



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

May 7, 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. SPECIAL COMMENT:

PLEASE NOTE:

The April 16, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

1.The meeting will be held via teleconference and Council members will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

2.The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings .

3.If you wish to make a comment during general public comment or on a specific agenda item, there are three ways to do that:

-You may speak live at the appropriate time during the meeting for no more than three (3) minutes. Call (530) 661-5935. (You will be placed on hold until it is your turn to speak).

-You may leave a voice mail message at (530) 661-5900. All voice mail messages received by 6:00 p.m. will be played during the City Council meeting and read into the record at the appropriate time.

-Any member of the public watching the live stream who wishes to make a comment on an item as it is being heard may submit an email to the City Clerk at PlanningCommissionMeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

I. 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 75-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.

J. BUSINESS ITEMS

2. SUBJECT: City of Woodland 2019/20 - 2022/23 Capital Improvement Program

K. STAFF OR COMMISSIONER COMMENTS

3. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission accept the Long Range Calendar for review and consideration.

L. ADJOURNMENT

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



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 7, 2020
ITEM #: I.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 75-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:

This item was continued from the April 16th, 2020 Planning Commission public hearing meeting on a vote of seven to zero by commissioners. Due to the Covid19 and pursuant to the Governor's Executive Order N-29-20 the April 16th Planning Commission meeting was held by teleconference. Members of the public watched the meeting by live stream on the City's website and You-tube. Comments on the public hearing items were accepted by phone, e-mail, and mail. Comments were included as attachments to the staff report or shared in the meeting for the public record.

Project Proposal:

The applicant, AT&T c/o Epic Wireless Group, is requesting a Conditional Use Permit to allow the construction and operation of a 75-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. The wireless telecommunication tower is being requested to fill an existing service gap in coverage and to provide a dedicated FirstNet services to first responders which will enhance public safety.

The proposed project will result in the following:

- Establishment of a 20-foot by 60-foot equipment compound area with a 6-8 foot tall masonry perimetry wall (1,200 sq/ft leased area);
- Installation of an 75-foot tall 4G stealthed communication tower designed as a faux water tower within the equipment compound (all antennas shall be camouflaged within the top water tower tank);
- Placement of antennas on the interior tower allowing multiple carrier co-location;
- 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;
- Placement of mechanical equipment within the leased area including Diesel Generator with tank and level two noise reduction cover;and
- install infrastructure to connect with City sewer and water.

In response to concerns raised about the appearance of the wireless communication tower at the April 16, 2020 meeting, the applicant has provided alternative "stealth" (or camouflage) design proposals other than the water

tower to be considered, including a monopine and palm tree design. 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).

Discussion:

Review of the wireless telecommunication tower is governed by both the City's local zoning regulations and the Federal Telecommunications Act (47 USCS 332). Federal law prohibits the City from either conditioning or denying a project based on radio frequency emissions (RF) if the proposed facility complies with federal RF standards. Federal law prohibits the City from denying a wireless telecommunication tower if the proposed facility (a) is necessary to fill a significant service gap, and (b) the proposed project 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 – Radio Frequency – Electromagnetic Energy Compliance Report EME and Attachment – New Build Coverage Maps)

From discussion at the April 16th Planning Commission a number of recurring questions arose that are addressed in the following Q&A.

What information does the Federal Communications Commission (FCC) use to determine standards by which to regulate wireless communication facilities?

The FCC Office of Engineering and Technology sets national standards for Radio Frequency exposure based on their ongoing research. Additionally the FCC collects data from independent research firms who base their work on open source scientific methodology. You can find reports and research information at: www.fcc.gov

How are the radio frequency waves transmitted?

Optimal wave transmission is up and out to provide the best coverage. This is also why taller towers provide the fullest amount of coverage to a service area.

Is the proposed Cell Tower 5G technology?

No, the Cell Tower proposed for 231 W Main Street is 4G technology and any future changes require review by the City Planning Division. All changes must meet national FCC safety standards.

What control does the City of Woodland have with regard to Cell Tower review?

Local government (Planning Commission) may review wireless communication towers with regard to the height, style, location, setbacks, access, parking, noise, landscaping, and other physical features.

The wireless communication tower will be reviewed for consistency with the City's Wireless Communication Ordinance found in Section 17.104.180 of the City of Woodland Municipal Code (Conditional Use Permit Review, Section 17.104.180 B 5 (c); Location and Design, Section 17.104.180 C; and Findings for Approval for Telecommunication Facility Applications, Section 17.104.180 E)

Why does the Federal and State government restrict local control?

As more people, businesses, and first responders use wireless service as their primary means of communication the courts view wireless telecommunication service as essential, similar to other utilities.

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 75-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.

Local government (Planning Commission) may review wireless communication towers with regard to the height, style, location, setbacks, access, parking, noise, landscaping, and other physical features. The wireless communication tower will be reviewed for consistency with the City's Wireless Communication Ordinance found in Section 17.104.180 of the City of Woodland Municipal Code (Conditional Use Permit Review, Section 17.104.180 B 5 (c); Location and Design, Section 17.104.180 C; and Findings for Approval for Telecommunication Facility Applications, Section 17.104.180 E)

General Plan & Zoning Consistency

As outlined in the April 16th staff report the project is consistent with City policy documents as follows:

- The proposed project as conditioned is consistent with the City General Plan, meeting infrastructure goals and policies.
- The proposed project, as conditioned, meets applicable regulatory requirements of the City's Wireless Ordinance (Municipal Code Section 17-104.180) and Zoning Code.
- The CMU-West commercial zoning allows for stealthed monopole telecommunication facilities.
- The proposed project meets the required 100 foot setback from residential (Section 17.104.180 B(1)(d)(i)), and all other standard setbacks under the City Zoning Ordinance.
- At a proposed height of 75 feet The Cell Tower height meets the City Wireless Communication Ordinance requirement (Section 17.104.180 (B)(5)(c)(vi)) of 77 feet under the CMU-West zoning.
- 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.

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, 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.

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.

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.

HCP/NCCP & Climate Action Plan

The project has been conditioned to meet the requirements set forth in the Yolo Habitat Conservation Plan (HCP/NCCP). Additionally per the 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:

The public hearing item was previously presented at the April 16th Planning Commission meeting and was continued to the May 7th, 2020 Planning Commission public hearing. Although staff is not legally required to send a public notice for a continued item, staff did decide to send a curtesy notice for the upcoming meeting due to the public interest. The curtesy notice was sent to all property owners and residents within 300 feet of the project site. Additionally, copies of the staff report for the proposed project have been on file at City Hall since May 1, 2020.

The public was also informed through the curtesy notice and on the City website that they may listen to the meeting live on Woodland TV Channel 20 or online at www.cityofwoodland.org/654/Meetings-Agendas. All interested persons are invited to listen to the hearing and express opinions. The public may do so in one of three ways: (1) You may speak live at the appropriate time during the meeting for no more than three (3) minutes by calling (530) 661-5935 (you will be placed on hold until it is your turn to speak); (2) you may leave a voice mail message prior to the hearing by calling (530) 661-5900. All voice mails received by 5:30 p.m. the day of the hearing will be read into the record at the appropriate time; or (3) you may submit an email to PlanningCommissionMeetings@cityofwoodland.org prior to public comment on that item which will be read during the meeting. Emailed comments submitted to be read into the record shall be no more than three (3) minutes when read aloud and should include the agenda item in the subject line.

Public Comment:

Staff did talk with members of the public and received letters in protest of the project (See Attached - Public Comment Letters). At the April 16th Planning Commission meeting the public comment letters were read into the public record and voice mails were also played during the meeting. Concerns centered around the following subjects along with staff response:

Community members voice safety concerns with the proposed wireless telecommunications facilities

Federal law states that safety standards are not set at the local level and can not be the basis for denial of a project. The FCC sets national safety standards for all wireless telecommunications facilities. The applicant has provided an RF report showing the proposed facility meets all FCC safety standards. Additionally, the applicant has hired an Electrical Engineer from Hammett and Edison to do a peer review of the Waterford EME report to ensure accuracy and they will be present at the May 7th planning commission meeting to speak about RF emissions standards.

Concerns that the proposed wireless telecommunications facility location is too visible. Members of the public voiced concerns on the overall esthetics, massing and scale of the monopole in relation to the existing single story buildings directly around the site

Staff has conditioned the project to include additional landscaping and frontage improvements in key view-sheds for added screening at eye level. Additionally the stealthed water tower design was proposed to be in line with surrounding agricultural based building styles.

Concerns were raised about property values decreasing in the area directly around the site due to visual impacts

Federal law also makes clear the City cannot indirectly regulate RF emissions by considering whether fears about RF emissions will affect property values.

Applicant has also provided staff with a recent article summarizing a study on property value in relation to proximity to a wireless facility (See Attachment: Property Values Article) The attached is a market study of about 1600 home sales showing no impact based on proximity to wireless communications facilities.

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 75-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. PC Staff Report _4.16.20
2. Resolution & Conditions
3. Site Plan & Elevations
4. General Planning Application
5. Project Information Summary Sheet
6. Project Support Statement
7. Photo Simulation_75' Watertower
8. Photo Simulation_75' Palm Tree
9. Photo Simulation_75' Monopine
10. New Build Coverage Maps
11. Electromagnetic Energy Compliance Report EME
12. Property Values Article
13. Public Comment Letters



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 7, 2020
ITEM #: I.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 75-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 75-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 75-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 zoned property 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 75-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 stealthed" 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

Article 17 of the Zoning Regulations commencing with Section 17.104.180 B(1)(d)(i), 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 development site and the proposed project as designed has met the 100 foot setback requirement. The proposed monopole complies with all setback requirements of the City Zoning Ordinance.

Height

Per the Wireless Telecommunications Facilities Section 17.104.180 (B)(5)(c)(vi) it 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 2 feet under the maximum allowed height. 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.

The project as originally submitted called for an 87 foot tall Cell Tower to be placed on site, but after comparing this height to existing telecommunications facilities already in the City and looking at coverage modeling with their engineering team the decision was made by the applicant to reduce the height of the Cell Tower to 75 feet.

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 75-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:

The public hearing item was previously presented at the April 16th Planning Commission meeting and was continued noticed for the March 19th Planning Commission however the meeting was canceled over concerns of the Covid-19 outbreak. No date certain was established for a future hearing so additional public noticing was required for this item. 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 April 5, 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 April 10, 2020.

The public was also informed through the amended public notice and on the City website that they may listen to the meeting live on Woodland TV Channel 20 or online at www.cityofwoodland.org/654/Meetings-Agendas. All interested persons are invited to listen to the hearing and express opinions. The public may leave a voice mail message prior to the hearing by calling (530) 661-5900. All voice mails received by 5:30 p.m. the day of the hearing will be read into the record at the appropriate time. Any member of the public wishing to make a comment on an item as it is being heard may submit an email to CouncilMeetings@cityofwoodland.org prior to public comment on that item. Emailed comment submitted to be read into the record shall be no more than three (3) minutes when read aloud and should include the agenda item in the subject line. The City does

not transcribe its hearings, however, summary minutes are prepared and are publicly available once approved by the hearing body.

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 75-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. Revised Site Plan & Elevations
3. Project Information Summary Sheet
4. General Planning Application Form
5. Project Support Statement
6. Photo Sims_Water Tank
7. Zoning Coverage Map_09242019
8. EME Radio Frequency Emissions Report
9. Public Comment Letter 1
10. Public Comment Letter 2
11. 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 75-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 May 7, 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 a 75-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 a 75-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 7th day of May, 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 May 7, 2020 Planning Commission meeting to allow the construction and operation of a 75-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, 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

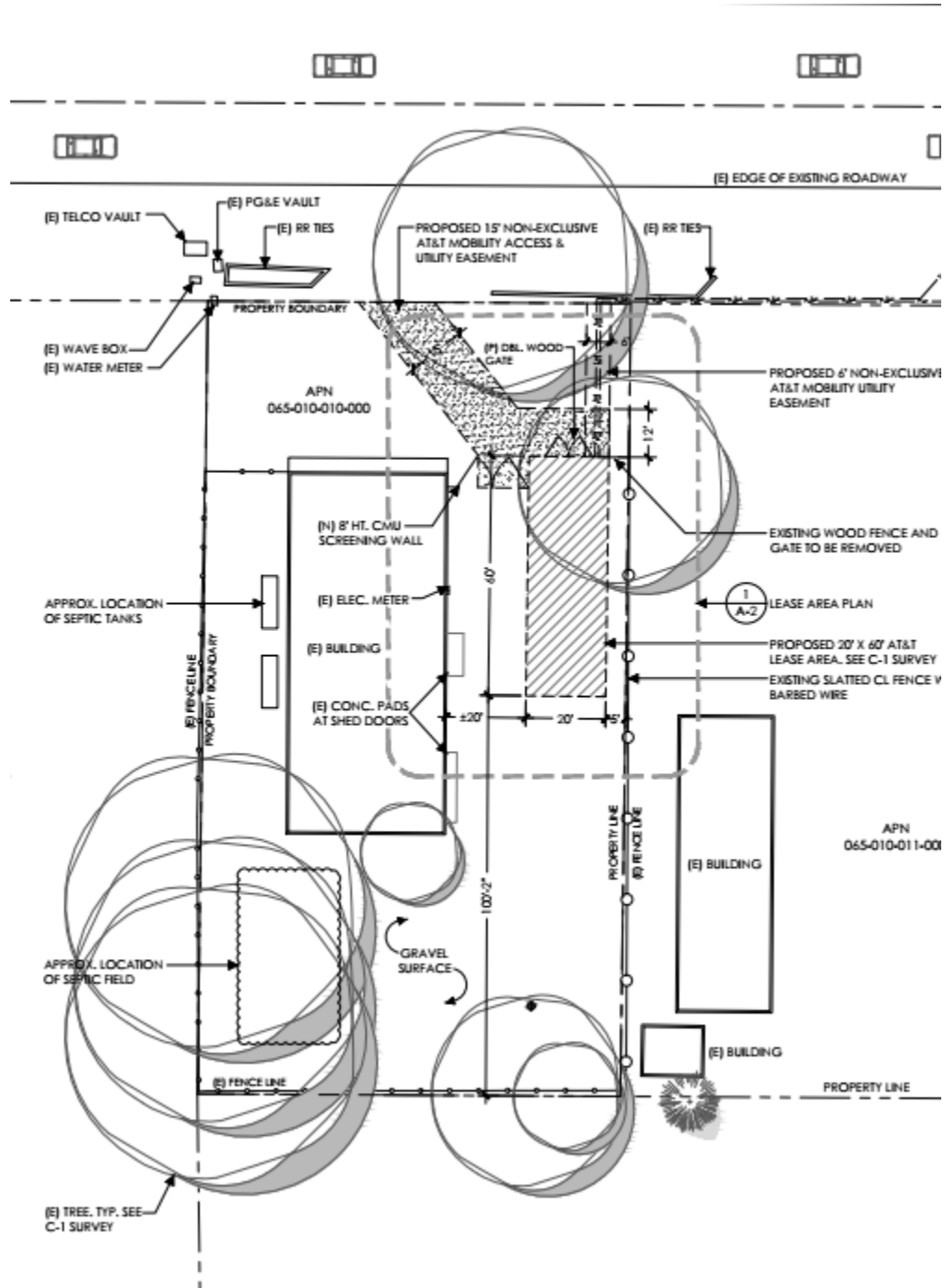
34. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
 - a. Recycle plan is required at time of permit issuance along with a \$1000 deposit.
 - b. Prior to **any** demolition work being performed, 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.

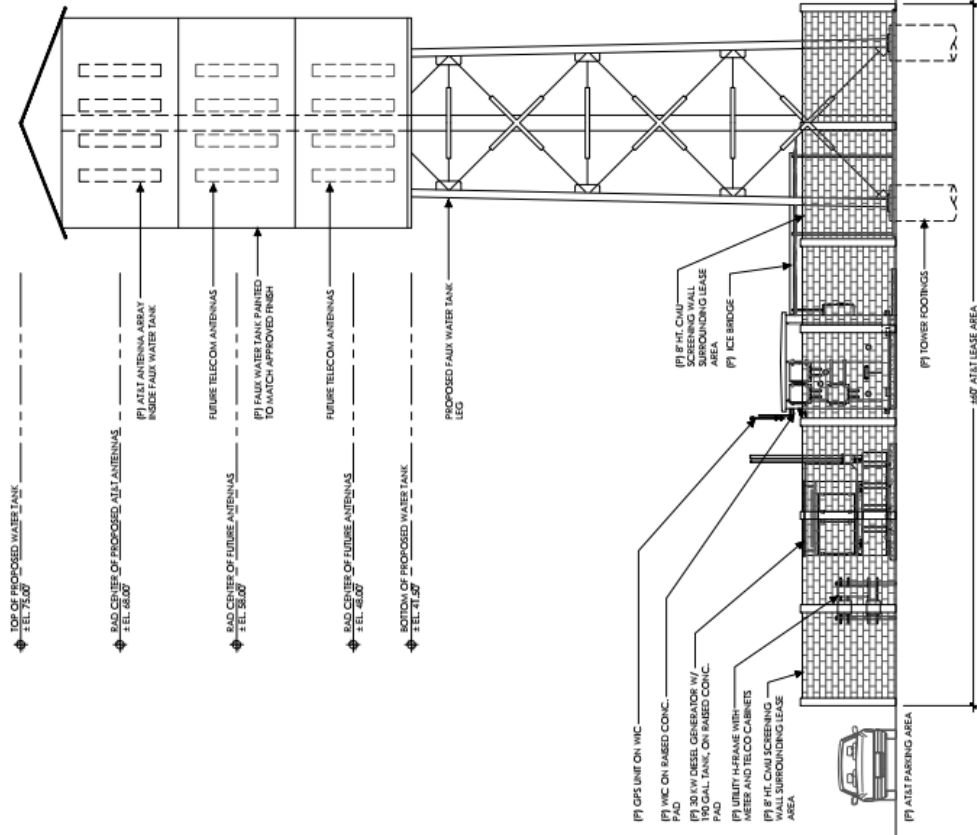
FIRE

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





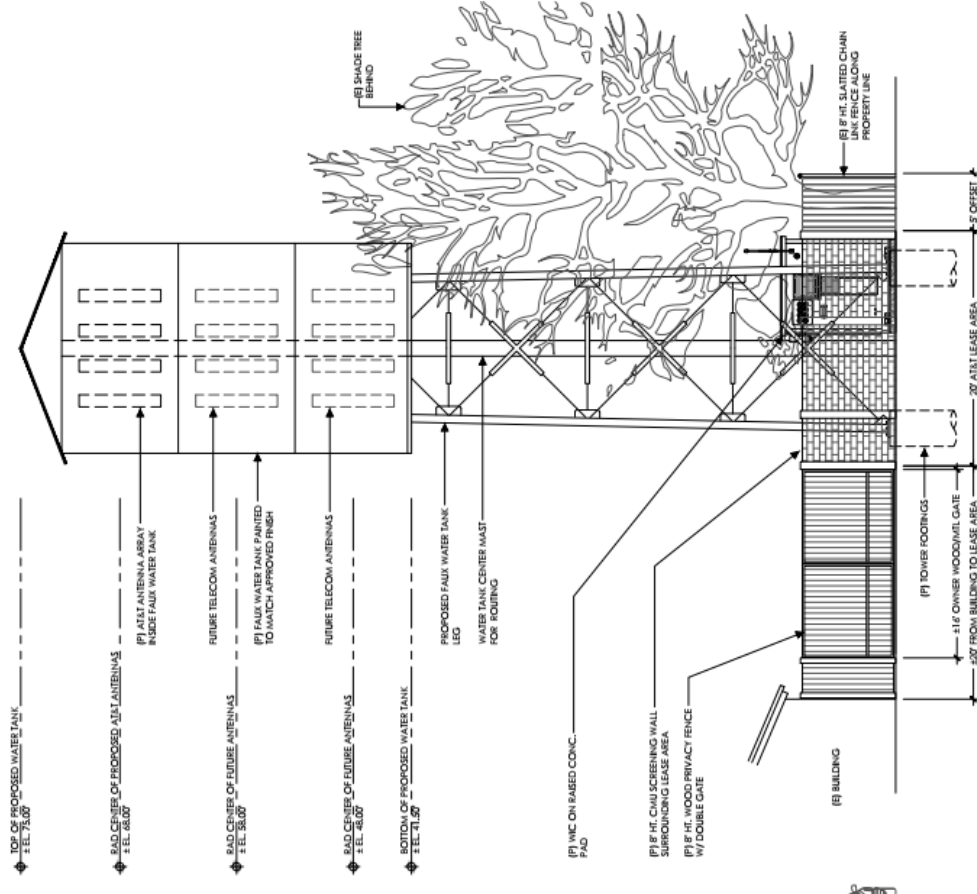
NOTE:
ALL AT&T GROUND-MOUNTED EQUIPMENT
LOCATED INSIDE WAILED LEASE AREA. SHOWN
ON ELEVATIONS FOR INFORMATION PURPOSES
ONLY

WEST ELEVATION

1

SCALE
3/16" = 1'-0"

0 2 4 6 8 12



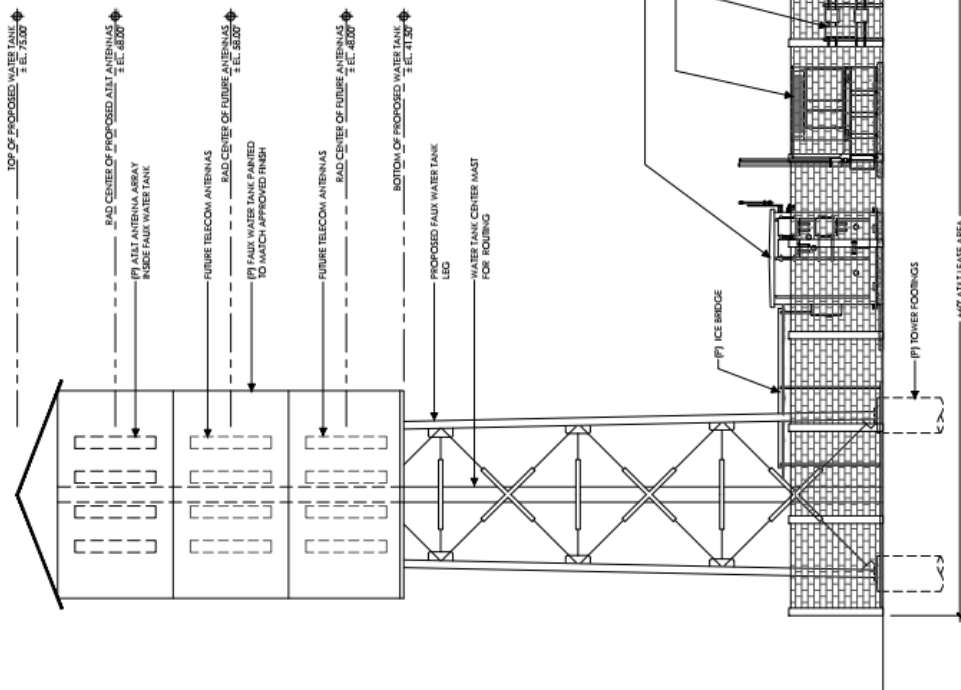
NOTE:
ALL AT&T GROUND-MOUNTED EQUIPMENT
LOCATED INSIDE WAILED LEASE AREA. SHOWN
ON ELEVATIONS FOR INFORMATION PURPOSES
ONLY

SOUTH ELEVATION

1

SCALE
3/16" = 1'-0"

0 2 4 6 8 12



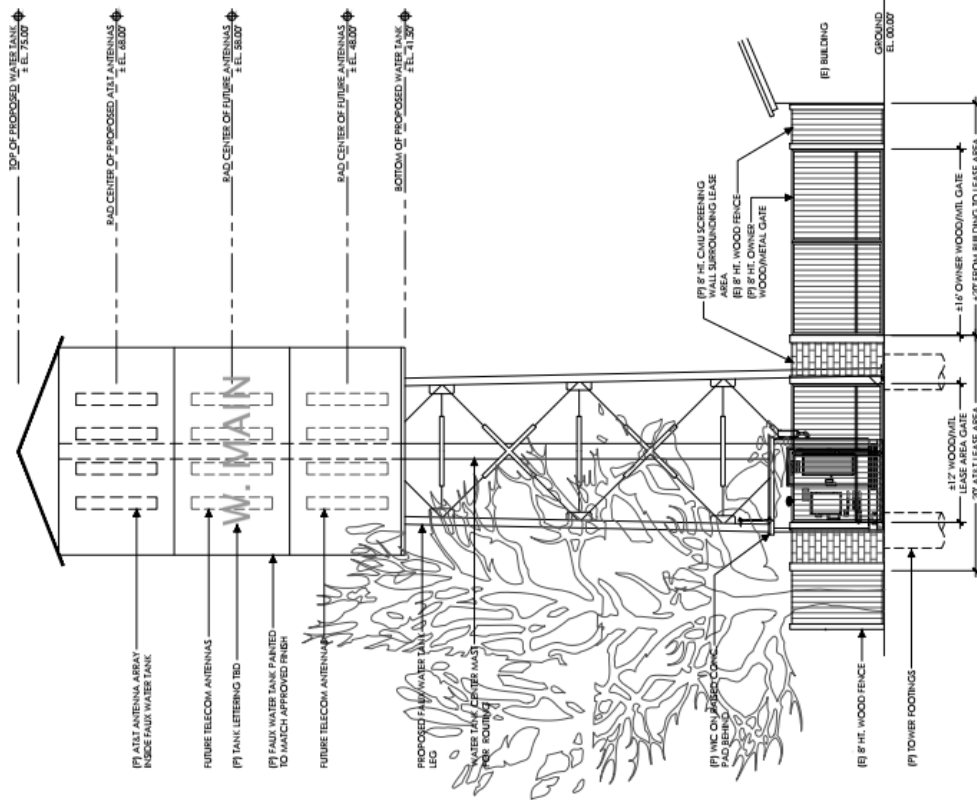
NOTE:
ALL AT&T GROUND-MOUNTED EQUIPMENT
LOCATED INSIDE WALLED LEASE AREA. SHOWN
ON ELEVATIONS FOR INFORMATION PURPOSES
ONLY

EAST ELEVATION

1

SCALE

21	
----	--



NOTE:
ALL AT&T GROUND-MOUNTED EQUIPMENT
LOCATED INSIDE WALLED LEASE AREA, SHOWN
ON ELEVATIONS FOR INFORMATION PURPOSES
ONLY

NORTH ELEVATION

SCALE
90% - 100%

3	12
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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

All that certain lease area being a portion of that certain parcel described in deed filed for record January 27, 2012 as Document No. 2625, Yolo County Records, located in the City of Woodland, County of Yolo, State of California, and being a portion of the NW 1/4 of Section 31, Township 10 N., Range 2 E., M.D.B. & M, and being more particularly described as follows:

Commencing at a nail monument box set for the North 1/4 corner of the above referenced Section 31 from which a hexbar in monument well bears South 00°45'34" West 630.00 feet; thence from said point of commencement South 77°31'31" West 669.26 feet to the True Point of Beginning; thence from said True Point of Beginning North 89°14'26" West 20.00 feet; thence North 00°45'34" East 60.00 feet; thence South 89°14'26" East 20.00 feet; thence South 00°45'34" West 60.00 feet to the point of beginning.

