



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, September 17, 2015

6:30 PM

Council Chambers

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

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

E. Subcommittee Reports

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 from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. Approval of Minutes

H. Public Hearing

[16-102](#)

Del Taco Conditional Use Permit/Design Review: Request for a Conditional Use Permit to allow the construction of a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone.

Location: 1368 East Main Street

Applicant/Owner: Del Taco/WC Investors LLC

Environmental Report: Categorical Exemption

APN 066-030-035

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

Attachments: [Attachment 1 - Planning Commission Resolution.pdf](#)

[Attachment 2 - General Application.pdf](#)

[Attachment 3 - Landscape Plans.pdf](#)

[Attachment 4 - Floor Plans.pdf](#)

[16-081](#)

Verizon Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of an 85-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 323.3 square foot lease area at 520 West Street (Lee Middle School). The tower will replace an existing 70-foot tall light standard at the school's baseball field; the field lighting will be replaced on the cell tower at its current positioning.

Location: 520 West Street - Lee Middle School

Applicant/Owner: Verizon Wireless/Woodland Unified School District

Environmental Report: Categorical Exemption

APN 065-250-059

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

Attachments: [1 - Planning Commission Resolution](#)

[2 - Application, Vicinity Map, Photo Simulation.pdf](#)

[3 - Radio Frequency](#)

[4 - Alternative Site Analysis](#)

[5 - Statement of Support, WJUSD](#)

[6 - New Build Coverage Maps](#)

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

J. Staff or Commissioner Comments

Continued as needed.

K. Adjournment

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

Legislation Details (With Text)

File #: 16-102 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 9/2/2015 **In control:** City Council

On agenda: 9/17/2015 **Final action:**

Title: Del Taco Conditional Use Permit/Design Review: Request for a Conditional Use Permit to allow the construction of a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone.

Location: 1368 East Main Street

Applicant/Owner: Del Taco/WC Investors LLC

Environmental Report: Categorical Exemption

APN 066-030-035

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

Sponsors:**Indexes:****Code sections:**

Attachments: [Attachment 1 - Planning Commission Resolution.pdf](#)
[Attachment 2 - General Application.pdf](#)
[Attachment 3 - Landscape Plans.pdf](#)
[Attachment 4 - Floor Plans.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Del Taco Conditional Use Permit/Design Review: Request for a Conditional Use Permit to allow the construction of a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone.

Location: 1368 East Main Street

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Environmental Report: Categorical Exemption

APN 066-030-035

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

General Plan Designation: General Commercial

Current Zoning: General Commercial

Specific Plan Designation: Not applicable

Existing Land Uses: Remainder development pad currently used for parking within an existing commercial shopping center.

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

Street Access: East Main Street

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Industrial	I
South	Single Family Residences	R-M
East	Commercial/Veterinary Hospital	C-3
West	Commercial, Apartments	C-3, R-M

Pending/Potential Action

Staff recommends that the Planning Commission adopt the attached resolution (Attachment 1):

1. Approving the proposed Conditional Use Permit for a 2,420 square feet drive-thru restaurant at 1368 East Main Street; and
2. Approving the Site Plan and Design Review application as depicted in the plan dated 6/29/2015 based on the findings and subject to the conditions of approval.

Project Site Description

The project site is currently used for parking within the Woodland Crossroads shopping center located at East Main Street and Matmor Road. Existing businesses in the center consist of Grocery Outlet, Tractor Supply Company, Ross Dress for Less, Harbor Freight and numerous other businesses. Orchard Supply Hardware is located at the west side of the center. The proposed business will be located on an underdeveloped building pad in front of Grocery Outlet. Pacific Coast Producers is located on the north side of East Main Street. The property consists of 0.82 acres of land that is accessed from East Main Street, Matmor Road or Thomas Street, with frontage on East Main Street. The site is currently served by city services including water, sewer, and

electrical.

Project Proposal

The applicant is requesting approval of a Conditional Use Permit, including site plan and design review, to allow the construction and operation of a drive-thru restaurant (Del Taco) at 1368 East Main Street in the General Commercial Zone. The proposed restaurant will include a dining area, service counter, kitchen, drive-thru window, office, storage rooms, and outdoor seating area.

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 or before Friday, September 4, 2015.
- Notices were mailed to all property owners within 300 feet of the project site on Monday, August 31, 2015.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, September 11, 2015.

Applicable Laws, Codes & Ordinances

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

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

Environmental Assessment Status

The project qualifies for a categorical exemption from the provisions of CEQA as the project is considered a Class 3 exemption (CEQA Guidelines, §15303). CEQA identifies this as a Class 3, New Construction or Conversion of Small Structures and is listed in Title 14, Division 6, Chapter 3, Article 19 §15303 of the California Code of Regulations. Item (c) within §15303 applies to restaurants not exceeding 2,500 square feet in floor area and not involving the use of significant amounts of hazardous substances. The proposed drive-thru restaurant meets the requirements of this exemption since it is 2,420 square feet and does not propose using significant amounts of hazardous substances. In addition, the project is located within Woodland City Limits and is surrounded by urban development.

Reviewing Agency Comments

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

Staff Analysis

Staff supports this project based on the attached conditions of approval and provides the following analysis for the conditional use permit request:

GENERAL PLAN CONSISTENCY

The 2002 General Plan (GP) designation for the site is General Commercial (GC) which provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar compatible uses. The maximum allowable Floor Area Ratio (FAR) applicable to General Commercial land uses is 0.8. The project has a FAR of 0.07. The proposed project is consistent with the City's General Plan.

ZONING CONSISTENCY

Land Use

The zoning designation for the site is General Commercial (C-2), which provides standards for properties located within the General Commercial zone. The purpose of this zoning is to provide a general commercial area for the sale of commodities or the performance of services to serve the entire community. Drive-thru establishments are allowed with a conditional use permit in this zone. The proposed restaurant is consistent with the Zoning Ordinance.

Parking

Drive-thru restaurants are required to provide one parking space for each fifty square feet of gross floor area. Since the proposed drive-thru restaurant has 2,420 square feet, it would be required to provide 48 parking spaces. The proposal includes 51 parking spaces and complies with this minimum requirement.

Setbacks

The site plan for the proposed drive-thru restaurant shows the following proposed setbacks:

Setback Requirements		Proposed Setbacks
Front Yard	20'	50'
Rear Yard	0	38'
West Side Yard	0'	170'
East Side Yard	0'	17'

The proposal meets all of the zoning setback requirements.

Lot Coverage

Maximum lot coverage is sixty percent. This project will have a seven percent lot coverage and complies with this requirement.

Landscaping

Article 22 of the Zoning Regulations addresses landscaping. There is perimeter landscaping already existing for the commercial center and the applicant proposes installing additional perimeter landscaping on the northern, eastern, and southern edges of the property. The applicant will need to ensure that perimeter

landscaping that will remain is in good condition and that landscaping provides 40% shade coverage for the parking lot. The applicant will also need to demonstrate that landscaping and/or a low wall along the eastern edge of the property are sufficient to screen cars queued in line for the drive-thru. Landscaping is required on all three sides of the trash enclosure. The site plan indicates that perimeter landscaping is proposed surrounding the northern, eastern, and southern portions of the site with planters proposed adjacent to the building. A small seating area is located north of the building. The project is conditioned to provide an enhanced pedestrian connection to East Main Street. The project will not comply with the City standard that a tree be planted at least every thirty-five feet on a public right-of-way. However, the City's Public Works Department has specifically requested that no more trees be planted along the East Main Street right-of-way on the property because a water pipeline is located underneath the landscaping strip and additional trees could compromise the functionality of the pipeline.

Signage

Article 24 of the Zoning Regulations addresses signs. The project will require a separate sign application because details regarding area, materials, and colors of signage have not yet been provided.

COMMUNITY DESIGN STANDARDS

The proposed project includes a drive-thru lane as well as an inside seating area. Walls will be stucco with heavy sand finish, painted "Humbled Gold" and "Chinese Red" with trim accents painted "Java." Awnings will be painted "Ginko Green." The roof parapet presents a flat profile with the cornice trim painted in the darker Java. Stone ledge material will also be included on portions of the bottom four feet of the building. At the request of City staff, the applicant has incorporated a trellis structure that overhangs the drive-thru window, better tying the drive-thru component of the restaurant to the main building. This trellis, as conditioned, will be extended over a greater portion of the drive through to the south.

Staff finds that the proposed building design meets the spirit and intent of the Community Design Standards through the use of a variety of materials, colors and textures. The building design includes wall articulation and relief and incorporates large windows at the street level, as well as decorative outdoor light fixtures and design elements. Staff recommends approval of the proposed building design. The building will complement existing development at the Woodland Crossroads shopping center both in color and overall design.

This design approval does not include analysis and review of proposed signs or public art. Public art, which shall be an original design, will be in addition to the graphic art squares shown on the building. The applicant will be required to submit a proposed sign plan for review prior to installation of any future signage. As this project involves new construction, public art is required and is to be approved by the Planning Commission and installed prior to Certificate of Occupancy. Conditions have been added to address these review requirements.

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.

Appeals

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission to the City Council within fourteen (14) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

Motion #1: Move that the Planning Commission adopt Resolution No. PC 15- _____ in support of a Conditional Use Permit to allow the construction of a 2,420 square feet drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone.

ATTACHMENTS

Attachment 1 - Planning Commission Resolution

Exhibit A - Conditions of Approval

Exhibit B - Site Plan and Elevations

Attachment 2 - General Application

Attachment 3 - Landscape Plans

Attachment 4 - Floor Plans

RESOLUTION NO. PC 15 -

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT,
INCLUDING SITE PLAN AND DESIGN REVIEW, FOR THE
CONSTRUCTION OF A 2,420 SQUARE FOOT DRIVE-THRU
RESTAURANT ON 0.82 ACRES AT 1368 EAST MAIN STREET IN THE
GENERAL COMMERCIAL ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on September 17, 2015, to review and consider a request for a Conditional Use Permit to allow the construction of a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone.

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that use is conditionally permitted in the General Commercial Zone, is consistent with the zoning and general plan, and appropriate conditions have been made part of the approval; 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 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 an vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, the nature, intensity and condition of the proposed use is compatible with existing and adjacent uses and structures and appropriate for the site, in that the project is for a drive-thru restaurant, in the vicinity of another drive-thru restaurant and a retail shopping center; the project meets all applicant development standards; and appropriate conditions have been made part of the approval; and

WHEREAS, the proposed project substantially satisfies the design requirements and intent of the Community Design Standards for the development in the City of Woodland; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed modified use is categorically exempt from further environmental review pursuant to CEQA Section 15303 which exempts new construction or conversion of small structures and includes restaurants not exceeding 2,500 square feet in floor area and not involving the use of significant amounts of hazardous substances.

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:

1. Approval of the proposed Conditional Use Permit for a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street, based on the findings and subject to the conditions of approval, attached hereto as Exhibit A and incorporated by this reference; and
2. Approving the Site Plan and Elevations as depicted in the plans dated 6/29/2015 and 9/9/2015, respectively, attached hereto as Exhibit B and incorporated by this reference, and as conditioned in Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of September, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson, Kirby Wells

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Conditions of Approval
Exhibit B – Site Plan and Elevations

Exhibit A

Conditions of Approval

PLANNING

General:

1. The project is as described in the staff report prepared for the September 17, 2015 Planning Commission meeting to approve a Conditional Use Permit to allow the construction of a 2,420 square foot drive-thru restaurant on 0.82 acres at 1368 East Main Street in the General Commercial Zone. The project shall be completed in substantial conformance to the plans dated September 9, 2015, except as modified herein. Design changes that require modifications to uses, elevations, or site features shall be submitted for review and approval.
2. Secure approval and satisfy requirements of all agencies that have jurisdiction.
3. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City.
4. The applicant shall defend (by counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, and 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.
5. The site shall be developed and maintained in accordance with the approved plans which include site plans, architectural elevations, exterior materials and colors, landscaping and grading on file in the Community Development Department, the conditions contained herein, and Municipal Code regulations.
6. Outside storage of solid wastes, containers, merchandise or other items or goods awaiting pickup, sale or other distribution shall be prohibited except when screened to the satisfaction of the Community Development Director.
7. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.

