CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 21, 2011
CITY COUNCIL CHAMBERS
6:30 PM

1. Call to order

2. Roll Call

3. Approval of Minutes for July 7, 2011

4 D**irector's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

7. **Subcommittee Reports**:

PUBLIC HEARING:

8. **CommuniCare Health Centers Medical Office Building CUP & Tentative Parcel Map** – Request for **(1)** Conditional Use Permit (CUP) to construct and operate a 21,053 square foot medical office building (health clinic) at 10 North Cottonwood Street (APN 064-010-026) in the Single Family (R-1) Zone / Public Service (PS) General Plan Designation **(2)** Tentative Parcel Map to subdivide the 4.31 acre parcel into two (2) lots. The requested entitlements include a Conditional Use Permit and Tentative Parcel Map and review of the proposed categorical exemption from the provisions of CEQA as the project is considered a Class 15, Minor Land Division & Class 32, In-Fill Development

Applicant:	CommuniCare Health Centers
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

NEW BUSINESS:

9. **Mutual Housing at Spring Lake Site Plan & Design Review**
Site Plan and Design Review for the proposed Mutual Housing at Spring Lake apartment project, located at the southwest corner of Farmer's Central Road and Pioneer Avenue in the Spring Lake Planning Area (APN 042-010-05). The applicant, Spring Lake Housing Associates is proposing to construct and operate a 101-unit multi-family housing project within Spring Lake.

Applicant:	Spring Lake Housing Associates
Environmental Document:	Previous EIR on the Spring Lake Specific Plan
Staff Contact:	Paul L. Hanson, AICP, Senior Planner
Recommended Action:	Approve with Conditions

OLD BUSINESS:

10. None

11. Adjournment

CITY OF WOODLAND
PLANNING COMMISSION AGENDA
JULY 7, 2011
CITY COUNCIL CHAMBERS
6:30 PM

DRAFT MINUTES

1. Call to order 6:30 PM

2. Roll Call
Commissioners Present: Wurzel, Murray, Sanders, Barzo, Peters,
Absent: Gonzalez

Staff in Attendance:
C. Norris, Principal Planner; B. Meyer, Principal City Engineer; P. Siegel, Deputy Director Community Development; A. Morris, City Attorney; C. Gnos, VP Raney Planning and Management – consultant.

3. Approval of Minutes for June 16, 2011
Ayes; Lopez, Wurzel, Peters, Barzo, Sanders, Murray
No's:
Abstain:

4 D**irector's Report**: This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

- The regularly scheduled Planning Commission meeting for July 21 will be held. There are two project proposals on the agenda. (Commissioner Sanders indicated that he would not be able to attend that meeting)

5. **Public Comment**: This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

None

6. **Communication - Commission Statements and Requests**: This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

Commissioner Lopez requested that when possible, he would like to see emails related to a project as soon as possible in order to allow for time to review.

7. **Subcommittee Reports**:

None

PUBLIC HEARING:

8. **Gateway Phase II – Certification of an Environmental Impact Report (EIR), Annexation, General Plan Amendments, Prezoning, and a Development Agreement** – Recommendation to the City Council regarding Certification of the EIR; Annexation of the 154-acre site; Amendment to the General Plan to change the Urban Reserve (UR) designation on 61.3 acres to General Commercial (GC), with the remaining 92.7 acres to remain as Urban Reserve (UR), and modification of the Level of Service (LOS) requirement from C to D on for County Road 102 from Maxwell Avenue south to the City Limits; Prezoning for future development to 61.3 acres of General Commercial (C-2) and 92.7 acres of Agriculture (A-1); and a Development Agreement. The CEQA analysis is at a program level. Specifics of the commercial development are not included as part of the application and the

entitlements are policy-level approvals. Detailed project design approvals would be required at the time of development of the site as part of a subsequent application(s).

Applicant:	Petrovich Development Company, LLC
Environmental Document:	Draft Environmental Impact Report
Staff Contact:	Cindy Gnos, Raney Planning and Management
Recommended Action:	Recommend City Council Approval

Motion: *Commissioner* ***Barzo*** *made a motion, which was seconded by Commissioner* ***Peters****, the following action:*

MOTION #1 I move that the Planning Commission make a recommendation to the City Council for the approval of the Woodland Gateway Phase II project based on the identified Findings of Fact by recommending the following actions:

1. Adopt the attached Resolution No._____, certifying the Program EIR, adopting the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the Woodland Gateway Phase II project, and approving the project (Attachment A);
2. Adopt the attached Resolution No. _____, approving the application for annexation of the 154-acre Woodland Gateway Phase II project site to the City of Woodland (Attachment B);
3. Adopt the attached Ordinance No._____, approving the prezoning 61.3 acres to General Commercial (C-2) and 92.7 acres Agriculture (A-1) for the Woodland Gateway Phase II project site (Attachment C);
4. Adopt the attached Resolution No. _____, approving a General Plan Amendment to modify the land use designation on the Woodland Gateway Phase II project site from Urban Reserve (UR) to General Commercial (GC) for the 61.3 acre portion of the site (Attachment D);
5. Adopt the attached Resolution No. _____, approving a General Plan Amendment to modify the acceptable level of service (LOS) from C to D for CR 102 from Maxwell Avenue south to the City Limits (Attachment E).
6. Adopt the attached Ordinance No._____, approving the City of Woodland Development Agreement concerning the Woodland Gateway Phase II project (Attachment F).

Ayes;	*Lopez, Peters, Barzo,*
No's:	*Sanders, Murray*
Abstain:	*Wurzel*

NEW BUSINESS:

9. None

OLD BUSINESS:

10. None

11. Adjournment 8:49 PM

PROJECT TITLE:	**CommuniCare Health Centers Medical Office Building CUP & Tentative Parcel Map**. Request for **(1)** Conditional Use Permit to construct and operate a 21,053 square foot medical office building (health clinic) at 10 North Cottonwood Street (APN 064-010-026) in the Single Family (R-1) Zone; **(2)** Tentative Parcel Map to subdivide the 4.31 acre parcel into two (2) lots.
APPLICANT/OWNER:	Applicant: Hibser Yamauchi Architects, Inc. Owner: CommuniCare Health Centers
ENVIRONMENTAL REPORT:	Categorical Exemption, Class 15, Minor Land Division & Class 32, In-Fill Development
A.P.N.	064-010-026
PROJECT PLANNER:	Paul L. Hanson, AICP, Senior Planner
STAFF RECOMMENDATION:	Conditional Approval
REPORT FOR:	Planning Commission Public Hearing - 7/21/11
GENERAL PLAN DESIGNATION:	Public Service (PS)
EXISTING LAND USES:	Vacant land previously occupied with Yolo County Buildings
FLOOD ZONE:	AE Zone - Area of 100-Year Flooding, Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event (Base Flood Elevation Determined), FIRM Community Panel Number – 06113C0445G Revised June 18, 2010.
STREET ACCESS:	West Beamer and Cottonwood Streets

ADJACENT LAND USES & ZONING / GENERAL PLAN:

North	Yolo County Employment & Social Services Center and Peterson Clinic	R-1 / PS
South	Yolo County UC Extension, AG Commissioner, and Sealer of Weights & Measures	R-1 / PS
East	Parking lot & Residential	R-1 / PS
West	Yolo County Central Library Services and Archives & Records	R-1 / PS

PENDING / POTENTIAL ACTION

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

- Confirmation of finding of exemptions from the provisions of CEQA. This project is considered categorically exempt: Class 15, Minor Land Division and Class Thirty-Two (32), Infill Development;
- Finding of Consistency with the General Plan;
- Finding of Consistency with the Zoning Ordinance;
- Approval of a Conditional Use Permit to allow the construction and operation of a 21,053 square foot medical office building (health clinic) in the Single Family (R-1) Zone / Public Serve (PS) General Plan designation;
- Approval of the Tentative Parcel Map #4996 at 10 North Cottonwood Street (APN 064-010-026);
- Approval of the Comprehensive Sign Plan for CommuniCare Health Center at 10 North Cottonwood Street.
- Approval of the public art proposal for CommuniCare Health Center at 10 North Cottonwood Street.

PROJECT PROPOSAL

OVERVIEW

The applicant is requesting a Conditional Use Permit (CUP) **(Attachment A - Application)** to allow the construction and operation for a 21,053 square foot medical office building (health clinic) on a vacant site, formerly used for the Yolo County Health and the Yolo County Alcohol, Drugs and Mental Health Departments **(Attachment B – Site Plan, Elevations, and Landscape Plans).** Applicant is also requesting approval of a Comprehensive Sign Plan and the public art proposal for the project.

The applicant's proposal includes a request for a division of land at 10 North Cottonwood Street (APN 064-010-026), dividing the existing 4.31 acre parcel into two (2) parcels consisting of approximately 3.48 acres for "Parcel 1" and 0.83 acres for "Parcel 2." **(Attachment C - Tentative Parcel Map No. 4996).** The property was purchased from Yolo County as surplus property. "Parcel 1" is the proposed location for the CommuniCare Health Center building and the use for 'Parcel 2" is has not been determined.

CommuniCare Health Centers are a federally qualified health center, operating as an outpatient primary care facility, providing medical, dental and behavioral health services to the culturally diverse, low income, uninsured and underinsured population of Yolo County since 1972.

CommuniCare Health Centers is planning to consolidate existing facilities within Woodland to one new modern facility where all the services currently being provided can be integrated and conveniently located for residents. CommuniCare health services are currently being provided at the Peterson Clinic at 8 North Cottonwood Street and at the John H. Jones Community Clinic at 804 Court Street.

The new building's entryway will face West Beamer Street and will include a waiting/reception gallery, lab, nurse station, office and meeting rooms, and various medical rooms for prenatal, dental, and counseling activities. The project proposes 145 parking spaces, plus eight (8) accessible parking spaces, with two driveway access points are from West Beamer Street. The majority of the proposed structure is one-story in height measuring 17' tall, with a raised slanted roof over the entryway standing 27'.

Installation of landscaping is proposed along all building fronts, throughout the parking lot, and along West Beamer and North Cotton Streets. The cluster of trees at the corner of West Beamer and North Cotton Streets will be preserved and any trees removed from the project, staff recommends these trees be mitigated. The proposed public art will be placed on a landscaped island surrounded by the drop-off vehicle circulation route.

CITY SERVICES

The project site is currently served by City water services only. Additional water, sewage, electrical and telephone connections will be required as a part of this application. All services shall be shown on the improvements plans to be reviewed and approved by the Public Works Department prior to building permit issuance.

FLOOD ZONE

FEMA NFIP Development Requirements: Under the currently applicable Flood Insurance Rate Map (FIRM) (City of Woodland, California, Yolo County, Map Number 06113C0445G, FIRM. Map Revised June 18, 2010) the property is shown in Flood Zone AE which is identified as "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood Event". The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year.

APPLICABLE LAWS, CODES, AND ORDINANCES

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- Community Design Standards
- The California Environmental Quality Act (CEQA)
- State of California's Water Efficient Landscape Ordinance AB 1881
- National Flood Insurance Program (NFIP) Regulations (44 CFR Parts 59-78).

PUBLIC NOTIFICATION

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Three (3) methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on Monday July 11, 2011,
- Notices were mailed to all property owners within 300 feet of the project site on July 8, 2011.

- The subject property was conspicuously posted with a copy of legal notice on July 11, 2011.

Copies of the factual staff report for the proposed project have been on file at City Hall since Friday, July 15, 2011. Public comment was not received prior to the completion of the staff report.

On July 11, 2011, CommuniCare held a public information meeting at the Peterson Clinic located at 8 North Cottonwood Street. Notification for this meeting was mailed to all property owners within 300 feet on July 8, 2011.

PREVIOUS ACTIONS TAKEN

None

ENVIRONMENTAL ASSESSMENT STATUS

This project is exempt from the provisions of CEQA, as it is considered a Class 15. CEQA identifies this as a Class 15 - Minor Land Division exemption and is listed in Title 14, Article 19 §15315 of the California Code of Regulations. A Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The project is also considered a Class 32. CEQA identifies this as a Class 32- Infill Development exemption and is listed in Title 14, Article 19 §15332 of the California Code of Regulations. This class exemption is required to adhere to the following requirements:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on an undeveloped site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

The site is located within Woodland City Limits. The site is less than five acres in size. The site is surrounded by urban development. The site consists of weedy vegetation. The site does not provide habitat for sensitive species. Development of the site will not result in significant noise, air quality, or water quality impacts. The project will comply with City noise standards. Existing utilities (storm water, sewer, water, electrical, gas) are adequate to serve the proposed project.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

REVIEWING AGENCY COMMENTS

All reviewing agency comments have also been integrated into the conditions of approval. Yolo County Health Department, Environmental Compliance and Economic Development had "no comment" on the project.

DISCUSSION

The proposed location for the new CommuniCare Health Center is the former site of Yolo County's Health Department and the Alcohol, Drug & Mental Health Department. The buildings were closed and demolished in 2008 and land sold as surplus county property. The following narrative provides a description of activities that occurred on the site when it was a Yolo County facility.

Yolo County Health Department

The Yolo Health Department is responsible for protecting and improving the health of residents of Yolo County and assures that quality health services are available and accessible, including the detection and prevention of communicable diseases, health education, immunizations, and registration of births and deaths. The Health Department's Environmental Health services include rabies control, inspections of food preparation facilities, private housing and public institutions and water supplies; responding immediately to emergency disasters, food borne or disease outbreaks and potential bioterrorism events. The staff consists of physicians, public health nurses, microbiologists, environmental health specialists, epidemiologists, certified health educators, and a variety of community health representatives. These county services have been relocated to 137 North Cottonwood Street.

Yolo County Alcohol, Drug, and Mental Health Department

The Yolo County Department of Alcohol, Drug, and Mental Health Services provides a range of mental health services to community members of all ages, including adults, older adults, children, and youth. Services help individuals with serious mental illness live as contributing and successful members of their families and communities. Services are provided to clients through outpatient clinics and through a network of community agencies and independent providers. The Department also provides a range of alcohol and drug prevention and treatment services. These county services have been relocated to 137 North Cottonwood Street.

The table below illustrates the level of activity that was occurring at this site:

Prior County Use	Building Square Footage	Purpose of Building	Number of Employees	Number of Customers / Clients	Date Services Began
Health Department	11,976	Health services	65	175 per week	1959
Alcohol, Drug & Mental Health Department	4,261	Outpatient clinic	25	100 per week	1948
Total	**16,237**		**90**	**275 per week**	

The two CommuniCare Health Centers presently operating in Woodland, the John H. Jones Community Clinic (located at 804 Court Street) and the Peterson Clinic (located at 8 North Cottonwood Street) will be relocated to the new facility at 10 North Cottonwood Street, the former location of the Yolo County Health and Alcohol, Drug & Mental Health Departments.

The relocation of the Peterson Clinic is less than a block away from its present location **(Attachment D - Aerial Map)**. The past cumulative level of activity in the area can be considered using both the County health facilities and the Peterson Clinic. The table below demonstrates this past level of activity in the area.

PAST CUMULATIVE SITE ACTIVITY				
Use	**Building Square Footage**	**Purpose of Building**	**Number of Employees**	**Number of Customers / Clients**
Peterson Clinic	9,292	Health services	38	380 per week
Yolo County Health Facilities	16,237	Health & Outpatient Services	90	275 per week
Total	**25,529**		**128**	**655 per week**

The table below illustrates the proposed CommuniCare's level of activity that for the site:

PROPOSED COMMUNICARE HEALTH CENTER				
Use	**Building Square Footage**	**Purpose of Building**	**Number of Employees**	**Number of Customers / Clients**
New CommuniCare	**21,053**	Health services Outpatient clinic	**63**	**600 per week**

The net change to the site is an increase in building square footage of approximately 4,816 square feet and a decrease of half the number of employees. The number of customers / clients coming to the site is approximately the same when considering the present location of the Peterson Clinic at 8 North Cottonwood Street.

STAFF ANALYSIS

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

GENERAL PLAN CONSISTENCY

The General Plan (GP) designation for the site is **Public Service (PS)**. This General Plan designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and compatible uses. The Public Service (PS) designation provides for hospitals and similar uses as appropriate. **The project and tentative map as conditioned are consistent with the General Plan**.

CONSISTENCY WITH OTHER PLANS

The project site is subject to the Community Design Standards.

Design Standards for Development

Design elements and qualities that are to be incorporated into new construction include:

- Variety of surface texture
- Wall articulation and relief
- Roof overhangs proportional to the scale of the adjoining building wall
- Regular rhythm of windows
- Significant landscaping that complements the buildings
- Detailing such as tile accents, pop-outs or window trim.

ARCHITECT'S DESIGN CONCEPT:

"The new CommuniCare Health Center attempts to balance and weave together the different scales and building uses between the large commercial buildings to its north, and residential homes to its east. The design process began with a series of design charrettes with the providers of each department to get a better understanding of their needs and day-to-day activities. Our main objective was to meet the needs of the users and providers and thus, the building was conceived from the inside out. Equally important was a desire to make the building sensitive to its built environment and for it to "fit" comfortably with its neighbors. There is a grove of existing trees at the corner of the property. We placed the building on the site to reduce the impact to these trees. Ultimately, it should be a welcoming and dignified environment that the entire community can be proud of." Nate Heninger, Architect, Hibser Yamauchi Architects, Inc

The exterior materials and forms are derived from the Agrarian building vocabulary which is defined by natural lighting, simple and strong shapes (such as shed roofs), and exterior finishes such as horizontal lap wood siding and metal. Farm houses and barn structures, besides providing initial inspiration for the design, are some of the earliest examples of sustainable design. This vocabulary was applied to the building and results in a building that is site specific and functionally driven.

The large standing seam shed roof on the north provides a clear and attractive main entrance while shading the large windows that wash the main reception with natural light. Clerestory windows and skylights in the reception and waiting areas add to the abundance of light. The windows around the building's exterior are placed to provide natural light while maintaining privacy for the patients.

Reveals in the stucco portions of the building exterior create rhythms and patterns that merge all of the height and material changes together. The siding along north and east elevations is intended to recall the wood siding commonly found in both farm structures and residential buildings.

Other sustainable features incorporated into the building and site design are the use of vegetated swales and pervious paving in the parking lot (to improve the quality of and reduce storm water runoff), the selection of drought tolerant plants, use of building materials with significant recycled content and the saving of as many existing site trees as possible.

Staff's review of the building elevations finds the design incorporates the design elements and qualities required by the Community Design Standards, such as a variety of surface textures, wall articulation and relief. The varied roofline breaks up the building appearance and the building façade uses various colors and materials to provide visual interest.

The materials and colors being proposed include:

MATERIALS	**COLORS**
Porcelain Tile	Espresso
Stucco, Fine Sand Finish - Field	Happy Camper
Stucco, Fine Sand Finish - Accents	Rock of Ages, Baffin Island Night, Mandarin Grove, & Balsamic
Windows Mullions	Dark Bronze
Select Seam Metal Roof	Tahoe Blue
Mechanical Screen	Old Zinc Gray
Windows Systems	Solar Blue & Starphire Glass
Wall Sconce	Bronze

The building design as conditioned is consistent with the Community Design Standards.

Public Art

Per the Community Design Standards, the project is required to incorporate public art into the development and subject to review by the Planning Commission.

The applicant is proposing a sculpture titled *"CommuniCare"*. The proposed sculpture's dimension will be 10'H x 12'W x 2'D and will be positioned in the center of the triangle landscape space, designed on the site plans. The sculpture concept is three 5-foot figures with interlocking arms in a Celtic knot fashion on top of a foundation surfaced with ceramic and mosaics. The figures will be rather flattened, with two faces, the front and the back will have faces to make it have a more greeting quality from the entry to the parking lot and from exit of the clinic (**Attachment E - Public Art Proposal).**

This site specific work will bring the spirit of people in collaboration to provide health care and well being to this CommuniCare Health Center Clinic. The idea includes the additional element of a community-build workshop, where people from Woodland will have the opportunity to create a portrait of their own home, out of clay, to be attached to the bottom of the sculpture. The foundation will also include elements from the farming interests that drive the economy in the Woodland region. As depicted in the sketch provided, are row crop lines that are interspersed in the outlining landscape, interspersed with the houses generated from the workshop.

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

ZONING CONSISTENCY

Land Use

The zoning designation for the site is Single Family Residential (R-1). Quasi public building and uses such as a medical clinic is allowed uses in this zone with a Conditional Use Permit. **The proposed project as conditioned is consistent with the Zoning Ordinance.**

Tentative Map

The City of Woodland's Zoning and Subdivision Ordinances prescribes minimum lot size requirements for the Single Family Zone. The minimum lot size for single family parcel is 5,000 square feet for interior lots and 6,000 for corner lots. The existing parcel is 23,832 square foot. "Parcel 1" represents 12,263, square feet of the existing lot area. "Parcel 2" represents 11,569 square feet of the existing lot area. Both lots will conform to the regulatory requirements of the Zoning Ordinance.

Setbacks

The proposed building exceeds all the required setbacks of Sec. 25-11-30 of the Zoning Ordinance.

Height

The principal building measures a maximum of 27 feet in height which is below the maximum requirement of 40 feet.

Lot Area

This property exceeds the minimum requirement of 6,000 square feet.

Off-Street Parking

Article 23 of the Zoning Regulations commencing with Section 25-23-10 addresses off-street parking and loading requirements. The Zoning Ordinance requires 5 parking spaces for each doctor (provider) plus 1 parking space for every 300 square feet of lab, x-ray and similar specialty areas, yielding a minimum requirement of 140 parking spaces. For the proposed project, the applicant proposes 153 parking spaces, exceeding the minimum requirement by 13 parking spaces. There is no is limit on the maximum number of parking spaces that can be provided.

Doctor (Provider)	Number	Calculation	Parking Required
Dental	3		
Mental Health	12		
Prenatal	2		
Primary Care	10		
Total Providers	**27**	*27 x 5*	135
Lab / X-Ray Areas	1,282 sq. ft.	*1,282 / 300*	5
TOTAL PARKING			**140**

The project as conditioned is consistent with the City's Parking Ordinance.

Landscaping

Article 22 of the Zoning Ordinance commencing with Section 25-22-10 addresses landscaping requirements. Zoning Ordinance requires that not less than six percent (6%) of the interior area of all auto parking lots shall be devoted to permanent landscaping. The Zoning Ordinance also requires that shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees maturity forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage.

Applicant is required to comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans. Applicant shall submit and obtain from the Community Development Department approval for final landscape and irrigation plans.

The Arborist Report prepared for the applicant by Evergreen Arborists identifies 39 trees on the project site. The project proposes to retain thirteen (13) of the existing trees (See L2) and of the 26 trees be removed, 5 are deemed unhealthy and should be removed. Staff is recommending a condition that the applicant mitigates for the removal of the healthy trees. Staff is also recommending that a Tree Protection Plan be prepared to protection the health of the existing trees during construction.

The project as conditioned is consistent with the City's Landscaping Ordinance.

Signage

Article 22 of the Zoning Regulations commencing with Section 25-23-01 addresses signs. The applicant is requesting approval a Comprehensive Sign Plan for the project **(Attachment F – Sign Plans).** A Comprehensive Sign Plan is necessary due to the type and amount of project signage being requested and the limited amount of signage allowed in the R-1 zone.

In R-1 zones, the Sign Ordinance allows the following signage:

Zone	Maximum Sign Height		Minimum Setback from Property Line	Total Sign Area Per Business
	Wall Mounted Signs	Ground Mounted Signs		All Permanent Signs
R-1	**10 ft.**	**5 ft.**	**15 ft.**	**20 sq. ft. per nonresidential premise**

The Sign Ordinance allows the Zoning Administrator (Planning Commission) by Use Permit, to increase in maximum aggregate sign area in the R-1 zones for public parks and recreation facilities, public schools, governmental facilities, public cultural facilities, and nonprofit hospitals. CommuniCare is a nonprofit medical facility and qualifies for additional signage and has submitted a Comprehensive Sign Plan for the project. The Sign Plan requests:

(1) A site identification monument sign is to be placed on the corner of West Beamer and North Cottonwood Streets, using a aluminum cabinet measuring 22' in length by 36" in height, with aluminum stud mounted letters on a 1 foot integral concrete base, with end columns of porcelain and glass tile, for a total sign area of 66 square feet and overall height of 5 feet 2 inches. Sign to be illuminated by ground mounted up lighting;

(2) One building identification sign to be placed next to the building. The monument sign will be illuminated with push-thru acrylic letters placed on aluminum cabinet mounted on an 18 inch integral concrete base, with one end column of porcelain and glass tile, for a total sign area of 32 square feet and overall height of 5 feet 2 inches.

(3& 4) Two directional monument signs, one sign (#3) to be placed at the driveway entrance along West Beamer Street, another sign (#4) to be placed at an interior parking lot intersection. The 3-feet by 6-feet aluminum cabinet, non-illuminated signs will have stud mounted aluminum letters on a 1 foot integral concrete base, for a total sign area of 18 square feet and overall height of 4 feet for each sign.

(5) One illuminated wall sign using reverse pan channel letters providing a halo illumination. The wall sign is 54.6 square feet, placed 17 feet above grade on the north elevation, facing West Beamer Street.

Comprehensive Sign Plan

Type	Area	Height	Setback
Wall Sign	54.6 sq. ft	17 feet	
Project Monument Sign	66 sq. ft	4½ feet	16 feet
Entrance Directional Monument Sign	18 sq. ft	4 feet	5 feet
Internal Directional Monument Sign	18 sq. ft	4 feet	100 feet +
West Entrance Monument Sign	32 sq. ft.	5 ½ feet	100 feet +
	183.6 sq. ft		

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that, the proposed structure or use conforms to the requirements and the intent of this chapter and the General Plan. The zoning designation for the site is Single Family (R-1), within this zone, hospitals, medical clinics and medical laboratories are allowed uses in this zone with a Conditional Use Permit.

APPEAL

The planning commission action on the conditional use permit shall be final unless, within **fourteen (14) calendar** days after the decision, the applicant, or any other person including the city council, any individual city council member, or the city manager, not satisfied with the decision of the planning commission, may appeal to the city council. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. The city clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-50.

SUMMARY

The applicant is requesting a Conditional Use Permit to allow the construction and operation of a 21,053 square foot medical office building (health clinic) on a vacant site, formerly used for the Yolo County Health Department and the Yolo County Alcohol, Drugs and Mental Health Department. Applicant requests approval for the Comprehensive Sign Plan and for the public art for the project. The applicant is also requesting approval of tentative parcel map to subdivide the property at 10 North Cottonwood Street (APN 064-010-026), dividing the existing 4.31 acre parcel into two (2) parcels consisting of approximately 3.48 acres for "Parcel 1" and 0.83 acres for "Parcel 2".

RECOMMENDATION

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

Motion #1 Move That The Planning Commission Approve The Conditional Use Permit (CUP), Comprehensive Sign Plan, Public Art, And Tentative Parcel Map #4996 For The CommuniCare Health Centers Project Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, as Class 15, Minor Land Division and Class 32, Infill Development, per §15315 and §15332 of the Public Resources Code;
- Determine that the project, as conditioned, is consistent with the General Plan;
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance;
- Determine that the project, as conditioned, is consistent with the Community Design Standards;
- Approve the Conditional Use Permit to allow the construction and operation of a 21,053 square foot medical office building (health clinic) in the Single Family (R-1) Zone / Public Serve (PS) General Plan designation;
- Approve the Tentative Parcel Map #4996 at 10 North Cottonwood Street (APN 064-010-026) into "Parcel 1" and "Parcel 2" as identified by the attached tentative parcel map;
- Approved the public art proposal for CommuniCare Health Center

-OR-

Should the Commission decide to deny the project, the motion should be made as follows:

Motion #2 **Move That The Planning Commission Deny The Conditional Use Permit (CUP), Comprehensive Sign Plan, Public Art, And Tentative Parcel Map #4996 For The CommuniCare Health Centers Project, Based On The Identified Findings Of Fact (Specify Findings)**

ATTACHMENTS:

A. Application & Letter Of Justification
B. Exterior Elevations & Color Renderings, Dated June 29, 2011, Site Plan dated May 22, 2011 & Conceptual Landscape Plan, dated June 29, 2011
C. Tentative Parcel Map #4996
D. Aerial map of Peterson Clinic location
E. Public Art
F. Comprehensive Sign plans

FINDINGS FOR PROPOSED COMMUNICARE CUP & TENTATIVE PARCEL MAP #4996
Prepared for approval by the Woodland Planning Commission on July 21, 2011

CEQA Findings

1. In accordance with the provisions of CEQA, this project did qualify for a categorical exemption. The project is considered a Class 15, "Minor Land Division" and Class 32 exemption, "Infill Development".
2. The review of the project as defined under CEQA represents the independent judgement of Woodland City Staff.

General Plan Consistency Findings

1. The proposed project, as conditioned, is consistent with the provisions outlined by the General Plan.

Zoning Consistency Findings

1. The proposed project, as conditioned, meets all regulatory requirements of the Zoning Ordinance.
2. Medical office buildings are allowed in the single family residential zone with a Conditional Use permit

Conditional Use Permit Findings

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

Community Design Standards Findings

1. The project substantially satisfies the design requirements of the Community Design Standards for development within the City of Woodland.
2. The public art proposal was reviewed the Woodland Planning Commission

Tentative Parcel Map Findings:

1. The proposed tentative map, as conditioned meets all regulatory requirements of the Subdivision Map Act and the City of Woodland Subdivision Ordinance.
2. The conditions of approval are reasonably related to the use of the property.

CONDITIONS OF APPROVAL

PLANNING – Conditional Use Permit

1. The project is as described in the staff report prepared for the July 21, 2011 Planning Commission meeting. The project shall be constructed as depicted on the, Exterior Elevations dated 4/22/2011, color renderings dated 6/29/2011, and Conceptual Site Plan dated 4/22/2011, and Landscape Plans dated 6/29/2011, included in the staff report, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. 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).
4. Applicant shall provide the Community Development Department with a check for the sum of $25 made out to Yolo County to record the environmental document with Yolo County.
5. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
6. The Conditional Use Permit must be exercised within one year of issuance, or it shall be null and void by act of law (Section 25-27-70).
7. Secure approval and satisfy requirements of all agencies that have jurisdiction.
8. Roof mounted mechanical or utility equipment visible to the public shall be screened. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size. Applicant to provide written verification that proper screen will block the visibility of roof mounted mechanical or utility equipment from the public.
9. Entryway (*driveway*) to project will require further enhancements per the Community Design Standards. Landscaping and accent paving (integral colored stamped concrete) will be used to define and beautify a project's entrance as viewed from the street. Clearly defined vehicular entrance to a project and provide adequate sight distance for vehicles and pedestrians.)
10. Applicant shall incorporate public art into the development per Community Design Standards. The conceptual public artwork and its location will need to be approved by the Planning Commission prior to issuing Certificate of Occupy (C of O).
11. All utility structures, including transformers shall be underground or located behind buildings where possible. If not possible, adequate screening shall be provided on three sides via a wall or vegetated trellis subject to Community Development Department approval.

12. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.
13. Applicant shall submit and receive final approval from the Community Development Department for a landscape and irrigation plan prepared in accordance with Article 22 of the Zoning Ordnance and Community Design Standards.
14. Vegetative matter shall cover 75 percent (75%) of the landscape area. The landscape architect shall document the calculations and attest to this on the final landscape plan.
15. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking area so that at the trees maturity forty percent (40%) of the parking stalls and back up area will be in shade at high noon at such times as the trees have full foliage. The landscape architect shall document the calculations and attest to this on the final landscape plan.
16. Landscaping at driveway entrances and on corners of drive aisles interior to the site shall be protected by rocks, bollards, or other suitable means, satisfactory to the Community Development Department. The intent of this measure is to protect landscaping from vehicular activity.
17. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well-formed, and vigorous plant material shall be used. Landscape architect to provide written verification as to plant health.
18. Landscape plan staking diagram shall indicate direction of stake placement and prevailing wind.
19. Enter into a landscape Maintenance Agreement with the City. The Agreement shall be recorded prior to issuance of a building permit to assure continuing maintenance of the landscaping.
20. Lighting shall be confined to the site boundaries and to provide safety and security. All building entrances and pedestrian ways shall be adequately lighted pursuant to the City Code and the requirements of the Police Department.
21. Lighting shall be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs are prohibited.
22. New Light fixtures (wall mounted and parking lot), poles and bases shall be designed to be architecturally compatible with the main structures on a site.
23. Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site. Parking and security lights shall not be taller than the buildings within the development, or a maximum of 20 feet above grade whichever is less.
24. Photometric data shall be provided, and indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absent of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.
25. Obtain a building permit for any signs prior to installation. All signs shall be in accordance with Sign Ordinance and Community Design Standards and approved by Community Development Department the prior to installation.