Together with a non-exclusive easement for access purposes fifteen feet in width the centerline of which is described as follows: beginning at a point which bears North 00°45'34" East 7.50 feet from the Northeast corner of the above described lease area and running thence North 89°14'26" West 29.14 feet to a point hereafter defined as Point "A"; thence North 38°04'07" West 39.29 feet more or less to the public right of way more commonly known as West Main Street.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning a Point "A" as previously defined and running thence South 38°04'07" East 2.61 feet; thence South 00°45'34" West 13.50 feet.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point on the North boundary of the above described lease area which bears North 89°14'26" West 3.00 feet from the Northeast corner thereof and running thence North 00°45'34" East 38.5 feet more or less to the public right of way more commonly known as West Main Street.

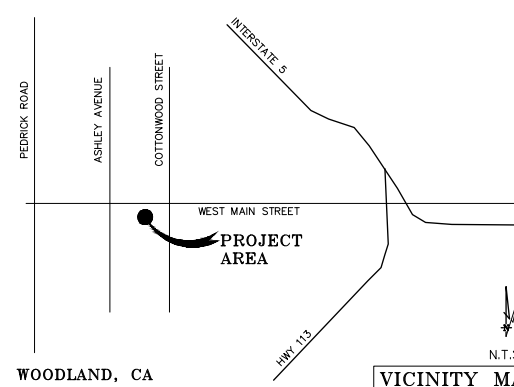
BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD
INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

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

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.52' FROM ELEVATIONS SHOWN.

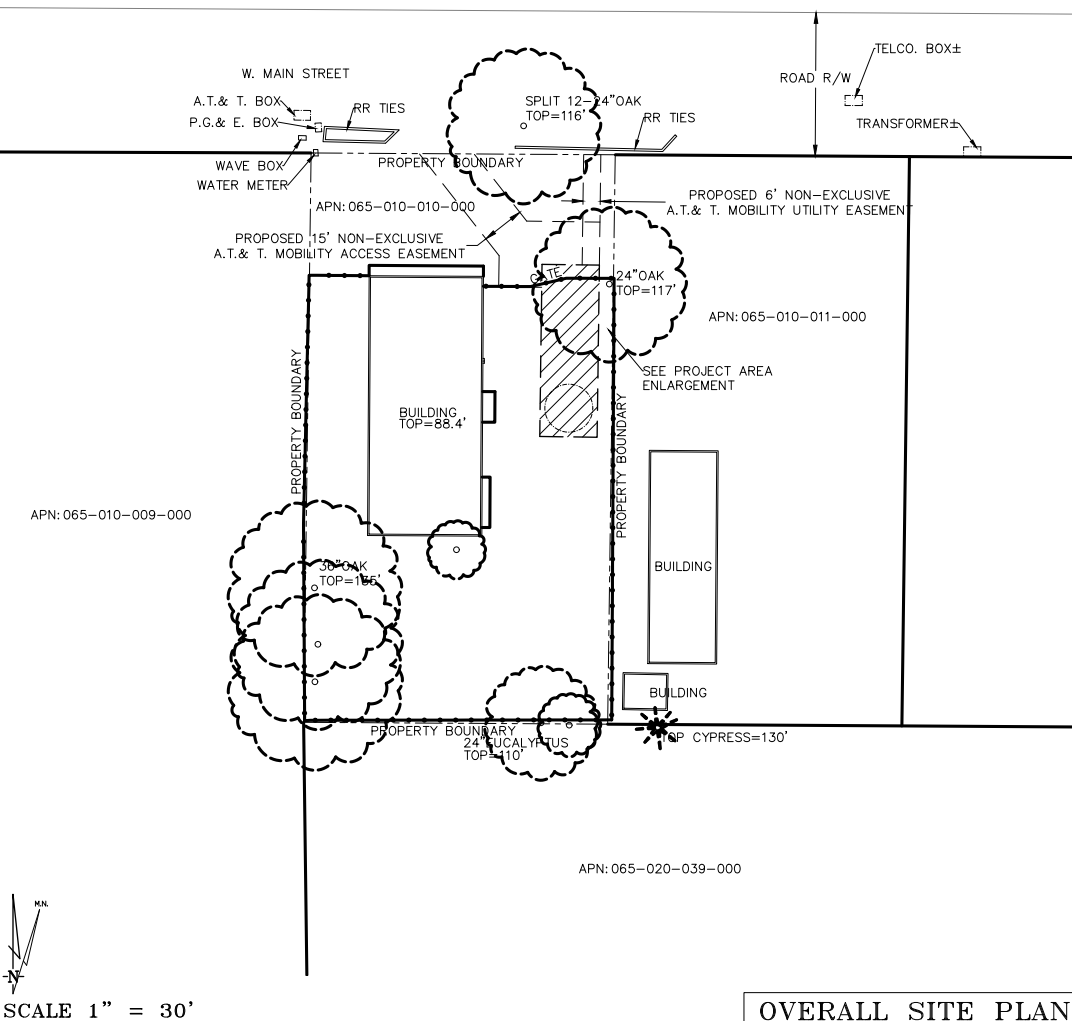
CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

OWNER(S): TOM & KATHERINE KEEHN
14455 COUNTY ROAD 91B
WOODLAND, CA 95695



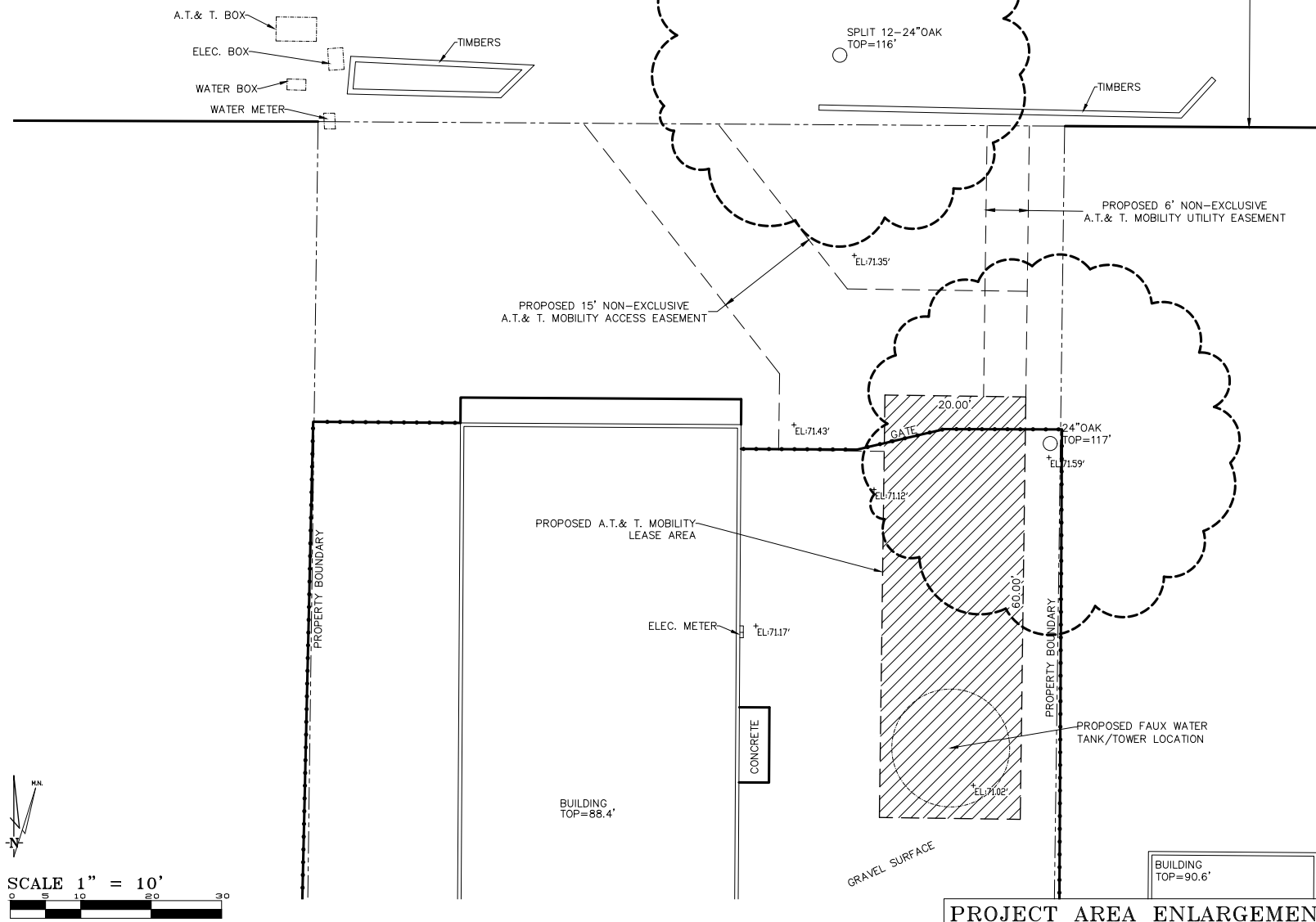
CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803



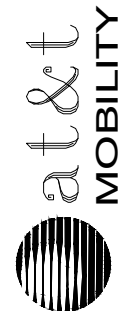
SCALE 1" = 30'

OVERALL SITE PLAN



PROJECT AREA ENLARGEMENT

Surveyor	GEIL ENGINEERING ENGINEERING ARCHITECTS & PLANNING 10000 AUBURN, CALIFORNIA 96603 phone: (530) 886-0426 fax: (530) 823-1309	DEPT	APPROVED	DATE
		A&C		
		RE		
		RF		
		INT		
		EE/IN		
		OPS		
		EE/OUT		

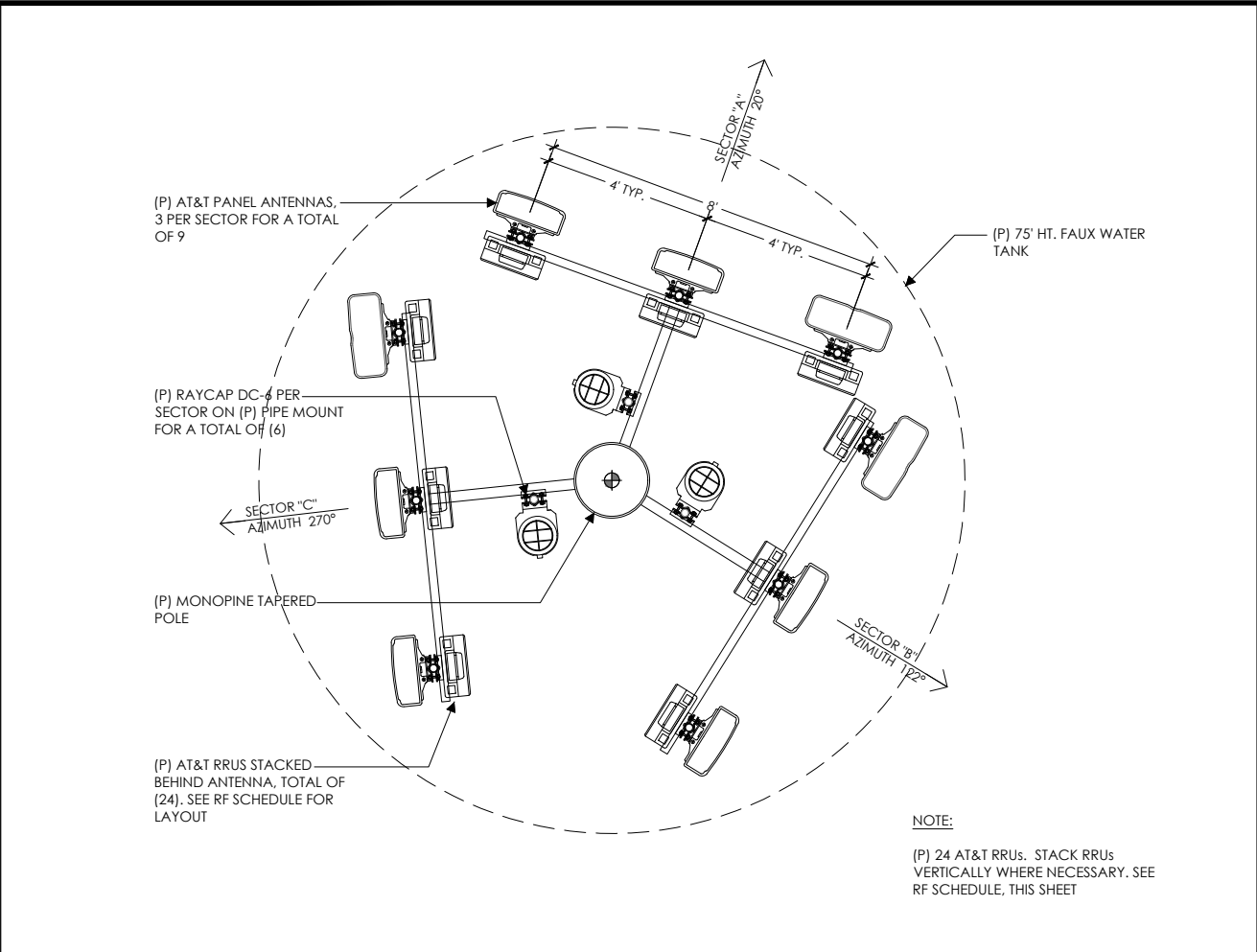


CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695
PLOT PLAN AND
SITE TOPOGRAPHY

REVISIONS				
REV	08-15-19	PRELIMINARY DRAWING	REV	
	N. RHODE			
REV	08-19-19	EASEMENT ADDED	REV	
	N. RHODE			
REV	09-09-19	LEASE AREA PLACED	REV	
	N. RHODE			
REV	10-08-19	EASEMENT MOD.	REV	
	N. RHODE			
REV	11-21-19	LEASE AREA MOD.	REV	
	N. RHODE			

Sheet

C-1



RF SCHEDULE										
SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD CENTER	RRH NO.	TMA	FIBER LENGTH	LEN.	DIA.	NO.
A L P H A	A1	KATHREIN 800-10966K	20°	± 68'-00"	(1) 4449 B5/B12, (1) 8843 B2/B66A	-	± 110'	-	-	2
	A2	KATHREIN 800-10966K	20°	± 68'-00"	(1) 4478 B14	-	± 110'	-	-	1
	A3	COMMScope NNH4-65C-R6	20°	± 68'-00"	(1) RRUS-E2 B29, 4415 B25, 44415 B30	-	± 110'	-	-	3
B E T A	B1	KATHREIN 800-10966K	122°	± 68'-00"	(1) 4449 B5/B12, (1) 8843 B2/B66A	-	± 110'	-	-	2
	B2	KATHREIN 800-10966K	122°	± 68'-00"	(1) 4478 B14	-	± 110'	-	-	1
	B3	COMMScope NNH4-65C-R6	122°	± 68'-00"	(1) RRUS-E2 B29, 4415 B25, 44415 B30	-	± 110'	-	-	3
G A M M A	C1	KATHREIN 800-10966K	270°	± 68'-00"	(1) 4449 B5/B12, (1) 8843 B2/B66A	-	± 110'	-	-	2
	C2	KATHREIN 800-10966K	270°	± 68'-00"	(1) 4478 B14	-	± 110'	-	-	1
	C3	COMMScope NNH4-65C-R6	270°	± 68'-00"	(1) RRUS-E2 B29, 4415 B25, 44415 B30	-	± 110'	-	-	3
										18

RF DATA SHEET CVL01630 DATED 08/26/19

EQUIPMENT IS PRELIMINARY AND SUBJECT TO CHANGE

ANTENNA PLAN	1
NOT USED	2

RF SCHEDULE	3
NOT USED	4

AT&T Site ID:
CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695

Vendor:

Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:

5001 Executive Parkway
San Ramon, California 94583

Architect:

Meridian Management LLC
785 Oak Grove Road E2
Suite 251
Concord, CA 94518
1707.592.5924
www.meridianmanagement.com

AT&T SITE NO: CVL01630
FA#: 14758137
DRAWN BY: JG
CHECKED BY: RB

5	03/14/20	100% ZONING DWGS
4	03/09/20	100% ZONING DWGS
3	11/22/19	100% ZONING DWGS
2	09/09/19	100% ZONING DWGS
1	08/19/19	90% ZONING DWGS
REV	DATE	DESCRIPTION

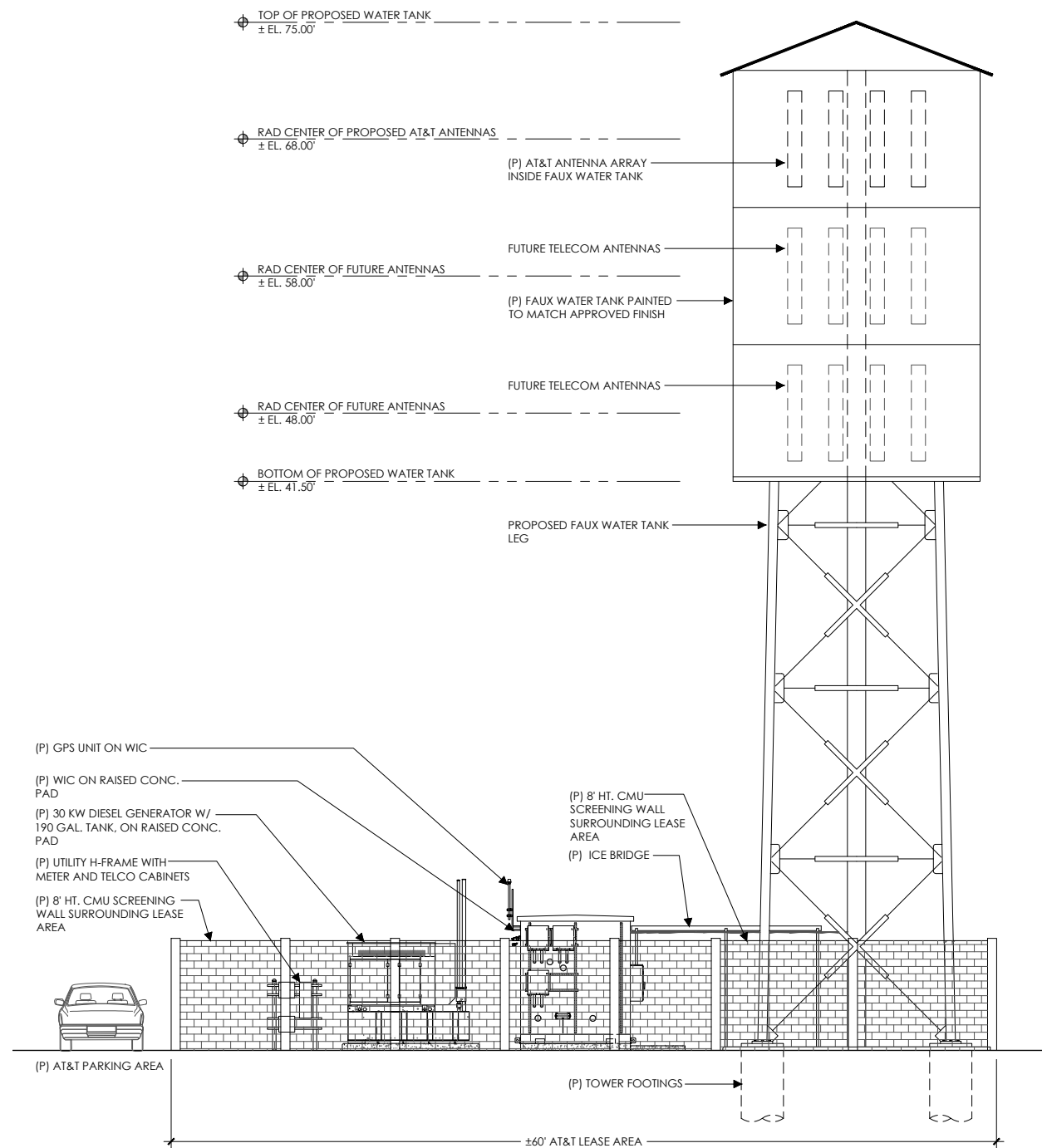
Licensors:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

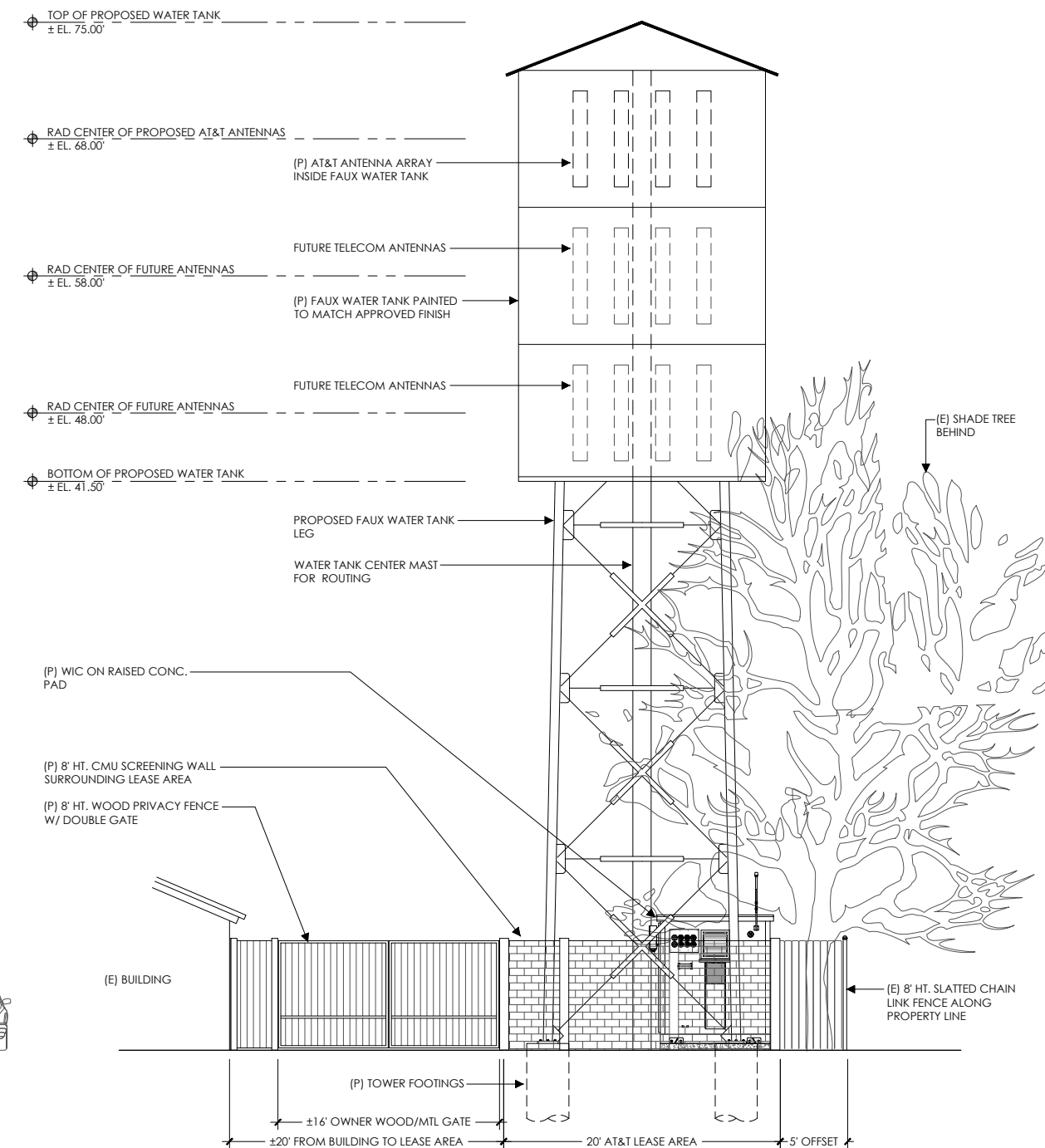
Issued For:
03/16/20
100% ZONING DWGS

SHEET TITLE:
ANTENNA PLAN
EQUIPMENT SCHEDULE

SHEET NUMBER:
A-3



NOTE:
ALL AT&T GROUND-MOUNTED EQUIPMENT
LOCATED INSIDE WALLED LEASE AREA. SHOWN
ON ELEVATIONS FOR INFORMATION PURPOSES
ONLY



NOTE:
ALL AT&T GROUND-MOUNTED EQUIPMENT
LOCATED INSIDE WALLED LEASE AREA. SHOWN
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ONLY

AT&T Site ID:
CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695

Vendor:



Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:


AT&T

5001 Executive Parkway
San Ramon, California 94583

Architect:



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Suite 251
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T 707.592.5924
www.meridian.management

AT&T SITE NO:	CVL01630
FA#:	14758137
DRAWN BY:	JG
CHECKED BY:	RB

5	03/16/20	100% ZONING DWGS
4	03/09/20	100% ZONING DWGS
3	11/22/19	100% ZONING DWGS
2	09/09/19	100% ZONING DWGS
1	08/19/19	90% ZONING DWGS
REV	DATE	DESCRIPTION

Licensor:

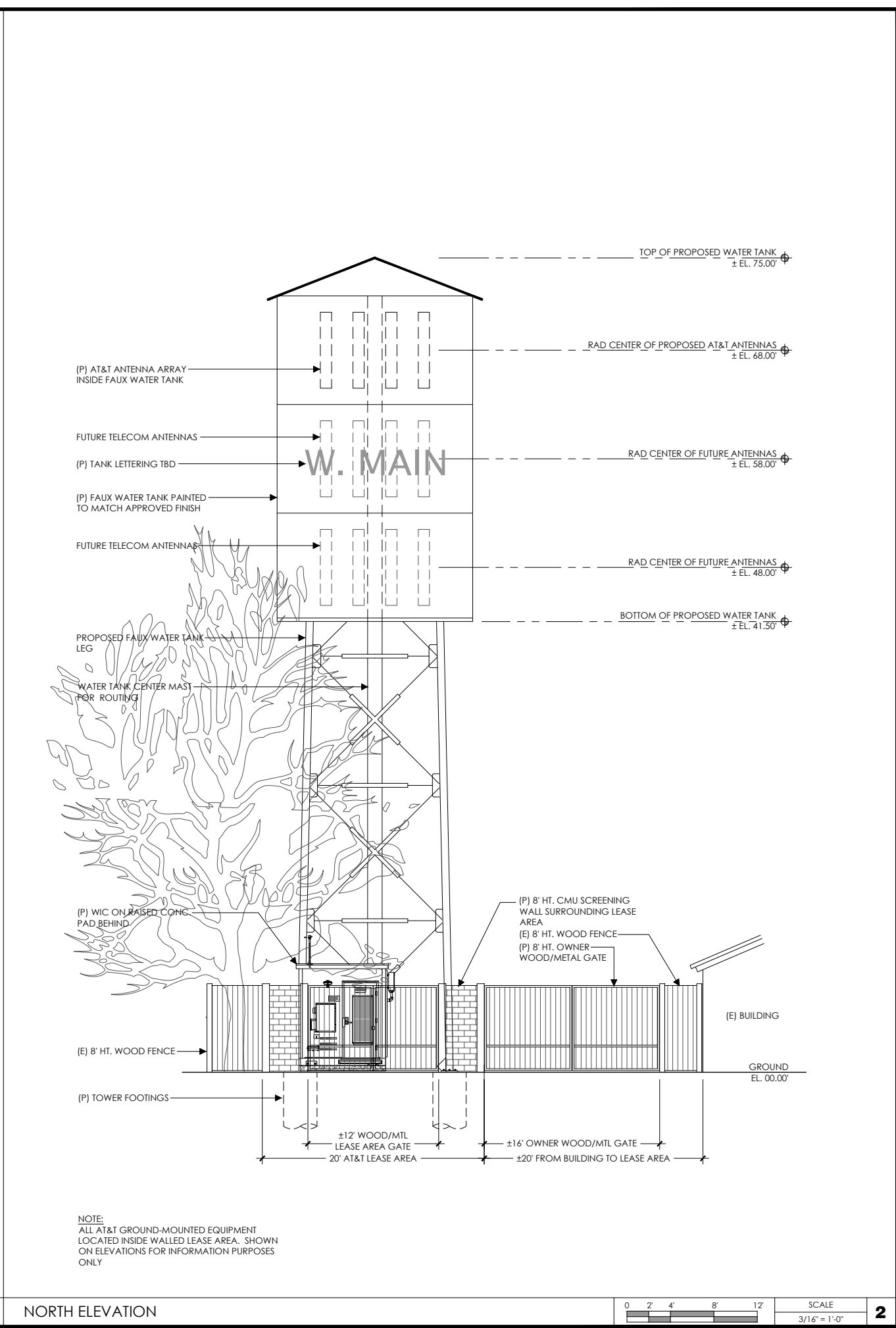
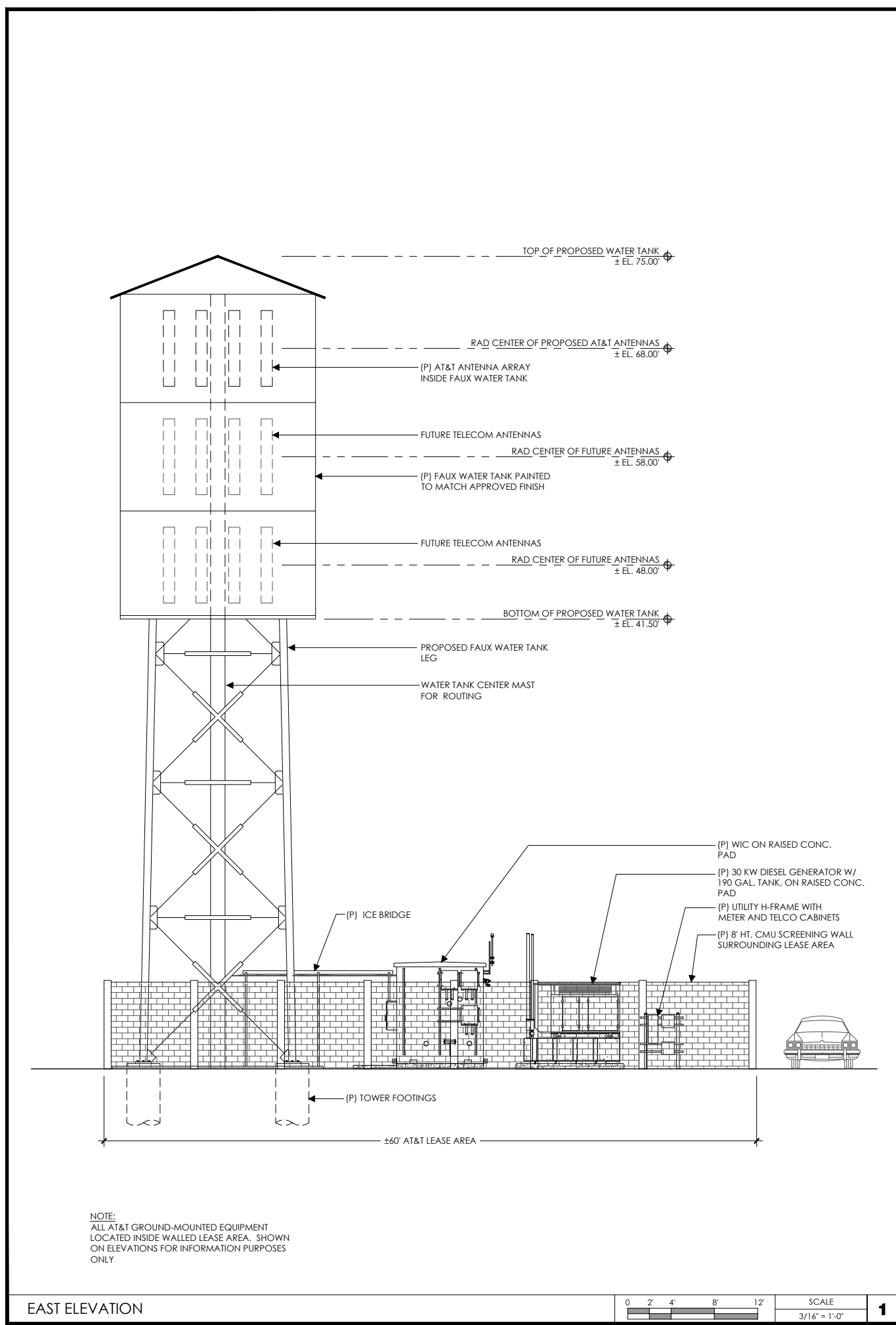
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Issued For:
03/16/20
100% ZONING DWGS

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:
A-4



AT&T Site ID:

CVL01630

WOODLAND

231 W. MAIN STREET

WOODLAND, CA 95695

Vendor:

EPIC

WIRELESS GROUP LLC

Connecting a Wireless World

Epic Wireless Group LLC

605 Coolidge Drive, Suite 100

Folsom, CA 95630

Prepared For:

AT&T

5001 Executive Parkway

San Ramon, California 94583

Architect:

MM

Melidan Management LLC

785 Oak Grove Road E2

Suite 251

Concord, CA 94518

1 707 592 5924

www.melidanmanagement.com

AT&T SITE NO: CVL01630

FA#: 14758137

DRAWN BY: JG

CHECKED BY: RB

REV	DATE	DESCRIPTION
5	03/16/20	100% ZONING DWGS
4	03/09/20	100% ZONING DWGS
3	11/22/19	100% ZONING DWGS
2	09/09/19	100% ZONING DWGS
1	08/19/19	90% ZONING DWGS

Licenser:

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Issued For:

03/16/20

100% ZONING DWGS

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-5

EAST ELEVATION

NORTH ELEVATION

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

PROJECT INFORMATION SUMMARY SHEET

AT&T, Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of a 75-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 – April 16, 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

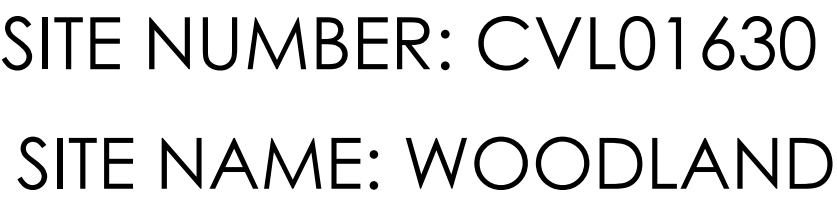
Flood Zone: X – Area outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2012

Street Access: West Main Street

Applicable Laws, Codes & Ordinances:

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

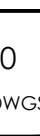
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Woodland 2035 Climate Action Plan (CAP)



231 W. MAIN STREET
WOODLAND, CA 95695

JURISDICTION: CITY OF WOODLAND

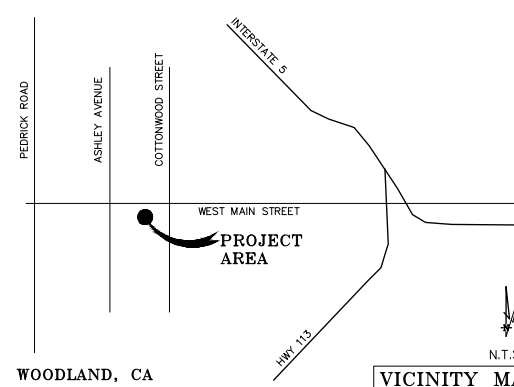
SITE TYPE: WATER TANK / WIC

AT&T Site ID:		
CVL01630 WOODLAND 231 W. MAIN STREET WOODLAND, CA 95695		
Vendor:		
 Epic Wireless Group LLC 605 Coolidge Drive, Suite 100 Folsom, CA 95630		
Prepared For:		
 AT&T 5001 Executive Parkway San Ramon, California 94583		
Architect:		
		
Meridian Management LLC 785 Oak Grove Road E2 Suite ZB1 Concord, CA 94518 T 707.592.5924 www.meridianmanagement.com		
AT&T SITE NO: CVL01630		
FA#:	14758137	
DRAWN BY:	JG	
CHECKED BY:	RB	
6	03/24/20	100% ZONING DWGS
5	03/16/20	100% ZONING DWGS
4	03/09/20	100% ZONING DWGS
3	11/22/19	100% ZONING DWGS
2	09/09/19	100% ZONING DWGS
1	08/19/19	90% ZONING DWGS
REV	DATE	DESCRIPTION
Licensor:		
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03/24/20		
100% ZONING DWGS		
SHEET TITLE:		
TITLE SHEET		
SHEET NUMBER:		
T-1		

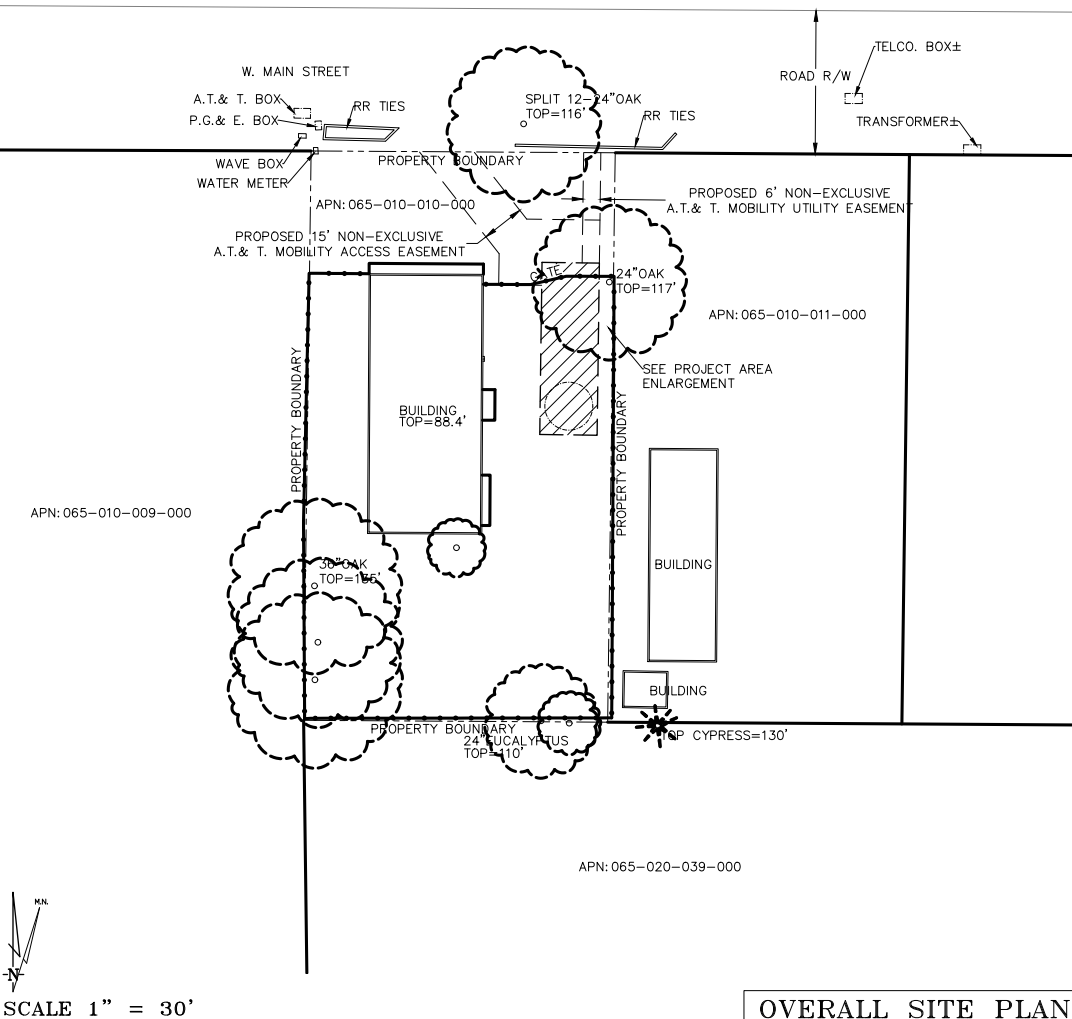
BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING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

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: beginning at a point on the North boundary of the above described lease area which bears North 89°14'26" West 3.00 feet from the Northeast corner thereof and running thence North 00°45'34" East 38.5 feet more or less to the public right of way more commonly known as West Main Street.

OWNER(S): TOM & KATHERINE KEEHN
14455 COUNTY ROAD 91B
WOODLAND, CA 95695

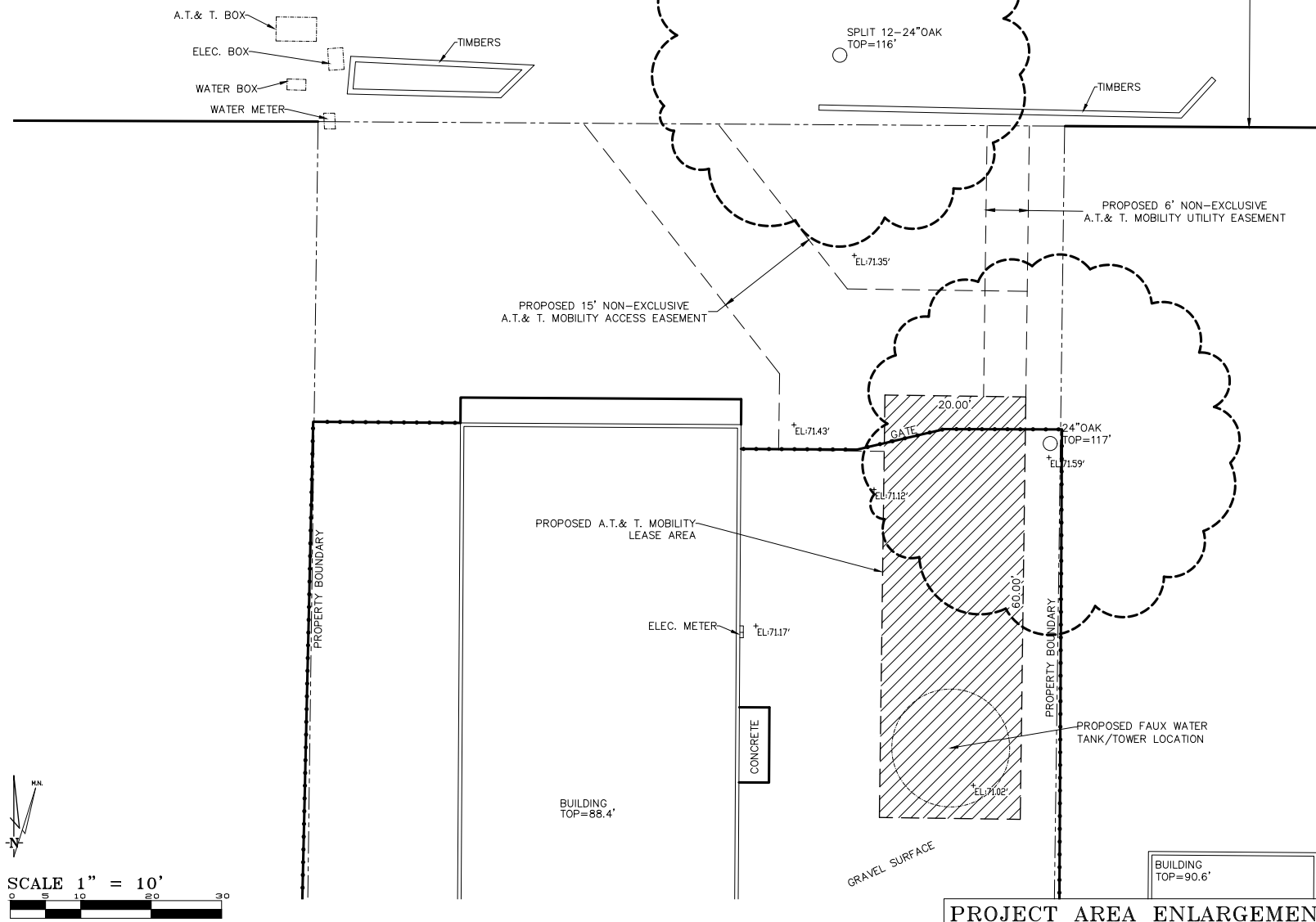


Kenneth D. Geil California RCE 14803



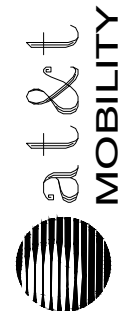
SCALE 1" = 30'

OVERALL SITE PLAN



PROJECT AREA ENLARGEMENT

Surveyor	GEIL ENGINEERING ENGINEERING ARCHITECTS & PLANNING 10000 AUBURN, CALIFORNIA 96603 phone: (530) 886-0426 fax: (530) 823-1309	DEPT	APPROVED	DATE
		A&C		
		RE		
		RF		
		INT		
		EE/IN		
		OPS		
		EE/OUT		



CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695
PLOT PLAN AND
SITE TOPOGRAPHY

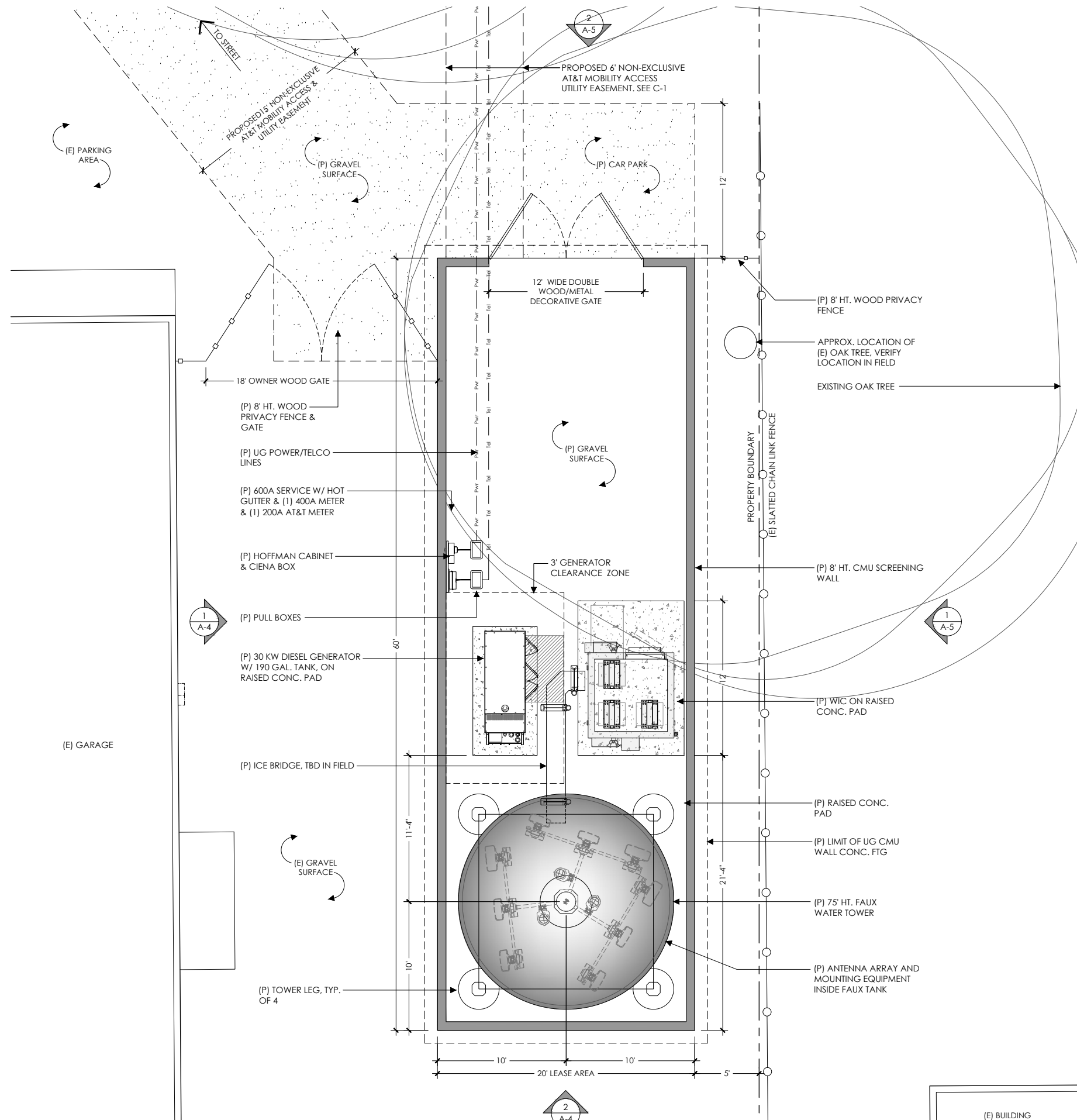
REVISIONS				
REV	08-15-19	PRELIMINARY DRAWING	REV	
	N. RHODE			
REV	08-19-19	EASEMENT ADDED	REV	
	N. RHODE			
REV	09-09-19	LEASE AREA PLACED	REV	
	N. RHODE			
REV	10-08-19	EASEMENT MOD.	REV	
	N. RHODE			
REV	11-21-19	LEASE AREA MOD.	REV	
	N. RHODE			

Sheet

C-1



--	--



AT&T Site ID:
CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95675

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:
AT&T
5001 Executive Parkway
San Ramon, California 94583

Architect:
MM
Meridian Management LLC
785 Oak Grove Road E2
Suite 251
Concord, CA 94518
1.707.592.5924
www.meridianmanagement.com

AT&T SITE NO: CVL01630
FA#: 14758137
DRAWN BY: JG
CHECKED BY: RB

REV	DATE	DESCRIPTION
6	03/24/20	100% ZONING DWGS
5	03/16/20	100% ZONING DWGS
4	03/09/20	100% ZONING DWGS
3	11/22/19	100% ZONING DWGS
2	09/09/19	100% ZONING DWGS
1	08/19/19	90% ZONING DWGS

