code, to permit telecommunications antennas or towers on property that is owned, leased, or otherwise controlled by the City. Specific language has been added to Section (b)(5)(D) of the Wireless Communication Facilities Ordinance, permitting a wireless facility on City owned property as follows:

(D) Towers located on property owned, leased, or otherwise controlled by the City (or facilities on publicly/city owned property or PROW within 500 feet of residential/school buffer) provided prior written authorization for such antenna or tower is approved by the City.

Applications for new antennas or towers that meet the above description shall be subject to the physical standards described in the Ordinance, Subsection (c) *Location and Design Standards for Non-Exempt Facilities*, including specific location of antennas/towers, noise, height, setbacks, signage, facility access, visibility, screening and stealthing, and parking and landscaping requirements.

The ordinance amendment also includes updates to ensure that the City complies with federal requirements, specifically Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. Section 6409(a)

addresses the processing of applications for co-location of multiple telecommunications equipment on a single tower and/or removal or replacement of existing transmission equipment (see Att.1, Exhibit A - Ordinance Amendment).

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 May 3, 2014.
- Notices were mailed to all property owners within 300 feet of the project site on Thursday, May 1, 2014.

Copies of the staff report for the proposed project have been on file at City Hall since May 9, 2014.

Applicable Laws, Codes & 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
- The Spring Lake Specific Plan

Environmental Assessment Status

The proposed Conditional Use Permit qualifies for CEQA, Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemptions as the project consists of replacing an existing structure with a new structure in the same location and will involve negligible expansion of capacity, with only minor exterior modifications to the structure. The proposed monopole (cell tower) will replace an existing light pole, and the equipment shelter is not more than 300 square feet in size and shall be located directly adjacent to the existing soccer field.

The proposed zoning amendment is exempt from CEQA per Regulation 15061 (b)(3), which applies to a project that will not have a significant effect on the environment. The proposed zoning ordinance amendment provides an update of existing regulations for consistency with changes to federal requirements and provides

minor substantive changes that are limited in scope and will not result in environmental impacts.

Reviewing Agency Comments

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

Discussion

The Planning Commission's consideration of the Conditional Use Permit (CUP) is governed by both the City's local zoning regulations and the Federal Telecommunications Act (47 USCS § 332). Under the City's local regulations, in order to approve the CUP, the project must be consistent with the General Plan and Zoning for the site and comply with the development standards for wireless telecommunication facilities set forth in the Wireless Communication Facilities Ordinance, and the Commission must make the findings required for a Conditional Use Permit per Article 27 of the Woodland Zoning Ordinance.

The Federal Telecommunications Act limits the Commission's consideration of the project under these local standards in two significant ways. First, the federal law prohibits the City from either conditioning or denying the project based on concerns stemming from the environmental effects of radio frequency emissions ("RF") if the proposed facility complies with federal RF standards. Secondly, the federal law prohibits the City from denying the project if (a) the facility is necessary to fill a significant service gap in the applicant's wireless network and (b) the facility is the least intrusive means of filling the service gap. The applicant has provided information on both items, 1) a RF Compliance report and 2) New Build Coverage Maps, indicating the proposed project complies with federal RF standards and is necessary to fill a significant gap. (See Attachment 6 - Radio Frequency - Electromagnetic Energy Compliance Report) and (See Attachment 7 - New Build Coverage Maps).

STAFF ANALYSIS

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

Telecommunications facilities are public utilities, which provide communications systems to meet the needs of residents and businesses in Woodland. The proposed facility would improve coverage, and in addition to meeting the needs of residents and businesses, would benefit public safety response to health and safety concerns.

GENERAL PLAN CONSISTENCY

The General Plan (GP) designation for the site is Public Service (PS). The following General Plan policies are applicable to wireless communication facilities:

GOAL 4.J

To promote adequate levels of utility services provided by private companies and ensure that these are

constructed to minimize negative effects on surrounding development.

POLICIES

4.J.3 *The City shall promote initiatives for using emerging technologies such as fiber connectivity, wireless communications, data communications over broadband cable, and other capabilities where appropriate to improve and/or enhance Woodland's multimedia communications infrastructure.*

4.J.4 *The City shall promote technological improvements and upgrading of utility services in Woodland.*

GOAL 4.K

To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better informed citizenry.

POLICIES

4.K.1 *The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from current and emerging communication technologies.*

4.K.5 *The City shall endeavor to ensure that the "public utility" telecommunications infrastructure for high-speed networking will not be dependent on any one media, but will incorporate CATV, wireless, fiber optics, and other technology, as appropriate.*

The proposed tower at Woodland Sports Park, as conditioned, is consistent with the General Plan.

ZONING CONSISTENCY

The zoning designation for the site is Open Space, (O-S). The project is subject to the City's Wireless Communication Ordinance (Municipal Code Section 25-21-80). The Wireless Ordinance currently prohibits telecommunications facilities on parks and recreational lands. The proposed ordinance amendment accompanying the requested CUP modifies this regulation to allow for the consideration of antennas or towers located on property owned, leased, or otherwise controlled by the City through a Conditional Use Permit review process and approval.

Approval of the CUP shall be contingent upon adoption of the Wireless Communication Facilities Ordinance Amendment by the City Council and shall be subject to those standards and requirements as specified in the amended ordinance (Section (b)(5)(D)).

The proposed ordinance amendment is supported by staff and furthers the goals and policies of the General Plan listed above, including the City's facilitation and support of infrastructure development such that all residents may use and benefit from current and emerging communication technologies. New telecommunications facilities or towers proposed to be located on parks or recreational lands or other property owned or controlled by the City shall remain subject to the physical standards as outlined in the ordinance including (not limited to):

- a. Telecommunications facilities or towers shall be located and designed to minimize visual

- impacts and shall incorporate “stealth” design techniques to camouflage the tower to the maximum extent feasible, and as appropriate to the setting;
- b. Towers shall be located on the rear half of the parcel;
 - c. Towers shall generally not be permitted within one thousand feet of an existing tower or facility;
 - d. Ground mounted equipment shall be under ground or screened from public view;
 - e. Parking and access shall be on an improved surface;
 - f. Support structure and site area for telecommunication facilities shall be designed and of adequate size to allow at least one additional service provider to co-locate on the structure;
 - g. All proposed fencing shall be decorative and compatible with the adjacent buildings and properties within the surrounding area;
 - h. Placement of ground mounted equipment shall not substantially hinder the future development potential of any property;
 - i. All telecommunications facilities shall be designed to meet the minimum functional height required;
 - j. All facilities shall comply with the required building setbacks for the zoning district in which the site is located;
 - k. Landscaping, wherever appropriate, shall be used as screening to reduce visual impacts of telecommunication facilities;
 - l. No reduction in parking below that required by local ordinance;
 - m. Required fire access shall be maintained;
 - n. Noise levels shall comply with the applicable state and local guidelines;
 - o. Facility lighting shall comply with the local requirements of the city; and
 - p. Utility services shall be undergrounded.

The proposed tower facility at Woodland Sports Park, as conditioned, meets the regulatory requirements of the proposed amended Wireless Communications Ordinance. The proposed wireless tower will replace an existing light standard adjacent the southeastern most soccer field. At the request of city staff, the applicant has located the shelter east of the soccer field. The proposed location of the equipment shelter is based on the city’s preference to avoid potential conflicts with the use of the soccer field. The city owns the parcel directly adjacent to and east of the subject parcel. The proposed location of the equipment shelter will not hinder or conflict with the future use of the adjacent, city owned property, which is intended for future expansion of Woodland Sports Park and part of the overall park master plan (see Attachment 8, Sports Park Master Plan).

The equipment shelter is designed to complement existing buildings at Woodland Sports Park, including the use of red and tan colored brick veneer. It is the city’s preference that screening of the equipment shelter be accomplished through the design of the facility, rather than through the use of fencing and landscaping which may potentially conflict with the use of the soccer field, entrapping soccer balls within the fencing or

landscaping.

At the request of the Parks Division, the equipment shelter design includes a portable restroom enclosure wall and locking gate to allow for the temporary placement of portable restroom facilities at the south end of the park during sporting events. The applicant will be responsible for the cost and installation of all necessary ADA access improvements associated with the temporary restroom facility, including the extension of a paved accessible surface from the existing bleachers adjacent the soccer field, to the restroom facility.

Ordinance Amendment - Federal Requirements

In addition to allowing wireless facilities on City owned property, the ordinance amendment includes updates to ensure that the City complies with recent federal requirements regarding processing co-location of multiple telecommunications equipment on a single tower located on private property. Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 (47 USC 1455) restricts local agencies' ability when acting as a land use regulator to review certain co-locations. In relevant part, it provides, "[n]otwithstanding . . . any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

An "eligible facilities request" is any request for modification of a wireless tower or base station that involves collocation, removal, or replacement of transmission equipment. However, Section 6409(a) does not define what qualifies as a "substantial change." The proposed ordinance was drafted to ensure compliance with Section 6409(a) and attempts to define "substantial change" by:

- 1) Adding to the list of Exempt Facilities (Ordinance Section 25-21-80(b)(2)(H) Work Subject to PL 112-96, §6409), the modification of an existing wireless tower or base station for the co-location of new transmission equipment or removal or replacement of existing transmission equipment, provided that such modification does not "substantially change" the physical dimensions of such tower or base station from the dimensions approved as part of the existing use permit for such tower or base station;
- 2) Defining "substantial change" as viewed against the initial approval for the tower or base station (Ordinance Section 25-21-80(b)(2)(H)(ii) Work Subject to PL 112-96, §6409);
- 3) Clarifying the permitting requirements for co-location requests not exempt under the parameters of PL 112-96, §6409, which shall generally require Director Review subject to specific development requirements and design standards (Ordinance Section 25-21-80(b)(3)(A));

In addition to the above modifications, the ordinance is reorganized in a more user-friendly manner to streamline the review of proposed telecommunications facilities requests, including:

- 1) Establishing detailed application submittal requirements and clear guidelines regarding processing of new telecommunication facility requests/applications (Section 25-21-80(c) Applications for Telecommunications Facilities, Form and Content);

- 2) Providing specific Findings for Approval of telecommunications facility applications (Section 25-21-80(5); and
- 3) Providing additional development requirements and location and design standards for non-exempt facilities to clarify review standards and city expectations for new or modified facilities.

Attachment 4 provides a table summary of approvals required for specific facility requests.

The proposed ordinance amendment is consistent with the purpose and intent of the Wireless Communication Facilities Ordinance and is consistent with the goals and policies of the General Plan.

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 Open Space. Per the amended Wireless Telecommunications Ordinance, new towers proposed to be located on parks or recreational lands or other property owned or controlled by the City require a Conditional Use Permit. Approval of the CUP shall be subject to and contingent upon adoption of the amended Wireless Telecommunications Ordinance by the City Council and approval of a lease agreement with the carrier.

Recommendation

Staff recommends approval of the project by making an affirmative motion as follows:

Motion #1: Move that the Planning Commission:

1. **Approve Resolution No. PC14-_____** recommending that the City Council approve of the proposed Ordinance to amend Section 25-21-80 of the Woodland Municipal Code pertaining to Wireless Communication Facilities; and
2. **Approve Resolution No. PC14-_____** recommending that the City Council approve the Conditional Use Permit (CUP) allowing Verizon Wireless to construct and operate a 90-foot tall telecommunications cellular tower and to install related ground equipment on an approximate 780 square foot lease space at 2001 East Street (Woodland Sports Park) in the Open Space Zone.

Attachments:

Attachment 1: Planning Commission Resolution - Ordinance Amendment

Exhibit A - Amended Wireless Communication Facilities Ordinance

Attachment 2: Planning Commission Resolution - Conditional Use Permit

Exhibit A - Conditions of Approval

Exhibit B - Project Site Plan/Elevations

Attachment 3: Existing Wireless Communication Facilities Ordinance (to be replaced)

Attachment 4: Table 1 - Wireless Communication Facilities Ordinance Review/Permitting Requirements

Attachment 5: Application, Vicinity Map, Photo Simulations

Attachment 6: Radio Frequency - Electromagnetic Compliance Report

Attachment 7: New Build Coverage Maps

Attachment 8: Sports Park Master Plan

RESOLUTION NO. _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF AN ORDINANCE AMENDING SECTION 25-21-80 OF
THE WOODLAND MUNICIPAL CODE RELATING TO WIRELESS
COMMUNICATION FACILITIES**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 15, 2014, to review and consider recommending to the City Council approval of the proposed Ordinance to amend Section 25-21-80 of the Woodland Municipal Code, pertaining to Wireless Communication Facilities; and

WHEREAS, the City of Woodland's General Plan Policy 4.J.3 and 4.J.4 provides that the City shall promote initiatives for using emerging technologies such as fiber connectivity, wireless communications, data communications over broadband cable, and other capabilities where appropriate to improve and/or enhance Woodland's multimedia communications infrastructure, and that the City shall promote technological improvements and upgrading of utility services in Woodland; and

WHEREAS, various federal and state laws partially restrict the City of Woodland's ability to regulate wireless communication facilities; and

WHEREAS, for example, recently adopted PL 112-96, § 6409 limits the City's ability to require a discretionary permit for some wireless communication facility co-locations; and

WHEREAS, despite these restrictions, the City has the ability to regulate all telecommunications facilities for reasons of health, safety and aesthetics; and

WHEREAS, the City desires to amend its wireless communication facilities regulations to reflect PL 112-96 and to otherwise ensure its regulations comply with applicable federal and state law while preserving local control to the extent possible; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Woodland Municipal Code are in general conformance with the Woodland General Plan; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend that the City Council approve of the proposed Ordinance to amend Section 25-21-80 of the Woodland

Municipal Code pertaining to Wireless Communication Facilities. The proposed Ordinance is attached hereto as Exhibit A and incorporated by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 15th day of May, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Seth Wurzel, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND AMENDING SECTION 25-21-80 OF THE WOODLAND MUNICIPAL
CODE RELATING TO TELECOMMUNICATIONS FACILITIES**

WHEREAS, various federal and state laws partially restrict the City of Woodland's ability to regulate telecommunications facilities; and

WHEREAS, for example, recently adopted PL 112-96, § 6409 limits the City's ability to require a discretionary permit for some telecommunication facility co-locations; and

WHEREAS, despite these restrictions, the City has the ability to regulate all telecommunications facilities for reasons of health, safety and aesthetics; and

WHEREAS, the City desires to amend its telecommunications facility regulations to reflect PL 112-96 and to otherwise ensure its regulations comply with applicable federal and state law while preserving local control to the extent possible; and

The City Council of the City of Woodland, California, does hereby ordain as follows:

Section 1. Recitals. The above recitals are incorporated as though set forth in this section.

Section 2. Amendment. Section 25-21-80 of the Woodland Municipal Code is hereby amended to read in full as set forth in the attached Exhibit "A," incorporated by this reference.

Section 3. Severability. If any provision or clause of this ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are declared to be severable.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

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PASSED AND ADOPTED by the City Council of the City of Woodland this ____ day of _____, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Marlin "Skip" Davies, Mayor

ATTEST:

Ana Gonzalez, City Clerk

APPROVED AS TO FORM:

Kara Ueda, City Attorney

EXHIBIT “A”

Section 25-21-80 Wireless Communication Facilities

- (a) Definitions. For the purposes of this section, the following terms and phrases have the meaning ascribed to them in this subsection.

"Antenna" means any system of wires, poles, rods, discs or other similar devices used for the transmission or reception of radio frequency electromagnetic waves when such system is external or attached to the exterior of a structure.

"Base station" means the power supplies, electronic equipment housed in cabinets and antennas at an existing wireless tower site that together comprise a wireless tower.

"Co-location" means the practice of sharing support structures and buildings by wireless telecommunications providers (either public or private).

"Concealed from view" means a tower or support structure, ancillary facility, or equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site. Concealed facilities may be attached or freestanding. A concealed attached facility may include, but is not limited to, the following: faux windows, dormers or other architectural features that blend with an existing or proposed building or facility. Freestanding concealed antenna support facilities may have a secondary, function which may be, but is not limited to, the following: church steeple, windmill, bell tower or support structure, clock tower or support structure, light standard, or flagpole.

"Development permit" means a permit issued pursuant to compliance with applicable federal and state law(s) and this code. The issuance of the permit consists of a ministerial decision. A ministerial decision involves only the use of fixed standards or objective measurements, where the public official cannot use personal subjective judgment in deciding whether or how the project should be carried out.

"Discretionary permit" means a permit that requires the approval of the zoning administrator, planning commission or city council prior to the issuance of a development permit. A discretionary permit includes public notification of the public hearing by the decision making body regarding the project, and often the approving or certifying of an environmental assessment for the project during the meeting.

"Flush mounted" means any antenna or wireless communication antenna array attached directly to the face of the support facility or building such that the antenna extends a minimal distance of eighteen (18) inches beyond the width of the support facility or building. Where a maximum flush-mounting distance is given, that distance shall be measured from the outside edge of the support facility or building to the inside edge of the antenna.

"Historic resource" is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources and/or including the local register of

historical resources. A “potentially historic resource” is a resource associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; is associated with the lives of persons important in our past; embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or has yielded, or may be likely to yield, information important in prehistory or history. A site specific historic evaluation may be necessary to determine historic significance.

"Lattice tower" means a three or more legged structure designed and erected on the ground to support wireless telecommunication antennas and connecting appurtenances.

"Monopole" means a structure of single pole (non-lattice) design and erected on the ground to support wireless telecommunications antennas and connecting appurtenances.

"Stealthing" means improvements or treatments added to an improvement which mask or blend the proposed improvement into the existing structure or visual backdrop in such a manner as to render the improvement minimally visible to the casual observer.

"Wireless telecommunications facility" or "telecommunications facility" means any structure, antenna, pole, equipment and related improvements which support the wireless telecommunications industry in the transmission and/or reception of electromagnetic signals.

"Wireless tower" means any structure built for the sole or primary purpose of supporting antennas and their associated facilities used to provide services licensed by the FCC, including a lattice tower and monopole. A water tower, utility tower, street light, or other structure built primarily for a purpose other than supporting services licensed by the FCC, including any structure installed pursuant to California Public Utilities Code Section 7901, is not a wireless tower for purposes of this definition.

- (b) Overview. The following outlines the development permitting process as it applies to facilities described herein. Wireless telecommunications facilities which are generally considered to have minimal impacts or which are exempt from local review by state or federal statutes have been classified as exempt under this section and are not regulated when in compliance with the development standards set forth herein. Other wireless telecommunications facilities which have the potential to create impacts have been categorized to allow for additional review. Unless listed below as exempt or prohibited, no wireless telecommunications facility shall be constructed without first undergoing the specific review process and obtaining the prescribed approval as set forth below.
 - (1) Prohibited Telecommunications Facilities. The following telecommunications facilities shall be prohibited:
 - (A) Public carrier telecommunications facilities located within designated habitat areas and habitat restoration areas. The city shall make available for public review a map identifying any such areas.

- (B) More than one monopole or tower within one thousand feet of any other existing monopole or lattice tower(s), unless visual impacts are negligible and the applicant can demonstrate that the site is a technical necessity to meet demands of the geographic service area and the applicant's city-wide network.
 - (C) Telecommunications facilities where the combined electromagnetic frequency radiation (EMF) exceeds the state or federal standard.
 - (D) Telecommunication facilities within urban reserve areas or undesignated planning areas or within areas zoned or designated on the general plan land use map for residential uses or on sites containing existing or planned public or private school facilities; or within five hundred feet of areas so designated or zoned, except as follows:
 - (i) Areas zoned commercial, subject to conditional use permit review procedures and a determination that all aspects of the proposed facility, including support facilities, are completely concealed (i.e. completely incorporated into the site architecture or designed in a manner that is not identifiable as a wireless facility by the casual observer – this exception does not provide for monopines or similarly “stealthed” facilities) from view and remain at least one hundred feet from areas zoned or designated on the general plan land use map for residential uses or on sites containing existing or planned public or private school facilities.
 - (ii) Telecommunications facilities within the public right of way (PROW) or on city-owned property (including parks), provided the applicant procedures set forth in subsection (b)(3) Director Review, or subsection (b)(5) Conditional Use Permit, are satisfied and provided the facilities meet the location and design standards set forth in this section, except historic properties and sensitive habitat areas.
- (2) Compliance Review. The following facilities are exempt from discretionary review under this section, subject to minor design review to ensure compliance with development requirements set forth below:
- (A) Interior and exterior facilities accessory to the residential use of the site including television antennas, satellite dishes, and amateur radio facilities meeting all requirements set forth below:
 - (i) No more than one satellite dish exceeding thirty-six inches in diameter per parcel.
 - (ii) Satellite dishes shall not extend above the peak of the roof or parapet.
 - (iii) Antennas shall meet applicable height requirements.

- (iv) Antennas and dishes shall meet applicable setback requirements.
- (B) Flush-mounted panel antennas in industrial zones which meet the following standards:
 - (i) The lowest part of the panel shall be at least twenty feet above grade.
 - (ii) The panel and connections shall not project out more than eighteen (18) inches from the building surface it is mounted to.
 - (iii) Panels, connections, and supports shall be treated to match the color scheme of the building.
 - (iv) Panels and connections shall not project above the mounting facade.
 - (v) The structure is not a historic site or a potentially historic resource.
 - (vi) Ground-mounted support equipment cabinets or buildings shall be screened. The specific design is subject to city review based on a visual analysis of the particular site and may require fencing, walls, landscaping or both.
 - (vii) Exterior electrical lines serving the equipment cabinet or building shall be undergrounded.
 - (viii) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
- (C) Telecommunications facilities, including support facilities, concealed from public view (i.e. not visible) or fully integrated into the site architecture of nonresidential structures to be constructed or renovated.
 - (i) The structure is not a historic site or a potentially historic resource.
 - (ii) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
- (D) Public safety facilities including transmitters, repeaters and remote cameras. Public safety facilities are to be located, preferably, on existing public structures such as buildings, towers, bridges and light poles and shall be treated to match the supporting structure.

- (E) Telecommunications facilities accessory to other public equipment for data acquisition such as irrigation controls, well monitoring, and traffic signal controls.
- (F) Facilities erected and operated for emergency situations. Emergency facilities shall be removed at the conclusion of the emergency or shall be replaced by public safety facilities.
- (G) Mobile facilities when placed on a site for less than twenty-four consecutive hours.
- (H) Facilities specifically exempted under federal or state law including work subject to PL 112-96, § 6409, as follows:
 - (i) The modification of an existing wireless tower or base station for the co-location of new transmission equipment or removal or replacement of existing transmission equipment, provided that such modification does not substantially change the physical dimensions of such tower or base station from the dimensions approved as part of the existing use permit for such tower or base station.
 - (ii) For purposes of this subsection, “substantially change the physical dimensions” means any of the following, and refers to a single change, or a series of changes over time (whether made by the same or different entities) viewed against the initial approval for the tower or base station that cumulatively have any of the effects described below:
 - (a) Changing any physical dimension of the wireless tower or base station in a manner that creates a safety hazard, whether from wind loading, stress on the wireless tower, or in any other manner.
 - (b) Changing the physical dimension of a stealthed wireless tower, where the changes would be inconsistent with the design of the stealthed wireless tower, or make the wireless tower more visible.
 - (c) Changing the physical dimensions would require work that would intrude upon the public right-of-way, or any environmentally sensitive area.
 - (d) Increasing by more than 10% any of the following: the height or width in any direction of the wireless tower, or the area required for structures required to support the wireless tower, such as guy wires as approved and constructed through the discretionary permit process; provided that in no event shall the height exceed the maximum height permitted under the city's regulations.

- (e) Increasing by more than 10% any of: the height or area encompassed within any structure or object enclosing the wireless tower, such as a fence or line of bushes.
 - (f) Increasing any of an existing antenna array's depth, circumference or horizontal radius from the wireless tower in any direction by more than 10%.
 - (g) Adding more than two antenna arrays to an existing wireless tower, or adding antenna arrays that, if the array were an existing array, would be of such depth, circumference or radius as to fall outside of paragraph (f), unless such arrays were approved under subsection (b)(3)(A) or (E).
 - (h) The mounting of the new or replacement transmission equipment would involve installing new equipment cabinet(s) not permitted under the initial approval and that will not fit within the existing enclosure for the wireless tower or base station or would require installation of a new cabinet or enclosure, excluding new equipment and cabinets that will be installed underground.
- (iii) Additional application information. Any application for a wireless telecommunications facility under this subsection (b)(2)(H) shall include:
- (a) A signed statement by a certified engineer, licensed and qualified in California, attesting that the work that will be performed will not trigger discretionary review under this subsection. Such statement shall be submitted in addition to all other application information required under this section.
 - (b) A detailed description of the proposed modifications to the existing facility.
 - (c) A photograph or description of the wireless tower or base station as originally constructed, if available, and, a photograph of the existing wireless tower or base station, and a graphic depiction of the wireless tower or base station after modification, showing all relevant dimensions.
 - (d) A description of all construction that will be performed in connection with the proposed modification

Nothing in this section prevents the city from imposing such other conditions on the grant of the permit consistent with obligations imposed

with respect to the initial installation or with respect to facilities similar to those proposed by application. Any facility installed under this subsection shall require a development permit.

