



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

March 19, 2020
6:30 PM

Please Note: The numerical order of items on this agenda is for the 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 Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

E. SUBCOMMITTEE REPORTS

F. COMMUNICATIONS FROM THE PUBLIC

G. APPROVAL OF MINUTES

H. PUBLIC HEARING

1. SUBJECT: AT&T Cell Tower Conditional Use Permit

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-07, for the operation of a 87-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

2. SUBJECT: Spring Lake Pioneer Village Large Lot Tentative Parcel Map

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-08, for the Spring Lake Pioneer Village Large Lot Tentative Parcel Map No. 5198 and associated CEQA clearance

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

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 24hours 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.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 19, 2020
ITEM #: H.1
SUBJECT: AT&T Cell Tower Conditional Use Permit

Recommendation for Action: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-07, for the operation of a 87-foot tall stealth telecommunications cellular tower as conditioned and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:

The applicant, AT&T c/o Epic Wireless Group, proposes to construct and operate a 87-foot tall telecommunications cellular tower in the shape of a water tower and to install related ground equipment within a 1,200 square foot leased area at 231 W. Main Street, a 0.51 acre parcel.

The proposed project will result in the following:

- Establishment of a 15-foot wide non-exclusive access and utility easement on the project site from Main Street to the telecommunications facility located mid parcel along the east property line;
- Establishment of a 20-foot by 60-foot fenced equipment compound area (1,200 sq/ft leased area) on the project site;
- Placement of mechanical equipment within the leased area including Diesel Generator with tank;
- Installation of an 87-foot tall faux water tower within the equipment compound (all antennas shall be camouflaged within the top water tower tank); and
- Placement of 12 antennas on the interior tower allowing multiple carrier co-location.

The proposed cellular tower will be set back approximately 110 feet from West Main Street, 5 feet from the east property-line and 100 feet from adjacent residential uses to the south. The applicant has provided photo simulations and color renderings to aid in visualizing the change in view upon installation of the proposed project. (See Attachment - Photo Simulations.) To aid in the stealthing of the facility and to fulfill its public art requirement, the applicant is proposing the payment of a public art in-lieu fee to the City. Using the in-lieu fee the City will commission an original art piece and shall provide AT&T with a digital reproduction of the image for fabrication on the water tank. The project as proposed does not plan on removing any existing trees on site to facilitate the construction or final use of the telecommunications facility.

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, 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 Woodland Telecommunications Ordinance. Additionally, 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. Second, 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 its RF Compliance and coverage, indicating the proposed project complies with federal RF standards and is necessary to fill a significant service gap. (See Attachment 4 – Radio Frequency – Electromagnetic Energy Compliance Report and Attachment 5 – New Build Coverage Maps.)

Staff Analysis:

Staff recommends approval of 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 for area residents and businesses, and enhance safety by providing more reliable service. The proposed 87-foot faux water tower is designed to be visually compatible with agricultural identity of the City and as conditioned additional landscaping has been added to enhance the visual corridor from Main Street at eye level.

Additionally, the applicant has provided documentation that the installation of the proposed telecommunications facility will provide coverage to an area of the City that has documented deficiencies in the service coverage area. The applicant also provided a list of other sites in the surrounding area that had been looked at as alternative locations to the proposed site, however none of the alternative sites, where a property owner was interested in a possible lease, provided the coverage that the proposed site facilitates.

General Plan Consistency

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

Goal 5.F - Ensure the timely development for public facilities, provision of public services, and the maintenance of specified service levels for these facilities.

Policy 5.K.10 - ensure that public utilities infrastructure for telecommunications and other utilities allows for the incorporates a diversification of utility service providers, as appropriate.

The proposed project as conditioned is consistent with the General Plan.

Zoning Consistency

The zoning designation for the site is Corridor Mixed Use West Main CMU-West. The project is subject to the City's Wireless Communication Ordinance (Municipal Code Section 17-104.180). The Wireless Ordinance allows for a "architecturally stethed" monopole facilities in commercial areas provided a Conditional Use Permit is granted from the Planning Commission in accordance with Chapter 17.132 (Conditional Use Permit) of the City's Zoning Ordinance. The City's Wireless Ordinance also requires compliance with minimum location and design standards and other requirements as deemed appropriate by the Planning Commission including, but not limited to the following:

Setbacks

Per the Zoning Ordinance, it is required that all stealthed monopole cell towers have at least a 100 foot setback from a residential zoned property. There is a residential zoned property to the south of the proposed site and the proposed project has met the 100 foot setback requirement as proposed. The proposed monopole complies with all setback requirements of the Zoning Ordinance.

Height

Article 17 of the Zoning Regulations commencing with Section 17.104.180 (B)(5)(c)(vi) states the following on height limitations:

Monopoles and lattice towers shall be designed at the minimum functional height. Tower height shall generally not exceed the maximum height for buildings in the zoning district in which it is located by more than 12 feet.

This standard may be modified upon a finding by the Planning Commission that cumulative visual impacts are not significant and that the height is necessary to provide services not possible with a tower meeting the height standard. Independent review of the request, at the applicant's cost, may be required by the Community Development Director. If no maximum building height is established in this title, the height of the tower shall be reviewed for the visual impact on the surrounding land uses and the community.

The City's Wireless Ordinance limits the tower height to the maximum building height allowed in the zoning district plus 12 additional feet, or the minimum functional height required to meet service area objectives. Under the CMU-West zoning district buildings are allowed up to a maximum of 5 floors tall or 65-ft with the additional allowance of 12 feet it brings the total allowance under the zoning to 77 feet in height. This makes the proposed monopole approximately 10 feet over the allowed height. The applicant has stated that the proposed stealthed monopole is 87 feet in height in order to meet functional height requirements. The applicant's design of a water tower was the preferred design; allowing all antennas to be concealed within the top of the faux water tower where they will not be visible from surrounding uses.

Woodland Telecommunication Ordinance (Section 17.104.180 (B)(5)(C)(vi)) provides that the Planning Commission may approve an increase in height upon making the determination that the additional height is necessary to meet the technical requirements of the facility at a specific location and that the health, safety and welfare of the public warrant the increase in height. The proposed wireless telecommunications facility is 87 feet high. At this height, AT&T has indicated that the 87 foot height is based on minimum height required to achieve AT&T's service area objective, and that the tower presents a stealth design that is compatible with the area. The AT&T service coverage maps reflect the minimum height necessary to achieve the coverage objective that AT&T seeks to fulfill for its network performance." (See Attachment - Coverage Maps).

Access and Off-Street Parking

The City's Wireless Ordinance requires adequate access to the facility. The proposed leased area is located at the middle of the project site along the east property line, accessed by way of an existing driveway off of West Main Street and an improved paved surface at the front portion of the property from the driveway to the facility. At the time of development, a permanent, paved parking space for AT&T inspectors managing the facility shall be required and provided adjacent the wireless facility.

Public Art

Per City requirements, commercial development is required to provide public art. The applicant proposes to pay a fee "in-lieu" of providing public art. To aid in the stealthing of the facility and to ensure the structure is both aesthetically appealing and complimentary to this north industrial area gateway, the City, partnering with

YoloArts, will use the in-lieu fee to commission an original art piece for fabricated on the water tank. Planning staff will bring forward the proposed art installation to the Planning Commission for approval prior to approving the final design and imagery for the water tank, as conditioned.

The proposed project, as conditioned, meets applicable regulatory requirements of the City's Wireless Ordinance and Zoning Code.

Conditional Use Permit

Article 17 of the Zoning Ordinance, commencing with Section 17.132.040, 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 title and the General Plan. The zoning designation for the site is CMU-West. Within this zone, monopole telecommunication facilities are permitted with a conditional use permit.

The Planning Commission action on the conditional use permit shall be final unless, within fourteen (14) calendar days after the decision, an appeal is filed in accordance with Section 17.132.060 of the Woodland Municipal Code.

Trees

The proposed project area does contain an existing oak tree at the northeast corner of the AT&T lease area. Staff has discussed with the applicant conditions added to the project to ensure the protection of the tree during construction and when the lease area is accessed by work crews. The applicant has indicated that the project as proposed does not plan on removing and/or impacting any existing trees on site to facilitate the construction or final use of the telecommunications facility.

Environmental Review:

California environmental Quality Act (CEQA)

This project qualifies for a categorical exemption from the provisions of CEQA, as the project is considered a small, infill development. CEQA identifies this as a Class 32- Infill Development exemption and is listed in Title 14, Article 19 §15332 of the California Code of Regulations. This project satisfies the exemptions if:

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

(e) The site can be adequately served by all required utilities and public services.

The site is located within the City of Woodland and is consistent with the applicable General Plan and Zoning policies and regulations as described above (see Staff Analysis). The proposed project consists of the construction and operation of a single 87-foot tall cellular tower and related ground equipment on a 1,200 square foot leased area. The proposed project site (0.51 acres) is less than five acres in size. The site is surrounded by urban development and has existing building on site.

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

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

HCP/NCCP

The project has been conditioned to meet the requirements set forth in the Yolo Habitat Conservation Plan (HCP/NCCP). As conditioned the project applicant shall comply with all Avoidance and Minimization Measures (AMM's) outlined by the Yolo Conservancy per the HCP/NCCP's requirements specific to the project location and future development.

Climate Action Plan

The proposed project does not result in significant site development that will result in additional vehicle miles traveled (VTM) that contribute to the increase in greenhouse gasses (GHG).

Public Notification:

Public notice advertising for the public hearing on this project were 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:

1. Legal notice was published in the Woodland Daily Democrat on or before March 8, 2020.
2. Notices were mailed to all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since March 13, 2020.

Public Comment:

Staff did talk with members of the public and received letters in protest of the project (See Attached - Public Comment Letter) with a request for continuance of the item to review the materials. Members of the public voiced concerns on the overall massing and scale of the monopole in relation to the existing single story buildings directly around the site and concerns were raised about property values decreasing in the area directly around the site due to visual impacts.

Staff has conditioned the project to include additional landscaping and frontage improvements in key view-sheds for added screening at eye level.

Conclusion:

Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-07, for the operation of a 87-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution & Conditions
2. Project Information Summary Sheet
3. General Planning Application Form
4. Project Support Statement
5. Photo Sims_ Water Tank
6. Zoning Coverage Map_09242019
7. EME Radio Frequency Emissions Report
8. Public Comment Letter 1
9. Public Comment Letter 2
10. Public Comment Letter 3

RESOLUTION NO. PC 20 - 07

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE
CONSTRUCTION AND OPERATION OF AN 87-FOOT TALL STEALTH
TELECOMMUNICATIONS CELLULAR TOWER IN THE SHAPE OF A
FAUX WATER TOWER AND THE INSTALLATION OF RELATED
GROUND EQUIPMENT ON A 1,200 SQUARE FOOT LEASED AREA
LOCATED AT 231 W MAIN STREET IN THE WEST MAIN CORRIDOR
MIXED USE (CMU-WEST) ZONE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 19, 2020, to review and consider a request from AT&T Mobility c/o Epic Wireless Group for a Conditional Use Permit to allow the construction and operation of an 87-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot leased area at 231 West Main 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 in the Corridor Mixed Use West Zone, 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 stealthed 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 15332. CEQA Section 15332 exempts infill development projects that are consistent with applicable general plan and zoning designations, policies and regulations; that are within city limits on a project site of no more than five acres and substantially surrounding by urban uses; where the project site has no value as habitat for endangered, rare or threatened species; where project approval will not result in any significant effects relating to traffic, noise, air quality, or water quality; and where the site can be adequately served by all required utilities and public services; and

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

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

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

Approves the Conditional Use Permit (CUP) allowing the applicant, AT&T, to construct and operate an 87-foot tall stealth telecommunications cellular tower in the shape of a water tower and to install related ground equipment on a 1,200 square foot leased space at 231 West Main Street in the CMU-W Zone.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 19th day of March, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

CONDITIONS OF APPROVAL

PLANNING

1. The approved project is described in the staff report and exhibits for the March 19, 2020 Planning Commission meeting to allow the construction and operation of a 87-foottall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot leased area, enclosed by a decorative, capped, concrete masonry unit (CMU) wall of sufficient height to screen all ground mounted equipment, located at 231 West Main Street on in the middle of the parcel along the east property line. The project shall be constructed in substantial conformance with the attached elevations (Exhibit A)
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Final Plan Set: Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
5. The project shall be designed and operated consistent with the following:
 - a. No signs, other than FAA structure identification, and safety signage shall be located on the tower or ancillary facility.
 - b. The top of the cell tower shall be designed to simulate a water tower, and the final design shall be in substantial compliance with the approved elevations. Final design of the "Water Tower" and CMU screening wall to be submitted to the Community Development Department for review and approval prior to issuance of a building permit, including a color and materials sample board at the request of the Department. (Exhibit B)
 - c. All antennas shall be located and screened within the faux water tower.
 - d. Lights are not permitted on the "Water Tower" (pole) unless otherwise permitted in writing by the Community Development Director. Lights (low-

wattage) are permitted within the work area, provided that they are appropriately shielded and/or directed to keep glare from surrounding areas, and the lights shall have low foot-candles (no greater than four foot candles).