8. New business signage shall be subject to review and approval by the Community Development Director to ensure conformity with applicable Zoning Ordinance and Community Design Standards and shall be subject to all applicable building permit requirements prior to the commencement of work.
9. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
10. The Conditional Use Permit must be exercised within one year of issuance, or it shall be null and void by act of law (Section 25-27-70).
11. Adequate lighting shall be provided at all building entrances and pedestrian walkways pursuant to the City Code and the requirements of the Police Department.

Required prior to Building Permit Issuance

12. 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. The building design, colors and materials of construction of all visible structures shall be reviewed and approved by the Planning Division prior to building permit issuance.
13. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
14. The site/ landscape plan shall be modified with the following which shall be shown on the Final Plan Set prior to the issuance of building permits subject to review and approval by the Community Development Director:
 - A. Incorporate an enhanced walkway as a path of travel from sidewalk (East Main Street) that complies with the California Building Code for Accessibility.
 - B. Incorporate a trellis that is to be provided at the drive-thru window area and over the car stacking area to the south of the drive through window.
 - C. Provide four bike parking stalls, located near the pedestrian/bike access point from the sidewalk.
15. Prior to issuance of a building or grading permit, Applicant shall submit detailed landscape plans that comply with the City's Water Conservation Ordinance and the State of California's Water Efficient Landscape Ordinance. The landscape architect shall document and attest to the compliance with the State ordinance on the final landscape plans.
16. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees maturity forty percent (40%) of the parking stalls and back up

area will be in shade at high noon at such times as the trees have full foliage. The landscape architect shall document the calculations and attest to this on the final landscape plan.

17. An existing tree adjacent to East Main Street is called out for removal whose location is shown in the landscape plans dated June 25, 2015. Prior to issuance of a building or grading permit, and **prior to removal of any trees on site**, applicant shall provide a tree plan consistent with Section 20A-1-090 of the Municipal Code, which shall contain the following information:
 - a. Contour map showing the location, size, species and condition of all existing trees which are located upon the property proposed for development;
 - b. Identification of those trees which the applicant proposes to preserve and those which are proposed to be removed and the reason for such removal;
 - c. A program for the preservation of street trees, heritage, specimen, landmark trees and trees with aesthetic value (trees with a nine-inch diameter or larger, measured fifty-four inches above the ground, in healthy condition) during and after completion of the development project, as required in the city standard specifications, engineering design standards, Section 8, grading and erosion control;
 - d. A program for the replacement of any trees proposed to be removed, as required by Municipal Code Section 20A-1-100; and
 - e. Any change in the trees to be saved and/or removed as designated on the approved development plan shall only be permitted upon the written approval of the director.
18. All roof mounted equipment shall be completely screened from view. If necessary, visual assessment of equipment and screening methods shall be provided to illustrate the visual impacts from public ways.
19. Trash receptacles shall be fully enclosed with materials that are architecturally compatible with the design of the main buildings. Enclosure(s) shall contain a roof to cover the enclosure to prevent rainfall from entering into containers and shall be of sufficient size and dimensions to accommodate recycling containers. Design elevations shall be provided to the Community Development Department for review and approval prior to issuance of building permit. Trash enclosures shall be landscaped and screened on three sides and built to City specifications.
20. A detailed on-site lighting plan shall be reviewed and approved by the Community Development Department prior to the issuance of building permits. Such plan shall indicate style, illumination, location, height, and materials of all lighting fixtures. Such plan shall also indicate photometric data that demonstrates that the parking area will meet one (1) foot-candle of minimum maintained illumination per square foot of parking surface, over the entire paved area. Lighting shall be constructed using sufficient poles and fixtures so that the lighting is evenly distributed over the surface area of the parking lot(s) and does not impact adjacent public and/or private properties. The parking area shall be illuminated from dusk until the termination of business every operating day. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.
21. Prior to issuance of a grading permit or any ground disturbance, or building permit or other improvement activities on the site the applicant shall submit a final grading plan concurrent with

the initial building plan check submittal to the Community Development Department. All accessibility features and access routes are to be clearly shown on the site and grading plan. Coordination with the concurrent city improvement project will be necessary.

22. Prior to issuance of Certificate of Occupancy, Applicant shall provide a public art installation, that consists of an original design, which shall be reviewed and approved by the Planning Commission and installed on-site or in a location within close proximity to the project site.
23. The trellis shall be extended from the drive-thru window to the southern edge of the building. The trellis structure shall be a durable material such as wood/metal or a combination of both.
24. The material of the awnings provided on the building shall be canvas or a similar material acceptable to the Community Development Director.
25. Applicant shall provide an enhanced material for the tower at the northwest corner of the building such as the Coronado Stone or a similar material acceptable to the Community Development Director.

Required Prior To Construction

26. Prior to the start of any work on-site, the applicant shall request and attend a pre-construction meeting to include the project superintendent, architect, subcontractors, as well as City representatives including Community Development and/or Public Works.

During Construction

27. The applicant shall be responsible for the ongoing maintenance and upkeep of the site. The site shall be kept free of trash or debris at all times.
28. If perimeter fencing is installed during construction/development, it shall consist of chain link or better.
29. An effective dust control program should be implemented whenever earth moving activities occur on site.
30. In order to minimize the release of Ozone precursors associated with construction, the following standard requirements developed by the Yolo/Solano AQMD shall be implemented:
 - A. Construction equipment and engines shall be properly-maintained.
 - B. Vehicle idling shall be kept below ten minutes.
 - C. Construction activities shall utilize new technologies to control ozone precursor emissions, as they become available and feasible.
 - D. During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time.

Required Prior to Certificate of Occupancy

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

BUILDING

32. This project must meet all criteria and mandates for these City adopted codes **or** the most current code:
 - A. 2013 California Building Code
 - B. 2013 California Plumbing Code
 - C. 2013 California Mechanical Code
 - D. 2013 California Electrical Code
 - E. 2013 Building Energy Efficiency Standards
 - F. 2013 California Green Building Code
 - G. The Code of the City of Woodland
33. Other City and County Agencies (Health, Fire, Public Works, and Planning, Air Resources Board) may be required to approve the project prior to a building permit being issued.
34. Yolo County Environmental Health review is submitted directly to County Offices.
35. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
36. 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.
37. All plans, computations, and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
38. 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 building and project area.
39. A soils investigation report shall be provide as specified in section 1803.2 of the 2010 CBC.
40. Entire area of development and the path of travel from sidewalk [public way] shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California building Code the standard that provides the greatest degree of accessibility shall comply.
41. Accessibility Compliance: Any unauthorized deviations from such regulations or building standards shall be rectified by full compliance within 90 days after discovery of the deviation.

DEVELOPMENT SERVICES ENGINEERING

Fees:

42. Project shall pay development impact fees for new building square footage in accordance with City municipal Code and Administrative Guidelines.
43. Applicant is not required to pay Storm Drain impact fees as the site is already paved.
44. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Required Submittal:

45. Applicant shall prepare improvement plans for all work within the public right-of-way, and utility connections (including on site connections that result in use of the City's wet utilities) and submit to the Development Engineering Division with an encroachment permit application for review and approval. The submittal shall include an engineer's estimate of cost for the public improvements and applicant shall pay a plan check and inspection fee in accordance with the fee schedule. Prior to building permit issuance, applicant shall obtain permit and post security determined necessary during the permit process. **This submittal is separate from the building permit submittal.**
46. Work shall be completed under the encroachment permit prior to certificate of occupancy providing the above conditions are met prior to building permit issuance.

Required Public Improvements:

47. The applicant shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use, and brought up to City Standards if the current services do not meet standards. This

may include but is not limited to installation of new meters and/or meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.

48. A water meter, shall be required for this separate lot, and the applicant shall grant a general easement to the City for maintenance of the meter, should it not be placed within the Right of way or PUE.
49. Backflow protection devices are required on the commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
50. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c
51. Storm drainage shall be collected and treated on site per the SWQC Ordinance, applicant has the option to pay the in lieu fee per the fee schedule if this is impracticable.
52. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects greater than one acre shall prepare a SWPPP.
53. Applicant shall repair or replace all cracked or broken sidewalk, curb and/or gutter along the frontage of the project on East Main Street.

Site Comments:

54. The applicant may wish to install a separate landscape irrigation service with meter and backflow. The city sewer bill is based on water consumption, and separating the domestic from landscape irrigation water allows the bill to be calculated on the domestic water use only. A backflow device is required on the landscape irrigation service.

Fire

55. Provide Type 1 exhaust hood and ducting with fixed fire protection system for all commercial cooking equipment producing grease laden vapors.

Environmental Operations

56. Prior to issuance of a building or grading permit, Applicant shall show on building plans how a grease trap or interceptor will be provide to accommodate the kitchen areas.

Waste Management

57. The trash enclosure shall comply with the City's Recycle & Trash Enclosure Specifications. The service truck requirement for a three-point turn is 75 feet. In addition, the trash enclosure shall meet the size and access requirements of Waste Management.
58. As a notification, new state regulation (AB 1826 of 2014) will require organic waste to be placed in a separate waste stream starting in 2019, requiring an additional container that should be accommodated by the enclosure. Organic waste includes food waste and landscape trimmings.

Police

59. Lighting: Good light is one of the most effective crime deterrents. When used properly, light discourages criminal activity, enhances natural surveillance, and reduces fear. Lighting should be used to illuminate vulnerable areas that can be used as concealment by a potential burglar.
 - A. Staff needs to be instructed to report any lights that are not functioning.
 - B. Parking lots, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with high intensity discharge lighting with sufficient wattage to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. Such lighting shall be equipped with vandal-resistant covers/lenses.
 - C. A lighting level of 1 foot-candle minimum maintained at ground level is required in all vehicle and pedestrian areas.
 - D. All exterior doors shall be adequately illuminated at all hours with their own light source.
 - E. Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall remain on during the hours of darkness or diminished lighting.
 - F. The lighting required above shall be installed according to the City of Woodland Security ordinance.
60. Landscaping: Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
61. Point of Sale Area: The employee (s) working at the cash register should have clear surveillance of the business interior and exterior. To improve surveillance, windows near the point of sale should be clear of any obstructions such as advertisements or objects that block a clear view. It is important that activity around the cash register is open to surveillance.

Robbers do not want to be visible, they do not want a police officer or other witness, who may be passing by, to see them with a gun in their hand holding up the employee working the point of sale. The store cash register should be located to allow a clear view for passing motorists, pedestrians and police patrols. If there is a robbery, a store employee can note car descriptions and direction of travel.