- (3) Director Review. The following telecommunications facilities shall be subject to review by the Community Development Director, or designee, including Design and Site Plan Review, provided they meet the development requirements set forth below and meet the location and design standards set forth in subsection (c), Location and Design Standards for Non-Exempt Facilities. Facilities that fail to meet the development requirements as set forth below shall be elevated to the review procedures as set forth in subsection (b)(4), Zoning Administrator Review, or, at the discretion of the Director, may be elevated to the review procedures as set forth in subsection (b)(5), Conditional Use Permit.
 - (A) Modification of an existing wireless tower or base station for the co-location of new transmission equipment or removal or replacement of existing transmission equipment provided the following standards are complied with:
 - (i) The telecommunications facility has been constructed and is operating in accordance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
 - (ii) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
 - (iii) The new array does not increase, by more than 15 percent any of the following: height or width in any direction of the wireless tower, or the area required for structures required to support the wireless tower, such as guy wires as approved and constructed through the discretionary permit process; provided that in no event shall the height exceed the maximum height permitted under the city's regulations.
 - (iv) The new array does not increase, by more than 15 percent any of the following: the height or area encompassed within any structure or object enclosing the wireless tower, such as a fence or line of bushes.
 - (v) The new array does not increase, by more than 15 percent, the existing antenna array's depth, circumference or horizontal radius from the wireless tower in any direction.
 - (vi) The panel array is the second or third grouping on the structure containing the existing telecommunications facility.

- (vii) A microwave dish greater than thirty-six inches in diameter is not being proposed as part of the array.
 - (viii) The combined EMF for all arrays does not exceed applicable state or federal standards.
 - (ix) The new array will meet the conditions of any existing use permit.
 - (x) The new array does not require major modifications to the structure containing the existing telecommunications facility.
 - (xi) Ground-mounted equipment shall be screened from public view. The specific design is subject to city review based on a visual analysis of the particular site and may require fencing, landscaping or both.
 - (xii) The telecommunications facility is not subject to PL 112-96, § 6409.
- (B) Any mobile antenna when placed on a site for more than twenty-four hours but less than thirty days, which meets the following standards:
- (i) Antenna vehicle/trailer shall be located only on an improved surface.
 - (ii) Parking and access for support personnel shall be on an improved surface.
 - (iii) Day and night safety marking shall be provided.
 - (iv) The antenna vehicle/trailer and support parking shall not be located within a public right-of-way.
- (C) Roof mounted facilities on nonresidential structures that are not entirely concealed from public view, which meet the following standards:
- (i) The facility and related equipment shall be screened from view or architecturally integrated into the building design so that only support brackets and panels are visible from the opposite side of the right-of-way in front of the building.
 - (ii) Panels shall match the color scheme of the building facade.
 - (iii) Ground-mounted equipment cabinets/buildings shall be screened from public view. The specific design is subject to city review based on a visual analysis of the particular site and may require fencing, landscaping or both.
 - (iv) Shall not exceed the allowable height limit for the zone.

- (v) The structure is not a designated historic site or a potentially historic resource.
 - (vi) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
- (D) Flush-mounted antennas in commercial zones, which meet the following standards:
- (i) Placement of the panel shall not interfere with or encroach upon vehicular or pedestrian accessways.
 - (ii) The panel and connections shall not project out more than eighteen inches from the building surface it is mounted to.
 - (iii) Panels, connections, and supports shall be treated to match the color scheme of the building.
 - (iv) The structure is not a designated historic site or a potentially historic resource.
 - (v) Ground-mounted support equipment cabinets or buildings shall be adequately screened. The specific design is subject to city review based on a visual analysis of the particular site and may require fencing, landscaping or both.
 - (vi) Exterior electrical lines serving the equipment cabinet or building shall be undergrounded.
 - (vii) Panels shall not protrude above the roofline.
 - (viii) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
- (E) Antenna arrays mounted on existing billboards, water towers and other similarly scaled structures.
- (i) Placement of the new array shall not exceed applicable height requirements.
 - (ii) The proposed array fits within the three dimensional envelope of the existing structure to which the array will be attached.

- (iii) The new array does not require substantial modifications to the existing structure to which the array will be attached.
 - (iv) The original structure was erected and is operated in accordance with the conditions of the original use permit.
 - (v) The co-location request does not include microwave transmitters exceeding thirty-six inches in diameter.
 - (vi) The combined EMR for all arrays does not exceed state or federal standards.
 - (vii) May be subject to annual review as provided for herein.
- (F) Telecommunications facilities, excluding towers, on publicly owned or publicly utilized lands (including City owned land such as parks, general facilities, and utility apparatus) or on existing utility, signal or lighting structures within the public right-of-way, easement, or city owned land which meet the following standards:
- (i) Facilities shall meet the requirements of subsection (c), Location and Design Standards for Non-Exempt Facilities except as follows:
 - (a) Low power facilities to meet the needs of the immediate neighborhood may be proposed on existing light towers in public parks.
 - (ii) Antennas placed on signal or street light poles shall not exceed two feet in length or six inches in diameter.
 - (iii) Permits for telecommunication facilities proposed in the PROW shall be issued in a manner consistent with applicable law regarding the physical use and occupation of the PROW and only to applicants who have met all the conditions and requirements of this section and who establish a right to enter the PROW. The applicant must state the basis for its claimed right to enter the PROW, subject to independent confirmation by the city. If the applicant has a certificate of public convenience and necessity (CPCN) issued by the California Public Utilities Commission, it shall provide a copy of its CPCN. If the applicant is asserting a right to enter the PROW to close a significant gap in coverage, it shall provide evidence of the coverage gap and evidence that the site selected is the least intrusive means of closing that gap.
 - (iv) Antennas and all support equipment shall be treated to match the supporting structure.
 - (v) Telecommunication facility installations located above the surface grade in the PROW including, but not limited to, those

on streetlights, traffic signal standards, or joint utility poles, shall consist of small equipment components that are compatible in scale and proportion to the structures they are mounted on and compatible with the neighborhood in which they are located. Antennas should generally be located on existing structures, such as street light poles or joint utility poles, and be visually compatible with the existing structure and surroundings. All equipment, including antennas, shall be the smallest and least visually intrusive equipment feasible. Equipment shall be painted or otherwise coated to be visually compatible with the support structure and shall be subject to the issuance of a license or other special form or written agreement with the city.

- (vi) Proposals for telecommunication facilities shall not exceed forty feet in height. This standard may be modified upon finding that cumulative visual impacts are not significant and that the telecommunication facility is necessary to provide services not possible with location on an existing tower or structure in the service area. Independent review of the request, at the applicant's cost, may be required by the Community Development Director.
- (vii) Accessory equipment, excluding required electrical meters, shall be placed in an underground vault or entirely within the proposed pole. However, applications proposing to place accessory equipment within the pole, instead of underground vaults, shall be subject to design review and approval. If it is determined that the proposed telecommunication facility with accessory equipment in the pole is not acceptable, accessory equipment shall be placed in an underground vault. Factors that may be consider in evaluating whether to permit placement of accessory equipment within the pole instead of in an underground vault are aesthetics, such as whether placing equipment in the pole would result in a larger, more visually obtrusive telecommunication facility, and public safety, such as whether the proposed facility would visually obstruct pedestrian, bicycle, or vehicular traffic. An applicant contesting undergrounding bears the burden of establishing that undergrounding is not feasible. If it is determined that undergrounding is not feasible, such accessory equipment shall comply with all applicable laws and regulations and shall be visually screened or camouflaged. All wall and landscaping materials shall be selected so that the resulting screening will be visually integrated with the architecture and landscape architecture of the surroundings.
- (viii) Telecommunication facilities in the PROW or on city-owned property in or within five hundred feet of residential, school, or mixed use zones shall be subject to the review procedures as set forth in subsection (b)(5) Conditional Use Permit.

- (ix) The city retains the right to deny an application for this type of telecommunication facility based on aesthetic or land use impacts.
- (4) **Zoning Administrator Review.** The following telecommunications facilities shall be reviewed in accordance with Article 31, Zoning Administrator Approval, provided they meet the development requirements set forth below and meet the location and design standards set forth in subsection (c), Location and Design Standards for Non-Exempt Facilities. Facilities that fail to meet the development requirements as set forth below shall be elevated to the review procedures as set forth in subsection (b)(5), Conditional Use Permit.
 - (A) Replacement of previously approved towers not authorized under the provisions of the existing permit, provided that such modification does not substantially change (by more than 10 percent) the physical dimensions of such tower or base station from the dimensions approved as part of the existing use permit for such tower or base station consistent with subsection (b)(2)(H)(ii) definition of “substantial change” (unless otherwise exempt from discretionary review pursuant to subsection (b)(2)(H) Work subject to PL 112-96, § 6409).
 - (i) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
 - (B) Additions and/or expansions of legal nonconforming uses, including co-locations, which do not meet the criteria for exempt facilities under subsection (b)(2)(H) Work subject to PL 112-96, § 6409). At the discretion of the Zoning Administrator, such applications may be elevated to the Planning Commission for review and approval.
 - (i) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
- (5) **Conditional Use Permit.** The following telecommunications facilities shall be reviewed in accordance with Article 27 Conditional Use Permit approval, provided they meet the development requirements set forth below and meet the location and design standards set forth in subsection (c), Location and Design Standards for Non-Exempt Facilities.
 - (A) Telecommunications facilities within historic districts, on sites or buildings designated historic or with the potential for historic significance.

- (i) A site specific historic evaluation may be required by the City and shall be paid for by the applicant if the proposed project site or building is over fifty years old.
 - (ii) The facility must comply with the applicable development regulations of the land use zone and all other applicable regulations pertaining to the preservation of historical sites.
 - (iii) Construction of the facility must not result in a reduction in required parking provided on the site.
 - (iv) The facility must be concealed from public view or integrated into the site architecture so as not to be noticed or identified as a telecommunication facility by the casual observer.
 - (v) Must be reviewed by applicable historical preservation commission prior to final action by city.
 - (vi) Limited to building mounted facilities.
- (B) Wireless telecommunications facilities on publicly owned lands not otherwise subject to local land use zoning, but lying within the local jurisdiction, when the wireless telecommunications facility is not solely maintained or operated for the primary public use of the site.
- (C) Monopole facilities, single carrier wireless towers, and lattice tower in any non-residentially zoned area, subject to the following standards:
- (i) Shall be subject to periodic review as identified herein.
 - (ii) Monopoles and lattice towers shall be located and designed to minimize visual impacts. Towers located in high visibility locations shall incorporate “stealth” design techniques to camouflage the tower to the maximum extent feasible as art/sculpture, clock tower, flag pole, tree or any other appropriate and compatible visual form.
 - (iii) Monopoles and lattice towers shall be located on the rear half of the parcel, unless aesthetic benefit is achieved through an alternative location, as determined by the planning commission.
 - (iv) New private monopoles and lattice towers shall not be located in any land developed or zoned for any residential and/or school zone/use, pursuant to subsection (b)(5) Prohibited Telecommunication Facilities.
 - (v) Monopoles and lattice towers shall generally not be permitted within one thousand feet of an existing tower or facility. This standard may be modified upon finding by the planning commission that cumulative visual impacts are not significant and that the tower is necessary to provide services not possible

with co-location on an existing tower or structure in the service area. Independent review of the request, at the applicant's cost, may be required by the planning commission.

- (vi) Monopoles and lattice towers shall be designed at the minimum functional height. Tower height shall generally not exceed the maximum height for buildings in the zoning district in which it is located by more than twelve feet. This standard may be modified upon a finding by the planning commission that cumulative visual impacts are not significant and that the height is necessary to provide services not possible with a tower meeting the height standard. Independent review of the request, at the applicant's cost, may be required by the community development and sustainability director. If no maximum building height is established in this chapter, the height of the tower shall be reviewed for the visual impact on the surrounding land uses and the community.
 - (vii) As a condition of approval for all monopoles and lattice towers, the applicant shall provide the city with a written commitment that it will allow other service providers to co-locate antennas on towers where technically and economically feasible. Support structures and site area for telecommunication facilities shall be designed and of adequate size to allow at least one additional service provider to co-locate on the structure, including sufficient area available for ground mounted equipment.
 - (viii) Ground-mounted equipment shall be under ground or screened from public view, including, but not limited to decorative fencing and/or landscaping. If the planning commission determines that screening is not adequate, it may require that equipment be placed underground.
 - (ix) Parking and access shall be on an improved surface, subject to review and approval by the planning commission.
 - (x) The project site (the parcel on which the facility or lease area is located) is operating in compliance with all prior approvals including approved landscape plans, site plan and design review approvals, and/or conditions of existing use permit.
- (D) Towers located on property owned, leased, or otherwise controlled by the City (or wireless facilities on publicly/city owned property or PROW within 500 feet of residential/school buffer) provided prior written acknowledgement and pre-authorization for such antenna or tower is approved by the City.

- (i) Shall be subject to development requirements as set forth in subsection (b)(3)(F) – *Facilities, excluding towers, on publicly owned or publicly utilized lands*, and subject to subsection (b)(5)(C) – *Monopole facilities, single carrier wireless towers, and lattice tower in any non-residentially zoned area*.
- (E) Other telecommunications facilities not listed as exempt, permitted, or prohibited shall comply with the following minimum physical standards and other requirements as deemed appropriate by the planning commission:
 - (i) Adequate access shall be provided.
 - (ii) Facility shall be concealed or stealthed to the satisfaction of the Planning Commission.
 - (iii) No reduction in parking below that required by the code.
 - (iv) Concurrent review and approval by the city and the county.
- (c) Location and Design Standards for Non-Exempt Facilities.
 - (1) The following standards are applicable to all telecommunication facilities except exempt facilities identified in subsection (b)(2) Exempt Facilities.
 - (A) If technological improvements or developments occur that allow the use of materially smaller or less visually obtrusive equipment, the service provider may be required to replace or upgrade an approved telecommunication facility upon application for a new permit in order to minimize the facility's adverse impacts on land use compatibility and aesthetics. This provision would only apply to the specific site where the application for modification is requested.
 - (B) All telecommunication facilities shall be installed and maintained in compliance with the requirements of the California Building Standards Code, the Americans with Disabilities Act, as well as other restrictions specified in this article and other applicable provisions of the Code.
 - (C) Design Standards. All telecommunication facilities shall:
 - (i) Utilize state of the art stealth technology as appropriate to the site and type of facility. Specifically, all telecommunication facilities shall employ and maintain camouflage design techniques to minimize visual impacts and provide appropriate screening. Such techniques shall be employed to make the installation, operation and appearance of the facility as visually inconspicuous as possible and to hide the installation from predominant views from surrounding properties. Where no stealth technology is proposed for the site, a detailed analysis as to why stealth technology is physically and technically infeasible for the project shall be submitted with the application.

- (ii) Antennae and support structures, where utilized, must be monopole type. Monopole support structures shall not exceed four feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.
 - (iii) In the case of existing structures, telecommunication facilities shall be located in a manner so as to minimize visual impacts from surrounding properties and public rights-of-way.
 - (iv) All flush mounted antenna(s) and support structures shall be painted to be architecturally compatible with the building on which it is located or painted to minimize the visual impacts where the structures extend above the roof line and minimize visual impacts from surrounding properties. The specific color is subject to city review based on a visual analysis of the particular site.
 - (v) Accessory equipment must be designed and screened from public view. The specific design is subject to city review based on a visual analysis of the particular site and may include decorative fencing and/or landscaping. If landscaping is required, landscape plans shall be prepared by a licensed landscape architect.
 - (vi) Support structures and site area for telecommunication facilities shall be designed and of adequate size to allow at least one additional service provider to co-locate on the structure, including sufficient area available for ground mounted equipment, subject to the specific design standards and aesthetic considerations of the specific telecommunication facility location and conditional use permit requirements in subsection (b)(5).
 - (vii) All proposed fencing shall be decorative and compatible with the adjacent buildings and properties within the surrounding area and shall be designed to limit and/or allow for removal of graffiti.
 - (viii) Placement of ground mounted equipment shall not substantially hinder the future development potential of any property.
- (D) Height. All telecommunication facilities shall be designed to meet the minimum functional height required.
- (i) Unless this section imposes a more restrictive height limitation on a specific type of facility, facility height shall not extend more than twelve feet beyond the maximum allowable building height for the zone, except as otherwise allowed in this article. If a maximum building height has not been established in this

chapter, the height of the facility shall be reviewed for the visual impact on the surrounding land uses and the community.

- (ii) If the facility is not attached to a building, the height of the facility shall be reviewed for the visual impact on the surrounding land uses and the community.
 - (iii) The height of a telecommunication tower shall be measured from the natural, undisturbed ground surface below the center of the base of said tower to the top of the tower itself or, if higher, the tip of the highest antenna or piece of equipment attached thereto.
- (E) Setbacks. The following setback requirements shall apply to all telecommunication facilities except facilities in the public right-of-way and on city-owned property:
 - (i) All facilities shall comply with the required building setbacks for the zoning district in which the site is located. However, in no instance shall the facility (including antenna equipment) be located closer than five feet of any property line. Additional setback requirements may be established in conjunction with a conditional use permit for those antennae exceeding the height limit for the zoning district.
 - (ii) Facilities shall not be located within the required front yard area of any parcel, unless specifically approved by the planning commission.
 - (iii) The planning commission may reduce setbacks through the conditional use permit process upon determination that aesthetic impacts would be reduced and/or open space improved.
- (F) Landscaping.
 - (i) Landscaping, wherever appropriate, shall be used as screening to reduce visual impacts of telecommunication facilities. Any proposed landscaping shall be visually compatible with existing vegetation in the vicinity.
 - (ii) Existing landscaping in the vicinity of a proposed telecommunication facility shall be protected from damage during and after construction. Submission of a tree protection plan may be required to ensure compliance with this requirement.
 - (iii) Off-site landscaping may be required to mitigate off-site impacts, subject to willing property owners. Additional landscaping may also be required in public rights-of-way to obscure visibility of facilities from passing motorists, bicyclists, and pedestrians.

- (iv) When required, a landscape and irrigation plan prepared by a licensed landscape architect shall be submitted at the building permit stage for review and approval by the community development department.
 - (G) Signage. A permanent, weather-proof identification sign must be placed on the gate of the fence surrounding the telecommunication facility or base shelter or, if there is no fence, on the facility itself. The sign must identify the facility operator(s), type of use, provide the operator's address, and specify a twenty-four-hour telephone number at which the operator can be reached so as to facilitate emergency services.
 - (H) Access. Parking and access to and for the maintenance of telecommunication facilities shall be on an improved surface and no required parking for the primary use shall be lost due to placement of the pole and support facilities unless otherwise permitted by the Planning Commission. A minimum of one parking space shall be provided, and calculated separately from the required parking for the primary use, for maintenance of the telecommunication facility. Required fire access shall be maintained.
 - (I) Lighting and Placement. Facility lighting shall comply with the local requirements of the city. Towers shall not be artificially lighted, unless required by the FAA or other applicable public safety authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
 - (J) Noise. In general, noise levels shall comply with the applicable state and local guidelines. In no instance shall noise levels produced by the facility or appurtenant equipment exceed sixty-five dBA as measured at the site property line. Back-up generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between 8:30 A.M. and 4:30 P.M.
- (2) Management.
- (A) Periodic Review. The city may conduct a periodic review of the telecommunications facility to consider whether or not the facility is conforming with the (including the co-location) conditions of its discretionary approval or appropriate permits. The city shall consider whether or not the facility is conflicting with emerging land uses approved under the applicable master or specific plan. If the city concludes that adverse impacts to emerging land uses can be reduced through the use of new technology, or through the retirement of the current facility, the carriers shall work with the city to develop a plan for achieving these mitigating goals. The city may impose a condition limiting the duration of any permit for a telecommunications facility located on property zoned other than industrial only after making

findings of fact that such a condition is warranted. As part of such condition, the city shall specify the development threshold which could trigger termination of the permit following a duly noticed public hearing.

- (B) Abandonment. If any telecommunications facility is not operated for a continuous period of six months, the service provider shall notify the zoning administrator. A telecommunications facility shall be considered abandoned and shall be removed by the facility owner within the next six months and the site restored back to its original setting. The city may, at its discretion, require the posting of a performance surety to cover the cost of the removal of abandoned facilities.
- (C) Public Health and Safety (EMF and RF). No telecommunications facility or combination of facilities shall generate, at any time, EMF or radio frequency radiation (RF) in excess of the FCC adopted standards for human exposure, as amended over time.

All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate such facilities. If such standards and regulations are changed, the property owner or responsible party shall bring such facilities into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling agency. Any violation of this subsection shall constitute grounds for revocation of any permits and/or approvals granted under this section. Such violations shall also constitute grounds for abatement and removal of the telecommunications facility by the city at the property owner's expense.

If it is found that wireless telecommunications facilities are or will be detrimental to the health, safety, or welfare of persons working or residing near such facilities, then the service provider(s) shall be solely responsible for the removal, adjustment, or replacement of the facilities. In no case shall the facility remain in operation if it is found to create a hazard to health, safety, or welfare. A facility shall not be found to create a hazard to health, safety, or welfare as a result of EMF or RF emissions from the facility so long as it meets all then current standards established by the FCC, or other federal agency having jurisdiction.

- (d) Applications for Telecommunications Facilities. Form and content.
 - (1) A proposal for all new telecommunications facilities requiring a development or discretionary permit shall be processed upon the application of the property owner (s) or its agent, subject to the following:
 - (A) Applicant shall file a completed development application for a conditional use permit (CUP) and/or site plan and design review application with the city in a manner prescribed by the zoning

administrator that shall include completion of an applicant environmental review form as well, as applicable.

- (B) Vicinity map, including topographic areas, one-thousand-foot radius from proposed site-facility, residential and school zones and major roads/highways. The distance of the proposed telecommunication project from existing residentially designated/zoned areas, existing residences, schools, major roads and highways, and all other telecommunication sites and facilities (including other providers locations) within a one-thousand-foot radius shall be delineated on the vicinity map.
- (C) Site plan including and identifying:
 - (1) All facility related support and protection equipment;
 - (2) A description of general project information, including the type of facility, number of antennas, height to top of antenna(s), radio frequency range, wattage output of equipment, and a statement of compliance with current FCC requirements.
- (D) Elevations of all proposed telecommunication structures and appurtenances, and composite elevations from the street(s) showing the proposed project and all buildings on the site.
- (E) Provide verification that the use of the telecommunications facility will not interfere with other adjacent neighboring transmission or reception functions, including public safety facilities.
- (F) Photo simulations, photo-montage, story poles, elevations and/or other visual or graphic illustrations necessary to determine potential visual impact of the proposed project. Visual impact demonstrations shall include accurate scale and coloration of the proposed facility. The visual simulation shall show the proposed structure as it would be seen from surrounding properties from perspective points to be determined in consultation with the community development department prior to preparation. The city may also require the simulation analyzing stealth designs, and/or on-site demonstration mock-ups before the public hearing.
- (G) Landscape plan that shows existing vegetation, vegetation to be removed, and proposed plantings by type, size and location. If deemed necessary, the community development director may require a report by a licensed landscape architect to verify project impacts on existing vegetation. This report may recommend protective measures to be implemented during and after construction. Where deemed appropriate by the community development department, a landscape plan may be required for the entire parcel and leased area(s).