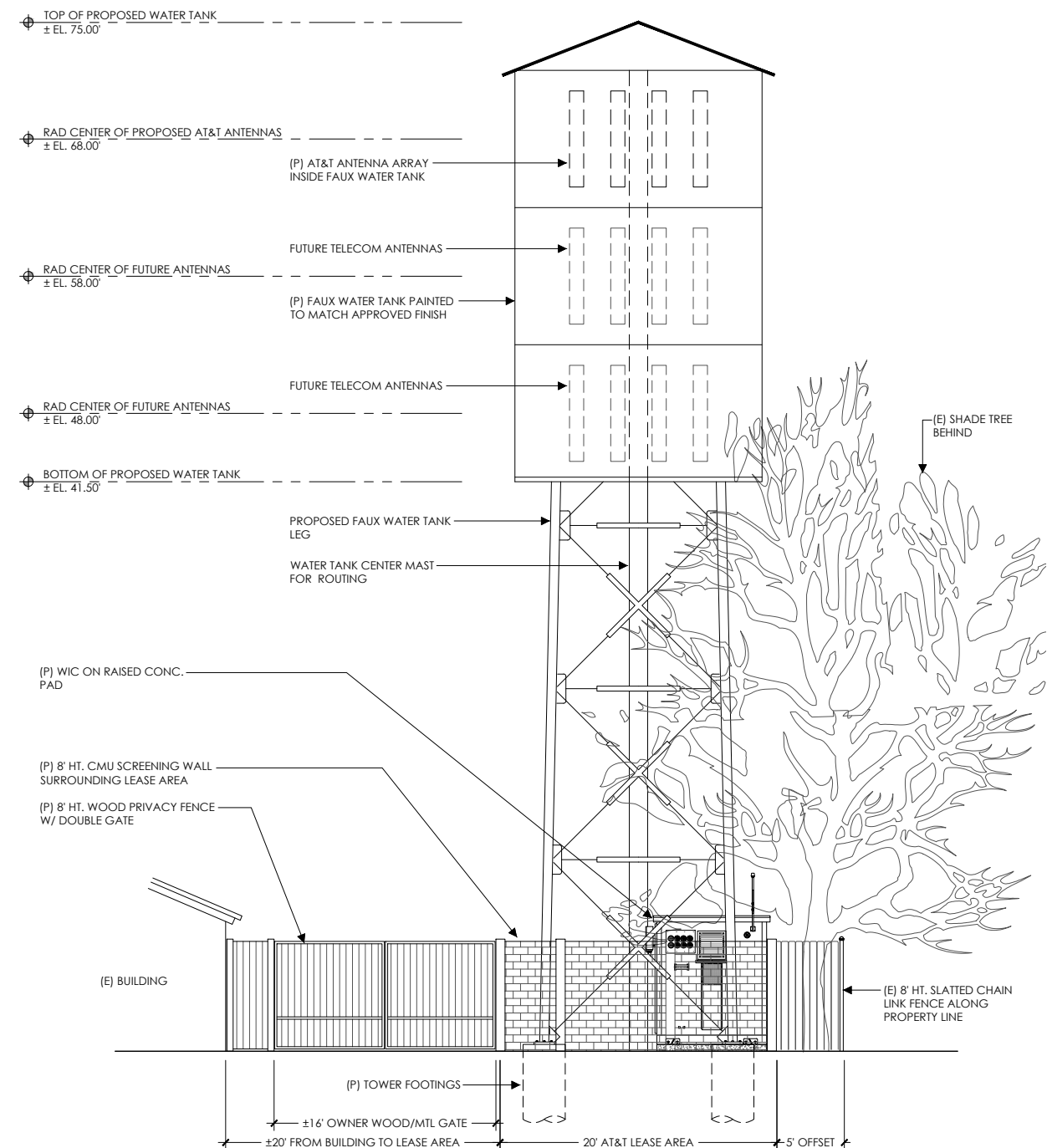
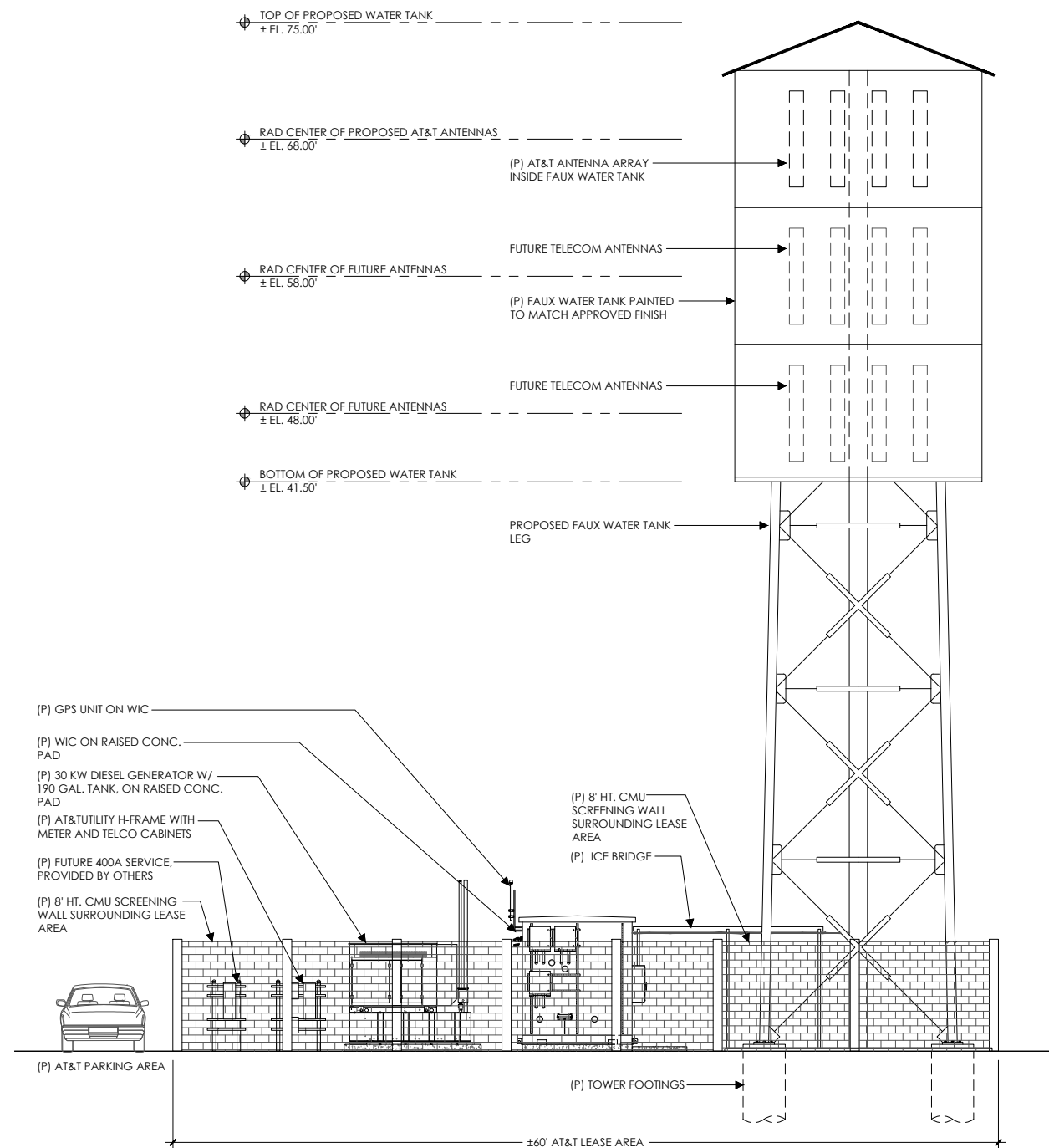
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SHEET TITLE:
LEASE AREA PLAN

SHEET NUMBER:
A-2



AT&T Site ID:
CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695

AT&T Site ID:
CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695

Vendor:
EPIC
WIRELESS GROUP LLC
Connecting a Wireless World
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:
AT&T
5001 Executive Parkway
San Ramon, California 94583

Architect:
MM
Meridian Management LLC
785 Oak Grove Road E2
Suite 251
Concord, CA 94518
1 707.592.5924
www.meridianmanagement.com

AT&T SITE NO: CVL01630
FA#: 14758137
DRAWN BY: JG
CHECKED BY: RB

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3	11/22/19	100% ZONING DWGS
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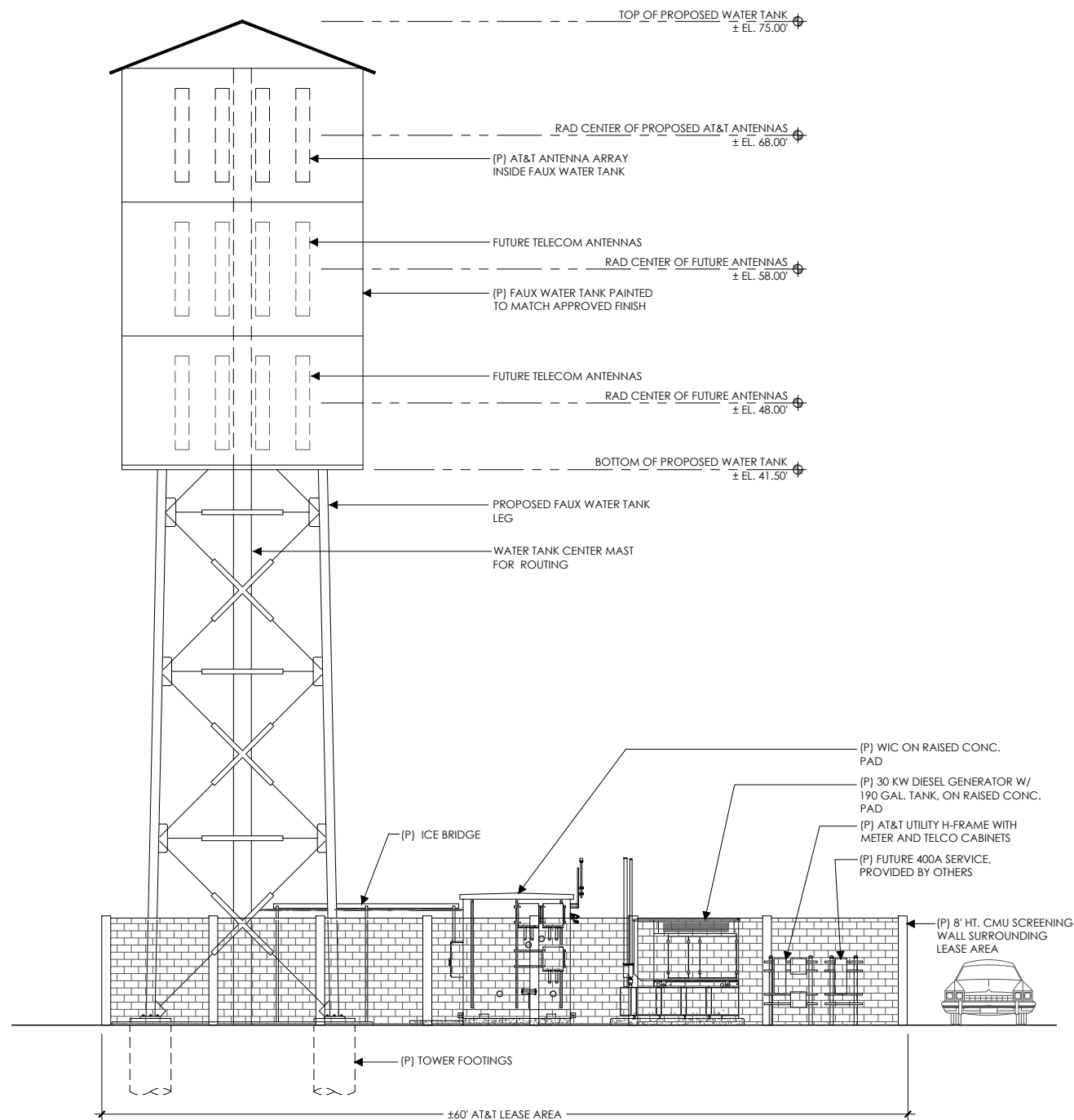
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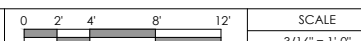
Issued For:
03/24/20
100% ZONING DWGS

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-5

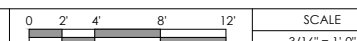
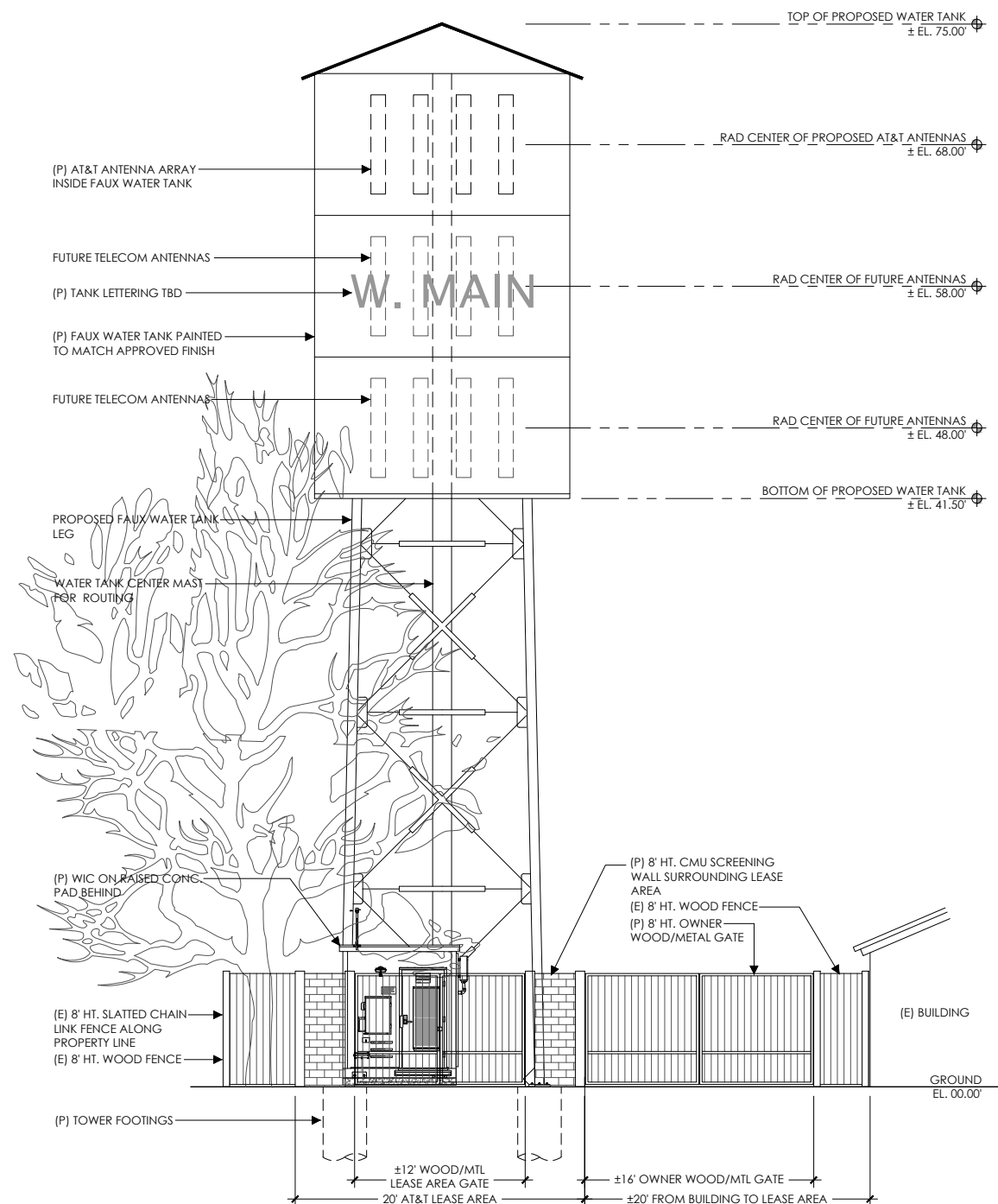


EAST ELEVATION

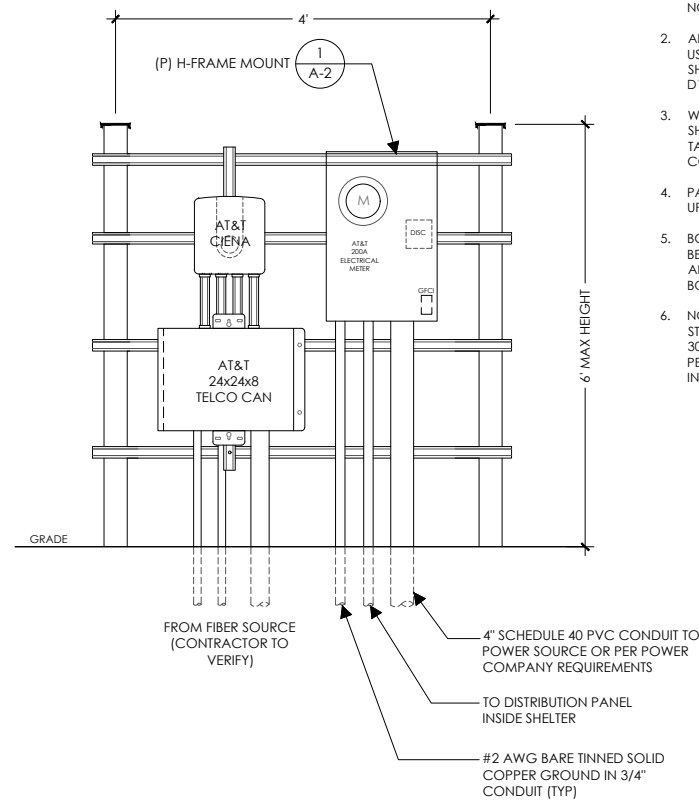


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NORTH ELEVATION



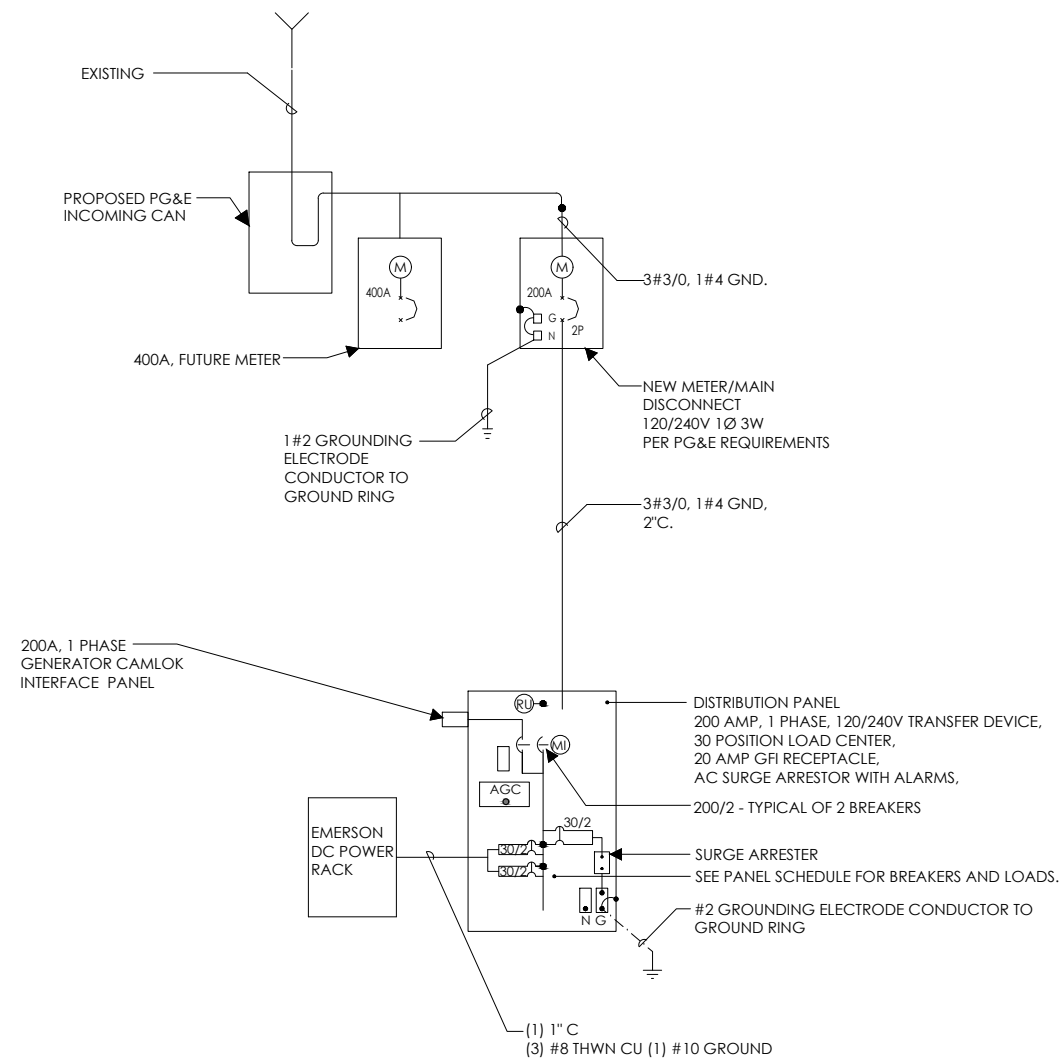
2



TELCO/POWER H-FRAME

NOT USED

NOT USED



SINGLE LINE DIAGRAM

AT&T Site ID:
CVL01630
WOODLAND
231 W. MAIN STREET
WOODLAND, CA 95695

Vendor:



EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630

Prepared For:


AT&T

5001 Executive Parkway
San Ramon, California 94583

Architect:



Meridian Management LLC
785 Oak Grove Road E2
Suite 251
Concord, CA 94518
T 707.592.5924
www.meridian.management

AT&T SITE NO:	CVL01630
FA#:	14758137
DRAWN BY:	JG
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4	11/20/19	100% ZONING DWGS
3	10/08/19	100% ZONING DWGS
2	09/09/19	100% ZONING DWGS
1	08/19/19	90% ZONING DWGS
REV	DATE	DESCRIPTION

It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, to alter this document.

Issued For:

11/20/19

100% ZONING DWGS

SHEET TITLE:

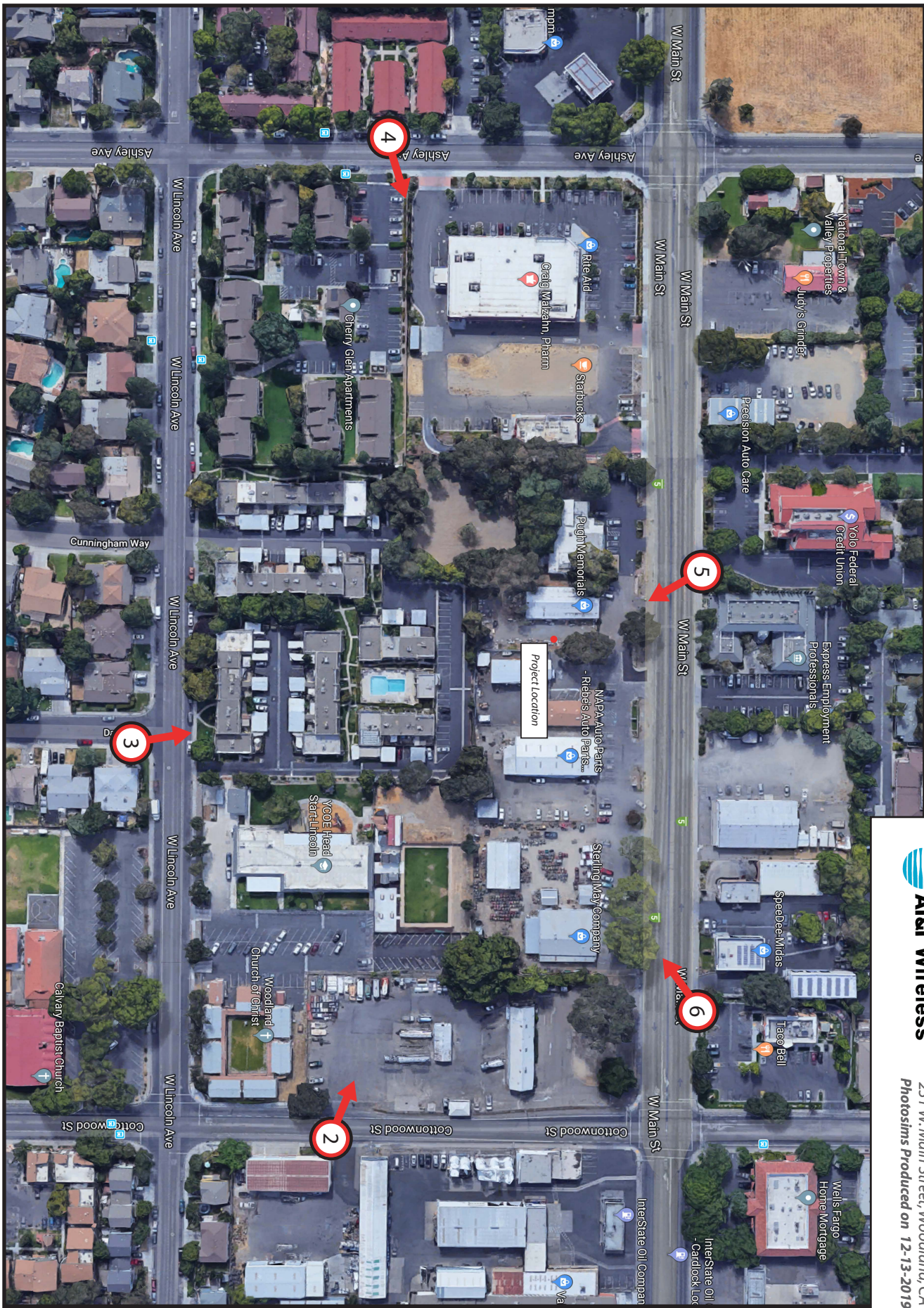
POWER SINGLE LINE
DIAGRAM

SHEET NUMBER:
E-3



AT&T Wireless

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



Existing



Proposed



view from Cottonwood Street looking northwest at site

Existing



Proposed



view from Daniels Street looking north at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 4-24-2020

AdvanceSim 
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



view from Ashley Avenue looking northeast at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 4-24-2020

Existing



Proposed



view from W. Main Street looking southeast at site

Existing



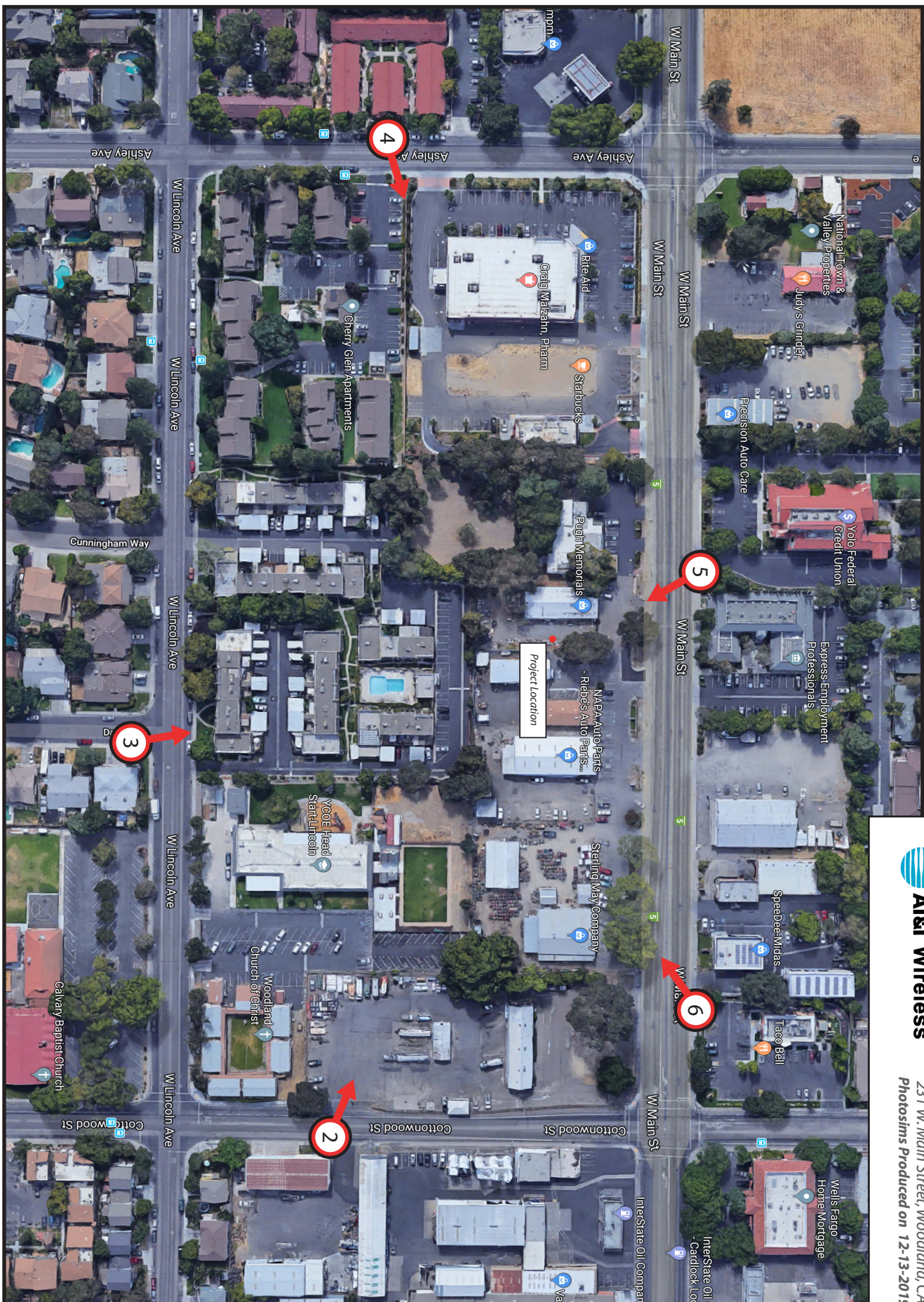
Proposed



view from W. Main Street looking southwest at site



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



Existing



Proposed



view from Cottonwood Street looking northwest at site

Existing



Proposed



view from Daniels Street looking north at site

Existing



Proposed



view from Ashley Avenue looking northeast at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 4-24-2020