62. Recommended guidelines for security measures during business hours:

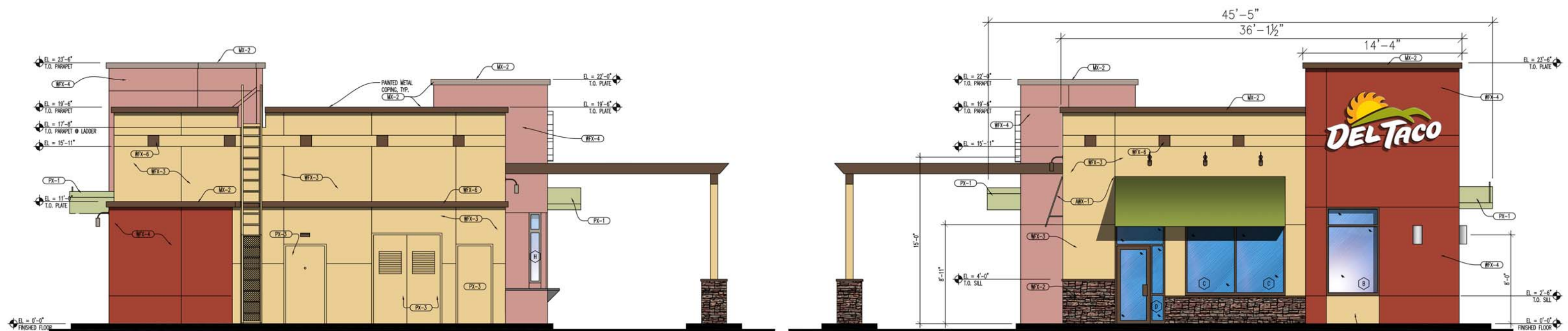
- A. Front windows need to be clear of obstructions for clear view into the business.
- B. Install Convex mirrors at upper corners of walls.
- C. The public should not be given admittance to “employee only” areas including lunchrooms, employee bathrooms, private office areas, etc. when not accompanied by an employee.
- D. Locked non-public exterior doors should not be propped open.
- E. Provide training to all staff on personal safety issues. This training should be done annually, if not more often. This would be an opportunity to remind staff of the goals and objectives of a policy on security issues.
- F. Provide direction on the correct method to summon police assistance. Staff should be directed to call 9-1-1 in an emergency and the direct police dispatch number in situations that require police assistance but are not an immediate threat to life or property.
 - i. Police Dispatch: 530-666-2411
 - ii. EMERGENCY: 9-1-1
- G. A background check should be done on all employees and they should receive training on building security (i.e.: doors need to be checked to make sure they are closed and locked).
- H. Clearly designate “employee only” areas. Signs make it easier for people to remember where access is restricted and it makes it more difficult for a person to deny they were aware that an area was restricted.
- I. Doors to unused/restricted areas should be kept locked whenever possible.

63. Recommended guidelines for security measures after business hours: Building security should become an end of day routine for all employees. They should be aware of their role in the buildings security. Egress doors should be checked to make sure they are closed and the hardware has latched. Locks that are not operating properly should be immediately reported to the appropriate individuals.

Exterior areas also need to be monitored. Exterior lighting should be checked routinely to guarantee that fixtures are working properly and lights on timers turn on at the appropriate time. Incorporating some or all of these recommendations should help to reduce security risks to staff and the facility.

64. Additional guidelines:

- A. Security Hardware: Introduce a security key system that reduces a breach of security when an employee terminates employment. Consider a panic alarm that can be worn by an employee when there is need for them to go outside to drop off garbage or other assigned duties. The alarm can be part of the current alarm system and activated by the employee when it is safe.
- B. Security cameras: Security cameras are an excellent tool in deterring crime and recording activity that will aid law enforcement in a criminal investigation. Advertise that camera surveillance equipment is being used. Make sure that managers and key staff personnel are trained in the operation of the Security Camera System. It is important to give a copy of recordings pertaining to the crime to the police or investigators.

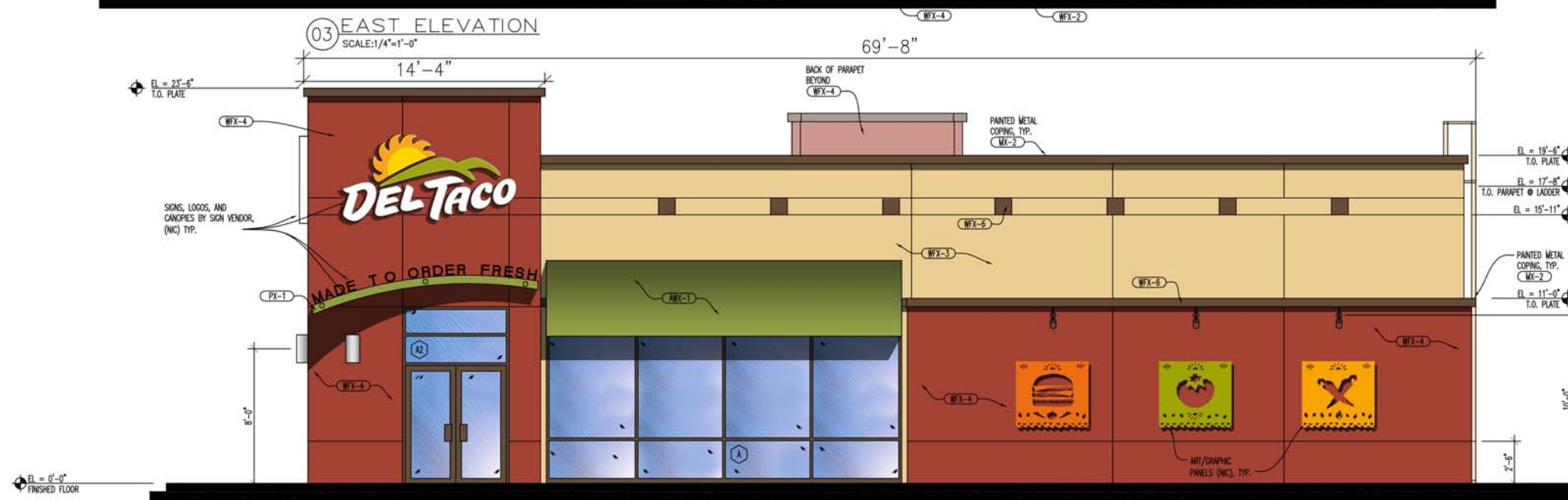


01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

02 NORTH ELEVATION
SCALE: 1/4"=1'-0"



03 EAST ELEVATION
SCALE: 1/4"=1'-0"



04 WEST ELEVATION
SCALE: 1/4"=1'-0"

EXT. MATERIAL/FINISH SCHEDULE

FINISH	DESCRIPTION
MX	MISC
MX-1	NOT USED
MX-2	MANUFACTURER: PRODUCT/FINISH: METAL FLASHING / TRIM COLOR: TO MATCH PX-2 NOTES:
PX	PAINT & STAIN
PX-1	MANUFACTURER: PPG PITTSBURGH PAINTS PRODUCT/FINISH: PS700 GLOSS EPOXY PAINT COLORS: TO MATCH SWH 6712 LILAU GREEN - GLOSS CONTACT: 800-441-9695, www.ppgpittsburghpaints.com NOTES: EPOXY FINISH TO BE APPLIED TO METAL ROOF (15 YEAR FILM COATING & 5 YEAR FADE WARRANTY MIN)
PX-2	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #6090 - GLOSS COLOR: JAW CONTACT: JOHN GASTON, 214.553.3940
PX-3	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #6380 - FLAT COLOR: HUMBLED GOLD CONTACT: JOHN GASTON, 214.553.3940
PX-4	MANUFACTURER: SHERWIN WILLIAMS PRODUCT/FINISH: SW #6057 - FLAT COLOR: CHINESE RED CONTACT: JOHN GASTON, 214.553.3940
PX-5	NOT USED
WFX	WALL FINISHES
WFX-1	NOT USED
WFX-2	N/A
WFX-3	MANUFACTURER: CORONADO STONE PRODUCT/FINISH: OLD COUNTRY LEDGE COLOR: CHARLES GROUT: LATEXITE #43 CHOCOLATE TRUFFLE; MINIMIZE GROUT LINES NOTES:
WFX-4	MANUFACTURER: PRODUCT/FINISH: STUCCO W/ HEAVY SAND FLOAT FINISH COLOR: PAINTED PX-3 NOTES:
WFX-5	MANUFACTURER: PRODUCT/FINISH: STUCCO W/ MONTEREY FINISH COLOR: PAINTED PX-4 NOTES:
WFX-6	NOT USED
AWX	AWNINGS
AWX-1	MANUFACTURER: SUNBELLA PRODUCT/FINISH: TRANVANCE OUTDOOR COLOR: GININGO GREEN (4685-0000) NOTES: AWNINGS ARE PROVIDED BY AWNING VENDOR (NC)
FINISH LEGEND	
P-1	WALL FINISH, REFER TO FINISH SCHEDULE.
	CULTURED STONE VENEER, REFER TO FINISH SCHEDULE.

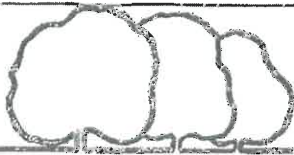
GENERAL NOTES

- REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
- ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-TOP OF SLAB FOR AREA INDICATED.
- REFER TO WINDOW SCHEDULE FOR WINDOW FINISHES AND WINDOW TYPES, SHEET A601.
- REFER TO DOOR SCHEDULE FOR DOOR FINISHES AND DOOR TYPES, SHEET A601.
- BUILDING SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL.
- ALL SIGNS AND LOGOS BY SIGN VENDOR.
- LIGHTING FIXTURES PER ELECTRICAL LIGHTING SCHEDULE.



MAIN & MATMOR - Woodland CA

EXTERIOR ELEVATIONS



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:

WC Investors LLC

MAILING ADDRESS:

837 Jefferson Blvd

CITY STATE ZIP CODE:

W. Sacramento, Ca 95691

PHONE NUMBER:

(925) 322-6132

E-MAIL ADDRESS:

rick.bruzzone@DOBANDYERS.com

PROJECT APPLICANT

Del Taco

MAILING ADDRESS:

25521 Commercetec Dr 200

CITY STATE ZIP CODE:

Lake Forest Ca 92630

PHONE NUMBER:

949 462 7304

E-MAIL ADDRESS:

genwing@delTaco.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☒ Site Plan Review 1222 | ☒ Design Review 2357 | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP) \$1758 mod. | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other Cat Exempt \$529 | |

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

3. Project Description

Project Name:

Del Taco Restaurant

Site address or location:

1368 E. Main St.

Total Acres or Square Feet

35,543 SF

Assessor's Parcel Number:

066 030 035

Is Your Project Located in a Flood Zone?

☒ Yes
ZONE X

☐ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



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

PLNG-15-00043

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

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 sale?

Duplex _____

Apartments _____

☐ YES

☐ No

Condominiums _____

Other _____

Do you intend to market the units for rent?