- (H) A written statement and supporting information, as requested by staff, regarding alternative site selection and co-location opportunities in the service area. The application shall describe the preferred location sites within the geographic service areas, a statement why each alternative site was rejected, and a contact list used in the site selection process. Provide a statement and evidence of refusal regarding lack of co-location opportunities.
- (I) Noise and acoustical information for the base transceiver station(s), equipment buildings, and associated equipment such as air conditioning units and back-up generators. Such information shall be provided by a qualified firm or individual, approved by the city, and paid for by the project applicant.
- (J) Provide proof of compliance with State or Federal requirements or any agency with authority to regulate towers and antennas, including the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC), including a radio frequency (RF) analysis conducted and certified by a state-licensed/registered RF engineer or qualified consultant.
- (K) A cumulative impact analysis for the proposed facility and other telecommunication facilities on the project site or within one thousand three hundred feet of the proposed project site. The analysis shall include all existing and proposed telecommunication facilities on or near the site, dimensions of all antennas and support equipment on or near the site, power rating for all existing and proposed back-up equipment, and a report estimating the ambient RF fields and maximum potential cumulative electromagnetic radiation at, and surrounding, the proposed site that would result if the proposed facility were operating at full buildout.
- (L) Statement by the applicant of willingness to allow other carriers to co-locate on their facilities wherever technically and economically feasible and aesthetically desirable.
- (M) An evidence of needs report detailing operational and capacity needs of the provider's system within the City of Woodland and the immediate area adjacent to the city. The report shall detail how the proposed facility is technically necessary to address current demand and technical limitations of the current system, including technical evidence regarding significant gaps in the provider's coverage, if applicable, and that there are no less intrusive means to close that significant gap. Such report may be evaluated by a qualified firm or individual, chosen by the city, and paid for by the project applicant. The qualified firm or individual chosen by the city may request additional information from the applicant to sufficiently evaluate the proposed project.

- (N) A security plan which includes emergency contact information, main breaker switch, emergency procedures to follow, and any other information as required by the community development director.
 - (O) A description of the anticipated maintenance program and back-up generator power testing schedule.
 - (P) In addition to the requirements outlined in the appropriate application form(s), an application for a zoning administrator or conditional use permit review shall contain sufficient information to allow the zoning administrator, planning commission or city council to act on the proposal.
 - (Q) The applicant pays all required processing and application fees. Such fees may be set and amended by resolution of the City Council.
- (2) Use of Outside Consultants. From time to time the city may need the services of a qualified outside consultant to supplement staff to review and make appropriate recommendations including, but not limited to, compliance with radio frequency emissions standards and/or identification of alternative solutions where there is a possibility that a proposed facility could result in a significant impact to the surrounding area. The use of outside consultants shall be at the applicant's expense. The cost of these services shall be in addition to all other applicable fees associated with the project, and shall be contracted for and administered by the city.
 - (3) Pre-application. A pre-application meeting is recommended for newly proposed telecommunication facilities to review development requirements and design and location standards for the type of antenna facility proposed. When available, it is recommended that the applicant provide preliminary site plan and visual impact drawings to aide in the pre-applicant review process. These meetings are voluntary, and no fees shall be paid for the city's review of material provided at this stage.
- (e) Findings for approval for telecommunications facility applications.
- (1) The proposal meets or exceeds the criteria of this chapter and is consistent with the general plan and applicable land use designations.
 - (2) That the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of this chapter.
 - (3) The proposal for the telecommunications facility is in its design and appearance is consistent or compatible with the development and design of the surrounding structures and neighborhood.
 - (4) That the proposed use will be organized, designed, constructed, operated and maintained so as to be compatible with the character of the area as intended in the General Plan or any Specific Plan.

- (5) That adequate streets and highways exist to carry the type and quantity of traffic anticipated to accommodate access for maintenance and/or service vehicles.
- (f) Appeals. Any person dissatisfied with the decision to either approve or deny a development permit for the construction or modification of a wireless telecommunications permit, excluding exempt facilities, may file an appeal in accordance with the procedures set forth in either Article 27 or 31 as applicable. Staff decisions regarding exempt facilities may be appealed in the same manner as a decision of the zoning administrator as set forth in Article 31.

RESOLUTION NO. PC 14 - ____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A CONDITIONAL USE PERMIT APPROVING THE
CONSTRUCTION AND OPERATION OF A 90-FOOT TALL
TELECOMMUNICATIONS CELLULAR TOWER AND THE
INSTALLATION OF RELATED GROUND EQUIPMENT ON AN
APPROXIMATE 780 SQUARE FOOT LEASE AREA; THE WIRELESS
TOWER AND FACILITY IS LOCATED AT 2001 EAST STREET
(WOODLAND SPORTS PARKS) IN THE OPEN SPACE (O-S) ZONE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 15, 2014, to review and consider recommending to the City Council approval of a Conditional Use Permit to allow the construction and operation of a 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 780 square foot lease area at 2001 East Street; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that the use is conditionally permitted in the Open Space Zone, is consistent with the zoning and general plan, and appropriate conditions have been made part of the approval; and

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

WHEREAS, the design and appearance of the telecommunications facility is consistent or compatible with the development and design of the surrounding structures and neighborhood; and

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

WHEREAS, adequate streets and highways exist to carry the type and quantity of traffic anticipated to accommodate access for maintenance and/or service vehicles; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, in that the intensity of the use is modest and designed at the minimum functional height required, and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the

impact of the use on adjacent properties and vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed Conditional Use Permit qualifies for CEQA Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemptions as the project consists of replacing an existing structure with a new structure in the same location and will involve negligible expansion of capacity, with only minor exterior modifications to the structure. The proposed monopole (cell tower) will replace an existing light pole, and the equipment shelter is not more than 300 square feet in size and shall be located directly adjacent to the existing soccer field; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby:

1. Finds that the proposed project meets all minimum physical standards for a wireless facility, as provided for in the City’s Zoning Code.
2. Finds that the proposed 90-foot tall telecommunication cellular tower is the minimum height necessary to meet the technical requirements of the facility.
3. Recommends City Council approval of the Conditional Use Permit (CUP) allowing the applicant, Verizon Wireless/Complete Wireless Consulting, to construct and operate a 90-foot tall telecommunications cellular tower and to install related ground equipment on an approximate 780 square foot lease space at 2001 East Street (Woodland Sports Park) in the Open Space Zone.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 15th day of May, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Seth Wurzel, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

CONDITIONS OF APPROVAL

PLANNING

1. The approved project is described in the staff report and exhibits for the _____ City Council meeting to allow the construction and operation of an 90-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 780 square foot lease area, located at the southeast corner of Woodland Sports Park (adjacent the existing, eastern most soccer field) at 2001 East Street. The project shall be constructed as depicted on the attached elevations (Exhibit B).
2. Approval and implementation of the Conditional Use Permit (CUP) is contingent upon adoption of the amended Wireless Communication Facilities Ordinance (as processed concurrently with the CUP) and upon approval and execution of a Lease Agreement between the City of Woodland and Verizon Wireless.
3. 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.
4. The applicant shall secure approval and satisfy requirements of all agencies that have jurisdiction.
5. 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).
6. The CUP must be exercised within one year of issuance, or it shall be null and void without further action; except that the Community Development Director may extend the approval of a CUP for one (1) additional year, with the same conditions of approval, if circumstances have not changed. The request in writing must be received prior to the expiration of the use permit.
7. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division to ensure substantial compliance with the approved set of plans, pursuant to the requirements of Section 25-21-60 of the Zoning Ordinance.
8. The colors and materials of construction of the new structures shall be reviewed and approved by the Planning Division prior to building permit issuance. Colors and materials shall match existing buildings located at the Sports Park and as described on the

plan elevations dated 4/15/2014, unless otherwise approved by the Community Development Director.

9. Applicant shall work with the Planning and Parks Divisions to finalize the design of the portable restroom enclosure prior to issuance of any building permit. Applicant shall be responsible for the cost and installation of necessary access improvements to ensure ADA accessibility, including improved paving from the existing bleacher area north of the proposed shelter to the restroom facilities.
10. Applicant shall install the sport field lighting on the tower to the satisfaction of the Community Services and Public Works Directors. Applicant shall perform photometric studies to ensure lighting levels are adequate and meet IESNA RP-6-01 standard.
11. The proposed pole shall be designed to accommodate co-location of up to two (2) future wireless carriers. Prior to Building Permit issuance, the applicant shall prove that the pole is structurally capable of supporting both pole extensions and antennas necessary for up to two (2) future wireless carriers, without the need for removal and replacement of the pole.
12. Except where specifically exempted under federal or state law including work subject to PL 112-96, § 6409, future co-location requests shall be subject to review by the Community Development Director, or designee, including Design and Site Plan Review, consistent with Section 25-21-80 of the Zoning Ordinance. In addition, such co-locations shall be subject to the City's review and approval as property owner as provided for in the Lease Agreement.
13. Any replacement and/or upgrade of the antennae and associated equipment shall be consistent with Section 25-21-80 of the Zoning Ordinance.
14. No signs, other than warning, FAA structure identification, and safety signage, shall be located on the tower or ancillary facility.
15. Forty-five (45) days from the initiation of service, the applicant shall provide the City certification by an RF engineer, stating the RFR measurements meet the FCC Radiofrequency (RF) Radiation Standards.
16. Within three days of the City Council hearing, the applicant shall provide the Community Development Department with a check for the sum of \$25 made payable to Yolo County for recording the environmental document with the County.
17. If the operation of this use results in conflicts with the General Plan or Zoning Ordinance pertaining to appearance, exterior noise, or other factors that detract from the use of the Community Center or Sports Park, 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, additional screening of the tower, noise mitigation measures, or other measures deemed necessary by the Planning Commission.

DEVELOPMENT ENGINEERING DIVISION

18. Prior to construction, applicant shall obtain an encroachment permit from the City for any work within the right-of-way. Applicant shall be responsible for all encroachment permit fees including; plan check, traffic control, inspection of improvements, and inspections of existing facilities and repair of same. All repairs shall be done by a qualified licensed contractor subject to the approval of the City.
19. The light standard is property of the City and shall be removed, salvaged, and returned to the City. Not less than 10 Calendar days prior to start of construction applicant shall contact the inspector (Bryan Weiser 530-661-5966) and the Public Works Department (Rob Sanders 530-661-7987) to determine location of delivery of the light standard.
20. A minimum of 10 calendar days prior to start of construction applicant shall contact the City Inspector and the City Community Services Department (Attention Christine Engel 530-661-2008). Unless otherwise approved in writing construction time shall be limited to M-F from 7 am – 3 pm. Dates for construction shall be subject to pre-approved windows to not conflict with other contracted uses for the park facilities.
21. There shall be no disruption in the ability of the City to use the sports field lights during evening hours as a result of – and throughout the construction/installation of – the wireless tower.
22. Applicant shall submit insurance naming the City additionally insured. Additionally, as determined by the City Engineer, applicant may be required to post security and enter into an agreement for improvement of the site.
23. Applicant shall maintain a safe and secure job site at all times and shall provide a 24 hour emergency contact to the City prior to start of construction.

BUILDING

24. This project must meet all criteria and mandates for these City adopted codes or the most current code:
 - 2013 California Building Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Electrical Code
 - 2013 Building Energy Efficiency Standards
 - The Code of the City of Woodland

25. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
26. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
27. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
28. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the buildings.
29. Applicant to submit for review a geotechnical soils report with construction documents.

POLICE

30. In coordination and upon request by either or both Police Department and Fire Departments, a frequency/intermodulation study shall be prepared. Service shall not be initiated until the departments have reviewed and found the study to be acceptable.
31. If it is found that the project causes or will cause interference with Public Safety communications, then the service provider(s) shall be solely responsible for the removal, adjustment, or replacement of the facilities.
32. Within 45 days of approval of the Conditional Use Permit or prior to any subsequent future modifications to the facility, applicant shall submit to the City an intermodulation study (including analysis of brute force overload) prepared by a State of California licensed engineer verifying that applicant's project will not cause interference with City of Woodland Public Safety communications. To ensure the objectivity of any intermodulation study prepared on behalf of the applicant, the Community Development Director may require, prior to the issuance of a Building Permit, independent verification of the study. Verification shall be by a City approved State of California licensed engineer and at applicant's expense.

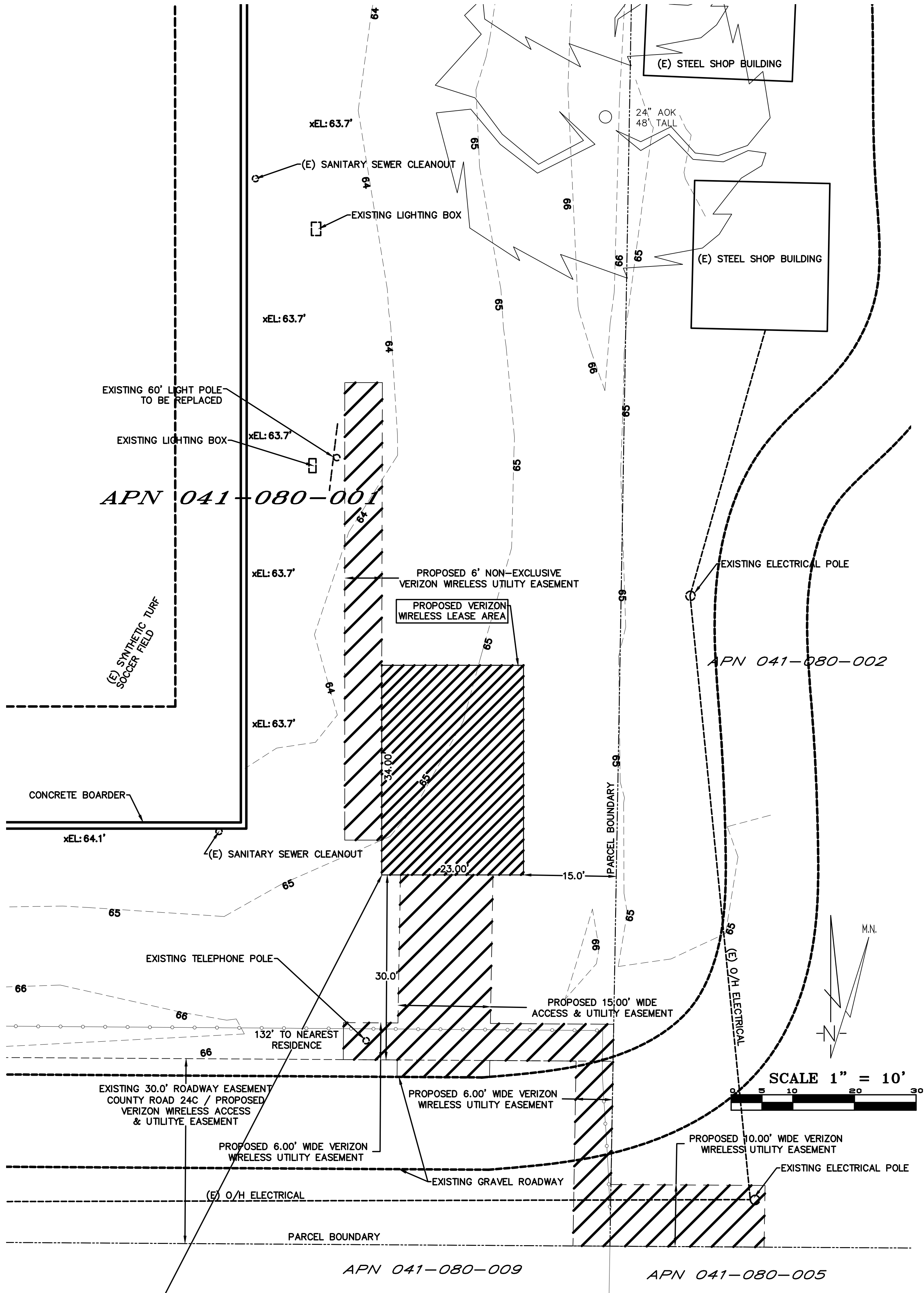
YOLO COUNTY ENVIRONMENT HEALTH

33. 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 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.

PG&E

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

EXHIBIT B



PROJECT AREA ENLARGEMENT

DATE OF SURVEY: 04-25-13

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF yolo, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUB. 2.53' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1 ft.

SITE NAME & NUMBER: SE WOODLAND

ASSESSOR'S PARCEL NUMBER: 041-080-001

OWNER(S): CITY OF WOODLAND
300 1ST STREET
WOODLAND, CA 95965

SITE CONTACT: SERGIO CABRERA
916-217-9219

Project No./Name: SE Woodland

Project Site Location: 40280 County Road 24C
Woodland, CA 95776
Yolo County

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder GeoXT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Free Standing Light Standard/Monopole

NAD 83 Coordinates (Tower Location)

Latitude: N 38°39'08.44"
Longitude: W 121°45'41.25"

NAD 27 Coordinates (Tower Location)

Latitude: N 38°38'08.78"
Longitude: W 121°45'37.38"

ELEVATION of Ground at Base of Structure (NAVD88) 66' AMSL

Verizon Wireless
SE Woodland
Lease Area Description

All that certain lease areas being a portion of the Northwest quarter of the Southwest quarter of Section 4, Township 9 North, Range 2 East M.D.B. & M. and a portion of the Northeast quarter of the Southwest quarter of Section 4, Township 9 North, Range 2 East M.D.B. & M as delineated on the plat filed in Book 11 Maps and Surveys, Page 6, Yolo County, California Records and being more particularly described as follows:

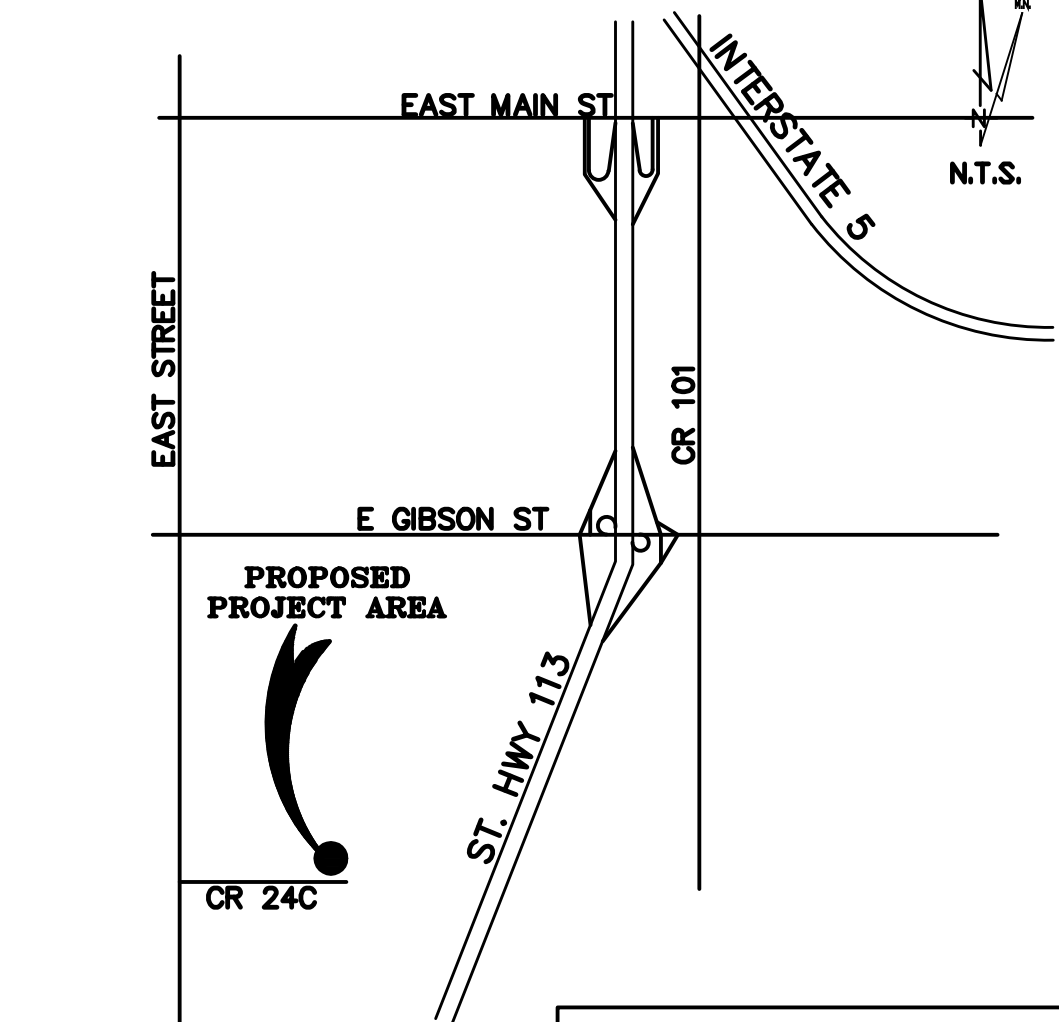
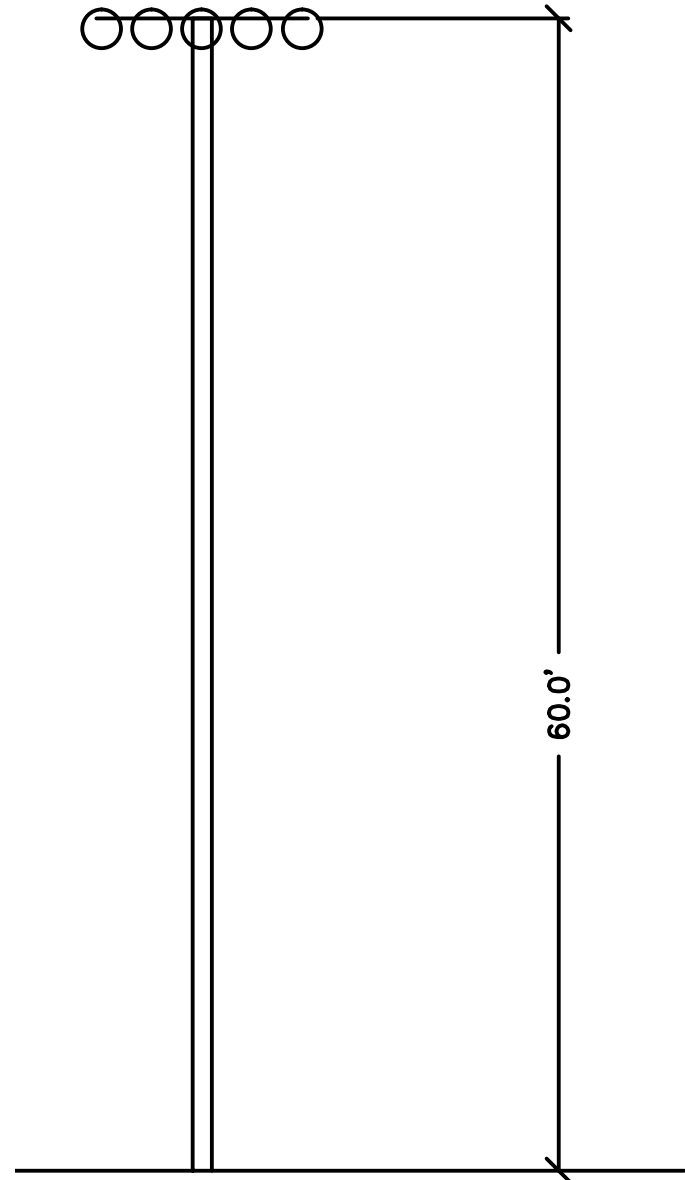
Commencing at the Southeast corner of the Northwest quarter of the Southwest quarter of Section 4; thence along the East boundary thereof North 00°59'23" East 59.98 feet; thence leaving said East boundary North 89°00'37" West 15.05 feet to the True Point of Beginning; thence from said point of beginning North 34.00 feet; thence West 23.00 feet; thence South 34.00 feet; thence East 23.00 feet to the point of beginning.

Together with an easement for ingress, egress and utility purposes, fifteen feet in width, the centerline of which is described as follows: Beginning at a point on the South boundary of the above described lease area which bears East 10.55 feet from the Southwest corner thereof; thence from said point of beginning thence South 00°59'23" West 27.07 feet to a point hereafter defined as Point "A"; thence continuing South 00°59'23" West 5.75 feet more or less to the public right of way commonly know as County Road 24C.

Also together with an easement for utility purposes, of variable width, the centerline of which is described as follows: Beginning at Point "A" as previously defined and running thence at a width of six feet South 89°38'52" East 24.50 feet; thence South 00°58'12" West 28.00 feet; thence at a width of ten feet South 89°38'52" East 28.00 feet.

Also together with an easement for utility purposes, six feet in width, the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence North 89°38'52" West 16.3 feet more or less to the existing telephone utility pole.