26. Prior to City issuing any building permit applicant shall have a Tree Plan prepared by a licensed Arborist and submitted for review by the Community Development Department. This Plan shall identify trees to be retained and specific measures to be taken to protect the trees during construction and the long range care and preservation of the trees.
27. The applicant shall be required to provide replacement trees for all healthy trees removed from the site. The replacement requirement is two trees for every 6 inches of trees removed measured at diameter breast height (DBH). The replacement trees are in addition to those trees required as part of project approval per the City's Landscaping Ordinance and Community Design Standards. Replacement trees may be planted on site or applicant can pay into the City's tree fund at $215 per replacement tree.

PLANNING – Tentative Parcel Map

28. The project is as described in the staff report prepared for the July 21, 2011 Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map #4996 dated 6/27/2011 in July 21, 2011 staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
29. 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.
30. Secure approval and satisfy requirements of all agencies that have jurisdiction.
31. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development Department and the Public Works Department upon recordation of the revised parcels.
32. Prior to final map shall applicant demonstrate that access and/or parking easements shall serve both Parcels 1 & 2.

DEVELOPMENT ENGINEERING - Tentative Map Conditions

Fees:

33. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
34. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
35. Applicant shall pay development impact fees prior to issuance of building permit, and shall pay fees in effect at the time

36. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Prior to approval of final map, complete/construct

38. The tentative map needs to be revised to show how parcel 2 is going to be served by utilities. Prior to final map a utility site plan shall be prepared for review and approval of the City Engineer. Appropriate easements, to serve this utility plan, as determined by the City Engineer, shall be reserved on parcel 1.

39. Applicant shall prepare preliminary improvement plans for the entire project site; work for this shall include meeting in the field to define amounts and locations of non compliant sidewalk to be removed and replaced.

40. Final map will include easement reservation language as follows: "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels 1 and 2 these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Construct with building permit

41. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements and post any security determined necessary by the City Engineer. Public improvements shall including utility connections, sidewalks, curb, gutter, driveway as prescribed below:

42. For Parcel 1 the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:

    a. All existing (2) driveways shall be removed and replaced with ADA compliant and City standard sidewalk or driveways as shown on the City approved site plan.

    b. Applicant shall remove and replace the curb ramp at northeast corner of site to bring it into ADA compliance.

    c. Applicant shall remove and replace all sidewalks along Curb and Gutter that is substandard cracked or broken shall be removed and replaced as determined by the City

Engineer. Prior to submittal of improvement plans applicants engineer shall have a field meeting with the City and define all sidewalk remove and replace areas to be shown on the plans

d. The applicant shall install new utility connections, which shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.

e. Remove existing drop inlet on Cottonwood Avenue, and adjacent sidewalk, and replace with City standard curb inlet and extend the storm drainpipe.

43. For Parcel 2 the applicant shall either Prior to or at the time of building permit obtain an encroachment permit and Construct the following public improvements:

a. All existing (2) driveways shall be removed and replaced with ADA compliant and City standard sidewalk or driveways as shown on the City approved site plan.

b. Applicant shall remove and replace the curb ramp at southeast corner of site to bring it into ADA compliance.

c. Applicant shall remove and replace all sidewalks along Curb and Gutter that is substandard cracked or broken shall be removed and replaced as determined by the City Engineer. Prior to submittal of improvement plans applicants engineer shall have a field meeting with the City and define all sidewalk remove and replace areas to be shown on the plans

d. The applicant shall install new utility connections, which shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the Public Works Department.

Site Design CUP and Frontage Improvements

44. Project shall underground existing overhead utilities within the site.

45. Trash enclosure cannot cross the parcel line, either relocate the trash enclosure, or modify parcel lines.

46. Prior to approval of site plan applicant shall submit calculations for SWQC swales. Drainage treatment control measures shall be designed in accordance with chapter 5 of the technical guidance manual for Storm Water Quality Control Measures. Should SWQC treatment measures be deemed inadequate the project shall pay applicable in lieu fees; and connect underground per City Standards.

47. Approval of SWQC swale design shall be contingent on the property owner entering into a "Stormwater Treatment Device Access and Maintenance Agreement" with the City and recordation of the agreement on the title of the property. The Agreement shall be substantially

the same as the standard agreement included in Appendix C of the Technical Guidance Manual for Storm Water Quality Control Measures.

48. Landscaped areas on West Beamer Street and Buckeye Street shall not have trees. Any tree planted along these Rights of Way shall be located a minimum of five feet from the water line and have a root barrier between the tree and the waterline.

Easement Dedications and Right of Way

49. Map shall dedicate a chord along the proposed back of walk at the northeast and south east corners
50. The map shall dedicate a drainage easement in favor of parcel using the 10" drainage line on the western property line.
51. The cross access easement shall extend from north driveway to south driveway.

General Conditions

52. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Public Works department with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than $50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
53. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
54. The site is currently within the 100 year flood plain, and building pad elevation shall comply with City Code and FEMA requirements.

General Information and Applicable Ordinances

55. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
56. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures.
57. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.
58. The owner may wish to consider providing a separate water service for landscape irrigation. The City's monthly sewer bills are based on the amount of domestic water usage, so providing a

separate meter for the landscaping eliminates that amount of water used for landscaping from the sewer bill calculation.

BUILDING

59. This project must meet all criteria and mandates for these City adopted codes:

- 2010 California Building Code, CBSC Part 2 with Appendix J
- 2010 California Plumbing Code, CBSC Part 5
- 2010 California Mechanical Code, CBSC Part 4
- 2010 California Electrical Code, CBSC Part 3
- 2010 California Energy Compliance Code, CBSC Part 6
- 2010 CalGreen Code, CBSC Part 11
- The Code of the City of Woodland

60 Entire facility shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California Building Code the standard that provides the greatest degree of accessibility shall comply.

61. Accessibility Compliance: Any unauthorized deviations from such regulations or building standards shall be rectified by full compliance within 90 days after discovery of the deviation.

62 Please be sure to completely remove any and all occurrences of the term "Handicapped" (including any abbreviations of the term such as "HC", "H/C", "H-Cap", etc.) from all plan sheets and associated construction documents. This requirement is based on the California Division of State Architect (DSA) determination that the term is considered offensive to many people and their subsequent removal of the term from all documents (typically the term "Accessible", "Disabled Access" and abbreviations such as "ACC" and "D.A.", etc. are used in lieu of "Handicapped" and its derivatives). This is the policy of the City of Woodland.

63. Each parking lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Because a separate parking lot is proposed that is specifically assigned to staff the lot must also provide accessible parking as required by CBC Table 11B-6. Plans shall clearly show how the special staff-only parking lot shall comply with accessible parking requirements (including not less than 1 van-accessible parking). CBC 1129B.1, CBC 1129B.4 and CBC Table 11B-6

64. Plans for OSHPD-3 Clinics shall clearly show and specify compliance with all applicable OSHPD amendments to the California Building Standards Codes. Designers and contractors must be experienced in OSHPD-3 projects.

65. Based on the type of DPH Clinic License and services proposed for this facility, a Floor Plan shall be submitted that clearly identifies the OSHPD functional room type provided and as defined and/or required in CBC 1224/CBC 1226, CPC Table 4-2 and CMC Tables 4A & 4B (e.g., Exam Room, Treatment Room, Doctor's Office, Business Office, Waiting Room, Cast Room, Trash Storage Room, Housekeeping Room, Laundry Room, Staff Lockers, Staff Changing Rooms, Staff Showers, Patient Lockers, Patient Changing Rooms, Patient Showers,

Staff Toilet Rooms, Visitor Toilet Rooms, Patient Toilet Rooms etc.) and identify how compliance with each special requirement for that room shall be provided as appropriate. Additionally, provide confirmation that the facility medical authority has reviewed and confirmed these designations. CBC 101.3.2 Item # 13, CBC 110.3, CBC 1226.2.1 and CBC 1224 as referenced by CBC 1226.

66. Submit a ventilation mass-balance reconciliation table that itemizes and summarizes supply air (SA), outside air (OSA), exhaust air (EA) and relief air quantities on a room-by-room and unit-by-unit basis conforming to CMC Table 4-A requirements. Be sure the table figures clearly verify the following: 1. The sum of SA quantities on the plans is not less than the unit's capacity; (2) The EA quantities specified on the plans do not exceed the exhaust fan's rated capacity; 3. (OSA + RA – relief air) is equal to the SA; 4. The OSA component of total condition air (SA) is less than the required air-changes-per-hour for the rooms served; 5. Not less than 10% nor 25-CFM differential between rooms requiring pressure differential per CMC Table 4-A Footnote #8.

67. OSHPD-3 Clinic Mechanical Plans shall clearly show and specify compliance with CMC 408.1.5, 408.1.6 and CMC Table 4-B Minimum Filter requirements including the number of filter banks and locations as required. CMC 408.1.5, 408.1.6 and CMC Table 4-B.

68. Plans shall include a completely detailed Means-of-Egress Compliance Floor Plan (i.e., an Exiting Floor Plan) that clearly shows (on a room-by-room basis) Room/Area Names, Occupancy Classifications, Space Uses, Floor Areas, Occupant Loads, Path of Egress Directional Arrows with common-travel distances and maximum travel distances called out and occupant load aggregations at significant locations where occupant loads approach or exceed 50 occupants, Exit Sign Locations (with directional arrows), Panic Hardware Locations including a referenced Means-of Egress Legend that lists and describes all symbols and conventions used on the plan. Provide sheet-number references for any referenced schedules (e.g., door, room, sign, occupant load schedules, etc. or other means-of-egress details that are located on other sheets in the plan-set.

69. Plans shall specify that prior to utilization of newly constructed or altered potable water piping systems, all affected potable water piping shall be disinfected using steps prescribed in CPC 609.1.1 through CPC 609.9.4 as follows: (.1) Flush pipe system with clean potable water until only potable water appears at points of outlet, (.2) System shall be filled with water-chlorine solution of 50-ppm chlorine minimum & allowed to stand for 24-hours; or 200-ppm for 3-hours, (.3) Following the allowed contact time, chlorine residual shall be flushed with clean potable water until the water coming from the system does not exceed the chlorine residual in the potable flushing water; and (.4) Repeat the procedure if bacterial examination made by an approved agency shows contamination persists in the system. CPC 609.9

70. Plans shall show the location(s) of the required public drinking fountain required at the lobby/reception/waiting area per CPC Table 4-1 "Institutional other than hospitals…" Be sure the required drinking fountain also complies with CPC 406.5.1 and the hi-low and alcove accessibility requirements.

71. Plans shall show the location of the required State of California Approved Double-Check-Valve Backflow Prevention Device. Please contact Dave Settles at City of Woodland Public Works at (530) 6615882 for requirements. CPC 603.1, CPC 603.2.4, CPC 603.3, City of Woodland Public Works Department, CPC Table 14-1 Mandatory Testing Standards: ASSE 1024-2003 and AWWA C510-97

72. Please note CPC plumbing fixture requirements on the Cover Sheet of the plans a rationale and calculations based on the number of occupants (be sure to use Table 4A calculated occupant loads instead of CBC Chapter 10 for calculations using CBC Table 1004.1.1) that references specific requirements of CPC 412 and ***CPC Tables 4-1 and CPC Table 4-2 for OSHPD-3 Facilities*** for the minimum number and types of plumbing fixtures (Water Closets, Urinals, Lavatories, etc.) required and the number proposed by fixture type and category and be sure the submitted plans reflect compliance as specified in the calculations. . CPC 413 and CPC Table 4-1 and CBC Table 10-A

73. Please be sure to contact Jo Ann Beale, City of Woodland Environmental Compliance Specialist (if you haven't already done so), at (530) 661-2058 to determine the location and requirements for the interception and treatment of any grease, oil or other deleterious wastes if and where required for waste or runoff discharged from the facility. Be sure to revise the plans to note Ted's requirements and clearly show and specify how the project shall comply. CBC 106.1.1 Appendix, CPC 1011, CPC 1012, CPC 1014, CPC 1015, CPC 1016 and CPC 1017

74. Be sure the Cover Sheet includes a block labeled "Deferred Submittals Under This Permit" that includes an itemized list of proposed deferred submittals that will be submitted and approved under this permit including any separate submittals required by the Fire Marshal for any proposed Automatic Fire Sprinkler System and Fire Alarm System but where complete plans and/or calculations are deferred to a later time (e.g., deferred trusses, deferred Sign Schedule, etc.). CBC 106.3.3

75. If trusses are proposed to be a deferred submittal, City of Woodland permits deferred submittal of truss calculations/shop-drawings provided that the AOR/EOR submits a truss layout drawing for review that clearly defines bearing points, drag loads, girder trusses, spacing, orientation, shape and other significant truss features as required to confirm deferred trusses will comply with the EOR/AOR's design.

76. Provide an accessibility sign schedule that includes plans with the each sign's location relative to the applicable door, the sign's message, the sign's tactile, pictorial, and Braille features as applicable, and explanatory note relative to the signs installation, message or other unique information, dimensions and specifications for each type of sign clearly showing compliance with CBC Chapter 11B requirements. Each type of sign should be assigned a unique keynote identifier that can be placed at the appropriate locations on floor plans and elevations to reference the particular sign proposed at each location for review and approval (FYI: California's standards for signage are more stringent and are significantly larger and wider than federal law, ADA Section 4.30). This may be a deferred submittal. CBC 1117B.5.1 Item 4.1, CBC 1117B.5 and Federal ADAAG 4.30

77. Plans shall specify if, where, amount and how any hazardous materials are proposed to be used or stored on the premises. Per CBC 307.1.1 Hazardous materials in any quantity shall conform to the requirements of the code including CBC 414. CBC 307.1.1 and CBC 414

78. Electrical plans shall specify the following grounding requirements in all patient care areas: A green insulated copper grounding conductor shall be provided to all receptacles and all branch circuits and shall be installed in metal conduit suitable for redundant ground return path. CEC 517.13(A) & (B)

79. Electrical plans shall clearly show and specify compliance with all applicable requirements of CEC 517 for health care facilities.

80. Be sure structural plans provide a detailed rationale for the proposed **Occupancy Classification** per CBC Table 1604.5 and that structural calculations specify and show conformance the requirements for the structural Occupancy Classification for earthquake, wind and flood loads. CBC Table 1604.5 & CBC 308.3.2

81. The plans appear to indicate that this project may be located in a NFIP-FEMA FLOOD ZONE. Plans shall address this and the submittal shall include any FEMA NFIP Flood Elevation Certificate and/or Department of Homeland Security-FEMA Letter of Map Amendment Determination Document (LOMA, CLOMA, LOMAR-F or CLOMAR-F) that are required or otherwise apply to this project.

82. Because this project is located in an area classified as Seismic Design Category D, plans shall specify that the proposed new suspended ceiling system shall conform to ASCE 7-05, ASTM C635 and ASTM C636 as referenced by CBC 1613.1 and CBC 803.9.1 and shall additionally conform to the following requirements: A heavy duty T-bar grid system shall be used (i.e., Heavy Duty as classified by the Manufacturer per ASTM C635 Section 4.1.3.3 & Table 1). The width of the perimeter supporting closure angle shall be not less than 2-inches. In each orthogonal horizontal direction, one end of the ceiling grid shall be attached to the closure angle and the other end in each horizontal direction shall have a 0.75-inch clearance from the wall and shall rest upon and be free to slide on a closure angle and construction shall conform the other specific requirements where applicable as noted in ASCE 7-05 13.5.6.2.2. Otherwise provide ICC approved SDC-D alternatives per submitted ICC-ESR Reports. If you wish to defer selection and submittal a specific suspended ceiling system, revise the Cover Sheet of the plans to list "Suspended Ceiling System details and specification for SDC-D" under "DEFERRED SUBMITTALS".

POLICE

83. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Intensity Discharge fixtures with vandal-resistant covers.

84. **Natural Access Control**

- Use signs to direct patrons to parking and entrances.
- Prevent easy access to the roof or fire escape from the ground.

85. **Natural Surveillance**

- Fully illuminate the exterior of the building and grounds at night.
- Design the loading areas to avoid creating hiding places for people and merchandise.
- Design water retention areas to be visible from the building or street - they should be visual amenities, neither hedged nor fenced, which could allow undesirable activities to be hidden.
- Place all entrances under visual surveillance (monitored electronically if necessary).
- Place any pay telephones within clear view of employees.

86. **Territorial Reinforcement**

- Mark property boundaries, where possible, with hedges, low fences, or gates.
- Make private areas distinguishable from public areas.
- Position parking areas to be clearly visible from the building or street with neatly marked spaces.
- Post Private Property Signs to aid in the removal of unwanted vehicles. (Contact PD with assistance with this).

87. **Maintenance**

- Keep buildings and walks clean and repaired.
- Maintain parking areas to a high standard without pot-holes or trash.
- Keep plantings in good condition.

FIRE

88. An automatic fire sprinkler system is required per City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code.
89. Automatic fire sprinkler systems shall be designed and installed in accordance with NFPA 13, 2010 edition, City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval. 3 Sets of plans shall be submitted.
90. Underground fire service mains shall be designed and installed in accordance with NFPA 24, 2010 edition, City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval. 3 Sets of plans shall be submitted.
91. A plan check and inspection fee will be required upon submittal of plans for plan check for automatic fire sprinkler systems and fire service undergrounds. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.
92. The outside audible warning for the fire sprinkler system shall be from an approved horn-strobe device.
93. The fire department connection, post indicator valve and check valve assembly shall be located within 40 feet of a hydrant along an approved route. The fire department connection shall be installed on the street side of the building.
94. A Fire Alarm system is required per City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code.
95. Fire Alarm Systems shall be designed and installed in accordance with NFPA 72, 2010 edition, City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval.
96. A plan check and inspection fee will be required upon submittal of plans for plan check of fire alarm systems. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.

97. Plans shall be submitted meeting the City of Woodland Fire Department Standards for Plan Submittal Fire Alarm Systems. 3 Sets of plans shall be submitted.

98. An annunciator panel will be required near the main entrance of each building.

99. Provide fire extinguishers in accordance with the 2010 California Fire Code.

100. A Knox Box shall be installed at an approved location for Fire Department access. The application for the Knox Box may be acquired at the Woodland Fire Department Fire Prevention Office. The Knox Box shall be installed as approved by the Fire Department.

101. Knox Caps are required for the fire department connection. The Knox Caps may be ordered with the Knox Box application form.

102. Access for Fire Department apparatus is required to be a minimum of 20'. No-parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20-foot access lanes. Please contact the Woodland Fire Department Fire Prevention Office to determine the location of fire lanes.

103. Access gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 20 feet shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plans shall be submitted for approval to the Fire Department prior to installation

104. The turning radius of a fire apparatus access road shall be a minimum standard turning radius of 28 feet inside and a 48 foot outside diameter. This dimension may be increased when determined by the Fire Code Official. The turning radius for fire apparatus for this project may be problematic due to the limited space. Provide Auto-Turn Drawings showing access roads meet this requirement.

105. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 2,500 gallons per minute at 20 psi for a minimum 2 hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit.

106. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall show all existing hydrant within 500 feet of project. Plans shall be approved prior to the installation.

107. Fire Hydrants shall be installed and meet the City of Woodland Standards.

108. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. All new commercial buildings shall display a lighted street number in a prominent location with numbers not less than 6 inches in height.

109. Fire safety during construction, alteration, or demolition shall be in accordance with CFC Article 87, for Fire Department access, water supply, and fire protection.

110. The classification of this building is unknown at this time. Please provide information or documentation showing the types of services provided and if patients will considered non-ambulatory or unable to evacuate on their own. Please also provide construction type based on proposed occupancy classification.

111. Provide a complete list of all known hazardous materials in the form of a Hazardous Materials Inventory Statement. See 2010 CFC, Section 2701.5.2.

112. Annual Fire Code permits may be required.

113. Deferred Submittals. The following plans shall be identified and noted on building plans as deferred submittals. Deferred submittals shall be submitted under separate cover and directly to the City of Woodland Fire Department for review.

    a. Automatic fire sprinkler systems

    b. Fire service undergrounds and on-site fire hydrants

    c. Fire alarms systems

    d. Pre-engineered fire extinguishing systems (Commercial hood fire extinguishing systems).

ENVIRONMENTAL OPERATION

114. Project to comply with City of Woodland's Technical Guidance Manual for Stormwater Quality Control Measures, to include General Site Design Control Measures, Site Specific Source Control Measures (specifically S1 - Storm Drain Message and Signage, and S3 - Outdoor Trash Storage and Waste Handling Area Design), and required Treatment Control Measures.

PG&E

115. Relocation of any existing PG&E facilities will be done at the applicant's expense. Contact USA at 800-227-2600 to locate existing facilities before digging.

YOLO COUNTY TRANSPORTATION DISTRICT

116. Improve the bus stop located at the project site. The bus stop at Cottonwood and Beamer (southbound far side) currently has a small nine foot perforated metal shelter. YCTD is recommending a new large 15+ foot perforated metal shelter with bench, solar lighting, and map display, and an additional bench, trash can, and bike racks (to hold least 4 bikes). To accommodate these improvements, the shelter pad would need to be at least 30 feet by 5 feet. Move the bus stop as close to the pedestrian entry (on Cottonwood) as possible.

ATTACHMENT A

1113757-1 0901 05/17/2011 002 8
PLANNING PMIT 00060238 $3,197.00

City of Woodland

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

Community Development Department

GENERAL APPLICATION FORM

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR PUBLIC HEARING

1 Application Requested

Project No. PLNG-11-0008

Amount Paid: $_____

Amount Due: $_____

- ☐ General Plan Amendment
- ☒ Rezone
- ☐ Tentative Subdivision Map
- ☒ Tentative Parcel Map
- ☐ Vesting Tentative Map
- ☐ Lot Line Adjustment
- ☐ Variance
- ☑ Use Permit (CUP)
- ☐ Planned Development Permit
- ☒ Site Plan Review
- ☒ Design Review
- ☐ Zoning Administrator Permit (ZAP)
- ☑ Other CatX

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

2 Project Description

Site address or location: SWC W. Beamer & Cottonwood

Project Name: CommuniCare Health Centers - Woodland

Assessor's Parcel Number: 064-010-026

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

Total Acres: 4.32 Acres

Does this request include signage? ☒ Yes ☐ No

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

3 Justification for Request

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

4 Owner/Applicant

OWNER:	APPLICANT:
CommuniCare Health Centers - Robin Affrime	Hibser Yamauchi Architects, Inc. - Nate Heninger
ADDRESS: P.O. Box 1260	ADDRESS: 2121 2nd Street, Suite C108
CITY STATE ZIP CODE: Davis, CA 95617	CITY STATE ZIP CODE: Davis, Ca 95617
PHONE: 530-758-1510	PHONE: 530-758-1270
E-MAIL ADDRESS: RobinA@communicarehc.org	E-MAIL ADDRESS: nheninger@hy-arch.com

5 General Plan Amendment

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

6 Rezoning Request

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

7 Residential Development

How many residential units are being requested? ? _____

Single Family	_____	Half-plex	_____
Duplex	_____	Apartments	_____
Condominiums	_____	Other	_____
Townhomes	_____	Total Units	_____

How many lots will be created by this project? _____

Do you intend to market the units for sale? Yes ____ No ____

Do you intend to market the units for rent? Yes ____ No ____

8 Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed: Medical Clinic

Indicate the gross and leasable square footage for each type of development: 21,053 sq. ft.

9 Authority to File Application

Check one: √

- [X] Ownership
- [ ] Power of Attorney*
- [ ] Contract to Purchase*
- [ ] Other

(specify) _____

*Attach Evidence of Authority

RECEIVED
APR 25 2011
City of Woodland
Place Date Received Stamp Here

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: Hibser Yamauchi Architects, Inc - Nate Heninger

Date: 4-22-11

Legal Owner: Communicare Health Centers - Robin Affrime

Date: 4-22-11

Legal Owner: Robin Affrime

Date: 4/25/11

DEPARTMENT USE ONLY

G.P. Designation: _____ Zoning Designation: _____

Applicable Zoning Code Sections: _____

Hearing Body: _____

Environmental Determination: _____

Request: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

CommuniCare
HEALTH CENTERS

Promoting Healthy Communities in the Yolo Region for Over 35 Years

CommuniCare Health Centers, Administration
Post Office Box 1260
Davis CA 95617
Phone (530) 753-3498
Fax (530) 758-2109

CommuniCare Health Centers, Davis Community Clinic
2051 John Jones Road
Davis CA 95616
(530) 758-2060 Medical
(530) 757-4667 Dental

CommuniCare Health Centers, Esparto Dental Clinic
16827 Fremont Avenue
Esparto CA 95627
(530) 787-4972

CommuniCare Health Centers, John H. Jones Community Clinic
500B Jefferson Blvd., #195
West Sacramento CA 95605
(916) 403-2970

CommuniCare Health Centers, John H. Jones Community Clinic
804 Court Street
Woodland CA 95695
(530) 668-2400

CommuniCare Health Centers, Peterson Clinic
8 North Cottonwood Street
Woodland CA 95695
(530) 666-8960 Medical
(530) 666-8954 Dental

CommuniCare Health Centers, Salud Clinic
500B Jefferson Blvd., #180
West Sacramento CA 95605
(916) 403-2900 Medical
(916) 403-2960 Dental

www.communicarehc.org

STATEMENT OF JUSTIFICATION

CommuniCare Health Centers is submitting an application for a Conditional Use Permit for the development and construction of a new community health center facility in which we will relocate, expand and consolidate the medical, dental and behavioral health services we provide in Woodland for the low income, uninsured and underinsured population of the city. This construction project allows us to consolidate our services within a new, modern facility where all of the services we currently provide will be integrated and conveniently located for our patient population, with an increased number of exam rooms and patient spaces to allow for expanded access to care and greater capacity to support improved efficiency and services.

CommuniCare Health Centers is a federally qualified health center providing comprehensive, patient-centered, affordable primary medical care, dental care, perinatal care, behavioral health and health education services in five clinic sites in Yolo County. Two of the sites are located in Woodland. Our proposal is to relocate the services currently provided in Woodland at two leased facilities into one larger, modern, new facility. In the current Peterson Clinic, located at 8 North Cottonwood Street, medical and dental services are provided. In the current John H. Jones Community Clinic, located at 804 Court Street, behavioral health services are provided. All of these services and staff will be relocated to the new facility which will be built on the parcel of land located at the southwest corner of Cottonwood and Beamer Streets which we have purchased from the County of Yolo. This location is actually across the street from our current medical facility, Peterson Clinic.

Currently, Peterson Clinic is located in an old, dilapidated facility owned by Yolo County. We are the only tenants left in the facility which is difficult to maintain. The County is allowing us to stay in the building until we move into a new facility, but they are eager to tear the building down once we have left. John H. Jones Community Clinic is located in a small office space in downtown. Neither facility meets our needs. Both facilities limit the quantity and variety of services provided and prevent the expansion of our services to meet the need.

The location of the new facility also allows for continuation of our partnerships with the County agencies providing important services to our

clients. The proximity of the new facility location to the Yolo County Health Department, Yolo County Alcohol, Drug and Mental Health Services, and the Yolo County Department of Employment and Social Services is beneficial for our patients since many also use these services provided by the County.

Our Mission is to provide high quality health care to those in need. We serve those without health insurance and no resources to pay for health care and those on government health coverage programs. The number of uninsured patients we see has increased dramatically over the last few years and we see a need for growth to accommodate the continued increase in those needing our services. Our current facilities hamper our growth and effectiveness in serving the Woodland community. The new facility will include an increased number of exam rooms, dental operatories, health education rooms, and counseling rooms. It will be state of the art for the provision of quality health care services.

COMMUNICARE HEALTH CENTERS
PARCEL MAP No. 4996
STATEMENT OF JUSTIFICATION

On behalf of the property owner, CommuniCare Health Centers, Cunningham Engineering Corporation is submitting the proposed Tentative Parcel Map No. 4996 located at the southwest corner West Beamer Street and Cottonwood Street to the City of Woodland for Staff and Planning Commission approval. The purpose of the proposed Tentative Parcel Map is to divide the existing single parcel into two parcels to allow for future sale of the second parcel.

ATTACHMENT B

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

IF THIS SHEET IS NOT 30"x42" , IT IS A REDUCED PRINT – SCALE ACCORDINGLY

COMMUNICARE HEALTH CENTERS
WOODLAND CLINIC

COMMUNICARE HEALTH CENTERS HY JOB NO. 3442



CONSULTANTS

ARCHITECT:
HIBSER YAMAUCHI ARCHITECTS, INC.
2121 2ND STREET, SUITE C–108
DAVIS, CA 95618
PHONE: (530) 758–1270
FAX: (530) 758–4789
CONTACT: KEN YAMAUCHI

CIVIL:
CUNNINGHAM ENGINEERING.
2120 20TH STREET SUITE 3
DAVIS, CA 95818
PHONE: (530) 455–2026
CONTACT: CHUCK CUNNINGHAM

LANDSCAPE:
CUNNINGHAM ENGINEERING.
2120 20TH STREET SUITE 3
DAVIS, CA 95818
PHONE: (530) 455–2026
CONTACT: CHERYL SULLIVAN

ELECTRICAL:
E. COM ENGINEERING, INC
1796 TRIBUTE ROAD, SUITE 100
SACRAMENTO, CA 95815
PHONE: (916) 641–5600
FAX: (916) 641–1640
CONTACT: DONNY LEE

STRUCTURAL:
BUEHLER & BUEHLER STRUCTURAL ENGINEERS
600 Q STREET, SUITE 200
SACRAMENTO, CA 95816
PHONE: (916) 443–0303
FAX: (916) 443–0313
CONTACT: BRIAN REIL

MECHANICAL:
R&A ENGINEERING SOLUTIONS INC.
1111 HOWE AVE. SUITE 655
SACRAMENTO, CA 95825
PHONE: (916) 920–5965
FAX: (916) 920–9239
CONTACT: ROBERT THIELE

LOCATION MAP NO SCALE



PROJECT LOCATION

N

OWNER

OWNER:
COMMUNICARE HEALTH CENTERS
2051 JOHN JONES ROAD
DAVIS, CA 95616
PHONE: (530) 753–3498
FAX: (530) 758–2109
PROJECT MANAGER: ROBIN AFFRIME

EXISTING CONDITIONS

1. BUILDING SQUARE FOOTAGE	:	21,053 SF
2. STANDARD STALLS:	:	145 STALLS
3. ACCESSIBLE STALLS:	:	8 STALLS
4. TOTAL STALLS:	:	153 STALLS

SCOPE OF WORK

COMMUNICARE HEALTH CENTERS IS SUBMITTING AN APPLICATION FOR A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT AND CONSTRUCTION OF A NEW COMMUNITY HEALTH CENTER FACILITY IN WHICH WE WILL RELOCATE, EXPAND AND CONSOLIDATE THE MEDICAL, DENTAL AND BEHAVIORAL HEALTH SERVICES WE PROVIDE IN WOODLAND FOR THE LOW INCOME, UNINSURED AND UNDERINSURED POPULATION OF THE CITY. THIS CONSTRUCTION PROJECT ALLOWS US TO CONSOLIDATE OUR SERVICES WITHIN A NEW, MODERN FACILITY WHERE ALL OF THE SERVICES WE CURRENTLY PROVIDE WILL BE INTEGRATED AND CONVENIENTLY LOCATED FOR OUR PATIENT POPULATION, WITH AN INCREASED NUMBER OF EXAM ROOMS AND PATIENT SPACES TO ALLOW FOR EXPANDED ACCESS TO CARE AND GREATER CAPACITY TO SUPPORT IMPROVED EFFICIENCY AND SERVICES.