- e. All coaxial cables must be routed through the pole. No “doghouse(s)” will be allowed above the screen wall.
 - f. Projections or appendages of any sort are not permitted, except for those related to a common Stealth Telecommunications Tower (Water Tower).
6. All ground mounted equipment shall be screened from view with a CMU wall and meet City noise ordinance requirements. Along with the equipment, 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. All front access/parking area visible to Main Street shall be paved and connect with on street improvements to prevent debris/gravel on recently improved public roadway.
 8. New front fencing shall be split face CMU block with wood access gates. Wood gates will be framed with a capped top and metal decorative element to be approved by the Development Director. Fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with an opaque water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits.
 9. Prior to issuance of a building or grading permit, Applicant shall submit detailed landscape plans landscape plan including irrigation details and shall comply with the State of California’s new Water Efficient Landscape Ordinance AB 1881.
 10. To the extent feasible given existing utility lines and easements, applicant shall endeavor to provide tree and/or tall shrub plantings along the eastern property edge to help screen views of the facility. Additionally, landscape shall be provided at back of north property line adjacent to Main Street frontage and be of sufficient size and growth rate to help draw the eye to the human scale and soften the exterior appearance of the facility.
 11. Enter into a Landscape Maintenance Agreement with the City that shall be recorded, prior to issuance of a building permit, to assure continuing maintenance.
 12. The Existing Oak tree visible from Main Street shall not be damaged or removed and standard construction precautions shall be taken to minimize damage to the tree and root system during construction, including boring underground utilities.
 13. The “water tower” 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.

14. 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.
15. The conditional use permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
16. 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.
17. The colors and materials of construction of all visible structures, shall be reviewed and approved by the Planning Division prior to building permit issuance.
18. 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.
19. 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.
20. Applicant to submit for review a geotechnical soils report with construction documents.
21. Upon request, applicant shall provide a written report detailing compliance with Conditional Use Permit to the Community Development Department.
22. Applicant shall provide the Community Development Department with a check for the sum of \$50 made out to Yolo County. This money is used to record the environmental document with Yolo County.
23. The project site is located on Main Street, also State Route 16 and is highly traveled Arterial Roadway through the City. Further, the project is located within one of the City's Mixed Use Corridors and as such the visual treatment of the proposed tower feature is critical. The applicant has offered facility stealth techniques to improve the impact to the view shed. In order to more fully enhance the proposed tower and tank features and to create an improved community feature, a City approved graphic image shall be applied to the faux water tank. A graphic/artistic image shall be installed/fabricated onto the faux water tank panels by the applicant and at applicant's sole expense as part of the tower stealthing requirement (Wireless Communication Facilities Ordinance Section (b)(5)(C)(ii)). The applicant shall work with the Community Development Department on the final design of the water tank/tower to determine the final height, coloration and appropriate roof structure, and on the design, location and scale and final installation of the graphic image on the water tank prior to Building Final.

24. Public art obligation shall be met through the installation of the graphic image applied to the faux water tank and if feasible in metal to the parcel entry gates. If the required one percent public art obligation exceeds the fabrication costs of the proposed artwork the remainder shall be issued to the City for the public art fund.
25. The project applicant shall comply with the Yolo HCP/NCCP, any further evaluations required to ensure compliance with mitigations. This includes a pre-construction and/or tree removal survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).
26. The applicant/Owner shall adhere to the following Yolo HCP/NCCP Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5192 as follows:

- i. **AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.** The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

DEVELOPMENT ENGINEERING

27. During construction, the project shall comply with city code requirements for storm water quality and use a construction entrance designed to prevent tracking of mud and debris onto City Streets.
28. In accordance with the Municipal Code, the applicant shall obtain an encroachment permit for any work within the public right-of-way and utility connections. The applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the current City of Woodland Standard Specifications. This is a separate application from the building permit.
29. Prior to building permit, applicant shall demonstrate that the site access easement or equivalent document has been recorded.
30. The applicant shall maintain a safe and secure job site at all times and shall provide a 24 hour emergency contact to the City prior to start of construction.
31. The applicant shall abandon all current septic system services per Yolo County Environmental Health Department requirements and connect the existing building to the existing sewer cleanout located at the right-of-way within the limits of the existing driveway. Applicant shall pay sewer development impact fee prior to connection.
32. If the project creates or replaces more than 2,500 sf of impervious surface, Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Pretreatment Standards, prior to building permit.

BUILDING

33. This project must meet all criteria and mandates for these City adopted codes or the most current code:
 - A. 2019 California Building Code
 - B. 2019 California Plumbing Code
 - C. 2019 California Mechanical Code
 - D. 2019 California Electrical Code
 - E. 2019 Building Energy Efficiency Standards
 - F. 2019 California Green Building Code

G. The Code of the City of Woodland

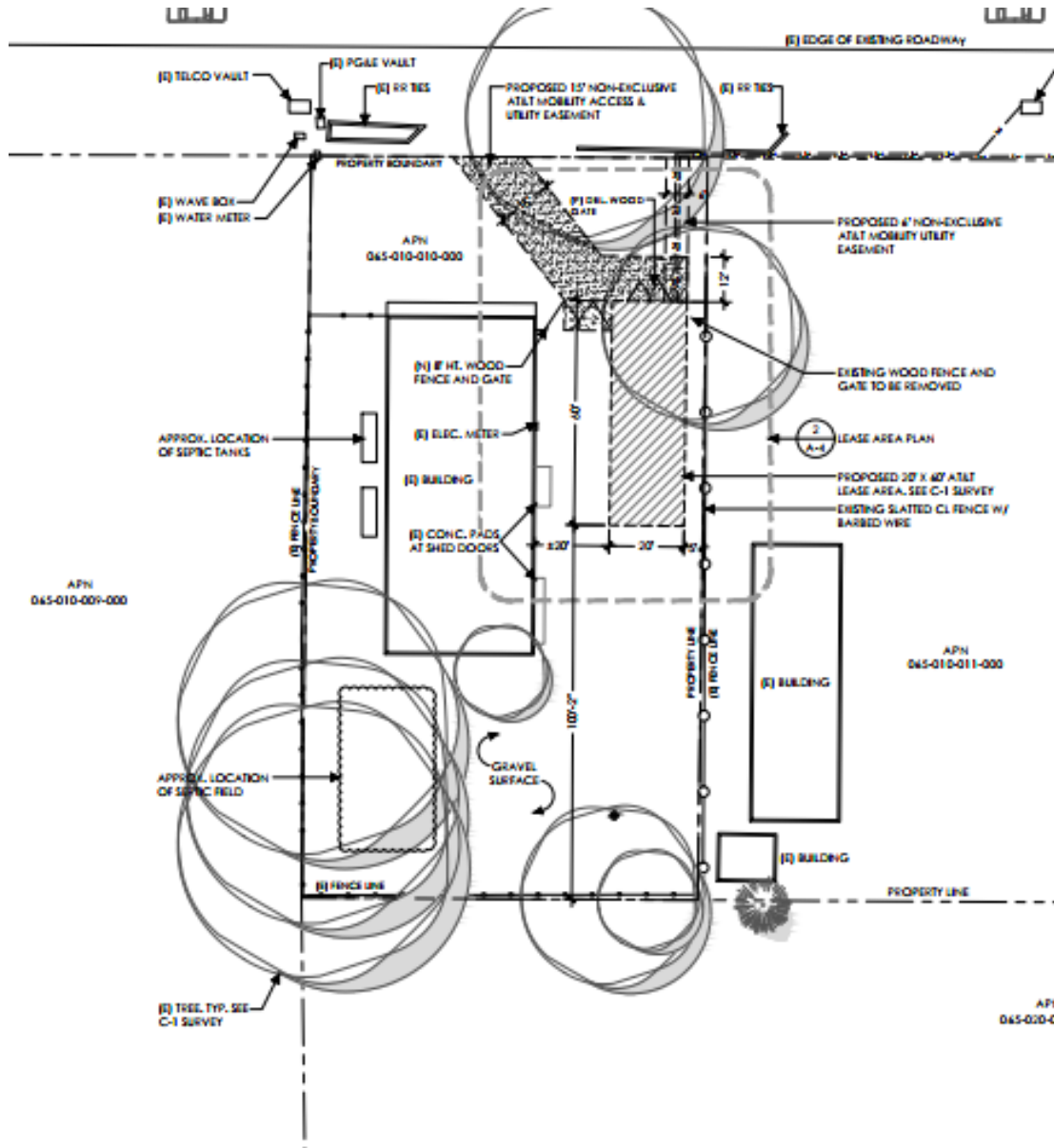
34. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
 - a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
35. 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.
36. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
37. 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.
38. A soils investigation report shall be provide as specified in section 1803.2 of the 2019 CBC.

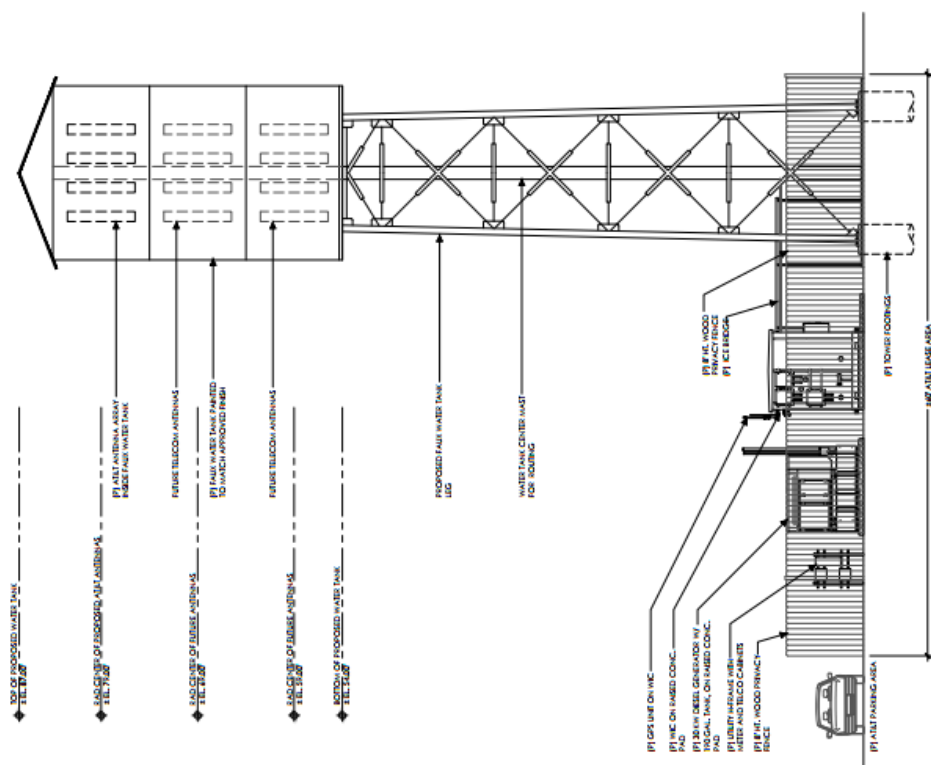
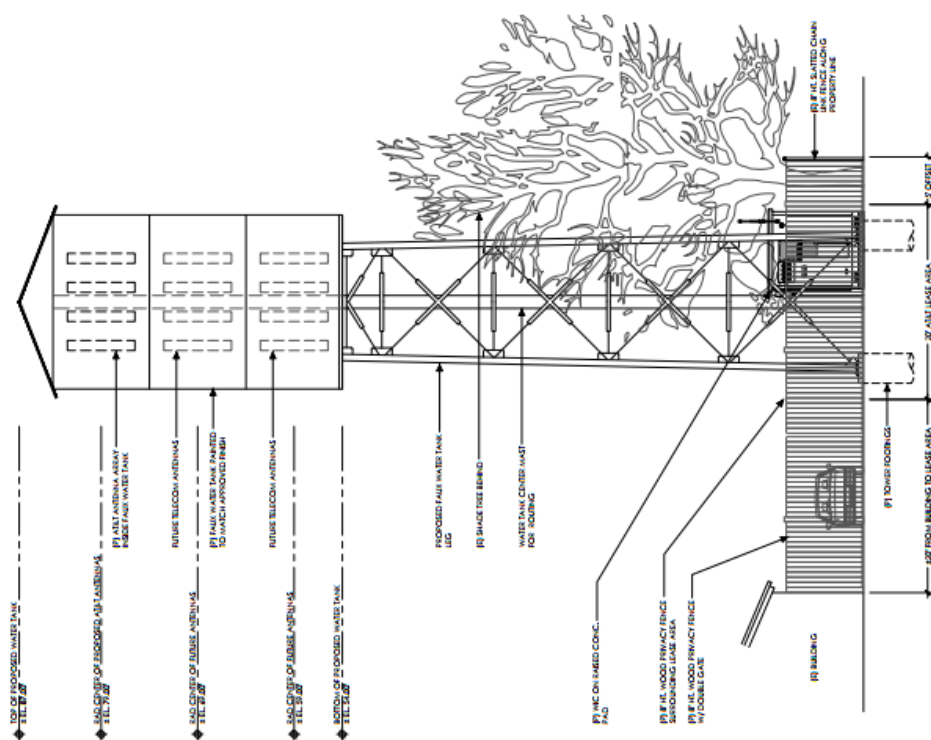
FIRE

39. Plans and specifications for the 190-gallon tank for the generator shall be submitted to the Fire Department for review.
40. As the 190-gallons of fuel is greater than the reportable threshold for fuel, please also coordinate with the Yolo county hazardous Materials Division (Environmental.Health@yolocounty.org) to ensure that reporting requirements are met.

EXHIBIT B

SITE PLAN & ELIVATION





PROJECT INFORMATION SUMMARY SHEET

AT&T, Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of an 87-foot stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W. Main Street.

Location: In a 1,200 sq/ft leased area at 231 W. Main Street (APN 065-010-010)

Environmental Report: This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered Infill Development. CEQA identifies this as a Class 32- Infill Development exemption and is listed in Title 14, Article 19 §15332 of the California Code of Regulations.