Also together with an easement for utility purposes, six feet in width the centerline of which is described as follows: beginning at a point which bears North 5.65 feet and West 3.00 feet from the Southwest corner of the above described lease area and running thence North 74.25 feet more or less to the location of the relocated light pole/tower; thence up, over, and upon said tower as is necessary to install, operate, and maintain the necessary communications equipment.



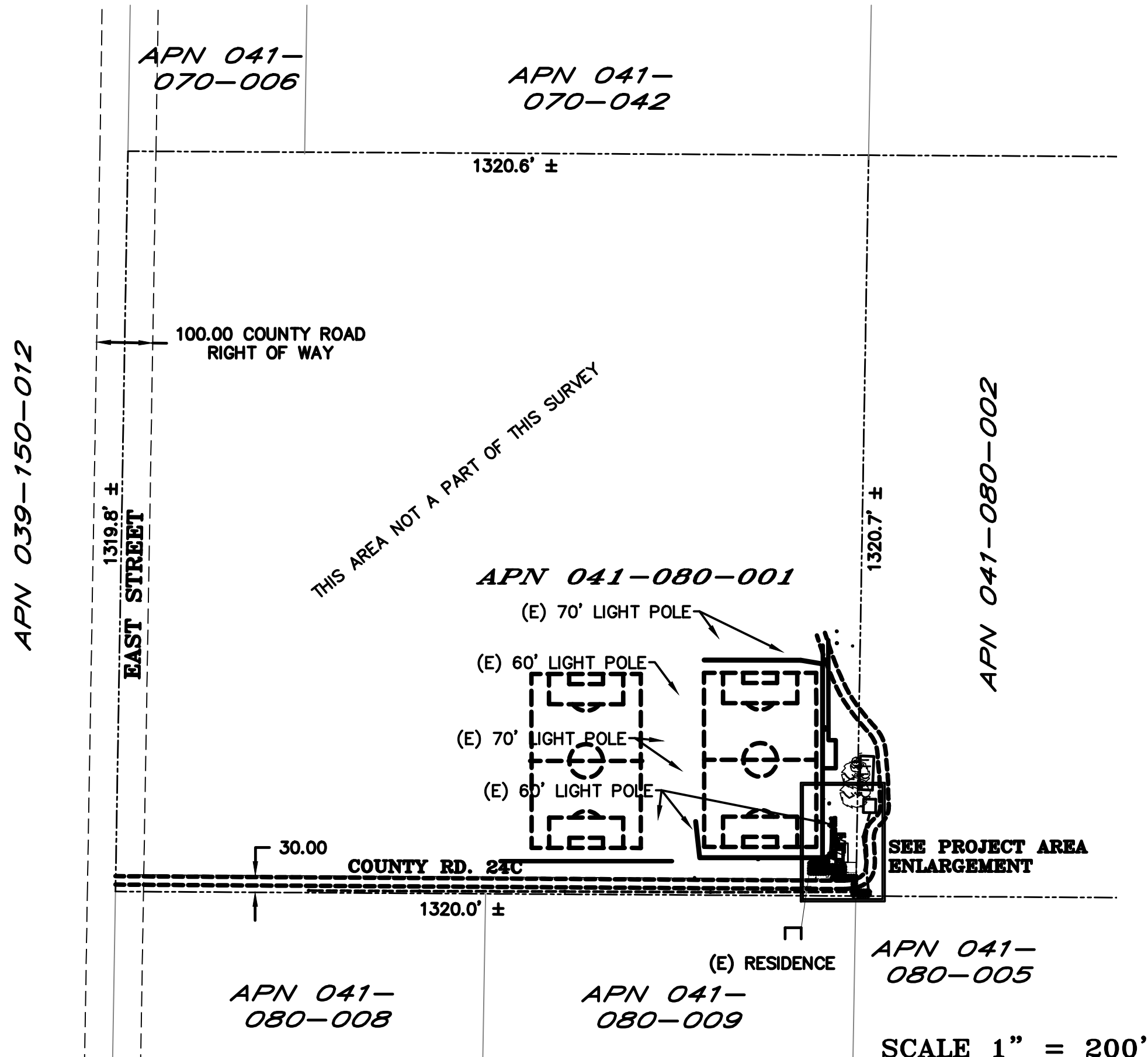
WOODLAND, CA

VICINITY MAP

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

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OVERALL PROJECT AREA

DEPT	APPROVED	DATE
ABC		
RE		
RF		
INT		
EE/VN		
OPS		
EE/OUT		

Geil Engineering and Surveying

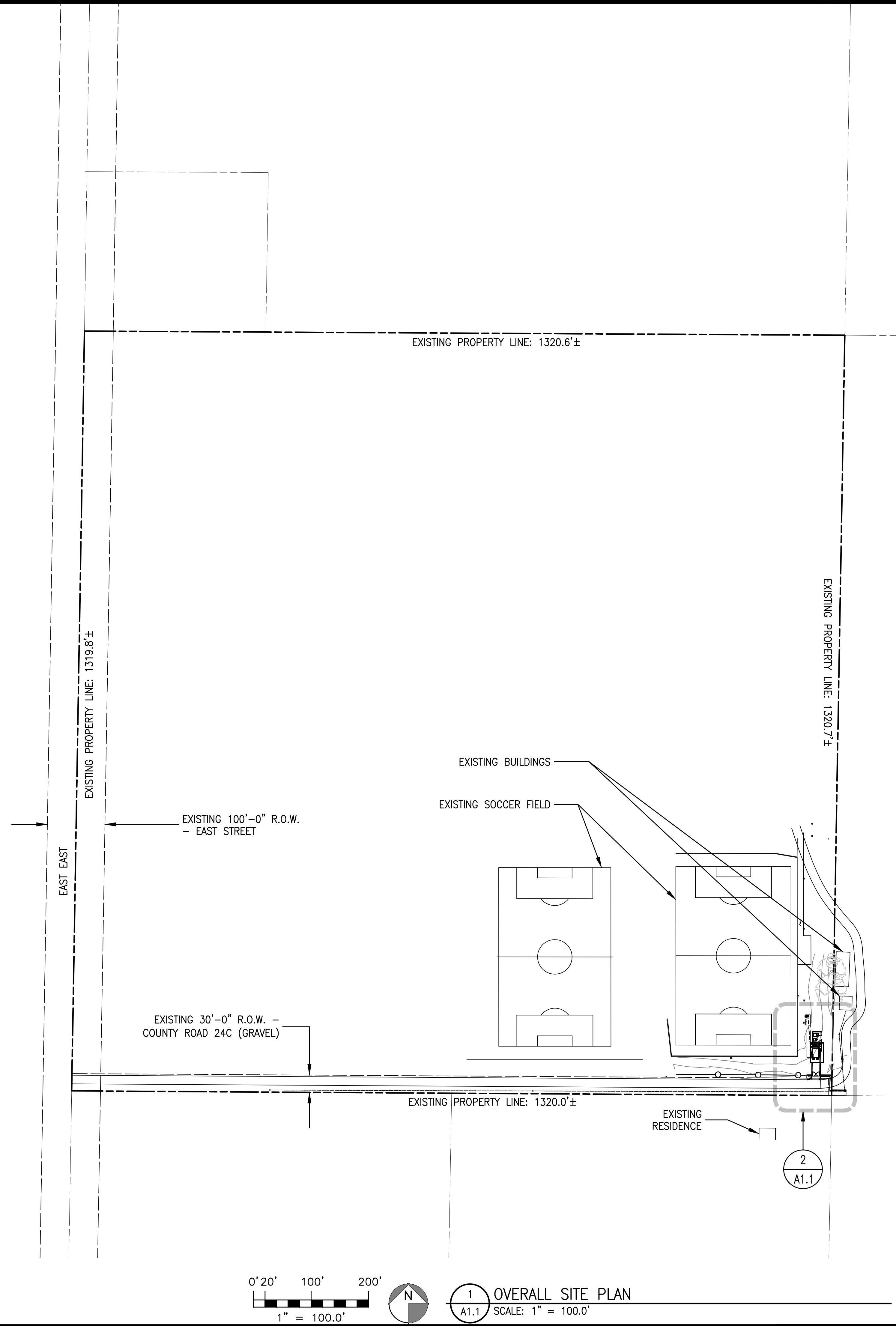
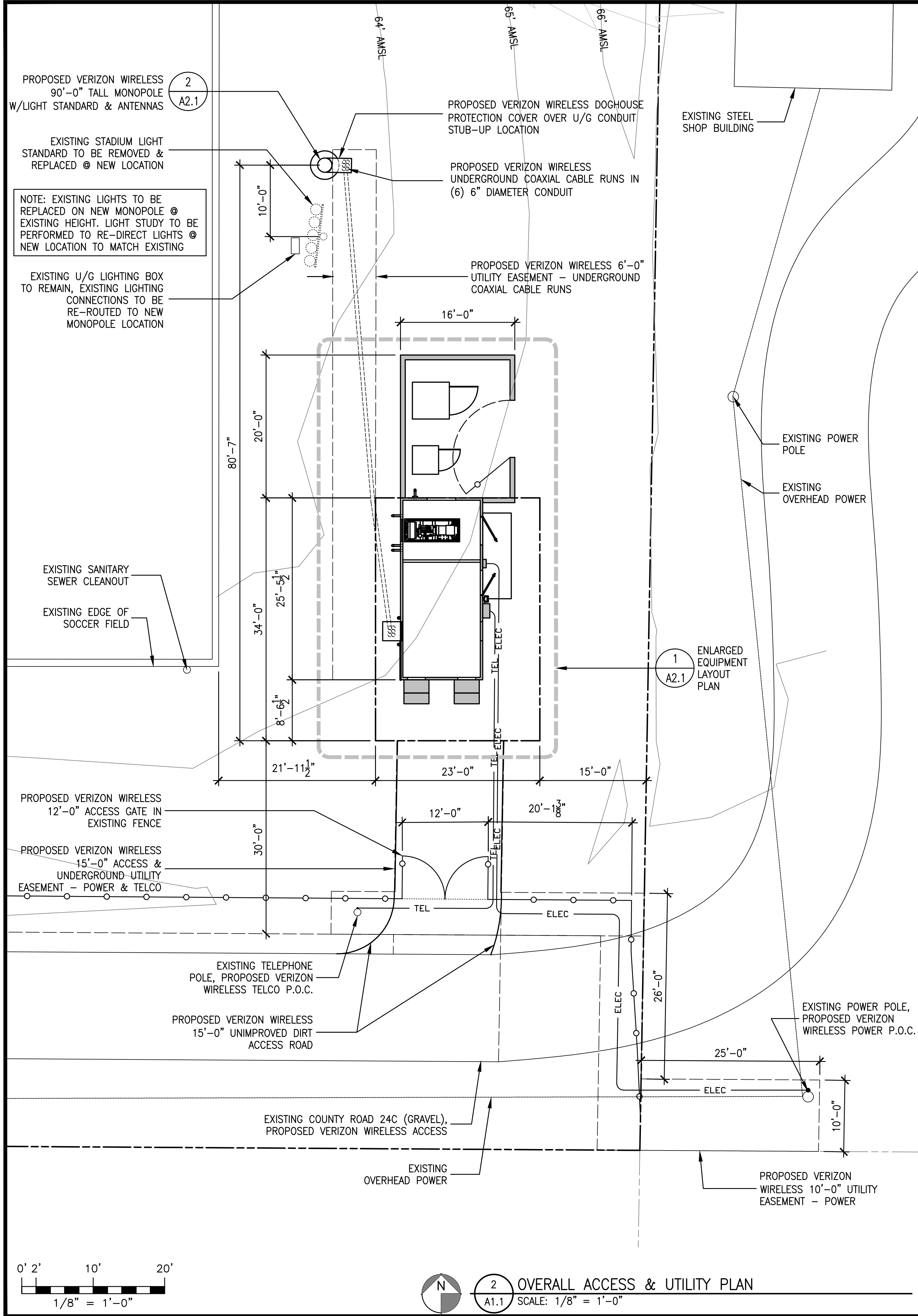
1226 High Street
Auburn, California 95602
Phone: 530-883-5015
Fax: 530-883-5611

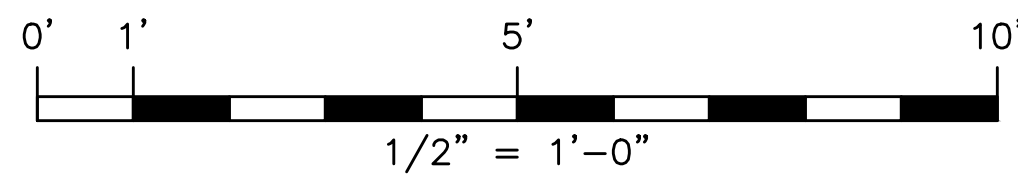


SE Woodland
40280 County Road 24C
Woodland, CA 95776

PLOT PLAN AND SITE TOPOGRAPHY

REV	DATE	DESCRIPTION
05-01-13	dg	90% Survey
06-12-13	dg	rev. lease area
08-28-13	NR	rev. lease area
04-15-14	NR	rev. lease area
REV		





PROPOSED VERIZON WIRELESS 6'-0"
UTILITY EASEMENT - UNDERGROUND
COAXIAL CABLE RUNS

PROPOSED VERIZON WIRELESS DOGHOUSE
PROTECTION COVER OVER U/G CONDUIT
STUB-UP LOCATION

PROPOSED VERIZON WIRELESS
UNDERGROUND COAXIAL CABLE RUNS IN
(6) 6" DIAMETER CONDUIT

(2) PROPOSED VERIZON WIRELESS
GPS ANTENNAS

2" GENERATOR VENT TO OUTSIDE

3" GENERATOR SECONDARY
EMERGENCY VENT

3" GENERATOR EMERGENCY VENT

PROPOSED VERIZON WIRELESS 11'-6"x25'-5 1/2"
PRE-FABRICATED EQUIPMENT SHELTER

NOTE: INSTALL PORTABLE FIRE EXTINGUISHER
IN SHELTER. INSTALL/LOCATE ON
HANGERS/BRACKETS & LABELED. THE
EXTINGUISHER SHALL BE RATED 4-A

NOTE: EQUIPMENT SHELTER EXTERIOR TO
MATCH EXISTING SNACK SHACK BUILDING

(2) PROPOSED
VERIZON WIRELESS
AIR CONDITIONERS
W/ECONOMIZERS

PROPOSED VERIZON WIRELESS
UNDERGROUND POWER & TELCO

PROPOSED VERIZON WIRELESS TELCO CABINET
MOUNTED TO EXTERIOR OF EQUIPMENT SHELTER

PROPOSED VERIZON WIRELESS HOODED &
DOWNTILTED SECURITY LIGHT

PROPOSED VERIZON WIRELESS
12'-0"x4'-0" CONCRETE STOOP

PROPOSED VERIZON WIRELESS HEAVY DUTY
STEEL ELECTRICAL PULLBOX W/LOCKING HASP

PROPOSED VERIZON WIRELESS GENERATOR
ROOM W/UL2200 CERTIFIED 30KW
STANDBY DIESEL GENERATOR AND UL142
CERTIFIED 210 GALLON FUEL TANK

GENERATOR EXHAUST

PORTA POTTY

ADA COMPLIANT PORTA POTTY

PROPOSED 8'-0" CHAIN LINK
GATE W/VINYL SLATS

PROPOSED 6'-0" TALL CMU
SCREEN WALL TO MATCH EXISTING
SNACK SHACK BUILDING

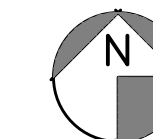
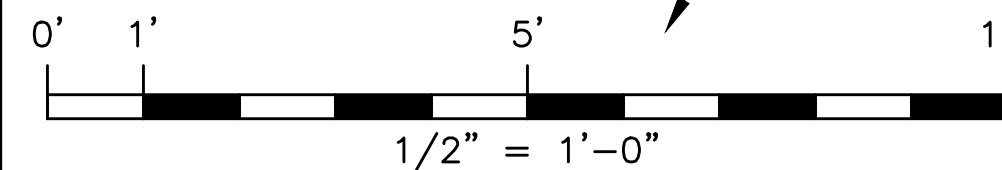
EXISTING LIGHTS TO BE RE-PLACED ON NEW
MONOPOLE @ EXISTING HEIGHT. LIGHT STUDY
TO BE PERFORMED TO RE-DIRECT LIGHTS @
NEW LOCATION TO MATCH EXISTING

(3) PROPOSED VERIZON WIRELESS RRH UNITS
(1 PER SECTOR) MOUNTED BEHIND ANTENNAS

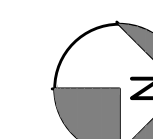
(1) PROPOSED VERIZON WIRELESS SURGE
PROTECTOR MOUNTED ON STANDOFF ARM

(3) PROPOSED VERIZON WIRELESS ANTENNAS
W/(4) PROPOSED ANTENNAS PER SECTOR

PROPOSED VERIZON WIRELESS
90'-0" TALL MONOPOLE



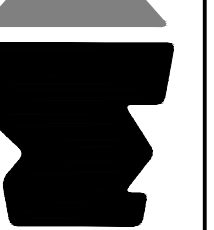
2 ANTENNA LAYOUT PLAN
A2.1 SCALE: 1/2" = 1'-0"



1 ENLARGED EQUIPMENT PLAN
A2.1 SCALE: 1/2" = 1'-0"



MST ARCHITECTS
1000 ALVARADO STREET, SUITE 200
WOODLAND, CA 95776
PH: (916) 341-0400 FAX: (916) 341-0409
WWW.MSTARCHITECTS.COM



SE WOODLAND
40280 COUNTY ROAD 24C
WOODLAND, CA 95776

verizon WIRELESS
SHEET TITLE:
ENLARGED EQUIPMENT PLAN, ANTENNA PLAN

Not valid unless signed in ink by licensee.

Revisions:

Δ	--
Δ	--
Δ	--
Δ	--
Δ	--

File: 162.705_A21.dwg

Drawn By: TST

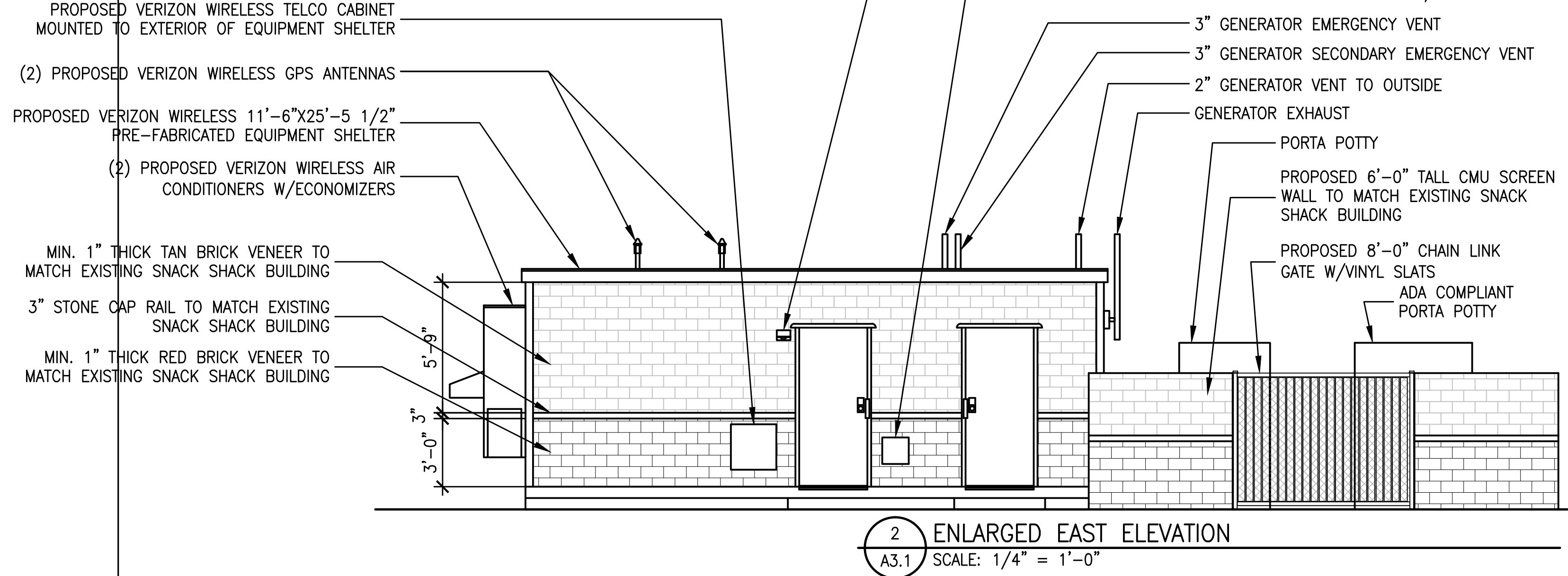
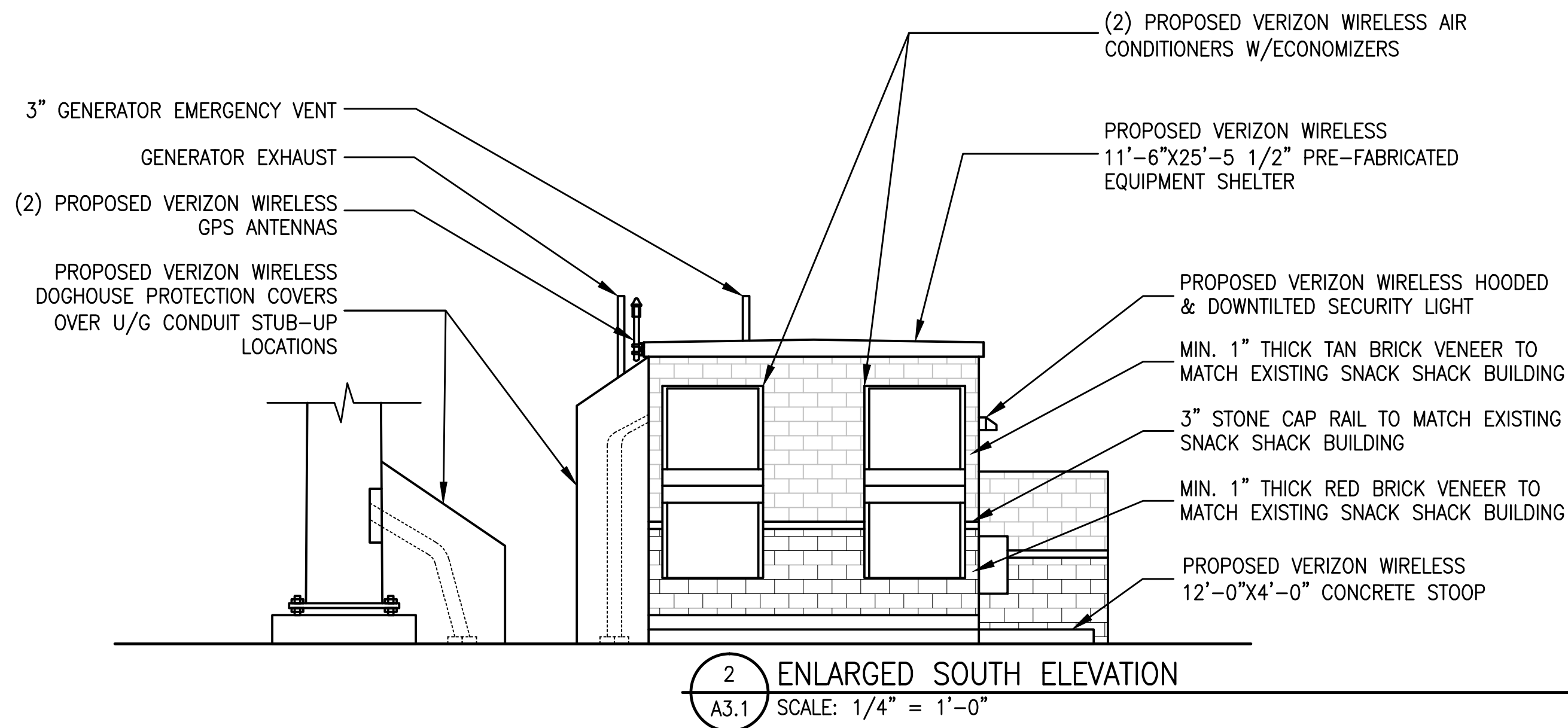
Checked By: MST