Townhomes _____

Total Units _____

☐ YES

☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

DRIVE-THRU RESTAURANT

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

35573 SF TOTAL

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

Date Received Stamp Here

Applicant: _____

Date: 6/4/15

Legal Owner: _____

Date: _____

Legal Owner: _____

Date: _____

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

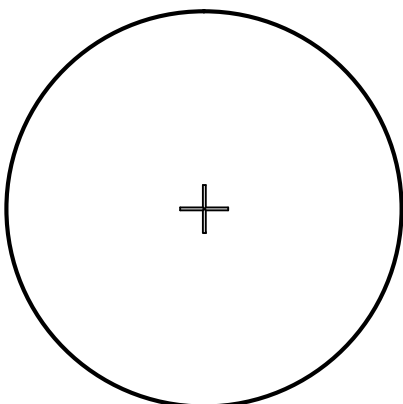
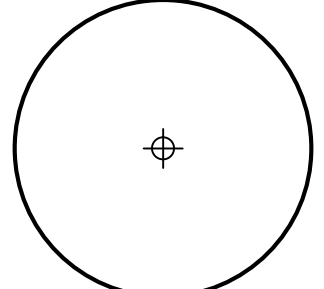
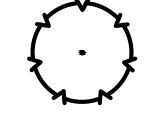
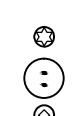
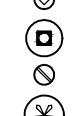
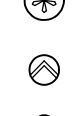
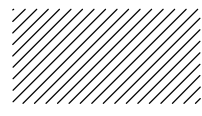
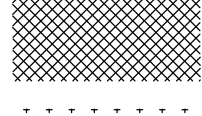
GP / Zoning Designation: _____

Planner: _____ Date: _____

Proposed Del Taco - Statement of Justification

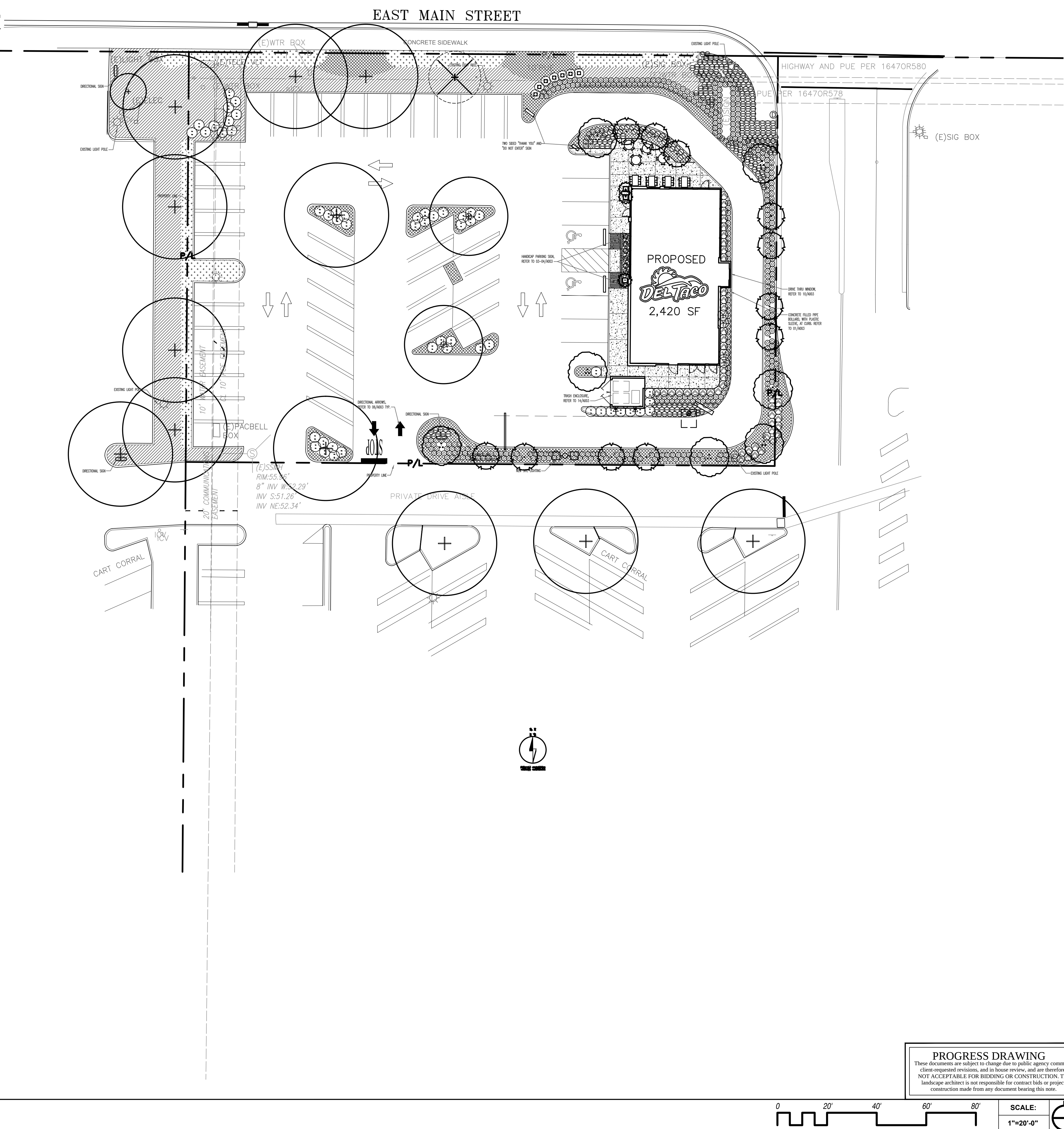
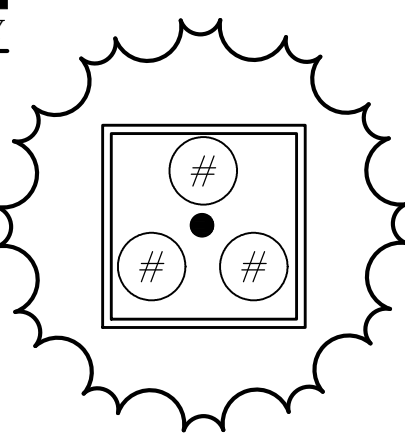
The applicant is requesting to file a Conditional Use Permit Modification to construct a 2,420 square foot drive-thru restaurant (Del Taco) within an existing shopping center located on the south side of East Main Street between Thomas Street and Matmor Road. The property is zoned C-2 General Commercial and the project is consistent with the development standards in regards to parking, setbacks, landscaping and building height requirements. The building has been architecturally enhanced to provide 360 degree architecture and uses a variety of materials.

Landscape plans to be revised to incorporate planting screening for drive-thru and to comply with State Water Efficiency requirements.

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	EXISTING TREE	TO REMAIN	VARIES	12	N/A
	EXISTING TREE	TO BE REMOVED	N/A	1	N/A
	FRAXINUS OXYCARPA 'RAYWOOD'	ASH TREE	36" BOX	2	LOW
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	11	LOW
	LAGERSTROEMIA INDICA 'CATAWBA'	CRAPE MYRTLE	24" BOX	7	LOW
	PHORMIUM TENAX 'ATROPURPUREUM'	PURPLE NEW ZEALAND FLAX	15 GAL	6	LOW
	RAPHIOLEPIS UMBELLATA	YEDDO HAWTHORN	15 GAL	51	LOW
	DIETES BICOLOR	BUTTERFLY LILY	1 GAL	423	LOW
	CAESALPINEA GILLIESII	MEXICAN BIRD OF PARADISE	15 GAL	7	LOW
	CALLISTEMON C. 'LITTLE JOHN'	WESTERN REDBUD	5 GAL	31	LOW
	PRUNUS CAROLINIANA	CAROLINA CHERRY	15 GAL	4	LOW
	'BRIGHT N TITE'				
	RHAMNUS CALIFORNICA 'EVE CASE'	COMPACT COFFEEBERRY	5 GAL	49	LOW
	ROSA X. 'NOATRAUM'	PINK CARPET ROSES	5 GAL	202	LOW
	MACFADYENA UNGUIS-CATI	CAT CLAW VINE	5 GAL	2	LOW
	EXISTING LANDSCAPE	TO REMAIN: CONTRACTOR TO PROTECT IN PLACE			
	ROSMARINUS s. 'HUNTINGTON CARPET'	ROSEMARY	1 GAL	24" OC	LOW
	EXISTING TURF TO REMAIN	REPAIR AND REPLACE AS NEEDED	1 GAL	24" OC	LOW

PLANT LEGEND: Pot Planting 24x24"x30"

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
Option				
A —	Olea E. 'Little Ollie'	Dwarf Olive	15 gallon	
B —	Fortunella Margarita 'Nagami'	Nagami Kumquat	15 gallon	1
C —	Citrus Austalastica	Australian Finger Lime	15 gallon	
#	Rosmarinus Officialis 'Huntington Carpet'	Rosemary	1 gallon	3



PROGRESS DRAWING
These documents are subject to change due to public agency comment, client-requested revisions, and in-house review, and are therefore, NOT ACCEPTABLE FOR BIDDING OR CONSTRUCTION. The landscape architect is not responsible for contract bids or project construction made from any document bearing this note.

DATE	REVISION	BY

EMERALD DESIGN

Fullerton, California 92632
3940 East Main Street
Tel: (714) 984-4337 Fax: (714) 871-5397
Email: charlie@emerald-design.com

DEL TACO, LLC

25521 COMMERCENTRE DRIVE
LAKE FOREST, CA 92650
(949) 462-7308

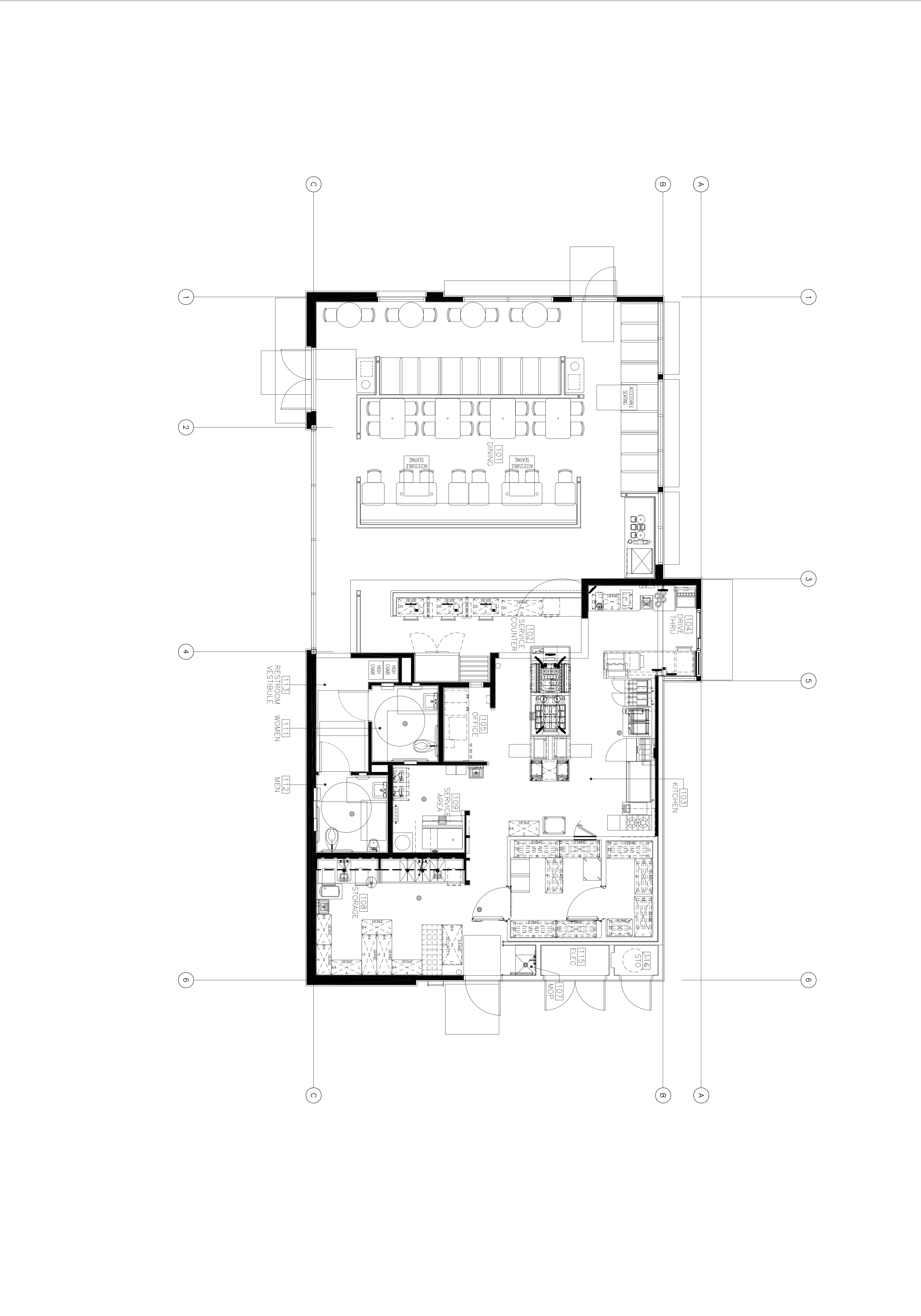
DEL TACO

1352 E. MAIN STREET
WOODLAND, CA

LANDSCAPE PLANTING



JOB NAME: WOODLAND D.T.
DRAWN BY: KL
CHECKED BY: C-S-L
DATE: 08/25/15
SHEET NO.
L1



DEL TACO
1368 EAST MAIN STREET
WOODLAND, CA 95776

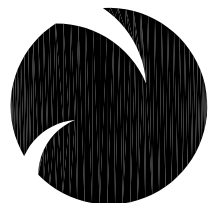
PROFESSIONAL SEAL

SHEET TITLE

FLOOR
PLAN

SHEET NUMBER
1 OF 1

DATE: 06/29/2015



BLUE PEAK
ENGINEERING, INC.