Existing



Proposed



view from W. Main Street looking southeast at site

Existing



Proposed

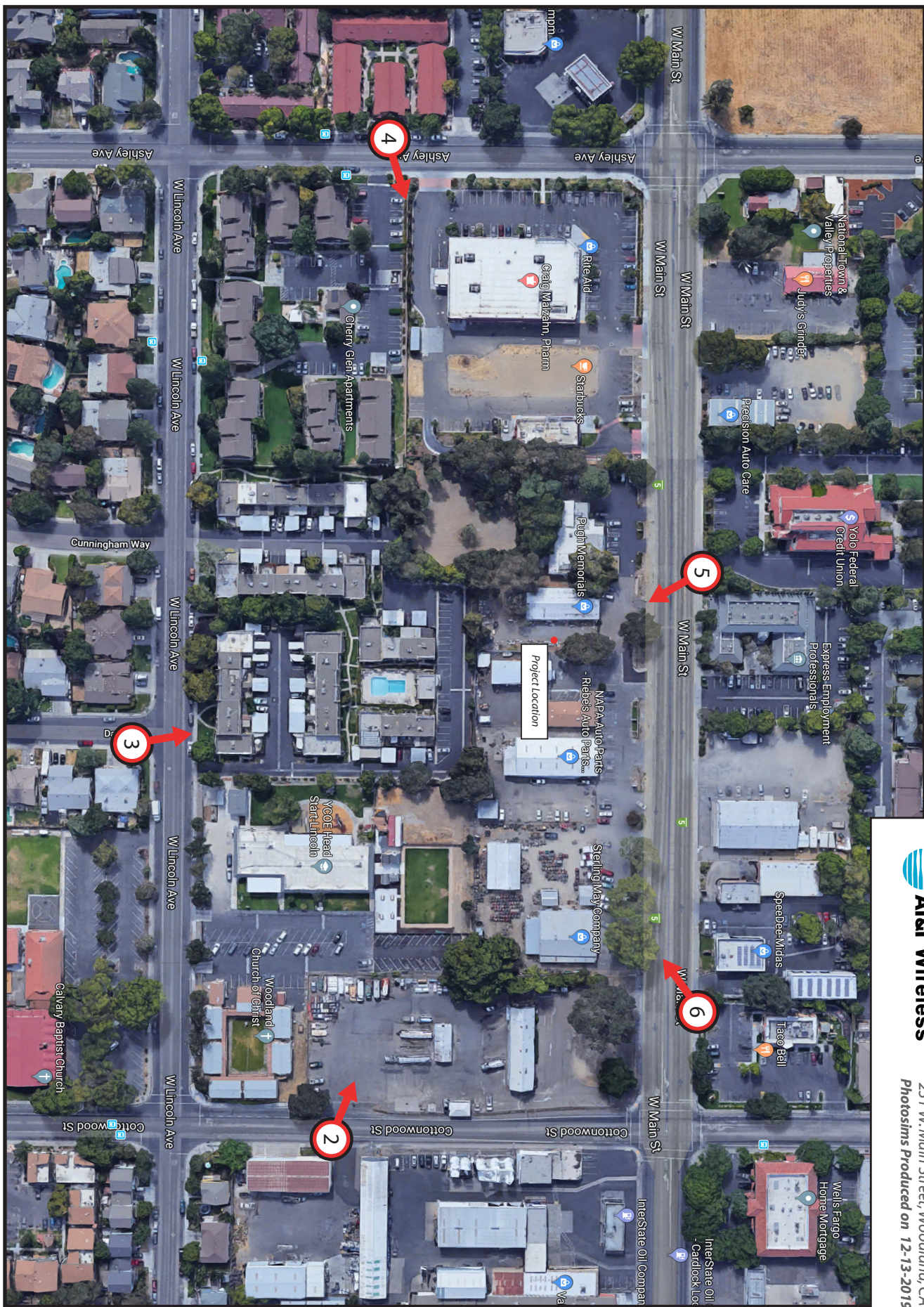


view from W. Main Street looking southwest at site



AT&T Wireless

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



AdvanceSims
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing



Proposed



view from Cottonwood Street looking northwest at site

Existing



Proposed



view from Daniels Street looking north at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 4-24-2020

Existing



Proposed



view from Ashley Avenue looking northeast at site



CVL01630 Woodland
231 W. Main Street, Woodland, CA
Photosims Produced on 4-24-2020

Existing



Proposed



Proposed AT&T
Installation

view from W. Main Street looking southeast at site

Existing



Proposed

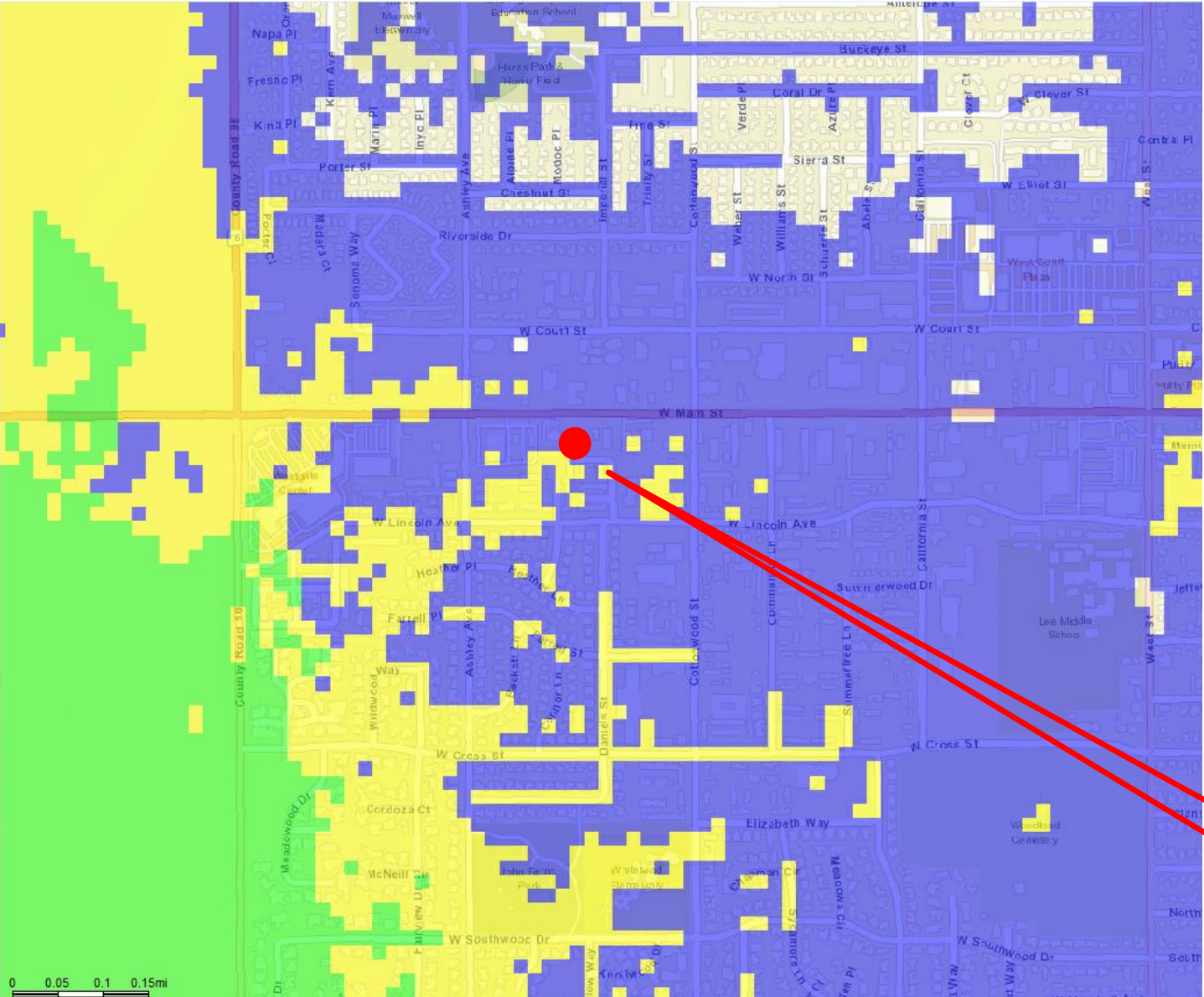


view from W. Main Street looking southwest at site

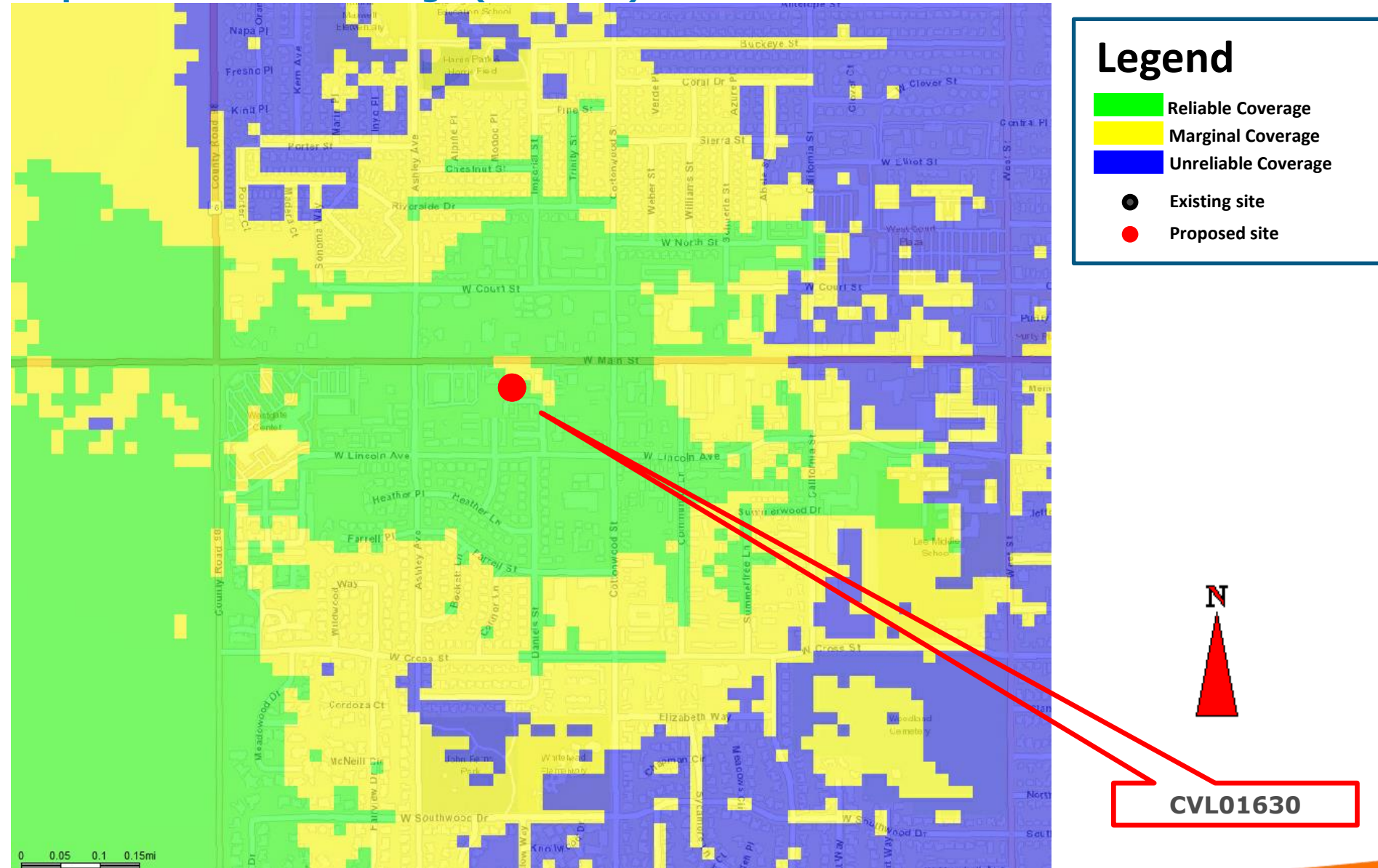
CVL01630 Zoning Propagation Map

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	Latitude:	38.677247
	Woodland, CA	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.

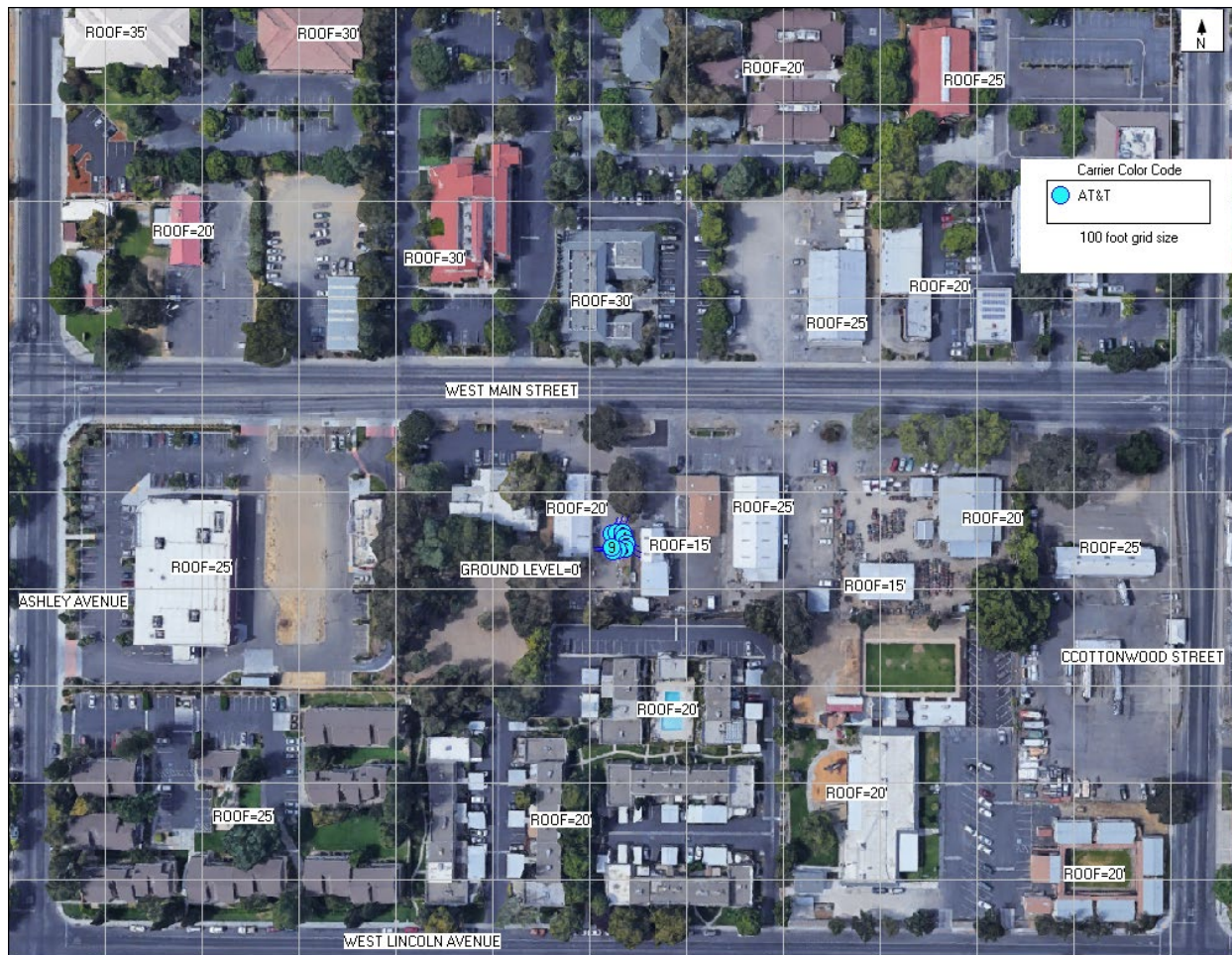


Figure 1: Antenna Locations

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.

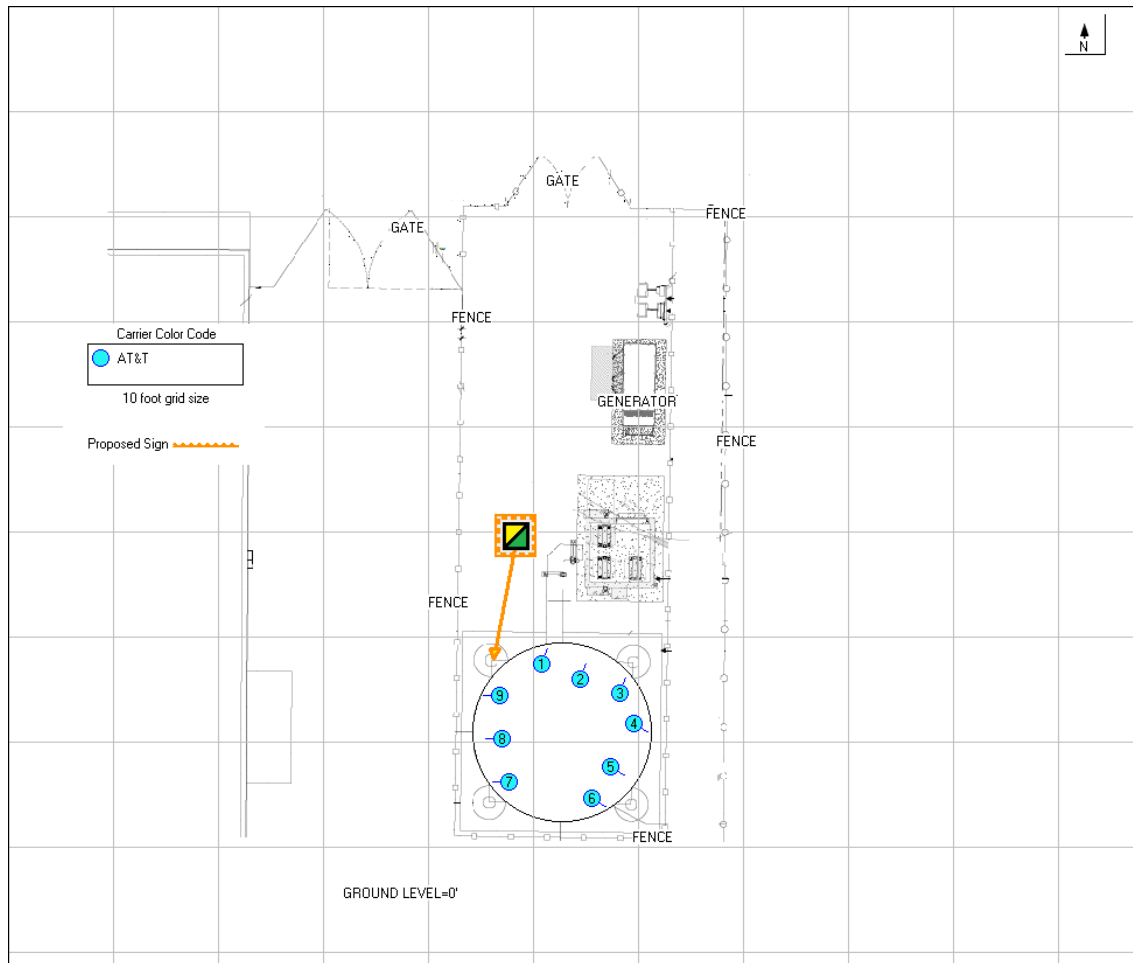


Figure 2: Mitigation Recommendations



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
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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
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9	AT&T	COMMSCOPE	NNH4-65C-R6-V3 02DT	2300	270	0	56	8	25	4	0	15.75	3758	6166	80

Wireless Communications Initiative Study

Wireless Facilities Impact on Property Values

November 2012

Background

Wireless technology has dramatically changed the way the world communicates. There are over 6 billion wireless phones being used worldwide. In the United States the number of wireless phones is greater than the population. Conversely, with the advent of smart phones and wireless devices, there is increasing strain being put on already stressed wireless infrastructure. The goal of the Wireless Communications Initiative (WCI) is to enable the deployment of a 21st century wireless infrastructure. Silicon Valley is clearly driving wireless innovation and the region has consistently been an early adopter of these products.

However, compared to feature phones, smartphones place 24 times the demand on wireless networks, and smart devices such as tablets command 120 times as much. Carriers are trying to respond to this revolution in technology by deploying what is called Next Generation technology. Carriers tout the capacity of their 4G or LTE (Long Term Evolution) networks as significantly more efficient in managing the burgeoning demand placed on networks by applications such as streaming video.

The significant challenge facing the next phase in technology deployment is the need to place wireless facilities in residential neighborhoods. These facilities need to be closer to consumers to allow signals to be accessible within homes. This is increasingly important given that about 30 percent of homes rely solely on wireless phone service. In addition, almost 400,000 calls to 911 are made each day using wireless phones. Access to a wireless network has now become a public safety imperative.

Carriers are working with cities to identify neighborhood sites for wireless facilities. However, this task has been made more difficult in some cases when a few residents raise concerns about the placement of wireless towers. These residents oppose carrier applications because of

trepidations related to Radio Frequency (RF) emissions or suspicions about a negative impact on property values. The anxiety that wireless towers impact property values has been a powerful argument used by opponents to carrier applications. Oftentimes, anecdotal evidence is used to bolster these arguments, absent any factual evidence regarding the veracity of these claims.

Carrier and city attempts to address these concerns can lead to long delays in deploying and upgrading wireless facilities. It isn't unusual for a single application to be delayed for a year or more while community concerns are being addressed.

This study has been designed to assess the actual effects of wireless facilities on property values. We have the capability to consider wireless facilities that have been in place for several years. We can look at hundreds of recent real estate transactions to determine what effects are present.

The Study Partners

The Santa Clara County Association of REALTORS® and the Silicon Valley Association of REALTORS® (SILVAR) partnered with WCI to produce the study. The members of these two organizations are involved with most transactions involving single family residences in Silicon Valley. The Associations are over 100 years old and have a rich history paralleling the growth of the region. The organizations represent thousands of real estate agents who have a deep commitment to furthering the professionalism of the industry.

In addition, WCI partnered with MLS Listings to perform the actual data analysis. MLSListings, Inc. was founded in 2007 by a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. The company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms. MLSListings typically handles listings totaling nearly \$70 billion annually.

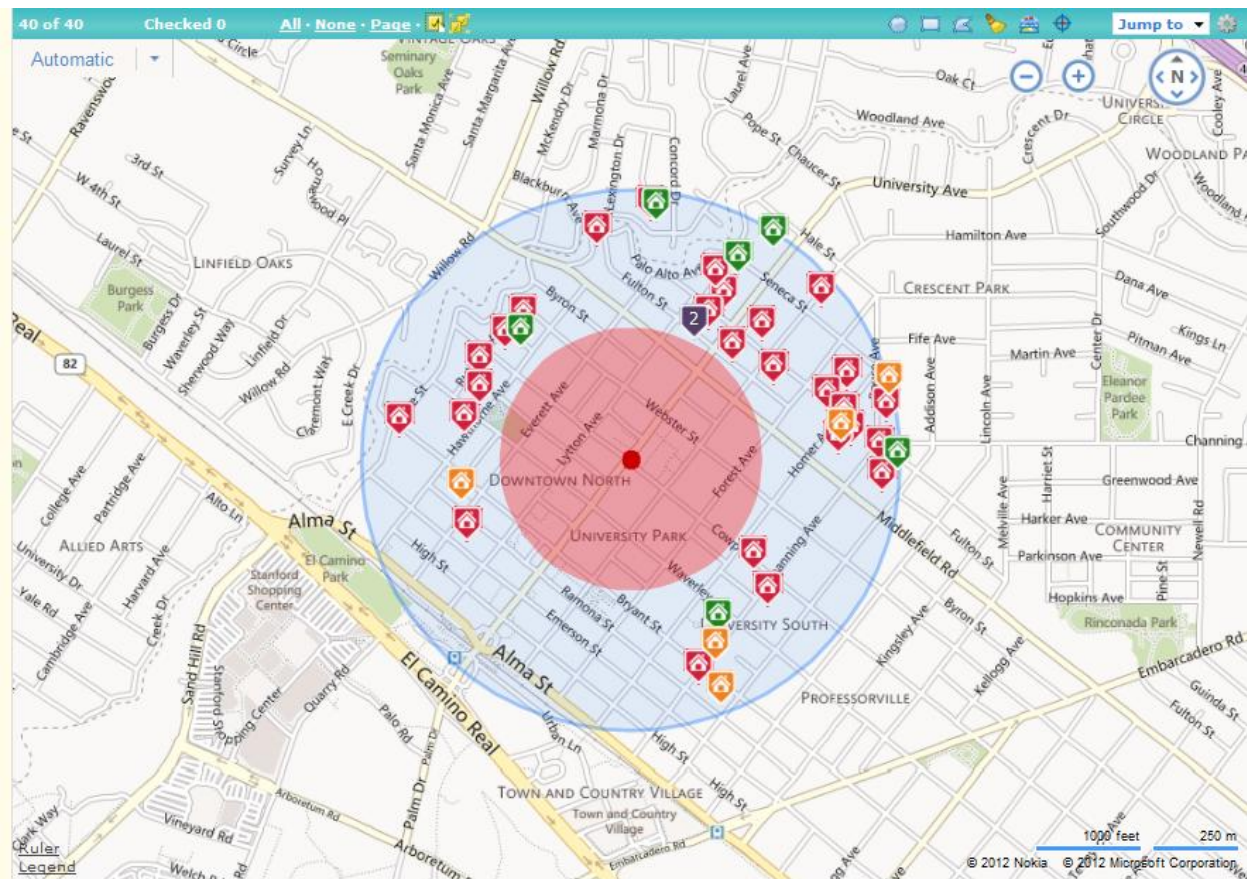
See Appendix B for more information about these organizations.

The Methodology

The data was compiled using over 1600 single-family home transactions from January to September 2012. A total of 70 wireless sites were selected in Palo Alto, Redwood City, Saratoga and San Jose. The survey compared the “list” and “sale” price for transactions based on the distant from the wireless facility. The transactions were grouped by those 1) within 1/8th of a mile, 2) 1/8 to a quarter mile and 3) a quarter to one-half mile.

In addition, the study included all types of wireless facilities. These facilities may be A) a wireless tower, B) equipment placed on buildings (e.g. church, offices) or C) placed on a utility structure (e.g. pole, tower).

See Appendix D for sample photographs of the sites.



Sample MLS listing data query

The chart below displays the aggregated results for the study. The list and sale prices are an aggregate of the all of the transactions that occurred within the specified distance from the wireless site during January to September 2012. The fourth column is derived as a percentage of the sale price to the list price.

	Total List Price	Total Sale Price	%List to Sale
Palo Alto			
0-0.125 mile	\$ 33,093,000	\$ 34,243,125	103%
0.125-0.25	\$ 219,641,507	\$ 233,276,629	106%
0.25-0.5	\$ 1,058,288,821	\$ 1,094,507,081	103%
Redwood City			
0-0.125 mile	\$ 9,111,888	\$ 9,306,000	102%
0.125-0.25	\$ 36,670,398	\$ 36,738,500	100%
0.25-0.5	\$ 91,938,794	\$ 92,571,249	101%
Saratoga			
0-0.125 mile	\$ 11,116,000	\$ 11,168,000	100%
0.125-0.25	\$ 77,914,560	\$ 77,601,045	100%
0.25-0.5	\$ 353,092,390	\$ 350,550,126	99%
San Jose			
0-0.125 mile	\$ 29,024,249	\$ 28,695,250	99%
0.125-0.25	\$ 57,135,400	\$ 57,075,940	100%
0.25-0.5	\$ 157,404,541	\$ 158,404,215	101%

A listing of the addresses for the wireless sites is in Appendix A.