Scale: AS NOTED

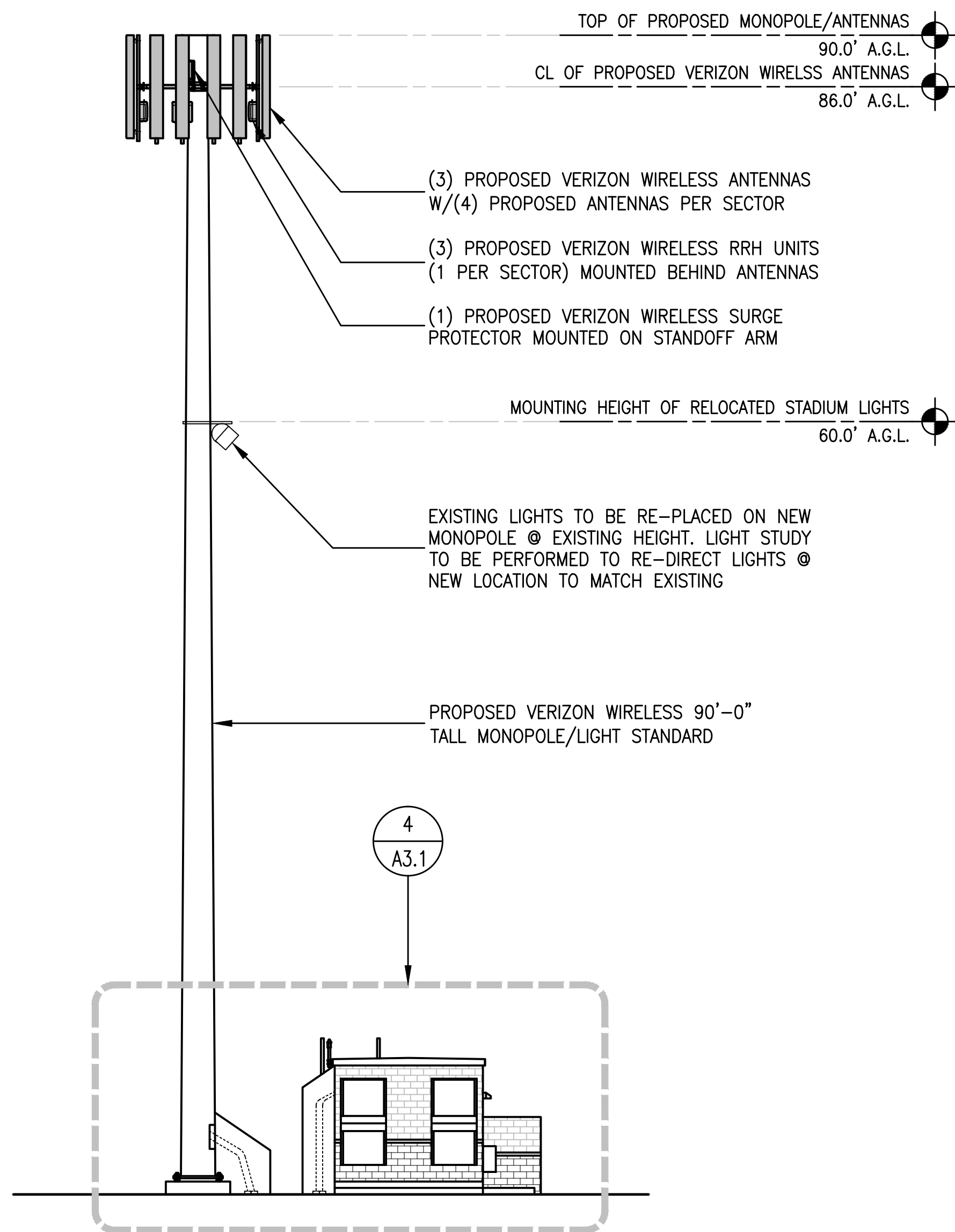
Date: 08/28/13

Job No. 162.705

A2.1

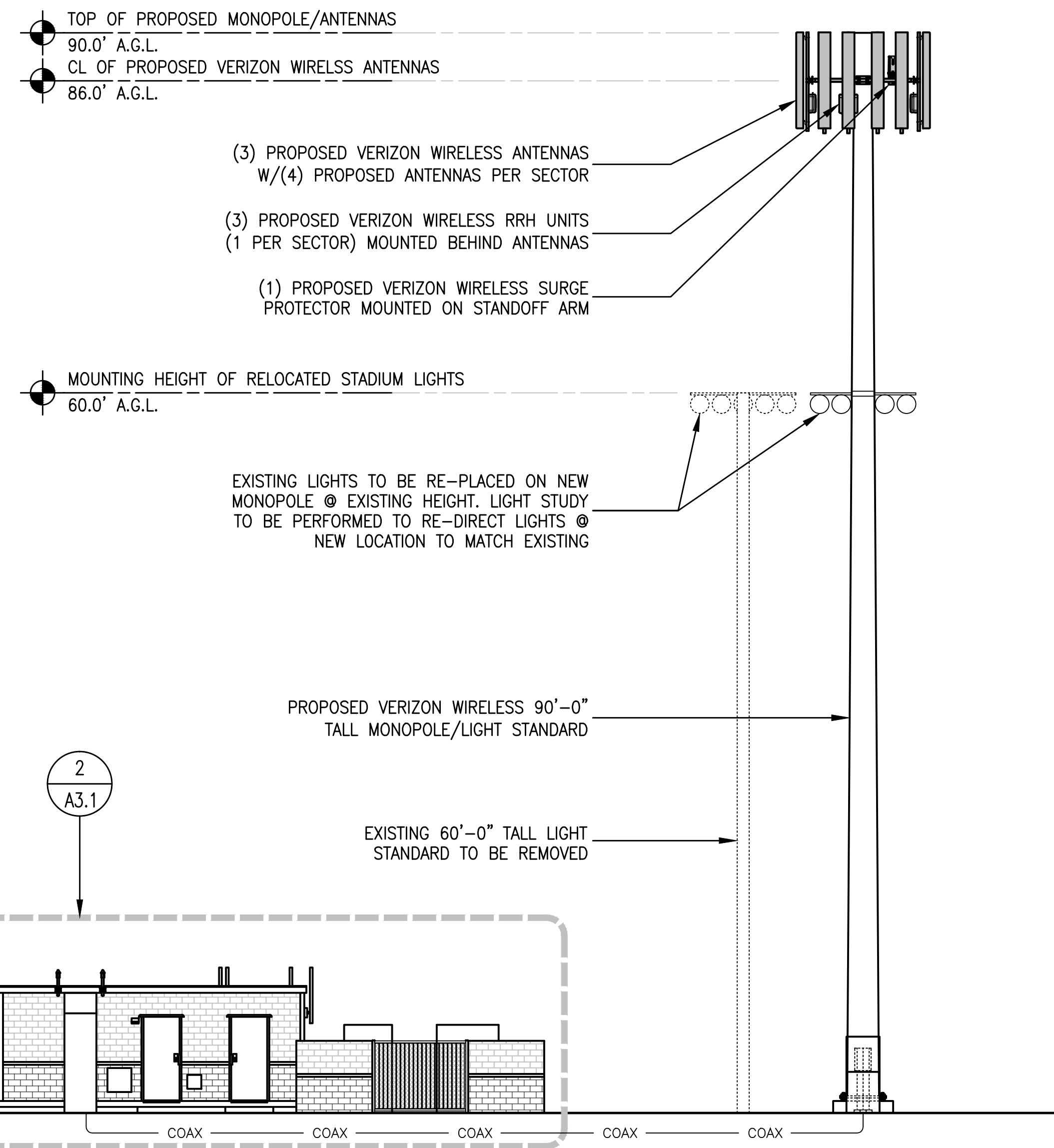


NOTE: ALL ANTENNAS & POLE MOUNTED EQUIPMENT TO BE PAINTED FLAT GRAY TO MATCH LIGHT STANDARD



0' 2' 10' 20'
1/8" = 1'-0"

NOTE: ALL ANTENNAS & POLE MOUNTED EQUIPMENT TO BE PAINTED FLAT GRAY TO MATCH LIGHT STANDARD



0' 2' 10' 20'
1/8" = 1'-0"

Sec. 25-21-80. Wireless telecommunications facilities.

- (a) Definitions. For the purposes of this section, the following terms and phrases have the meaning ascribed to them in this subsection.

"Antenna" means any system of wires, poles, rods, discs or other similar devices used for the transmission or reception of radio frequency electromagnetic waves when such system is external or attached to the exterior of a structure.

"Co-location" means the practice of sharing support structures and buildings by wireless telecommunications providers (either public or private).

"Development permit" means a permit issued pursuant to compliance with the applicable adopted uniform code(s), state law(s), and city ordinance(s). The issuance of the permit consists of a ministerial decision. A ministerial decision involves only the use of fixed standards or objective measurements, where the public official cannot use personal subjective judgment in deciding whether or how the project should be carried out.

"Discretionary permit" means a permit that requires the approval of the zoning administrator, planning commission or city council prior to the issuance of a development permit. A discretionary permit includes public notification of the public hearing by the decision making body regarding the project, and often the approving or certifying of an environmental assessment for the project during the meeting.

"Lattice tower" means a three or more legged structure designed and erected on the ground to support wireless telecommunication antennas and connecting appurtenances.

"Monopole" means a structure of single pole (non-lattice) design and erected on the ground to support wireless telecommunications antennas and connecting appurtenances.

"Stealthing" means improvements or treatments added to an improvement which mask or blend the proposed improvement into the existing structure or visual backdrop in such a manner as to render the improvement minimally visible to the casual observer. Stealthing may utilize, but does not require, concealment of any component of the wireless facility.

"Wireless communication facility" means any structure, antenna, pole, equipment and related improvements which support the wireless telecommunications industry in the transmission and/or reception of electromagnetic signals.

- (b) Permitting. The following outlines the development permitting process as it applies to facilities described herein. Wireless telecommunications facilities which are generally considered to have minimal impacts or which are exempt from local review by state or federal statutes have been classified as exempt under this section and are not regulated when in compliance with the development standards set forth herein. Other wireless telecommunications facilities which have the potential to create impacts have been categorized to allow for additional review. Unless listed below as exempt or prohibited, no wireless telecommunications facility shall be constructed without first obtaining a development permit.

(1)

Exempt Facilities. The following facilities, if meeting the physical requirements of subsection (c)(1) of this section, shall be exempt from discretionary review under this section, but may require a development permit.

- (A) Interior and exterior facilities accessory to the residential use of the site including television antennas, satellite dishes, and amateur radio facilities.
 - (B) Public safety facilities including transmitters, repeaters and remote cameras.
 - (C) Telecommunication facilities accessory to other public equipment such as irrigation controls, well monitoring, and traffic signal controls.
 - (D) Facilities erected and operated for emergency situations.
 - (E) Facilities specifically exempted under federal or state law.
 - (F) Mobile facilities when placed on a site for less than twenty-four consecutive hours.
- (2) Development Permit. The following telecommunications facilities, when meeting the physical requirements of subsection (c)(1) of this section, shall be reviewed by staff upon submittal of an application for a development permit.
- (A) Addition of antenna panels on a tower for which a use permit allowing co-location has previously been approved.
 - (B) Flush mounted panel antennas in industrial zones.
 - (C) Licensed carrier facilities concealed from public view or integrated into the site architecture of nonresidential structures to be constructed or renovated.
- (3) Zoning Administrator Review. The following telecommunication facilities, when meeting the physical requirements of subsection (c)(2) of this section, shall be reviewed in accordance with [Article 31](#) and zoning administrator regulations.
- (A) Any exempted use which does not meet the physical standards of subsection (c)(1) of this section.
 - (B) Any mobile antenna when placed on a site for more than twenty-four hours but less than thirty days.
 - (C) Roof mounted facilities on nonresidential structures.
 - (D) Licensed carrier facilities on publicly owned or publicly utilized lands.
 - (E) Replacement of previously approved towers in commercial and industrial zones.
 - (F) Placement of private carrier facilities on utility, signal or lighting structures within the public right-of-way or easement.
 - (G) Antenna arrays mounted on existing billboards, water towers and other similarly scaled structures.
- (4) Conditional Use Permit. The following telecommunications facilities, when meeting the physical standards of subsection (c)(3) of this section, shall be reviewed in accordance with Article 27.
- (A) Any zoning administrator use which does not meet the physical standards of subsection (c)(2) of this section.
 - (B) Single carrier tower facilities in any zone other than the commercial and industrial zones.
 - (C) Telecommunications facilities on historic sites.
 - (D) Public carrier telecommunications facilities on residentially developed parcels.
 - (E) Monopole and lattice towers in agricultural land use zones.
 - (F)

- Wireless telecommunication facilities on publicly owned lands not otherwise subject to local land use zoning, but lying within the local jurisdiction, when the wireless telecommunication facility is not solely maintained or operated for the primary public use of the site.
- (G) Other telecommunications facilities not listed as exempt, permitted, or prohibited.
 - (H) Monopole facilities in commercial and industrial zones.
- (5) Prohibited Telecommunications Facilities. The following telecommunications facilities shall be prohibited:
- (A) Public carrier telecommunications facilities located within designated enhanced habitat areas such as greenbelts and habitat restoration areas. The city shall make available for public review a map identifying any such areas.
 - (B) More than one monopole or lattice tower within one thousand feet of any other existing monopole or lattice tower(s), unless visual impacts are negligible and the applicant can demonstrate that the site is a technical necessity to meet demands of the geographic service area and the applicant's city-wide network.
 - (C) Telecommunication facilities where the combined electromagnetic frequency radiation (EMF) exceeds the state or federal standard.
 - (D) Antennas within urban corridors which are subject to the city's community design standards.
 - (E) Parks and recreational lands.
- (c) Design and Siting Standards.
- (1) Standards for Exempt Telecommunications Facilities.
- (A) Accessory to residential use:
 - (i) No more than one satellite dish exceeding thirty-six inches in diameter per parcel.
 - (ii) Satellite dishes shall not extend above the peak of the roof or parapet.
 - (iii) Antennas shall meet applicable height requirements.
 - (iv) Antennas and dishes shall meet applicable setback requirements.
 - (B) Flush-mounted panel antennas in industrial zones:
 - (i) The lowest part of the panel shall be at least twenty feet above grade.
 - (ii) The panel and connections shall not project out more than eighteen feet from the building surface it is mounted to.
 - (iii) Panels, connections, and supports shall be treated to match the color scheme of the building.
 - (iv) Panels and connections shall not project above the mounting facade.
 - (v) The structure is not a designated historic site.
 - (vi) Ground-mounted support equipment cabinets or buildings shall be screened (in accordance with the applicable landscape guidelines).
 - (vii) Exterior electrical lines serving the equipment cabinet or building shall be undergrounded.
 - (viii) The total square footage of all panels shall not exceed twenty-five square feet on any facade.
 - (C) Public safety facilities:
 - (i) Shall preferably be located on existing public structures such as buildings, towers, bridges and light poles.

- (ii) Shall be treated to match the supporting structure.
- (D) Emergency facilities:
 - (i) Shall be removed at the conclusion of the emergency or shall be replaced by public safety facilities.
- (E) Co-location of panels on a previously permitted tower:
 - (i) The tower has been constructed and is operating in accordance with the conditions of the use permit.
 - (ii) The new array does not increase the height of the existing tower.
 - (iii) The panel array is the second or third grouping on the tower.
 - (iv) A microwave dish greater than thirty-six inches in diameter is not being proposed as part of the array.
 - (v) The combined EMF for all arrays does not exceed applicable state or federal standards.
 - (vi) The new array fits within the three dimensional envelope of the existing tower and arrays.
 - (vii) The new array will meet the conditions of the use permit.
 - (viii) The new array does not require major modifications to the structure of the existing tower.
- (2) Standards for Zoning Administrator Permits.
 - (A) Accessory to residential uses:
 - (i) Satellite dishes greater than thirty-six inches in diameter shall be ground mounted, on the rear half of the parcel, and screened from view of the public right-of-way.
 - (B) Mobile antenna for more than twenty-four hours:
 - (i) Antenna vehicle/trailer shall be located only on an improved surface.
 - (ii) Parking and access for support personnel shall be on an improved surface.
 - (iii) Day and night safety marking shall be provided.
 - (iv) The antenna vehicle/trailer and support parking shall not be located within a public right-of-way.
 - (C) Co-location and replacement:
 - (i) Placement of the new array shall not increase the height of the existing tower by more than thirty percent or greater than applicable height requirements, whichever is less.
 - (ii) The original tower was erected and is operated in accordance with the conditions of the original use permit.
 - (iii) The co-located facilities shall meet the original conditions of approval.
 - (iv) The co-location request does not include microwave transmitters exceeding thirty-six in diameter.
 - (v) May be subject to annual review as provided for herein.
 - (D) Roof-mounted facilities:
 - (i) The facility and related equipment shall be screened from view or architecturally integrated into the building design so that only support brackets and panels are visible from the opposite side of the right-of-way in front of the building.

- (ii) Panels shall match the color scheme of the building facade.
- (iii) Ground-mounted equipment cabinets/buildings shall be screened (in accordance with the applicable landscaping guidelines).
- (iv) Shall not exceed the allowable height limit for the zone.
- (E) Monopoles in the commercial and industrial zones:
 - (i) Total height shall be in accordance with applicable requirements.
 - (ii) Parking and access shall be on an improved surface.
 - (iii) No required parking for the primary use shall be lost due to placement of the pole and support facilities.
 - (iv) Required fire access shall be maintained.
 - (v) Support equipment cabinets/buildings shall be screened from view (in accordance with the applicable landscaping guidelines).
 - (vi) The pole shall be integrated into the overall site design or surrounding area setting so as to render the monopole minimally visible when viewed from the nearest public street or accessway. Generally, the pole shall be located in the rear half (or, on corner parcels, the rear quarter) of the parcel.
 - (vii) The pole shall not be located within five hundred feet of residentially developed parcels or other sensitive uses.
 - (viii) Pole and support equipment shall not be located within any setback or required landscaping area.
 - (ix) Utility service lines shall be undergrounded.
- (F) Licensed carrier facilities on publicly owned lands or within rights-of-way:
 - (i) Facilities shall meet the requirements of subsection (c)(2)(E) of this section except as follows.
 - (ii) Low power facilities to meet the needs of the immediate neighborhood may be proposed on existing light towers in public parks.
 - (iii) Antennas placed on signal or street light poles shall not exceed two feet in length or six inches in diameter.
 - (iv) Support equipment for antennas on signals or street lights shall be undergrounded or fully screened.
- (G) Flush-mounted antennas in commercial zones:
 - (i) Placement of the panel shall not interfere with or encroach upon vehicular or pedestrian accessways.
 - (ii) The panel and connections shall not project out more than eighteen inches from the building surface it is mounted to.
 - (iii) Panels, connections, and supports shall be treated to match the color scheme of the building.
 - (iv) The structure is not a designated historic site.
 - (v) Ground-mounted support equipment cabinets or buildings shall be screened (in accordance with the applicable landscape guidelines).
 - (vi) Exterior electrical lines serving the equipment cabinet or building shall be undergrounded.
 - (vii) Panels shall not protrude above the roofline.

(3)

Standards for Conditional Use Permits. Facilities approved pursuant to a conditional use permit shall comply with the physical standards outlined herein unless the planning commission specifically approves an exception from those standards.

- (A) Wireless facilities on lands zoned for residential development:
 - (i) Shall be limited to building or facade mounted facilities.
 - (ii) Shall not be permitted on single-family or two-family dwellings.
 - (iii) Shall meet all state and federal requirements for health and safety pertaining to distance from sensitive receptors.
 - (iv) Satellite dishes placed on property zoned for multifamily use shall not be located in such a manner as to result in visual clutter.
- (B) Single carrier tower facilities located on lands zoned for other than commercial and industrial use specifically prohibited herein shall meet the following minimum physical standards unless specifically exempted:
 - (i) Must comply with the physical standards of subsection (c)(2)(E) of this section.
 - (ii) Shall be subject to periodic review as identified herein.
 - (iii) May exceed allowable height limit upon a finding that the additional height is necessary to meet technical requirements.
- (C) Telecommunications facilities on historic sites shall be allowed as follows:
 - (i) The facility must comply with the applicable development regulations of the land use zone and all other applicable regulations pertaining to the preservation of historical sites.
 - (ii) Construction of the facility must not result in a reduction in required parking.
 - (iii) The facility must be concealed from public view or integrated into the site architecture.
 - (iv) Must be reviewed by applicable historical preservation boards or commissions prior to final action by city.
 - (v) Limited to building mounted facilities.
- (D) Other telecommunications facilities not listed elsewhere herein as exempt, permitted or prohibited shall comply with the following minimum physical standards and other requirements as deemed appropriate by the planning commission:
 - (i) Adequate access shall be provided.
 - (ii) Minimally visible when viewed from the public street or other public right-of-way.
 - (iii) No reduction in parking below that required by local ordinance.
 - (iv) Concurrent review and approval by the city and the county.
- (4) Lighting and Placement. Facility lighting shall comply with the local requirements of the city. Towers shall not be artificially lighted, unless required by the FAA or other applicable public safety authority. If lighting is required, the governing authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
- (5) Color. The use of colors and facility designs shall be compatible with surrounding buildings and/or uses in the area or those likely to exist in the area and shall prevent the facility from dominating the surrounding area. No action shall be taken subsequent

to completion of project construction which would increase the visibility of the facility itself or the access road and power/telecommunication lines serving it.

- (6) Noise. In general, noise levels shall comply with the applicable state and local guidelines. In no instance shall noise levels produced by the facility or appurtenant equipment exceed sixty-five dBA as measured at the site property line. Back-up generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between 8:30 A.M. and 4:30 P.M.
- (7) Height.
 - (A) All wireless telecommunications facilities shall be designed to the minimum functional height required, and shall be in compliance with height requirements set forth in this section.
 - (B) The height of a telecommunications tower shall be measured from the natural, undisturbed ground surface below the center of the base of said tower to the top of the tower itself or, if higher, the tip of the highest antenna or piece of equipment attached thereto.
 - (C) The planning commission may approve an increase in height upon making the determination that the additional height is necessary to meet the technical requirements of the facility at a specific location and that the health, safety and general welfare of the public warrant the increase in height.
 - (D) Management.
 - (i) Periodic Review. The city may conduct a periodic review of the wireless communication facility to consider whether or not the facility is conforming with the (including the co-location) conditions of its discretionary approval or appropriate permits. The city shall consider whether or not the facility is conflicting with emerging land uses approved under the applicable master or specific plan. If the city concludes that adverse impacts to emerging land uses can be reduced through the use of new technology, or through the retirement of the current facility, the carriers shall work with the city to develop a plan for achieving these mitigating goals. The city may impose a condition limiting the duration of any permit for a wireless communication facility located on property zoned other than industrial only after making findings of fact that such a condition is warranted. As part of such condition, the city shall specify the development threshold which could trigger termination of the permit following a duly noticed public hearing.
 - (ii) Abandonment. If any wireless communication facility or attached wireless communication facility is not operated for a continuous period of six months, the service provider shall notify the planning director. A wireless communication facility shall be considered abandoned and shall be removed by the facility owner within the next six months and the site restored back to its original setting. The city may, at its discretion, require the posting of a performance surety to cover the cost of the removal of abandoned facilities.
 - (iii) Severability. If any action, subsection, sentence, clause or phrase of this section is, for any reason, held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of remaining portions of this section.

- (iv) Public Health and Safety (EMF and RF). No wireless communication facility or combination of facilities shall generate, at any time, EMF or radio frequency radiation (RF) in excess of the FCC adopted standards for human exposure, as amended over time.

All telecommunication facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate such facilities. If such standards and regulations are changed, the property owner or responsible party shall bring such facilities into compliance with such revised standards and regulations within six months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling agency. Any violation of this subsection shall constitute grounds for revocation of any permits and/or approvals granted under this section. Such violations shall also constitute grounds for abatement and removal of the telecommunication facility by the city at the property owner's expense.

If it is found that wireless telecommunications facilities are or will be detrimental to the health, safety, or welfare of persons working or residing near such facilities, then the service provider(s) shall be solely responsible for the removal, adjustment, or replacement of the facilities. In no case shall the facility remain in operation if it is found to create a hazard to health, safety, or welfare. A facility shall not be found to create a hazard to health, safety, or welfare as a result of EMF or RF emissions from the facility so long as it meets all then current standards established by the FCC, or other federal agency having jurisdiction.