18543 YORBA LINDA BL., #235
YORBA LINDA, CA 92886
714.749.3077
714.281.1640 FAX

DRAWING ISSUE RECORD

DATE DESCRIPTION

REVISION RECORD

NO. DATE DESCRIPTION

PROJECT NAME

Legislation Details (With Text)

File #: 16-081 **Version:** 1 **Name:**

Type: Public Hearing Item **Status:** Agenda Ready

File created: 8/21/2015 **In control:** City Council

On agenda: 9/17/2015 **Final action:**

Title: Verizon Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of an 85-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 323.3 square foot lease area at 520 West Street (Lee Middle School). The tower will replace an existing 70-foot tall light standard at the school's baseball field; the field lighting will be replaced on the cell tower at its current positioning.

Location: 520 West Street - Lee Middle School

Applicant/Owner: Verizon Wireless/Woodland Unified School District

Environmental Report: Categorical Exemption

APN 065-250-059

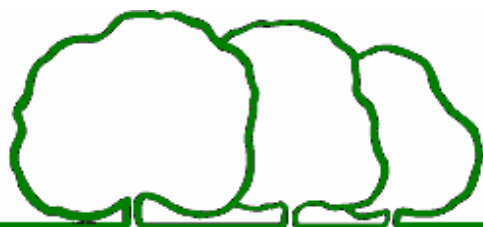
Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

Sponsors:**Indexes:****Code sections:**

Attachments: [1 - Planning Commission Resolution](#)
[2 - Application, Vicinity Map, Photo Simulation.pdf](#)
[3 - Radio Frequency](#)
[4 - Alternative Site Analysis](#)
[5 - Statement of Support, WJUSD](#)
[6 - New Build Coverage Maps](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

Planning Commission

Verizon Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of an 85-foot tall telecommunications cellular tower and the installation of related ground equipment on an approximate 323.3 square foot lease area at 520 West Street (Lee Middle School). The tower

will replace an existing 70-foot tall light standard at the school's baseball field; the field lighting will be replaced on the cell tower at its current positioning.

Location: 520 West Street - Lee Middle School

Applicant/Owner: Verizon Wireless/Woodland Unified School District

Environmental Report: Categorical Exemption

APN 065-250-059

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Approval with Conditions

General Plan Designation: Public Service

Current Zoning: Single Family Residential

Specific Plan Designation: Not applicable

Existing Land Uses: Lee Middle School - baseball field

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

Street Access: The proposed lease area shall be accessed by West Cross Street.

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Residential	R-M
South	Woodland Cemetery	O-S
East	Residential, Commercial	R-M
West	Holy Rosary School, Vacant	R-M

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. PC15-_____ approving the Conditional Use Permit allowing Verizon Wireless to construct and operate a 85-foot tall cellular tower, and the installation of related ground equipment on an approximate 323.3 square foot leased area at 520 West Street (Lee Middle School).

Project Site Description

The proposed cell tower will replace an existing 70-foot tall light standard located just south of (adjacent to) the baseball field (see Attachment 1, Exhibit B, Site Plan/Elevations). The baseball field will not be impacted by the replacement tower. The proposed telecommunications equipment shelter will be located south of the

baseball field, east of the proposed tower facility. Utilities will be run underground from the equipment shelter to the tower and from the shelter to an existing transformer located east of the shelter.

Project Proposal

The applicant, Verizon Wireless, proposes to construct and operate an 85-foot tall telecommunications cellular tower and to install related ground equipment on an approximate 323.3 square foot leased area at 520 West Street (Lee Middle School).

The proposed facility will include:

- Replacing an existing 70-foot tall Woodland Unified School District owned stadium light standard with the proposed 85-foot tall monopole;
- Reinstalling existing lights from light standard on new monopole at their existing height (approx. 70 feet);
- Mounting up to 12 antennas on four (4) sectors on the monopole at approximately 83 feet in height;
- Construction of a 10' x 20' equipment shelter made with CMU walls and placement of a 30 KW diesel generator enclosed within slatted chain link fence, all within an approximate 323.3 square foot lease area; and
- Connecting to new and existing underground electrical and telecommunications facilities via utility easements.

The applicant has provided photo simulations to aid in visualizing the change in view upon implementation of the proposed project (see Attachment 2 - Photo Simulations).

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 August 21, 2015.
- Notices were mailed to all property owners within 300 feet of the project site on Monday, August 17, 2015.

Copies of the staff report for the proposed project have been on file at City Hall since September 11, 2015.

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

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 baseball field.

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 3 - Radio Frequency - Electromagnetic Energy Compliance Report) and (See Attachment 6 - 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 Lee Middle School, as conditioned, is consistent with the General Plan.

ZONING CONSISTENCY

The zoning designation for the site is Single Family Residential (R-1). The project is subject to the City's Wireless Communication Ordinance (Municipal Code Section 25-21-80). The Wireless Ordinance allows for telecommunications facilities on public or private school sites if the facility is supported by the applicable school district and it satisfies the Conditional Use Permit process for telecommunication facilities. In this case, the Woodland Unified School District supports the proposed telecommunications facility (see Attachment 5).

The proposed tower facility at Lee Middle School, as conditioned, meets the regulatory requirements of the Wireless Communications Ordinance. The proposed wireless tower will replace an existing stadium light standard adjacent to the baseball field. The proposed equipment shelter and diesel generator are also adjacent to the baseball field.

Section 25-21-80(b)(1)(B) of the Wireless Communications Ordinance requires that more than one cellular tower cannot be located within 1,000 feet of another cellular tower unless visual impacts are negligible and the site is a technical necessity to meet demands of the geographic service area and the applicant's city-wide network. There are cellular towers located approximately 290 and 550 feet to the northeast of the proposed cellular tower for use by Sprint and T-Mobile, respectively. The applicant proposes replacing stadium lighting

with a new combined stadium light and cellular tower and placing equipment within a shelter and fenced area that is adjacent to an existing equipment shelter, in order to minimize visual impacts. The applicant has provided cellular coverage maps indicating a necessity to meet demands of the geographic service area (see Attachment 6: New Build Coverage Maps).

Section 25-21-80(b)(5)(C)(v) of the Wireless Communications Ordinance includes an additional provision that monopoles shall generally not be permitted within 1,000 feet of another existing tower or facility, unless the planning commission finds 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. Co-location was determined to be infeasible for this project because the Sprint and T-Mobile towers to the northeast of the proposed Verizon cellular tower location are also located above lights. If Verizon were to locate cellular antennas directly above the Sprint or T-Mobile facilities, it would make either of those towers substantially taller and more visually obtrusive than if Verizon installed antennas above a separate light pole.

The 20 feet by 10 feet equipment shelter will be constructed with 8 feet tall CMU walls and metal roofing. The shelter will be 11.75 feet tall. In addition; a 12.25 feet by 10 feet area within chain link fencing adjacent to the equipment shelter will contain the 30KW diesel generator. The chain link fencing will include slats to screen the equipment. The colors of the CMU screening wall and chain link fencing will be reviewed by the Planning Division in conjunction with building permit submittal to the Division of the State Architect (see Condition of Approval #11).

The City's Wireless Ordinance requires compliance with minimum location and design standards including compliance with setback, access, signage, lighting and noise standards. The project as proposed or as conditioned meets these requirements.

Setbacks

Per the Zoning Ordinance, the front setback requirement is 25 feet and the street side setback requirement is 15 feet in the Single Family Residential (R-1) zone. The proposed leased area will be located within the southern edge of the parcel. The leased area will be located approximately 500 feet from the east (front) property line and approximately 4 feet from the southern (street side) property line. However, the Planning Commission may reduce setbacks upon determination that aesthetic impact would be reduced. As discussed under "Stealth Design" below, measures have been taken to reduce aesthetic impacts of the wireless facility including placing the antennas on top of a stadium light pole to assist in camouflaging the facility.

The Applicant is proposing the location for the wireless facility adjacent to Cross Street as shown in Attachment 1, Exhibit B in response to the concerns of the Woodland Joint Unified School District (WJUSD). The WJUSD requested the Applicant to locate wireless facilities on the proposed stadium light pole instead of other stadium light poles further from the street on the northern edge of the baseball field because of concern regarding disruption to the school yard and student activities to construct and maintain the wireless facility. The WJUSD was also concerned that if an additional wireless facility were located north of the baseball field, there could be a perception of a concentration of radio frequency waves in proximity to the school because there are two existing wireless facilities to the northeast of the baseball field.

Height

Article 25 of the Zoning Ordinance commencing with Section 25-25-10 exempts from height limitations:

- (2) Belfries, chimneys, church spires, cupolas, and domes, distribution and transmission facilities, fire and hose towers, flag poles, radio, and television aerials, smoke stacks, towers, water tanks, wind energy conversion systems.

The City's Wireless Ordinance limits the height to the minimum functional height required to meet service area objectives. The proposed monopole is 85 feet in height in order to meet its functional height requirements. The Applicant has indicated that the proposed height of 85 feet is based on the minimum height required to achieve Verizon's service area objective as well as to provide sufficient clearance between the antennas and the stadium lights.

Access and Off-Street Parking

The City's Wireless Ordinance requires adequate access to the facility. Article 23 of the Zoning Ordinance, commencing with Section 25-23-10, addresses off-street parking and loading requirements. The proposed leased area is located at the southern edge of the project site, accessed by way of an existing gate allowing pedestrian access and adjacent to on-street parking on Cross Street.

"Stealth Design"

The City's Wireless Ordinance requires that monopoles and lattice towers utilize stealth technology as appropriate to the site and type of facility. The proposed location of the wireless facility is in a relatively high visibility area, located directly adjacent to Cross Street. Given the proposed height of 85 feet, the facility will be visible to travelers along Cross Street and to surrounding uses.

Staff finds that the design of the facility to locate the antennas above stadium lights is a preferable "stealth" design. In addition, a public art in-lieu fee will be provided to offset the aesthetic impact of the facility.

Public Art

Per City requirements (Community Design Standards), commercial development is required to provide public art. As a condition of project approval, a public art installation shall be reviewed and approved by the Planning Commission and installed on-site or in a location within close proximity to the project site. Alternatively; the applicant may elect to pay a \$10,000 in-lieu public art fee if it is deemed infeasible to install public art on-site. The in-lieu fee option shall be evaluated and approved by the Community Development Director.