APN: 065-010-010

Project Applicant: AT&T c/o Epic Wireless Group

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission, Conditional Approval

Report For: Planning Commission Public Hearing – March 19, 2020

General Plan Designation: Corridor Mixed Use West Main

Direction	Land Use	Zoning
North	Commercial	CMUW
South	Multi-family	R-M
East	Commercial	CMUW
West	Commercial	CMUW

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012

Street Access: West Main Street

Applicable Laws, Codes & Ordinances:

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)

General Application Form

1. OWNER/APPLICANT

Property Owner:
Tom Keehn and Katherine Keehn

Mailing Address:
14455 County Road 91B

City State Zip Code:
Woodland, CA 95695

Phone Number:
530-219-0199

E-mail Address:
pughmemorials@gmail.com

Project Applicant:
AT&T C/O Epic Wireless Group

Mailing Address:
605 Coolidge Drive, Suite 100

City State Zip Code:
Folsom, CA 95630

Phone Number:
209-968-4315

E-mail Address:
Jared.Kearsley@epicwireless.net

2. PROJECT DESCRIPTION

Project Name:
AT&T Cell Tower - CVL01630/Woodland

Total Acres or Square Feet:
1,225 Sq Ft.

General Plan Land Use Designation:
NC

Existing Zoning:

Site Address or Location:
231 W. Main Street

Assessor's Parcel Number(s):
065-010-010-000

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:
CUP - Wireless Facility

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☐ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☒ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Applicant Date

Applicant Date

Legal Owner Date

Legal Owner Date

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development?

☐ Yes ☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____

LETTER OF AGENCY

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner, or the owner's authorized representative must be submitted which grants the applicant permission to apply for the requested entitlements(s). The Letter of Agency must be notarized.

Date: _____

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

Community Development Department:

To apply for the entitlement(s) listed below

☐ General Plan Amendment	☐ Zoning Amendment	☐ Tentative Subdivision Map
☐ Tentative Parcel Map	☐ Specific Plan Amendment	☐ Lot Line Adjustment
☐ Variance	☒ Conditional Use Permit	☐ Planned Development
☐ Site Plan Review	☐ Design Review	☐ Zoning Administrator Permit
☐ Specific Plan	☐ Cannabis Business Permit	☐ Cannabis Conditional Use Permit
Is this request part of another application? Yes ☐ No ☒	Other: _____	

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: AT&T C/O Epic Wireless Phone: 209-968-4315

Applicant's Address: 605 Coolidge Drive, Suite 100, Folsom, CA 95630

The subject property is located at: 231 W. Main Street, Woodland, CA 95695

Assessors Parcel Number: 065-010-010-000

 Signature of Owner(s) of Record (must be an original signature)

Tom Keehn and Katherine Keehn
 Print Legal Owner(s) of Record Name

14455 County Road 91B, Woodland, CA 95695 530-219-0199
 Address of Legal Owner (attach title report) Phone:

E-mail Owner(s) of Record: pughmemorials@gmail.com

County of _____}

☐ Personally know to me ☐ Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal:

Signature of Notary Public



on Behalf of



PROJECT SUPPORT STATEMENT

DEVELOPMENT APPLICATION FOR AT&T SITE "WOODLAND"

AT&T SITE NUMBER: CVL01630

AUTHORIZED AGENT:

EPIC WIRELESS GROUP, LLC

ZONING MANAGER:

JARED KEARSLEY; 209-968-4315; jared.kearsley@epicwireless.net

PROPERTY OWNER: Tom and Katherine Keehn

530-219-0199

APN: 065-010-010-000

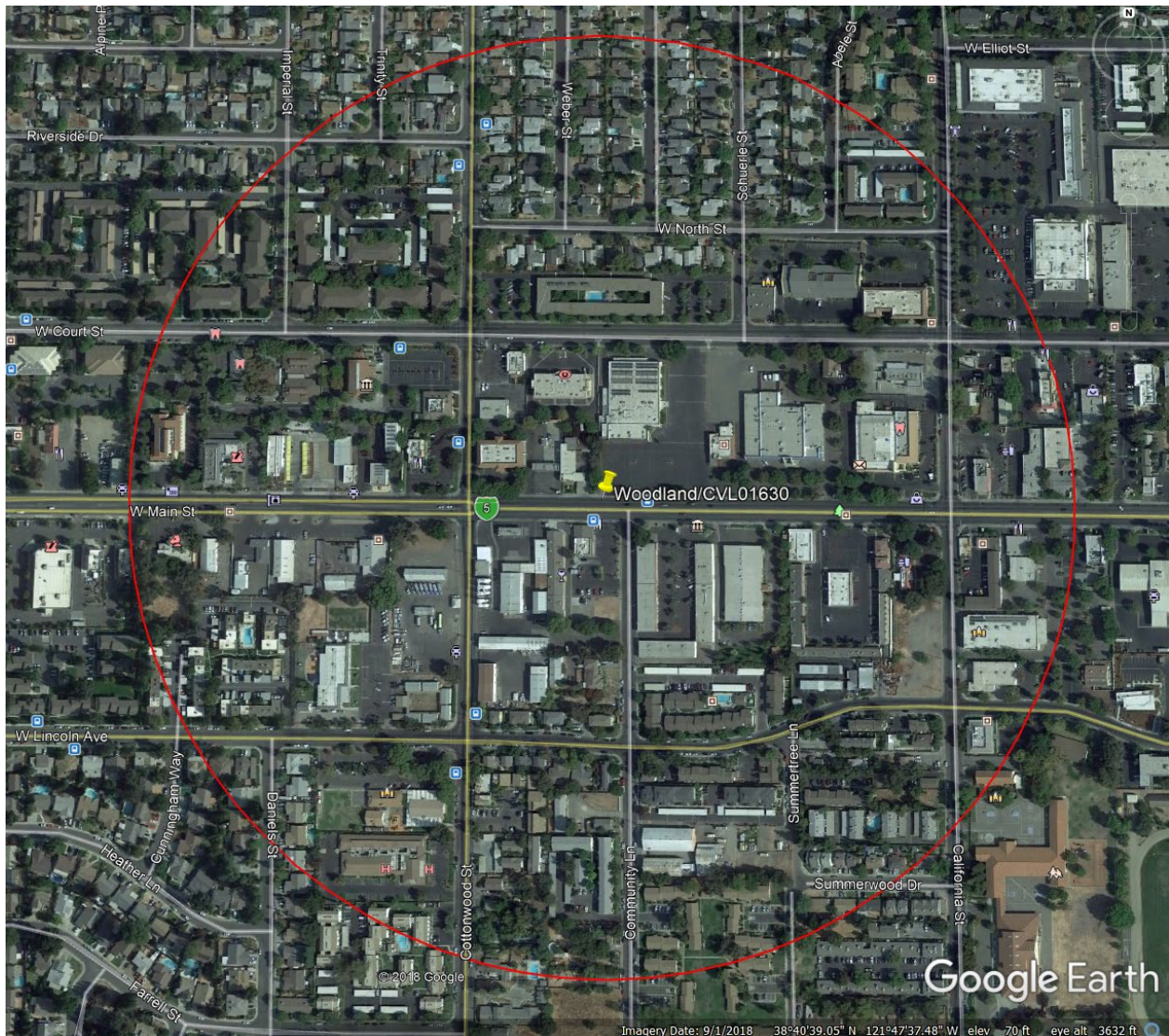
231 W. Main Street, Woodland, CA 95695

- **PROJECT BACKGROUND AND OBJECTIVES**
- **SEARCH RING'S DESCRIPTION**
- **POTENTIAL CO-LOCATIONS**
- **ALTERNATIVE SITE ANALYSIS**
- **SUBJECT PARCEL AND SITE DETAILS AND SUPPORTING DOCUMENTS**
- **OPERATIONAL STATEMENT**
- **FIRE SUPPRESSION SYSTEM**
- **OTHER CONSIDERATIONS RELATING TO NEW WIRELESS TELECOMMUNICATION FACILITIES PURSUANT TO THE CITY OF WOODLAND'S WIRELESS COMMUNICATION FACILITIES ORDINANCE (SECTION 25-21-80)**

Project Background and objectives:

AT&T is proposing a Wireless Telecommunication Facility (WTF) at 231 W. Main Street in the City of Woodland to offload two adjacent sites (capacity relief) which will result in filling a significant gap in LTE coverage and will provide FirstNet services in the coverage area. One neighboring AT&T site is located approximately 0.90 miles to the southwest located at GPS Coordinates 38.668069, -121.807625; and the other neighboring AT&T site is located approximately 1.25 miles directly east from 231 W. Main Street at GPS Coordinates 38.675901, -121.772369. By offloading the neighboring AT&T sites, coverage will vastly improve in the western quadrant of the City of Woodland. The proposed site will fill a significant coverage gap along W. Main Street, down to Cross Street and up to W. Beamer Street. AT&T has chosen the least intrusive viable site location that will fill the significant gap in coverage and offload overly saturated adjacent sites. Two other candidates were heavily investigated, however, those properties appeared to have more intrusive site locations available. Three other properties were sent interest letters, however, AT&T received no response from the respective property owner(s). See alternative site analysis for further details.

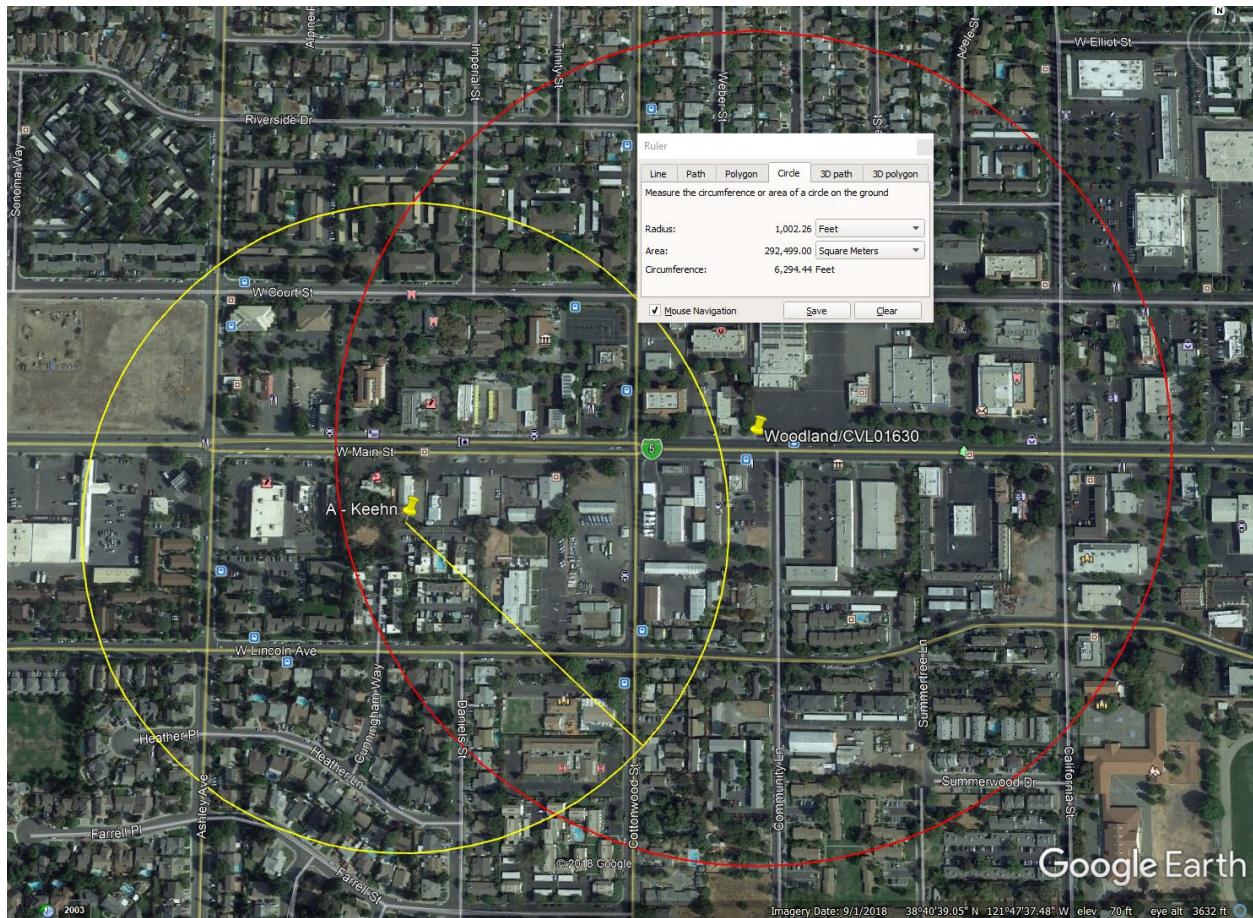
Search Ring's Description and Objectives:



AT&T Mobility is proposing to build and maintain an unmanned wireless telecommunication facility consisting of a 35' x 35', 1,225 square foot enclosed compound (lease area). The compound will include a 91-foot Monopine tower, one pre-manufactured equipment cabinet, and one 30W standby diesel generator with a 190-gallon belly tank. This facility will be located at on the backside of the property, within the city of Woodland's jurisdiction on a 22,101 Sq. Ft CX zoned lot. The site is approximately 200 feet south of W. Main Street.