- (v) Use of Outside Consultants. From time to time the approving agency may need the services of a qualified outside consultant to supplement staff to review and make appropriate recommendations including, but not limited to, compliance with radio frequency emissions standards and/or identification of alternative solutions where there is a possibility that a proposed facility could result in a significant impact to the surrounding area. The use of outside consultants shall be at the applicant's expense. The cost of these services shall be in addition to all other applicable fees associated with the project, and shall be contracted for and administered by the city.
- (6) Appeals. Any person dissatisfied with the decision to either approve or deny a development permit for the construction or modification of a wireless telecommunications permit, excluding exempt facilities, may file an appeal in accordance with the procedures set forth in this chapter.

(Amended during the March 2009 supplement.)

TABLE 1 . WIRELESS COMMUNICATION FACILITIES ORDINANCE REVIEW REQUIREMENTS

PROHIBITED FACILITIES			
Telecommunications facilities located within designated habitat areas and habitat restoration areas.			
Cell towers within 1,000 feet of another tower (certain exceptions may apply, CUP required)			
Telecommunications facilities where the combined electromagnetic frequency radiation (EMF) exceeds state or federal standards			
Telecommunications facilities within urban reserve areas or within areas zoned or designated for residential uses or on sites containing existing or planned public or private school facilities; or within 500 feet of areas so designated or zoned, except as follows: • Areas zoned commercial, subject to CUP review and a determination that the facilities will be completely concealed from view and remain at least 100 feet from residential or school sites. • Facilities within the PROW or on city-owned property subject to CUP review and applicable location and design standards.			
REQUIRED LEVEL OF REVIEW*	FACILITY REQUEST	REQUIRED PERMITS	FEE SCHEDULE (BASED ON CURRENT FEE SCHEDULE)
Compliance Review (Exempt Facilities)	Interior and exterior facilities accessory to the residential use of a site (i.e. satellite dishes)	Minor Design Review Building Permit	\$476 TBD – Project Specific
	Flush-mounted panel antennas in industrial zones	Minor Design Review Building Permit	\$476 TBD – Project Specific
	Facilities concealed from public view or fully integrated into the site architecture	Minor Design Review Building Permit	\$476 TBD – Project Specific
	Public safety facilities	Minor Design Review Building Permit	\$476 TBD – Project Specific
	Facilities accessory to other public equipment for data acquisition (i.e. traffic signal controls)	Minor Design Review Building Permit	\$476 TBD – Project Specific
	Facilities erected and operated for emergency situations	Minor Design Review Building Permit	\$476 TBD – Project Specific

* Level of review contingent upon proposed facility meeting specific development requirements and location/design standards as outlined, in detail, in the Wireless Communication Facilities Ordinance.

	Mobile facilities places on a site for less than twenty-four hours	Minor Design Review Building Permit	\$476 TBD – Project Specific
	Facilities specifically exempt under federal or state law including work subject to PL 112-96, § 6409, as follows: Modification of an existing wireless tower or base station for the co-location of new transmission equipment or removal or replacement of existing transmission equipment, provided such modification does not substantially change the physical dimensions of such tower or base station.	Minor Design Review Building Permit	\$476 TBD – Project Specific
Director Review	Addition or co-location of antenna panels on an existing tower that do not meet the exemption standards above (PL 112-96, § 6409)	Site Plan Design Review Building Permit	\$2,322 \$476 TBD – Project Specific
	Any mobile antenna place on a site for more than twenty-four hours but less than thirty days	Site Plan Design Review Building Permit	\$2,322 \$476 TBD – Project Specific
	Roof mounted facilities on nonresidential structures that are not entirely concealed from public view	Site Plan Design Review Building Permit	\$2,322 \$476 TBD – Project Specific

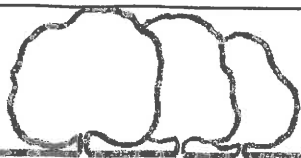
* Level of review contingent upon proposed facility meeting specific development requirements and location/design standards as outlined, in detail, in the Wireless Communication Facilities Ordinance.

	Flush-mounted antennas in commercial zones	Site Plan Design Review Building Permit	\$2,322 \$476 TBD – Project Specific
	Antenna arrays mounted on existing billboards, water towers and other similarly scaled structures	Site Plan Design Review Building Permit	\$2,322 \$476 TBD – Project Specific
	Telecommunications facilities, excluding towers, on publicly owned or publicly utilized lands or on utility, signal or lighting structures within the PROW or easement	Site Plan Design Review Building Permit	\$2,322 \$476 TBD – Project Specific
Zoning Administrator Review (Public Hearing)	Replacement of previously approved tower not authorized under the provisions of the existing permit that does not substantially change the physical dimensions of such tower or base station	Zoning Administrator Permit Site Plan Design Review Building Permit	\$2,106 \$2,322 \$476 TBD – Project Specific
	Additions and/or expansions of legal nonconforming uses, including co-locations that do not meet the criteria for exempt facilities	Zoning Administrator Permit Site Plan Design Review Building Permit	\$2,106 \$2,322 \$476 TBD – Project Specific
Conditional Use Permit (Planning Commission, Public Hearing)	Facilities on site or buildings designated historic or with the potential for historic significance	Conditional Use Permit Site Plan Design Review Building Permit	\$3,864 \$2,322 \$476 TBD – Project Specific

* Level of review contingent upon proposed facility meeting specific development requirements and location/design standards as outlined, in detail, in the Wireless Communication Facilities Ordinance.

	Facilities on publically owned lands not otherwise subject to local land use zoning, but lying within the local jurisdiction, when the facility is not solely maintained or operated for the primary public use of the site	Conditional Use Permit Site Plan Design Review Building Permit	\$3,864 \$2,322 \$476 TBD – Project Specific
	Monopole facilities, single carrier wireless towers, and lattice towers in any non-residentially zoned area	Conditional Use Permit Site Plan Design Review Building Permit	\$3,864 \$2,322 \$476 TBD – Project Specific
	Towers located on property owned, leased, or otherwise controlled by the City (or facilities on publicly owned/city owned property or PROW within 500 feet of residential/school buffer)	Conditional Use Permit Site Plan Design Review Building Permit	\$3,864 \$2,322 \$476 TBD – Project Specific
	Other facilities not listed as exempt, permitted or prohibited	Conditional Use Permit Site Plan Design Review Building Permit	\$3,864 \$2,322 \$476 TBD – Project Specific

* Level of review contingent upon proposed facility meeting specific development requirements and location/design standards as outlined, in detail, in the Wireless Communication Facilities Ordinance.



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Rob Sanders : City of Woodland

PROJECT APPLICANT

Sacramento Valley L.P d/b/a Verizon Wireless c/o Complete

MAILING ADDRESS:

300 First Street

Wireless

MAILING ADDRESS:

2009 V Street

CITY STATE ZIP CODE:

Woodland, CA 95695

CITY STATE ZIP CODE:

Sacramento, CA 95818

PHONE NUMBER:

(530) 661-5959

PHONE NUMBER:

916-217-7513

E-MAIL ADDRESS:

rob.sanders@cityofwoodland.org

E-MAIL ADDRESS:

ddowns@completewireless.net

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☒ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

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

3. Project Description

Project Name:

Verizon Wireless "SE Woodland"

Site address or location:

40280 County Road 24C, Woodland, CA 95776

Total Acres or Square Feet

782 square feet

Assessor's Parcel Number:

041-080-001

Is Your Project Located in a Flood Zone?

☐ Yes

☒ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



See Project Support Statement

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

PLNG-13-
00087

5. General Plan Amendment

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

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
Community Park	40.02	No Change	40.02

7. Residential Development

No. of residential units are being requested? _____		No. of lots will be created by this project? _____	
Single Family _____	Half-plex _____	Do you intend to market the units for <u>sale</u> ? ☐ YES ☐ No	
Duplex _____	Apartments _____	Do you intend to market the units for <u>rent</u> ? ☐ YES ☐ No	
Condominiums _____	Other _____		
Townhomes _____	Total Units _____		

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Indicate the gross and leasable square footage for each type of development:

9. Authority to File Application

Check one:

- | | |
|--|---|
| ☐ Property 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:

Date

Legal Owner:

Date

Legal Owner:

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR VERIZON WIRELESS COMMUNICATIONS SITE

SE WOODLAND

041-080-001

40280 County Road 24C, Woodland, CA 95776

INTRODUCTION

Verizon Wireless is seeking to improve cellular communication service in the City of Woodland/Yolo County area. More specifically, Verizon Wireless would like to bring improved cellular coverage to the area along Gibson Road and East Street. Currently, this portion of the Verizon network is suffering from poor coverage due to an insufficient amount of telecommunications facilities in the area as the demand for the latest technology and most reliable cellular coverage continues to rise. To address this issue, Verizon Wireless, proposes both a Conditional Use Permit for a new telecommunications facility at 40280 County Road 24C, and a Zoning Amendment (See Zoning Text Amendment section below).

Verizon Wireless maintains a strong customer base in this area and strives to increase and improve coverage and capacity for both current and potential customers. Additionally, this network development will increase public safety within this area and bring wireless service to areas that currently suffer from poor service.

This project will include a Verizon Wireless communications facility within a 23'x34' lease area, 12'x26' equipment shelter with architecture to match the existing snack shack, 12' access gate in existing chain link fencing, (2) gps antennas, 30kw diesel generator with 132 gallon fuel tank, underground power and telco, remove existing 60' light standard, and replace with 90' monopole/light standard with replacement lights at the previous existing CL, (3) antenna sectors, with (3) antennas per sector, (3) RRH (Remote Radio Head) units at (1) unit per sector, and supporting equipment.

This unmanned facility will provide service to area travelers, residents and businesses 24 hours a day, 7 days a week. This site will also serve as a backup to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

PROJECT LOCATION



ZONING TEXT AMENDMENT

In accordance with City of Woodland's Zoning Code, Sec 25-21-80 (b) 5 (E), Telecommunications facilities are not allowed on "Parks and Recreation" lands. The Zoning Amendment portion of this application proposes to amend this language within the Zoning Code to allow for the placement of telecommunications facilities within public parks. We would propose that the Zoning Amendment and Conditional Use Permit be processed concurrently.



Vicinity Map – 2001 East Street



Photosimulation of the view looking southeast from within the sports fields.

SE Woodland

40280 County Road 24c
Woodland, CA 95776

verizonwireless





Photosimulation of the view looking east from the nearest point along East Street.

SE Woodland

40280 County Road 24c
Woodland, CA 95776

verizonwireless



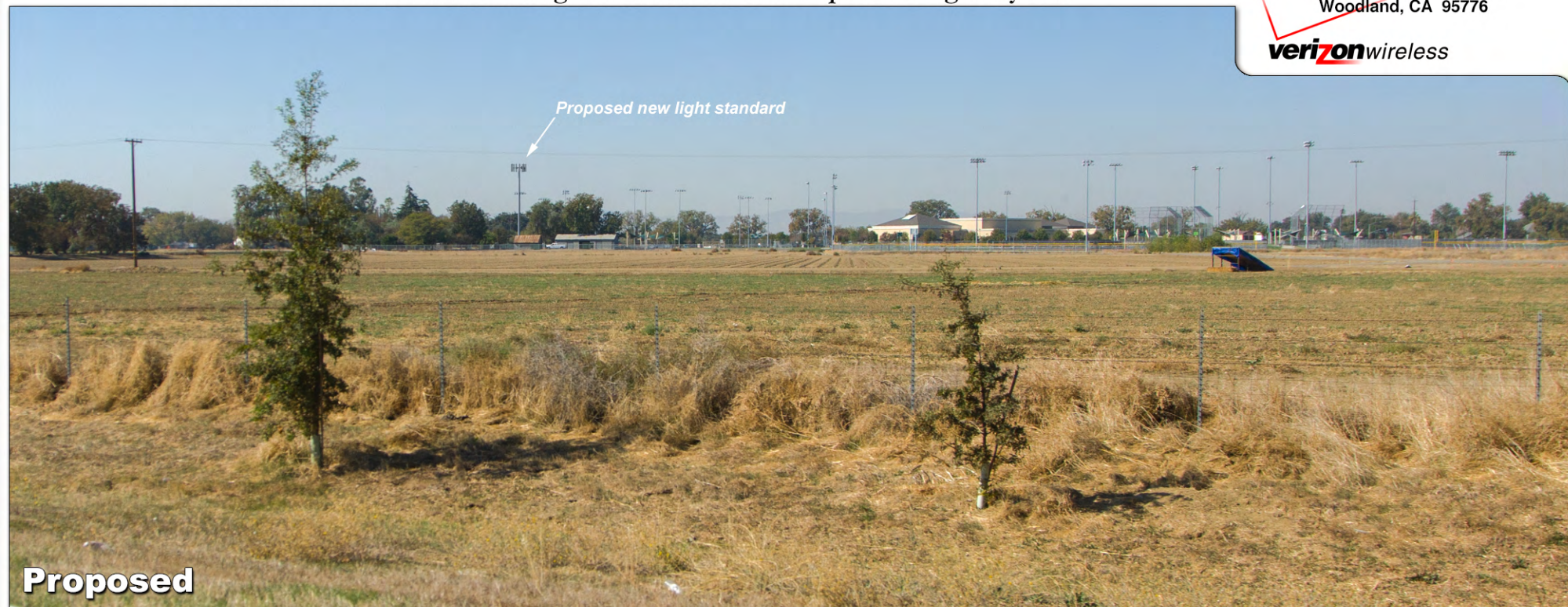


SE Woodland

40280 County Road 24c
Woodland, CA 95776



Photosimulation of the view looking west from the nearest point along Hwy 113.



Radio Frequency- Electromagnetic Energy (RF-EME) Compliance Report

Site No. 117462
SE Woodland
40280 County Road 24C
Woodland, California 95776
Yolo County
38.652344; -121.761458 NAD83

EBI Project No. 62141761
March 28, 2014



Prepared for:
Verizon Wireless
c/o
Complete Wireless Consulting, Inc.
2009 V Street
Sacramento, CA 95818

Prepared by:
 **EBI Consulting**
environmental | engineering | due diligence

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EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Verizon Wireless to conduct radio frequency electromagnetic (RF-EME) modeling for Verizon Site 117462 located at 40280 County Road 24C in Woodland, California to determine RF-EME exposure levels from proposed Verizon wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers who may be elevated above the ground may be exposed to power densities greater than the occupational limits. Therefore, workers should be informed about the presence and locations of antennas and their associated fields.

Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes instructions to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

1.0 INTRODUCTION

Radio frequency waves are electromagnetic waves from the portion of the electromagnetic spectrum at frequencies lower than visible light and microwaves. The wavelengths of radio waves range from thousands of meters to around 30 centimeters. These wavelengths correspond to frequencies as low as 3 cycles per seconds (or hertz [Hz]) to as high as one gigahertz (one billion cycles per second).

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 746-2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed a distance above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of in areas in the immediate vicinity of the antennas.

MPE limits do not represent levels where a health risk exists, since they are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size or health.

2.0 SITE DESCRIPTION

This project site includes six (6) wireless telecommunication antennas (at three sector locations) on a light pole located at 40280 County Road 24C in Woodland, California.

Verizon Antenna Information (proposed Configuration)									
Antenna# and Model	Frequency (MHz)	# of Transmitters	Transmit Power (Watts)	Azimuth	Gain (dBd)	Feet above Ground (CL)	X	Y	Z
VZW A1 Andrew SBNH- ID6565B	850	8	18	90	13.05	86	21	15	82.97
VZW A2 Andrew SBNH- ID6565B	1900	2	60	90	16.05	86	21	13	82.97
VZW A2 Andrew SBNH- ID6565B	746	2	60	90	12.75	86	21	11	82.97
VZW A3 Andrew SBNH- ID6565B	2100	2	60	90	15.75	86	21	9	82.97

VZW B1 Andrew SBNH- ID6565B	850	8	18	210	13.05	86	16	6	82.97
VZW B2 Andrew SBNH- ID6565B	1900	2	60	210	16.05	86	14	7	82.97
VZW B2 Andrew SBNH- ID6565B	746	2	60	210	12.75	86	12	8	82.97
VZW B3 Andrew SBNH- ID6565B	2100	2	60	210	15.75	86	10	9	82.97
VZW C1 Andrew SBNH- ID6565B	850	8	18	330	13.05	86	10	15	82.97
VZW C2 Andrew SBNH- ID6565B	1900	2	60	330	16.05	86	12	16	82.97
VZW C2 Andrew SBNH- ID6565B	746	2	60	330	12.75	86	14	17	82.97
VZW C4 Andrew SBNH- ID6565B	2100	2	60	330	15.75	86	16	19	82.97

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general population/uncontrolled exposure limits for members of the general public that may be exposed to antenna fields. While access to this site is considered uncontrolled, the analysis has considered exposures with respect to both controlled and uncontrolled limits as an untrained worker may access locations adjacent to the light pole. Additional information regarding controlled/uncontrolled exposure limits is provided in Section 3.0. Appendix B presents a site safety plan that provides a plan view of the light pole with antenna locations.

3.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

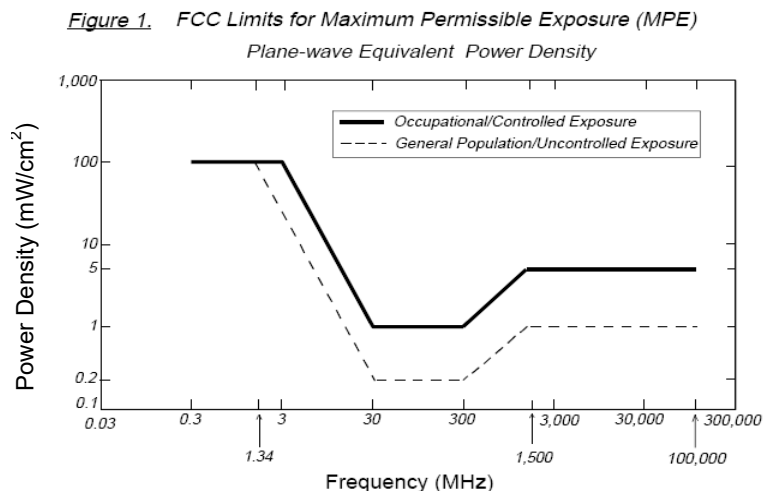
Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Verizon equipment operating at 700 MHz or 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Verizon in this area operate within a frequency range of 746-2100 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

4.0 WORST-CASE PREDICTIVE MODELING

EBI has performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

The modeling is based on worst-case assumptions for the number of antennas and transmitter power. The modeling assumes a maximum 14-14-14 radio configuration for Sectors A, B and C, with a power level of 42.5 dBm (18 watts) per transmitter for 850 frequencies, and 48.8 dBm (60 watts) per transmitter for the 700, 1900, and 2100 frequencies in order to provide a worst-case evaluation of predicted MPE levels. The assumptions used in the modeling are based upon information provided by Verizon, and information gathered from other sources. The parameters used for the modeling are summarized in the RoofView® export files presented in Appendix C.

There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed Verizon antennas that exceed the FCC's occupational or general public exposure limits at this site. At the nearest walking/working surfaces to the Verizon antennas, the maximum power density generated by the Verizon antennas is approximately 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 1.60 percent of the FCC's general public limit (0.32 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna.

The Site Safety Plan also presents areas where Verizon Wireless antennas contribute greater than 5% of the applicable MPE limit for a site. A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix B. It should be noted that RoofView is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground level coverage.

5.0 MITIGATION/SITE CONTROL OPTIONS

EBI's modeling indicates that there are no areas in front of the Verizon antennas that exceed the FCC standards for occupational or general public exposure. All exposures above the FCC's safe limits require that individuals be elevated above the ground. In order to alert people accessing the facility, a NOC Information sign is recommended for installation at each access point to the light pole.

Barriers are recommended for installation when possible to block access to the areas in front of the antennas that exceed the FCC general public and/or occupational limits. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. There are no barriers recommended on this site.

These protocols and recommended control measures have been summarized and included with a graphic representation of the antennas and associated signage and control areas in a RF-EME Site Safety Plan, which is included as Appendix B. Individuals and workers accessing the light pole should be provided with a copy of the attached Site Safety Plan, made aware of the posted signage, and signify their understanding of the Site Safety Plan.

Implementation of the signage recommended in the Site Safety Plan and in this report will bring this site into compliance with the FCC's rules and regulations.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared a Radiofrequency – Electromagnetic Energy (RF-EME) Compliance Report for telecommunications equipment installed by Verizon Site Number 117462 located at 40280 County Road 24C in Woodland, California to determine worst-case predicted RF-EME exposure levels from wireless communications equipment installed at this site. This report summarizes the results of RF-EME modeling in relation to relevant Federal Communications Commission (FCC) RF-EME compliance standards for limiting human exposure to RF-EME fields.

As presented in the sections above, based on the FCC criteria, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Workers should be informed about the presence and locations of antennas and their associated fields. Recommended control measures are outlined in Section 5.0 and within a Site Safety Plan (attached); this plan includes procedures to shut down and lockout/tagout this wireless equipment in accordance with Verizon's standard operating protocol.