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 proposed cellular tower is located on the site of Lee Middle School. Per the Wireless Telecommunications Ordinance, new towers proposed to be located on public or private school sites require a Conditional Use Permit. Approval of the CUP shall be subject to and contingent upon the approval of a lease agreement between the carrier and the Woodland Joint Unified School District.

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. PC15-_____** approving a Conditional Use Permit (CUP) allowing Verizon Wireless to construct and operate an 85-foot tall cellular tower and to

install related ground equipment on an approximate 323.3 square foot lease area at 520 West Street (Lee Middle School) subject to the Conditions of Approval as provided for in Attachment 1, Exhibit B.

ATTACHMENTS:

Attachment 1: Planning Commission Resolution - Conditional Use Permit

Exhibit A - Conditions of Approval

Exhibit B - Project Site Plan/Elevations

Attachment 2: Application, Vicinity Map, Photo Simulations

Attachment 3: Radio Frequency - Electromagnetic Compliance Report

Attachment 4: Alternative Site Analysis

Attachment 5: Statement of Support - Woodland Joint Unified School District

Attachment 6: New Build Coverage Maps

RESOLUTION NO. PC 15 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE
CONSTRUCTION AND OPERATION OF A 85-FOOT TALL
TELECOMMUNICATIONS CELLULAR TOWER TO REPLACE AN
EXISTING STADIUM LIGHT POLE AND THE INSTALLATION OF
RELATED GROUND EQUIPMENT ON A 323.3 SQUARE FOOT
LEASED AREA AT 520 WEST STREET (LEE MIDDLE SCHOOL) (APN
065-250-059) IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on September 17, 2015, to review and consider a request from Verizon Wireless c/o Epic Wireless for a Conditional Use Permit to allow the construction and operation of a 85-foot tall telecommunications cellular tower to replace an existing stadium light pole on a 323.3 square foot leased area at Lee Middle School located at 520 West Street (as provided in Exhibit B); and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, including applicable provisions of the Wireless Communications Facilities Ordinance, in that the use is conditionally permitted on public school sites, is consistent with the zoning and general plan, and appropriate conditions have been made part of the approval (as provided for in Exhibit A); 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 Code and satisfies all minimum physical standards required under the City's Zoning Code 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 use is categorically exempt from further environmental review pursuant to CEQA Section 15302 and 15303. CEQA Section 15301 exempts the replacement or reconstruction of existing structures including existing utility systems and CEQA Section 15303 exempts the construction of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures. 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 baseball field.

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. Approves the Conditional Use Permit (CUP) allowing the applicant, Verizon Wireless, to construct and operate an 85-foot tall cellular tower to replace an existing stadium light pole and to install related ground equipment on an approximate 323.3 square foot leased area at Lee Middle School located at 520 West Street (APN 065-250-059) in the Single Family Residential Zone, consistent with the attached Site Plan and Elevations (Exhibit B) subject to the attached Conditions of Approval (Exhibit A)

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of September, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

EXHIBIT A

CONDITIONS OF APPROVAL – September 17, 2015

PLANNING

1. The approved project is described in the staff report and exhibits for the September 17, 2015, Planning Commission meeting to allow the construction and operation of a 85-foot tall telecommunications cellular tower to replace an existing stadium light pole and the installation of related ground equipment on a 323.3 square foot leased area, enclosed by chain link fencing and a concrete masonry unit (CMU) wall to screen ground mounted equipment, located at 520 West Street. The project shall be constructed in substantial conformance with the attached elevations (Exhibit B).
2. The applicant shall defend (by counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies that have jurisdiction over the project.
4. Final Plan Set: In conjunction with building permit submittal to the Division of the State Architect (DSA), 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). The Applicant shall also provide a contact person at DSA for the City to coordinate with.
5. The project shall be designed and operated consistent with the following:
 - a) No signs, other than warning, FAA structure identification, and safety signage shall be located on the tower or ancillary facility.
 - b) All coaxial cables must be routed through the pole. No “doghouse(s)” will be allowed above the screen wall.
6. All required screening materials (i.e. CMU wall) shall be of sufficient height to adequately screen all ground mounted equipment to the satisfaction of the Community Development Director.

7. The cellular tower and equipment area shall be kept in a clean and properly maintained manner. Should the elements deteriorate any portion of the tower, new items of similar likeness shall be installed, replacing the deteriorated items.
8. The conditional use permit 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 use permit 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.
9. The conditional use permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
10. 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.
11. The colors and materials of construction of all visible structures, including the CMU screening wall and chain link fencing, shall be reviewed and approved by the Woodland Unified School District and by the Planning Division in conjunction with building permit submittal to the Division of the State Architect.
12. At the discretion of the Community Development Director, any replacement and/or upgrade of the antennae and associated equipment shall be consistent with Section 25-21-80 of the Zoning Ordinance.
13. 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.
14. 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.
15. Upon request, applicant shall provide a written report detailing compliance with Conditional Use Permit to the Community Development Department.
16. Applicant shall provide the Community Development Department with a check for the sum of \$25 made out to Yolo County. This money is used to record the environmental document with Yolo County.
17. The Telecommunications facility shall be subject to periodic review by the City to consider whether or not the facility is conforming with the conditions of its discretionary approval, or appropriate permits, in accordance with Municipal Code Sections 25-21-80 (c)(2)(A) and 25-27-90.

18. Applicant shall provide a public art installation that shall be reviewed and approved by the Planning Commission and installed on-site or in a location within close proximity to the project site or the Applicant may elect to pay a \$10,000 public art in-lieu contribution, prior to facility installation or within six months of Planning Commission approval of the Conditional Use Permit whichever occurs first. This contribution will be used towards any public art project (public or private) within the City of Woodland at the City's discretion.

POLICE

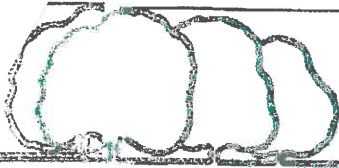
19. If it is found that the project causes or will cause interference with Public Safety communications, then the service provider(s) shall be solely responsible for the removal, adjustment, or replacement of the facilities.
20. Within 45 days of approval of the Conditional Use Permit or prior to any 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 independent verification of the study. Verification shall be by a City approved State of California licensed engineer and at applicant's expense.

PG&E

21. 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

Site Plan and Elevations



City of Woodland

RECEIVED

Community Development Department
JUN 15 2015
300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Woodland Unified School District

MAILING ADDRESS:

435 Sixth Street

CITY STATE ZIP CODE:

Woodland CA 95695

PHONE NUMBER:

530-406-3220

E-MAIL ADDRESS:

robert.hutchinson@wjusd.org

PROJECT APPLICANT

Verizon Wireless c/o Michele Welz-Epic Wireless

MAILING ADDRESS:

8700 Auburn Folsom Road

CITY STATE ZIP CODE:

Granite Bay, CA 95746

PHONE NUMBER:

773-383-1521

E-MAIL ADDRESS:

michele.welz@epicwireless.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 1222.00 | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP) \$392.2 | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other | Ant Exempt 529.00 |

Is this request part of another application? ☐ Yes ☒ No

If so, what?

TOTAL = \$5673.00

3. Project Description

Project Name:

WOODLAND OPERA HOUSE/Lee Middle School

Site address or location:

520 West St. Woodland CA 95695

Total Acres or Square Feet

323.3 sq feet

Assessor's Parcel Number:

065-250-048

065-250-059

Is Your Project Located In a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☒ Yes ☐ No

4. Justification for Request

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

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
_____	_____	_____	_____

7 Residential Development

No. of residential units are being requested?

Single Family _____ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units _____

No. of lots will be created by this project? _____

Do you intend to market the units for sale?

DYES DNo

Do you intend to market the units for rent?

DYES DNo

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 _____
Official
Agent

*Attach Evidence of Authority

ate Recived Stamp Here

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 5-26-15

> Legal Owner: _____ Date 6/15/15

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 SITE
“WOODLAND OPERA HOUSE”
APN 065-250-059
520 WEST STREET, WOODLAND, CA 95695

INTRODUCTION

Verizon Wireless is seeking to improve communications service in the Woodland region near central Woodland and Highway 5. Verizon would like to increase coverage and capacity in the area by locating a new telecommunications facility between the currently existing Verizon sites in order to increase and improve coverage and capacity for both current and potential customers. The site is designed as a capacity site to help off load the existing Verizon Facilities in North and South Woodland and provide better coverage to the intersection of West Street and Lincoln Avenue, as well as the surrounding residential developments. Additionally, this network development will increase public safety within these areas and bring wireless service to areas that currently have poor capacity service.

This tower will help alleviate an area of poor coverage and overloaded capacity within this service area, which causes reoccurring lost calls, ineffective service, and slow data speeds. To remedy these problems, Verizon proposes to develop a wireless facility at 520 West Street. The proposed location of the tower is set within a utilized portion of this parcel and will be designed to comply with all the City of Woodland's wireless design guidelines. The proposed facility is going to be on an existing light standard located at the baseball field behind Lee Middle School. The proposed Verizon Communications equipment facility will be located within a 32.33' x 10' fenced compound right next door to a standing dugout. The facility will include (4) sectors with (3) antennas per sector, and (8) remote radio units (RRU's). 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 back up to the existing landline service in the area and will provide improved mobile communications, essential to modern day commerce and recreation.

SAFETY BENEFITS OF IMPROVED WIRELESS SERVICE

Mobile phone use has become an extremely important system for public safety. Along roads and highways without public call boxes, mobile phones are often the only means for emergency roadside communication. Motorists with disabled vehicles (or worse) can use their phone to call in and request appropriate assistance. With good cellular coverage along important roadways, emergency response is just a phone call away.

Furthermore, as a back up system to traditional landline phone service, mobile phones have proven to be extremely important during natural disasters and other catastrophes.

Verizon has taken the responsibility for back-up service very seriously. As such, Verizon has incurred increased expense to install a standby diesel generator at this facility to insure quality communication for the surrounding community regardless of any disaster or catastrophe.

CONVENIENCE BENEFITS OF IMPROVED WIRELESS SERVICE

Modern day life has become increasingly dependent on instant communications. Whether it is a parent calling their child, spouse calling a spouse, or general contractor ordering materials to the jobsite, wireless phone service is no longer just a convenience. It has become a way of life and a way of business.

COMPLIANCE WITH CITY DEVELOPMENT STANDARDS

This project has been carefully designed to comply with all applicable standards.

COMPLIANCE WITH FCC STANDARDS

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against the Federal Law and would be a violation Verizon Wireless' FCC License. In addition, this project will conform to all FCC standards.

TECHNOLOGY AND CONSUMER SERVICES THE CARRIER WILL PROVIDE ITS CUSTOMERS

Verizon offers its customers multiple services such as, voice calls, text messaging, mobile email, picture/video messaging, mobile web, navigation, broadband access. Wireless service enhances public safety and emergency communications in the community. In rural areas such as the subject location, cellular phone service can cover much larger geographic areas than traditional landline phone service.

FUTURE COLLOCATION OPPORTUNITIES

The proposed site has been designed to allow for future co-location opportunities with other carriers. This tower will eliminate the need for multiple towers within the same general vicinity as it has been designed to accommodate another carrier who is interested in the same search area.

NOISE

The standby generator will be operated for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters. The generator creates

63 dBA of sound at a distance of 23 feet. 63 dBA is comparable to the level of sound generated by a normal conversation from 3 feet away.