COMMUNICARE HEALTH CENTERS IS A FEDERALLY QUALIFIED HEALTH CENTER PROVIDING COMPREHENSIVE, PATIENT–CENTERED, AFFORDABLE PRIMARY MEDICAL CARE, DENTAL CARE, PERINATAL CARE, BEHAVIORAL HEALTH AND HEALTH EDUCATION SERVICES IN FIVE CLINIC SITES IN YOLO COUNTY. TWO OF THE SITES ARE LOCATED IN WOODLAND. OUR PROPOSAL IS TO RELOCATE THE SERVICES CURRENTLY PROVIDED IN WOODLAND AT TWO LEASED FACILITIES INTO ONE LARGER, MODERN, NEW FACILITY. IN THE CURRENT PETERSON CLINIC, LOCATED AT 8 NORTH COTTONWOOD STREET, MEDICAL AND DENTAL SERVICES ARE PROVIDED. IN THE CURRENT JOHN H. JONES COMMUNITY CLINIC, LOCATED AT 804 COURT STREET, BEHAVIORAL HEALTH SERVICES ARE PROVIDED. ALL OF THESE SERVICES AND STAFF WILL BE RELOCATED TO THE NEW FACILITY WHICH WILL BE BUILT ON THE PARCEL OF LAND LOCATED AT THE SOUTHWEST CORNER OF COTTONWOOD AND BEAMER STREETS WHICH WE HAVE PURCHASED FROM THE COUNTY OF YOLO. THIS LOCATION IS ACTUALLY ACROSS THE STREET FROM OUR CURRENT MEDICAL FACILITY, PETERSON CLINIC.

THE LOCATION OF THE NEW FACILITY ALSO ALLOWS FOR CONTINUATION OF OUR PARTNERSHIPS WITH THE COUNTY AGENCIES PROVIDING IMPORTANT SERVICES TO OUR CLIENTS. THE PROXIMITY OF THE NEW FACILITY LOCATION TO THE YOLO COUNTY HEALTH DEPARTMENT, YOLO COUNTY ALCOHOL, DRUG AND MENTAL HEALTH SERVICES, AND THE YOLO COUNTY DEPARTMENT OF EMPLOYMENT AND SOCIAL SERVICES IS BENEFICIAL FOR OUR PATIENTS SINCE MANY ALSO USE THESE SERVICES PROVIDED BY THE COUNTY.

INDEX OF DRAWINGS

A0.01 COVER SHEET

CIVIL
C1 CIVIL UTILITY PLAN
C2 CIVIL GRADING PLAN

LANDSCAPE
L1 PRELIMINARY PLANTING & PARKING LOT SHADING PLAN
L2 TREE DEMOLITION & PRESERVATION PLAN
L3 PLANTING NOTES & DETAILS

ARCHITECTURAL
A1.01 SITE PLAN
A2.00 FLOOR PLAN
A2.01 ROOF PLAN
A3.00 EXTERIOR ELEVATIONS
A3.01 EXTERIOR ELEVATIONS
A3.02 TRASH ENCLOSURE

ELECTRICAL
E0.00 SYMBOLS, SHEET INDEX, NOTES AND FIXTURE SCHEDULE
E1.00 SITE PLAN – LIGHTING AND DETAILS
E1.01 SITE PLAN – LIGHTING PHOTOMETRICS
E1.02 SITE PLAN – POWER AND SIGNAL

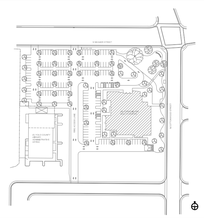
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
1	PLANNING SUBMITTAL		APR 22 2011	
2	PLANNING REVISIONS		JUNE 29 2011	

KEY PLAN



This document is the property of the Owner and is not to be used without his written permission

Architect/Engineer Of Record:

LICENSED ARCHITECT KEN YAMAUCHI C–26566 2/28/2013 RENEWAL DATE STATE OF CALIFORNIA

HIBSER YAMAUCHI ARCHITECTS, INC.
2121 2nd Street, Suite C108
Davis, CA 95618
530.758.1270 tel | 530.758.4789 fax

HY ARCHITECTS JOB NUMBER 3442

Facility
COMMUNICARE HEALTH CENTERS
W. BEAMER STREET
WOODLAND, CA 95695

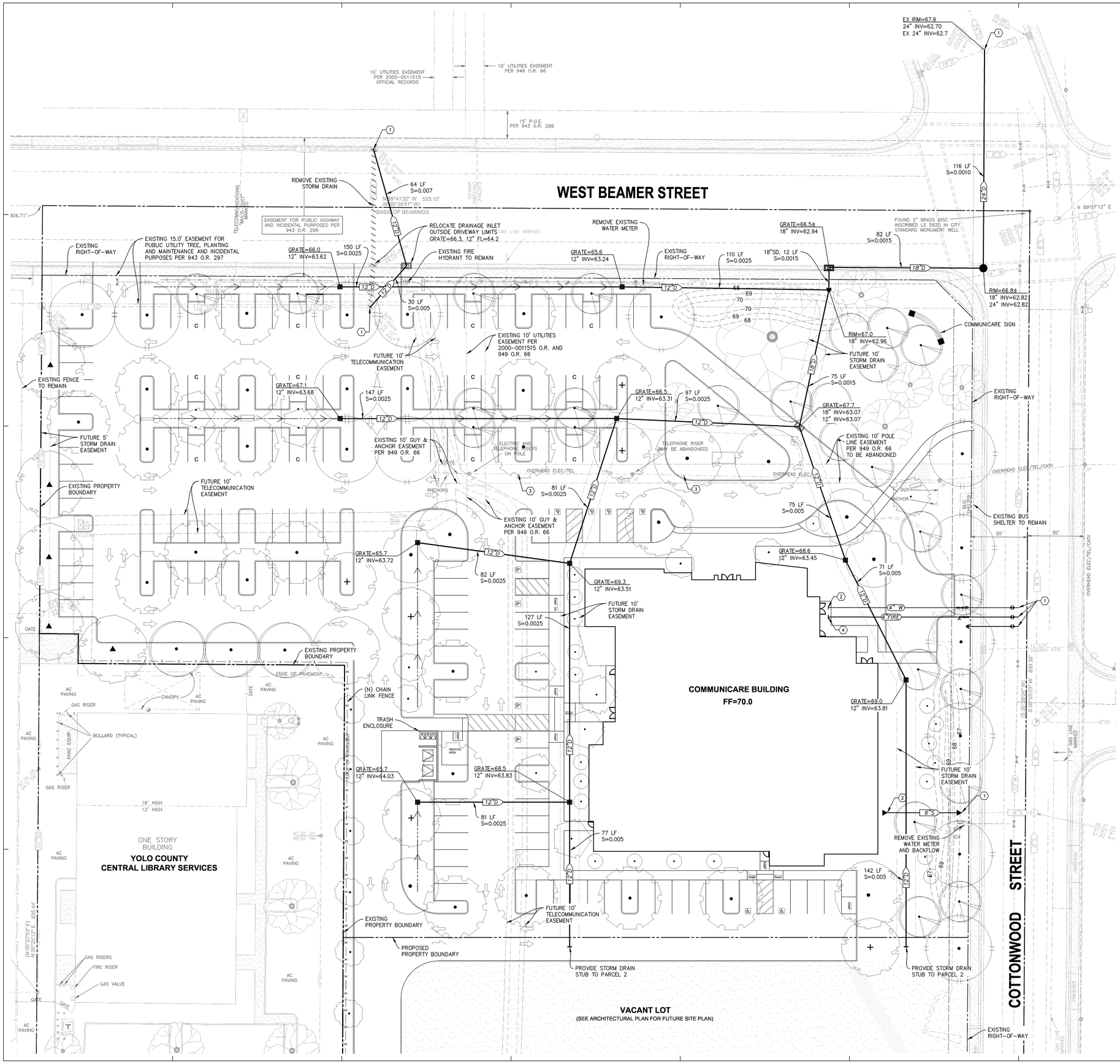
Project
COMMUNICARE HEALTH CENTERS

Sheet Title
COVER SHEET

Scale AS NOTED	Permit No.
Drwn By JF	Sheet
Chckd By KY	A0.01
Issue Date 04/22/2011	Of XX Sheets

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

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LEGEND:

- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CURB INLET
- PROPOSED STORM DRAIN INLET
- PROPOSED SEDIMENT BASIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED CLEAN OUT
- PROPOSED WATER METER & BACKFLOW
- PROPOSED FIRE BACKFLOW & FDC
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- EXISTING STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- EXISTING SEWER PIPE, SIZE AND FLOW DIRECTION
- PROPOSED SEWER PIPE, SIZE AND FLOW DIRECTION
- EXISTING WATER PIPE AND SIZE
- PROPOSED WATER PIPE AND SIZE
- PROPOSED SWALE
- EXISTING TREE
- PROPOSED TREE, REFER TO LANDSCAPE PLAN

ABBREVIATIONS:

CO	CLEAN OUT
D	DRAIN LINE
DI	DRAIN INLET
INV	INVERT ELEVATION
L	LENGTH
LF	LINEAR FEET
MH	MANHOLE
MIN	MINIMUM
MAX	MAXIMUM
EX	EXISTING
FH	FIRE HYDRANT
S	SLOPE, SEWER LINE
W	WATER

KEYNOTES:

1. CONNECT TO EXISTING.
2. STUB TO 5' FROM BUILDING.
3. SEE ELECTRICAL PLAN FOR REMOVAL OF OVERHEAD LINES.
4. FIRE WATER LINE TO BE STUBBED 5' FROM BUILDING OR FIRE ROOM.

NOTES:

1. THIS UTILITY PLAN WAS PREPARED TO DEPICT PROPOSED CIVIL UTILITY CONCEPTS AS REQUIRED FOR THE DESIGN REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. BUILDING LOCATION SHOWN HERON IS APPROXIMATE.
4. EXISTING UTILITY INFORMATION SHOWN IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING, INC. ON DECEMBER 21, 2010. ACTUAL LOCATIONS MAY VARY.

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SCALE IN FEET

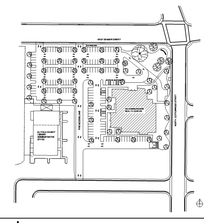
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
1	PLANNING SUBMITTAL		APR 22 2011	
2	PLANNING REVISIONS		JUN 29 2011	

KEY PLAN



CUNNINGHAM ENGINEERING
CECWEST.COM
Project Planning = Civil Engineering = Landscape Architecture
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818, (916) 455-3026
Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95616, (530) 758-3026

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Architect/Engineer Of Record: _____

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER W. CUNNINGHAM — No. 71939 — Exp. 3/31/12 — CIVIL — STATE OF CALIFORNIA

LICENSED ARCHITECT — KEVIN TAM YAMAUCHI — C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

HIBSER YAMAUCHI ARCHITECTS, INC.
2121 2nd Street, Suite C108
Davis, CA 95618
530.758.1270 tel | 530.758.4789 fax

HY ARCHITECTS JOB NUMBER 3442

Facility
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W. BEAMER STREET
WOODLAND, CA 95695

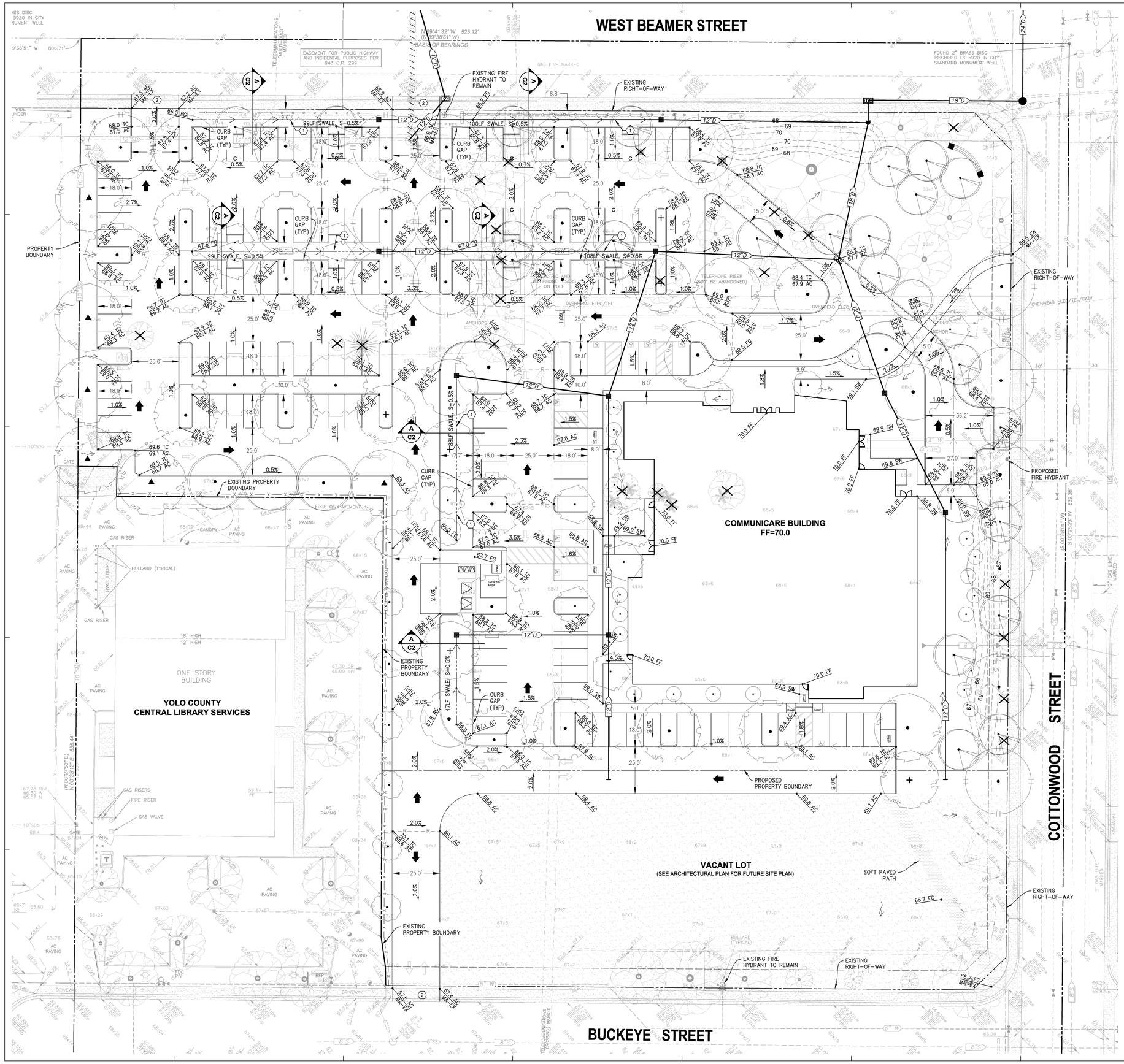
Project
COMMUNICARE HEALTH CENTERS

Sheet Title
CIVIL UTILITY PLAN

Scale	AS NOTED	Permit No.	
Drwn By	AK	Sheet	C1
Chckd By	CWC		
Issue Date	06/29/2011		Of XX Sheets

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LEGEND:

- ORIGINAL GRADE
- PROPOSED STREET GRADE AND DIRECTION
- FINISH GRADE ELEVATION
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CURB INLET
- PROPOSED STORM DRAIN INLET
- PROPOSED SEDIMENT BASIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE, SIZE AND FLOW DIRECTION
- FLOW LINE
- RIDGE LINE
- DIRECTION OF DRAINAGE OVERLAND RELEASE
- DRAINAGE FLOW
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE, REFER TO LANDSCAPE PLAN

ABBREVIATIONS:

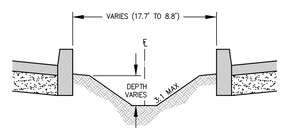
AC	ASPHALT CONCRETE
FG	FINISH GRADE
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
SW	SIDEWALK
TC	TOP OF CURB

KEYNOTES:

1. DRAINAGE SWALE, SLOPE AND LENGTH PER PLAN.
2. REMOVE EXISTING SIDEWALK AND REPLACE WITH CONCRETE DRIVEWAY ENTRANCE.

NOTES:

1. THIS PRELIMINARY GRADING AND DRAINAGE PLAN WAS PREPARED TO DEPICT PROPOSED GRADING AND DRAINAGE CONCEPTS AS REQUIRED FOR THE DESIGN REVIEW PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. PIPE SIZES SHOWN ARE ESTIMATES ONLY. SIZES AND LOCATIONS MAY CHANGE DURING FINAL DESIGN.
3. REFER TO CIVIL UTILITY PLAN FOR DRAINAGE RIM ELEVATIONS, PIPE SLOPES AND INVERTS.
4. FLOOD PLAIN DESIGNATION: ZONE AE
   BASE FLOOD ELEVATION = EL 69 (NAVD 88)



A/C2 TYPICAL DRAINAGE SWALE
NTS

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SCALE IN FEET

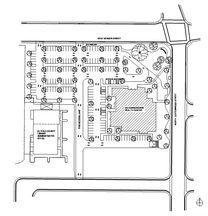
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
1	PLANNING SUBMITTAL		APR 22 2011	
2	PLANNING REVISIONS		JUN 29 2011	

KEY PLAN



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Architect/Engineer Of Record: _____

REGISTERED PROFESSIONAL ENGINEER — JAMES W. CUNNINGHAM — No. C 33839 — Exp. 3/31/12 — CIVIL — STATE OF CALIFORNIA

LICENSED ARCHITECT — KEVIN TAN PLUNKETT — No. C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

PRELIMINARY

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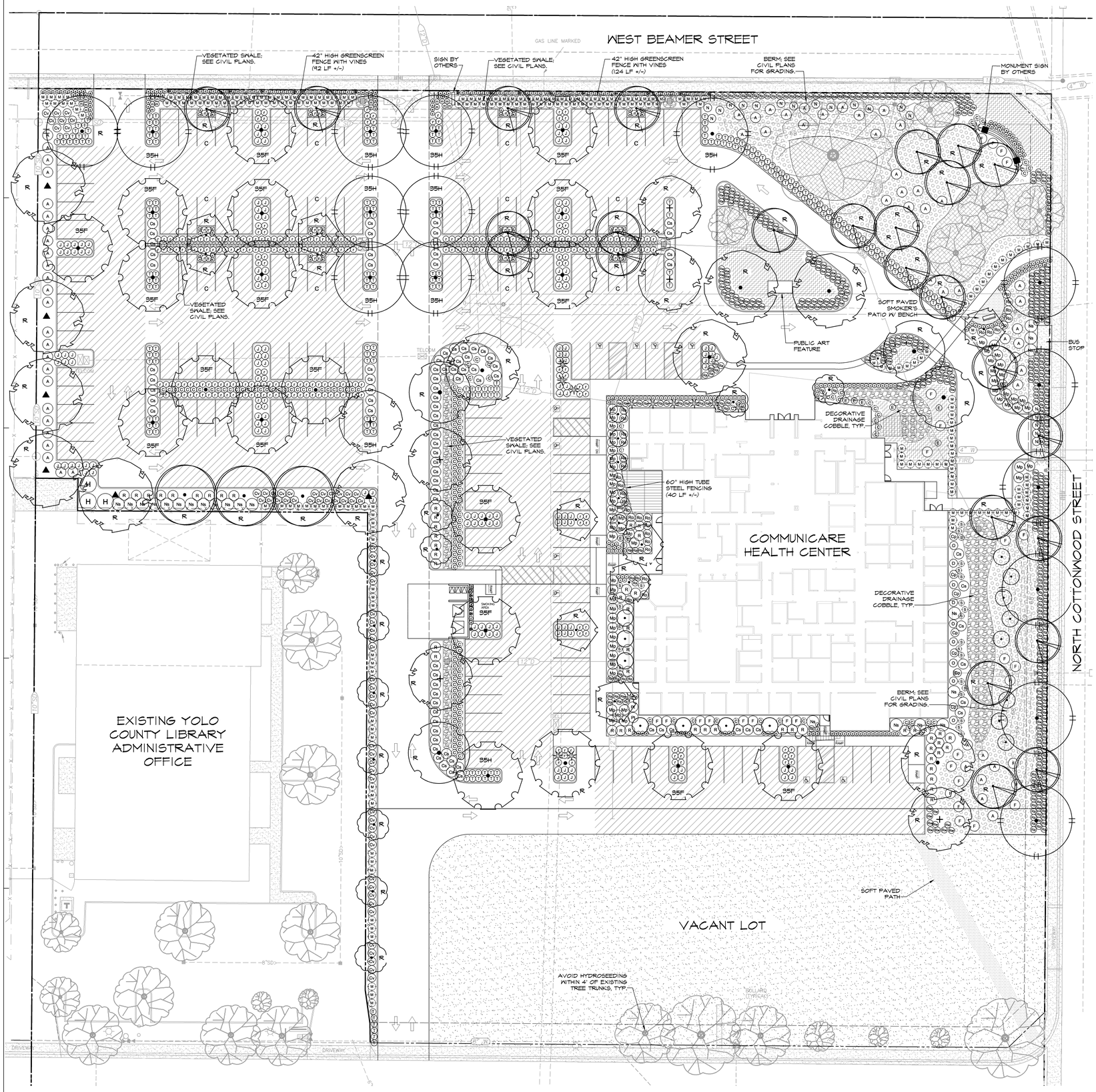
Project
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Sheet Title
CIVIL GRADING PLAN

Scale	AS NOTED	Permit No.	
Drwn By	AK	Sheet	C2
Chckd By	CWC		
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PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME/ COMMON NAME	CONTAINER SIZE	MATURE SIZE (HXW)	WATER USE	QNTY
TREES					
	ACER PSEUDOPLATANUS 'SYCAMORE MAPLE	15 GAL.	55'X30'	M	4
	FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	15 GAL.	40'X30'	L	3
	LAGERSTROEMIA INDICA 'MUSKOGEE' MUSKOGEE CRAPE MYRTLE	15 GAL.	20'X15'	L	10
	MALUS 'PRAIRIEFIRE' FLOWERING CRABAPPLE	15 GAL.	25'X20'	M	25
	QUERCUS ILEX HOLLY OAK	15 GAL.	50'X30'	L	6
	ROBINIA X AMBIGUIA 'IDAHOENSIS' PURPLE ROBE	15 GAL.	40'X30'	M	6
	QUERCUS SUBER CORK OAK	15 GAL.	70'X35'	L	5
	ULMUS X 'FRONTIER' FRONTIER ELM	15 GAL.	50'X35'	M	15
	ZELKOVA SERRATA 'GREEN VASE' SAW-LEAF ZELKOVA	15 GAL.	50'X35'	M	19
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	15 GAL.	35'X15'	M	11
SHRUBS					
(A)	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	5 GAL.	6'X5'	L	65
(Cv)	CALLISTEMON CITRINUS 'LITTLE JOHN' DWARF BOTTLEBRUSH	1 GAL.	3'X5'	L	66
(Cp)	CISTUS X PURPUREA ORCHID ROCKROSE	1 GAL.	3'X4'	L	7
(Cs)	CISTUS SALVIIFOLIUS 'SAGELEAF' ROCKROSE	1 GAL.	2'X5'	L	90
(E)	EURYOPS PECTINATUS 'MUNCHKIN' DWARF YELLOW DAISY	1 GAL.	3'X3'	L	9
(F)	FORSYTHIA X INTERMEDIA 'SHOW-OFF' FORSYTHIA	5 GAL.	6'X6'	L	31
(H)	HETEROMELES ARBUTIFOLIA TOYON/ CALIFORNIA HOLLY	5 GAL.	8'X6'	L	3
(L)	LAGERSTROEMIA INDICA 'ZUNI' ZUNI CRAPE MYRTLE	5 GAL.	9'X8'	L	21
(M)	MYRTUS COMMUNIS 'COMPACTA' COMPACT MYRTLE	1 GAL.	2'X3'	L	21
(N)	NERIUM OLEANDER 'LITTLE RED' LITTLE RED OLEANDER	1 GAL.	4'X4'	L	19
(Ns)	NERIUM OLEANDER 'PETITE SALMON' PETITE SALMON OLEANDER	1 GAL.	6'X6'	L	22
(O)	OLEA 'LITTLE OLLIE' DWARF OLIVE	1 GAL.	4'X4'	L	9
	PHORMIUM TENAX 'YELLOW WAVE' MOUNTAIN FLAX	5 GAL.	5'X5'	L	16
(r)	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	1 GAL.	2'X3'	L	304
(Ro)	ROSMARINUS OFFICINALIS 'BENENDEN BLUE' ROSEMARY	1 GAL.	4'X4'	L	29
(R)	ROSMARINUS OFFICINALIS 'HUNTINGTON CAR,' HUNTINGTON CARPET ROSEMARY	1 GAL.	2'X5'	L	52
(Rw)	ROSA X 'NOASCHNEE' FLOWER CARPET WHITE ROSE	2 GAL.	2.5'X3'	M	257
(Ra)	ROSA X 'AMBER' FLOWER CARPET AMBER ROSE	2 GAL.	2.5'X3'	M	206
(X)	XYLOSMA CONGESTUM 'COMPACTA' COMPACT XYLOSMA	5 GAL.	4'X4'	L	2
GRASSES & SEDGES					
(C)	CALAMAGROSTIS ACUTIFLORA 'KARL F.' KARL FOERSTER FEATHER REED GRASS	1 GAL.	4'X3'	L	184
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	18"X18"	L	268
(M)	MUHLENBERGIA RIGENS DEER GRASS	1 GAL.	4'X4'	L	213
(S)	STIPA GIGANTEA GIANT FEATHER REED GRASS	1 GAL.	4'X3'	L	24
VINES					
⊕V1	MACFADYENA UNGUIS-CATI YELLOW TRUMPET VINE	5 GAL.	-	M	11
⊕V2	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	-	M	8
GROUNDCOVERS					
	COPROSMA PUMILA 'VERDE VISTA' COPROSMA	FLATS	6' O.C.	M	9,000 SF
⊙	DIANELLA CAERULEA 'LITTLE BECCA' DWARF FLAX LILY	1 GAL.	2'X2'	L	128
	DUCHESNIA INDICA INDIAN MOCK STRAWBERRY	FLATS	12" O.C.	M	2,000 SF
⊙	ERIGERON KARVINSKIANUS MEXICAN DAISY	1 GAL.	1'X2'	M	136
(J)	JUNIPERUS HORIZONTALIS 'WILTONII' JUNIPER	1 GAL.	6'X4'	L	135
(My)	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' MYOPERUM	1 GAL.	6'X5'	L	58
⊙	NEPETA X FAASSENII CATMINT	1 GAL.	2'X2'	M	118
(T)	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	1 GAL.	2'X3'	M	287
	3" LAYER BARK MULCH ONLY UNDER EXISTING TREES WHERE SHOWN	-	-	-	-
	DECORATIVE DRAINAGE COBBLE	-	-	-	-
	NON-IRRIGATED EROSION CONTROL HYDROSEED MIX- MOW 2X PER YEAR				

PRELIMINARY SHADE CALCULATIONS TABLE

DIA	FULL	T-QTR	HALF	QTR	TOTAL S.F.
35'	17@962 16,354	0@722 0	9@481 4,329	0@240 0	20,683
30'	0@706 0	0@530 0	0@354 0	0@177 0	0
25'	0@491 0	0@368 0	0@246 0	0@123 0	0
20'	0@314 0	0@236 0	0@157 0	0@79 0	0
			TOTAL TREE SHADE:		20,683
			TOTAL AUXILIARY SHADE:		0
			TOTAL PAVED AREA TO BE SHADED:		50,648
			SHADE AREA REQUIRED-40%:		20,259
			TOTAL SHADE AREA PROVIDED:		20,683
			PERCENT SHADE:		40.8%

NOTES:
1. THE PLAN SHOWS ALL EXISTING AND PROPOSED TREE LOCATIONS ON THE PROJECT SITE. ONLY THOSE TREES USED IN SHADE CALCULATIONS ARE ANNOTATED WITH DIAMETER COVERAGE AND ARE INCLUDED IN THE SHADE CALCULATIONS TABLE.

PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS

PRELIMINARY REPLACEMENT TREE CALCULATIONS

295' OF TREES TO BE REPLACED
74 REPLACEMENT TREES REQUIRED
67 REPLACEMENT TREES PROVIDED *
12 TREES OUTSTANDING
$215 REPLACEMENT TREE FEE
$2,580 TOTAL FEE

* DOES NOT INCLUDE NEW STREET TREES

SEE SHEET L2 FOR EXISTING TREES LEGEND.