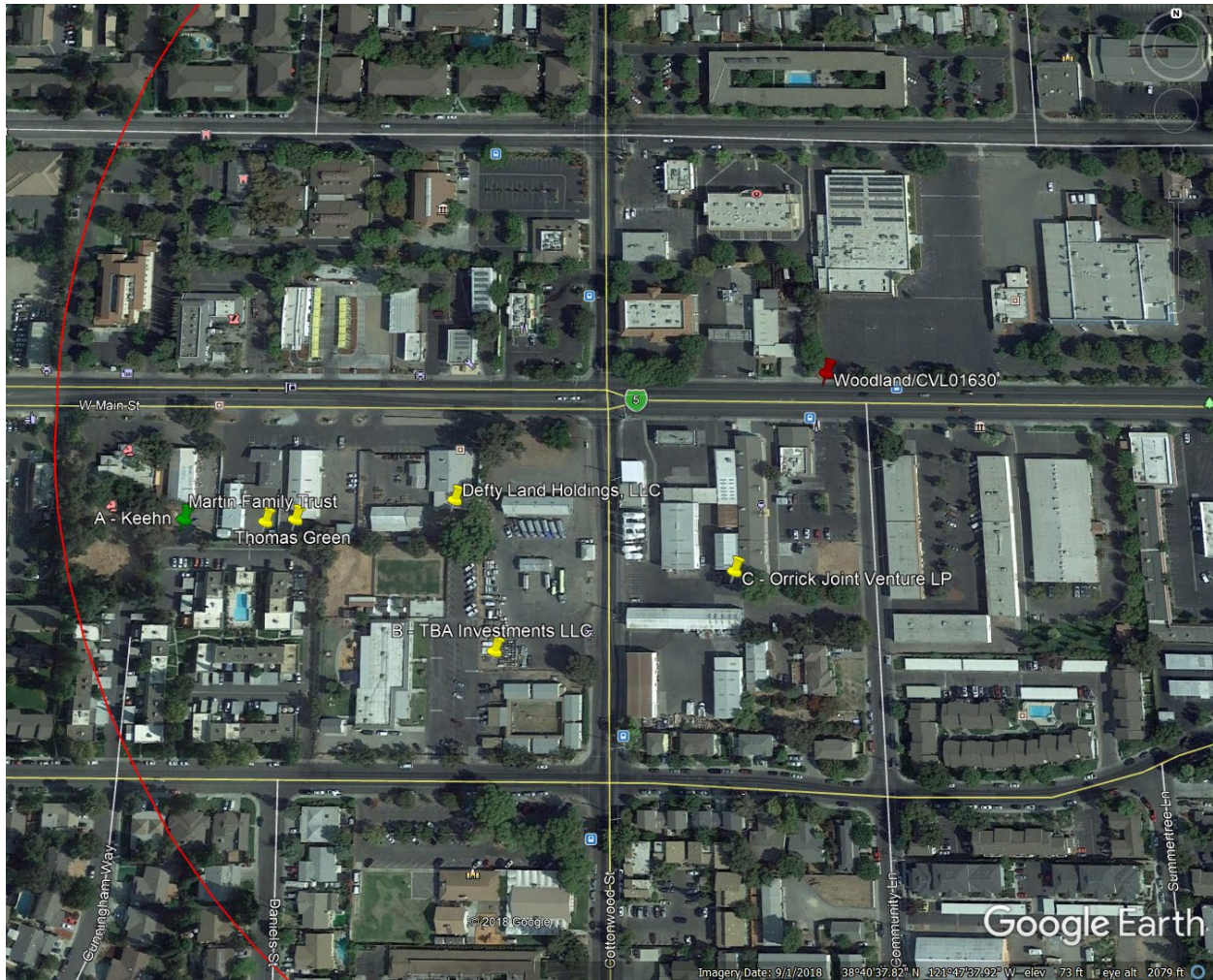
AT&T's objective for the Woodland site is to fill a gap in coverage and two neighboring AT&T sites. Additionally, the new WTF will provide FirstNet services for first responders. FirstNet is a dedicated spectrum for first responders during emergency situations. After running a coverage simulation at the site location, AT&T is anticipating filling the significant coverage gap in the targeted area while choosing the lease intrusive and available location in the area.

Potential Co-locations:



There are no existing towers in the targeted area, or within 1,000 feet from the proposed WTF location.

Alternative Site Analysis:



Above is a map showing the Search Ring (center is the red pin), Proposed Site (green pin) and the alternative sites (yellow pins) that were considered for placement of the telecommunications facility. Each Alternative Site is discussed below:

on Behalf of

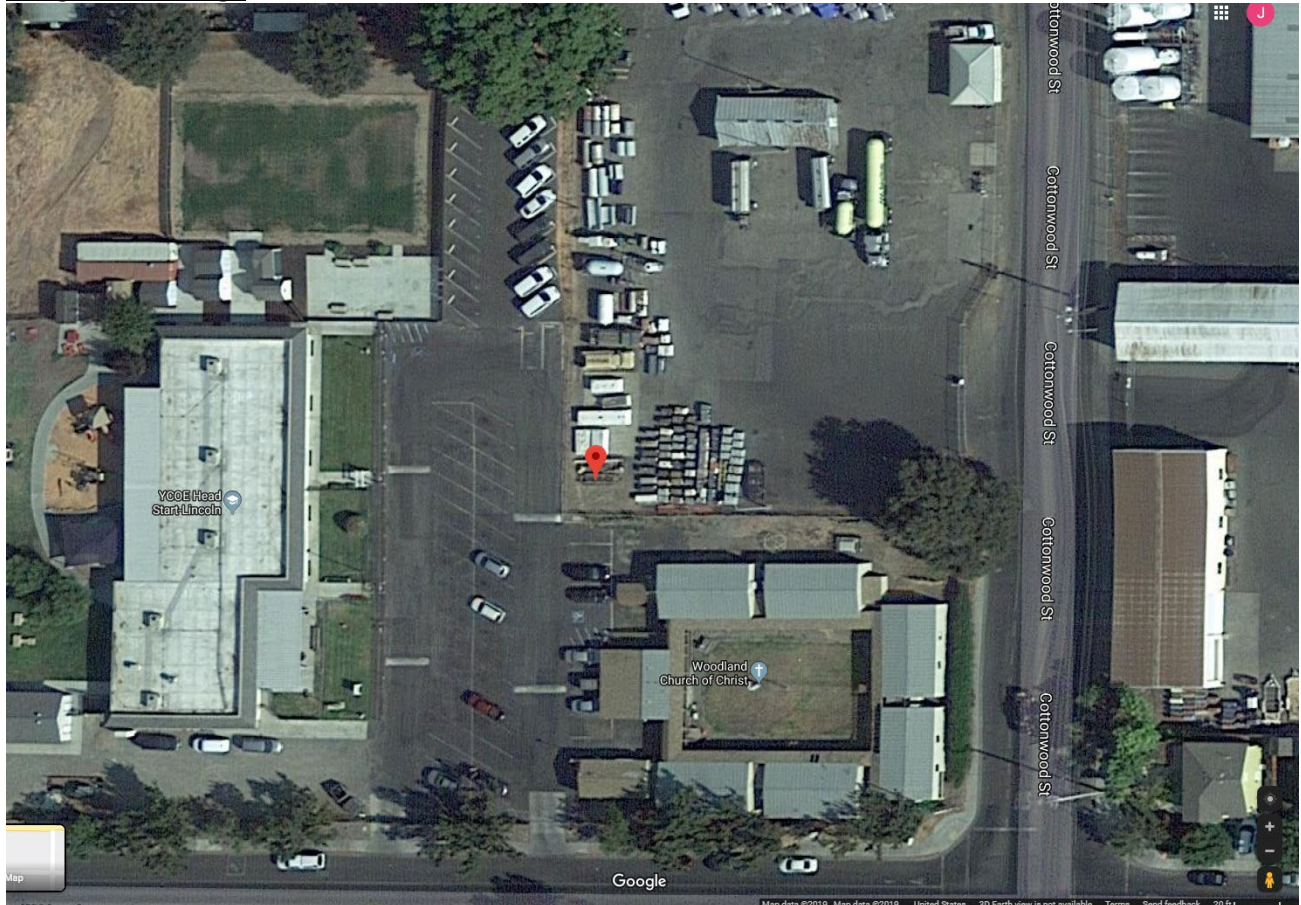
Woodland Alternative Candidate "B" TBA Investments:

Address: 205 W. Main Street

Latitude/Longitude: 38.676405, -121.793997

Proposal – New Tower

Google Earth Image



Considerations:

Candidate "B" is located approximately 730 feet southwest of the center of AT&T's search ring. The proposed tower would be located on a 1.73 acre, CX zoned property owned by TBA Investments. The property is located on the west side of Cottonwood Street and the site was proposed on the southwest corner of the property. Candidate "B" was chosen as AT&T's second preferred candidate as the RF Engineer's simulation yielded very similar coverage results, however was more visibly intrusive than the primary candidate, Keehn property, given the site location is backed to a church and preschool with less favorable screening.

on Behalf of
Woodland Alternative Candidate "C" Orrick Joint Venture:

Address: 183 W. Main Street

Latitude/Longitude: 38.676775, -121.792626

Proposal – New Tower

Google Earth Image



Considerations:

Candidate "C" is located approximately 365 feet southwest of the center of AT&T's search ring. The proposed tower would be located on a 2.28 acre, CX zoned property owned by Orrick Joint Venture. The property is located on the east side of Cottonwood Street and the site was proposed on the east side of the property. Candidate "C" was chosen as AT&T's third preferred candidate as the RF Engineer's simulation yielded very similar coverage results, however was more visibly intrusive than the primary candidate, Keehn property, given the site location is adjacent to dwellings.



on Behalf of

Additional alternative sites considered and letters of interest sent out but received no response by property owners, included the following parcels:

Candidate Martin Family Trust: APN: 065-010-011-000; Owner: Martin Family Trust – No response from letters of interest.

Candidate Green: APN: 065-010-012-000; Owner: Thomas Green – No response from letters of interest.

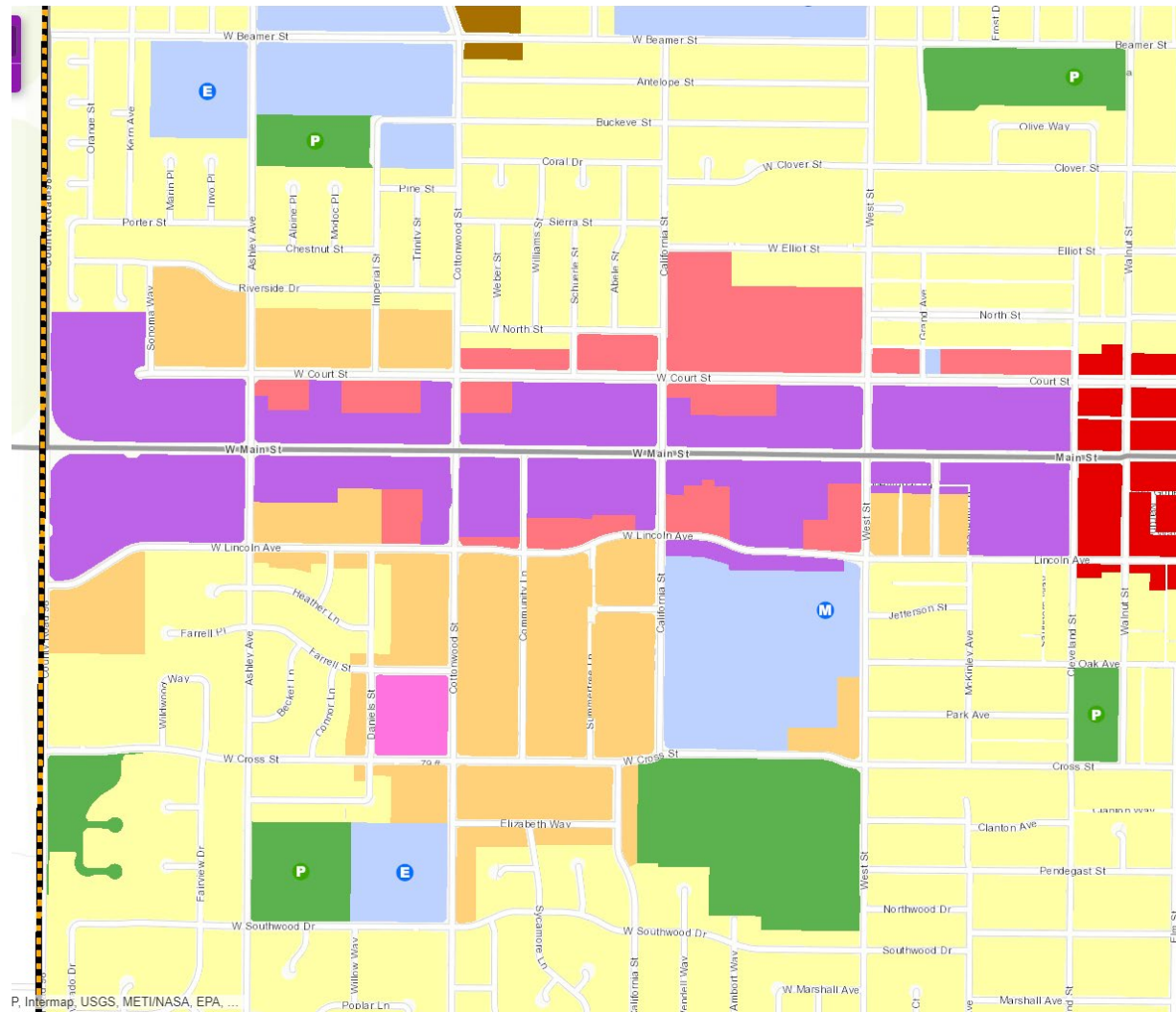
Candidate Defty Land Holdings: APN: 091-070-026065-010-013-000; Owner: Defty Land Holdings – No response from letters of interest.