Conclusion

It is quite clear from the data that the distance from a wireless facility has no apparent impact on the value or sale price of a home. The relationship between the list and sale price remained the same no matter how close the property was to the wireless facility. In addition, we see that all the cities in the survey had similar results. The sites across all cities represent a variety of properties including those in neighborhoods with higher priced homes versus those in communities with more moderately priced homes.

Most real estate professionals believe there are multiple factors that affect property values. These professionals still believe in the old adage that there are three factors: location, location, location. However, it is quite obvious that the overall economic climate can have an overriding effect on the real estate market. This year has seen a significantly stronger market for home sales, both in the number of transactions and sellers' ability to obtain their asking price. Other factors that tend to impact property values include schools and access to transportation.

This study should provide a data-based explanation of the relationship between home values and the proximity to wireless facilities. The conclusions can be understood to suggest that communities and carriers have done well in considering the placement of the technology. The Wireless Communications Initiative believes this continued commitment to resolving deployment issues will benefit our region and its neighborhoods.

(Appendix A)

Wireless Facilities Included In Study

Palo Alto

1082 Coronado
101 Alma St
1985 Louis Road
3990 El Camino
305 N California
10950 Channing
1501 Page Mill Rd
200 Page Mill Rd
2047 bayshore
2300 Geng Rd
260 Sheridan
2666 E Bayshore Rd
2675 Hanover St
2701 Middlefield Rd
300 Pasteur Dr
3000 Alexis
3141 Maddux Dr
3401 & 3431 Hillview
345 Hamilton Ave
3475 Deer Creek Rd
3600 W Bayshore Rd
3600 Middlefield
3672 Middlefield
3862 Middlefield
4009 Miranda
4243 Manuela Ave
4249 El Camino Real
488 University Ave
525 University Ave

531 Stanford Ave
695 Arastradero
711 Colorado
724 Arastradero
850 Webster St
855 El Camino
900 Blake Wilbur Dr
799 Arastradero
760 Porter
3000 El Camino Real
675 El Camino Real
2595 E Bayshore
Junipero & Stanford
Page Mill & Foothill

Redwood City

3025 Jefferson Ave
468 Grand St
1175 Palomar
1251 Annette
2900 Whipple Ave

Saratoga

14407 Big Basin Way
14000 Fruitvale
13000 Glen Brae
13750 Prune Blossom
14091 Quito Rd
12770 Saratoga Ave
1777 Saratoga Ave
13601 Saratoga Ave
20508 Saratoga Los Gatos
19491 Saratoga Los Gatos
12393 Saratoga Sunnyvale

12413 Saratoga Sunnyvale
Hwy 9 & Quito

San Jose

2827 Flint Ave
930 Remillard Ct
3675 Payne Ave
144 S Jackson
366 Saint Julie Dr
1529 Newport Ave
1200 Fleming Ave
2110 Story Rd
1635 Park Ave
1700 Moffat St

Disclaimer: the data was pulled on 10/2/2012 pulling only single family residence (class 1 in MLSListings, Inc.) with a time frame of all sales from 1/1/2012 to 10/2/2012

Appendix B

Santa Clara County Association of REALTORS®

History

Santa Clara County Association of REALTORS®, established in 1896, has a long and rich history paralleling the history of Santa Clara Valley. SCCAOR, the first trade association in California, is the largest real estate board in Northern California, and was listed as one of the nation's top 20 associations by the Foundation of the American Society of Association Executives. It has come a long way since its first members took potential buyers to preview properties in horse-drawn buggies.

Over the years, its members have made very significant contributions, both in the real estate industry and to the quality of life in Santa Clara County, through their community service activities. Santa Clara County Association of REALTORS®'s history is one of recognizing changing needs in the real estate industry, economy, and technology, and leading the way in responding to those needs.

Santa Clara County Association of REALTORS® was the first real estate board in California to employ a Government Affairs Director to represent the interest of property owners, REALTORS® and the real estate industry, at all levels of government. Threats to property rights remain an increasingly "hot" item on legislative agendas.

The Board's educational activities for members and the public consistently win state and national awards for high quality and leadership, including the Real Estate Assistants Program, developed in 1994. Ongoing classes and seminars provide Members with the most current, professional education for the benefit of their clients and their careers.

In support of the many communities our members serve, SCC REALTORS® FOUNDATION, a nonprofit corporation designed to direct Member's monetary contributions to the most vital community needs, was formed in 1991.

Integrity, strength and innovation are the foundation of Santa Clara County Association of REALTORS®'s history. In the same tradition, established during the past century, we are committed to being an industry leader, bringing positive action and service to our Members and communities for the next 100 years.

The Silicon Valley Association of REALTORS®

The Silicon Valley Association of REALTORS® (SILVAR) is a professional trade organization representing over 4000 REALTORS® and Affiliate members engaged in the real estate business on the Peninsula and in the South Bay. SILVAR promotes the highest ethical standards of real estate practice, serves as an advocate for homeownership and homeowners, and represents the interests of property owners in Silicon Valley.

It is the duty and responsibility of every REALTOR® member of this Association to abide by the "Code of Ethics" of the National Association of REALTORS®. The term "REALTOR®" is a registered collective membership mark which identifies a real estate professional who is a member of the National Association of REALTORS® & who subscribes to its strict Code of Ethics.



MLSListings, Inc. was founded in 2007 as a collaboration between several established regional multiple listing services, notably Silicon Valley's RE InfoLink and California's Central Valley MLS. As the company created by this merger, MLSListings Inc. serves nearly 16,000 subscribers and 6,000 firms in Santa Clara, Santa Cruz, Monterey, San Mateo, San Benito, Merced, San Joaquin and Stanislaus Counties – an area of approximately 28,000 square miles, reaching from San Francisco to Big Sur, and including some of the most valuable real estate in the world. MLSListings typically handles listings totaling nearly \$70 billion annually.

In April, 2008, MLSListings, Inc. joined with three other Northern California MLS services – San Francisco MLS, Bay Area Real Estate Services, and MetroList Services – in an unprecedented alliance to share multiple listing data throughout Northern California. This new alliance serves nearly 50,000 brokers in 19 Northern California Counties, a total population of nearly 9 million people.

Appendix C

Wireless Site Photographs (Sampling)



366 St. Julie Drive, San Jose



2110 Story Road, San Jose



3675 Payne, San Jose



12770 Saratoga Ave, Saratoga



14407 Big Basin Way



675 El Camino, Palo Alto



1082 Colorado St. Palo Alto



1985 Louis Road, Palo Alto



4009 Miranda, Palo Alto



4243 Manuela, Palo Alto, CA



2575 Hanover, Palo Alto

Dear Neighbors,

AT&T is proposing a new multipurpose wireless facility within our community of Woodland. The tower is proposed at 231 W. Main Street, Woodland, CA 95695, located on the northeast side of the property.

This facility will provide not only enhanced LTE cell phone service (voice and data) but also **FirstNet services** (which is a dedicated network for our first responders: Police, Fire & Paramedics).

According to the service map AT&T provided to the city, our neighborhood will greatly benefit from this tower with enhanced cell phone services and first responder communication services. This tower is filling a major gap in coverage along the Main Street corridor which will prevent drop calls and bogged down data streaming when the network is overloaded by users.

Here is a summary of each vital service this tower will provide:

1. **FirstNet Services to our First Responders**

- A **Dedicated** channel for our first responders that will better allow them to communicate with each other and with residents of the community in an emergency such as natural-disasters or acts of terrorism.

2. **AT&T Cell Phone Services:**

- Enhanced LTE Voice/Video talk
- Data: Text, Web Surf, Video Stream (such as Netflix and Amazon Prime)

AT&T has worked with the city to alleviate aesthetic concerns by designing the tower as a faux wooden water tank with "W. MAIN" written on the north side of the tank.

Your support for this project to enhance cell services, most importantly FirstNet services, which gives our first responders a dedicated network that will allow efficient communication and respond times for our community in emergent situations, is greatly appreciated.

Thank you,

Tom Keehn

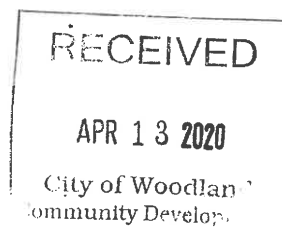


Speedee
OIL CHANGE & TUNE-UP

Saheed Khan
President

216 W. Main Street Woodland, CA 95695
Phone (530) 662-5605
Each location independently owned and operated.

OK on Cell Tower



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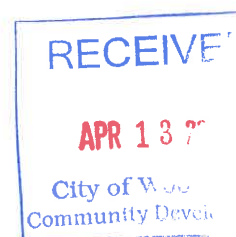
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Thank you,

Tom Keehn

Tom Keehn
Pyth Memorials

Ramie Bulkeley
Yolo Veterinary Clinic



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Tom Keehn
Rygh Memorials
RIDING AND DR
OK

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OK

Casa Control

STRUCTURAL PEST CONTROL

Termite Inspection & Repair Services Since 1976

Ken Trongo



Phone (530) 666-4666

CasaControl@att.net

93 W. Main Street, Woodland, CA. 95695

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Tom Keehn

Eric Sharp
916 - 952 - 7036

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Thank you,

Tom Keehn

Rich Jarr (Cont.)
908-3431

Dear Neighbors,

AT&T is proposing a new multipurpose wireless facility within our community of Woodland. The tower is proposed at 231 W. Main Street, Woodland, CA 95695, located on the northeast side of the property.

This facility will provide not only enhanced LTE cell phone service (voice and data) but also **FirstNet services** (which is a dedicated network for our first responders: Police, Fire & Paramedics).

According to the service map AT&T provided to the city, our neighborhood will greatly benefit from this tower with enhanced cell phone services and first responder communication services. This tower is filling a major gap in coverage along the Main Street corridor which will prevent drop calls and bogged down data streaming when the network is overloaded by users.

Here is a summary of each vital service this tower will provide:

1. **FirstNet Services to our First Responders**

- A **Dedicated** channel for our first responders that will better allow them to communicate with each other and with residents of the community in an emergency such as natural-disasters or acts of terrorism.

2. **AT&T Cell Phone Services:**

- Enhanced LTE Voice/Video talk
- Data: Text, Web Surf, Video Stream (such as Netflix and Amazon Prime)

AT&T has worked with the city to alleviate aesthetic concerns by designing the tower as a faux wooden water tank with "W. MAIN" written on the north side of the tank.

Your support for this project to enhance cell services, most importantly FirstNet services, which gives our first responders a dedicated network that will allow efficient communication and respond times for our community in emergent situations, is greatly appreciated.

Thank you,

Tom Keehn

OK



Mike Russell, CFP®, AAMS®
Financial Advisor

283 W Court St
Woodland, CA 95695
Bus. 530-662-1514 Fax 855-805-8377
mike.russell@edwardjones.com
www.edwardjones.com
California Insurance License OC24309

Edward Jones
MAKING SENSE OF INVESTING

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Thank you,

Tom Keehn

MICHAEL CAMPOS
Certified Public Accountant

255 West Court Street, Suite B
Woodland, CA 95695
Post Office Box 2115, Woodland, CA 95776
(530) 661-1811 Mobile (530) 304-5739
Fax (530) 661-1367
mcampos@camposcpa.com

OK

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Thank you,

Tom Keehn

OK

Yolo Veterinary Clinic

"Serving your pets since 1982"

Dr. Laurie Bulkeley

D.V.M. / Owner

235 W Main St.

Woodland, Ca.

95695

530-666-3366

Fax 530-666-1979

email:

pets@yolovet.com

web:

www.yolovet.com



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Thank you,

Tom Keehn

"FRIENDLY, EXPERT REPAIR & SERVICE"

**PRECISION
AUTO CARE**

274 W. MAIN STREET • WOODLAND, CA 95695
preautocare.com
e-mail - autodocone@sbcglobal.net
(530) 661-0370

CARLOS TORRES
OWNER



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.

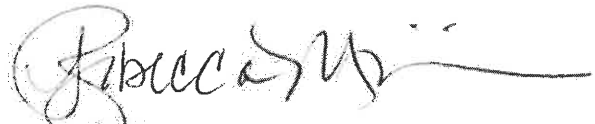
We believe we were not properly notified of the proposal to build this tower by any government authority or by the applicants. This is paramount. The concerns are serious and will require imposition of an easement or lease on our property evidencing further that the lot for this build is too small. An 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

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

Megan Meier

From: Spencer Defty <~~defty@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

Cindy Norris

From: Jeremy Rodriguez <84jeremy@gmail.com>
Sent: Thursday, April 16, 2020 8:05 PM
To: Council Meetings
Subject: Do we Need it.

Do we have a need for such a tower. No one is complaining they dont have coverage. Sounds like At&t is need of one and woodland wants to capitalize on the opportunity by adding additional carriers thus increasing the activity of the tower..Are we in Need of a 5G tower...No.

Cindy Norris

From: Moni Cha <mc_24me@gmail.com>
Sent: Thursday, April 16, 2020 6:31 PM
To: Council Meetings
Subject: Item # H1

I am a woodland Resident. My name is Monica and I oppose the 5g cell tower. For health and safety reasons. I object to this.

Cindy Norris

From: jessica.vitela@yale.edu
Sent: Thursday, April 16, 2020 6:01 PM
To: Council Meetings
Subject: Item # H1

I vote no on the new cell phone tower.

Jessica Vitela

Cindy Norris

From: Cheap Find On Posh <~~cheapfindonposh@yahoo.com~~>
Sent: Thursday, April 16, 2020 5:13 PM
To: Council Meetings
Subject: Item H1

Planning Commission,

You should vote NO against the proposed cell tower on West Main Street. How many disadvantaged communities in town have you discussed this topic with and what outreach have you done to your community to consider their needs and position on this topic, especially during this troubling time?

Thank you.

Cindy Norris

From: Noemi Vitela <noemi2004@yahoo.com>
Sent: Thursday, April 16, 2020 5:06 PM
To: Council Meetings
Subject: Item H1.

Planning Commissioners -

I am urging the Planning Commissioners and Council members to vote **No** against the proposed cell tower on West Main St.

I do not believe there has been enough outreach and communication to the community on the topic and for their buy in, especially during the current global health and economic crisis. This topic requires further discussion with community members, especially those that are unaware and historically disadvantaged in our community.

Thank you,
Noemi V.

Cindy Norris

From: joe romero jr. <joe.romerojr@gmail.com>
Sent: Thursday, April 16, 2020 3:52 PM
To: Council Meetings
Cc: Kirby Wells; Marco Lizarraga; Steve Harris; Chris Holt; Valerie Hurst; Fred Lopez; Steven Wong; Ken Hiatt; Jennifer Robinson; Megan Meier
Subject: Item H.1 - Cell Tower

To who it may concern - My name is Joe Romero Jr. from Woodland CA., life long resident, and Former Parks & Recreation Commissioner for the City of Woodland.

I am urging the Planning Commissioners and Council members to vote **No** against the proposed cell tower on West Main St.

Topography: For hundreds of years, until the recent construction of the new Yolo County Courthouse, there have never been structures or building taller than three stories high in Woodland or on Main St.

West Main St, is a huge entrance point-way for travelers and citizens alike, they will have to see this tower for generations. The topography of this area has never had or needed a cell tower that looks like a water tower. This tower location needs to be reassessed.

Cell Reception: West Woodland has had great cell reception, so there is no need for such a big tower. I know the need for a new cell tower in the new Spring Lake development area, where the reception is horrible, the new cell tower should be built in East Woodland.

Poor Outreach: I do not believe the correct amount of outreach has been seriously made for this kind of project. I led outreach efforts for PG&E in Woodland, so I know how to lead a successful outreach program in Woodland, this is not a successful outreach program.

Covid-19 Timing: During these difficult times with Covid-19 in Woodland and Yolo County, Woodland residents do not have time to properly be informed with little outreach and Covid-19 outside.

The timing is off with the Covid-19 epidemic happening here at home. Citizens of Woodland should be asked to have major input and not just to have input on how you vote or not. There was no questionnaire sent to the whole City of Woodland. 1 article in the Daily Democrat does not cut it.

If there are any questions, please email me, anytime.

Please vote **No**!

**-Joe Romero Jr.
Woodland Resident**

Cindy Norris

From: Marcie Valenzuela <mmvalenzuela@ucanr.edu>
Sent: Thursday, April 16, 2020 3:48 PM
To: Council Meetings
Subject: FW: Item# H.1

Council members,

I'm very concerned about this 5G 75-foot cell phone tower your planning on putting on W. Main St.

Why is this area being considered? This is in the middle of town with 2 Elementary schools and a middle school and high school in its radius.

Not to mention the senior apartments around and all the other apartments that house lots of children.

Are you looking at that particular stop because the price is right for you budget and not thinking of all the business, homes, schools and the safety of our community. You council members are well aware of the safety issues and the damage it can cause a human being. Do you think by offering us 20% off our property tax is ok and that will solve all issues. NO it's not OK. I've suffered from cancer and is in remission I would hate for my cancer to come back because of this tower and the City of Woodland and council members think it's all ok because we are getting 20% off our taxes. City of Woodland and Yolo county has so much rural areas to build this tower where there are no building around don't see why it doesn't go there.

Why don't you put this tower off 102 and Pioneer where all the new homes are why you looking at this location is it because you feel it's an older part of town and the residents are not wealthy.

This tower should go in a county road out in the county not in town. I can see Woodland getting sued for lots of health issues because of this tower.

I'm very disappointed in the city to even consider having a thing like this in town. What has this city come to!!!!

As you know, the State of California has issued a shelter-in-place order to reduce the spread of COVID-19. I am currently working remotely.

I am here to answer your questions and address needs during this unprecedented situation

Marcie Valenzuela
Financial Services Assistant
ANR-Business Operations Center
2801 Second St.
Davis, Ca 95618-7774
(530) 750-1299
mmvalenzuela@ucanr.edu
<http://ucanr.org/bocdavis>

Our team is part of your team



Cindy Norris

From: Tom Green <tomgreen@pacbell.net>
Sent: Thursday, April 16, 2020 1:41 PM
To: Council Meetings
Subject: Item # H.1, West Main St. Cell Tower

To Woodland City Council,

My name is Tom Green, I own the property at 217 W. Main Street (2 doors down from the proposed cell tower). After some research I have come to the conclusion that I am against the tower being installed at that location. The 2 factors that have influenced my decision are as follows: 1) I have been told that this tower is not currently a 5G tower. For 5G to work properly it needs many more towers for a given area than earlier generations needed so my guess is this will be turned into a 5G tower at some point? There is a lot that is currently unknown about 5G and it's potentially harmful effects. I would feel more comfortable postponing the cell tower until more information is in. 2) on the "Public Health and Safety Alert" the City of Woodland's Planning Commission sent out to the area property owners it states that in addition to the possible health risks of 5G (and possibly because of it?). Property owners in close proximity of the cell site " may receive a property value reduction of up to 20%". I can't think of a property owner that would like to see their property value reduced by up to 20%. Those are my thoughts on the subject, thank you for your time and effort on this issue.

Sincerely,

Tom Green

P.S. If this project is allowed to move forward I would expect to see a 20% reduction in my assessed value and a subsequent 20% reduction in my property taxes.

Thank you, Tom

Cindy Norris

From: Yolanda Tafolla <yolanda.tafolla@gmail.com>
Sent: Thursday, April 16, 2020 12:34 PM
To: Council Meetings
Subject: Item# H.1

To whom this may concern,

I'm taking the time to write this email to express my concern about the proposal for the 5G cell tower installation, I absolutely do NOT agree with proposal.

I have children leaving here, I'm really concerned about the Potential health risk, cell towers should be place on non residential area. There are schools in less than 5 miles away, this is not acceptable.

Is my understanding once the cell towers are built they can go up to additional 20 feet-without community consent.

I'm also concerned about the impact regarding the property value. Please reconsider placing the tower somewhere else. We already have enough stress in our life with Covid-19 please do not add to it.

Thank you,

Sent from my iPhone

Cindy Norris

From: Megan Meier
Sent: Thursday, April 16, 2020 9:56 AM
To: Planning Commission Meetings
Subject: FW: CELL TOWER A 231 W. MAIN STREET, WOODLAND, CALIFORNIA 95695

Follow Up Flag: Follow up
Flag Status: Completed

From: Megan Meier
Sent: Wednesday, April 15, 2020 5:11 PM
To: Council Meetings <CouncilMeetings@cityofwoodland.org>
Subject: FW: CELL TOWER A 231 W. MAIN STREET, WOODLAND, CALIFORNIA 95695

From: Diane DeMARTINI <dianedemartini@cityofwoodland.org>
Sent: Friday, March 13, 2020 11:38 AM
To: Megan Meier <Megan.Meier@cityofwoodland.org>
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.

Cindy Norris

From: Lisa Breslauer <lbreslauer@gmail.com>
Sent: Thursday, April 16, 2020 9:11 AM
To: Council Meetings
Subject: Item #H.1

Follow Up Flag: Follow up
Flag Status: Completed

Members of the City Council,

I am a Woodland resident and am concerned about the planned installation of a 5g tower downtown. The safety of 5g technology has not yet been proven. As a matter of fact, there are some studies showing that it causes detrimental health effects. We are in the midst of a global pandemic. People in our city, country and the rest of the world are already living with fear, stress and anxiety about the health of themselves and their loved ones. This project is introducing yet another cause of worry for many of the residents of Woodland and it should not go through.

Thank you,

Lisa Breslauer

Cindy Norris

From: Megan Meier
Sent: Wednesday, April 15, 2020 5:10 PM
To: Council Meetings
Subject: FW: Item # H.1- Oppose
Attachments: 5G Oppose Letter.docx

From: Tara Figueroa
Sent: Monday, April 13, 2020 1:29 PM
To: Megan Meier
Subject: Item # H.1- Oppose

Please find my letter in opposition to the AT&T Cellular Tower Conditional Use Permit. Thank you!

Tara Figueroa
530.383.3128

April 14, 2020

City of Woodland
300 First Street
Woodland, CA 95695

Attention: Community Development

Re: AT&T, Cell Tower Conditional Use Permit
Location: 231 W Main Street
APN: 065-010-010

Dear Community Development Department,

This letter is to strongly oppose the AT&T Cell Tower Conditional use permit and any related installation or infrastructure related to such permit at the location of 231 W Main Street, APN 065-010-010. There are many health and safety concerns specifically related to this tower's use, and it does not appear the proper research and studies have been reviewed to determine how this will impact public health. It is inevitable this will become a 5G cellular telecommunications tower, which will negatively impact the health of our residents. 5G produces radio frequency radiation, thus causing radiation poisoning. Some of these health concerns include but are not limited to shortness of breath, cold and flu like symptoms, fever, increase cancer risk, disorientation, bloody vomit and stools from internal bleeding, and fatigue. Some of these same concerns arose when our technology advanced from 3G to 4G which increased the speed, strength, and data transmission by 100 times, however 5G increases this by 1000 times.

With over 1000 studies showing how 5G negatively impacts a person's health, as well as emitting radiation, it is imperative that this be researched independent of AT&T or any affiliates thoroughly before moving forward with the decision to install this new cellular telecommunication tower. Has AT&T disclosed the amount of EMF exposure or RF frequency this will subject our public and surrounding businesses to and what is the distance in range these EMF and RF waves will travel and be transmitted? This is being installed in a highly populated and trafficked area where many people will be exposed to the negative effects. If the threat was visible it would be a bigger concern as we would be able to physically see the constant danger and threat being emitted directly at us. However, since it is not visible it becomes an invisible enemy that must be researched more thoroughly.

Additionally, the Notice of Public Hearing states, "... the 75- foot stealth telecommunication cellular tower in the shape of a water tower...", this is rather concerning. It is widely known these 5G telecommunication towers have been constructed in various shapes and to mimic the appearance of nature, such as trees. This hidden threat is being normalized in its appearance as a non-threatening object to manipulate and deceive the public of what it really is. Currently, over 250,000 telecom workers get radiation poisoning symptoms every year and just last year several parents raised concerns at a California school about the effects of radiation poisoning coming from a newly installed Sprint tower, when children developed cancer. I have included some links and images for you to reference.

Lastly, the notice for this public hearing will take place on April 16, 2020 at 6:30pm. Given the current Shelter in Place orders from Governor Gavin Newsom and specifically in Yolo county this does not provide your constituents an opportunity to legally voice their concerns and seek council or independent researchers to provide additional evidence in opposition. This is not a matter of urgency and can clearly wait until after the Shelter in Place has been lifted before moving forward. There are many questions and concerns that must be given the appropriate time and attention in order to make an educated decision to determine if this is in best interest of the public's health and safety. I strongly oppose this A&T Cell Tower Conditional use permit. Thank you for your time.

Sincerely,

Tara Figueroa

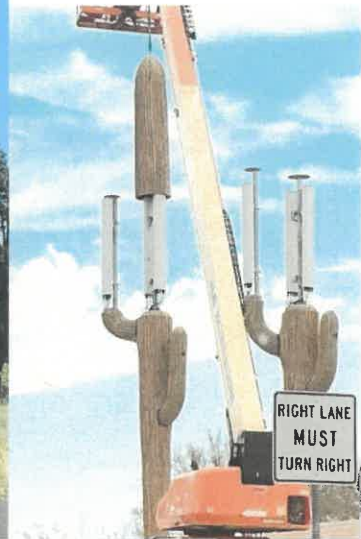
<https://youtu.be/57hHyGHffmU>

<https://www.radiation dangers.com/5g/hundreds-of-birds-drop-dead-during-5g-experiment-in-the-hague-the-netherlands/>

<https://blogs.scientificamerican.com/observations/we-have-no-reason-to-believe-5g-is-safe/>

<https://www.cbsnews.com/amp/news/cell-tower-shut-down-some-california-parents-link-to-several-cases-of-childhood-cancer/>

Hidden 5G Towers



Cindy Norris

From: Megan Meier
Sent: Wednesday, April 15, 2020 5:05 PM
To: Council Meetings
Subject: FW: AT&T tower
<https://uhs.berkeley.edu/sites/default/files/cellphonescelltowerswirelessafety.pdf>
<https://emwatch.com/cell-tower-health-risks/>

From: Spencer Defty
Sent: Wednesday, April 15, 2020 12:48 PM
To: Megan Meier
Cc: Ken Hiatt ; Laura Defty ; morgan@sterlingmaycompany.com
Subject: AT&T tower <https://uhs.berkeley.edu/sites/default/files/cellphonescelltowerswirelessafety.pdf>
<https://emwatch.com/cell-tower-health-risks/>

Megan,
Hope all is well and you are staying safe during this time.