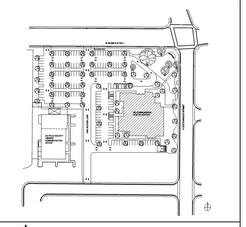
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LICENSED ARCHITECT — KEN YAMAUCHI — C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

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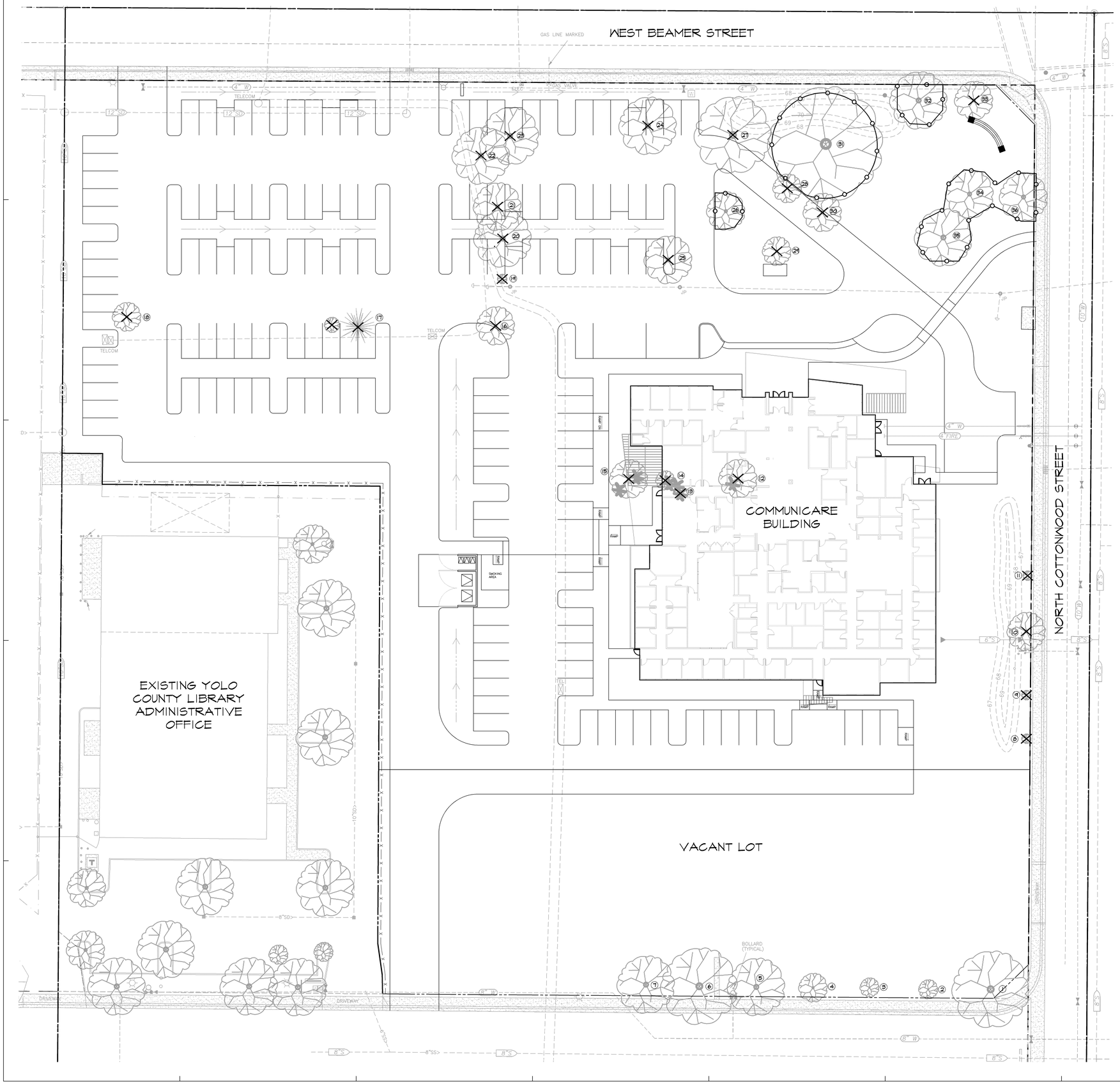
Sheet Title
PRELIMINARY PLANTING & PARKING LOT SHADING PLAN

Scale
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Issue Date 06/29/2011

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EXISTING TREES LEGEND

TREE #	SPECIES	DBH (IN)	ARBORIST'S RECOMMENDATIONS/ NOTES
1	SOPHORA JAPONICA JAPANESE PAGODA	14	SAVE/ PROTECT IN PLACE
2	PISTACIA CHINENSIS CHINESE PISTACHE	3	SAVE/ PROTECT IN PLACE
3	PISTACIA CHINENSIS CHINESE PISTACHE	3	SAVE/ PROTECT IN PLACE
4	SOPHORA JAPONICA JAPANESE PAGODA	10	SAVE/ PROTECT IN PLACE
5	SOPHORA JAPONICA JAPANESE PAGODA	18	SAVE/ PROTECT IN PLACE
6	SOPHORA JAPONICA JAPANESE PAGODA	20	SAVE/ PROTECT IN PLACE
7	SOPHORA JAPONICA JAPANESE PAGODA	17	SAVE/ PROTECT IN PLACE
8	CARPINUS BETULUS EUROPEAN HORNBEAM	16	REMOVE DUE TO SUNSCALD, ROTTING WOOD & BORERS
9	CARPINUS BETULUS EUROPEAN HORNBEAM	15	REMOVE DUE TO SUNSCALD & ROTTING WOOD
10	CARPINUS BETULUS EUROPEAN HORNBEAM	20	SAVE/ REMOVE & REPLACE WITH NEW STREET TREE
11	CARPINUS BETULUS EUROPEAN HORNBEAM	7	REMOVE DUE TO SUNSCALD & STUNTED GROWTH
12	SAPIUM SEBIFERUM CHINESE TALLOW	12	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
13	PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	16	REMOVE
14	PLATANUS X ACERIFOLIA LONDON PLANE	6	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
15	SAPIUM SEBIFERUM CHINESE TALLOW	12	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
16	CEDRUS DEODARA DEODAR CEDAR	9	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
17	CEDRUS DEODARA DEODAR CEDAR	13	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
18	QUERCUS LOBATA VALLEY OAK	8	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
19	SEQUOIA SEMPERVIRENS COAST REDWOOD	10	REMOVEDUE TO STRUCTURE ISSUES-STUMP REGROWTH
20	SEQUOIA SEMPERVIRENS COAST REDWOOD	25	REMOVE DUE TO STRUCTURE ISSUES, POTENTIAL FAILURE
21	PLATANUS X ACERIFOLIA LONDON PLANE	16	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
22	POPULUS ALBA WHITE POPLAR	18	REMOVE DUE TO SIGNIFICANT LEAN & OPEN MOUND
23	PLATANUS X ACERIFOLIA LONDON PLANE	17	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
24	PLATANUS X ACERIFOLIA LONDON PLANE	19	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
25	PLATANUS X ACERIFOLIA LONDON PLANE	20	REMOVE DUE TO PROXIMITY TO POWER LINES
26	PLATANUS X ACERIFOLIA LONDON PLANE	18	SAVE/ PROTECT IN PLACE
27	PLATANUS X ACERIFOLIA LONDON PLANE	25	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
28	PLATANUS X ACERIFOLIA LONDON PLANE	16	REMOVE DUE TO POOR CONDITION
29	PLATANUS X ACERIFOLIA LONDON PLANE	13	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
30	PLATANUS X ACERIFOLIA LONDON PLANE	18	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
31	PLATANUS X ACERIFOLIA LONDON PLANE	32	SAVE/ PROTECT IN PLACE
32	SEQUOIA SEMPERVIRENS COAST REDWOOD	20	SAVE/ PROTECT IN PLACE
33	PLATANUS X ACERIFOLIA LONDON PLANE	15	SAVE/ REMOVE DUE TO CONSTRUCTION CONFLICTS
34	PLATANUS X ACERIFOLIA LONDON PLANE	45	SAVE/ PROTECT IN PLACE
35	PLATANUS X ACERIFOLIA LONDON PLANE	20	SAVE/ PROTECT IN PLACE
36	CELTIS AUSTRALIS EUROPEAN HACKBERRY	15	SAVE/ PROTECT IN PLACE

NOTES:
1. THE TREE SPECIES, SIZE AND ARBORIST'S RECOMMENDATIONS LISTED ABOVE WERE TAKEN FROM THE TREE INVENTORY AND ARBORIST REPORT PREPARED BY EVERGREEN ARBORISTS, INC. DATED DECEMBER 26, 2010. REFER TO THIS REPORT FOR MORE INFORMATION.

TREE PRESERVATION CONSTRUCTION NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, A 6' FOOT HIGH CYCLONE FENCE, MINIMUM 4' DIA., SHALL BE INSTALLED AROUND THE TREES TO BE PRESERVED UNDER THE DIRECTION OF THE CITY ARBORIST. THE FENCING SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. WITHIN THE FENCED AREA THERE SHALL BE NO GRADE CHANGES, STORAGE OF MATERIALS, TRENCHING, OR PARKING OF VEHICLES.
2. HAND DIG TRENCHES PASSING THROUGH TREE ROOT ZONES. ALL TREE ROOTS OVER 1" TO BE SAVED. ROOTS 1" OR SMALLER TO BE CLEAN CUT WITH SHARP, DISINFECTED PRUNING SHEARS. IF DURING EXCAVATION FOR THE PROJECT ANY TREE ROOTS GREATER THAN TWO INCHES IN DIAMETER ARE ENCOUNTERED WORK SHALL STOP IMMEDIATELY UNTIL PROJECT ARBORIST CAN PERFORM AN ON-SITE INSPECTION. ALL ROOTS SHALL BE CUT CLEAN AND THE TREE AFFECTED MAY REQUIRN SUPPLEMENTAL IRRIGATION, FERTILIZATION, AND PRUNING AS A RESULT OF TREE PRUNING.
3. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE TO EXISTING STREET TREES OR EXISTING TREES ON ADJACENT PROPERTIES I.E. TRUNK WOUNDS, BROKEN LIMB, POURING OF ANY DELETERIOUS MATERIALS, OR WASHING OUT CONCRETE UNDER THE DRIP LINE OF THE TREE. DAMAGES WILL BE ASSESSED USING THE "GUIDE TO PLANT APPRAISAL" NINTH EDITION PUBLISHED BY THE ISA & PER SPEC 1530. THE PROJECT ARBORIST WILL DO THE APPRAISAL AND SUBMIT A REPORT FOR REVIEW BY THE CITY ARBORIST.
4. HAND GRUB UNDER EXISTING TREES PRIOR TO PLACING NEW MATERIAL.

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SCALE IN FEET

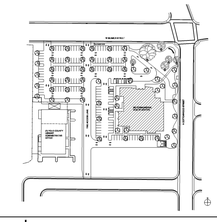
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REGISTERED LANDSCAPE ARCHITECT, CHERYL R. KIRCHER, C.L.A. No. 2200, RENEWAL DATE, STATE OF CALIFORNIA

LICENSED ARCHITECT, KENT YAMAUCHI, C-26566, 2/28/2013 RENEWAL DATE, STATE OF CALIFORNIA

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HY ARCHITECTS JOB NUMBER 3442

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Sheet Title
TREE DEMOLITION & PRESERVATION PLAN

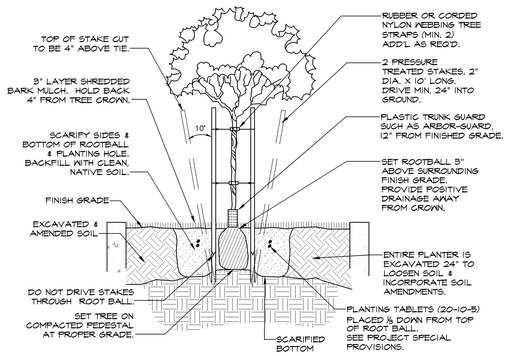
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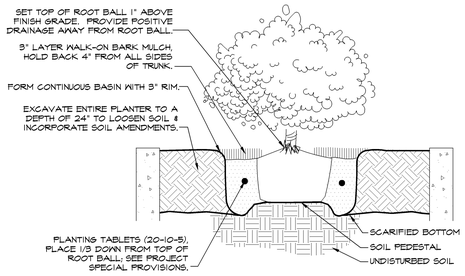
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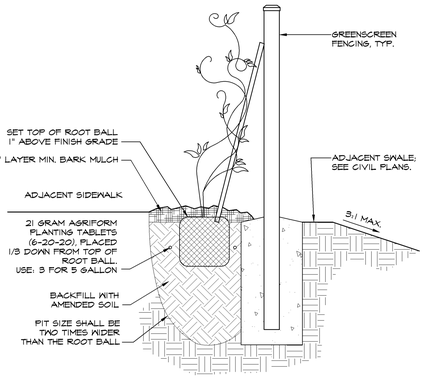
NOTES:
1. PRIOR TO PLACING TOPSOIL, RIP & EXCAVATE NATIVE SOIL TO A DEPTH OF 24" BELOW TOP OF FINISHED GRADE. DEPTH OF REQUIRED EXCAVATION MAY BE INCREASED IF DELETERIOUS MATERIALS INCLUDING LIME, CONCRETE, ASPHALT, ETC. ARE PRESENT WITHIN SUBSOIL. PLANTERS SHALL BE BACKFILLED WITH CLEAN, AMENDED NATIVE SOIL. SCARIFY BOTTOMS & SIDES OF PLANTERS PRIOR TO BACKFILLING. GRADE PLANTERS PER PLANTING NOTES & PLANS. CONTRACTOR SHALL PROVIDE, PLACE AND GRADE IMPORTED SANDY LOAM TOPSOIL AS NECESSARY FOR ALL PLANTER AREAS REQUIRING BACKFILL TO MEET SPECIFIED FINISH GRADES. LANDSCAPE CONTRACTOR SHALL COORDINATE BACKFILL REQUIREMENTS WITH GENERAL CONTRACTOR PRIOR TO BIDDING.
2. STAKES TO BE SET PERPENDICULAR TO PREVAILING WIND, INTO UNDISTURBED SOIL, PLACED 16" TO 18" FROM TREE TRUNK.
3. REMOVE NURSERY STAKE AFTER TREE IS PLANTED, RESTAKED AND TIED (SEE ABOVE).
4. TREE TIES MADE OF FLEXIBLE MATERIAL, TIED JUST ABOVE POINT WHERE TREE BENDS NATURALLY WHEN HELD BY HAND. DO NOT ALLOW TREE TO RUB AGAINST STAKES.
5. WHEN RESTAKING TREES, DRIVE STAKES AT ANGLES SHOWN. CUT OFF (AT TOP) TO HEIGHT THAT STILL SUPPORTS TRUNK OF TREE BUT ALLOWS SOME MOVEMENT OF TOP.
6. REMOVE ALL STAKES AND TIES WHEN TREE CAN STAND BY ITSELF.

1 TYPICAL TREE PLANTING
SECTION — NOT TO SCALE



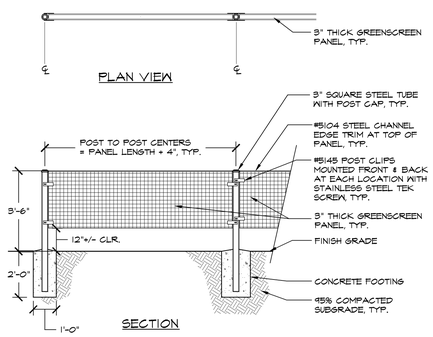
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2 TYPICAL SHRUB PLANTING
SECTION — NOT TO SCALE



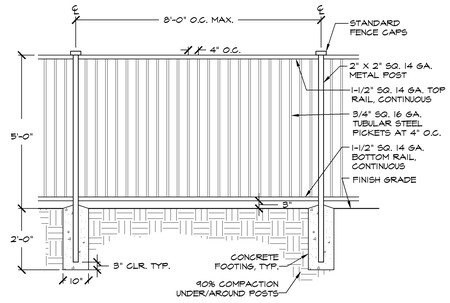
3 TYPICAL VINE PLANTING DETAIL
SECTION — NOT TO SCALE

FENCING MATERIALS AVAILABLE FROM GREENSCREEN
1743 S. LA CIENEGA BLVD.
LOS ANGELES, CA 90035
PH: 800-450-3444
FX: 310-837-0523
EMAIL: SALES@GREENSCREEN.COM
WWW.GREENSCREEN.COM



NOTES:
1. CONTRACTOR SHALL FURNISH ALL MATERIALS AND PARTS TO ASSEMBLE 42" HIGH GREENSCREEN FENCING.
2. INSTALL FENCING PER MANUFACTURER'S DETAILS & SPECIFICATIONS.
3. WRINKLE GREEN MATTE FINISH.
4. HORIZONTAL MAX. = 144" IN 2" INCREMENTS. POST TO POST CLR. = PANEL LENGTH + 1", TYP

4 42" HIGH GREENSCREEN FENCING
PLAN/SECTION — 3/8" = 1'-0"



NOTES:
1. TUBE STEEL FENCING SHALL BE STANDARD "HEAVY REGAL" AS MANUFACTURED BY BUILDERS FENCE CO. (916-381-4065), OR EQUAL. ORDER WITH MANUFACTURER'S STANDARD POWDER COATED FLAT BLACK FINISH. SUBMIT SAMPLE OF PAINTED FENCE TO LANDSCAPE ARCHITECT BEFORE ORDERING.
2. CROWN CONCRETE FOOTINGS ½" ABOVE FINISH GRADE WITH MEDIUM BROOM FINISH & PITCH TO DRAIN AWAY FROM POST.
3. ALL STEEL POSTS, RAILS AND PICKETS SHALL BE WELDED AND GROUND SMOOTH.
4. FIELD VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS WITH ALL MATERIALS, PARTS AND FINISHES TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO CONSTRUCTION.

5 60" HIGH TUBE STEEL FENCING
SECTION — SCALE: 1/2" = 1'-0"

SOIL ANALYSIS

Sunland Analytical
11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

Date Reported 04/22/2011
Date Submitted 04/19/2011

To: Laura Green
Cunningham Engineering
2940 Spafford St Ste 200
Davis, CA 95616

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following:
Location : COMMUNICARE Site ID : 1.
Thank you for your business.

* For future reference to this analysis please use SUN # 59902-122307.

SOIL ANALYSIS

Saturation Percent (SP)	49		Soil Texture Loam
pH	7.05		
E.C.	0.34	mmho/cm	
Tot.Dissolved Salts	217.6	ppm	
Infiltration Rate (0% Slope)	0.54	in/hr	
% Organic Matter	7.2		
C.E.C.	26.0	meq/100g	
Sodium Absorption Ratio (SAR)	1.2		
Exchangable Sodium Percent (ESP)	0.6		
Gypsum Req. (CaSO4*2H2O)	None Required		
est. Nitrogen Release	4.1	#/1000 sq.ft.	

Nitrate	0.86	ppm	*
Phosphorus	10.07	ppm	********
Potassium	285.08	ppm	************************
Sulfur	3.47	ppm	*****
Chloride	22.26	ppm	**********
Carbonates	162.94	ppm	**********************
Sodium	34.12	ppm	
Calcium	3028.60	ppm	**********************
Magnesium	1216.77	ppm	************************
Boron	0.89	ppm	**************************
Copper	3.81	ppm	**********************
Iron	26.62	ppm	**********
Manganese	25.35	ppm	**********
Zinc	3.18	ppm	**********

Very Low | Low | Adequate | Excessive

Sunland Analytical
11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

DATE 04/22/2011
SUN NUMBER 122307

Information requested by: Laura Green, Cunningham Engineering
Information for: COMMUNICARE, Sample ID: 1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL pH (Acidity and Alkalinity)
The pH of this sample indicates the soil is in a range for normal growth of most plants. No modification is required.

DISSOLVED SALTS (Indicated by E.C. & TDS)
These conditions are in the normal range for plant growth.

SOIL TEXTURE AND RATE OF WATER INFILTRATION
The infiltration rate for all soil textures decreases with increasing ground slope. At 0 to 4%, 5 to 8%, 9 to 12%, 13 to 16% and above 16% the infiltration rate of this sample decreases from 0.54 to 0.43, 0.32, 0.22, 0.14, respectively. Infiltration rate also decreases with percent of ground cover and by compaction.

WATER PENETRATION OF SOIL DUE TO CHEMICAL CHARACTERISTICS
When exchangable Sodium increases in the soil, water penetration decreases. Based on SAR and ESP values this sample has no penetration problem due to soil Sodium. No Gypsum required.

ORGANIC MATTER
Organic matter provides a slow nitrogen release and aids water retention. This sample has a moderate Organic Matter content. To maintain moisture and provide sustained nitrogen release a level of 10% organic matter is recommended. Use amending material that is approximately 75% organic matter (i.e. many ground fir barks). Based on the analysis of this soil sample apply 1 yards per 1000 sq.ft. Spread evenly and blend into the top six inches of soil. It is a reasonable practice to apply a top dressing of 3 inches of organic mulches to aid water penetration and retention.

SOIL BORON
Boron concenrations are in a range allowing normal plant growth.

SOIL MICRONUTRIENTS
Micronutrients, Copper, Iron, Manganese and Zinc, in soil are present in small amounts. However, they play a necessary role in plant metabolism. Without appropriate amounts plants will not thrive. Soil has adequate amounts - no application needed.

Sunland Analytical
11353 Pyrites Way, Suite 4
Rancho Cordova, CA 95670
(916) 852-8557

PAGE #2
DATE 04/22/2011
SUN NUMBER 122307

Information requested by: Laura Green, Cunningham Engineering
Information for: COMMUNICARE, Sample ID: 1

SOIL RECOMMENDATIONS FOR LANDSCAPE GARDENING

SOIL MACRONUTRIENTS : NITROGEN-PHOSPHORUS-POTASSIUM (N-P-K)
GENERAL N-P-K RECOMMENDATION

Use ONE of these NPK preparations for the first fertilizer application.

Standard NPK Fertilizer Preparations	6-20-20	5-20-10	16-16-16	0-10-10	28-3-4	21-0-0	Customer Choice None
#/1000 sq.ft.	20	24	N/A	N/A	N/A	N/A	**

GRASS OR SOD PREPARATION
Till in organic matter, N,P,K and micro nutrients in addition to any lime gypsum or sulfur as directed above. Smooth soil surface and follow seed or sod producers direction for moisture and product application.

TREES AND SHRUBS
Excavate holes for planting shrubs and trees to at least twice the volume of the container. Prepare backfill for tree and shrub planting holes by mixing three parts of native soil (or imported top soil) with one part organic amendment (preferably nitrogen and iron fortified) and 2.5 pounds of 6-20-20 per yard of mix. For extended fertilization, place slow release fertilizer tablets in each hole per manufacturer's instructions. If 6-20-20 was not directly added to backfill mix, during backfill apply uniformly 1/2 oz of 6-20-20 per gallon containers, 2.5 oz per 5 gallons, 6 oz per 24 inch boxes.

Summary and Suggested Sequence of Soil Improvements (#/1000 Sq.Ft.)

Organic Amendment	1	Yd./1000 Sq.Ft. Bulk organic amendment (nitrofied).
N-P-K Fertilizer	See above chart	
Sulfate-Sulfur	1	# Ammonium Sulfate

Maintenance Fertilization
Apply 5 pounds of Ammonium sulfate (21-0-0) per 1000 sq.ft.every month until plants become established. After established, apply 28-3-4 (or similar preparation) to provide desired growth rate and color.

PLANTING NOTES

1. ALL LANDSCAPING SHALL BE PROVIDED AND PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF WOODLAND STANDARD SPECIFICATIONS AND DETAILS. WHEREVER THESE PLANS AND THE CITY STANDARDS CONFLICT, THE HIGHER QUALITY STANDARD OR SPECIFICATION WILL APPLY. CITY STANDARDS ARE AVAILABLE FOR PURCHASE FROM THE PUBLIC WORKS DEPARTMENT LOCATED AT 300 FIRST STREET.
2. ALL TREES WILL BE INSPECTED, ACCEPTED, OR REJECTED BASED ON CDF STANDARDS FOR PURCHASING CONTAINER GROWN LANDSCAPE TREES.
3. AFTER ROUGH GRADING IS COMPLETE, CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL FERTILITY ANALYSIS. ALL PLANTING AREAS SHALL BE AMENDED TO A DEPTH OF 12" MINIMUM PRIOR TO DIGGING PLANTING PITS PER RECOMMENDATIONS OF THE SOIL ANALYSIS.
4. ALL TREES & SHRUBS AT MATURITY SHALL HAVE A CLEARANCE OF THREE FEET (3') AROUND ANY ELECTRICAL BOXES, FIRE HYDRANTS, OR OTHER UTILITY BOXES. CONTRACTOR SHALL ADJUST AS REQUIRED IN FIELD.
5. ALL TREES SHALL HAVE A CLEARANCE OF TWELVE FEET (12') AROUND ANY LIGHT FIXTURES FROM CENTER OF TREE TRUNK. CONTRACTOR SHALL ADJUST AS REQUIRED IN FIELD.
6. ALL PLANTING AREAS SHALL BE COMPLETELY FREE OF TRASH, DEBRIS, ROCKS AND CONSTRUCTION MATERIALS LARGER THAN 2", RIP & DECOMPACT ALL PLANTERS TO A DEPTH OF 24" PER PLANTING DETAILS ON SHEET L-5.
7. IF ADDITIONAL SOIL IS REQUIRED, IT SHALL BE APPROVED LOAM AS SIMILAR TO THE EXISTING SOIL AS POSSIBLE, FREE OF DEBRIS AND NOXIOUS WEEDS. PRIOR TO PLACING ADDITIONAL SOIL, DISC OR SCARIFY THE SUBGRADE TO A DEPTH OF AT LEAST 8" TO PERMIT BONDING TO THE SUBGRADE. SPREAD AND ROTOTILL A ONE-INCH LAYER OF NEW SOIL, THEN PROCEED TO PLACE REMAINING SOIL AND ESTABLISH FINISH GRADE.
8. ALL PLANTING AREAS SHALL BE BROUGHT TO FINISH GRADE BEFORE PLANTING BEGINS. FINISH GRADE SHALL BE 1" BELOW SURFACE OF WALKS, CURBS, AND PAVED AREAS IN PLANTING AREAS WHERE BARK IS TO BE INSTALLED. GRADES SHALL BE FLUSH AT CATCH BASINS. SURFACES SHALL BE SLOPED WITH REGARD TO DRAINAGE REQUIREMENTS SO THAT WATER DOES NOT PUDDLE OR STAND.
9. ALL PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, FENCES & OTHER STRUCTURES, AND FROM SIDEWALK TO CURB.
10. PLANT HOLES SHALL BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE WIDTH FOR SHRUBS AND THREE TIMES THE WIDTH FOR TREES. BACKFILL FOR THE PLANT HOLES SHALL BE EXISTING SOIL WHICH HAS BEEN PREVIOUSLY AMENDED PER SOILS REPORT. APPLY COMMERCIAL FERTILIZER (6-20-20 NPK OR EQUAL) AT A RATE OF 2.5 LBS. PER YARD OF BACKFILL MIX. FOR EXTENDED FERTILIZATION, APPLY OSMOCOTE CONTROL RELEASE FORMULA FERTILIZER (18-6-12, 4 MONTH FORMULA) PER MANUFACTURER'S RECOMMENDATIONS.
11. BARK MULCH SHALL BE SPREAD IN ALL PLANTER AREAS AS FOLLOWS:
TREE & SHRUB AREAS: 3" LAYER MIN. OF SMALL CHIPPED FIR BARK.
GROUNDCOVER AREAS: 2" LAYER MIN. OF 2" NITRIFIED REDWOOD COMPOST.
MULCH SHALL BE FREE OF LARGE WOODY PIECES, SOIL, STONES, STICKS, DEBRIS OR OTHER FOREIGN MATTER. DO NOT INSTALL MULCH WITHIN 6" OF TREE TRUNKS, TYPICAL.
12. ROOT BARRIERS ARE REQUIRED IN ALL LOCATIONS WHERE TREES ARE PLANTED CLOSER THAN 48" FROM CURB OR SIDEWALKS.
13. ALL CONSTRUCTION WORK SHALL COMPLY WITH PROJECT SWPPP.
14. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT, AND SERVICES REQUIRED TO MAINTAIN THE LANDSCAPE IN AN ATTRACTIVE CONDITION AS SPECIFIED HEREIN FOR A PERIOD OF 90 DAYS AFTER FINAL INSPECTION BY OWNER. MAINTENANCE PERIOD SHALL COMMENCE AFTER ALL PLANTING AND RELATED WORK HAS BEEN COMPLETED AS DETERMINED AT FINAL INSPECTION IN ACCORDANCE WITH THE PLANS AND STANDARD SPECIFICATIONS. ANY MATERIAL FOUND TO BE DEAD, MISSING, OR IN POOR CONDITION DURING THE MAINTENANCE PERIOD SHALL BE REPLACED WITHIN 10 DAYS OF NOTIFICATION BY THE OWNER. ANY PLANT MATERIAL THAT HAS DIED AFTER THE MAINTENANCE PERIOD HAS BEGUN WILL BE SUBJECT TO AN ADDITIONAL 60-DAY MAINTENANCE PERIOD. ADDITIONAL MAINTENANCE PERIOD MAY EXTEND BEYOND THE FINAL ACCEPTANCE OF THE PROJECT.

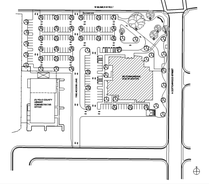
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
1	PLANNING SUBMITTAL		APR 22 2011	
2	PLANNING REVISIONS		JUN 29 2011	

KEY PLAN



CUNNINGHAM ENGINEERING — CECWEST.COM
Project Planning ▫ Civil Engineering ▫ Landscape Architecture
▫ Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818, (916) 455-2026
▫ Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618, (530) 758-2026

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Architect/Engineer Of Record: _____

REGISTERED LANDSCAPE ARCHITECT — CARL R. RUSTON — No. 2200 — RENEWAL DATE — STATE OF CALIFORNIA

LICENSED ARCHITECT — KEN YAMAUCHI — C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

HY HIBSER YAMAUCHI ARCHITECTS, INC.
2121 2nd Street, Suite C108
Davis, CA 95618
530.758.1270 tel | 530.758.4789 fax

HY ARCHITECTS JOB NUMBER 3442

Facility
COMMUNICARE HEALTH CENTERS
W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
PLANTING NOTES & DETAILS

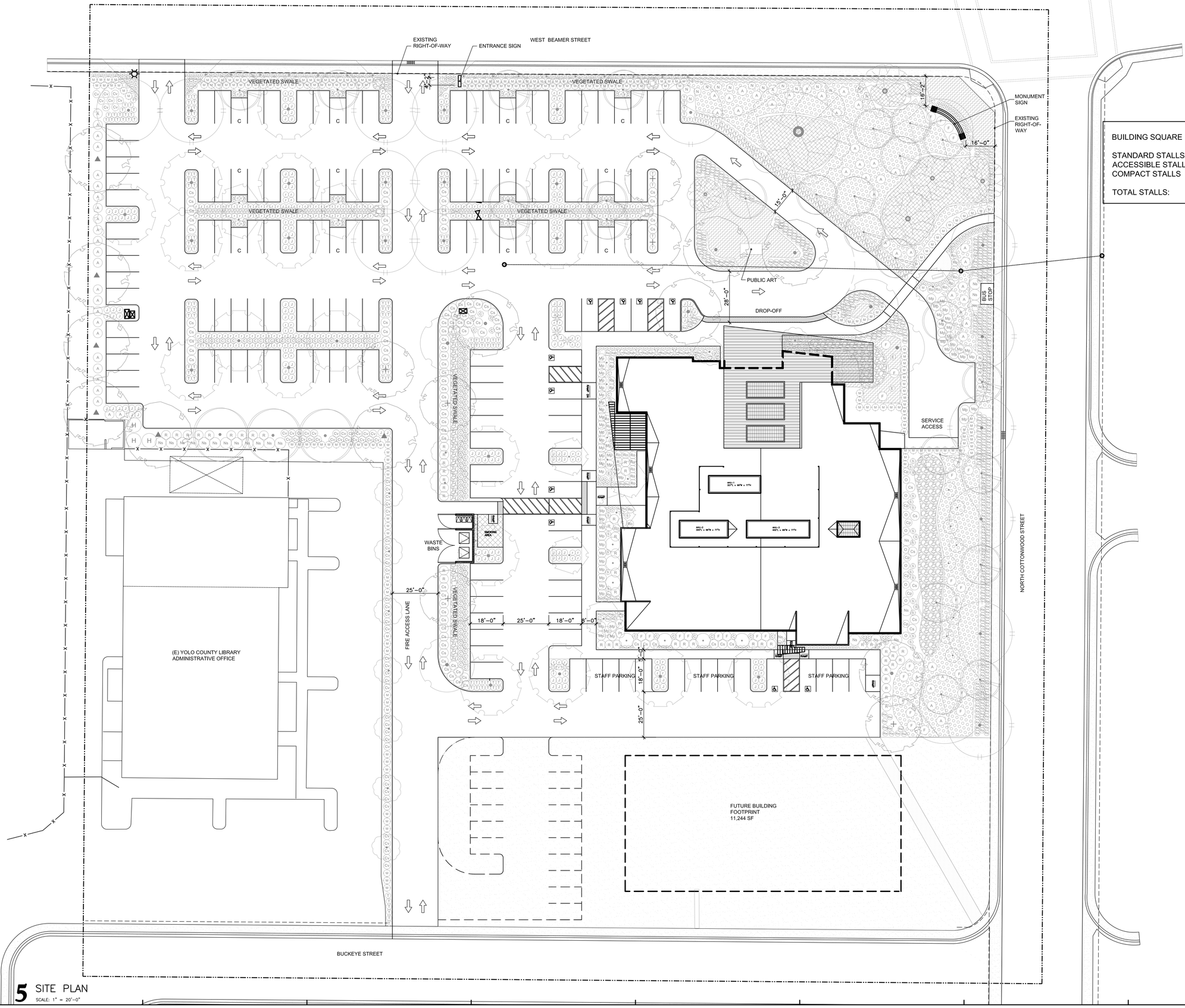
Scale
Drwn By
Chckd By
Issue Date 06/29/2011

Permit No.