Actual View of the Proposed Location:

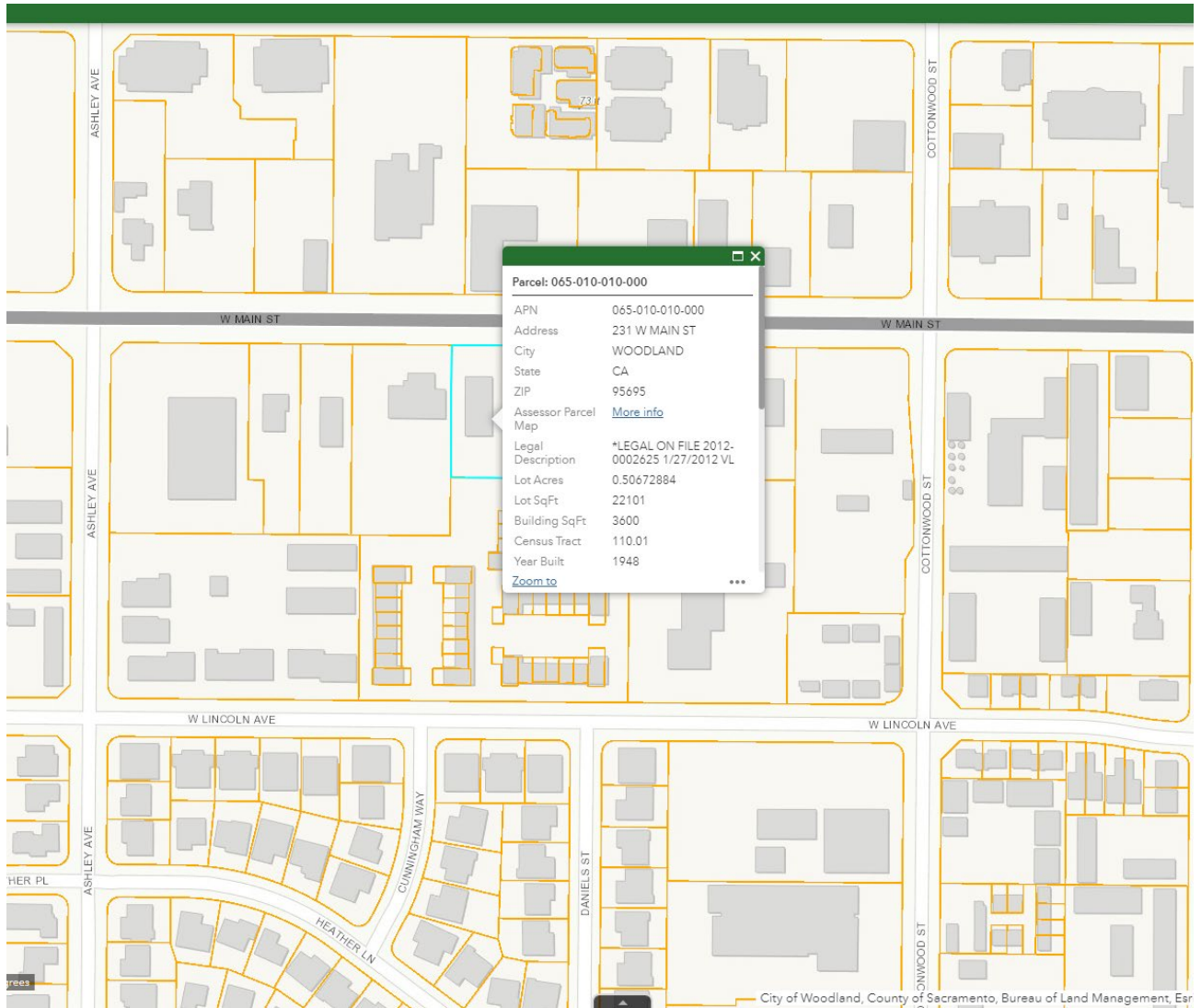


The proposed lease area is located on the south side of the property. The site will not interfere with the existing use of the property and is an allowed use for the zone subject to an approval of a Conditional Use Permit. Access will be directly off W. Main Street. The site isn't intrusive to nearby residents nor their view points from their properties. There is a 40' tree just south of the WTF on the adjacent property and a 65' oak tree to the west along with other surrounding foliage to help bend the monopine in with the area. Because of the fenced and foliage perimeter, the WTF will be naturally stealthed from the PROW and the monopine will blend in with the surrounding trees.

Land Use Map:



Parcel Map:





on Behalf of

Parcel: 065-010-010-000

APN	065-010-010-000
Address	231 W MAIN ST
City	WOODLAND
State	CA
ZIP	95695
Assessor Parcel Map	More info
Legal Description	*LEGAL ON FILE 2012-0002625 1/27/2012 VL
Lot Acres	0.50672884
Lot SqFt	22101
Building SqFt	3600
Census Tract	110.01
Year Built	1948
Garbage Collection Day	Thursday
Street Sweeping Day	Wednesday
Green Waste Collection Day	Week 2, Wednesday
Zone Code	CMU-WM
Zone Description	CORRIDOR MIXED USE - WEST MAIN
Flood Zone	No
Middle/High School	Harriet Lee MS & Woodland HS
Elementary School	Whitehead Elementary School
City Council District	First District
Yolo County Supervisor District	District 3, Gary Sandy, Vice Chair

Operation Statement:

This project is an AT&T Mobility unmanned Telecommunication Wireless Facility. It will consist of the following:

NEW SITE BUILD UNMANNED TELECOMMUNICATIONS FACILITY.

1. BRING POWER / TELCO / FIBER TO SITE LOCATION
2. INSTALL AT&T APPROVED WALK IN CABINET (WIC) AND ASSOCIATED INTERIOR EQUIPMENT
3. ADD NEW 30 KW DIESEL ABOVE-GROUND GENERATOR
4. ADD (1) NEW GPS UNIT
5. ADD ±91' HT. MONOPINE TELECOMMUNICATIONS POLE
6. ADD (9) ANTENNAS (3) PER SECTOR
7. ADD (24) RRUS (8) PER SECTOR
8. ADD 6'-0" HIGH BARBED WIRE CHAINLINK FENCE SURROUNDING LEASE AREA
9. ADD 15' GRAVEL PAVED ACCESS RAOD FROM STREET TO LEASE AREA

The facility will operate 24 hours a day 7 days a week. Maintenance workers will visit the site approximately once a month to once a quarter. A 15-foot-wide access route will be created directly from W. Main Street. There will be minimal noise from the standby generator, turning on once a week for 15 minutes for maintenance purposes during the hours of 8:30 A.M. and 4:30 P.M. and during emergency power outages. The location is surrounded by oak woodlands trees and other foliage which will naturally stealth the facility.

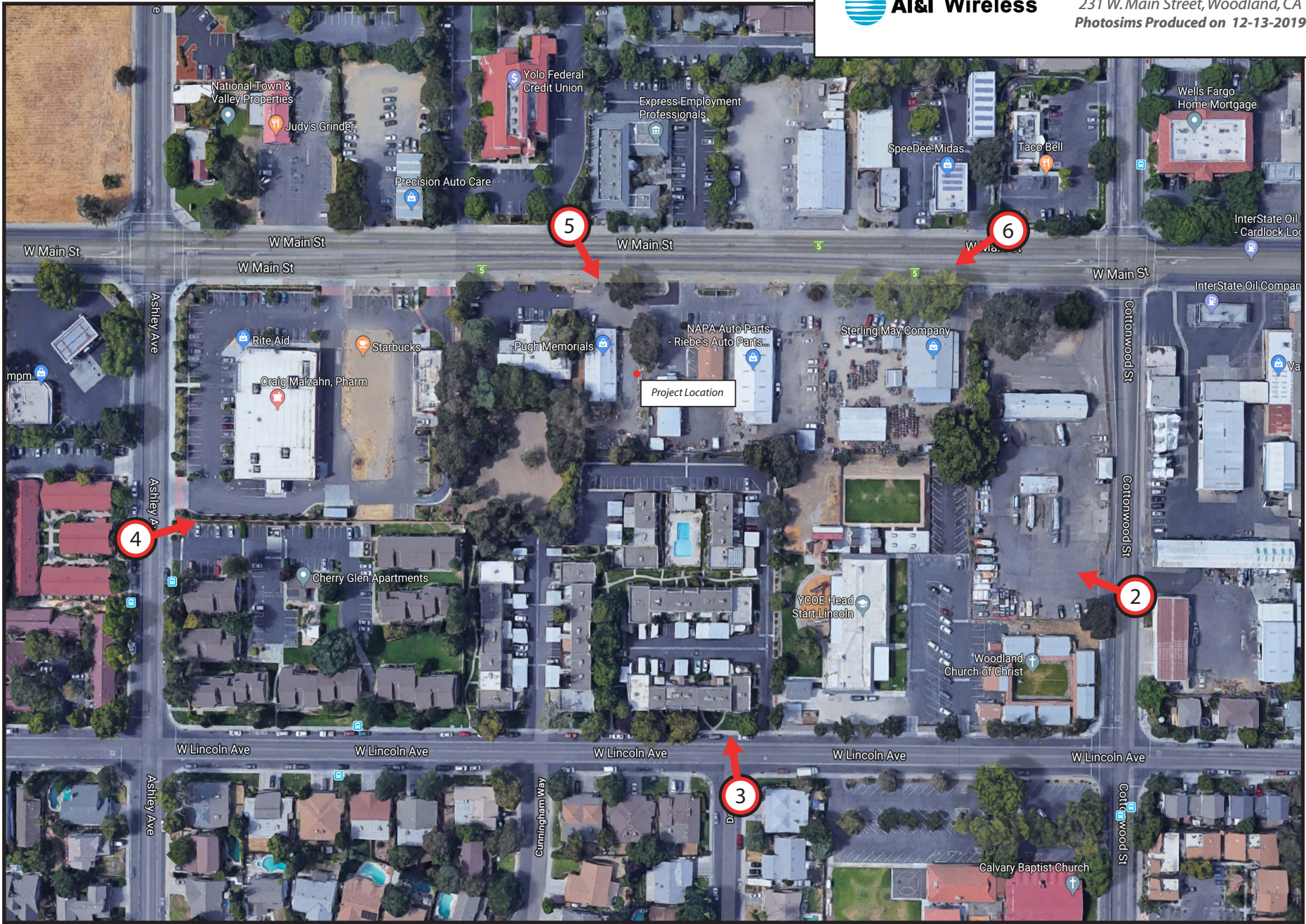
The tower will be built to provide co-location opportunities for at least one additional carrier. A Monopine Stealthed Tower was chosen provided the natural wooded backdrop of the area and to camouflage the tower equipment (antennas).

The Monopine has been designed at the minimum functional height in order to fulfill the large coverage gap and to offload the neighboring AT&T sites, reference the Coverage Map provided as supplemental documentation. The Ground equipment will be fenced with vinyl slats (compatible with the adjacent buildings) and therefore will be screened from the PROW. The side and rear setbacks are 5' per the zoning district allowances. A water proof sign will be placed on the gate of the WTC's fence. There will be no lighting on the top of the tower. The only lighting will be on the shelter which will be on auto shut-off timers and motion sensors.

The WTF will follow the FCC standards for EME Exposure limits.

Fire Suppression System:

A 15-foot-wide access route will be created directly from W. Main Street with one Hammer Head Fire Turnaround at the facility (Parking Area). A Fire Department Knox Box will be located at the Property's access gate and at the Facility's access gate. Additionally, a 2A:20BC Rated Fire Extinguisher in a weather resistant cabinet will be mounted on the exterior wall of the proposed shelter.



Existing



Proposed



view from Cottonwood Street looking northwest at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 12-13-2019

Existing



Proposed



view from Daniels Street looking north at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 12-13-2019

Existing



Proposed



view from Ashley Avenue looking northeast at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 12-13-2019