HAZARDOUS MATERIAL

A Hazardous Material Business Plan will also be submitted upon project completion, and stored on site after construction

ENVIRONMENTAL SETTING

The site is set within a parcel that is zoned AR2-Residential and is consistent with application design standards in the area and environment. This subject parcel is developed as a community church. Roughly half of the parcel is undeveloped raw land. The surrounding parcels consist of residential developments. The topography is relatively flat with limited non-native vegetation and no wildlife known.

MAINTENANCE AND STANDY GENERATOR TESTING

Verizon installs a standby diesel generator and batteries at many of its cell sites. The generator and batteries serve a vital role in Verizon emergency and disaster preparedness plan. In the event of a power outage, Verizon communications equipment will first transition over to the back-up batteries. The batteries can run the site for a few hours depending upon the demand placed upon the equipment. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. This two state back-up plan is an extremely important component of Verizon communications sites. Back-up batteries and generators allow Verizon communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency.

A standby generator will be installed at the site to ensure quality and consistent coverage in the event of a power outage or disaster. This generator will be run for approximately 15 minutes per week for maintenance purposes, and during power outages and disasters.

A technician will visit the site approximately twice a month to check the facility and perform any necessary maintenance.

CONSTRUCTION SCHEDULE

The construction of the facility will be in compliance with all local rules and regulations. The typical duration is two months. The crew size will range from two to ten individuals.



Verizon Tower - West Street

W. Cross St

West-St

Pendegast-St

Clanton-Ave

Cross-St

Park-Ave

Oak-Ave

© 2015 Google

Google earth

2003

Imagery Date: 4/1/2015

lat 38.671111° lon -121.788271° elev 0 ft eye alt 1359 ft

Existing



Proposed



view from West Cross Street looking northeast at site

Existing



Proposed



view from West Street looking south at site

Existing



Proposed



view from California Street looking east at site

**Verizon Wireless • Proposed Base Station (Site No. 288122 “Woodland Opera House”)
520 West Street • Woodland, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 288122 “Woodland Opera House”) proposed to be located at 520 West Street in Woodland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a tall light pole to replace an existing light pole at the baseball field located at 520 West Street in Woodland. The proposed operation will, together with the existing base stations at the site, comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. 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. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5–80 GHz	5.00 mW/cm ²	1.00 mW/cm ²
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A



**Verizon Wireless • Proposed Base Station (Site No. 288122 “Woodland Opera House”)
520 West Street • Woodland, California**

small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated February 23, 2015, it is proposed to install twelve Andrew directional panel antennas – three Model SBNHH-1D65B and nine Model SBNHH-1D45B – on a new 85-foot light pole to replace the existing light pole sited at the south side of the baseball field located at 520 West Street in Woodland. The antennas would employ up to 5° downtilt, would be mounted at an effective height of about 80 feet above ground, and would be oriented in groups of four toward 30°T, 110°T, 210°T, and 310°T. The maximum effective radiated power in any direction would be 17,430 watts, representing simultaneous operation at 7,490 watts for AWS, 6,670 watts for PCS, and 3,270 watts for 700 MHz service; no operation on cellular frequencies is presently proposed from this site.

Presently located on other light poles about 290 and 550 feet to the northeast are similar antennas for use by Sprint and T-Mobile, respectively. For the limited purpose of this study, the transmitting facilities of those carriers are assumed to be as follows:



**Verizon Wireless • Proposed Base Station (Site No. 288122 “Woodland Opera House”)
520 West Street • Woodland, California**

Operator	Service	Maximum ERP	Antenna Model	Downtilt	Height
Sprint	BRS	1,500 watts	KMW ET-X-WM-18-65-8P	5°	80 ft
	PCS	7,000	KMW ET-X-TS-70-15-62-18	5	80
	SMR	500	KMW ET-X-TS-70-15-62-18	5	80
T-Mobile	AWS	4,400	Ericsson AIR21	5	80
	PCS	2,200	Ericsson AIR21	5	80
	700 MHz	1,800	Andrew LNX-6514DS	5	80

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation by itself is calculated to be 0.011 mW/cm², which is 1.3% of the applicable public exposure limit. The maximum calculated cumulative level at ground, for the simultaneous operation of all three carriers, is 2.3% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence* is 2.3% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels.

Recommended Mitigation Measures

Due to their mounting locations and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the antennas, including employees and contractors of Verizon and of the property owner. No access within 23 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs† be posted on the pole at or below the antennas, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for the other carriers at the site; applicable keep-back distances for those carriers have not been determined as part of this study.

* Located at least 160 feet away, based on photographs from Google Maps.

† Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.



**Verizon Wireless • Proposed Base Station (Site No. 288122 "Woodland Opera House")
520 West Street • Woodland, California**

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 520 West Street in Woodland, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs is recommended to establish compliance with occupational exposure limits.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2017. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.

June 18, 2015



Andrea L. Bright

Andrea L. Bright, P.E.
707/996-5200



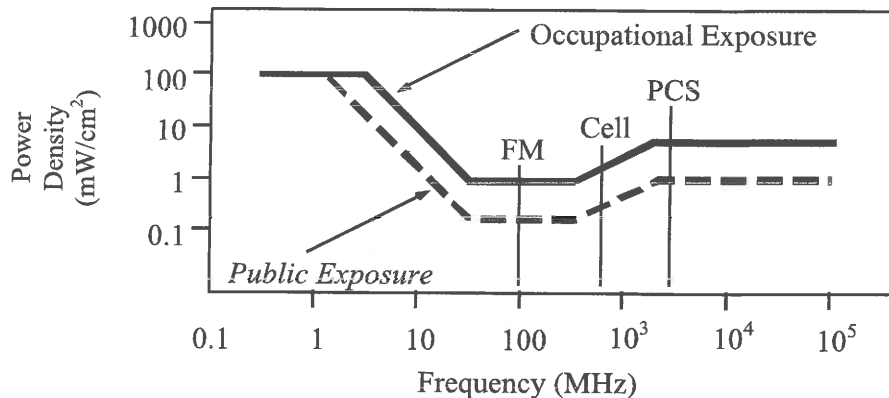
HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.





Alternative Site Analysis

**Verizon Wireless Telecommunications Facility
WOODLAND OPERA HOUSE
520 West Street, Woodland, CA
95695**

**Light Standard Telecommunications Tower
APN: 065-250-059**

June 15, 2015

**Summary of Site Evaluations and Technical Evidence
Conducted by Epic Wireless Group, Inc.**

I. Executive Summary

In the beginning of 2014, Epic Wireless Group, Inc. was contracted to identify a wireless site location and design to serve a significant gap in wireless coverage identified by Verizon Wireless in area between the existing North Woodland site and South Woodland site in the City of Woodland, California. After conducting thorough research and evaluation of existing buildings and structures in the area that would accommodate a collocation, Verizon Wireless determined a new set of antennas must be constructed to adequately meet the coverage and capacity goals. Epic Wireless investigated several potential alternatives and concluded that the presently proposed 85' light standard located on a Residential-Use zoned parcel currently owned by the Woodland Joint Unified School District (baseball field behind Lee Middle School) was the only option to provide the best and least intrusive coverage to the area.

II. Coverage Objective

Area resident requests, customer complaints, and Verizon Wireless RF Engineers have confirmed a significant wireless coverage gap in central Woodland neighborhood. The coverage objective is detailed in the attached coverage maps provided by Verizon Wireless RF Engineers. The coverage maps indicate a lack in coverage denoted as yellow coloring. The lack of coverage is most heavily concentrated between Kentucky and Gibson Road and Ashley and Cleveland St. This area of Sacramento consists of multiple single and multi-family residential uses, small commercial businesses, governmental buildings and a few schools. It is Verizon Wireless' goal to provide exceptional coverage to all of its current and future customers by filling existing significant gaps in coverage as identified in this section of Sacramento. The number of residents, business owners, office workers, and travelers that would benefit from this proposal each day are numbered in the thousands. In addition, the new tower will allow for collocation opportunities that may attract other carriers to this location in order to provide more enhanced coverage from multiple carriers and limit the need for additional cell facilities in the future.

III. Methodology

In identifying the least intrusive site location and design, Verizon Wireless looks to local municipal code, ordinances, and general plans to identify the values significant to the local community for placement of wireless facilities. In addition, each proposed site must meet minimum requirements of a willing landlord, feasible construction, road access, available telephone and electrical



utilities as well as compliance with local zoning requirements. In completing its site alternatives analysis, Epic Wireless first looked for collocation opportunities which could provide service to the identified coverage gap. Verizon Wireless first attempted to identify existing cell towers for collocation. No existing cell towers were identified in the area that could provide the needed coverage. Due to the location within a specific area of Woodland, there were few existing multi-story buildings tall enough for collocation opportunities. The already existing pole and the limited visual impact to the surrounding neighbors make our tower a viable option for collocation if necessary.

The following is a list of said optional properties who had a landlord that was actually interested in talking to Epic before deciding on Lee Middle School. Other properties that we contacted before these did not get past the informational stage.

Candidate A: Fire Station 1 @ 101 Court St, Woodland, CA 95695

Stealth clock tower 38°40'44.33"N, -121°46'57.28"W

This was the first option we chose based upon its location in the search ring. We were moving forward with due diligence. However, after lengthy back and forth with the JX/LL, the planner determined that there was not sufficient space available to install the required stealth clock tower.

Candidate B: ABA Investments, LLC @ 6 W Court St, Woodland, CA 95695

Stealth clock tower 38°40'48.83"N, -121°47'4.04"W and 38°40'44.76", 121°47'13.07"

The owners were willing to have the project go into the front parking area near the street as a stealth clock tower, but the store tenants were opposed concerned with the tower blocking the view to their storefronts. The other space in the rear parking area was approved by both the owners and tenants. However, the City of Woodland Planning was unwilling to accept a request for a variance to reduce the setback requirement.

The coverage maps we submitted with our planning package are generated by Verizon Wireless Radio Frequency Engineers and supersede any online maps found. These are property of Verizon Wireless and demonstrate weak points of coverage and capacity within their network. Green depicts good cell coverage while yellow depict poor coverage. The proposed location is at a baseball field with the antennas located over the light on an existing light standard

The height of the proposed tower is 85' and is required to offer the desired coverage. With the tower at a height of 85', this provides a centerline of 82' for Verizon Wireless antennas. The centerline of the antennas along with other factors such as surrounding topography and physical obstacles play a part in determining the degree of operational path loss or coverage loss. The higher the



antennas the greater chance they are shooting a signal above any obstacles that may decrease the operational path of the antennas.

IV. Conclusion

The identified site location and design of the proposed facility represents a thorough and responsible investigation of the wireless tower possibilities. Verizon Wireless, with the help of Epic Wireless and Verizon Wireless RF Engineers, has determined the proposed site to be the best available location for a new wireless telecommunication facility in order to service the desired coverage objective and provide coverage to the existing residents, businesses, and travelers. This facility is believed to have the least impacts to the community while offering future opportunity for other carriers to collocate.

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

"Excellence for All"



Board of Trustees

Elaine Lytle, President
Tico Zendejas, Vice President
Morgan Childers, Clerk
Sam Blanco III
Michael Pyeatt
Cirenio Rodriguez
Tania Tafoya

Business Services

Lewis Wiley, Jr.
435 Sixth Street, Woodland, CA 95695
(530) 406-3220 FAX: (530) 666-7039

District Website: www.wjUSD.org

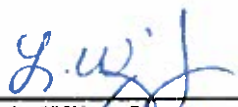
Dr. Maria Armstrong, Superintendent

July 22, 2015

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

To Whom It May Concern:

I am authorized to sign on behalf of the Woodland Joint Unified School District.
The WJUSD consents to the lease of school district land for the future building of a
cellular tower and equipment shelter necessary for the tower's use at 520 West Street.