Sheet
L3
Of XX Sheets

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

IF THIS SHEET IS NOT 30"x42" , IT IS A REDUCED PRINT – SCALE ACCORDINGLY



BUILDING SQUARE FOOTAGE:	21,053 SF
STANDARD STALLS:	126 STALLS
ACCESSIBLE STALLS:	10 STALLS
COMPACT STALLS	12 STALLS
TOTAL STALLS:	148 STALLS

5 SITE PLAN
SCALE: 1" = 20'-0"

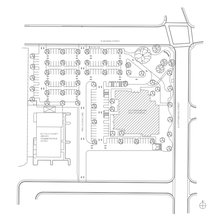
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2051 John Jones Road
Davis, California 95616

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Sheet Title
SITE PLAN

Scale	AS NOTED	Permit No.	
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Chckd By	KY	Of	XX Sheets
Issue Date	04/22/2011		

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5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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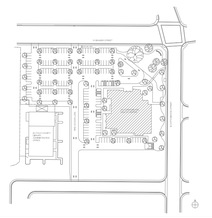
CommuniCare HEALTH CENTERS

Communicare Health Centers
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W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
FLOOR PLAN

Scale	AS NOTED	Permit No.	
Drwn By	JF	Sheet	A2.00
Chckd By	KY		
Issue Date	04/22/2011		Of XX Sheets

0 5' 50' GRAPHIC SCALES: 1/16" = 1'-0"

0 5' 25' 1/8" = 1'-0"

0 1' 12' 1/4" = 1'-0"

0 1' 6' 1/2" = 1'-0"

0 4' 3/4" = 1'-0"

0 1' 3' 1" = 1'-0"

0 2' 1-1/2" = 1'-0"

0 1' 3" = 1'-0"

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SHEET NOTES

(100) P1
WALLS (FIELD)
PAREX – SAND FINE FINISH
KELLY MOORE KM3981-2 HAPPY CAMPER

(101) P2
WALLS (ACCENT)
PAREX – SAND FINE FINISH
KELLY MOORE KM3927-3 ROCK OF AGES

(102) P3
CANOPIES (ACCENT)
KELLY MOORE KM3808-5 BAFFIN ISLAND NIGHT

(103) P4
COLUMNS / METAL PANEL (ACCENT)
KELLY MOORE KM3576-5 MANDARIN GROVE

(104) P5
METAL PANEL (ACCENT)
KELLY MOORE KM3776-2 BALSAMIC

(105) EXTERIOR SIDING
DALTILE PORCELAIN TILE – "TERRACE" ESPRESSO P105

(106) STORE FRONT WINDOW SYSTEM
PPG SOLARBAN 60 – SOLAR BLUE

(107) STORE FRONT WINDOW SYSTEM
WALKER TEXTURES 6MM STARPHIRE GLASS PATTERN 102 – TEMPERED

(108) ROOF
AEP SPAN – SELECT SEAM METAL ROOF – TAHOE BLUE

(109) MULLIONS
KAWNEER – DARK BRONZE NO. 40

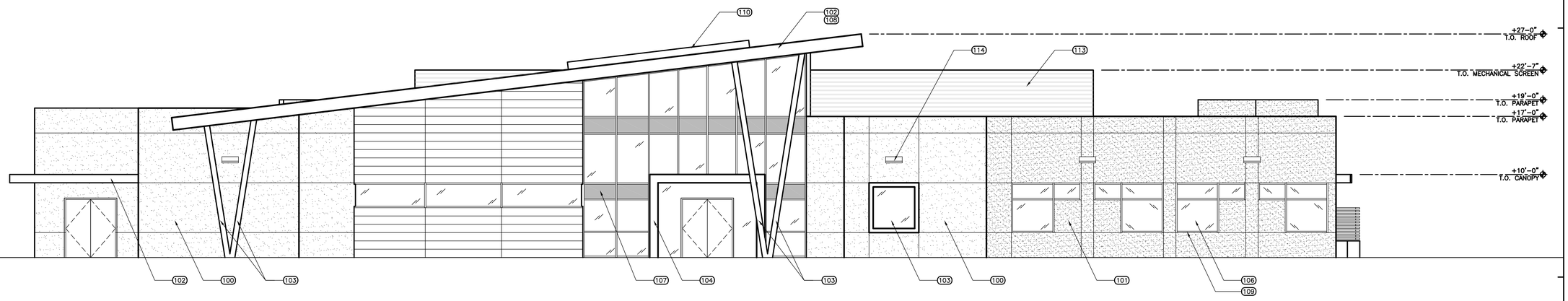
(110) SKYLIGHTS
KALWALL SKYLIGHT SYSTEM – WHITE

(111) CONCRETE STEM WALL

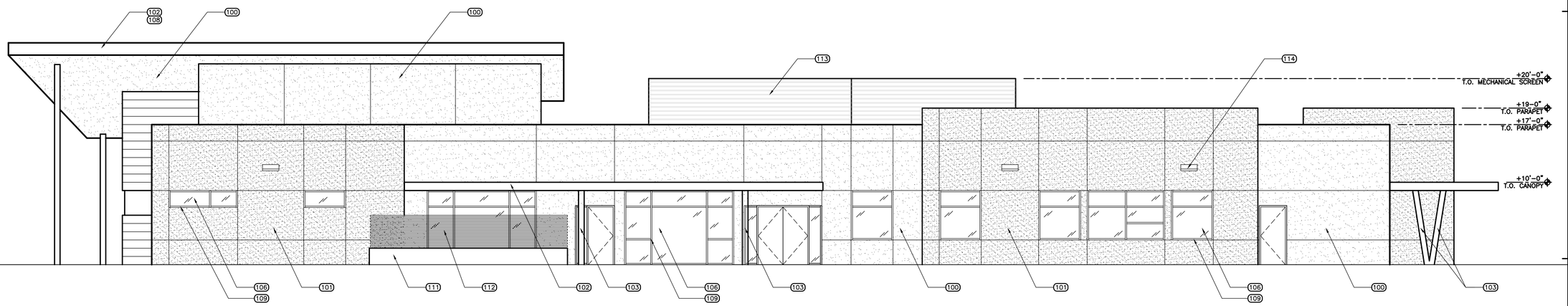
(112) DECORATIVE METAL FENCE
KELLY MOORE KM3776-2 BALSAMIC

(113) MECHANICAL SCREEN
AEP SPAN – HR-36 – OLD ZINC GRAY

(114) WALL SCONCE
GAROCO 140 – BRONZE



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



5 WEST ELEVATION
SCALE: 3/16" = 1'-0"

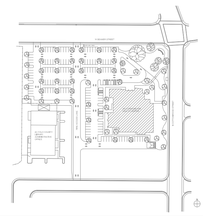
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
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KEY PLAN



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W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
EXTERIOR ELEVATIONS

Scale AS NOTED	Permit No.
Drwn By JF	Sheet A3.00
Chckd By KY	Of XX Sheets
Issue Date 04/22/2011	

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

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SHEET NOTES

(100) P1
WALLS (FIELD)
PAREX – SAND FINE FINISH
KELLY MOORE KM3981-2 HAPPY CAMPER

(101) P2
WALLS (ACCENT)
PAREX – SAND FINE FINISH
KELLY MOORE KM3927-3 ROCK OF AGES

(102) P3
CANOPIES (ACCENT)
KELLY MOORE KM3808-5 BAFFIN ISLAND NIGHT

(103) P4
COLUMNS (ACCENT)
KELLY MOORE KM3576-5 MANDARIN GROVE

(104) P5
METAL PANEL (ACCENT)
KELLY MOORE KM3776-2 BALSAMIC

(105) EXTERIOR SIDING
DALTILE PORCELAIN TILE – "TERRACE" ESPRESSO P105

(106) STORE FRONT WINDOW SYSTEM
PPG SOLARBAN 60 – SOLAR BLUE

(107) STORE FRONT WINDOW SYSTEM
WALKER TEXTURES 6MM STARPHIRE GLASS PATTERN 102 – TEMPERED

(108) ROOF
AEP SPAN – SELECT SEAM METAL ROOF – TAHOE BLUE

(109) MULLIONS
KAWNEER – DARK BRONZE NO. 40

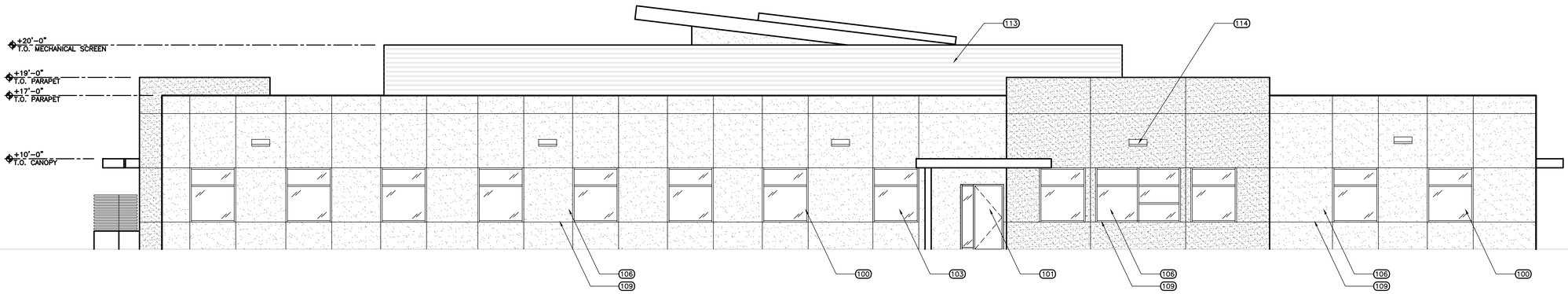
(110) SKYLIGHTS
KALWALL SKYLIGHT SYSTEM – WHITE

(111) CONCRETE STEM WALL

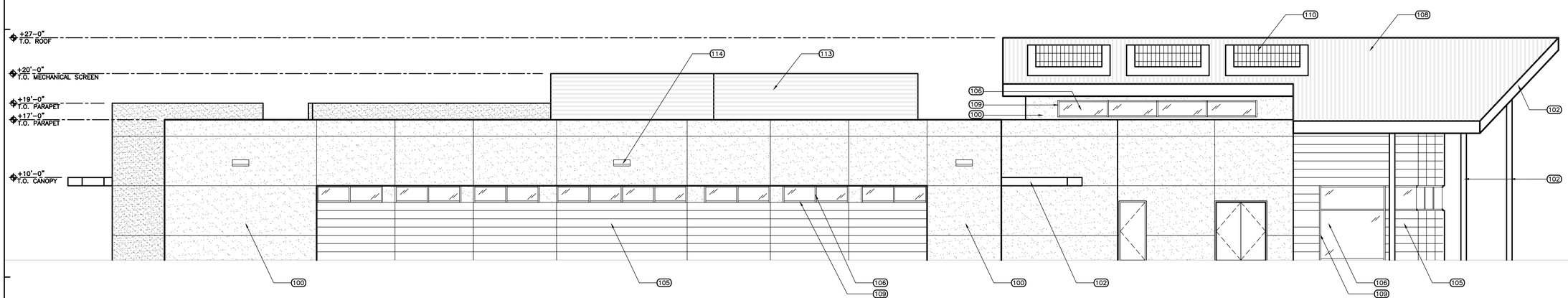
(112) DECORATIVE METAL FENCE
KELLY MOORE KM3776-2 BALSAMIC

(113) MECHANICAL SCREEN
AEP SPAN – HR-36 – OLD ZINC GRAY

(114) WALL SCONCE
GARDCO 140 – BRONZE



3 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



5 EAST ELEVATION
SCALE: 3/16" = 1'-0"

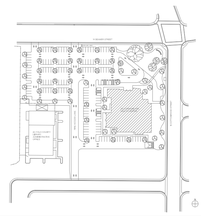
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
1	PLANNING SUBMITTAL		APR 22 2011	
2	PLANNING REVISIONS		JUNE 29 2011	

KEY PLAN



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Architect/Engineer Of Record:

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Facility
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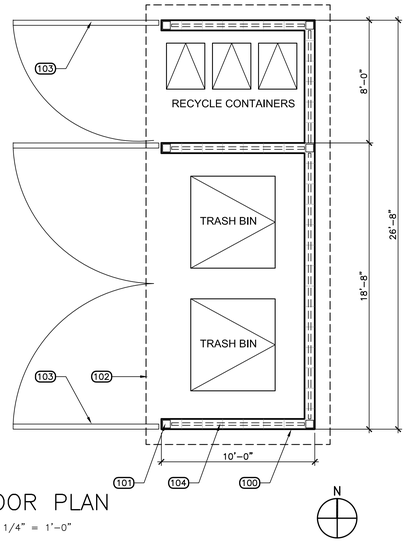
Project
COMMUNICARE HEALTH CENTERS

Sheet Title
EXTERIOR ELEVATIONS

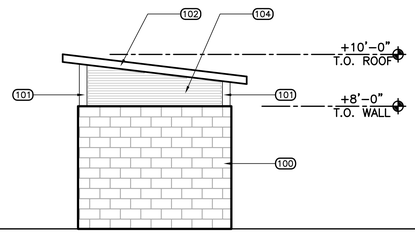
Scale	AS NOTED	Permit No.	
Drwn By	JF	Sheet	A3.01
Chckd By	KY	Of	XX Sheets
Issue Date	04/22/2011		

GRAPHIC SCALES: 1/16" = 1'–0" | 1/8" = 1'–0" | 1/4" = 1'–0" | 1/2" = 1'–0" | 3/4" = 1'–0" | 1" = 1'–0" | 1–1/2" = 1'–0" | 3" = 1'–0"

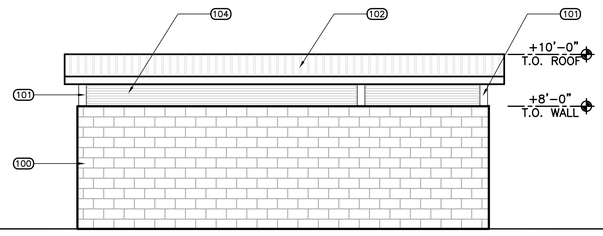
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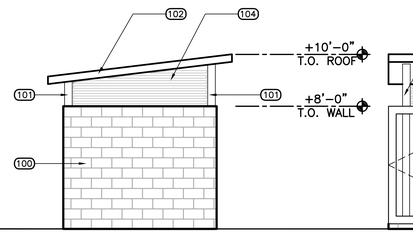
1 FLOOR PLAN
SCALE: 1/4" = 1'–0"



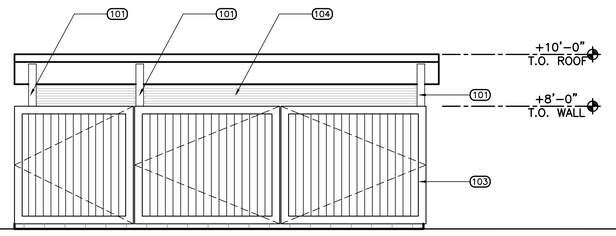
2 NORTH ELEVATION
SCALE: 1/4 1'–0"



3 EAST ELEVATION
SCALE: 1/4" = 1'–0"



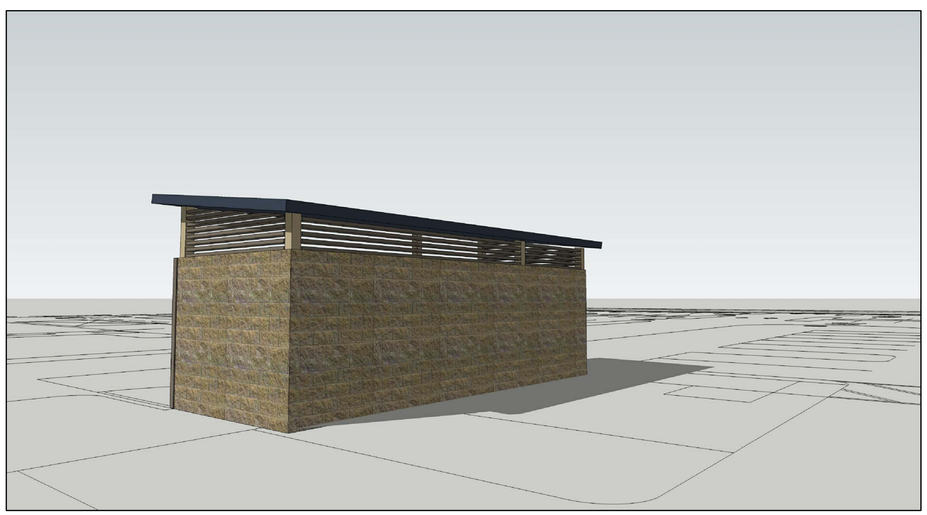
4 SOUTH ELEVATION
SCALE: 1/4" = 1'–0"



5 WEST ELEVATION
SCALE: 1/4" = 1'–0"



6 PERSPECTIVE 01
SCALE: NONE



7 PERSPECTIVE 02
SCALE: NONE

SHEET NOTES

100 WALLS
CONCRETE BLOCK SPLIT FACE
CALSTONE COMPANY 312
TAN SPLIT FACE (OUTSIDE FACE) & PRECISION (INSIDE FACE)
BLACK AND WHITE AGGREGATE

101 COLUMNS
KELLY MOORE KM 3981–2 HAPPY CAMPER

102 ROOF
AEP SPAN – SELECT SEAM METAL ROOF – TAHOE BLUE

103 STEEL GATE
KELLY MOORE KM 3927–3 ROCK OF AGES

104 STEEL LOUVERS
KELLY MOORE KM 3927–3 ROCK OF AGES

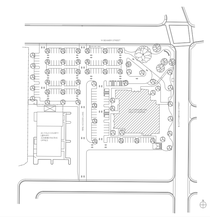
CommuniCare HEALTH CENTERS

Communicare Health Centers
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Revisions

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1	PLANNING SUBMITTAL		APR 22 2011	
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KEY PLAN



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HY ARCHITECTS JOB NUMBER 3442

Facility
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W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
TRASH ENCLOSURE

Scale	AS NOTED	Permit No.	
Drwn By	JF	Sheet	A3.02
Chckd By	KY	Of	XX Sheets
Issue Date	04/22/2011		

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

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SHEET INDEX

SHEET	DESCRIPTION
E0.00	SYMBOLS, SHEET INDEX, NOTES AND FIXTURE SCHEDULE
E0.01	ELECTRICAL SPECIFICATIONS
E1.01	OVERALL FIRST FLOOR PLAN - ELECTRICAL
E2.01	PARTIAL ENLARGED DEMO & NEW FLOOR PLANS - ELECTRICAL

GENERAL NOTES

THE CONTRACTOR SHALL VISIT JOB SITE AND VERIFY CONDITIONS BEFORE BIDDING.

REFER TO THOSE DRAWINGS SHOWING OTHER WORK, AND COORDINATE PLACEMENT OF WORK WITH THAT OF OTHER TRADES. REPORT ANY CONFLICT TO UNIVERSITY'S REPRESENTATIVE PRIOR TO INSTALLING WORK. ADJUST WORK AS DIRECTED BY UNIVERSITY'S REPRESENTATIVE.

ALL EQUIPMENT INSTALLED OR CONNECTED BY THE CONTRACTOR SHALL BE LABELED OR CERTIFIED FOR ITS USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

DEMOLITION NOTES

PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION.

REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.

REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.

STANDARD ELECTRICAL SYMBOLS

SYMBOL	MTG. HEIGHT	DESCRIPTION
	--	DISTRIBUTION PANEL/MOTOR CONTROL CENTER.
	--	TERMINAL CABINET, SIZE AND TYPE AS INDICATED.
	--	POLE MOUNTED AREA LUMINAIRE.
	--	LIGHT BOLLARD.
XX	--	NUMBERED NOTE.
N.I.E.S.	--	NOT IN ELECTRICAL SECTION OF THESE PLANS AND SPEC'S.
MT	--	EMPTY CONDUIT WITH PULL-LINE.
'G'	--	GREEN INSULATED GROUND WIRE, #12 AWG UNLESS NOTED.
AFF	--	ABOVE FINISHED FLOOR.
(E)	--	EXISTING.
(N)	--	NEW.
(R)	--	EXISTING TO BE RELOCATED.
(ER)	--	EXISTING RELOCATED.
	--	CONDUIT RUN CONCEALED IN CEILING OR WALL.
	--	EXISTING CONDUIT RUN TO BE ABANDONED, CONDUIT ABOVE THE FLOOR AND BELOW THE STRUCTURE ABOVE SHALL BE REMOVED.
	--	EXISTING CONDUIT RUN, VERIFY ROUTING ON THE JOB.
	--	HOME RUN TO RESPECTIVE PANEL OR TERMINAL CABINET.
	--	BRANCH CIRCUIT WITHOUT FURTHER DESIGNATION INDICATES A 2 #12 AWG CIRCUIT WITH 1 #12 AWG GROUND.
	--	CONDUIT RUN CONCEALED BELOW FINISHED FLOOR OR GRADE.

CommuniCare HEALTH CENTERS

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ECOM ENGINEERING INC.
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Sacramento, CA. 95815
916.641.5600
916.641.1640 FAX
www.ecomeng.com

JOB NO. 2010-E307 PN DONNY
DESIGNED ALEX
DRAWN BY ALEX

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REGISTERED PROFESSIONAL ENGINEER — DONNY T. LIU — No. E 017378 — Exp. 9-30-12 — ELECTRICAL — STATE OF CALIFORNIA

LICENSED ARCHITECT — HIBSER YAMAUCHI — C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

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530.758.1270 tel | 530.758.4789 fax

HY ARCHITECTS JOB NUMBER 3442

Facility
COMMUNICARE HEALTH CENTERS
W. BEAMER STREET
WOODLAND, CA 95695

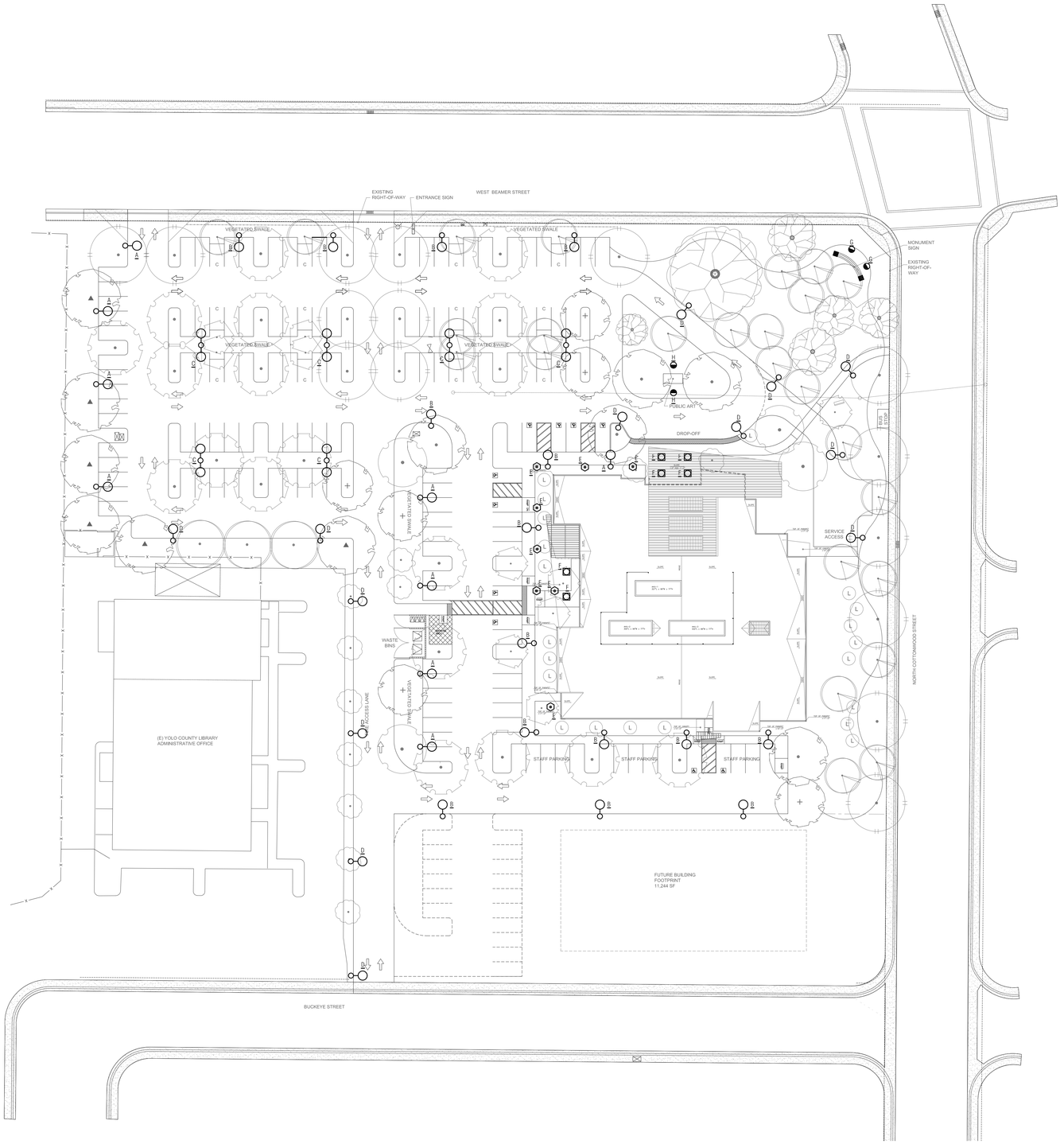
Project
COMMUNICARE HEALTH CENTERS

Sheet Title
SYMBOLS, SHEET INDEX, NOTES AND FIXTURE SCHEDULE

Scale NONE	Permit No.
Drwn By AM	Sheet E0.00
Chckd By ECOM	Of XX Sheets
Issue Date 04/22/2011	

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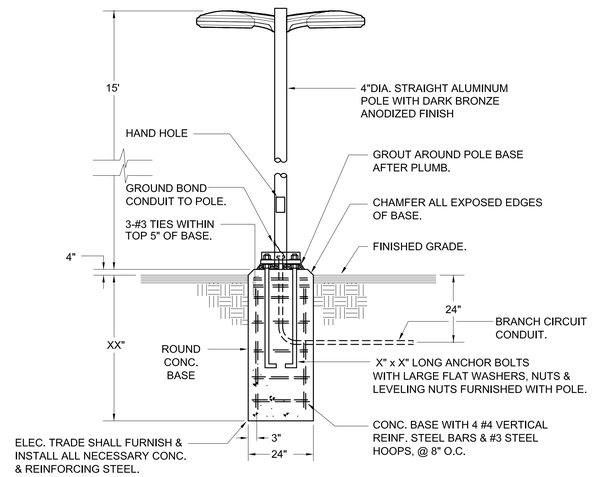


10 SITE PLAN – LIGHTING
SCALE: 1" = 30'-0"

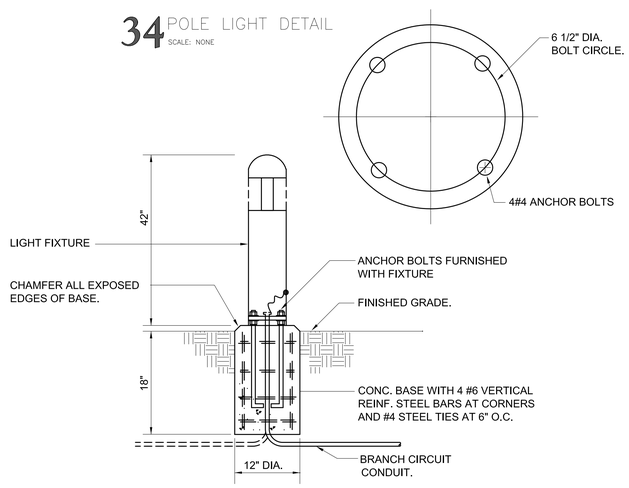
N

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	10	MR1 150MHC SR4SC	Architectural Area Luminaire, 150W Metal Halide, SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	MR1_150MHC _SR4SC.ies	14000	0.72	208
	B	15	MR1 150MHC SR3	Architectural Area Luminaire, 150W Metal Halide, SR3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	MR1_150MHC _SR3.ies	14000	0.72	208
	C	6	MR1 150MHC SR3	Architectural Area Luminaire, 150W Metal Halide, SR3 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	MR1_150MHC _SR3.ies	14000	0.72	416
	D	12	MR1 150MHC SR2	Architectural Area Luminaire, 150W Metal Halide, SR2 Reflector, Full Cutoff MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 150-WATT CLEAR ED17 CERAMIC METAL HALIDE, HORIZONTAL POS.	MR1_150MHC _SR2.ies	14000	0.72	208
	E	8	MRBX 70M ASY	Ornero Architectural Bollard, 70W Metal Hallide, Clear Lamp, Asymmetric Distribution (ASY)	ONE 70-WATT CLEAR BD17 METAL HALIDE, VERTICAL BASE DOWN POS.	MRBX_70M_A SY_-1.ies	5500	0.72	93
	F	6	MR17FFD-PP-MW-70M-2-DV	CAST METAL UPPER HOUSING, MOLDED WHITE PLASTIC LOWER HOUSING, FABRICATED WHITE PAINTED METAL REFLECTOR, MOLDED TRANSLUCENT WHITE PLASTIC DIFFUSER WITH BLACK PLASTIC EXTERIOR TRIM.	ONE 70 WATT METAL HALIDE	MR17FFD.ies	2350	0.72	72
	G	2	KFL2 70M FT	ARCHITECTURAL FLOODLIGHT, FT DISTRIBUTION, 70W MH, W/ CLEAR LAMP, MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 70-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	KFL2_70M_FT. ies	5200	0.72	95
	H	2	KFL2 100M FT	ARCHITECTURAL FLOODLIGHT, FT DISTRIBUTION, 100W MH, W/ CLEAR LAMP, MEETS THE "NIGHTTIME FRIENDLY" CRITERIA	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	KFL2_100M_F T.ies	8500	0.72	140



34 POLE LIGHT DETAIL
SCALE: NONE



35 BOLLARD DETAIL
SCALE: NONE

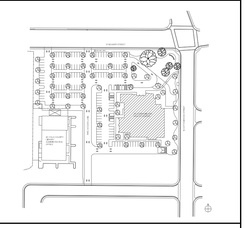
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JOB NO. 2010-E307 by DONNY
DESIGNER ALEX
DRAWN BY ALEX

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Architect/Engineer Of Record:

REGISTERED PROFESSIONAL ENGINEER — DONNY DONNY — No. E 017376 — Exp. 31-Dec-12 — ELECTRICAL — STATE OF CALIFORNIA

LICENSED ARCHITECT — KEN YAMAUCHI — C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

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Facility
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W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
SITE PLAN – LIGHTING AND DETAILS

Scale 1" = 30'-0"	Permit No.
Drwn By AM	Sheet
Chckd By ECOM	E1.00
Issue Date 04/22/2011	Of XX Sheets

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

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10 SITE PLAN – LIGHTING PHOTOMETRICS
SCALE: 1" = 30'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	5,2 fc	19,3 fc	0,0 fc	N / A	N / A
SITE	+	2,6 fc	8,6 fc	0,9 fc	9,6:1	2,9:1

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation
1	A	280,0	632,0	15,0	15,0	90,0
2	A	280,0	524,0	15,0	15,0	90,0
3	A	280,0	587,0	15,0	15,0	90,0
4	B	367,9	678,8	15,0	15,0	180,0
5	B	425,7	678,8	15,0	15,0	180,0
6	B	573,3	678,8	15,0	15,0	180,0
7	C	344,3	540,2	15,0	15,0	0,0
8	D	327,7	490,8	15,0	15,0	0,0
9	D	417,9	490,8	15,0	15,0	0,0
10	D	436,7	453,6	15,0	15,0	90,0
11	D	436,7	372,4	15,0	15,0	90,0
12	D	436,7	293,7	15,0	15,0	90,0
13	D	436,7	220,9	15,0	15,0	90,0
14	A	479,5	517,3	15,0	15,0	90,0
15	A	479,5	463,1	15,0	15,0	90,0
16	A	479,5	409,1	15,0	15,0	90,0
17	A	479,5	364,1	15,0	15,0	90,0
18	B	493,2	321,3	15,0	15,0	0,0
19	B	589,9	321,3	15,0	15,0	0,0
20	B	677,9	321,3	15,0	15,0	0,0
21	C	421,9	540,2	15,0	15,0	0,0
22	B	486,0	561,8	15,0	15,0	0,0
23	B	549,5	427,9	15,0	15,0	270,0
24	B	550,8	373,0	15,0	15,0	270,0
25	D	644,4	635,1	15,0	15,0	220,0
26	B	592,5	368,7	15,0	15,0	180,0
27	B	643,2	368,7	15,0	15,0	180,0
28	B	693,5	368,7	15,0	15,0	180,0
29	A	297,9	672,2	15,0	15,0	90,0
53	D	745,0	593,3	15,0	15,0	-52,3
54	A	602,4	561,9	15,0	15,0	48,0
55	G	744,0	669,8	1,0	1,0	200,0
56	G	753,9	659,4	1,0	1,0	235,4
57	H	635,1	599,2	1,0	1,0	180,0
58	H	635,0	583,7	1,0	1,0	0,0
59	D	737,0	543,0	15,0	15,0	247,6
60	D	748,7	492,5	15,0	15,0	269,4
61	E	558,1	387,6	3,5	3,5	0,0