Existing



Proposed



view from W. Main Street looking southeast at site

Existing



Proposed

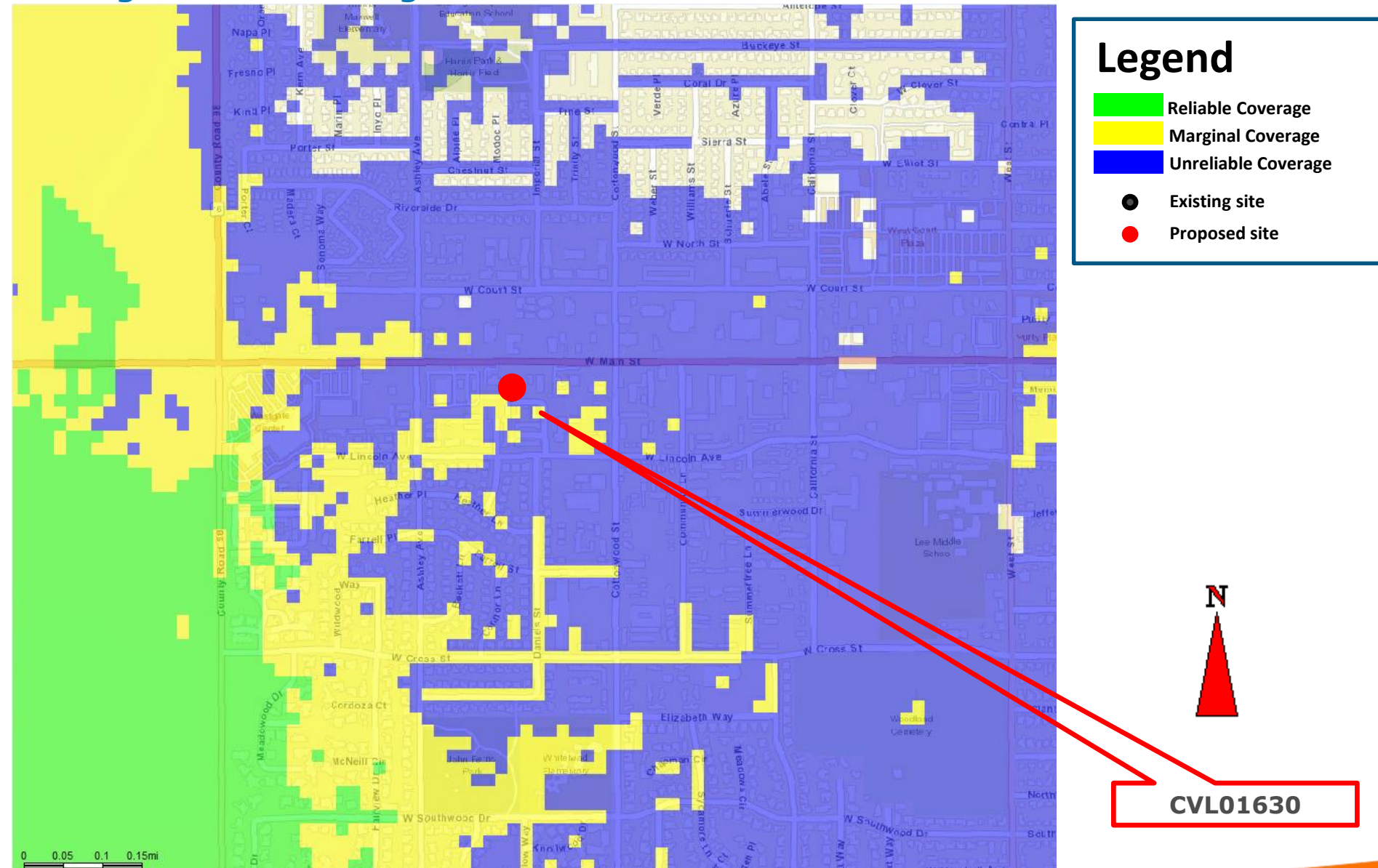


view from W. Main Street looking southwest at site

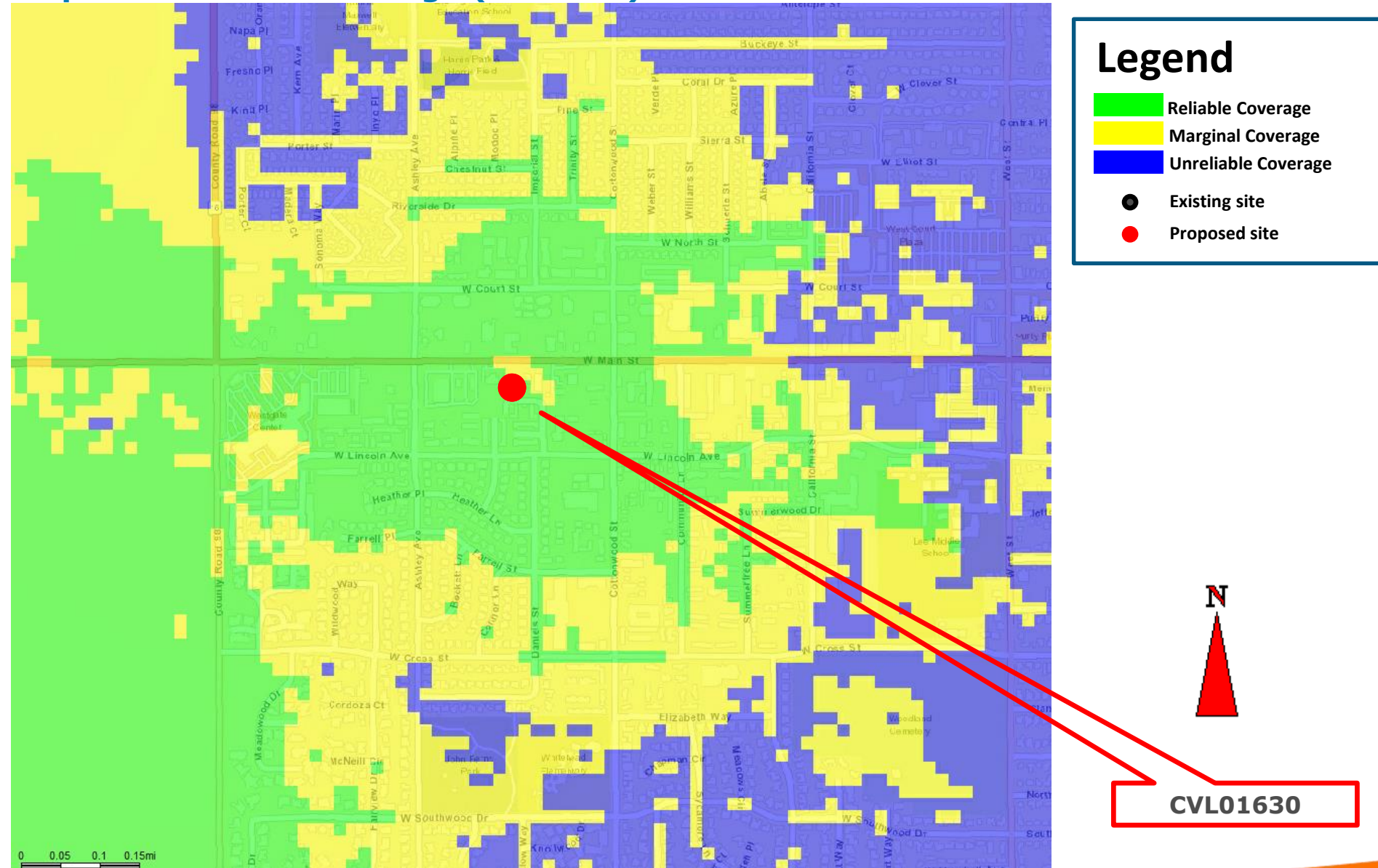
CVL01630 Zoning Propagation Map

Sept 24, 2019

Existing LTE 700 Coverage



Proposed LTE 700 Coverage (RC = 70')





WATERFORD

Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name: Woodland

Site Structure Type: Water Tank

Address: 231 West Main Street
Woodland, CA

Latitude: 38.677247

Longitude: -121.795617

Report Date: March 11, 2020

Project: New Build

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Woodland installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Water Tank to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.



David H. Kiser

Registered Professional Engineer (Electrical)

State of California, 21542

Date: 2020-March-12

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	<i>Limits for General Population/ Uncontrolled Exposure</i>		<i>Limits for Occupational/ Controlled Exposure</i>	
	Power Density (mW/cm ²)	Averaging Time (minutes)	Power Density (mW/cm ²)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \text{ (mW/cm}^2\text{)}$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}} \right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \text{ (mW/cm}^2\text{)}$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- ADD (9) ANTENNAS (3) PER SECTOR
- ADD (24) RRUS (8) PER SECTOR

The antennas will be mounted on a 87-foot water tank with centerlines 80 feet above ground level. Proposed antenna operating parameters are listed in Appendix A. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

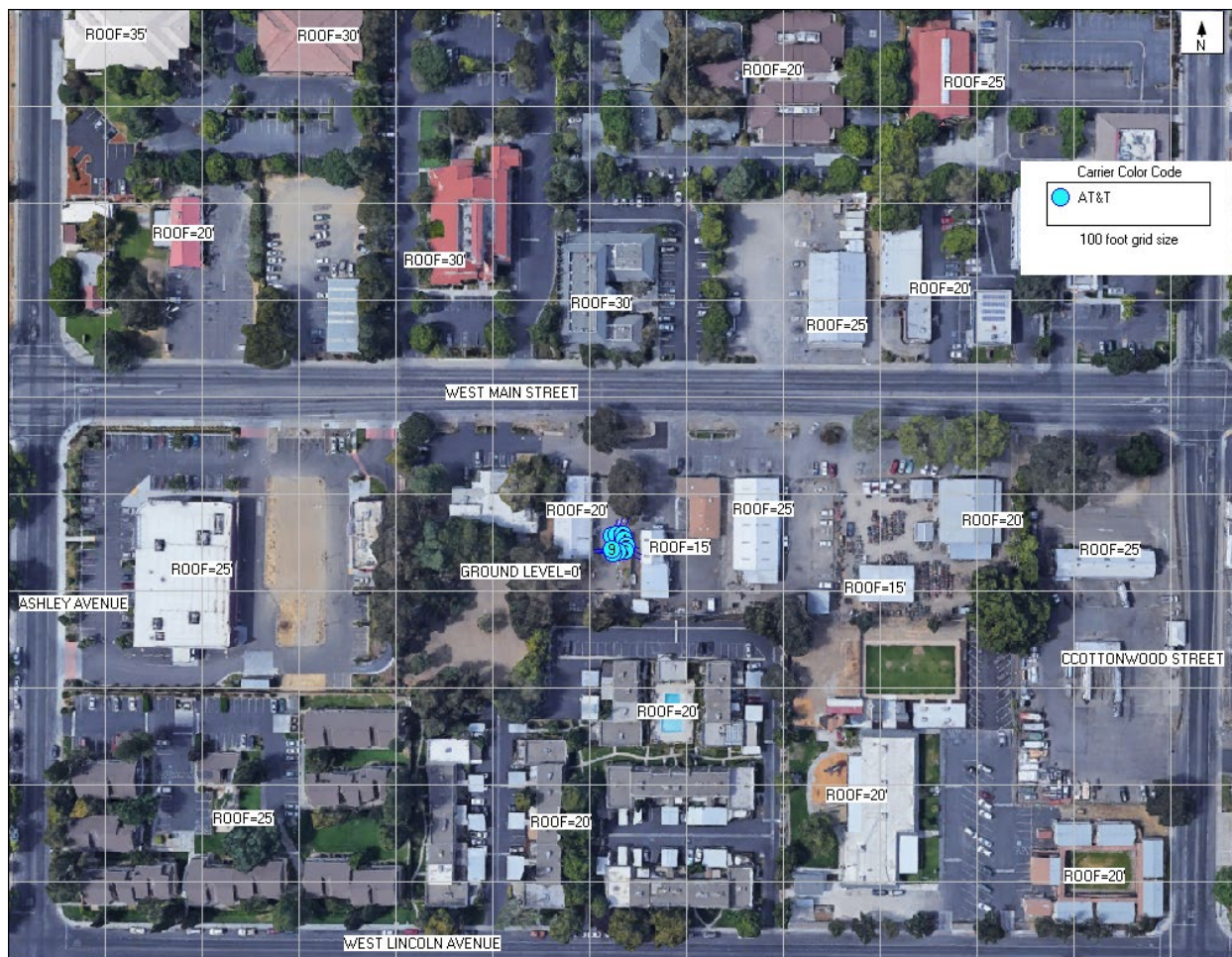


Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.8943% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.4244% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Water Tank to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