I wanted to send this email to submit to the city council and planning for our concerns regarding the Proposed Tower for AT&T on west main street.

We as near by neighbors would be adversely effected according to credible studies by multiple universities and independent studies. The health risks as well as a concern for property values due to the health risk of an adjacent tower are of great concern.

I have attached two links to two such studies that are form UC Berkley and the other from EM Studies an independent group who studies the health risks from radio waves showing a definite link to human safety concerns. I could attach multiple studies that come to the same conclusions as these, however I think that you understand the concerns simply off these ones and can simply do your own search of the effects caused by these towers in population centers.

Additionally this health issue will have a direct impact on our property values and cannot be ignored by the city. We would like to see assurance on Health and safety and property values that would be in place should this be passed. If this does have an adverse effect on either who will be responsible and what measures will the city have in place to hold them accountable.

It feels as though these should be addressed at the minimum for the approval to move forward before a vote to approve should be voted on.

Sincerely,
Spencer Defty
Sterling May Equipment company
P.O. Box 8608
Woodland, CA 95776
ph: 530-662-2042 fx: 530-662-6770
mb: 916-761-1578

Cindy Norris

From: Ralph Thiers <ralders9657@gmail.com>
Sent: Tuesday, April 14, 2020 8:45 PM
To: Council Meetings
Subject: Item# H.1

From Ralph G Thiers
262 Riverside Drive.

I do not want the tower, It will lower my property value And the risk from 5G wavelength, will be detrimental to our immune system.

There is not enough testing on the 5G wavelength and its effect on our body.

Thank you

APRIL 14, 2020

**CITY OF WOODLAND
ATTN: PLANNING COMMISSION
300 FIRST STREET
WOODLAND, CA 95695**

**RE: AT&T CELL TOWER CONDITIONAL USE PERMIT
SITE NUMBER: CVL01630
AGENDA ITEM#: H.2**

Honorable Planning Commission,

We are writing to discuss the City of Woodland's (hereinafter, "City") April 16, 2020, hearing agenda item# H.2: AT&T Cell Tower Conditional Use Permit for 231 W. Main Street, Woodland, CA 95695; APN: 065-010-010-000.

We request that the City Planning Commission deny the Project.

Specifically, the Project should be denied because (1) the absence of evidence that the Project will not interfere with threatened species in the area, (2) the absence of evidence that the Project's radiofrequency waves comply with federal standards, (3) the absence of evidence that the Project is necessary to fill a significant service gap, (4) the Project's proximity to a school, and (5) interference issues pertaining to the Project's conflicts with current use, the Project's visual impacts, and site selection issues.

1. Factual Background

A. Development Application Project Support Statement

The proposal by AT&T c/o Epic Wireless Group (herein after, Applicant) aims to construct a 75-foot cellphone tower structured to present as a 'water tower' on the heavily trafficked W. Main Street. According to Applicant, the project objective is 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".

There is another AT&T site located approximately .90 miles to the southwest and a third site located approximately 1.25 miles east of the subject property.

Applicant states that the project will consist of a 35' x 35', 1,225 square foot enclosed compound, which will include a 91-foot Monopine tower, one pre-manufactured equipment cabinet, and one 30W standby diesel generator with a 190-gallon belly tank.

The Tower will operate 24 hours a day and 7 days a week. The Tower will be built to provide co-location opportunities for at least one additional carrier. Maintenance workers will visit the site approximately once a month to once every three months. The standby generator will turn on once a

week for 15 minutes for maintenance purposes between 8:30 A.M. and 4:30 P.M., and during emergency power outages. The ground equipment will be fenced with vinyl slats. The side and rear setbacks are 5' per the zoning district allowances. The top of the tower will not have any lighting. The shelter will have the only lighting and will be on auto shut-off timers and motion sensors. The Tower is supposed to follow FCC standards for EME Exposure Limits.

The Project Support Statement states that the Tower Project will consist of...(9) Antennas (3) Per Sector. Based on this page, the Project Support Statement could be read to mean that the Tower could have up to 27 Antennas. See below.

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

Interestingly, the April 16, 2020 letter from City Staff to the Planning Commission (hereinafter, "Staff Report") recommending the Project states that there will be 12 antennas placed on the interior of the Tower. Additionally, City Staff state that the compound will be 20' x 60'. See below:

- 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 75-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.

B. Proposed Conditional Use Permit

The City is proposing to approve the Project, subject to various conditions for its construction and operation. These conditions are listed in the proposed Conditional Use Permit document titled "Resolution No. PC 20-07".

Condition 26 relates to adhering to the Yolo County Habitat Conservation Plan/ Natural Community Conservation Plan (the "Yolo HCP/ NCCP"). The Yolo County HCP/ NCCP lists the Swanson's Hawk as threatened under the California Endangered Species Act, and lists the White-Tailed Hawk as Fully Protected under the Fish and Game Code.

The proposed Conditional Use Permit requires AT&T to retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat for Swainson's Hawk and White-Tailed Kite located within 1,320 feet of the Project. In conformance with this plan, the City will require that if the Project

cannot avoid potential nest trees (as determined by a qualified biologist) by 1,320 feet, then the AT&T must retain a qualified biologist to conduct preconstruction surveys for active nests consistent with guidelines provided by the Swainson's Hawk Technical Advisory Committee within 15 days prior to the beginning of the construction activity.

The results of the survey will be submitted to the Yolo County Conservancy and California Department of Fish and Wildlife (CDFW). If active nests are found during preconstruction surveys, then a 1,320-foot initial temporary nest disturbance buffer shall be established. If the wildlife biologist determines that Project-related activities within the temporary nest disturbance buffer are necessary for nesting season, then the qualified biologist will monitor the nest and will consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take ("killing or harming") of the protected birds.

The City will allow work to proceed within the temporary nest disturbance buffer only 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 the United States Fish and Wildlife Service (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 the birds 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 pruning or removal of a potential Swainson's Hawk or White-Tailed Kite nest tree, AT&T will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee.

That is, based on these items in this Resolution, it does not appear that these pre-construction studies have been done to identify the presence of the birds in the area.

Moreover, the proposed Conditional Use Permit does not place any explicit limit on the number of antennae:

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.

C. Radio Frequency Compliance Report

AT&T obtained a Radio Frequency Compliance Report that found that the proposed Woodland installation will comply with Radiofrequency Exposure Limits based on information provided by AT&T and predictive modeling.

2. Critical Issues

A. The Federal Telecommunications Act

The Federal Telecommunications Act, 47 U.S.C. § 332 (the “FTA”), limits a city’s consideration of a project in two significant ways.

First, the FTA prohibits the City from either conditioning or denying the project based on concerns stemming from the environmental effects of radio frequency emissions if the proposed facility complies with federal radiofrequency (RF) standards.

Second, the FTA 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 to fill the gap.

- i. *The application fails to show that the Project complies with federal radio frequency standards*

Here, the actual amount of the radio frequencies is unknown because total use of the tower has not been disclosed. For example, Project Support Statement states that the Tower Project will consist of...[nine] (9) Antennas Per (3) Sector, or potentially a total of 27 Antennas. Alternatively, the April 16, 2020 Staff Report to the Planning Commission states that there will be 12 antennas placed on the interior of the Tower. But the proposed Conditional Use Permit does not explicitly limit the number of antennae. In other words, it is at least unclear or ambiguous how many antennas the Tower would contain.

Since it is unclear how many antennas may be housed in the Tower, and the Radio Frequency Compliance Report is limited to predictive modeling, however, the number of antennae used for the predictive modeling is unclear. This may be why the Radio Frequency Compliance Report is limited to predictive modeling. Since the basis for the RF Compliance Report is unclear, the foundation for the report is sorely lacking, and perhaps invalid. If the Radio Frequency Compliance Report is invalid, then the Federal Telecommunications Act does not prevent the City from denying the Project without further information.

- ii. *The application fails to show that the Project is necessary to fill a significant service gap.*

Next, the City’s Agenda itself shows that City staff finds only that the facility would improve coverage for area residents and businesses. City staff did not find that the Project is necessary to fill a significant service gap. City staff did not find that the Project is the least intrusive means to fill the gap.

AT&T published a publicly available network coverage map (Exhibit A) claiming that the area has complete 4G (LTE 700) wireless access, and not a single dead zone. This is significant because in their proposal they provide an entirely different 4G LTE 700 network coverage map which they call a ‘Zoning Propagation Map’ (attached as Exhibit B).

Nevertheless, the map consists of three colors. The only portions of the map notated are the green areas for 'reliable coverage' and the yellow area for 'marginal coverage'. The map offers a blue color to show 'unreliable coverage,' however, there is no area on the map in blue. The map does not show any dead zones, nor does it show 'unreliable coverage.' Thus, no evidence exists that coverage is unreliable.

The proposal offers no FirstNet network coverage map, 'zoning propagation', or evidence regarding the operation and status of FirstNet coverage. Applicant fails to provide detail on how the proposed project would impact FirstNet services to justify their claim.

Additionally, the Zoning Propagation Map has another major flaw: it was 'propagated' on September 24, 2019, from a previous proposal. The map may have been applicable when applicants were requesting this build to be 91' tower, now however at 75' there is no way to ensure the legitimacy of the conclusion the Propagation Map claims to make. In changing a proposal by 16' it should be imperative to readdress the impact of this height difference. Further, in September 2019, the proposal was for a monopine tree where the infrastructure would have been mounted on the exterior of the tower rather than walled inside a faux water tower shell.

When the Project was proposed at 91 feet, the Applicant claimed tower was at the minimum functional height necessary to fulfill the coverage gap. When the tower was reduced to 87 feet, the Applicant again claimed it was the minimum functional height. Now that the tower is proposed at 75 feet, no evidence has been presented to establish that it would be at a functional height and there is no evidence to support that it would have the same impact.

Thus, the Federal Telecommunications Act's service limitations do not prohibit the City from denying the Project.

B. The City of Woodland Wireless Communication Facilities Ordinance (25-21-80)

The City of Woodland's Wireless Communication Facilities Ordinance, subdivision (b)(1)(A), states that telecommunications facilities located within designated habitat areas and habitat restoration areas are prohibited.

Here, it is unclear whether the Tower will be located within a designated habitat area because it does not appear that studies have been done yet. Consequently, the Project application should be denied until after the studies are completed. Only after the studies are completed can it be determined whether the Project's approval conforms with the City of Woodland's Wireless Communication Facilities Ordinance.

Subdivision (b)(1)(C) prohibits telecommunications facilities where the combined electromagnetic frequency radiation (EMF) exceeds the state or federal standard.

Subdivision (b)(1)(D) prohibits telecommunications facilities within five-hundred feet (500 ft) of existing private school facilities unless the areas are zoned commercial and subject to conditional use permit review procedures.

Further, the Proposal conflicts with the City's Ordinance because there is a school within 500 feet of the area. Additionally, this is particularly significant as the number of antennae to be constructed is unclear, or at least ambiguous, which may cause elevated radiofrequencies to be present near a school.

C. Conditional Use Permits

City of Woodland Zoning Ordinance section 17.132.040 addresses conditional use permits and authorizes the City to 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.

Here, because the amount of radio waves and the presence of a threatened species is unknown, approval of the Conditional Use Permit would not appear to be in the public interest. Accordingly, this is another legal authority that suggests that the Project should be denied, or at least delayed until further information is available.

D. CEQA

California Code of Regulations, title 14, section 15332, subdivision (d), exempts a project from review when the project has no value as habitat for endangered, rare, or threatened species.

Here, as detailed above, it is unclear whether the area in question has value for habitat for a threatened species because it does not appear that the studies have been conducted yet. As a result, project approval should be delayed until this determination can be made.

E. Interference Issues

i. Conflicts with current use

The plan dedicates a 35' x 35' lease area. When viewed on a proper map indicating the dimensions of the property, it becomes obvious that the project when completed will interfere with the existing use of the property. The leased area will occupy most of the lot space and access of the existing structure as originally intended to such an extent that the lot will become unusable. The building on this property is already suffered neglect from the current owner, and unfortunately, his lack of care for the property will result in a property that will become vacated by anyone attempting to utilize it as it was originally intended. Further, it will allow the space to become a point of decay and it is reasonable to see it abandoned and deteriorated which will become the City's problem.

ii. View impacts.

The site is intrusive to nearby resident viewpoint and will be a focal point on W. Main Street traveling from east to west. Additionally, imaging of the tower looking east from west near Cottonwood shows that the tower will be much taller than the trees on the lot which are indicated on the Project Support Statement to be approximately 130' high! It is likely that the trees are approximately 130' if you incorporate the existing ground level of 71' as indicated in the proposal. This would mean the trees compared to the tower are 55' giving the tower a height advantage of approximately 20'. From east to west the tower will not be naturally stealthed by surrounding trees and from west to east it will peer above them like a giant peeking out of the foliage.

iii. Site selection issues.

Applicant claims that two other candidate sites were "heavily investigated", however, for a heavy investigation Applicant offers one paragraph for each of the two locations not selected.

Initially, the Applicant's reason for denying 'Alternative Candidate "B"' is because it was "more visibly intrusive". Although there may be less foliage in the immediate vicinity of the alternative site area, it is arguably not "more visibly intrusive" because the site is not located on the heavily trafficked W. Main Street. Rather, the subject site area on "B" is near the center of the lot, visible to the lesser traveled Cottonwood Street than W. Main Street.

The 'Alternative Candidate "C"' is allegedly rejected because it is "more visibly intrusive" and apparently adjacent to dwellings. This site is probably the least visibly intrusive because the site area is in the center of the lot and the lot is many times larger than Applicant's proposed site. "C" covers an entire city block nesting the tower away from focal and prominent street attention. The tower would be among industrial style buildings used as industry shops and barricaded from view by the Lincoln Avenue side residences which would be buffered by approximately three large industrial style buildings and lots of trees. Further, since the location is pre-purposed and utilized as an industrial "shopping center" rather than a professional commercial business district the claimed aesthetic sort of makes sense and has potential appeal. The Applicant preferred site (Candidate "A") is nearly as close to resident housing as allowed by the zoning code (100 feet), yet here we find that there is a greater distance between the site and residences at "C" with lots of buffer from industrial buildings, yet applicant claims the residences as a disqualifying factor.

The largest difference between Applicant's preferred site and the other two options are the lot sizes and orientation of the site area locations on those lots. The Applicant preferred site is the least desirable for the public yet being approximately 100 feet away from the W. Main Street thoroughway and the utility access in that area of W. Main Street, the Applicant has a bias in choosing this site over the other two sites. The alternative site areas would be placed toward the center of those much larger sites away from the street and the utility tract. Applicant is noticeably selective about this desirability because it has chosen a site that still "backs up" to a preschool and church, a site much closer to residential homes. Both factors were offered disqualifying factors for the other candidates and on that basis. If those disqualifying factors were legitimate, the subject Project site at 231 W. Main Street would have also been disqualified.

3. Conclusion

For these reasons, we respectfully request that the City deny this Project at this location.

Sincerely,

Tony Martin
Tony Martin

Rebecca Martin
Rebecca Martin



Wireless coverage

Wireless **AT&T PREPAID** International AT&T stores

Location

CA 95695

My route

[Use my current location](#)

5G

4G LTE

Other AT&T coverage

Off-net coverage

No coverage

Available **5G** Cities

[Learn more about the legend](#)

I'm looking for...



Support



Account



Business

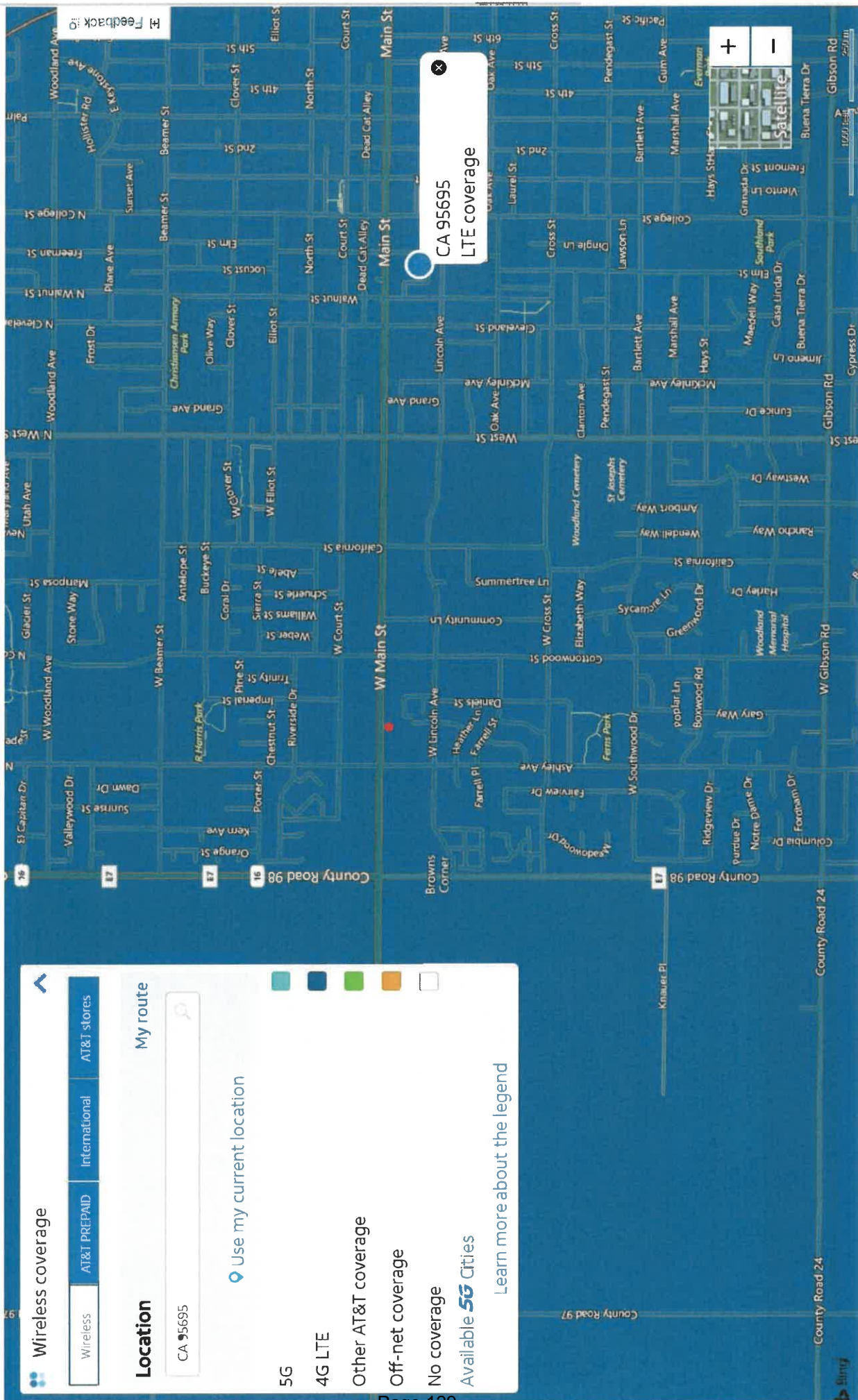
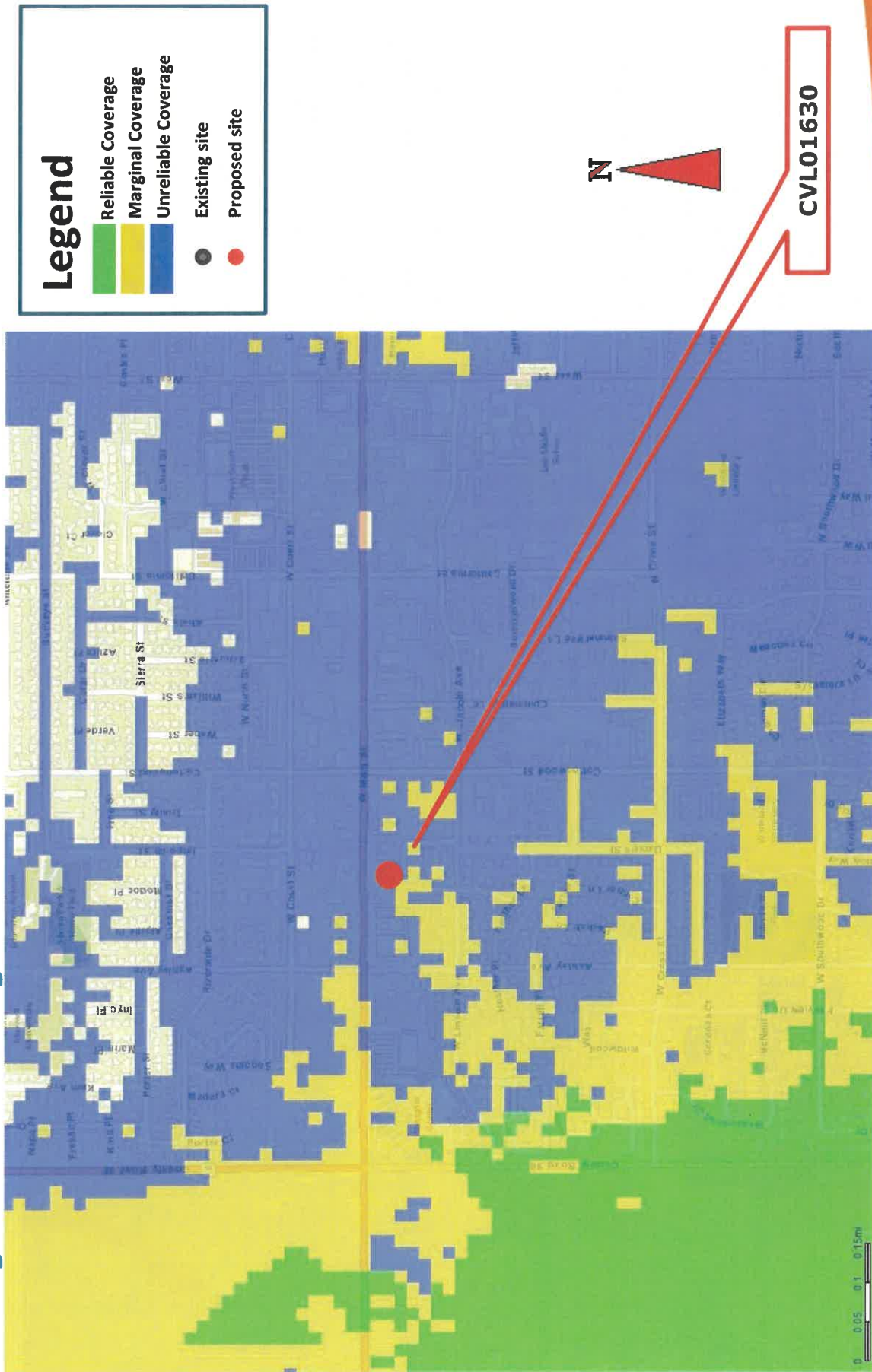


EXHIBIT B

Existing LTE 700 Coverage



Cindy Norris

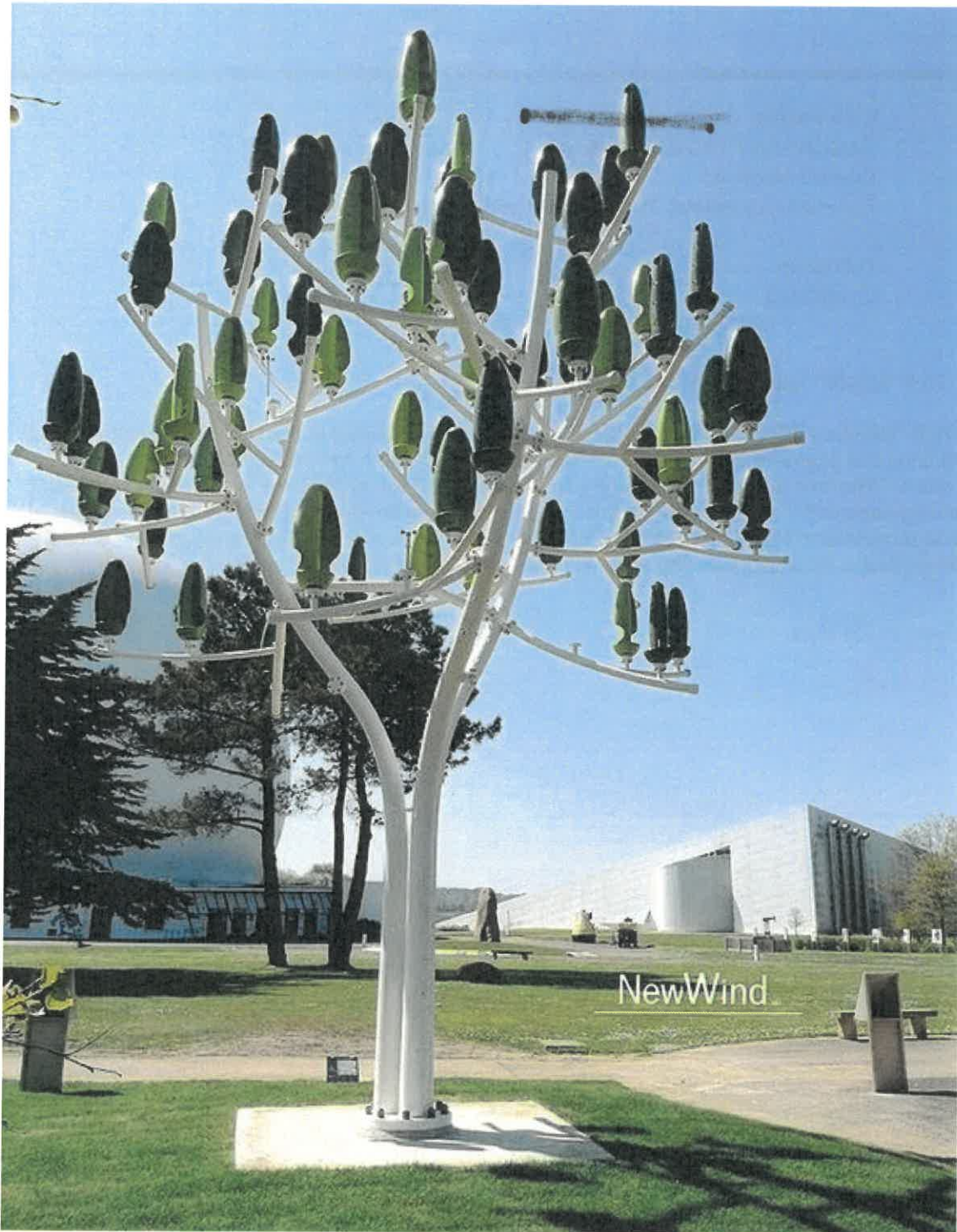
From: Cath Posehn <[REDACTED]>
Sent: Tuesday, April 14, 2020 12:44 PM
To: Council Meetings
Subject: Fw: Public Comment: 75 ft "stealth" telecommunications tower

Follow Up Flag: Follow up
Flag Status: Completed

Subject: Public Comment: 75 ft "stealth" telecommunications tower

I read about the proposed 75 ft "stealth" telecommunications tower to go on Main Street in the Daily Democrat and that Epic Wireless Group is proposing the payment of a public art in-lieu fee to the city with the intent that YoloArts would commission an original art piece. **Why not use the opportunity to create a cell tower that is a work of art in itself.** I went on Pinterest to look at disguised cell towers and found this image. I think we have an opportunity here to create something beautiful. I'd like to recommend that AT&T (through Epic Wireless) work with YoloArts (and perhaps a local artist) to come up with a design that is an artwork as well as a cell tower (instead of the water tower idea.)