LUMINAIRE LOCATIONS

No.	Label	Location X	Location Y	Location Z	MH	Orientation
30	B	492,4	678,8	15,0	15,0	180,0
31	D	699,2	590,8	15,0	15,0	219,1
32	D	676,0	555,8	15,0	15,0	-32,0
33	C	344,9	611,3	15,0	15,0	0,0
34	C	421,9	611,3	15,0	15,0	0,0
35	C	497,0	611,3	15,0	15,0	0,0
36	C	569,0	611,3	15,0	15,0	0,0
37	F	627,9	532,4	18,0	18,0	0,0
38	F	643,9	532,4	18,0	18,0	0,0
39	F	627,9	542,4	18,0	18,0	0,0
40	F	643,9	542,4	18,0	18,0	0,0
41	F	568,9	472,0	12,0	12,0	0,0
42	F	568,9	457,0	12,0	12,0	0,0
43	E	610,1	536,4	3,5	3,5	0,0
44	E	580,6	536,4	3,5	3,5	0,0
45	E	551,0	536,4	3,5	3,5	0,0
46	E	551,0	459,8	3,5	3,5	270,0
47	E	551,0	510,9	3,5	3,5	270,0
48	E	551,0	485,4	3,5	3,5	270,0
49	B	557,0	535,8	15,0	15,0	0,0
50	A	596,3	535,8	15,0	15,0	0,0
51	B	551,5	498,7	15,0	15,0	270,0
52	E	562,1	459,8	3,5	3,5	180,0
53	D	745,0	593,3	15,0	15,0	-52,3
54	A	602,4	561,9	15,0	15,0	48,0
55	G	744,0	669,8	1,0	1,0	200,0
56	G	753,9	659,4	1,0	1,0	235,4
57	H	635,1	599,2	1,0	1,0	180,0
58	H	635,0	583,7	1,0	1,0	0,0
59	D	737,0	543,0	15,0	15,0	247,6
60	D	748,7	492,5	15,0	15,0	269,4
61	E	558,1	387,6	3,5	3,5	0,0

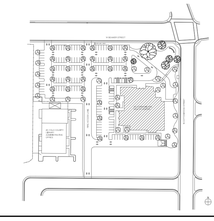
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
1	PLANNING SUBMITTAL		APR 22 2011	
2	PLANNING REVISIONS		JUNE 29 2011	

KEY PLAN



ECOM ENGINEERING INC.
1796 Tribute Road, Suite 100
Sacramento, CA. 95815
916.641.5600
916.641.1640 fax
www.ecomeng.com

JOB NO. 2010-E307 FN DONNY
DESIGNED ALEX
DRAWN BY ALEX

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Architect/Engineer Of Record: _____

REGISTERED PROFESSIONAL ENGINEER — DONNY YAMAUCHI — No. E 017376 — Exp. 9-30-12 — ELECTRICAL — STATE OF CALIFORNIA

LICENSED ARCHITECT — DONNY YAMAUCHI — C-26566 — 2/28/2013 RENEWAL DATE — STATE OF CALIFORNIA

HIBSER YAMAUCHI ARCHITECTS, INC.
2121 2nd Street, Suite C108
Davis, CA 95618
530.758.1270 tel | 530.758.4789 fax

HY ARCHITECTS JOB NUMBER 3442

Facility
COMMUNICARE HEALTH CENTERS
W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
SITE PLAN – LIGHTING PHOTOMETRICS

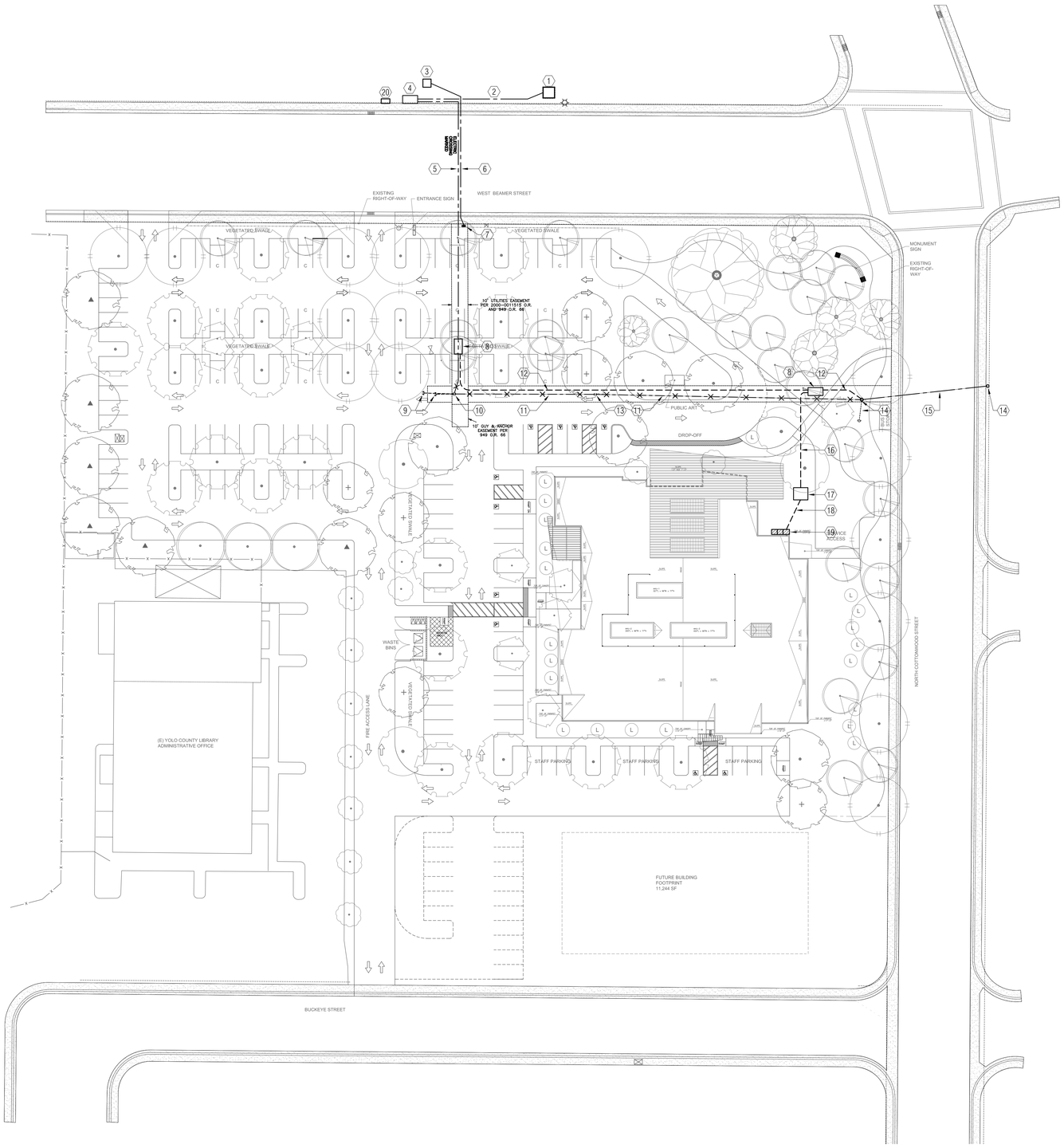
Scale	1" = 30'-0"
Drwn By	AM
Chckd By	ECOM
Issue Date	04/22/2011

Permit No.

Sheet
E1.01
Of XX Sheets

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1-1/2" = 1'-0" | 3" = 1'-0"

IF THIS SHEET IS NOT 30"x42" , IT IS A REDUCED PRINT – SCALE ACCORDINGLY



SHEET NOTES

ALL PROPOSED UTILITY POLES, UNDERGROUND CONDUIT/CONDUCTOR, AND AERIAL CABLE REMOVAL ARE CONCEPTUAL ONLY AT THIS TIME. UTILITY COMPANY SERVICE PLANNING APPLICATION HAS NOT BEEN SUBMITTED AT THIS TIME.

ALL PROPOSED LOCATION OF NEW UTILITY BOXES, TRANSFORMER PADS UNDERGROUND PRIMARY AND SECONDARY CONDUIT/CONDUCTORS ARE CONCEPTUAL ONLY AT THIS TIME. UTILITY COMPANY SERVICE PLANNING APPLICATION HAS NOT BEEN SUBMITTED AT THIS TIME.

CONTACT USAA PRIOR TO PERFORMING AND DIGGING OR EXCAVATION.

NUMBERED NOTES

1. EXISTING PG&E UTILITY SWITCH #SW-20913 AND #SW-20915.
2. EXISTING PG&E UNDERGROUND 12KV.
3. EXISTING PG&E UTILITY TRANSFORMER #T-20590.
4. EXISTING PG&E PRIMARY UTILITY VAULT.
5. EXISTING PG&E UNDERGROUND 12KV BETWEEN PRIMARY UTILITY VAULT AND ELECTRIC AND TELEPHONE UTILITY POLE ACROSS THE STREET.
6. EXISTING STREET LIGHT CONDUIT AND CONDUCTOR.
7. EXISTING STREET LIGHT GROUND BOX.
8. PROPOSED PG&E PRIMARY PULL BOX TO INTERCEPT UNDERGROUND 12KV CONDUIT AND CONDUCTORS.
9. EXISTING UTILITY POLE ANCHORS PROPOSED TO BE REMOVED.
10. EXISTING ELECTRIC AND TELEPHONE UTILITY POLE PROPOSED TO BE REMOVED.
11. EXISTING OVERHEAD ELECTRIC/TEL AERIAL CABLES PROPOSED TO BE REMOVED.
12. PROPOSED NEW PG&E UNDERGROUND CONDUIT AND 12 KV PRIMARY.
13. EXISTING ELECTRIC AND TELEPHONE UTILITY POLE #7657 PROPOSED TO BE REMOVED.
14. EXISTING ELECTRIC AND TELEPHONE UTILITY POLE AND ANCHORS TO REMAIN.
15. EXISTING ELECTRIC/TEL/CATV AERIAL CABLES TO REMAIN.
16. PROPOSED PG&E PRIMARY CONDUIT AND CONDUCTORS TO PROPOSED PG&E TRANSFORMER LOCATION.
17. PROPOSED PG&E TRANSFORMER LOCATION.
18. PROPOSED PG&E 480-VOLT SECONDARY CONDUIT AND CONDUCTORS TO PROPOSED MAIN SWITCHBOARD LOCATION.
19. PROPOSED MAIN SWITCHBOARD LOCATION.
20. EXISTING AT&T VAULT.

N

10 SITE PLAN – POWER AND SIGNAL
SCALE: 1" = 30'-0"

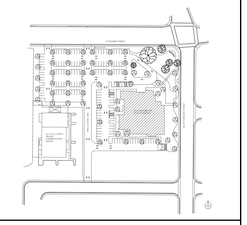
CommuniCare HEALTH CENTERS

Communicare Health Centers
2051 John Jones Road
Davis, California 95616

Revisions

No.	Revisions	By	Date	Appr.
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KEY PLAN



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JOB NO. 2010-E307 FN. DONNY
DESIGNED ALEX
DRAWN BY ALEX

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Architect/Engineer Of Record: _____

REGISTERED PROFESSIONAL ENGINEER DONNY TAM No. E 017376 Exp. 9-30-12 ELECTRICAL STATE OF CALIFORNIA

LICENSED ARCHITECT KEN YAMAUCHI C-26566 2/28/2013 RENEWAL DATE STATE OF CALIFORNIA

HIBSER YAMAUCHI ARCHITECTS, INC.
2121 2nd Street, Suite C108
Davis, CA 95618
530.758.1270 tel | 530.758.4789 fax

HY ARCHITECTS JOB NUMBER 3442

Facility
COMMUNICARE HEALTH CENTERS
W. BEAMER STREET
WOODLAND, CA 95695

Project
COMMUNICARE HEALTH CENTERS

Sheet Title
SITE PLAN – POWER AND SIGNAL

Scale	1" = 30'-0"
Drwn By	AM
Chckd By	ECOM
Issue Date	04/22/2011

Permit No.

Sheet
E1.02

Of XX Sheets



SOUTH ELEVATION



EAST ELEVATION

CommuniCare Health Centers - Woodland, CA

HIBSER YAMAUCHI Architects, Inc.
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JUNE 29, 2011



SITE PLAN

CommuniCare Health Centers - Woodland, CA

HIBSER YAMAUCHI Architects, Inc.
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PHONE: 530.758.1270 FAX: 530.758.4789

JUNE 29, 2011

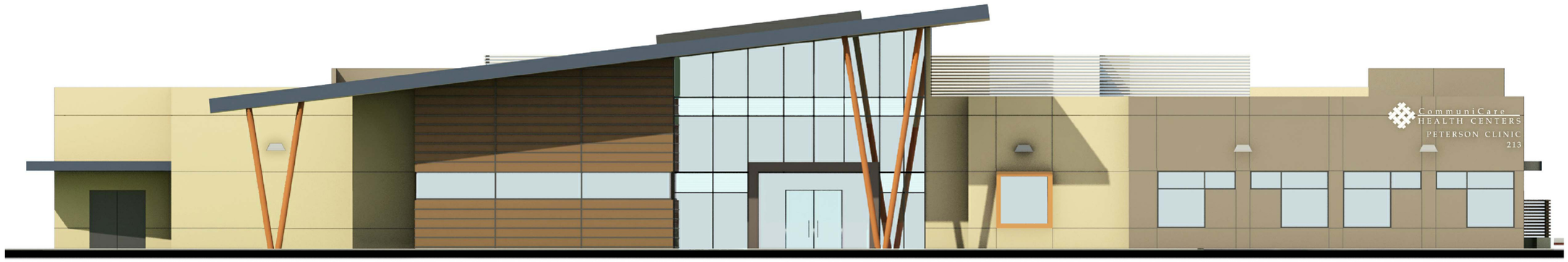




CommuniCare Health Centers - Woodland, CA

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JUNE 29, 2011



NORTH ELEVATION



WEST ELEVATION

CommuniCare Health Centers - Woodland, CA

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JUNE 29, 2011



COTTONWOOD AFTER



COTTONWOOD BEFORE

CommuniCare Health Centers - Woodland, CA

HIBSER YAMAUCHI Architects, Inc.
2121 2ND STREET, STE C108
DAVIS, CA 95618
PHONE: 530.758.1270 FAX: 530.758.4789

JUNE 29, 2011



BEAMER & COTTONWOOD CORNER AFTER



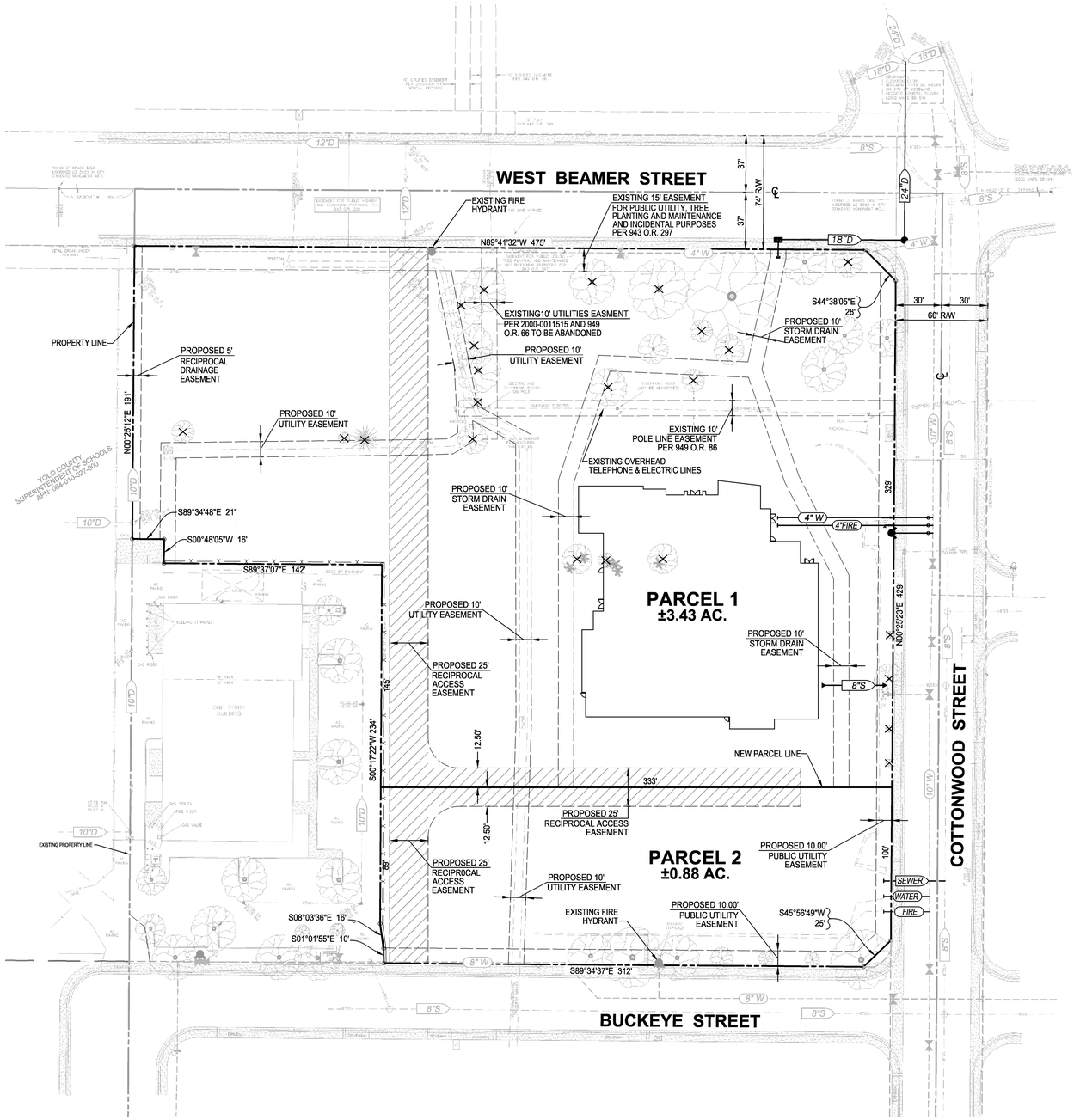
BEAMER & COTTONWOOD CORNER BEFORE

CommuniCare Health Centers - Woodland, CA

HIBSER YAMAUCHI Architects, Inc.
2121 2ND STREET, STE C108
DAVIS, CA 95618
PHONE: 530.758.1270 FAX: 530.758.4789

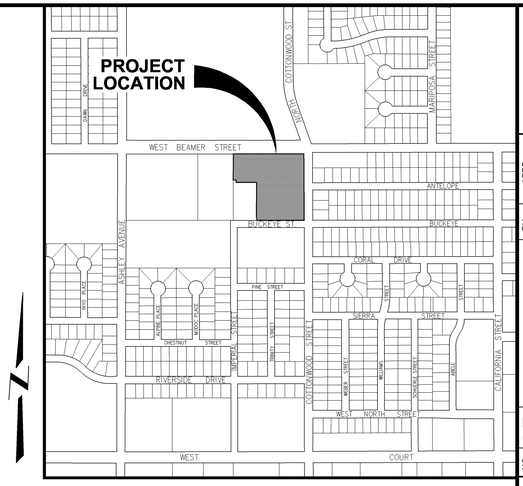
JUNE 29, 2011

ATTACHMENT C



LEGEND:

- PROPERTY LINE
- NEW PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING FENCE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EASEMENT LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE, VALVE & HYDRANT
- PROPOSED STORM DRAIN SERVICE AND MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SEWER SERVICE AND CLEAN OUT
- PROPOSED DOMESTIC WATER LINE, VALVE & HYDRANT
- PROPOSED FIRE WATER SERVICE
- PROPOSED 25' RECIPROCAL ACCESS EASEMENT
- EXISTING TREE TO BE REMOVED



VICINITY MAP

SCALE: 1"=500'

ABBREVIATIONS:

APN	ASSESSOR PARCEL NUMBER
BK	BOOK
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORD
PG.	PAGE
PUE	PUBLIC UTILITY EASEMENT
ROW, R/W	RIGHT OF WAY

FLOOD ZONE:

FLOOD ZONE: AE (SPECIAL FLOOD HAZARD, BASE FLOOD ELEVATIONS DETERMINED) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 06113C0445G, DATED JUNE 18, 2010.

ASSESSOR'S PARCEL NUMBER:

PORTION OF 064-010-026-000

ZONING:

R-1

LAND USE:

EXISTING: UNDEVELOPED
PROPOSED: HEALTHCARE FACILITY

TOTAL ACREAGE:

4.31 AC.

NUMBER OF LOTS:

EXISTING: 1
PROPOSED: 2

LOT COVERAGE:

50% MAX

REQUIRED SETBACKS:

FRONT: 25 FEET
SIDE: 5 FEET
STREET SIDE CORNER LOT: 15 FEET
REAR: 20 FEET

SHEET INDEX:

SHEET 1 – TENTATIVE PARCEL MAP

OWNER / APPLICANT:

COMMUNICARE HEALTH CENTERS
2051 JOHN JONES ROAD
DAVIS, CA 95616
(530) 753-3498

CIVIL ENGINEER:

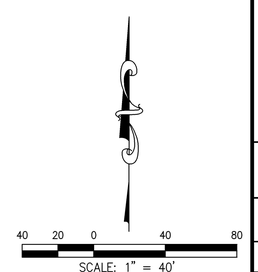
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CA 95618
(530) 758-2026

SERVICE PROVIDERS:

FIRE PROTECTION:	CITY OF WOODLAND
WATER:	CITY OF WOODLAND
SEWER:	CITY OF WOODLAND
ELECTRIC:	PG&E

NOTES:

1. THIS TENTATIVE PARCEL MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
2. THIS TENTATIVE PARCEL MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.
3. EXISTING FEATURES ARE BASED ON A TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING, DATED DECEMBER 21, 2010.
4. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
5. PROPOSED UTILITIES ON THIS MAP ARE PRELIMINARY. ACTUAL LOCATION AND SIZE WILL BE DETERMINED DURING PREPARATION OF CONSTRUCTION DOCUMENTS.
6. STORM DRAINAGE FOR PARCEL 2 WILL BE PROVIDED BY PRIVATE STORM DRAIN SYSTEM THROUGH PARCEL 1. REFER TO CIVIL UTILITY PLAN FOR ADDTIONAL INFORMATION.
7. REFER TO CIVIL GRADING AND UTILITY PLANS DATED JUNE 27, 2011 FOR ADDITIONAL INFORMATION.
8. THE SUBDIVISION BOUNDARY AS SHOWN ON THIS MAP IS AS INDICATED ON THE QUITCLAIM DEED CURRENTLY BEING PROCESSED BY YOLO COUNTY.
9. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE# C30339.



DESIGNED BY AK
DRAWN BY LE
CHECKED BY AK
SCALE AS SHOWN

NO.	DATE	REVISIONS	BY	APPD.

CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
■ Sacramento Office 2120 20th Street, Suite Three Sacramento, CA 95818 (916) 455-2026
■ Davis Office 2940 Spafford Street, Suite 200 Davis, CA 95618 (530) 758-2026
CUNNINGHAM ENGINEERING

COMMUNICARE HEALTH CENTERS
WEST BEAMER STREET
TENTATIVE PARCEL MAP NO. 4996

CITY OF WOODLAND CALIFORNIA

SHEET 1 OF 1

DATE: 06/27/2011

JOB NO: 1147.03

S:\Projects\1100\1147 Communicare\AutoCAD\1147-03-C-TMAP\SHEETS\1147-03-C-TMAP.dwg - TMAP 6/27/2011 - 5:50PM Plotted by: tristin

ATTACHMENT D


Peterson Clinic
West Beamer Street
Project Site
Cottonwood Street
Antelope St.
Buckeye St.

ATTACHMENT E

ROCK ART
rockartus@aol.com
▪tile ▪ceramics ▪mosaic ▪marble ▪terrazzo

CommuniCare Health Center , Woodland Art Work
Artist Donna Billick
35301 Rd 31 Davis California, 95616
530 2195918

Billick Rock Art is submitting a sculpture titled "CommuniCare" for the newly proposed Woodland clinic. This is a 10'Hx12'W x2'D, landmark sculpture for the front of the new CommuniCare Health Center in Woodland. The large scale public artwork will be positioned in the center of the triangle landscape space, designed into the plans submitted for the CommuniCare site in Woodland. Our concept is to bring three 5'H figures with interlocking arms to the top of a foundation that will be surfaced with ceramic and mosaics. This structure will be welded from steel and surfaced in a ferro-cement strategy, to offer a permanent and durable work of public art for this site. This is a site specific work that will bring the spirit of people in collaboration to provide health care and well being to this CommuniCare Health Center Clinic. The idea includes the additional element of a community build workshop, where people from Woodland will have the opportunity to create a portrait of their own home, out of clay, to be attached to the bottom of the sculpture. The base will be a 5'H x 12'Wx 2'D foundation where the ceramic artwork from the workshop will bring a replication of the Woodland neighborhoods. The foundation will also include elements from the farming interests that drive the economy in the Woodland region. As depicted in the sketch provided, are row crop lines that are interspersed in the outlining landscape, interspersed with the houses generated from the workshop. We will use mosaics that match the tile designated by the architect in this proposal. This is a very successful strategy that Billick Rock Art has lots of experience with, the buy in of a public art piece is very important to the success of the project. The three figures on the top will each be 5'H x 3'Wx1'D. The CommuniCare figures will be sculpted out of steel cement and surfaced with mosaic elements to match the base. The arms will be interlocked in a Celtic knot fashion. The figures will be rather flattened, with two faces, the front and the back will have faces to make it have a more greeting quality from the entry to the parking lot and also from exit of the clinic.

Billick Rock Art, owned by Donna Billick, is committed for 40 years, to offering lasting, beautiful works of public art. The rock art mediums of ceramic, mosaic, steel and cement, insure the durability and lasting beauty, appropriate to this exterior high traffic CommunCare site. It is with pride and confidence that we bring a locally owned and operated art studio to this important project for Woodland. I have been, and will continue to be, in collaboration with Robin Affrime, the chief executive officer for Communicare and Ken Yamauchi, the principal Architect, through out the processes of design, fabrication and installation, to assure a smooth and timely creation of a great outcome of public art for this site. Feel free to contact us with any questions at, 530 2195918 or the studio at 530 7534677. We are located at 35301 Rd 31, Davis California, 95616. We appreciate this opportunity to contribute a public artwork to this landmark ComuniCare Health Center of Woodland.

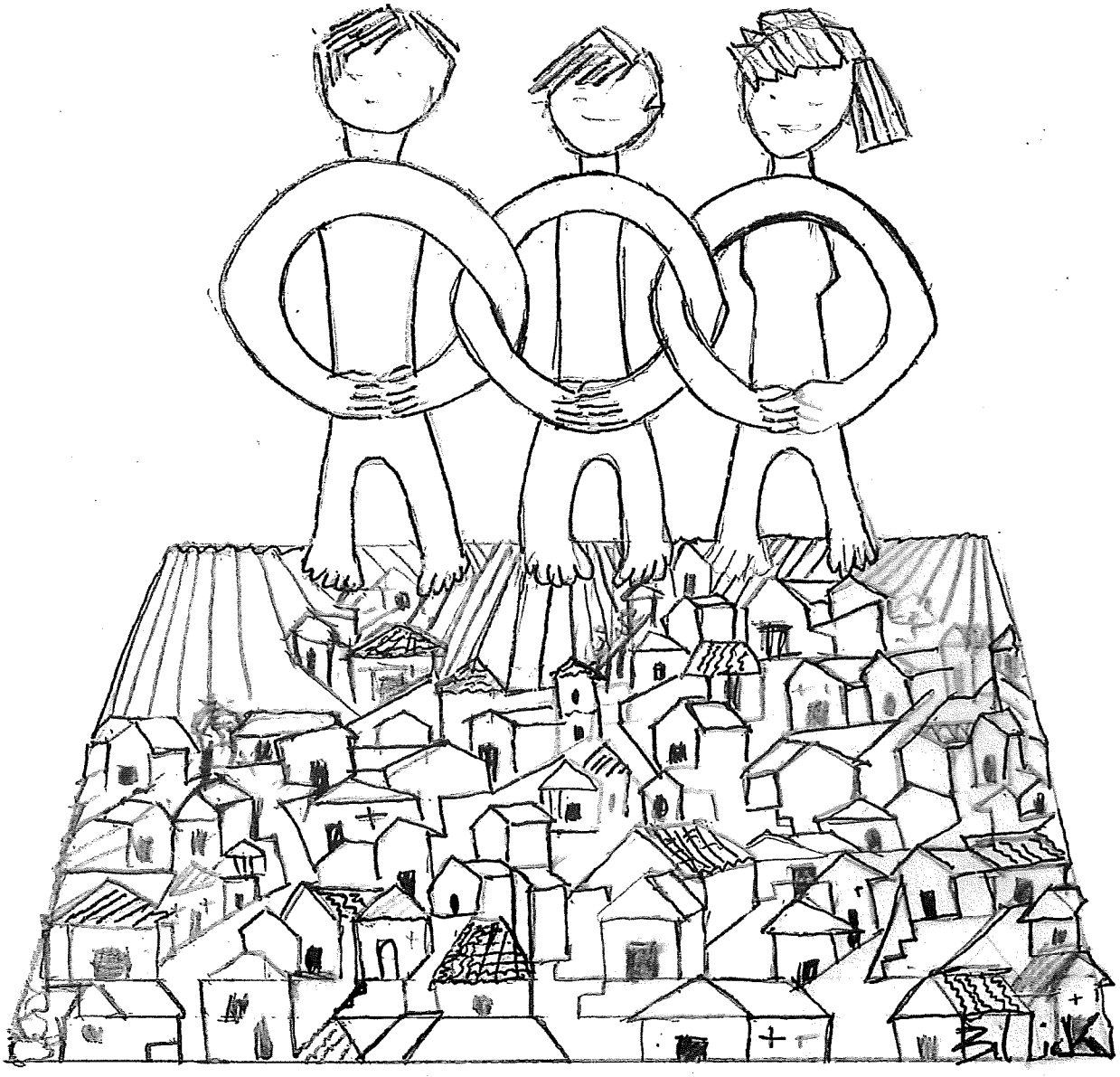
Sincerely, Donna Billick

"COMMUNICARE"

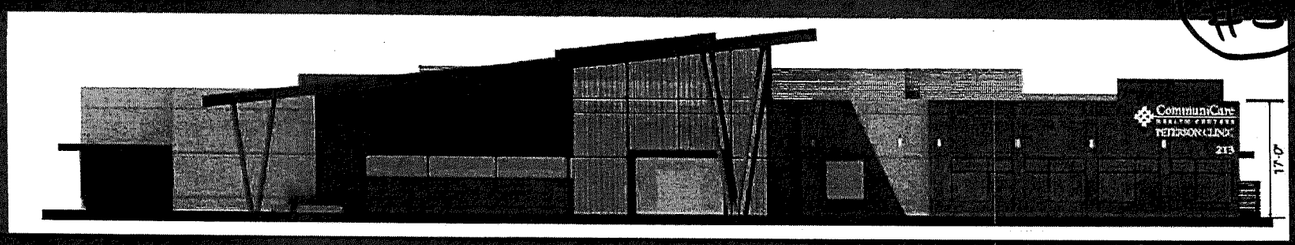
"Communicare " sculpture for the ComuniCare Health Center of Woodland
Artist Donna Billick
rockartus@aol.com 530 2195918

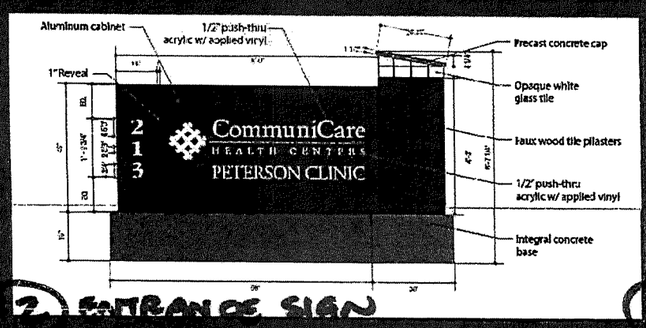
April 20, 2011

Dimensions 10'Hx12'Wx2'D
Materials: Rock Art mediums of steel, cement, ceramics, and mosaics.