7.0 LIMITATIONS

This report was prepared for the use of Verizon Wireless. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Preparer Certification

I, Peter Smithy, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

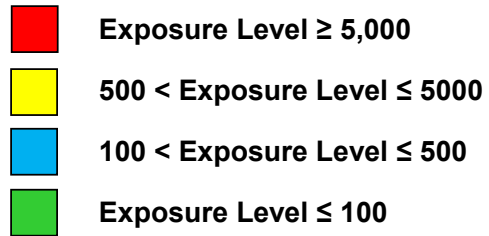


Appendix B

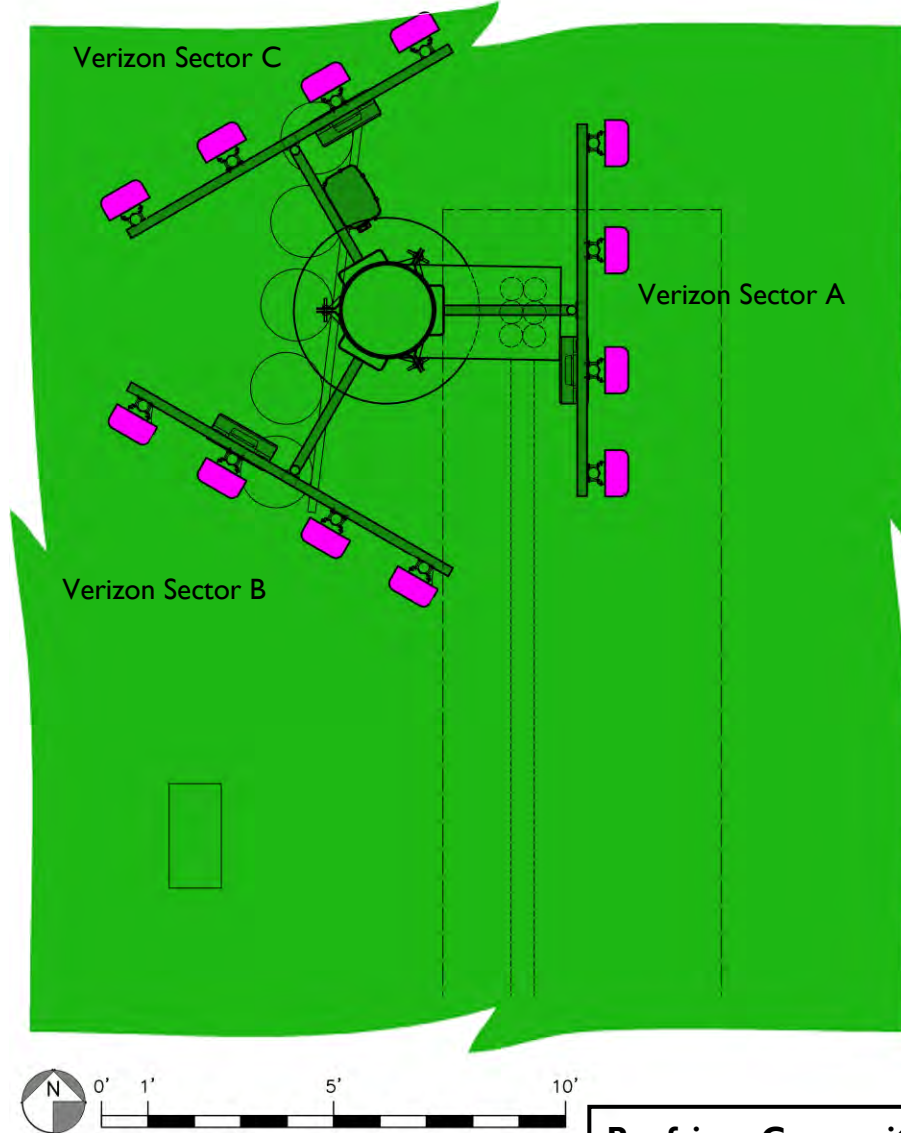
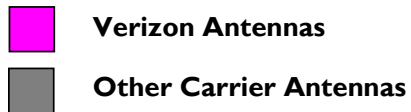
Radio Frequency Electromagnetic Energy Safety/ Signage Plans

Ground Level Simulation

% of FCC Public Exposure Limit



Legend



Roofview: Composite Exposure Levels

Facility Operator: Verizon Wireless

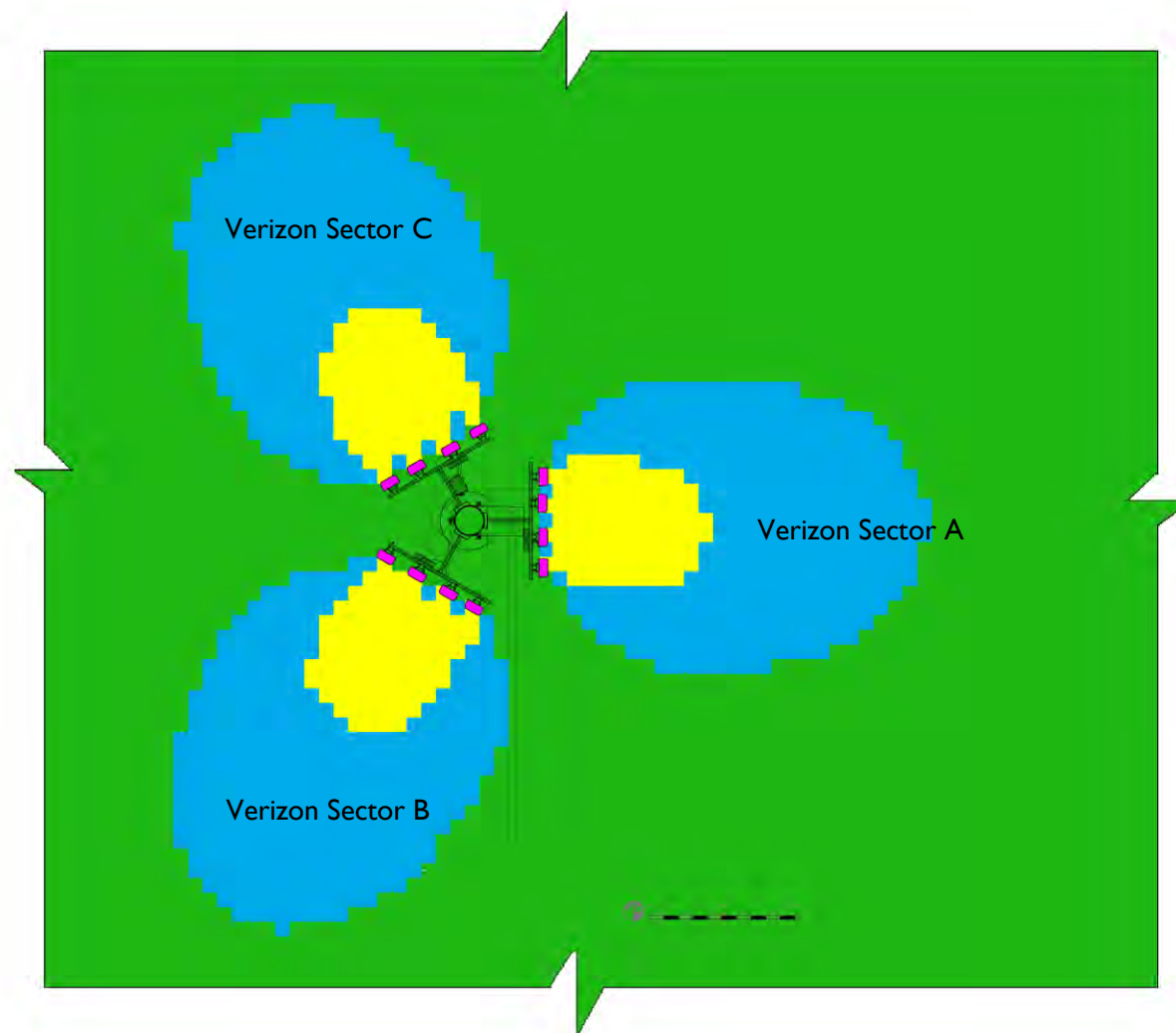
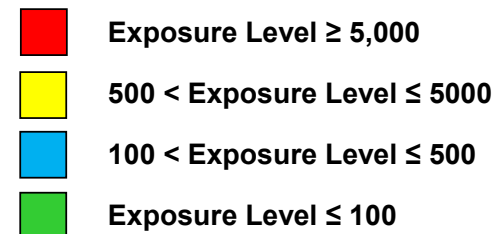
Site Name: SE Woodland

Verizon Site Number: 117462

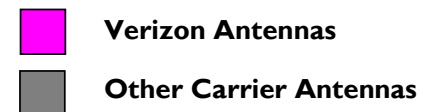
Report Date: 03-28-14

Antenna Face Simulation

% of FCC Public Exposure Limit



Legend



Roofview: Antenna Face Exposure Levels

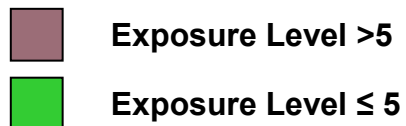
Facility Operator: Verizon Wireless

Site Name: SE Woodland

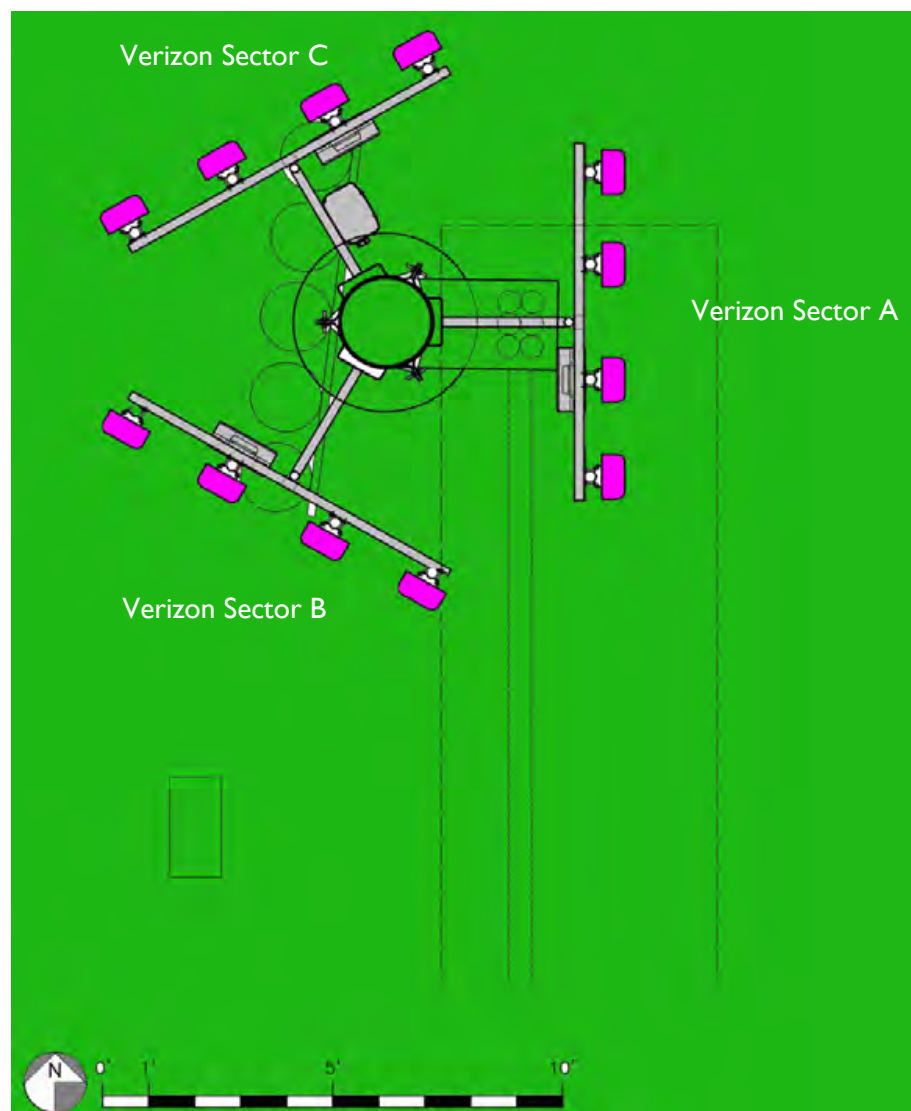
Verizon Site Number: 117462

Report Date: 03-28-14

% of FCC Public Exposure Limit



Ground Level Simulation



Roofview: Verizon Exposure Levels

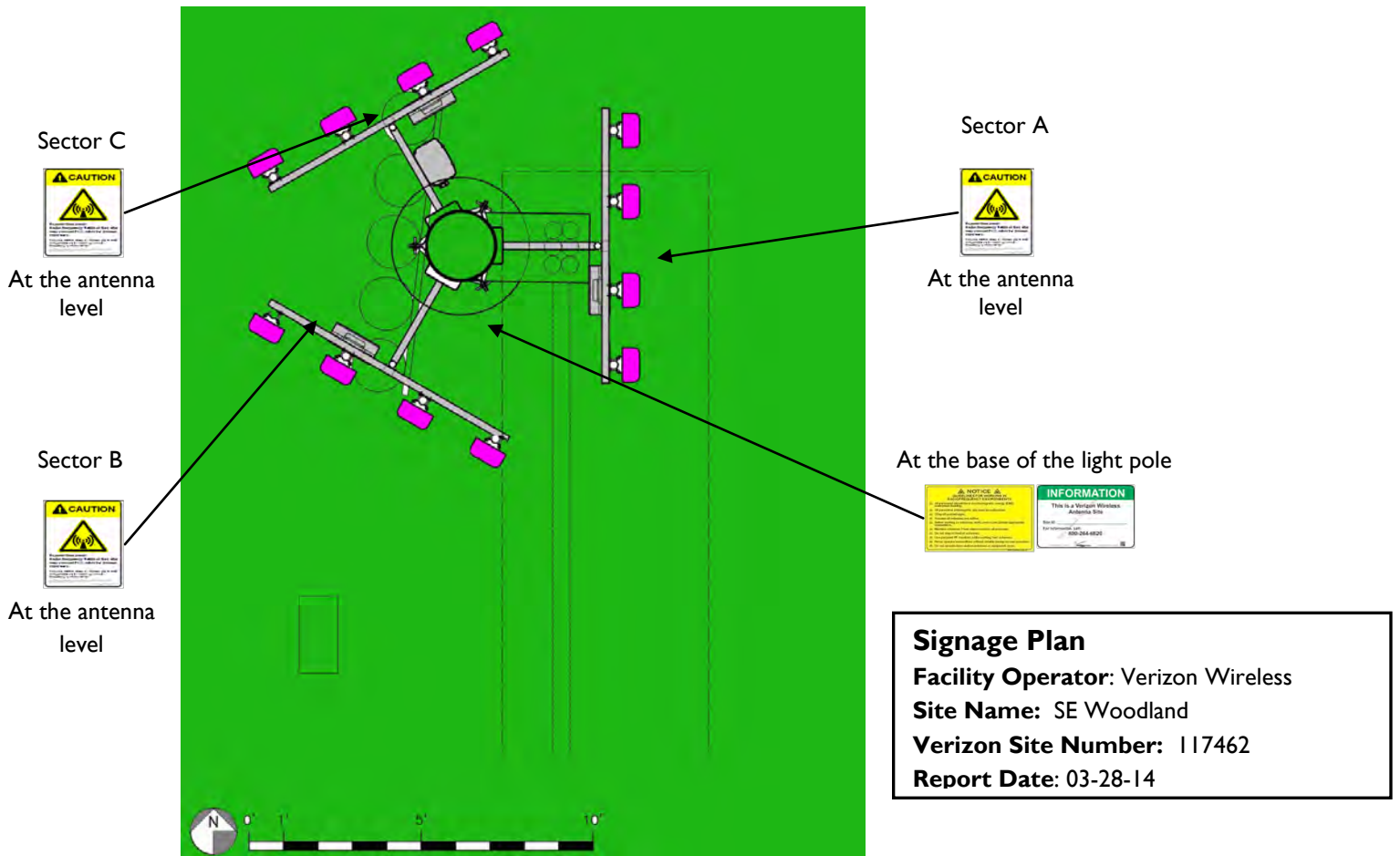
Facility Operator: Verizon Wireless

Site Name: SE Woodland

Verizon Site Number: 117462

Report Date: 03-28-14

Verizon Signage Plan



Sign Image	Description	Posting Instructions	Required Signage
	Notice To Workers Informational sign, used to notify workers that there are active antennas installed and provide guidelines for working in RF environments.	Securely post at the base of the light pole in a manner conspicuous to all individuals approaching the light pole as indicated in the signage plan.	One (1) on the light pole at ground level
	NOC Information Sign Informational sign with NOC Phone Number and Base Transceiver Station (BTS) Number	Securely post at the base of the light pole.	One (1) on the light pole at ground level
	Yellow Caution Sign Used to alert individuals that they are entering an area where the power density emitted from transmitting antennas may exceed the FCC's maximum permissible exposure limit for the general public and the occupational exposure limit.	Securely post to each of the three sectors of antennas at the antenna level.	One (1) at antenna level directly below each antenna array (3 total)

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max YRoof Max XMap Max YMap Max XY Offset X Offset Number of envelope
120 100 150 120 20 20 1 \$AE\$81:\$D \$AE\$81:\$DZ\$200

List Of Areas
\$AE\$81:\$DZ\$200

StartSettingsData

Standard Method Uptime Scale Facto Low Thr Low Color Mid Thr Mid Color Hi Thr Hi Color Over Color Ap Ht Mult Ap Ht Method
4 2 1 1 100 1 500 4 5000 2 3 1.5 1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
VZW A1	CDMA	850	18	8	181	1-5/8 LDF	1.52	71.20533	Andrew	SBNH-1D65		21	15	82.97083		6.058333	13.05	67;90		ON•
VZW A2	LTE	1900	60	2	181	1-5/8 LDF	1.52	59.33777	Andrew	SBNH-1D65		21	13	82.97083		6.058333	16.05	57;90		ON•
VZW A3	LTE	746	60	2	3	1/2 LDF	0.5	105.7015	Andrew	SBNH-1D65		21	11	82.97083		6.058333	12.75	71;90		ON•
VZW A4	LTE	2100	60	2	3	1/2 LDF	0.5	105.1916	Andrew	SBNH-1D65		21	9	82.97083		6.058333	15.75	63;90		ON•
VZW B1	CDMA	850	18	8	181	1-5/8 LDF	1.52	71.20533	Andrew	SBNH-1D65		16	6	82.97083		6.058333	13.05	67;210		ON•
VZW B2	LTE	1900	60	2	181	1-5/8 LDF	1.52	59.33777	Andrew	SBNH-1D65		14	7	82.97083		6.058333	16.05	57;210		ON•
VZW B3	LTE	746	60	2	3	1/2 LDF	0.5	105.7015	Andrew	SBNH-1D65		12	8	82.97083		6.058333	12.75	71;210		ON•
VZW B4	LTE	2100	60	2	3	1/2 LDF	0.5	105.1916	Andrew	SBNH-1D65		10	9	82.97083		6.058333	15.75	63;210		ON•
VZW C1	CDMA	850	18	8	181	1-5/8 LDF	1.52	71.20533	Andrew	SBNH-1D65		10	15	82.97083		6.058333	13.05	67;330		ON•
VZW C2	LTE	1900	60	2	181	1-5/8 LDF	1.52	59.33777	Andrew	SBNH-1D65		12	16	82.97083		6.058333	16.05	57;330		ON•
VZW C3	LTE	746	60	2	3	1/2 LDF	0.5	105.7015	Andrew	SBNH-1D65		14	17	82.97083		6.058333	12.75	71;330		ON•
VZW C4	LTE	2100	60	2	3	1/2 LDF	0.5	105.1916	Andrew	SBNH-1D65		16	19	82.97083		6.058333	15.75	63;330		ON•

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym			5	35 AC Unit	Sample symbols
Sym			14	5 Roof Access	
Sym			45	5 AC Unit	
Sym			45	20 Ladder	

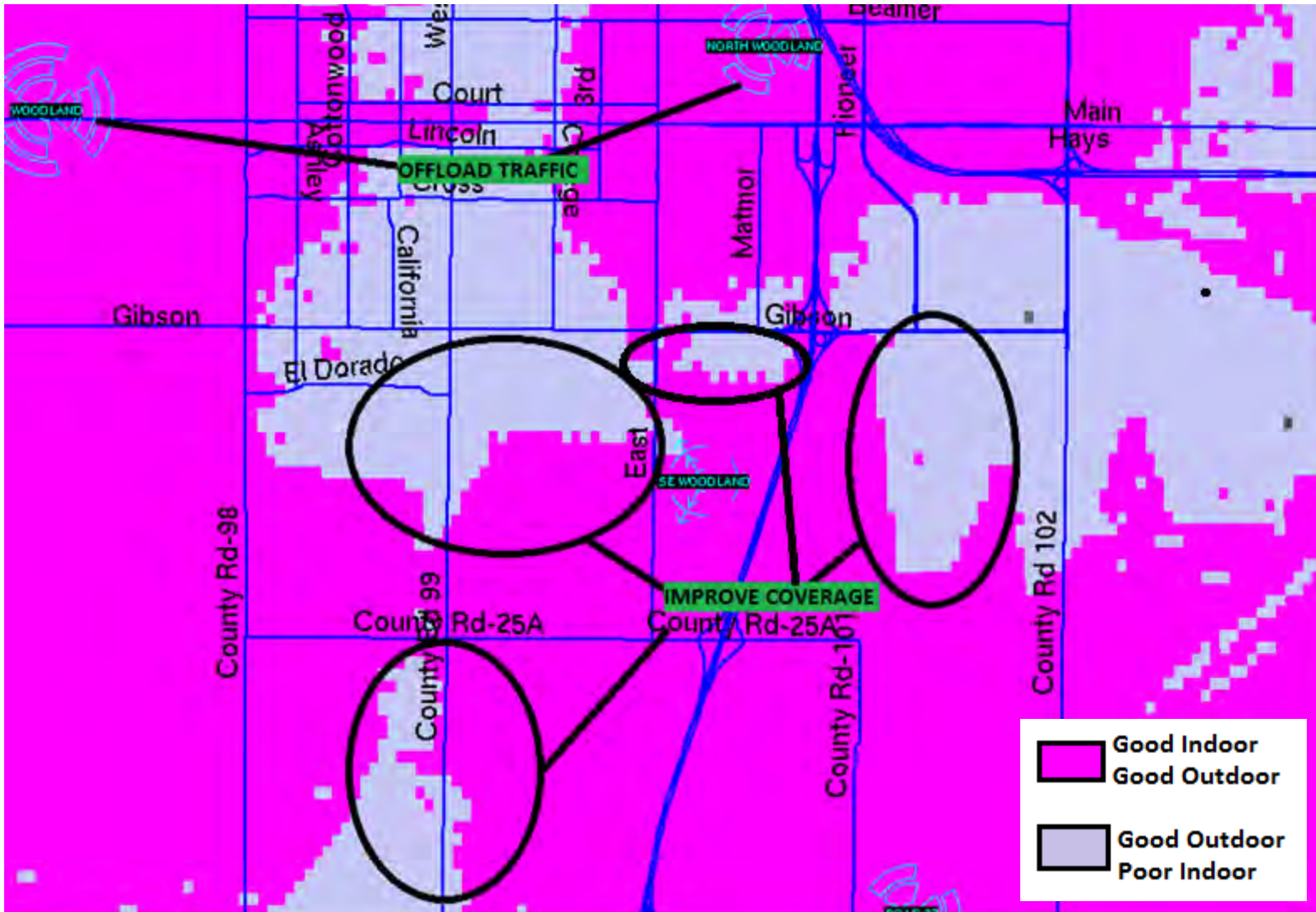


SE WOODLAND – NEW BUILD COVERAGE

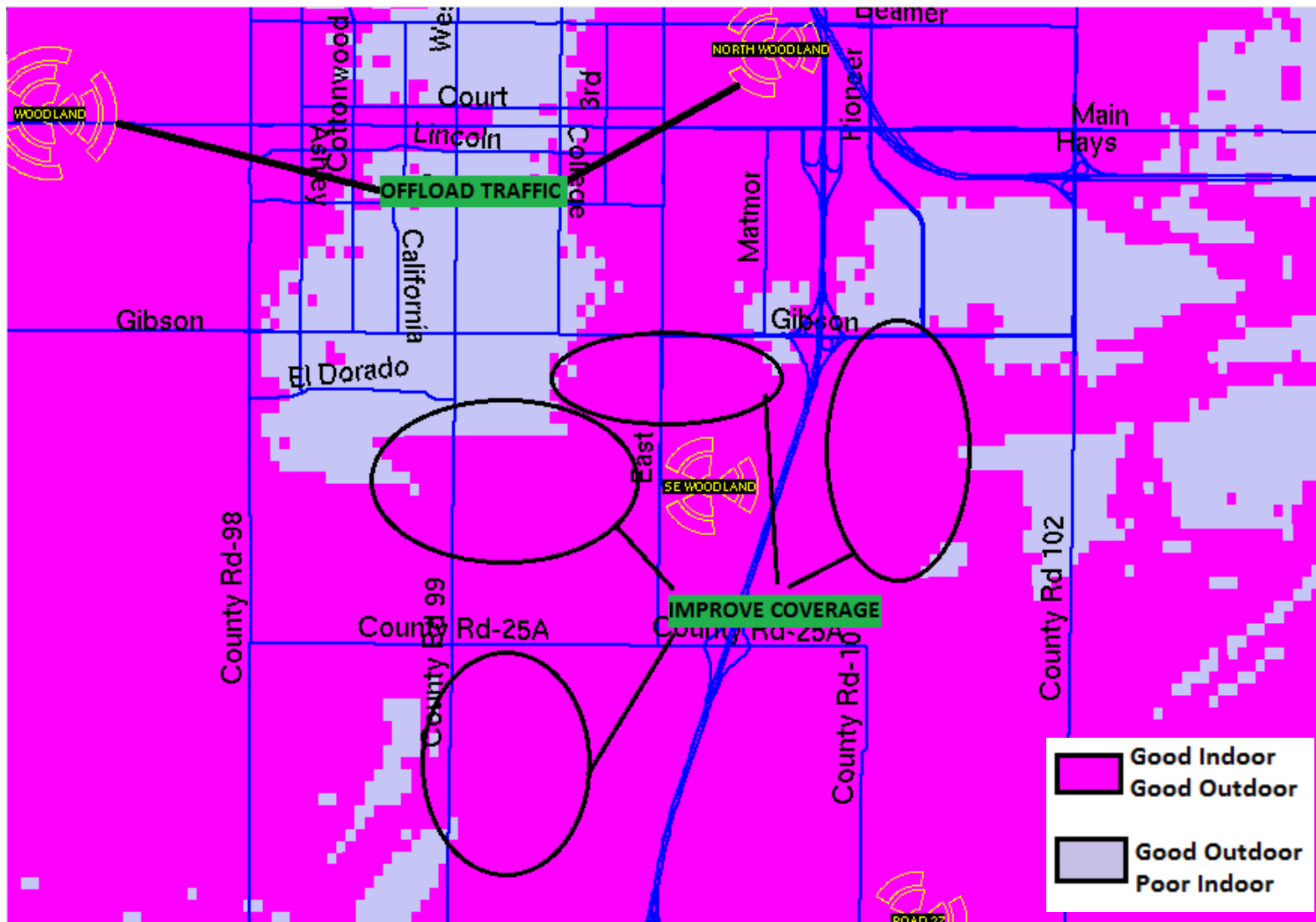
Primary objective is offload traffic of North Woodland and Woodland sites which are both exhausting