Cath Posehn
(Woodland resident)



Do all the good you can
By all the means you can
In all the ways you can
In all the places you can
To all the people you can
As long as ever you can.

Cindy Norris

From: Karissa David Perez <kdsvperez@gmail.com>
Sent: Tuesday, April 14, 2020 11:48 AM
To: Council Meetings
Subject: Item# H.1

Follow Up Flag: Follow up
Flag Status: Completed

Good Afternoon,

I am writing to you today to oppose this Tower project. The location of this tower is right on one of our towns busiest streets. This tower would be near outdoor eating areas, an outdoor car wash, and next door to a veterinary clinic. There have been reports in the news recently about how these towers can be unsafe for the community. I live .2 miles north of this Tower and I am opposed to this location in our wonderful town. I am concerned for the safety of our community and the size of this tower on one of our main streets.

Sincerely,

Karissa Perez

Local House Owner

Cindy Norris

From: Sri <sri1960@gmail.com>
Sent: Tuesday, April 14, 2020 8:35 AM
To: Council Meetings
Subject: Item # H.1

Follow Up Flag: Follow up
Flag Status: Completed

I live at 746 W Lincoln Ave., Woodland.

I strongly object to this tower being located at 231 W Main Street.

--

Sri Sethuratnam

I tell you one thing—if you want peace, do not find fault with others. Rather see your own faults. Learn to make the world your own. No one is a stranger, my child; the whole world is your own.

Sri Sarada Devi

Cindy Norris

From: litgypsy2006 <litgypsy2006@gmail.com>
Sent: Monday, April 13, 2020 1:24 PM
To: Council Meetings
Subject: ITEM# H.1

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red category

I oppose the building of a 5G Tower not enough research has been done concerning the dangers of the radiation

Sent from my MetroPCS 4G LTE Android Device

Cindy Norris

From: LISA TRONGO <lisa_trongo@yahoo.com>
Sent: Thursday, April 09, 2020 3:56 PM
To: Council Meetings
Subject: No cell phone tower.

Categories: Yellow category

I live in the area and oppose this tower for property values and health and safety for the the public. Find an area that is not near our homes and put the public at risk!! Thank you
Lisa Trongo

[Sent from Yahoo Mail on Android](#)

Cindy Norris

From: Vereniz Cabrera. <[REDACTED]>
Sent: Thursday, April 09, 2020 2:30 PM
To: Council Meetings
Subject: Iteam #H.1

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow category

I am a Woodland resident and I oppose to the installation of the 5G cell tower that the city of woodland is trying to install. I am against this!

Cindy Norris

From: Judith Tetreault jtetreault@gmail.com
Sent: Wednesday, April 08, 2020 7:09 PM
To: Council Meetings

Follow Up Flag: Follow up
Flag Status: Completed

Have there been studies done on environmental impact to the community? I would like to see them. I hope our local governing body would not adopt anything of this substance without community input. I would like to see much more information before enactment of this legislation. I ask that this would be tabled untill this healthcare crisis is resolved so the public would have the opportunity to be more involved in the decision making process.....since we live here and have a vested interest. Thank you for your consideration.

Respectfully
Judith Tetreault



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 7, 2020
ITEM #: J.2
SUBJECT: City of Woodland 2020/21 - 2023/24 Capital Improvement Program

Recommendation for Action: Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2020/21 - 2023/24 and 2.) Make a finding that the proposed CIP for 2020/21 - 2023/24 is in conformity with the 2035 General Plan

Staff Contact:

Lynn Johnson, Senior Management Analyst, (530) 661-5979, lynn.johnson@cityofwoodland.org

Report in Brief:

The projects contained in the Capital Improvement Program (CIP) have been reviewed and discussed with the City Manager to prioritize and program in alignment with projected revenues. Prior to City Council approval, California Government Code 65401 requires that the Planning Commission (in the case of a municipality) first determine that the proposed CIP is in conformity with the 2035 General Plan. A CIP project list for FY 2021 with General Plan analysis is included as Attachment 1. All new projects that have not been reviewed by the Planning Commission previously are shown in bold. A list of all the CIP projects contained in the 5-year CIP and their total project funding is included in Attachment 2.

Background:

The City of Woodland adopts a five-year CIP that presents a balanced spending plan. The CIP is evaluated and updated annually to ensure that project cost and scope are current and that projected revenues can support the proposed projects. Projects that utilize Measure E or Measure F, the City's 1/2 cent supplemental sales tax, must first be included in an approved Measure E/F Spending Plan (most recent version adopted by City Council on May 5, 2020).

Discussion:

The Community Development Department staff has reviewed these projects and is of the opinion that they are in conformity with the 2035 General Plan.

Conclusion:

Staff recommends that the Planning Commission 1.) Review the proposed City of Woodland Capital Improvement Program (CIP) for 2020/21 - 2023/24 and 2.) Make a finding that the proposed CIP for 2020/21 - 2023/24 is in conformity with the 2035 General Plan.

Prepared By: Lynn Johnson, Senior Management Analyst

Reviewed By: Cindy Norris, Principal Planner

Attachments:

1. CIP Project List with General Plan Analysis
2. List of CIP Projects

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

Project No.	Category	Project Title	General Plan Policy Analysis
			Policy 4.B.1 Public Service Standards. <u>Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain necessary public infrastructure</u>
Fire			
1	Fire Protection Services	Fire Station #3 Relocation	GP Policy 5.B.1. – Response Time and Service Standards - Strive to maintain a high level of fire protection service to the community by achieving response times as outlined in Policy.
General			
2	Land Use, Community Design & Historic Preservation	Zoning Ordinance & CEQA	GP Goal 2.A – Growth & Change – Support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland’s community character and agricultural heritage.
3	Healthy Community	Permanent Supportive Housing	GP Goal 6.A – Health Equity – Promote health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland.
4	Healthy Community	Homeless Shelter	GP Goal 6.A – Health Equity – Promote health equity in Woodland, including the promotion of equal access to health facilities, goods, services, and economic and educational opportunities; helping to ensure overall well-being for residents of all ages, abilities, and incomes; and fairly treating all members of the public in the process of creating a healthy Woodland. Housing Element Policy 2.A.13 – The City shall peruse grant and loan funding opportunities from federal, state, and other agencies and coordinate with other agencies and nonprofit organizations for the provision of different sizes, scales, and types of housing, including transitional housing, efficiency units, housing with supportive services, and other special needs housing consistent with policies in the Land Use and Community Design Element.
5	Land Use, Community Design & Historic Preservation	Local Early Action Planning (LEAP) Grant	Housing Element Policy 2.A.6 – The City shall participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to lower income and special needs groups.
Library			

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

5	Community Facilities & Services	Library Material Collection	GP Policy 6.D.3. – Library Facilities and Programming - Provide library facilities and programs that align with the community’s learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.
Park Facilities			
6	Park System	Clark Field	GP Goal 5.C. – Park System - Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
7	Park System	Rick Gonzales, Sr. Park - N3	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
8	Park System	Spring Lake Park - N1	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
9	Spring Lake	Spring Lake Central Park	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
10	Park System	Regional Park Site	GP Policy 5.C.14 – Public/Private partnerships - Encourage the establishment or joint development of commercial or private recreation facilities within the Woodland area. GP Policy 7.B.7 – Woodland Regional Park – Protect and maintain Woodland Regional Park as an important wildlife preserve and habitat for special-status plants and allow for public access that is compatible with and promotes public education of the site’s habitat value.
11	Park System	Southeast Area Pool Project	GP Goal 5.C. – Park System -Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
12	Park System	Woodland Sports Park Turf Replacement	GP Policy 5.C.11. – Park Development Funding - Identify appropriate funding mechanisms to adequately fund the development of new parks and recreational facilities; the renovation

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CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

			of existing parks and recreational facilities; and the ongoing preservation, maintenance, and repair of the city's existing open space, parks and recreational resources and facilities.
13	Park System	Charles Brooks Pool Bleacher Project	GP Policy 5.C.18 – Special Facilities – Support special use facilities that foster a variety of sports and recreational activities within the city including baseball, soccer, tennis, swimming, boxing, and others.
14	Park System	Spring Lake Park N1, Phase 2	GP Policy 5.C.5. – Proximity of Parks to Housing - Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
Storm Drainage			
15	Flood Hazards & Protection	FloodSAFE Yolo/Cache Creek Feasibility Study	GP Goal 8.B – Protect the lives and property of the citizens of Woodland from hazards and manage floodplains for their open space and natural resource values. GP Policy 8.B.7 – Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout.\ GP Goal 4.C - Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and cost and long-term community needs in land use decisions, and reserve sites for designated uses. GP Policy 4.C.11 - Comprehensive Flood Solution - Continue to work with Army corps of Engineers and responsible State and regional agencies to identify and implement a comprehensive flood solution to reduce risk of flooding in Woodland, especially in the northeastern industrial quadrant and eastern portion of the city.
16	Storm Drainage Facilities	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	GP Policy 5.I.4 – Low Impact Development – Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.
17	Storm Drainage Facilities	Storm Drainage Outfall Channel Outlet Structure	GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
18	Storm Drainage Facilities	Storm Drain Channel south of Woodland Christian School	GP Goal 5.I Stormwater Management – Maintain the City's storm drainage system and promote best management practices to protect from flooding, enhance water quality, prevent infrastructure deterioration, and comply with State and federal laws.
Sewer			
		Annual Sewer Repair &	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection

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CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

19	Wastewater	Replacement	systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
20	Wastewater	Preliminary Odor Abatement	GP Policy 5.H.11. – Hazards and Nuisances - Investigate hazards and nuisance potential associated with operations at the City’s wastewater treatment plant, including odor nuisances, and identify and implement any buffering requirements or operational changes at the plant that may be necessary.
21	Wastewater	Treatment Plant Exp - Biosolids	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
22	Wastewater	Water Pollution Asset Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
23	Wastewater	Replace Orangeburg Pipe	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
24	Wastewater	Sewer/Wastewater Treatment Master Plan	GP Policy 5.H.2 – Sanitary Sewer Management Plan – Maintain and periodically update the Sanitary Sewer Management Plan. Use available and “state of the practice” tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand by urban development, and to determine appropriate facility and system needs.
25	Wastewater	Large Diameter Wastewater Pipeline Repair, Replacement & Lining	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
26	Wastewater	Main Street Sanitary Sewer and Storm Repairs	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
27	Wastewater	South Pond Pump Station Rehabilitation Project	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
28	Wastewater	2020 Water and Sewer Replacement Project	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
29	Wastewater	WPCF Clarifier #3 Mechanism Replacement	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
30	Wastewater	WPCF Pond #11 Biosolids Removal	GP Policy 5.H.4. – Maintenance and Repairs - Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or

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CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

			enhancement of damaged or antiquated facilities.
Transportation & Circulation			
31	Trans+Circ	Traffic Engineering Services	Goal 3.B - Complete Streets – Provide complete streets that accommodate driving, walking, bicycling, and public transit and that are designed to enable safe, attractive, comfortable access and travel for users of all ages and abilities.
32	Trans+Circ	I-5/SR113 Freeway to Freeway Connectors Ph 2	GP Policy 3.A.13 – SR 113/I-5 Interchange – Pursue funding to construct the connection of SR 113 to I-5 to reduce the use of local streets for this connection and continue to ensure the necessary right-of-way is secured for the selected route.
33	Trans+Circ	Measure F Road Maintenance Planning	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
34	Trans+Circ	Annual O&M Support	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
35	Trans+Circ	East Main Street Improvement Project	GP Policy 3.F.2 – Bikeway Network – Promote the development of a comprehensive system of recreational and commuter bicycle routes that provide safe and convenient connections between the city's: major employment and housing areas; existing and planned bikeways; and schools, parks, retail shopping, and residential neighborhoods.
36	Trans + Circ	Install traffic signal at Freeway Drive & E. Main Street	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
37	Trans + Circ	Install Traffic Signal at Kentucky/Cottonwood	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
38	Trans+Circ	West Woodland Safe Routes to School	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel. Policy 5.E.3. - Implement Complete Street and Safe Routes to Schools strategies to enable safer access and enhanced connectivity for all users and modes of transportation.
39	Trans+Circ	West Main Street Bicycle/Pedestrian Mobility & Safety Improvements	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
40	Trans+Circ	Sports Park Drive Pedestrian Overcrossing	GP Policy 3.E.3 – Off-Street Pedestrian Paths - Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city.
41	Trans+Circ	Woodland Parkway Safe	GP Policy 5.E.3 – Connectivity to Schools – Implement Complete Street and Safe Routes to

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CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

		Routes to School & Connectivity Study	Schools strategies to enable safer access and enhanced connectivity for all users and modes of transportation.
42	Trans+Circ	2020 Road Rehabilitation (Matmor & Gum Ave)	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
43	Trans+Circ	Traffic Calming Program	GP Policy 3.D.3 – Traffic Calming - Implement traffic-calming design and devices, as funding allows, in existing and new residential areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.
44	Trans+Circ	Gibson Road Bicycle/Pedestrian Mobility Project – East to West Street	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
45	Trans+Circ	2020 Road Maintenance	GP Policy 3.D.2. – Street and Sidewalk Maintenance - Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
46	Trans+Circ	W. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	GP Policy 3.B.3 – Connectivity and Balance – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
47	Trans+Circ	SR 113/CR 25A Interchange Modification – Phase 1	GP Policy 3.A.10 – Overcome Barriers and Remove Gaps – Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks.
48	Trans+Circ	Gibson Road Rehabilitation – West St to CR 98	GP Policy 3.B.4. – Retrofit - Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
49	Trans+Circ	2020 ADA Improvements	GP Policy 3.B.8 – Accessibility - Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
50	Trans+Circ	Planning Analysis Studies	GP Policy 3.B.3. – Connectivity and Balance - Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
Water			
51	Potable Water	Water System Leak Detection, Maintenance & Repairs	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
52	Potable Water	ASR Testing and Modeling	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

			treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
53	Potable Water	New ASR Well Construction	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
54	Potable Water	Chromium 6 Investigations	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
55	Potable Water	ASR Wells #31	GP Policy 5.G.1 – Potable Water Supply and Cost Recovery – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
56	Potable Water	Recycled Water Master Plan	GP Policy 5.G.5 – Recycled Water – Expand the recycled water system as feasible and in accordance with a Recycled Water System Master Plan, which should provide an evaluation of potential recycled water uses, facilities planning, distribution service areas, recommended recycled water system, financial modeling, implementation strategies, and the feasibility of forming a recycled water utility.
57	Potable Water	2019 Water Main Replacement Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
58	Potable Water	2021 Water & Sewer Repair & Replacement Project: Pendegast & College	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
59	Potable Water	Groundwater Monitoring Wells	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.
60	Potable Water	Preparation of America's Water Infrastructure Act:	GP Goal 5.G – Safe Reliable, and Sufficient Potable Water – Maintain a safe, reliable, and sufficient potable water supply and delivery system that meets the needs of the city.

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		Risk & Resiliency	
61	Potable Water	2020 Urban Water Management Plan	GP Policy 5.G.4 – Water Management Plans – Maintain and every five years update the Urban Water Management Plan and the Groundwater Management Plan. Develop and maintain the Groundwater Sustainability Plan in conjunction with the Yolo Sustainable Groundwater Management Plan. Use available and “state of the practice” tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand on water production and distribution systems by urban development, and to determine appropriate facility needs
62	Potable Water	Groundwater Wells Demolition Project	GP Policy 5.G.7 – Maintenance and Repairs - Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
Spring Lake			
63	Spring Lake	South Urban Growth Area Drainage Study	GP Policy 5.I.4 – Low Impact Development – Require new development and redevelopment projects to incorporate site design and low impact development runoff requirements, in accordance with the Municipal Code to reduce runoff rates, filter out pollutants, and facilitate groundwater infiltration.
64	Spring Lake	Monuments & Bus Shelters	GP Policy 3.K.4 – Transit Infrastructure – Require new development to pay a fair share of capital improvements related to transit.
65	Spring Lake	Pioneer Avenue High School Entrance to Farmer’s Central Road	GP Policy 3.B.10 – School Safety – Partner with schools to ensure a high level of vehicle, bicycle, and pedestrian safety adjacent to school facilities.
66	Spring Lake	Galvin Way Storm Drain	GP Policy 5.I.1 – Storm Drainage System and Cost Recovery – Maintain and improve the storm drainage system for the existing Woodland community. Ensure that increased storm drainage system capacity is available to serve planned urban development within the Planning Area consistent with this General Plan. Accommodate increase in flows and loadings from the existing community with the capital costs and benefits allocated equitably and fairly between existing users and new users, as authorized by law.
67	Spring Lake	North Regional Pond & Pump Station	GP Policy 5.I.7 – Stormwater Detention Facilities – Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.
68	Spring Lake	Harry Lorenzo Ave between Farmers Central and Parkland	GP Policy 3.B.5 – New Developments -Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
69	Spring Lake	Gibson Landscape – Pioneer to SR 113	GP Policy 3.B.5 – New Developments -Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
70	Spring Lake	Parkland Drive between	GP Policy 3.B.5 – New Developments - Require new developments to provide

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CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2020/21 to 2023/24)

		Pioneer Ave and Harry Lorenzo Ave	interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
71	Spring Lake	CR 25A (Meikle to Promenade)	GP Policy 3.B.5 – New Developments - Require new developments to provide interconnected street networks with walkable blocks that allow and encourage active multimodal transportation.
72	Spring Lake	Heritage Parkway Pedestrian Crossing	GP Policy 3.E.3 – Off-Street Pedestrian Paths -Continue to develop off-street pedestrian paths for access to schools, recreation facilities, and neighborhood services in existing and future neighborhoods in the city.
73	Spring Lake	Spring Lake 2019 CIP Update	GP Policy 3.K.1 – Fee Assessments - Assess fees through the Major Projects Financing Plan (MPFP), on new development, sufficient to cover the fair share portion of that development's impacts on all modes of the transportation system. Exceptions may be made when new development generates significant public benefits and alternative sources of funding for the improvements can be obtained to offset foregone revenues.
74	Spring Lake	Gibson Road Interchange Modification	GP Policy 3.A.10. – Overcome Barriers and Remove Gaps - Eliminate barriers and gaps in the existing roadway, bikeway, and pedestrian networks by doing the following: Prioritize the...redesign of the Gibson Road/SR 113 overpass to provide safer and more convenient connectivity between the west and east areas of town.
75	Spring Lake	South Area Flowage Easement	GP Policy 5.I.7. – Stormwater Detention Facilities - Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.

Project Category	Project #	Project Name	Total Project Funding
Fire	16-10	Fire Station #3 Relocation	\$1,214,000
General	07-07	Zoning Ordinance & CEQA	\$410,000
General	19-22	Permanent Supportive Housing	\$680,000
General	20-12	Homeless Shelter	\$75,060
General	21-08	Local Early Action Planning (LEAP) Grant	\$300,000
Library	94-45	Library Material Collection	\$425,000
Park Facilities	13-03	Clark Field	\$75,000
Park Facilities	15-05	Rick Gonzales, Sr. Park-N3	\$6,095,450
Park Facilities	15-07	Camarena Ball Field - Grant Match	\$50,000
Park Facilities	17-10	Spring Lake Park - N1	\$3,253,000
Park Facilities	18-04	Park/Recreation Facility Planning	\$65,000
Park Facilities	19-11	Spring Lake Central Park	\$10,000
Park Facilities	19-17	Regional Park Site	\$716,500
Park Facilities	19-18	Southeast Area Pool Project	\$265,000
Park Facilities	19-19	Woodland Sports Park Turf Replacement	\$2,750,000
Park Facilities	19-23	Charles Brooks Pool Bleacher Project	\$40,000
Park Facilities	20-03	Spring Lake Park N1, Phase 2	\$776,417
Storm Drain	09-15	FloodSAFE Yolo/Cache Creek Feasibility Study	\$5,279,000
Storm Drain	16-03	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	\$150,000
Storm Drain	20-06	Storm Drainage Outfall Channel Outlet Structure	\$3,025,000
Storm Drain	21-07	Storm Drain Channel south of Woodland Christian School	\$400,000
Sewer	08-21	Annual Sewer Repair and Replacement	\$5,709,180
Sewer	08-22	Preliminary Odor Abatement	\$414,500
Sewer	08-35	New Calibrated City Sewer Model	\$220,000
Sewer	10-11	Treatment Plant Exp-Biosolids	\$6,754,000
Sewer	14-02	Water Pollution Asset Replacement Project	\$3,302,119
Sewer	14-03	Replacement of Orangeberg Sewer Laterals	\$2,035,000
Sewer	14-07	Sewer/Wastewater Treatment Master Plan	\$591,500
Sewer	14-15	Large Diameter Wastewater Pipeline Repair, Replacement, & Lining	\$3,451,000
Sewer	17-23	Main Street Sanitary Sewer and Storm Repairs	\$100,000
Sewer	18-07	South Pond Pump Station Rehabilitation Project	\$740,000
Sewer	20-07	2020 Water and Sewer Replacement Project	\$5,500,000
Sewer	20-11	WPCF Clarifier #3 Mechanism Replacement	\$1,650,000
Sewer	20-13	WPCF Pond #11 Biosolids Removal	\$1,030,000
Transportation	00-06	I-5/SR113 Freeway to Freeway Connectors Phase 2	\$478,000
Transportation	02-28	Traffic Engineering Services	\$200,000
Transportation	06-06	Measure E/Measure F - Planning-Management	\$250,000
Transportation	06-14	Annual In-House Road Program Support	\$4,250,000
Transportation	13-05	East Main Street Improvement Project	\$5,706,000
Transportation	16-02	Install traffic signal at Freeway Drive & E. Main Street	\$450,000
Transportation	17-02	Install Traffic Signal at Kentucky/Cottonwood	\$450,000
Transportation	17-09	West Woodland Safe Routes to School	\$5,934,000
Transportation	17-16	West Main Street Bicycle/Pedestrian Mobility & Safety Improvements	\$13,131,500
Transportation	17-22	Sports Park Drive Pedestrian Overcrossing	\$5,110,000
Transportation	18-05	Woodland Parkway Safe Routes to School & Connectivity Study	\$198,974
Transportation	19-05	2020 Road Rehabilitation - Matmor Rd & Gum Ave	\$7,480,000
Transportation	19-06	Traffic Calming Program	\$200,000
Transportation	20-01	Gibson Road Bicycle/Pedestrian Mobility Project - East to West Street	\$6,233,000
Transportation	20-02	2020 Road Maintenance	\$1,358,238
Transportation	20-04	E. Gibson Road/Harry Lorenzo Ave/Bourn Drive Traffic Signal	\$800,000
Transportation	20-05	SR 113/CR 25A Interchange Modifications, Phase 1	\$985,000
Transportation	20-08	W. Gibson Road Rehabilitation - West Street to CR 98	\$5,593,700
Transportation	20-09	2020 ADA Improvements	\$230,000
Transportation	21-06	2021 ADA Improvements	\$225,000
Transportation	95-24	Planning Analysis Studies	\$200,000

Project Category	Project #	Project Name	Total Project Funding
Transportation	TRANS-062	New Traffic Signal - CR102 and Kentucky Avenue	\$525,000
Transportation	TRANS-064	2021 Road Maintenance/Rehabilitation	\$2,500,000
Water	09-23	Water System Leak Detection, Maintenance & Repairs	\$8,610,932
Water	14-13	ASR Testing and Modeling - Surface Water Local	\$450,000
Water	15-02	New ASR Well Construction	\$11,000,000
Water	15-04	Chromium 6 Investigations	\$75,000
Water	17-05	ASR Wells #31	\$5,557,000
Water	17-07	Recycled Water Master Plan	\$100,000
Water	19-15	2019 Water Main Replacement Project	\$200,000
Water	20-14	2021 Water & Sewer Repair & Replacement (Gum & Marshall)	\$5,000,000
Water	21-01	2022 Water & Sewer Repair & Replacement (Pendegast & College)	\$4,500,000
Water	21-02	Groundwater Monitoring Wells	\$755,000
Water	21-03	Preparation of America's Water Infrastructure Act: Risk & Resiliency	\$255,000
Water	21-04	2020 Urban Water Management Plan	\$125,000
Water	21-05	Groundwater Wells Demolition Project	\$300,000
SLIF Infrastructure	11-13	South Urban Growth Area Drainage Study (formerly N. Gibson Ponds)	\$600,000
SLIF Infrastructure	14-04	Monuments and Bus Shelters	\$25,000
SLIF Infrastructure	14-16	Pioneer Avenue High School Entrance to Farmer's Central Rd	\$2,300,000
SLIF Infrastructure	17-01	Galvin Way Storm Drain	\$88,000
SLIF Infrastructure	17-21	North Regional Pond and Pump Station Project	\$9,000,000
SLIF Infrastructure	18-01	Harry Lorenzo Avenue between Farmers Central and Parkland	\$516,000
SLIF Infrastructure	19-01	GIBSON LANDSCAPE - Pioneer Avenue to Harry Lorenzo Ave	\$457,000
SLIF Infrastructure	19-07	Parkland Drive between Pioneer Avenue and Harry Lorenzo Avenue	\$2,294,000
SLIF Infrastructure	19-09	CR 25A (Meikle to Promenade)	\$1,994,000
SLIF Infrastructure	19-10	Heritage Parkway Pedestrian Crossing	\$170,000
SLIF Infrastructure	19-12	Spring Lake 2019 CIP Update	\$130,000
SLIF Infrastructure	19-13	Gibson Road Interchange Modification	\$1,985,000
SLIF Infrastructure	19-14	South Area Flowage Easement	\$300,000



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: May 7, 2020
ITEM #: K.3
SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION : Staff recommends that the Planning Commission accept the Long Range Calendar for review and consideration.

Attachments:

1. PLANNING COMMISSION LONG RANGE CALENDAR 5.1.2020

PLANNING COMMISSION LONG RANGE CALENDAR
Items subject to removal and/or rescheduling
May 1, 2020

REGULAR MEETING ITEMS

May 7, 2020

Regular Meeting

Annual CIP Review

Main Street Cellular Tower

Continued - Public Hearing

May 21, 2020

Regular Meeting

Beeghly Ranch Small Lot Subdivision

Public Hearing

June 4, 2020

Regular Meeting

ROW Vacation request

Merritt Restated DA

Public Hearing

Public Hearing

SPECIAL MEETINGS

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

LONG RANGE PROJECTS:

General Plan and Housing Element Annual Review

Comprehensive Zoning