ATTACHMENT F

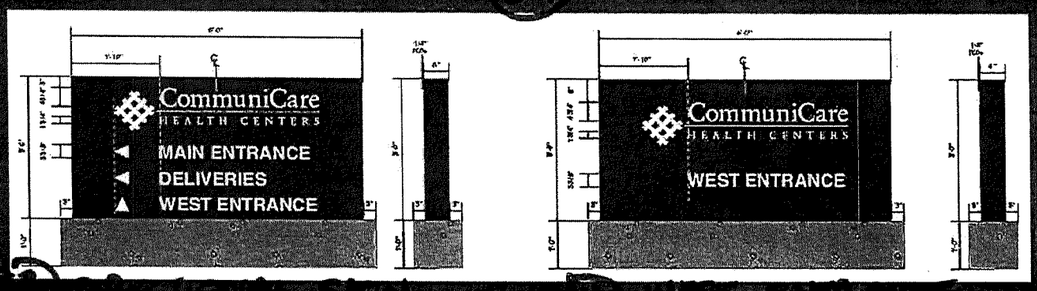




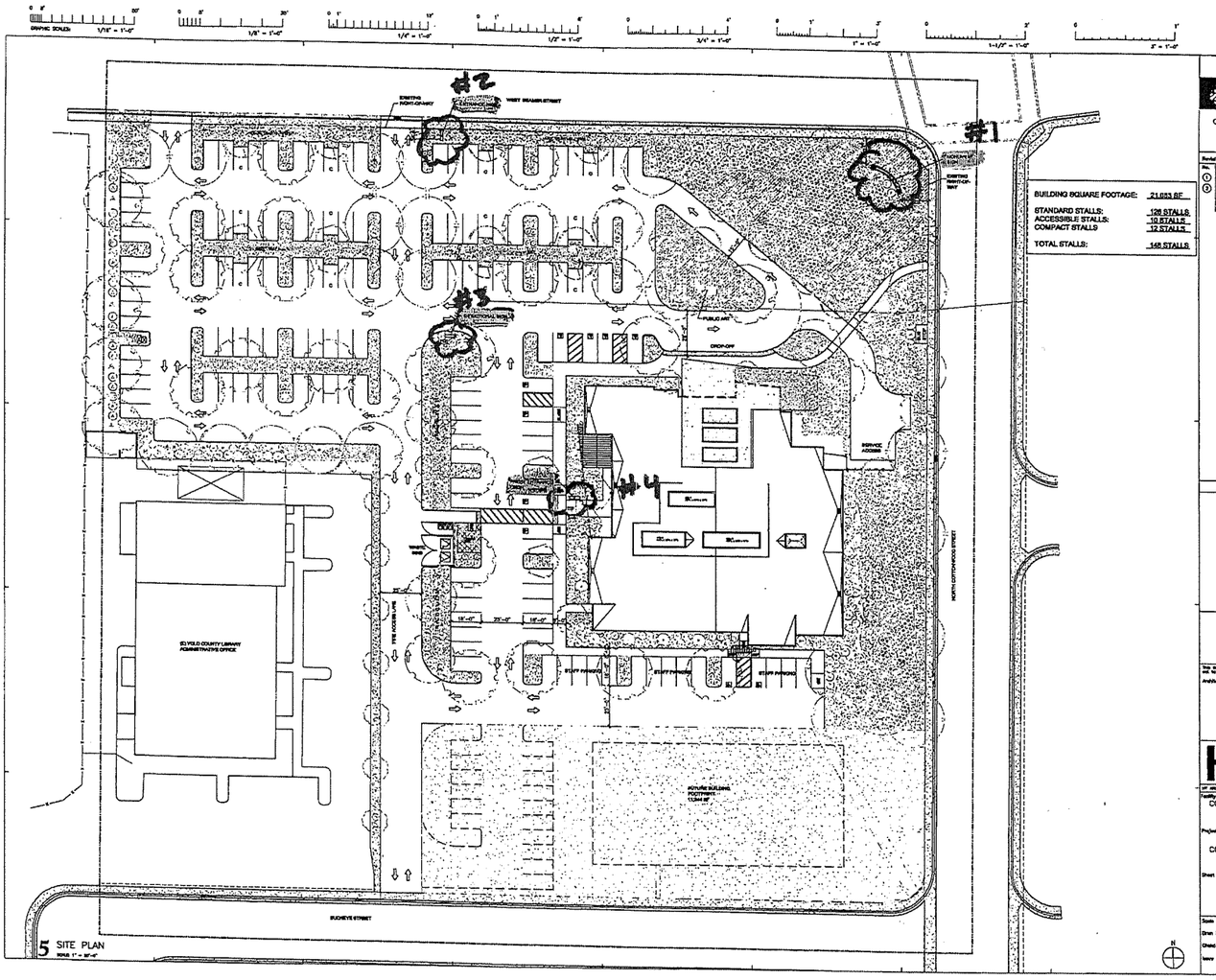
#2 ENTRANCE SIGN



#1 MONUMENT SIGN

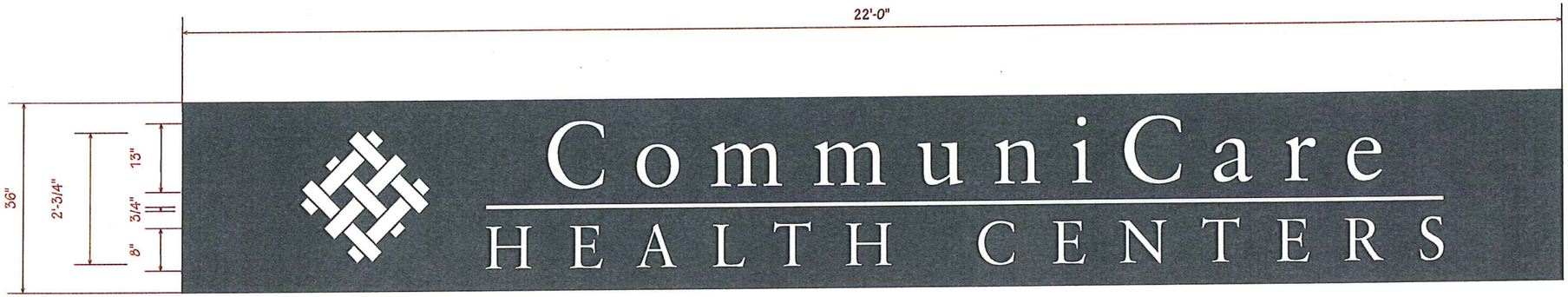


Hibser Yamauchi Architects, Inc.
2121 2nd Street, Suite C108, Davis, CA 95618
hy-arch.com
Phone: 530.758.1270 Fax: 530.758.4789

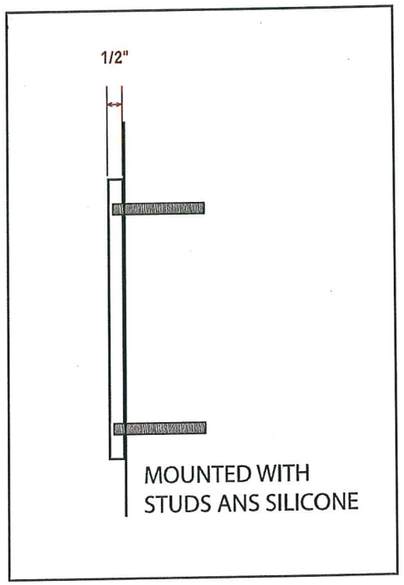

#1
#2
#3
#4
EXISTING FRONT ON-WAY
WEST BRAWLEY STREET
PUBLIC ART
DROP-OFF
SERVICE ACCESS
EXISTING TRASH ENCLOSURE
EXISTING TRANSFORMER
EXISTING TRANSFORMER
EXISTING TRANSFORMER

QTY 1

#1



NOTE: Monument by others
Cast in place concrete.
(will be painted KM3808-5 Baffin Island Night).

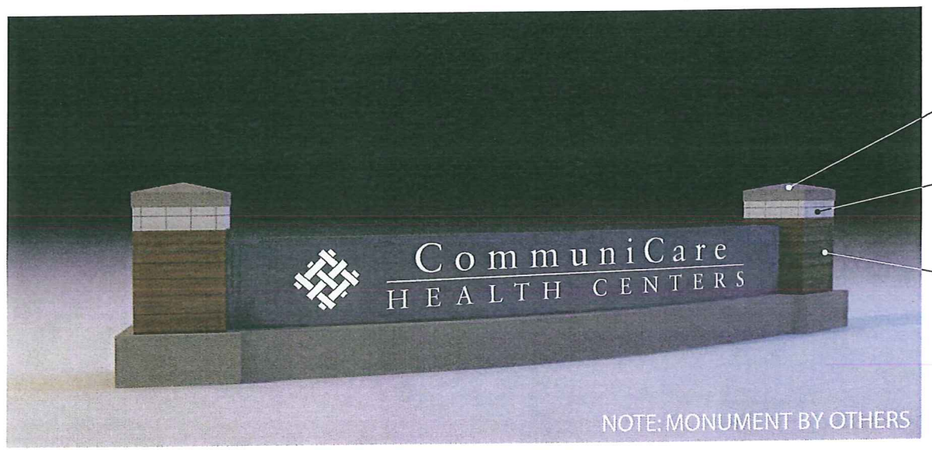


SCALE 1/2"=1'

DESCRIPTION: 1/2" FCO LETTERS

1 Set of 1/2" thick FCO aluminum letters painted White.
Stud mounted on curved monument (by others).
Wall space = 3'-0" x 22'-0".

MONUMENT BY OTHERS
The base to be integral concrete with faux wood tile pilasters with opaque white glass tile above with a precast concrete cap.



Precast concrete cap

Opaque white glass tile

Daltile Porcelain Tile "Terrace" Espreso P105

Ellis&Ellis
SIGN SYSTEMS
Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
Contractors License #545167

Project: Communicare Peterson Clinic
Address: Woodland, Ca

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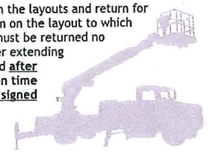
Date: 04.20.11
Revisions
A 04.29.11 B
C D
E F

Art# Job# 45739
Designer: Mike Sales Rep: Brad

Sales Rep. Approval for Production

X Date

Please check spelling and layouts. If approved, sign the layouts and return for production. If there are changes, please note them on the layout to which they pertain and send back for revision. Layouts must be returned no more than 72 hours after receipt, or a change order extending contract time will be issued. All signs are produced **after** the approval of shop drawings by client. **Production time will be 6-8 weeks after layouts are received and signed without any changes.** Any signs made incorrectly due to inaccurate client-approved drawings will not be the responsibility of Ellis & Ellis.



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Tenant Signature Date

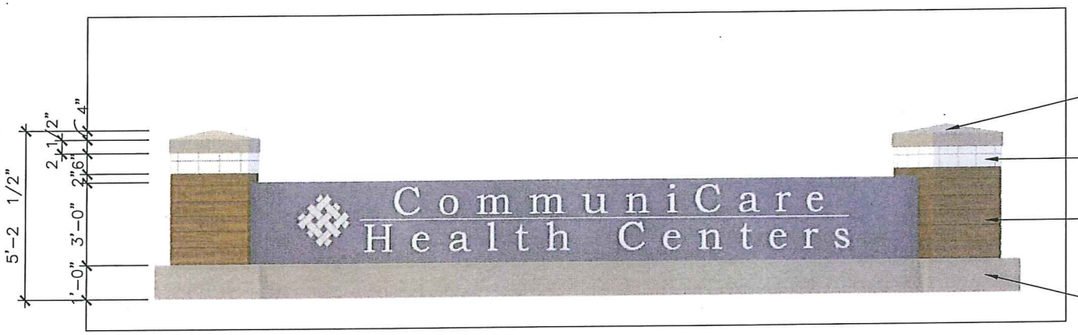
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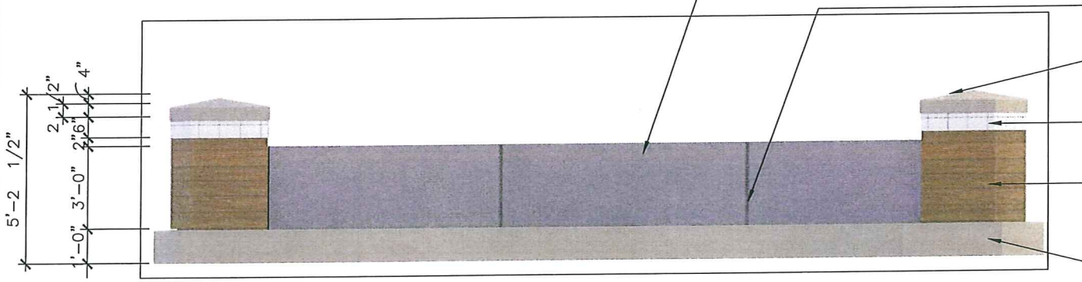
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#1



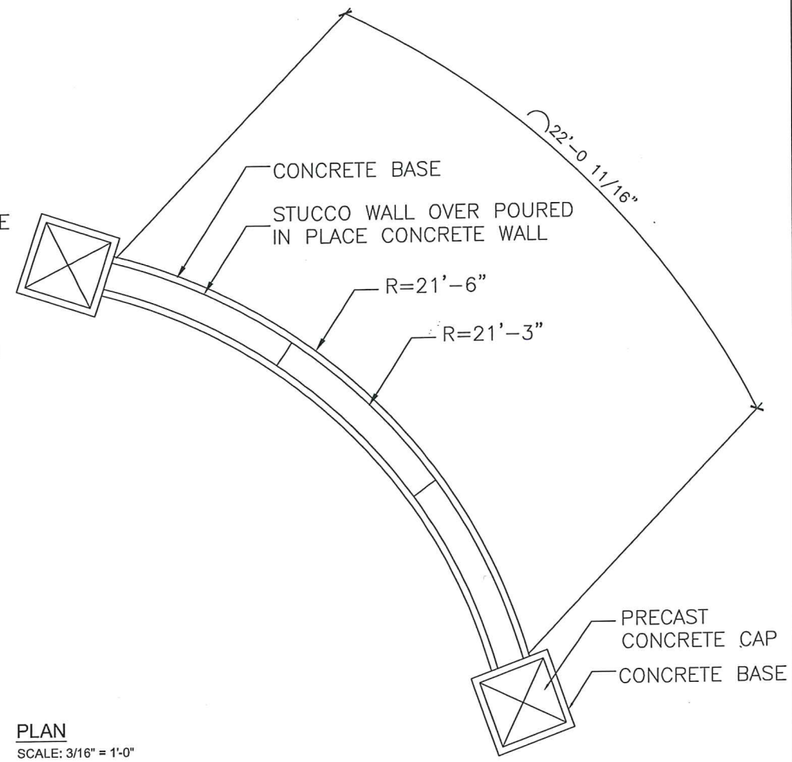
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PRECASE CONCRETE CAP
OPAQUE WHITE GLASS TILE
DALTILE PORCELAIN TILE "TERRACE" ESPRESSO P105
CONCRETE BASE



BACK ELEVATION
SCALE: 3/16" = 1'-0"

STUCCO FINISH OVER CAST IN PLACE CONCRETE WALL
CONTROL JOINTS
PRECASE CONCRETE CAP
OPAQUE WHITE GLASS TILE
DALTILE PORCELAIN TILE "TERRACE" ESPRESSO P105
CONCRETE BASE



PLAN
SCALE: 3/16" = 1'-0"

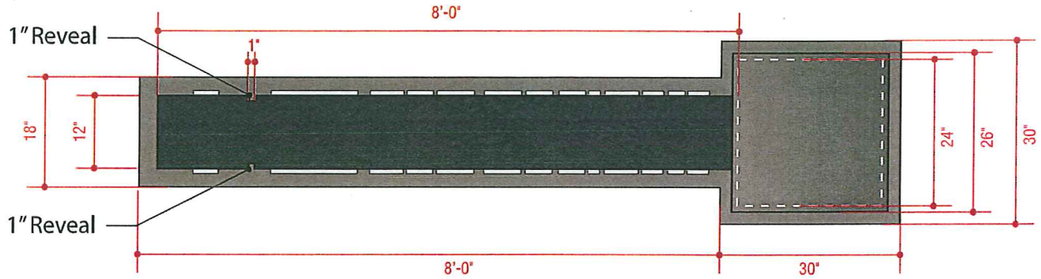
CommuniCare New Health Center - Monument Sign

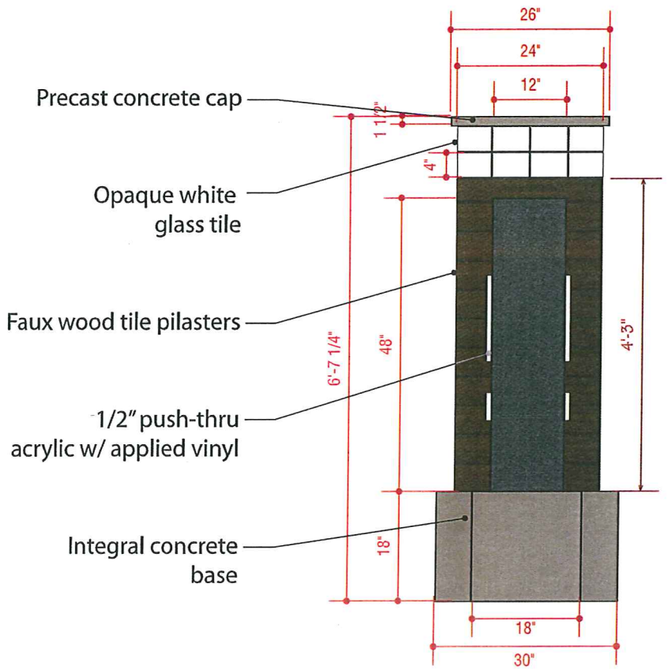
HIBSER YAMAUCHI Architects, Inc.
2121 2nd Street, Suite C108, Davis, CA
www.hy-arch.com
Phone: 530.758.1270

JULY 1, 2011

QTY 1

SCALE 1/2"=1'







DESCRIPTION: D/F ILLUMINATED MONUMENT

D/F Monument sign. Base to match corner monument base 18" tall.
Top of sign to be fabricated aluminum cabinet 4' x 8' x 12" deep,
illuminated with routed out copy, acrylic letters to have 1/2" push-thru w/ applied vinyl.
The base to be integral concrete with faux wood tile pilasters with opaque white
glass tile above with a precast concrete cap.

#2

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SIGN SYSTEMS
Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
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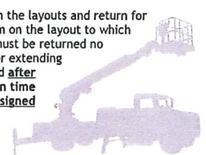
Project: Communicare Peterson Clinic
Address: Woodland, Ca

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Date: 04.20.11
Revisions
A 04.29.11 B
C D
E F

Art# Job# 45739
Designer: Mike Sales Rep: Brad
Sales Rep. Approval for Production
X Date

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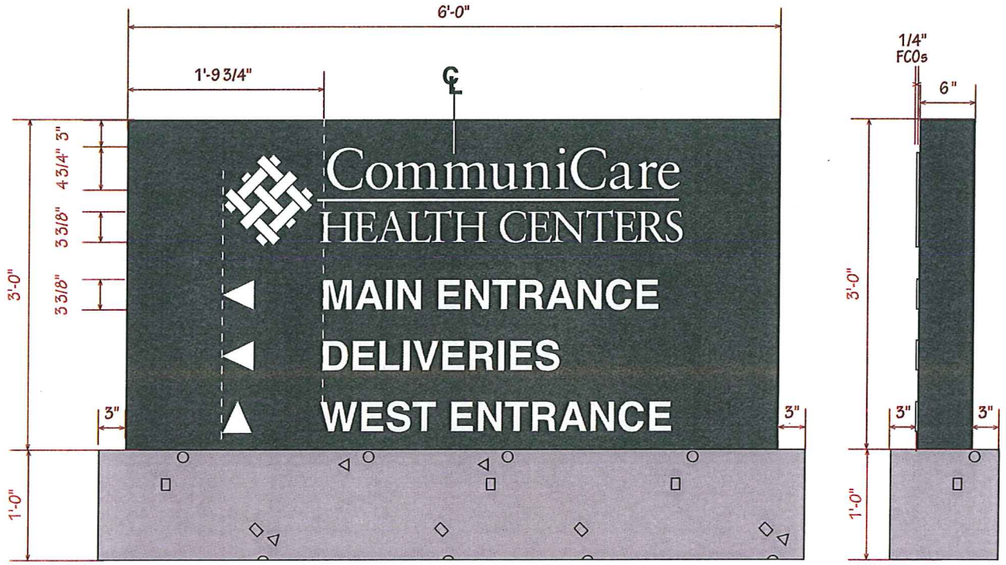
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Landlord Signature Date

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#3



#4



SCALE 3/4"=1'

QTY 1

DESCRIPTION: S/F DIRECTIONAL SIGN NON-ILLUMINATED

3'-0" x 6'-0" x 6" deep fabricated aluminum single faced cabinet.
Painted to match color KM3808-5 Baffin Island Night, or AEP Span Tahoe Blue.
12" high concrete base to extend past cabinet 3" on all sides.
1/4" FCOs stud mounted to face of cabinet.

SCALE 3/4"=1'

QTY 1

DESCRIPTION: S/F DIRECTIONAL SIGN NON-ILLUMINATED

3'-0" x 6'-0" x 6" deep fabricated aluminum single faced cabinet.
Painted to match color KM3808-5 Baffin Island Night, or AEP Span Tahoe Blue.
12" high concrete base to extend past cabinet 3" on all sides.
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Ellis&Ellis
SIGN SYSTEMS
Phone/916.924.1936 1111 Joellis Way
Fax/916.924.3133 Sacramento, CA 95815
Contractors License #545167

Project: Communicare Peterson Clinic
Address: Woodland, Ca

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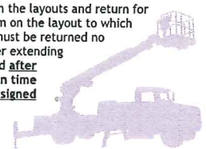
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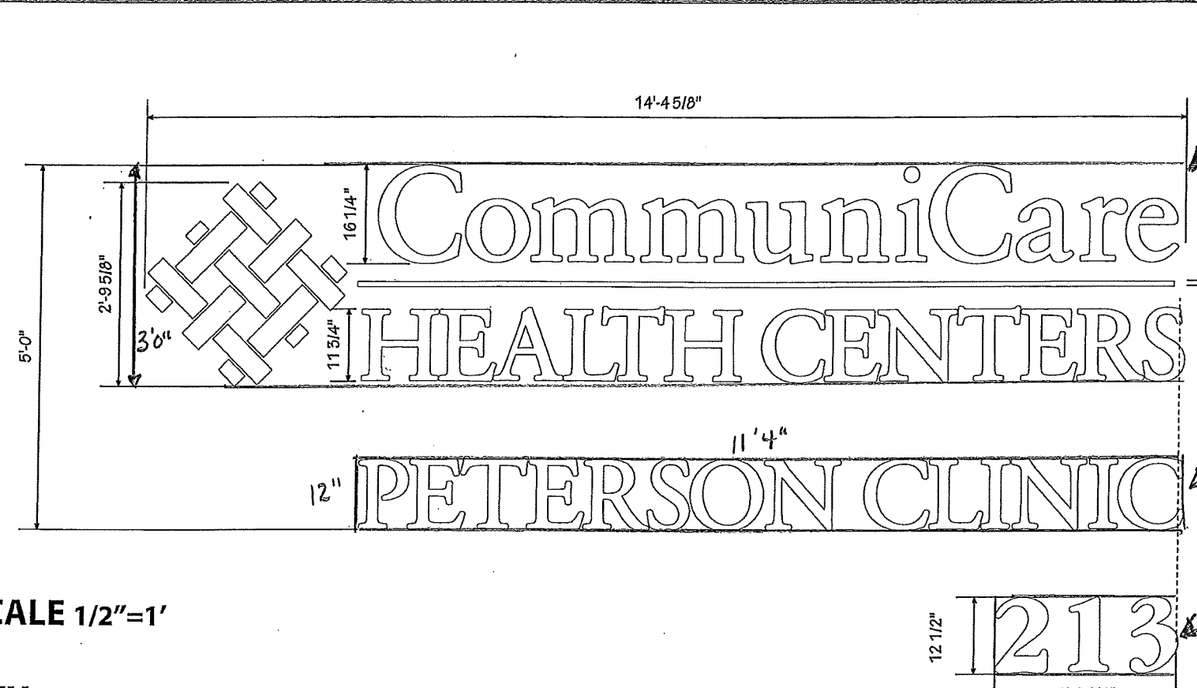
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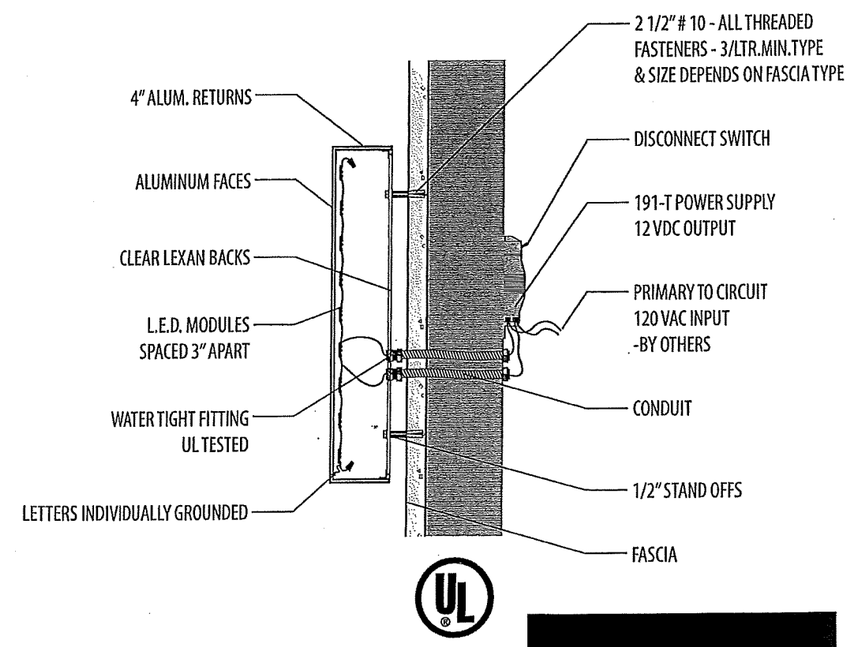
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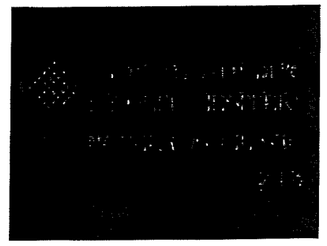
#5





SCALE 1/2"=1'

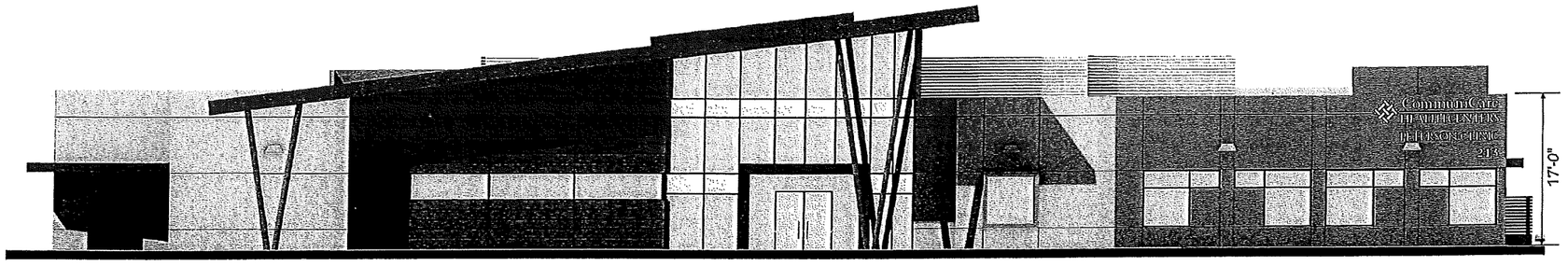
QTY 1



DESCRIPTION: LED HALO ILLUM. CHANNEL LETTERS

1 Set of Fabricated reverse pan channel letters, halo illuminated with white LEDs.
Aluminum faces with 4" painted aluminum returns.
Mounted to fascia with 1/2" stand offs.

Colors TBD.



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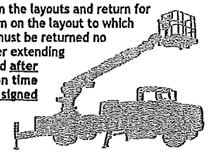
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PROJECT TITLE:	**Mutual Housing at Spring Lake –** Request approval for Site Plan and Design Review for a proposal to construct and operate a 101-unit multi-family housing project at the southeast corner of Farmer's Central Road and Pioneer Avenue in the Spring Lake Specific Plan Area
APPLICANT/OWNER:	Spring Lake Housing Associates
ENVIRONMENTAL REPORT:	An Environmental Impact Report (SCH#99022069, Turn of the Century EIR) on the Spring Lake Plan was certified on August 15, 2000.
A.P.N.	042-010-05
PROJECT PLANNER:	Paul L. Hanson, AICP, Senior Planner
STAFF RECOMMENDATION:	Conditional Approval
REPORT FOR:	Planning Commission Public Hearing – 7/21/11
GENERAL PLAN DESIGNATION:	Medium Density Residential
EXISTING LAND USES:	Vacant land
FLOOD ZONE:	Zone X (Areas determined to be outside the 100-year floodplain). Flood Insurance Rate Map (FRIM) Community Panel Number 06113C0465G dated June 18, 2010.
STREET ACCESS:	Farmers Central Road and Brubaker Street

ADJACENT LAND USES & ZONING:

North	Pioneer High School	P-S
South	Heidrick Ranch Subdivision	R-5
East	Heidrick Ranch Subdivision	R-5
West	Heidrick Ranch Subdivision	R-5

PENDING / POTENTIAL ACTION

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

- **ADOPTION** of Statutory Exemption requiring no further CEQA analysis pursuant to Section 15182(a) of the CEQA Guidelines and direct that s Notice of Exemption be filed; and
- **ADOPTION** of proposed **FINDING**S substantiating compliance with the Spring Lake Specific Plan and Specific Plan Design Standards; and

- **APPROVAL** of the *Mutual Housing at Spring Lake* apartment project conceptual master site plan, conceptual architectural elevations including color / material board and conceptual landscape plan subject to design review Conditions of Approval.

PROJECT PROPOSAL:

An application has been filed for Site Plan and Design Review of a multi-family project (*Mutual Housing at Spring Lake*) on a five (5) acre parcel within the R-25 zone (Residential - 25 du/ac) of the Spring Lake Planning Area **(Attachment A – Application & Attachment B - Site Plan, Elevations, and Landscape Plans).** The five acre parcel, located at the southwest corner of Farmer's Central Road and Pioneer Avenue, was created as Lot "A" of the Heidrick Vesting Tentative Subdivision Map No. 4670 approved on April 6, 2004.

The *Mutual Housing at Spring Lake* apartment project is a 101 unit multi-family residential project comprised of 11 two and three story wood framed apartments with associated office and community center. The project includes various passive and active recreational spaces. The site plan has been designed to compliment the existing single family homes surrounding the site.

The three story buildings have been placed on Farmer's Central Road, with two story buildings to be located on Armus Place and Brubaker Street in order to more closely reflect the scale of the existing homes. The site layout also maximizes southern roof exposure and minimizes shading conflicts, as the *Mutual Housing at Spring Lake* apartment project is being developed as a 'zero net energy' community.

The design of the buildings has also been developed to compliment the existing neighborhood, and to reflect the design intentions of the Spring Lake Specific Plan Design Standards. The materials include stucco, hardi-plank siding, and brick. The majority of the single family homes immediately surrounding the site feature stucco as the main exterior finish, thus this element matches well with existing design. Siding and brick provide visual variety, and craftsman-style accents reflect a neo-traditional design.

First floor units have courtyards that extend beyond the front doors, and all upper floor units have patios with decorative elements to provide visual variety. The buildings have been massed to provide a varied elevation visible from the street. The parking has been placed at the interior of the site, as envisioned in the Design Standards. The site has also been designed with ample outdoor space and a variety of recreational areas. Covered parking and bike parking are included as specified in the Specific Plan.

Mutual Housing at Spring Lake apartment project will provide a variety of amenities for residents. The property has been designed to provide numerous outdoor recreation areas, to encourage interaction among neighbors and distribute activity throughout the site. Lawn areas, children's play areas, and community garden areas have been distributed throughout the site. The primary amenities are located at the center of the site and accessible from Farmers Central Road. These key amenities include a community building of over 4,000 square feet, which will include the manager's office, a computer room, offices for Mutual Housing staff, and a large room for resident activities and meetings, and a covered outdoor patio.