Lewis Wiley Jr.
Assistant Superintendent,
Business Services

7.22.15

Date

Resolution 1-16

WOODLAND JOINT UNIFIED SCHOOL DISTRICT

CERTIFICATION OF SIGNATURES

Education Code Section 42632

"Each order drawn on the funds of a school district shall be signed by at least a majority of the members of the governing board of the district, or by a person or persons authorized by the governing board to sign orders in its name. No person other than an officer or employee of the district shall be authorized to sign orders."

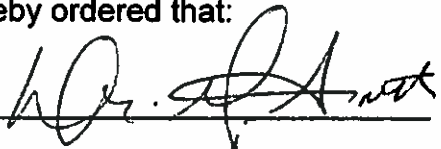
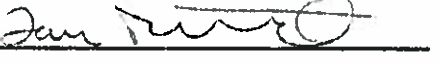
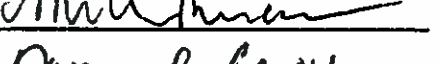
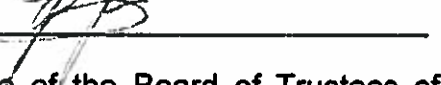
Education Code Section 42633

"The governing board of each school district shall be responsible for filing or causing to be filed with the county superintendent of schools the verified signature of each person, including members of the governing board, authorized to sign orders in its name. No order on the funds of any school district shall be approved by the county superintendent of schools unless the signatures are on file in his office and he is satisfied that the signatures on the order are those of persons authorized to sign the order."

WHEREAS, it is believed that the authorization of an employee to sign all orders of funds for the district will expedite the execution of school district financial transactions; and

WHEREAS, Section 42632 of the Education Code of the State of California authorizes such a procedure;

NOW, THEREFORE, BE IT RESOLVED, and it is hereby ordered that:

Maria Armstrong	Superintendent	
Lewis Wiley	Assistant Superintendent, Business Services	
Tom Pritchard	Assistant Superintendent, Human Resource Services	
Isidro Carrasco	Assistant Superintendent, Educational Services	
Luis Ballesteros	Director, Fiscal Services	
Melissa Mercado	Supervisor, Fiscal Services	
Danyel Conolley	Director, Operations	
Geovanni Linares	Director, Special Education (NPS & NPA Contracts Only)	

are hereby authorized and empowered to sign in the name of the Board of Trustees of the Woodland Joint Unified School District in Yolo and Sutter Counties, California.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of July, 2015.

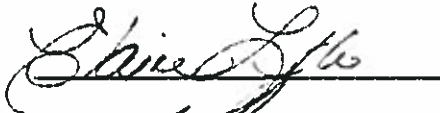
AYES: Trustees Lytle, Zendejas, Childers,
Blanco III, Pyeatt, and Tafoya

NOES: None

ABSENCES: Trustee Rodriguez

ABSTENTIONS: None

As Members of the Board of Trustees, we hereby certify that the foregoing is a full, true, and correct copy of a resolution passed and adopted by the Board at a regularly called and conducted meeting held on said date.



Elaine Lytle, President



Tico Zendejas, Vice President



Morgan Childers, Clerk



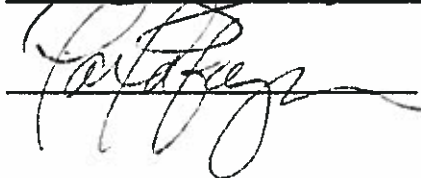
Sam Blanco III, Member



Cirenio Rodriguez, Member



Michael Pyeatt, Member



Tania Tafoya, Member

ATTEST:



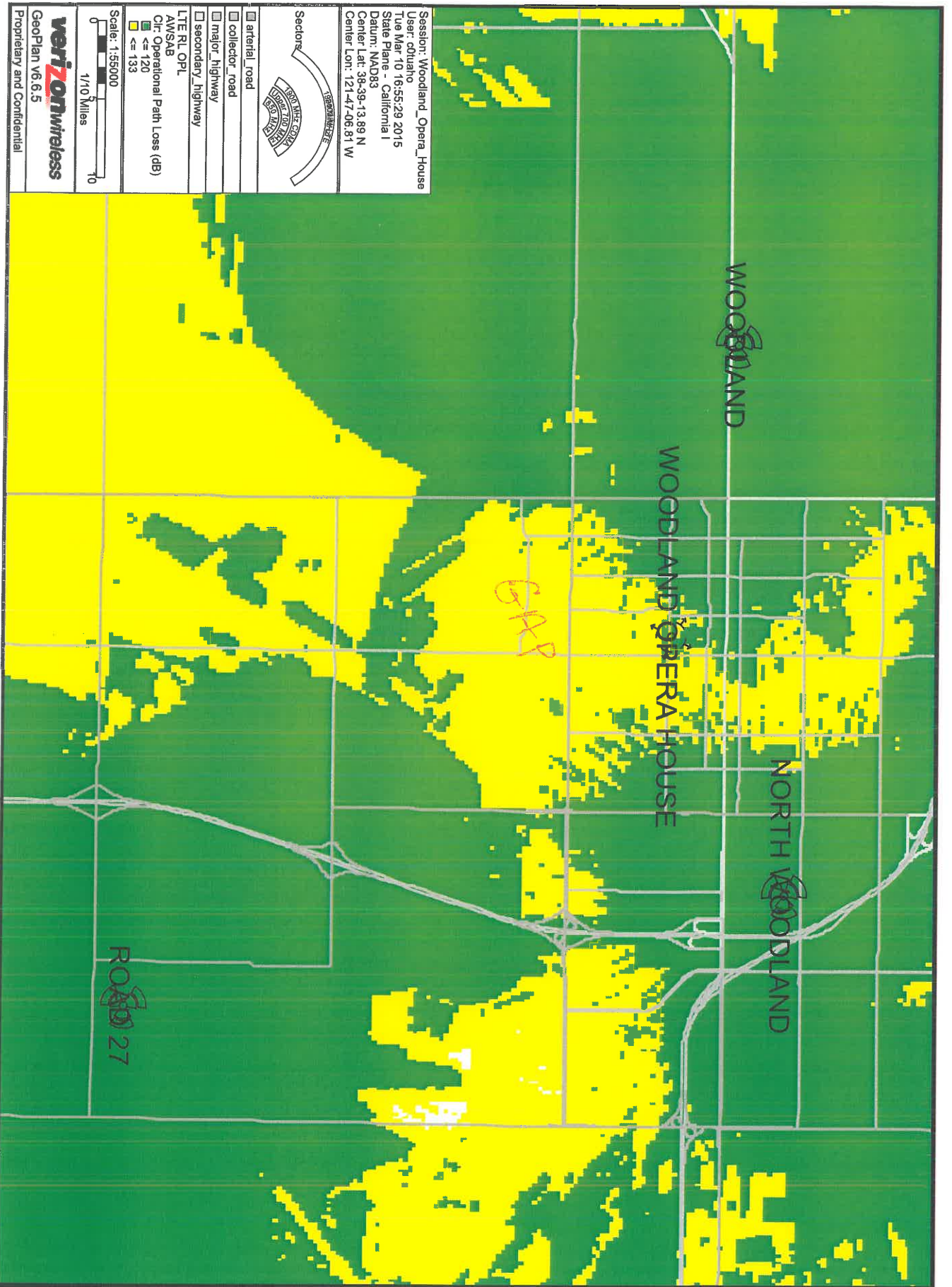
Maria Armstrong, Secretary

RECEIVED AND APPROVED BY COUNTY OFFICE

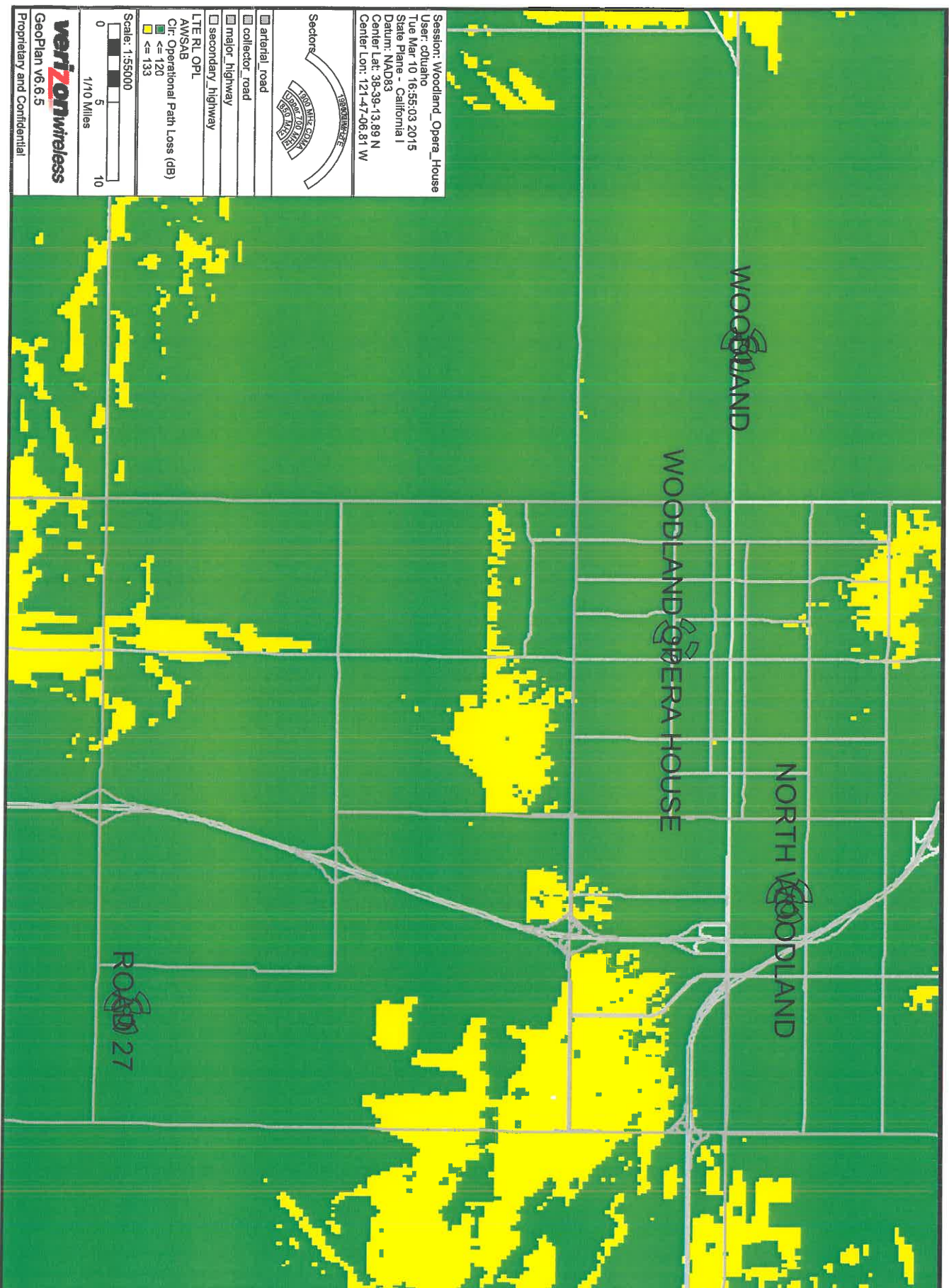


Yolo County Superintendent of Schools

Before New Tower



AFTER NEW TOWER



JUST NEW TOWER COVERAGE