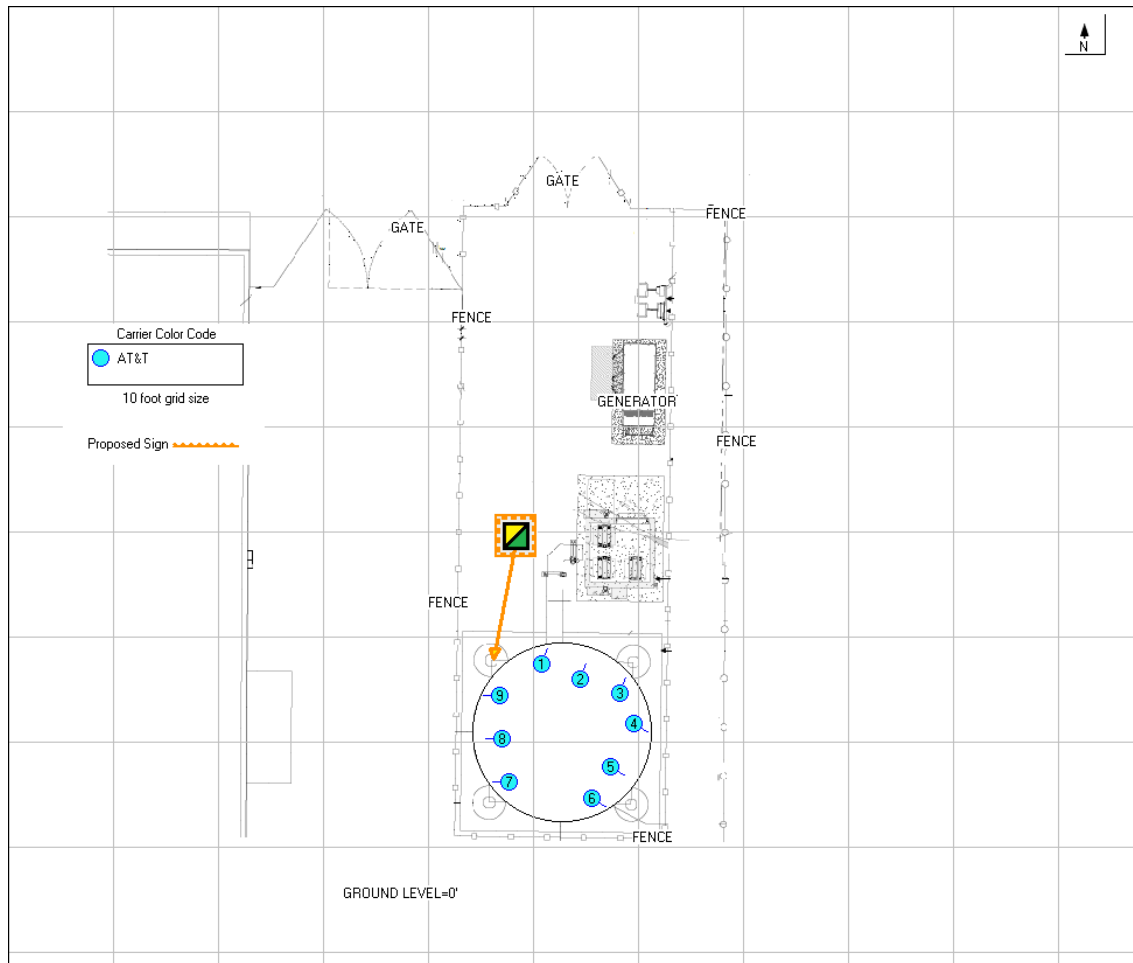


Figure 2: Mitigation Recommendations



Appendix A: Operating Parameters Considered in this Analysis

Antenna #:	Carrier:	Manufacturer	Pattern:	Band (MHz):	Mech Az (deg):	Mech DT (deg):	H BW (deg):	Length (ft):	TPO (W):	Channels:	Loss (dB):	Gain (dBd):	ERP (W):	EIRP (W):	Rad Center (ft):
1	AT&T	KATHREIN	80010966 04DT	700	20	0	66.7	8	40	4	0	13.15	3305	5422	80
1	AT&T	KATHREIN	80010966 04DT	850	20	0	65.2	8	40	4	0	13.95	3973	6518	80
1	AT&T	KATHREIN	80010966 03DT	1900	20	0	65.2	8	40	4	0	15.75	6013	9866	80
2	AT&T	KATHREIN	80010966 04DT	700	20	0	66.7	8	40	4	0	13.15	3305	5422	80
2	AT&T	KATHREIN	80010966 03DT	2100	20	0	59.1	8	40	4	0	16.65	7398	12137	80
3	AT&T	COMMSCOPE	NNH4-65C-R6-V3 04DT	700	20	0	75	8	40	2	0	12.78	1517	2489	80
3	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	1900	20	0	60	8	40	4	0	15.05	5118	8397	80
3	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	2300	20	0	56	8	25	4	0	15.75	3758	6166	80
4	AT&T	KATHREIN	80010966 04DT	700	122	0	66.7	8	40	4	0	13.15	3305	5422	80
4	AT&T	KATHREIN	80010966 04DT	850	122	0	65.2	8	40	4	0	13.95	3973	6518	80
4	AT&T	KATHREIN	80010966 03DT	1900	122	0	65.2	8	40	4	0	15.75	6013	9866	80
5	AT&T	KATHREIN	80010966 04DT	700	122	0	66.7	8	40	4	0	13.15	3305	5422	80
5	AT&T	KATHREIN	80010966 03DT	2100	122	0	59.1	8	40	4	0	16.65	7398	12137	80
6	AT&T	COMMSCOPE	NNH4-65C-R6-V3 04DT	700	122	0	75	8	40	2	0	12.78	1517	2489	80
6	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	1900	122	0	60	8	40	4	0	15.05	5118	8397	80
6	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	2300	122	0	56	8	25	4	0	15.75	3758	6166	80
7	AT&T	KATHREIN	80010966 04DT	700	270	0	66.7	8	40	4	0	13.15	3305	5422	80
7	AT&T	KATHREIN	80010966 04DT	850	270	0	65.2	8	40	4	0	13.95	3973	6518	80
7	AT&T	KATHREIN	80010966 03DT	1900	270	0	65.2	8	40	4	0	15.75	6013	9866	80
8	AT&T	KATHREIN	80010966 04DT	700	270	0	66.7	8	40	4	0	13.15	3305	5422	80
8	AT&T	KATHREIN	80010966 03DT	2100	270	0	59.1	8	40	4	0	16.65	7398	12137	80
9	AT&T	COMMSCOPE	NNH4-65C-R6-V3 04DT	700	270	0	75	8	40	2	0	12.78	1517	2489	80
9	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	1900	270	0	60	8	40	4	0	15.05	5118	8397	80
9	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	2300	270	0	56	8	25	4	0	15.75	3758	6166	80

Megan Meier

From: Spencer Defty <sdefty@ddge.net>
Sent: Thursday, March 12, 2020 5:12 PM
To: Megan Meier
Cc: Laura Defty; twm2352@yahoo.com; Ken Hiatt
Subject: 231 Cell Tower proposal

Miss Meier,

I have recently been advised that the city is considering allowing an 80' plus foot cell tower at 231 main street. I am an owner of a local business, Sterling May located at 209 west Main street and do have concerns.

Given the fact that I am just now hearing about this I am concerned that we have not had the proper time to investigate the proposal and am requesting that city to issue a continuance for the planning commission meeting on scheduled for next week. This will allow us as neighbors to do our own independent investigation / due diligence so we can send in our concerns or endorsements for the proposed project. The short notice simply does not allow us the proper time to question or endorse the project as we have no information on the effects to issues like health, safety, property value impacts, noise impacts, ascetical impacts to our business neighborhood and community.

Surly the City of Woodland understands our concerns and would not disallow those closest to the project the opportunity to become educated prior to any public hearings on this matter. I would ask that you respond by email so that I may have a record document of the Cities intentions to either deny my request for continuance or approval of such so that I may be properly prepare a response to the City.

Sincerely,
Spencer Defty
President

Diamond D General Engineering, Inc.
P.O. Box 8608
Woodland, CA 95776
ph: 530-662-2042 fx: 530-662-6770
mb: 916-761-1578

Please Visit Us on the Web: www.ddge.net

Megan Meier

From: Diane DeMARTINI <dianedemartini@gmail.com>
Sent: Friday, March 13, 2020 11:38 AM
To: Megan Meier
Subject: CELL TOWER A 231 W. MAIN STREET, WOODLAND, CALIFORNIA 95695

Megan Meier, Associate Planner
City of Woodland

Dear Ms. Meier:

It has come to our attention that there is a proposed cell tower to be constructed at 231 W. Main Street, Woodland, California. We have never received any notification of this proposal and do not subscribe to the Daily Democrat where it was supposedly advertised. Shouldn't the adjoining owners of 231 W. Main Street be notified in writing of any proposals such as this?

We own approximately 2.1 acres at 626 W. Lincoln Ave., Woodland, California which is behind the subject property.

Our property has been occupied by the Christian School in the past and for the past twenty years Head Start has leased our property. The history for the uses of this property have been for grammar and pre-school children. We feel the tower would be dangerous and unsafe for the school children because of the radiation exposure.

The oak woodlands trees and other foliage that is referred to in the Operation Statement from EPIC, is on other owners properties, ours included, and there is no proof that the foliage and trees will remain at the individual properties.

We are totally opposed to this project in that location. Not only for the above mentioned reasons, but because it is also unsightly and would definitely affect our property value.

Please give a copy of our letter to the Woodland Planning Commission.

Best Regards,

Diane DeMartini
Jim Naekel

MARCH 13, 2020

**CITY OF WOODLAND
ATTN: COMMUNITY DEVELOPMENT
300 FIRST STREET
WOODLAND, CA 95695**

**RE: AT&T CELL TOWER CONDITIONAL USE PERMIT
SITE NUMBER: CVL01630
APN: 065-010-010-000**

Dear Community Development Department,

This letter seeks to oppose an AT&T cell tower conditional use permit for 231 W. Main Street, Woodland, CA 95695; APN: 065-010-010-000. We request that the public hearing scheduled for March 19, 2020 at 6:30 P.M. in the City Council Chambers, regarding the conditional use permit be rescheduled. Notice was not provided in order to secure legal counsel and acquire research relating to property value impacts, rental value impacts and public health impacts that would directly affect us, our neighbors, and the community. Based on the limited time we had to address this issue we offer the following objections to the proposed construction:

The proposed tower will stand at a height of 87-feet in an area of single-story buildings. The project will be incommode and an eyesore to the community. Passersby will recognize that the structure is incongruent with the area and the structure's discord will be a focal point overshadowing landmarks such as the Woodland Opera House or Corner Drug Store on Main Street. The development of other "stealth" towers in the City has led to structures with visible and obvious satellites or exterior fixtures.

The planned structure is a public health and safety concern. The structure is oversized for the lot proposed. The tower will be located approximately 114-feet from the W. Main Street public thoroughway and near the property line of the surrounding lots and public areas. The affected thoroughway has heavy foot traffic and vehicular travel. Due to the tower's high visibility, it will incur and attract climbing and vandalizing by people. Further, a tower this tall would cause serious damage, injury or death in the event of a natural disaster. It has the potential to block thoroughfare and crush surrounding buildings or residences.

The plan includes incorporation of a 30 KW diesel generator that will be operated at the rear of the site. The generator will provide unnerving and audible industrial noise to nearby properties. This noise will reduce occupant's right to quiet enjoyment. The Fairmont condominium families living approximately 100-feet from the tower and approximately 50-feet from the generator will be directly affected. Additionally, the unknown effects of radio frequency radiation, especially of 4g signaling this tower will support and moreover for the 5g that will inevitably rise out of this location, are alarming. Studies show low radio frequency waves can damage DNA, and lead to cancer, however, advancement of radio wave networking into the 5g sphere can transmit signals strong enough to penetrate a bank vault. The lack of information and research regarding the repercussions on surrounding residents and property occupants in the location is unresolved, unsettling, and offers a future interest in preventing this tower from construction. We are concerned that the radio waves and radiation are a health hazard to ourselves, our commercial neighbors and the families living approximately 100-feet away.

As members of the community and owners of the adjacent property located at 221 W. Main St., Woodland, CA 95695; APN: 065-010-11, we have a duty to raise these concerns. We are representatives for our tenants and are generally responsible for our property as it pertains to health and safety, and the natural wildlife surrounding the area. Large conserved oak trees surrounding this site are home to owls, hawks and other wildlife. According to the journal Biological Conservation, almost seven (7) million birds are killed each year by flying into communications towers. This death toll excludes radio frequency damage, which as of now is not accounted.

As owners we must additionally consider the value of our investment and damages we will assume as a result of the proposed construction. Establishment of this tower will diminish our rental income, the resale value of our property, and the value and income of surrounding properties. On information and belief this tower will result in loss of income, loss of property value and difficulty in property sale or loss of potential sale to another location. In recent years our property has been utilized for music education, however, due to the health concerns and zoning rules, the tower would limit the breadth of renter-ship to be utilized as an educational facility. Further, the property is very visible in the community and often used by the youth for fundraising events.

We believe we were not properly notified of the proposal to build this tower by any government authority or by the applicants. This is paramount. The concerns are serious and will require imposition of an easement or lease on our property evidencing further that the lot for this build is too small. An easement or lease will further decrease our property value and the value of surrounding properties and it also limits future use of our investment. Additionally, the area requested for the easement or lease encroaches on the public right of way as that space is designated for occupant traffic, public use, and parking. We are not inclined to grant any easement or lease on our property.

Statements have been made that this tower is necessary for wireless coverage, however, that is unevidenced. The purpose of small cell towers is to improve capacity, not coverage, so the tower cannot demonstrate technical necessity. Both Firstnet and AT&T offer coverage maps to the public indicating that this area is not deprived of services or reliability. The costs of this construction completely outweigh the benefits. The proposal for this structure should be rejected.

Respectfully,



Tony Martin



Becky Martin



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: March 19, 2020
ITEM #: H.2
SUBJECT: Spring Lake Pioneer Village Large Lot Tentative Parcel Map 5198

Recommendation for Action: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-08, for the Spring Lake Pioneer Village Large Lot Tentative Parcel Map 5198 and associated CEQA clearance

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Background:

Request for a Tentative Parcel Map to subdivide a 55.4 acre parcel into three large lots for single family residential and multi-family residential development for the purpose of sale. The subject property (APN 042-580-068) is located at North-west corner of Farmers Central Rd & Pioneer Ave within the Spring Lake Specific Plan area and is east of Hwy 113. The three large lots will consist of a 27.22 acres, 4.11 acres, and 19.14 acres. The application proposes to subdivide into 3 large lots, in alignment with the previously approved small lot tentative parcel map (No. 5162), phases to be sold to individual home building companies. No physical changes to the property are proposed with this application. In addition, no modifications to the development rights are being requested under the previously approved Development Agreement. A summary of the large lot map by parcel is provided in the following table:

Parcel	Acres	Zoning
Parcel A	4.11 ac	Multi-Family R-20
Parcel B	19.14 ac	Single Family R-8
Parcel C	27.22 ac	Single Family R-5

On November 4, 2019 the small lot parcel map 5162 was approved for Pioneer Village and serves as the underlying map for the project area. The previous entitlement included a Specific Plan Amendment, General Plan amendment and Development Agreement, approved by the City Council. The applicant's Specific Plan Amendment included relocating the 3.91-acre R-20 multifamily site from the southwest corner of the project area to a new location at the southwest corner of Patriot Way and Pioneer Avenue within the project. Additionally 19.14 acres of R-5 housing was rezoned to R-8 and .20 of an acre was rezoned from R-5 to R-20. A development agreement was approved at the time of the plan amendment. The agreement would remain in force on this and any subsequent property sale through an Assignment and Assumption of Development Agreement.

Zoning

The proposed project consists of only of a tentative parcel map for purposes of sale. A Design Review application will be submitted in the future. These future applications will be reviewed for compliance with the Zoning Ordinance. The proposed tentative parcel map is consistent with the Zoning Ordinance and the Spring Lake Specific Plan.

Environmental Review:

CEQA

Previous extensive environmental review for the underlying small lot TPM 5162 associated with the Pioneer Village project area. The previous TPM 5162 tiered off of the Turn of the Century Final EIR, certified by City Council on August 15, 2000, (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR. The proposed tentative parcel map will not require additional environmental review pursuant to Section 15183(a) of the California Environmental Quality Act (CEQA).

HCP/NCCP

The project area has previously met all Spring Lake Specific Plan requirements for Hawk and Ag mitigation as outlined in the November 5, 2019 staff report to City Council for the underlying small lot Pioneer Village TPM 5162.

Climate Action Plan

The proposed project complies with various strategies as outlined in the CAP. In addition to meeting SLSP and California Title 24 building efficiency requirements as outlined in the November 5, 2019 staff report to City Council for the underlying small lot Pioneer Village TPM 5162.

Public Notification:

Public notice advertising for the public hearing on this project were 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:

1. Legal notice was published in the Woodland Daily Democrat on or before March 8, 2020.
2. Notices were mailed to all property owners within 300 feet of the project site.

Copies of the staff report for the proposed project have been on file at City Hall since March 13, 2020.