Second objective is to improve coverage at Pioneer HS, residential areas East of Hwy 113, South of Woodland, along Hwy 113

EXISTING COVERAGE

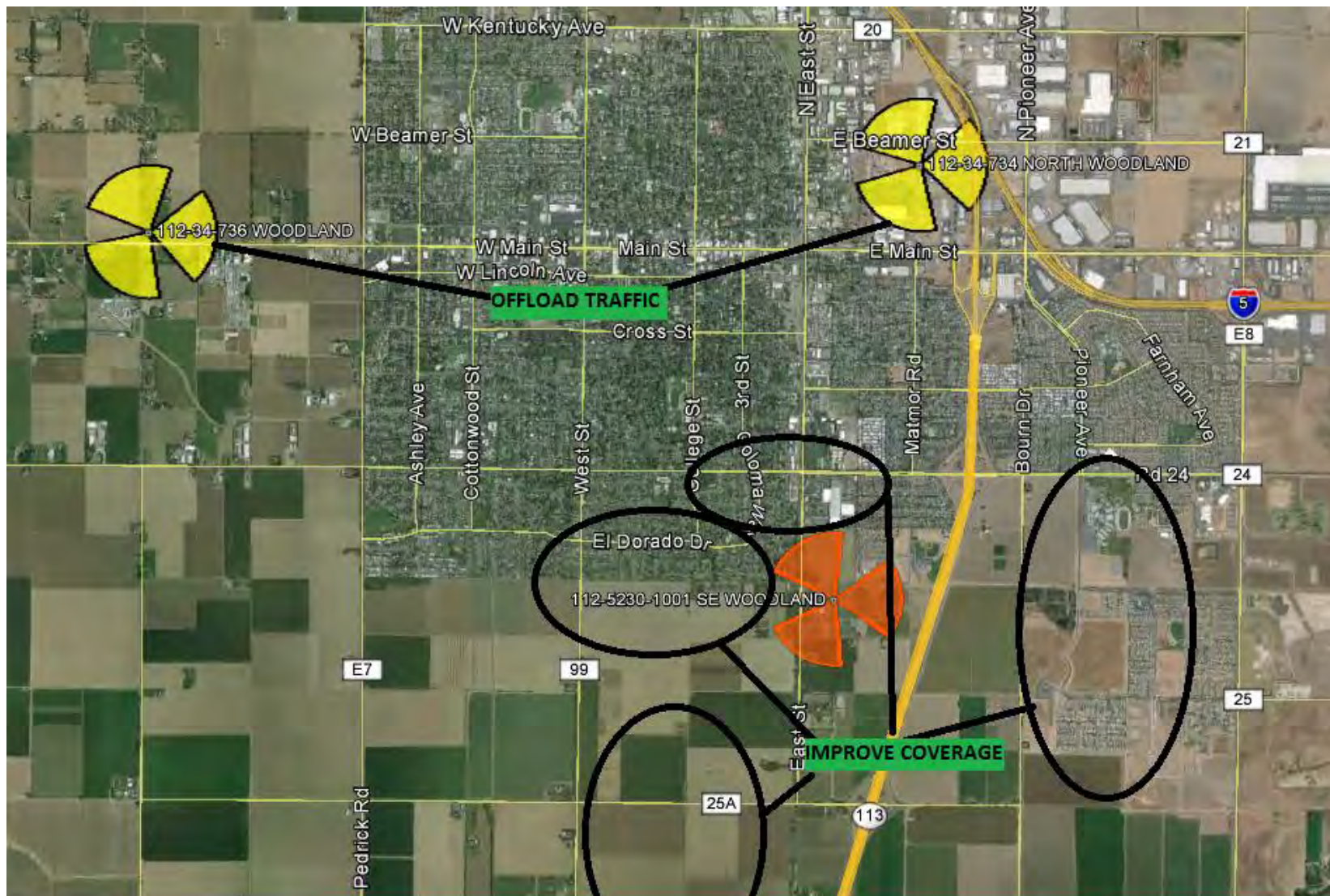


PREDICTED COVERAGE OF SE WOODLAND





SE WOODLAND TRAFFIC OFFLOAD and IMPROVE COVERAGE





CITY OF WOODLAND

A MASTER PLAN FOR:
WOODLAND COMMUNITY SPORTS PARK
 RUM DESIGN GROUP, INC. SCALE: 1" = 100' DEC 2006

FACILITY INVENTORY

- 12 SOCCER (SYNTHETIC TURF, LIT)
- 8 SOFTBALL (LIGHTED)
- 1 LITTLE LEAGUE
- 9 TENNIS COURT (LIT, 10' x 20')
- 1 INTERACTIVE WATER PLAY AREA
- 2 PLAYGROUNDS
- 3 PICNIC AREAS
- 3 RESTROOMS
- 1 LAKE WITH BOAT DECUS
- 1 RESTAURANT
- 1 CROSS COUNTRY/ROWING TRAIL
- 1 BIKE/WALK/DOG TRAIL
- 1 MAINTENANCE BUILDING
- 1 PARKING TRAIL
- 1 DEER HIDE BASEBALL
- 1 DANCE/AEROBICS FACILITY



Legislation Details (With Text)

File #: 14-155 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 4/30/2014 In control: Planning Commission
On agenda: 5/15/2014 Final action:
Title: SUBJECT: City of Woodland 2014/15 Capital Budget

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2014/15 - 2017/2018
- Finding of conformity with the General Plan, per Government Code 65401

Sponsors:

Indexes:

Code sections:

Attachments: [Summary of proposed CIP projects/General Plan Analysis](#)
[Proj List.pdf](#)

Date	Ver.	Action By	Action	Result
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TO: Members of the Woodland Planning Commission

DATE: May 15, 2014

SUBJECT: City of Woodland 2014/15 Capital Budget

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2014/15 - 2017/2018
- Finding of conformity with the General Plan, per Government Code 65401

STAFF CONTACT: Lynn Johnson, Senior Management Analyst

PROJECT PROPOSAL:

The projects contained in the Capital Improvement Program (CIP) have been reviewed and discussed with the City Manager to prioritize and program in alignment with the projected revenues. Prior to City Council approval, California Government Code 65401 requires that the Planning Commission (in the case of a municipality) first determine that the proposed CIP and associated Capital Budget is in conformity with the General Plan. A complete CIP project list with General Plan analysis is included as Enclosure 1. All new projects that have not been reviewed by the Planning Commission previously are shown in bold.

In February 2012, the City adopted a Water Rate Increase with rate adjustments planned through January 2016. These approved rate adjustments allowed the City to move forward with the regional Surface Water Supply Project including all of the required local projects that support surface water. In November 2013, the City

adopted a Sewer Rate Increase with rate adjustments planned through 2018. With secure utility rates in place, we are able to fund critical utility infrastructure and maintain compliance with current state water and wastewater regulations.

The City Council will receive the proposed CIP and Capital Budget on May 22, 2014, hopefully with a Planning Commission conformity determination.

BACKGROUND:

Beginning in 2008, the City of Woodland began adopting 10-year CIP that presented a balanced ten-year spending plan. The Capital Budget represents the first year of the CIP and identifies projects for which appropriations will be requested. The CIP and associated Capital Budget are typically re-evaluated, updated and presented to the City Council annually. Last year, FY 2013/14, the City changed the CIP to a five (5) year plan to allow for better revenue projections and more accurate project scope and cost estimates.

PROJECT ANALYSIS:

The Community Development Department staff has reviewed these projects and is of the opinion that they are in conformity with the General Plan.

RECOMMENDATION:

Staff recommends a finding that the proposed CIP for 2014/15 - 2017/18 and the 2014/15 Capital Budget are in conformity with the General Plan.

ATTACHMENTS:

1. Summary of proposed CIP projects/General Plan Analysis
2. Funding summary of proposed CIP Projects

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 14/15 TO 17/18)

Project No.	Category	Project Title	General Plan Policy Analysis
1	Information Technology	EIS	GP Goal 4.K – To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better-informed citizenry.
2	Planning	General Plan Update	GP Goal 10.2 - The City shall conduct a major review of the <i>General Plan</i> , including the <i>General Plan Policy Document</i> and <i>Background Report</i> , beginning every five years from the date of final approval of this General Plan, and shall revise it as deemed necessary.
3	Planning	Zoning Ordinance	GP Policy 1.A.4 - The City shall promote and support the development of a healthy balance of residential, commercial, and industrial development within the city.
4	Planning	MPFP Annual Update	GP Policy 4.A.6 – The City shall annually review the Major Projects Plan (MPFP) and every five years update the MPFP to ensure the implementation and adequacy of the MPFP Plan.
5	Library	Library Material Collection	GP Policy 5.J.7. – The City shall strive to maintain a library standard of 1,800 volumes per 1,000 population with an annual acquisition rate of 200 volumes per 1,000 population.
6	Library	Library Facility Improvements	GP Policy 5.J.3. – The City shall actively support the library's six goals as stated in the 1993 <i>Woodland Public Library Planning Document</i> : a) Expand humanities programming; b) Strengthen children's and young adult materials and programs; c) Continue to provide literacy services; d) Strengthen and improve reference resources and offerings; e) Use new and developing technologies effectively to provide improved customer services; and f) Market library services to increase the general knowledge of the public about the services the library supplies now and its capacity for new services in the future.
7	Parks+Rec	SLSP Park N3-Land	GP Policy 5.A.8. – The City shall ensure that appropriate funding mechanisms are identified to adequately fund the development of new parks and recreational facilities and the redevelopment of existing parks and recreational facilities.
8	Parks+Rec	Play Equipment & Electrical Panel – Crawford Park	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
9	Parks+Rec	Camarena Ball Field	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
		Clark Field	GP Policy 5.A.19. – The City shall maintain and systematically renovate and upgrade

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 14/15 TO 17/18)

10	Parks+Rec		existing parks and recreation facilities. Existing parks and recreation facilities shall be retrofitted to meet all ADA requirements and Consumer Product Safety Commission recommendations.
11	Storm Drain	North Gibson Ponds Detention	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
12	Storm Drain	FloodSAFE Yolo/Cache Creek Feasibility Study	GP Goal 4.E – To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
13	Storm Drain	Storz Pond Maintenance	GP Goal 4.b.-To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.
Sewer			
14	Sewer	Annual Sewer Repair & Replacement	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
15	Sewer	Large Diameter Wastewater Pipeline Repair, Replacement & Lining	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
16	Sewer	Water Pollution Asset Replacement	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
17	Sewer	Treatment Plant Exp - Biosolids	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
18	Sewer	Sewer/Wastewater Master Plan	GP Policy 4.A.4. – The City shall update City facility master plans on a regular basis to ensure: compliance with appropriate state and federal laws; use of modern and cost-effective technologies; and compatibility with current land use policy.
19	Sewer	Aeration Retrofit of Oxidation Ditch	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 14/15 TO 17/18)

			extent economically feasible.
20	Sewer	Oak Avenue Sewer Replacement	GP Policy 4.D.1.- The City shall promote reduced wastewater system demand through efficient water use by: a)Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
21	Sewer	Preliminary Odor Abatement	GP Implementation Program 4.8. – In connection with the <i>Wastewater Treatment and Disposal Master Plan</i> update, the City will investigate potential hazards associated with chlorine gas use and potential nuisance associated with odor at the plant, and will identify and implement buffer zone requirements or operational changes at the plant to address these issues including alternative disinfection purposes.
22	Sewer	Replace Orangeburg Pipe	GP Policy 4.D.1. - The City shall promote reduced wastewater system demand through efficient water use by: a)Requiring water conservation design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
23	Sewer	New Calibrated City Sewer Model	GP Policy 4.D.1. – The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
Transportation & Circulation			
24	Trans+Circ	Traffic Engineering Services	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
25	Trans+Circ	Planning Analysis Studies	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
26	Trans+Circ	Update Traffic Model	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
27	Trans+Circ	Measure E Road Maintenance Planning	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
28	Trans+Circ	East Kentucky Rehab Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
29	Trans+Circ	Install traffic signal at Kentucky/Cottonwood	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
30	Trans+Circ	Install traffic signal at Kentucky/CR 102	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
		I5/113 Phase 2	GP Policy 3.A.7. – The City shall complete a study of alternatives for completing the connection of SR 113 to I-5 to reduce the use of Woodland streets for this connection, and

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 14/15 TO 17/18)

31	Trans+Circ		shall provide corridor protection for the selected route.
32	Trans+Circ	Kentucky Ave Widening	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
33	Trans+Circ	2014 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
34	Trans+Circ	2015 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
35	Trans+Circ	2016 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
36	Trans+Circ	2017 Maintenance (Seal) Project	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
37	Trans+Circ	Annual O&M Support	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
38	Trans+Circ	I-5/CR 102 Landscaping	GP Goal 1.K – To maintain and enhance the quality of Woodland’s major corridors, City entrances, landscape, and streetscape.
39	Trans+Circ	Main St/Cleveland Signal Intersection Improvements	GP Policy 3.A.5. – The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
40	Trans+Circ	Series Street Lights Phase 3	GP Goal 3.A – To provide for the long-range planning and development of the City’s roadway system to ensure the safe and efficient movement of people and goods.
41	Trans+Circ	E. Main Street Improvement Project	GP Goal 3.A – To provide for the long-range planning and development of the City’s roadway system to ensure the safe and efficient movement of people and goods.
42	Public Facilities	Downtown Streetscape Improvements	GP Policy 1.F.4. – The City shall work jointly with the Redevelopment Agency to undertake and maintain streetscape improvements Downtown to give the area a clear and visually-appealing identity. The Downtown landscaping program should distinguish Downtown from the rest of Main Street and include special street plantings at the eastern and western entrances to downtown.
Water			
43	Water	Water System Leak Detection, Maintenance & Repairs	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
44	Water	Destroy Old Wells	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
45	Water	Future Aquifer Storage Recovery Well	GP Policy 4.C.9. – The City shall approve new development only where an adequate City water supply can be delivered and an adequate funding source is in place to finance system development and maintenance.
46	Water	Modify Well Casings	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 14/15 TO 17/18)

47	Water	Well Replacements	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
48	Water	Surface Water	GP Policy 4.C.1. – The City shall protect the groundwater basin from overdraft due to City pumpage. The City shall study the groundwater basin and the feasibility of using surface water supplies (e.g., obtaining water rights, transfers, or exchanges) for domestic and/or agricultural use within the Woodland area. Water management programs such as conjunctive use and recharge programs will also be considered. The City shall use this information to determine the most appropriate long-term water supply to serve Woodland.
49	Water	First New Ground Level Tank	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
50	Water	East St. to Pioneer 36" Water Main	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
51	Water	Pipeline Ashley to Tank	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
52	Water	Groundwater Monitoring Wells	GP 4.C.2 – The City shall study groundwater basin quality and seek to maintain or enhance the quality of the basin supply or of delivered potable water or both.
53	Water	Water Source Security Systems	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the City.
54	Water	Water Master Plan	GP Policy 4.A.4. – The City shall update City facility master plans on a regular basis to ensure: compliance with appropriate state and federal laws; use of modern and cost-effective technologies; and compatibility with current land use policy.
55	Water	Water Pipeline Realignment from sewer & storm assets	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
56	Water	Well Modification to ASR	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
57	Water	Chromium 6 Investigations	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
58	Water	Ashley Storm Gate	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
59	Water	ASR Testing & Modeling	GP Goal 4.C – To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.
60	Water	Nitrate Profiling of Wells	GP 4.C.2 – The City shall study groundwater basin quality and seek to maintain or enhance the quality of the basin supply or of delivered potable water or both.
Spring Lake			
61	Spring Lake	Marston Drive between Parkland and Harry Lorenzo Ave	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.

CITY OF WOODLAND
10-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEARS 14/15 TO 17/18)

62	Spring Lake	Parkland Avenue between Heritage Pkwy and Marston	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
63	Spring Lake	Pioneer Avenue High School Entrance to FCR	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
64	Spring Lake	Beeghly Greenbelt	GP 5.A.6 – The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link the City park facilities, schools and Downtown.
65	Spring Lake	Farmers Central Road between Harry Lorenzo Ave and Pioneer	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
66	Spring Lake	Harry Lorenzo Ave between Gibson and Farmers Central Roads	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
67	Spring Lake	CR 25A between Harry Lorenzo Ave and SR113	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
68	Spring Lake	Galvin Way Storm Drain	GP Goal 4.E – To collect and dispose of storm water in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
69	Spring Lake	Meikle between Parkway and Road 25A	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
70	Spring Lake	Parkland Drive between Heritage Pkwy and Harry Lorenzo Ave	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
71	Spring Lake	Harry Lorenzo Ave between Farmers Central and Parkland	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
72	Spring Lake	SR113 Utility Crossings	GP Policy 3.A.5- The City shall pursue financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.
73	Spring Lake	R&B Greenbelt	GP 5.A.6 – The City shall seek to establish and maintain a linear park system of greenbelts, bicycle paths, and pedestrian walkways that link the City park facilities, schools and Downtown.
74	Spring Lake	Monuments & Bus Shelters	GP 3.D.5 – The City shall require new development to provide sheltered public transit stops, with turnouts, where sufficient population or employment concentrations warrant an existing or future bus route.

CITY OF WOODLAND CAPITAL IMPROVEMENT PROGRAM BY PROJECT CATEGORY

Category	ProjectNumber	ProjectName	Total Funding
General	07-06	General Plan Update	\$ 1,696,630
General	07-07	Zoning Ordinance & CEQA	\$ 100,000
General	08-37	Enterprise Information System (EIS) Project	\$ 1,522,709
General	08-57	MPFP Annual Update	\$ 160,000
General	11-23	Regulatory Closure of Old City Landfill (Regional Park site)	\$ 295,000
General	12-17	Purchase of State Theater	\$ 425,296
Library	94-45	Library Material Collection	\$ 445,618
Library	15-08	Library Facility Improvements	\$ 600,000
Park Facilities	13-03	Clark Field	\$ 945,340
Park Facilities	13-07	Community & Senior Center Emergency Generator	\$ 177,960
Park Facilities	15-05	SLSP Neighborhood Park	\$ 3,900,000
Park Facilities	15-06	Play Equipment & Electrical Panel - Crawford Park	\$ 143,000
Park Facilities	15-07	Camarena Ball Field - Grant Match	\$ 25,000
Sewer	08-21	Annual Sewer Repair and Replacement	\$ 3,952,922
Sewer	08-22	Preliminary Odor Abatement	\$ 354,500
Sewer	08-35	New Calibrated City Sewer Model	\$ 40,000
Sewer	10-11	Treatment Plant Exp-Biosolids	\$ 6,102,255
Sewer	12-02	Wastewater Aeration Retrofit	\$ 18,377,223
Sewer	14-02	Water Pollution Asset Replacement Project	\$ 4,240,000
Sewer	14-03	Replacement of Orangeberg Sewer Laterals	\$ 1,500,000
Sewer	14-07	Sewer Collection System Wastewater Treatment Master Plan	\$ 402,074
Sewer	14-15	Large Diameter Wastewater Pipeline Repair, Replacement, & Lining	\$ 2,321,000
Sewer	14-21	Oak Avenue Sewer Replacement	\$ 220,000
SLIF Infrastructure	06-12	Spring Lake East Regional Pond Landscaping	\$ 488,945
SLIF Infrastructure	09-25	County Road 25A Improvement: SR 113 to Harry Lorenzo Ave	\$ 1,079,000
SLIF Infrastructure	11-03	Marston Drive between Parkland Ave and Harry Lorenzo Avenue	\$ 426,000
SLIF Infrastructure	11-04	Farmers Central Road between Harry Lorenzo Avenue and Pioneer Ave	\$ 1,619,000
SLIF Infrastructure	11-11	Parkland Avenue between Heritage Parkway and Marston	\$ 3,311,000
SLIF Infrastructure	11-13	North Gibson Ponds Modification for Storm Drainage	\$ 2,109,784
SLIF Infrastructure	14-01	Beeghly Greenbelt	\$ 285,000
SLIF Infrastructure	14-04	Monuments and Bus Shelters	\$ 25,000
SLIF Infrastructure	14-16	Pioneer Avenue High School Entrance to Farmer's Central Rd	\$ 2,300,000
SLIF Infrastructure	15-01	Meikle between Heritage Parkway and Road 25A	\$ 400,000
SLIF Infrastructure	SL-010	Harry Lorenzo Avenue between Gibson and Farmers Central Roads	\$ 1,097,000
SLIF Infrastructure	SL-012	Galvin Way Storm Drain	\$ 88,000
SLIF Infrastructure	SL-015	Parkland Drive between Pioneer Avenue and Harry Lorenzo Avenue	\$ 2,294,000
SLIF Infrastructure	SL-018	Harry Lorenzo Avenue between Farmers Central and Parkland	\$ 516,000
SLIF Infrastructure	SL-019	SR113 Utility Crossings	\$ 2,835,000
SLIF Infrastructure	SL-021	R&B Greenbelt	\$ 1,743,000
Storm Drain	09-15	FloodSAFE Yolo/Cache Creek Feasibility Study	\$ 2,300,707
Storm Drain	09-31	Storz Pond Maintenance	\$ 95,095
Transportation	95-24	Planning Analysis Studies	\$ 181,145
Transportation	00-06	I-5/SR113 Freeway to Freeway Connectors Phase 2	\$ 431,704
Transportation	02-28	Traffic Engineering Services	\$ 176,005
Transportation	04-07	Kentucky Avenue Widening and Reconstruction	\$ 16,783,926
Transportation	06-06	Measure E Planning-Management	\$ 546,370
Transportation	06-14	Annual In-House Road Program Support	\$ 6,292,491
Transportation	08-58	Downtown Streetscape Improvements	\$ 1,497,089
Transportation	10-07	East Kentucky Rehab Project	\$ 1,227,270
Transportation	11-15	Community Center/Sports Park Frontage	\$ 261,444
Transportation	11-24	I-5/CR 102 Interchange Landscaping	\$ 2,048,190
Transportation	11-27	Main St/Cleveland St Signal Intersection Improvements	\$ 312,945
Transportation	12-10	Water Meter Pavement Maintenance	\$ 1,130,749
Transportation	13-05	East Main Street Improvement Project	\$ 3,280,000
Transportation	14-05	2013/14 ADA Improvements	\$ 183,081
Transportation	14-06	Series Street Light Replacements	\$ 25,000
Transportation	14-14	2014 Road Maintenance Project	\$ 1,000,668
Transportation	15-03	2015 Road Maintenance Project	\$ 1,100,000
Transportation	TRANS-013	Install Traffic Signal at Kentucky/Cottonwood	\$ 365,000
Transportation	TRANS-015	Install traffic signal at Kentucky Ave and CR 102	\$ 365,000

CITY OF WOODLAND CAPITAL IMPROVEMENT PROGRAM BY PROJECT CATEGORY

Category	ProjectNumber	ProjectName	Total Funding
Transportation	TRANS-048	2016 Road Maintenance Project	\$ 1,000,000
Transportation	TRANS-049	2017 Road Maintenance Project	\$ 1,000,000
Water	08-33	First New Ground Level Tank	\$ 11,853,388
Water	08-07	Surface Water Project	\$ 133,629,785
Water	08-28	Modify Well Casings	\$ 811,632
Water	08-29	Groundwater Monitoring Wells	\$ 66,000
Water	09-05	Water Source Security System	\$ 355,000
Water	09-23	Water System Leak Detection, Maintenance & Repairs	\$ 7,464,218
Water	11-10	Destroy Old Wells	\$ 302,000
Water	11-14	Water Transmission Main (East) - Surface Water Local	\$ 8,977,083
Water	12-05	Water Transmission Main (West) - Surface Water Local	\$ 6,721,181
Water	14-09	Water Master Plan Update	\$ 100,000
Water	14-10	Water Pipeline Realignment from Sewer and Storm Assets	\$ 300,000
Water	14-12	Ashley Gate Storm Drain Control Structure - Surface Water Local	\$ 326,782
Water	14-13	ASR Testing and Modeling - Surface Water Local	\$ 627,856
Water	15-04	Chromium 6 Investigations	\$ 75,000
Water	WTR-004	Future ASR Wells	\$ 1,700,000
Water	WTR-021	Nitrate Source Reduction Program	\$ 150,000
Water	WTR-025	Well Modification to ASR	\$ 350,000
Water	WTR-027	Well Replacement	\$ 200,000
	Grand Total		\$ 284,177,064