Conclusion:

Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-08, for the Spring Lake Pioneer Village Large Lot Tentative Parcel Map and associated CEQA clearance

Prepared By: Megan Meier, Associate Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. Resolution & Conditions
2. Project Information Summary Sheet
3. Project Narrative
4. Context Map
5. General Planning Application

RESOLUTION NO. PC 20-08

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVAL OF TENTATIVE SUBDIVISION MAP NO.
5198 FOR THE SPRING LAKE PIONEER VILLAGE LARGE LOT
TENTATIVE MAP PROJECT WITH ASSOCIATED CEQA CLEARANCE
IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL.**

WHEREAS, the applicant, Pioneer-Woodland, LLC, filed Planning Application # PLNG 20-0003, proposing a Tentative Subdivision Map (TSM No. 5198) to develop 55.45 acres of the Pioneer Village Project Area within Spring Lake; and

WHEREAS, the applicant prepared a tentative subdivision map, as attached to this Resolution as **Exhibit “A”**; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 19, 2020, of the proposed Pioneer Village Project in Spring Lake Large Lot Tentative Subdivision Map No. 5198; and

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

WHEREAS, the Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site. The Project is also consistent with the land use designations specified in the Spring Lake Specific Plan.

WHEREAS, any proposed phases and their proposed sequence of construction are identified on the submitted map or underlying small lot map.

WHEREAS, the proposed Tentative Subdivision Map is consistent with the City’s General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, single family housing within the community.

WHEREAS, the proposed Tentative Parcel Map No. 5198 is in substantial compliance with previously certified EIR and Supplemental EIR Addendums.

WHEREAS, the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements, the project has mitigated for hawk habitat.

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; 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 make the following findings, determinations, for the Pioneer Village Large Lot Tentative Subdivision Map No. 5198:

The Planning Commission does hereby approve Application No. PLNG 20-0003 for Tentative Parcel Map No. 5198 (Exhibit B) to allow for the large lot subdivision of property to facilitate future individual purchase, subject to the recommended conditions of approval as provided in Exhibit B.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 19th day of March, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

PLANNING

1. The project is as described in the staff report prepared for the March 19, 2020, Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map #5198 dated 1/15/20 in the March 19, 2020, staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Upon approval, the applicant will be required to submit a final parcel map. The Community Development Department, prior to official recordation of the legal description and revised lots, must approve this map.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. The Development Agreement between the City of Woodland and Pioneer-Woodland, LLC, as approved by City Council on November 5, 2019, are fully enforceable.
7. Actions, including recordation of necessary documents, Assignment, of the applicable Development Agreement.
8. Prior to submitting for a building permit, applicant shall comply with the requirements of design review as prescribed in the Spring Lake Design Standards.

DEVELOPMENT ENGINEERING

Fees

9. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
10. 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.

Improvement Requirements for Parcel 2

11. Prior to final subdivision map for Parcel 2:

- a. Construction all weather fire access road to provide second access point to Parcel 2.
- b. Construction complete storm drain and water mains on McClure Street and multifamily site to connect to existing mains in Pioneer Avenue.

Easement Dedications, Right of Way, and map restrictions

12. Final Map shall have an irrevocable offer of dedication in fee for:

- a. The roads as shown on tentative map 5198.

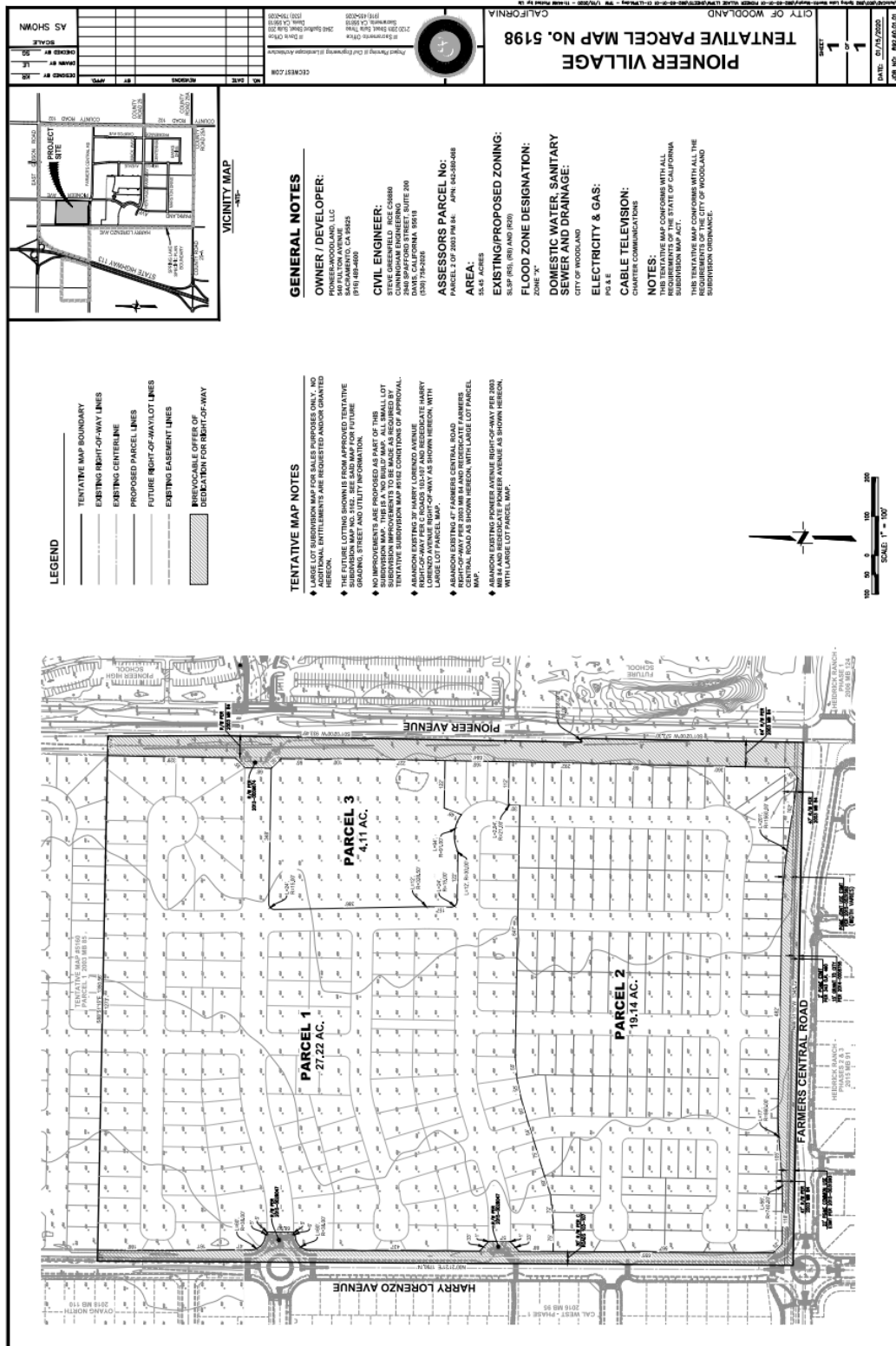
13. A temporary construction and public utility easement across Parcel 1 to facilitate connection of the storm drain system for parcel 2 to the storm drain main in Pioneer Avenue.

14. A permanent public utility easement across Parcel 3 to facilitate connection of the storm drain system for parcel 2 to the storm drain main in Pioneer Avenue.

15. City shall review and comment on or approve the dedications; all legal descriptions are subject to the final determination of the City.

General Information and Applicable Ordinances

16. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance



PROJECT INFORMATION SUMMARY SHEET

Pioneer Village Tentative Subdivision Map #5162, Spring Lake Specific Plan Area (PLNG 19-00010): The project, request by Pioneer-Woodland, LLC, is for the approval of a new Tentative Subdivision Map (TSM #5162 for 111 single family R-5 lots, 120 single family R-8 lots, located on 55.45 acres of the Pioneer Village project site located at the northwest corner of Farmers Central Road & Pioneer Avenue, within the Spring Lake Specific Plan Area. The project includes a proposed Specific Plan Amendment to rezone 19.14 acres of R-5 to R-8 and a General Plan amendment to rezone .11 acres of R-5 to R-20 as well as move the R-20 multi-family within the project area. Additionally, the project has an associated Development Agreement.

Location: The subject property is located at the northwest corner of Farmers Central Road & Pioneer Avenue in Woodland.

Applicant/Owner: Pioneer-Woodland LLC c/o: Cunningham Engineering

Environmental Report: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 (see Attachment 3, CEQA Addendum, prepared April 2019).

APN: 042-580-068

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Planning Commission Recommend to City Council, Conditional Approval

Report For: Planning Commission Public Hearing – October 17, 2019

General Plan Designation: Low Density Residential & Medium Density Residential

Existing Land Uses & Zoning:

Direction	Land Use	Zoning
North	Vacant Undeveloped	R-8
South	Residential	R-5
East	School	Public/Quasi Public
West	Residential (in production)	R-8

Flood Zone: X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised October 17, 2012

Street Access: Pioneer and Harry Lorenzo Avenue

Applicable Laws, Codes & Ordinances:

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance

- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

Pioneer Village – Large Lot Tentative Parcel Map

Project Narrative

Prepared 14-January-2020

The Pioneer Village large lot tentative parcel map project is a proposed new parcel map located at the northwest corner of Farmers Central Road & Pioneer Avenue within the Spring Lake Specific Plan (SLSP) area in the City of Woodland. The current application consists of subdividing the 55.4-acre property into 3 large lots in order to sell individual phases of the property to home building companies. No physical changes to the property are proposed with this application. In addition, no new entitlements and/or modifications to the development rights are being requested.

Requested Entitlement

- Large Lot Tentative Parcel Map

History

The subject site is currently utilized for row crop agriculture. It historically was part of a single 160-acre plot of land with known agricultural use dating back at least to the 1870s. The 160-acres was divided in 2003. In 2006, the property secured 55.4-acres of mitigation easements via participation in the Merritt Property conservation easement. A residence for the original 160 acres is located offsite, on the adjacent parcel to the north. Tentative Subdivision Map No. 4674 was previously approved for the development of the property but that map was never recorded and expired in 2016. Subsequently, Tentative Subdivision Map No. 5162 was approved by the Woodland City Council in November of 2019 to subdivide the 55.4-acres into 238 lots, 231 of them for single family residential development and one 4.11-acre lot for multi-family development. The remaining six lots would be subdivision trail connecting lots.

Physical Features

The 55.45-acre property is bordered by the proposed Merritt Ranch subdivision to the north, Pioneer Avenue to the east, Harry Lorenzo Avenue to the west, and the Brookstone at Spring Lake subdivision to the south. The site is west of Pioneer High School and roughly a quarter mile east of Highway 113. The existing project site is primarily pervious.

Lotting Design

The layout of the proposed parcel map includes 3 large lots:

1. Parcel 1 – 27.22 acres
2. Parcel 2 – 4.11 acres
3. Parcel 3 – 19.14 acres

Justification

The purpose of the proposed project is to allow the current property owner flexibility in the sale of the property to other developers or home builders. There are no physical changes proposed to the property associated with this application or additional entitlements being requested.

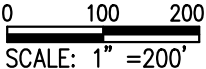


LEGEND:

- HIGH DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- PUBLIC/QUASI PUBLIC
- ZONING BOUNDARIES
- SUBJECT PROPERTY

NOTES:

1. SITE AERIAL IMAGERY WAS ACQUIRED FROM GOOGLE EARTH, COPYRIGHT GOOGLE, 2017.
2. CONCEPTS SHOWN ON THIS EXHIBIT ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.



DESIGNED <u>SG</u>	CONTEXTUAL MAP PIONEER VILLAGE	CUNNINGHAM ENGINEERING CECWEST.COM Project Planning ■ Civil Engineering ■ Landscape Architecture ■ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026 ■ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026	SCALE 1"=200'	DATE 01/13/20
DRAWN <u>KR</u>			↑	SHEET 1
CHECKED <u>SG</u>				OF 1
JOB No: 892.52	CITY OF WOODLAND	CALIFORNIA		

General Application Form

1. OWNER/APPLICANT

Property Owner:
Pioneer-Woodland LLC

Mailing Address:
540 Fulton Avenue

City State Zip Code:
Sacramento, CA 95825

Phone Number:
(916) 489-4600

E-mail Address:
Paul@intercalre.com

Project Applicant:
Pioneer-Woodland LLC c/o: Cunningham Engineering

Mailing Address:
2940 Spafford St. Suite 200

City State Zip Code:
Davis, CA 95618

Phone Number:
(530) 758-2026 x122

E-mail Address:
Steve@cecwest.com

2. PROJECT DESCRIPTION

Project Name:
Pioneer Village - Large Lot Tentative Parcel Map

Total Acres or Square Feet:
55.45 acres

General Plan Land Use Designation:
Low Density (LD) & High Density (HD)

Existing Zoning:
(R5), (R8), & (R20)

Site Address or Location:
North-west corner of Farmers Central Rd & Pioneer Ave

Assessor's Parcel Number(s):
042-580-068-000

Is Project in Flood Zone? ☐ Yes ☒ No

Requested Entitlement/Permit Type:
Large Lot Tentative Parcel Map

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☒ Property Owner ☐ Power of Attorney* ☐ Contract to Purchase* ☐ Other*

*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Applicant

Date

Applicant

Date

Legal Owner

Date

Legal Owner

Date

DEPARTMENT USE ONLY

Entitlement Type

- | | | |
|--|---|---|
| ☐ Zoning Administrator Permit (ZAP) | ☐ Zoning Amendment | ☐ Sign Plan |
| ☐ Conditional Use Permit (CUP) | ☐ Zone Interpretation | ☐ Tentative Parcel Map |
| ☐ CUP/PUD/ZAP Modification | ☐ Design Review | ☐ Tentative Subdivision Map |
| ☐ Annexation Application | ☐ Site Plan Review | ☐ Amendment to Tentative Map |
| ☐ Lot Line Adjustment | ☐ General Plan Petition | ☐ Variance |
| ☐ Lot Merger | ☐ General Plan Amendment | ☐ Other: _____ |

Is this request related to another development? _____

☐ Yes ☐ No

Explain: _____

Intake

Amount Paid: _____

Amount Owed: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Project No: _____