The applicant plans to offer computer classes, after school programs, and financial education classes, in addition to other activities. The community building will be available for use by other non-profit or educational institutions in the community. Located adjacent to the community building are three other key amenities - a tot lot, a barbeque/picnic area, and a Kompan Free Game Court which will provide recreational opportunities for a variety of age groups. The site plan also includes 172 parking spaces, as well as bike parking.

Amenity	Area in Square Feet
Lawn Area	8,347
BBQ Area	718
Freegame Area	2,376
Tot Lot	1,247 (Fall absorbing surface 450)
Sitting Area (at front entrance of project)	502
Vegetable Garden	2,376

The *Mutual Housing at Spring Lake* apartment project is being developed as a 'zero-net energy community', or one that is designed to produce as much energy as it uses. The development will accomplish this through a solar PV system designed to meet the entire energy demand of the residential and common areas, as well as a solar thermal system to provide hot water heating for the entire property. The current anticipated size of the PV system is 250 kW. This development will make a significant advancement toward the City of Woodland's goal that 5% of all power in the Spring Lake Area will come from solar energy. Sacramento/Yolo Mutual Housing Association is also committed to certifying this development through the LEED program, with a minimum anticipated level of LEED Gold. In addition to the solar features, other green design and conservation features include improved insulation, high-performance windows, reduced air infiltration, efficient heating and cooling equipment, and Energy Star appliances.

Affordability: *Mutual Housing at Spring Lake* apartment project will meet the Spring Lake Specific Plan affordable housing requirements by designating a minimum of 32 to be affordable to very-low income households, or those earning 50% of the area median income or below.

Mutual Housing at Spring Lake apartment project will consist of 100 units that are restricted to low and very-low income households, and one unit that will be reserved for an on-site manager. The developer, Sacramento/Yolo Mutual Housing Association, will own the property and provide oversight for Property Management. The developer has extensive knowledge in successfully managing these types of projects, and currently operates 15 multi-family communities in Sacramento and Yolo Counties, serving over 2,600 low- to moderate-income residents. Mutual Housing properties are widely regarded as "good neighbors". As part of the developer's commitment to a strong and stable and community, the owner will institute strict tenant screening policies and institute effective house rules that prevent problems and allow for swift resolution of any issues that arise. In addition to strong day-to-day property management, the owner is committed to maintaining the physical integrity of the property in the long term. Reserve accounts

will be established to ensure there is always adequate funding available for repairs and replacements when needed. The owner has also developed an extensive plan to provide on-site services and activities for residents, which will be carried out by Mutual Housing staff as well as by partner organizations from the greater Woodland community.

Developer: Sacramento/Yolo Mutual Housing Association is the developer and non-profit sponsor for *Mutual Housing at Spring Lake* apartment project. Spring Lake Housing Associates, LP is the ownership entity for the property. The LP is managed by Yolo Mutual Housing Association, a fully-controlled affiliate of Sacramento/Yolo Mutual Housing Association.

BACKGROUND:

On April 6, 2004, the City Council approved the Heidrick Ranch Vesting Subdivision Map No. 4670 consisting of 141 single family lots at R-5 density (Phases I & II) and a reminder parcel (Lot "A") at R-25 Density.

On July 20, 2010, Sacramento Mutual Housing Association (SMHA) appeared before the City Council requesting financial assistance for the project. On a 3 to 2 vote, the City Council adopted Resolution 5132, thereby committing $910,000 of assistance from the Spring Lake Offsite Affordable Housing Fund to aid SMHA in the construction of the apartment project.

On May 5, 2011, staff met with the applicant to begin the process of discussing submittal requirements and architectural design criteria and site layout. On May 24, 2011, the applicant met with staff to submit a formal application for the project. Staff began the review process by circulated the project for review to other city departments and agencies of jurisdiction. Staff comments generally focused on architectural consistency with the Spring Lake Design Standards, building heights along Pioneer Avenue and Farmers Central Road, and setbacks along property frontages.

PREVIOUS ACTIONS TAKEN

On June 16, 2005, the Planning Commission rejected the designs for the *Woodland Apartments at Spring Lake*, a 125-unit multifamily residential project proposed for this site.

On April 6, 2006, the Planning Commission approved *Terracina at Spring Lake*, a 156-unit multi-family residential project.

On December 6, 2007, Planning Commission approved *Rochdale Grange at Spring Lake*, 44-unis multi-family residential project.

ENVIRONMENTAL ASSESSMENT STATUS

On August 15, 2000, the City Council certified the *Turn of the Century* EIR (SCH#99022069; Resolution No. 4215, adopted August 15, 2000.

Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provides that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted specific plan for which an EIR has been certified. The EIR certified for the SLSP has been written to quality all planned SLSP

residential projects for this exemption, assuming that are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigations measures. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA documentation is required for the City to take action to approve the *Mutual Housing at Spring Lake* apartment project.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved staff will file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

REVIEWING AGENCY COMMENTS

All reviewing agency comments have also been integrated into the conditions of approval. Environmental Compliance and Economic Development had "no comment" on the project. The Woodland Joint Unified School District commented that the project is subject to WJUSD developer fees.

STAFF ANALYSIS

Staff recommends approval of the site plan and design of the *Mutual Housing at Spring Lake* apartment project based on the analysis below and conditions of approval as identified.

METHOD: Information used for analysis:

- SLSP as adopted December 18, 2001 and subsequently amended
- SLSP Design Standards (Section 3) as approved May 20, 2003
- Woodland Zoning Ordinance (Chapter 25 of the Municipal Code)
- *Mutual Housing at Spring Lake* apartment project (submittal dated May 24, 2011)

The preamble of the Spring Lake Design Standards lists two fundamental goals within the Spring Lake Planning Area. First, the Design Standards state that "…the Spring Lake development has been designed to ensure that it will reflect the ambiance of the City's best original residential areas". Secondly, "all neighborhoods within Spring Lake are to be designed to portray neo-traditional design principles to enhance the quality of life in Woodland"

To facilitate the above goals, Section 3.0 of the adopted Spring Lake Design Standards, **Multi-Family Attached Housing** provides 12 sections by which multi-family projects will be reviewed. The analysis below is a brief synopsis of the *Mutual Housing at Spring Lake* apartment project as review for consistency with the adopted Design Standards.

Staff comments generally related to the following issues:

- Corner Building height as well building massing and setbacks along Brubaker Street
- Lack of building articulation, particularly along street frontages

SPRING LAKE SPECIFIC PLAN CONSISTENCY: The Spring Lake Specific Plan designates the subject property R-25 (Residential – 25 du/ac). This category provides for attached and detached single family homes, duplexes, tri-plexes, four-plexes, six-plexes, bungalow courts, townhomes, condominiums, attached and detached multi-family units (apartments) and similar and compatible uses. The allowed density ranges from a minimum of 20.1 dwelling units per acre to a maximum of 25 dwelling units per acre. **The land use of the *Mutual Housing at Spring Lake* apartment project is consistent with the R-25 designation of the Spring Lake Specific Plan.**

INCLUSIONARY HOUSING: All projects in the Spring Lake Specific Plan are required to provide affordable units. For sites that are designated as multifamily, (having an R-15 or greater zoning), the requirement is 10% low-income and 20% very-low income units or 25% very-low income units. The 5 acre site for this project is zoned at R-25. The site would be expected to have a maximum of 125 units. The affordable requirement for this site is 13 low and 25 very low income units or 32 very-low income units. *Mutual Housing at Spring Lake* apartment project will meet the Spring Lake Specific Plan affordable housing requirements by designating 100 units that are restricted to low and very-low income households.

The developer is also the owner and manager of the complex. As part of their long-term investment in the project, the owner will institute strict tenant screening policies that keep any potential problem tenants from renting. Staff believes that the developer's involvement of the project in every facet is a significant reason that the project will be successful. As currently proposed, this project would meet the minimum requirements for affordable housing units as required under the Spring Lake Specific Plan.

SITE PLANNING: The proposed layout of the site has a predominant north-south facing, which will allow for an easterly exposure and westerly shade in the morning and westerly exposure and easterly shade in the evening. Buildings are located along the property frontages with the following setbacks:

Frontage	Residential Unit Setback	Patios / Carport
Pioneer Avenue	15 feet — 3 story	10 feet — carport
Farmers Central Road	25 feet 9 inches — 3 story	20 feet — patios
Brubaker Street	10 feet 1 inch — 3 story	Side yards
Brubaker Street	10 feet 1 inch — 2 story	Side yards
Armus Place	15 feet 10inches — 2 story	10 feet 10 inches — patio

3-story setbacks along Burbaker Street

Staff believes the 10-foot side yard setback for the 3-story building along Brubaker Street, a local residential street, should be increased to 20 feet and space used for additional landscaping. The Spring Lake Specific Plan Design Standards Table 2.4 indicates a minimum setback for street side yards as 10 feet. Staff's interpretation is this standard applies to 2-story buildings. ***Staff recommends a condition (#18) that the side yard setback for Building B Type 2 (3-story) on the corner of Farmers Central Road and Brubaker Street be 20 feet from back of sidewalk along Brubaker Street.***

To further articulate the building street frontages, the applicant has agreed to provide first floor courtyards that extend into the front yard setback. The courtyards would consist of a low (3 foot) wall with a brick face on a concrete slab. Along Farmers Central Road these courtyards would extend to 10-feet back of walk and along Armus Place these courtyards would extend to 5-feet back of walk. ***Staff recommends a condition (#19) that the use of these courtyards be limited to typical courtyard uses and typical courtyard furniture and prohibit storage of any kind***.

The internal circulation replicates a grid pattern. Pedestrian circulation is identified with accent paving throughout the site. Parking is to the interior of the site, with the exception of Pioneer Avenue with ingress/egress on Farmers Central Road and Brubaker Street. The Community Center building is sited in the middle of the project with a similar architectural design as the proposed apartment buildings. **The project site plan is consistent with the Spring Lake Design Standards as conditioned.**

HEIGHT: The proposed height of the apartment project is approximately 29 feet 8 inches for 2-stories units and 41 feet 6 inches for 3-story units. Building heights can extend above 35 feet providing the interior ceiling height does not exceed 35 feet and the roof is design in a manner acceptable to the Community Development Department. The highest interior ceiling height for three story building is 29 feet 8 inches. The dimensional composition roof is acceptable to the Community Development Department. **The building height is consistent with the Spring Lake Design Standards.**

ACCESS AND PARKING: Access to the project site is proposed from two driveways. The main entrance is proposed on Farmers Central Road and a secondary access proposed on Brubaker Street.

- Farmers Central Road is a two lane collector with a ±153-foot Right-of-way comprised of a ±88.5-foot low flow channel to the north, including a 10-foot Class I pathway, two 12-foot lanes with 5-foot Class II Bike lanes with 4.5-foot sidewalk separated by a 7-foot planter strip. Farmers Central Road will be signalized at the intersection of Pioneer Avenue.

- Brubaker Street is a local street with a 57-foot Right-of-way comprised of two-ten foot lanes, two 7.5-foot parking lanes, two 6.5-foot planter strips and 4.5-foot sidewalks.

The complex will include a total of 172 parking spaces of which 102 will be covered. Applicant is proposing to integrate solar panels into the carport design per the Spring Lake Design Standards.
The project parking is consistent with the Spring Lake Design Standards.

SIGNAGE AND LIGHTING: Monument signs are proposed for project identification along the intersection of Farmers Central Avenue and Pioneer Avenue and at the intersection of Farmers Central Road and Brubaker Street. The lighting plan shall be designed in accordance with Section 3.10 of the Spring Lake Design Standards. ***Staff recommends a condition (#15) that a comprehensive sign plan shall be prepared for the overall project for all signage proposed for the apartment complex***.

Staff also recommends a condition (#31) that a lighting plan, which includes photometric data, shall be prepared for the overall project to the satisfaction of the Community Development and Police Departments.

LANDSCAPING: The project is consistent with the landscape architecture standards. The conceptual Landscaping Master Plan indicates the proposed planting and irrigation plan for the *Mutual Housing at Spring Lake* apartment project. The project is required to comply with the State of California's new Water Efficient Landscape Ordinance. ***Staff recommends a condition (#23) that the applicant complies with the State of California's new Water Efficient Landscape Ordinance AB 1881.***

The conceptual landscape plans consist of various species of trees, shrubs, vines and ground cover proposed to be planted throughout the site for shade, accent, screening, and to define borders. Trees will be planted along the street frontages in the right of way planter strips to help define the project and to minimize the visual impacts on future adjoining single family residences.

The project parking lot shading will be accomplished by using carports and trees. As proposed, the project would result in a 58.5% shade ratio for the parking lot. Landscaping installation and irrigation shall be required to meet City standards and specifications. The site will be landscaped with turf, ground cover, shrubs and trees per the Spring Lake Specific Plan Design Standards and State requirements. ***Staff recommends conditions (24, 25, & 30) that the applicant submits a landscape soils report to the City and the final landscape plan to be submitted for review and approved by the Community Development Department.***

NOISE: - A Noise Impact Study was prepared by Bollard and Brennan, Inc. for the Heidrick Tentative Subdivision Map. The study recommended certain improvements required to comply with the exterior and interior sound attenuation measures, which are necessary to bring the project in compliance with the General Plan Noise Ordinance requirements. Exterior measures for the Heidrick project include the construction of a 6-foot sound wall adjacent to portion of County Road 101, Farmers Central, and Pioneer Avenue. No recommendations have been imposed on the multifamily site adjoining these segments of roadway. ***Staff recommends a condition (#8) requiring the project to comply with the adopted Noise Study and comply with the interior sound attenuation measures, which are necessary to bring the project in compliance with the General Plan Noise Ordinance requirements.***

WALLS AND SCREENING: The project plan indicates various walls and fences for the proposed project. The staff has recommended additional conditions to further address walls and screening per the Spring Lake requirements. The Spring Lake Design Standards addresses design of these features:

3.9 Fencing/ Walls

a. Fencing and gating shall be designed as an integrated part of the site, rather than as a separate fence, (i.e. Planter wall, continuation of architectural wall, etc.).

b. Alternative fencing designs and materials, (e.g., wrought iron/brick mix, hedges, shortened walls/fencing) are encouraged. Plain black wrought iron and other types of fencing without breaks or pillars are not allowed.

c. Fencing should be screened to the greatest extent possible with landscaping.

d. Fencing shall allow pedestrian (resident) ingress and egress to the project site. Fencing shall not create a barrier to pedestrian movement.

e. Solid fencing, walls, large hedges, or other similar barriers exceeding four (4') feet in height are strongly discouraged within the street side setback areas.

The proposed parking lot along Pioneer Avenue is required to be screened per the Design Standards: all parking areas visible from the street right-of-way shall be screened from view with landscaping or other types of visual barriers, but Condition No. 56 from the Heidrick Vesting Tentative Map for Lot A, requires that if fencing is proposed along Farmers Central and Pioneer Avenue it shall be open type. ***Staff is recommending a fence that will screen the vehicles and be "open" in compliance with the tentative map condition***

Staff recommends a condition (#20) that the fence design along Pioneer Avenue keep the same basic design as the sound wall along Pioneer Avenue with the following exceptions: the split face block only 4 feet in height with a wrought iron 2-foot fencing on top. The brick pilasters will remain at the same height and spacing as the Pioneer sound wall. This wall to be setback 6 feet from back of sidewalk to allow landscaping on both side of the wall.

Staff and the Police Department also recommend that all other fencing indicated on the plans at 4-feet in height be increased to a height of 6-feet. This fencing will include brick pillars spaced 20 to 30 feet apart. Fence and pillar designs to be approved by the Community Development Department.

The project will be required to screen from view all mechanical equipment per Spring Lake Design Standards 3.11. This includes transformers, electric and gas meters, electrical panels and junction boxes. Screening to be provided by dense landscaping and/or architectural treatment. Roof mounted equipment can be allowed but only if it is screened. Screening of roof mounted equipment shall blend into the design of the building and shall be architecturally similar to the structure with respect to material and design.

Staff is recommending a condition (#22) to requiring the use of subsurface utility boxes and transformers along street frontages (In landscape strip) unless, if not physically possible, adequate screening shall be provided on three sides via a wall, trellis, or green screen, as approved by Community Development Department.

TRASH/RECYCLING ENCLOSURES: Section 3.6 of the Design Standards requires that trash enclosures be constructed to City Standards and be fully enclosed and covered. Trash enclosures must also provide an organized system for sorting and collecting recyclable materials and be screened with a 5-foot planter on at least two sides for screening.

Proposed trash enclosures for the *Mutual Housing at Spring Lake* apartment project consists of four-213 square foot trash/recycling enclosures constructed with split face CMU with 6-foot walls on a 6 inch concrete slab. Tube steel roofing is proposed atop the enclosure. ***Staff recommends a condition (#12) requiring the trash enclosures use materials that are architecturally compatible with the design of the buildings per Spring Lake Design Standards (3.6 a).***

CARPORTS*:* Section 3.2 of the Spring Lake Design Standards requires that for at least 75 percent of the residential parking spaces are covered and that solar panels integrated into the carport design is strongly encouraged. The applicant is proposing that 101 parking spaces be covered with a carport and photovoltaic arrays are included with the carport design. ***Staff recommends a condition (#9) requiring the carport are architecturally compatible with the design of the buildings per Spring Lake Design Standards (3.2 a).***

ZONING CONSISTENCY

Land Use **–** The consistent zone categories within the R-25 (Residential – 25 du/ac) are duplex Residential (R-2 and Multiple Family Residential (R-M). These residential uses provide for attached homes, duplexes, triplexes, four-plexes, town homes, apartments, and compatible uses.

Lot Coverage – Lot building coverage for the proposed *Mutual Housing at Spring Lake* apartment project is calculated at 23.39% of the site (223,799 sf lot ÷ 52,342 sf building). This falls within the maximum 50% lot coverage allowed by the Zoning Ordinance.

Landscaping – Article 22 of the Zoning Ordinance commencing with Section 25-22-01 addresses landscaping. The proposed landscaping plan is generally consistent with the landscaping provisions of the Zoning Ordinance. Conditions of approval have been incorporated to require approval of final landscaping plans consistent with Section 25-22-01.

Signage – Article 22 of the Zoning Ordinance commencing with Section 25-23-01 addresses signs. A Comprehensive Sign Plan and specific signage for the *Mutual Housing at Spring Lake* apartment project shall be required via conditions of approval.

Off-Street Parking and Loading – Article 23 of the Zoning Ordinance commencing with Section 25-23-01 addresses off-street parking and loading requirements. Parking for apartments and multifamily dwellings requires one and one-half parking spaces for each dwelling unit plus one guest parking space for each five units. The preliminary cover sheet dated May 26, 2011, provides calculations in accordance with the Zoning Ordinance.

SUMMARY

The applicant is requesting from Planning Commission site plan and design approval for the *Mutual Housing at Spring Lake* apartment project. A 101 unit multi-family project located at the southwest corner of Farmer's Central Road and Pioneer Avenue on a five is parcel in the Spring Lake Planning Area.

RECOMMENDATION

Staff recommends that the Planning Commission consider approval of the project, subject to conditions contained herein, by making an affirmative motion as follows:

I MOVE THAT THE PLANNING COMMISSION APPROVE THE *MUTUAL HOUSING AT SPRING LAKE* APARTMENT PROJECT BASED ON THE IDENTIFIED FINDINGS OF FACT AND SUBJECT TO THE IDENTIFIED CONDITIONS OF APPROVAL, BY TAKING THE FOLLOWING ACTIONS:

- **ADOPT** the Statutory Exemption requiring no further CEQA analysis pursuant to Section

15182(a) of the CEQA Guidelines and direct that a CEQA Notice of Exemption be filed; and

- **ADOPT** the proposed **FINDINGS** substantiating compliance with the Spring Lake Specific Plan and Specific Plan Design Standards; and

- **APPROVE** the *Mutual Housing at Spring Lake* apartment project Master Site Plan, Architectural Elevations including color/materials boards, and Landscape Plans subject to the design review Conditions of Approval.

ATTACHMENTS:

A. Application
B. Exterior Elevations Dated July 11, 2011 & Color Renderings (including color board), Site Plan & Conceptual Landscape Plan, Dated July 11, 2011

FINDINGS AND CONDITIONS OF APPROVAL FOR *MUTUAL HOUSING AT SPRING LAKE* APARTMENT PROJECT (As recommended in the Staff Report to the Woodland Planning Commission on July 21, 2011

Upon due consideration of the facts presented in this staff report and at the hearing for the *Mutual Housing at Spring* apartment project, the City of Woodland Planning Commission finds the following in the affirmative:

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

1. On August 15, 2000 the City Council Certified the Turn of the Century EIR (SCH#99022069; Resolution No. 4215 adopted on August 15, 2000).

2. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provides that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

3. The EIR for the Spring Lake Specific Plan has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA Mitigation Measures.

4. The SLSP requires that each development application include certain project-level and project-specific technical analysis to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Program. All of the required studies have been submitted for the subject Turn of the Century East and West Subdivision Maps, which includes the *Mutual Housing at Spring Lake* apartment project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been incorporated in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR.

5. The Planning Commission hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA Mitigation Measures.

6. It is the independent judgment of the Planning Commission, acting as lead agency in accordance with the California Environmental Quality Act that pursuant to Section 65457(a) of the Government Code and Section 151829(a) of the CEQA Guidelines, no other CEQA documentation is required for the Planning Commission to take action to approval this project.

7. Therefore, the Planning Commission has adopted a Statutory Exemption as the appropriate level of environmental review in accordance with the California Environmental Quality Act.

SPRING LAKE SPECIFIC PLAN (SLSP) CONSISTENCY:

1. The Spring Lake Specific Plan designates this subject site as R-25. This category provides for attached and detached single family homes, duplexes, tri-plexes, four-plexes, six-plexes, bungalow courts, townhouses, condominiums, attached and detached multi-family units (apartments), and similar and compatible uses. The allowed density ranges from a minimum of 20.1 dwelling units per acre to a maximum of 25 dwelling units per acre. A Conditional Use Permit is not required for units in this category if consistent with the requirements of the Specific Plan; however, site plan/design review is required in order to determine design consistency.

   The project is consistent with the Spring Lake Specific Plan land use designations, policies and objectives, including all affordable housing policies and objectives.

2. The *Mutual Housing at Spring Lake* apartment project is a principal permitted use within the Spring Lake Specific Plan subject to approval by the Planning Commission.

ZONING ORDINANCE CONSISTENCY:

1. The *Mutual Housing at Spring Lake* apartment project is a consistent use in the Multi Family (RM) Zone.

2. The *Mutual Housing at Spring Lake* apartment project is consistent with the Height, Lot Coverage, Signage, Landscaping, of the City of Woodland Zoning Ordinance.

3. The R-M Zone designation is identified pursuant to page 2-26 of the Spring Lake Specific Plan.

4. The project as conditioned, meets all regulatory requirements of the City of Woodland Zoning Ordinance.

INCLUSIONARY HOUSING:

1. The *Mutual Housing at Spring Lake* apartment project shall provide at least 13 affordable units to low income households and 25 units to very low income households (HUD income limits as adjusted) per the City's Affordable Housing Ordinance or 32 units to very low income households. The project proposes to consist of 100 units that are restricted to low and very-low income households. The project is consistent with the City's affordable housing requirements.

SPRING LAKE DESIGN STANDARDS:

1. The project is subject to the design requirements of the Spring Lake Specific Plan which contains Site Planning, Landscaping, and Architecture Standards on pages 18-22 of the Plan. The *Mutual Housing at Spring Lake* apartment project is generally consistent with the Spring Lake Design Standards.

CONDITIONS OF APPROVAL: (The following Conditions of Approval shall be fully satisfied prior to issuance of Building Permits or issuance of a Certificate of Occupancy, where stated.

PLANNING

1. The project is as described in the staff report prepared for the July 21, 2011, Planning Commission meeting. The project shall be constructed as depicted on the site plan, sign plans, landscaping plans, and building elevations included in the July 21, 2001, Staff Report, except as modified in these Conditions of Approval and with any changes necessary to meet City Codes and Specifications.

2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

3. 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).

4. Prior to the issuance of Building Permits, the developer/Owner shall enter into a Regulatory Agreement in accordance with the Spring Lake Affordable Housing Plan.

5. The applicant shall secure approval and satisfy requirements of all agencies of jurisdiction.

6. At the time of submittal of Building Permits, Site Plan Review shall be performed by the Planning Division, pursuant to the requirements of Section 25-21-60 of the Zoning Regulations.

7. Subsequent development shall be in substantial conformance with the Master Plan (comprised of the approved site plan, building designs, and landscaping plans,) and all applicable Conditions of Approval. Modifications including installation of accessory buildings/structures, walls, driveways, gates, landscaping shall require approval by the Community Development Department.

8. Applicant shall comply with adopted Noise Study and comply with the interior sound attenuation measures, which are necessary to bring the project in compliance with the General Plan Noise Ordinance requirements.

9. The carport shall be architecturally compatible with the design of the buildings per Spring Lake Design Standards (3.2 a) prior to the issuance of Building Permits.

10. All pedestrian connections, including crosswalks where sidewalks cross drive aisles, shall use integral color paving. A design specification and graphic depicting the proposed sidewalk

system, materials, and finishes for the entire project shall be submitted for review and approval prior to issuance of the first Building Permit.

11. Fences and walls shall be interrupted with off-sets, variations in height, capped columns, and/or landscape pockets. Wall design shall be approved b the Community Development Department prior to the issuance of Building Permits.

12. Detailed specifications for proposed height, materials, and gating for trash enclosures shall be submitted for review and approval by the City Conservation Coordinator and Community Development Department. Trash enclosures shall be of sufficient size and dimension to accommodate recycling containers. The trash enclosures shall use materials that are architecturally compatible with the design of the buildings per Spring Lake Design Standards (3.6 a) prior to the issuance of Building Permits.

13. All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view. All antennas including satellite disk antennas, whether roof or wall mounted or in building interiors, shall be screened from view prior to the issuance of Building Permits.

14. Secure parking for bicycles shall be located throughout the site. The locations, type of rack, and precise number of spaces shall be approved by the Community Development Department prior to the issuance of Building Permits.

15. Prior to the issuance of Building Permits, the applicant shall submit a Comprehensive Sign Program for approval by the Community Development Department and Police Departments.

16. Prior to C of O, the applicant shall install entryway features at corners of Pioneer Avenue and Farmers Central Road (primary) and Farmers Central Road and Brubaker Street (secondary). A design specification shall be submitted for approval by the Community Development Department.

17. Parking: The following conditions shall be applied:
    a) Recreational vehicle and boat parking in the guest parking spaces is prohibited.
    b) Vehicles may not be parked in the guest parking spaces for longer than 72 hours.
    c) Required visitor parking shall be clearly marked.

18. The side yard setback for Building B Type 2 on the corner of Farmers Central Road and Brubaker Street shall be 20 feet from the back of sidewalk along Brubaker Street.

19. The use of these courtyards shall be limited to typical courtyard uses and typical courtyard furniture and prohibits storage of any kind.

20. The project fencing along Pioneer Avenue shall be designed using the same basic wall design as the sound wall along Pioneer Avenue with the following exceptions: the split face block only 4 feet in height with wrought iron 2-foot fencing on top. The brick pilasters will remain at the same height and spacing as the Pioneer sound wall. This wall to be setback 6 feet from back of sidewalk to allow landscaping on both side of the wall.

21. All other fencing indicated on the plans shall be increased to a height of 6-feet. This fencing will include brick pillars spaced 20 to 30 feet apart. Fence and pillar designs to be approved by the Community Development Department and Police Department.

22. The use of subsurface utility boxes and transformers along street frontages (in landscape strip) shall be required; if not physical possible, adequate screening shall be provided on three sides via a wall, trellis, or green screen, as approved by Community Development Department.

23. Applicant shall comply with the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final landscape plans.

24. The applicant shall submit a comprehensive landscape plan in accordance with the Spring Lake Specific Plan Design Standards. Pursuant to Development Regulation 4.17, landscaping shall be completed concurrently with construction of frontage improvements. Landscaping shall not be deferred. The applicant shall submit a landscape soils report with the landscape plan.

25. The final landscape and irrigation plans, including plant palette shall also be reviewed and approved by the Police, Community Development, and Public Works Departments for suitability of plant palette and consistency with City's standards and specifications for tree and plant species, size, type, irrigation, planting methods, security, visibility, etc.

26. Vegetative matter shall cover 75 percent of the landscape area. Prior to the issuance of Building Permits, the landscape architect shall document the calculations and attest to this on the Final Landscape Plan. Landscape plan staking diagram shall indicate direction of stake placement and prevailing wind.

27. Landscaping at driveway entrances and on corners of drive aisles interior to the site, where vehicle activity will occur, shall be protected by rocks, or other suitable means, satisfactory to the Community Development Department. Prior to the issuance of Building Permits, the landscape architect shall attest to this on the Final Landscape Plans.

28. Shade trees shall be planted and evenly distributed within the uncovered portions of the auto parking are so that at the tree's maturity forty percent (40%) of the parking shall and back up area will be in shade at high noon at such times as the trees have full foliage. The landscape architect shall document the calculations and attest to this on the Final Landscape Plans.

29. For landscaping on private property, a minimum of 15-gallon (or larger) trees is required. Landscaping on private property can also use shrubs from 1-gallon containers. All landscape stock shall be inspected by the project landscape architect prior to installation. No root bound plants shall be used, only healthy, well-formed, and vigorous plant material shall be used. Landscape architect to provide written verification as to plant health.

30. Public landscaping. Prior to issuing building permits, final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by Community Development and the Public Works Department.

a. 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.

b. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

c. 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.

d. A soils investigation report shall be provide as specified in section 1802.2 of the 2007 CBC.

31. Prior to issuing building permits, the applicant shall submit a lighting plan for the overall project, which includes photometric data to the satisfaction of the Community Development and Police Department. Lighting shall be confined to the site boundaries and provide safety and security. All building entrances and pedestrian ways shall be adequately lighted pursuant to the City Code and Spring Light Specific Plan Design Standards and the requirements of the Police Department.

32. Lighting shall be shielded from neighboring properties and directed downward. Exposed bulbs are prohibited. Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site. Parking and security lights shall not be taller than the buildings within the development, or a maximum of 20 feet above grade whichever is less.

33. Light fixtures (wall mounted and parking lot), poles and bases shall be designed to be architecturally compatible with the main structures on a site. Applicant to submit plans and designs for review and approval from the Community Development Department prior to issuing building permits.

DEVELOPMENT ENGINEERING

1. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

2. Applicant shall pay development impact fees prior to issuance of building permit (unless fees are deferred, then shall pay within the terms of the deferral agreement), and shall pay fees in effect at the time of building permit issuance.

3. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Construct with building permit

4. Prior to issuance of a building permit the applicant shall obtain an encroachment permit for the construction of public improvements and post any security determined necessary by the City Engineer. Public improvements shall including utility connections, landscaping, sidewalks, curb, gutter, driveway as prescribed below:

Pioneer Avenue

5. Frontage improvements will largely be completed by the City Capital project. However, the Sac Mutual Housing project is required to construct and install fronting landscaping and a concrete Privacy Wall from Farmer's Central Road to the south edge of the Hedrick Map, approximately 180 feet south of the southerly property line for the project. These improvements are included in the SLIF and are reimbursable either through SLIF credits or a future reimbursement agreement (subject to cash on hand).

Farmers Central Road

6. Project shall install landscaping along Farmers Central Road. Project shall also modify the median and striping along Farmer's central Road to allow for left turn movements to be legally made at the driveway. Project shall slurry class III seal or micro pave Farmers Central Road between Pioneer Avenue and Brubaker Street. Final design shall be subject to the approval of the City Engineer, and should the design be unable to meet acceptable safety standards the City Engineer may choose to limit left turn movements at the driveway.

Brubaker Street & Armus Place

7. Applicant shall install Landscaping to City Standards.

Driveways

8. Driveways shall be commercial in type ADA compliant and installed per City Standards.

Utility Connections

9. The applicant shall install new (water, sewer, and storm drain) utility connections, which shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes, backflow prevention, cleanouts and/or laterals in a location approved by the City Engineer.

Landscape Irrigation

10. Connections shall be provided for all fronting landscaping unless City Engineer determines that Pioneer Avenue shall be irrigated and powered separately.

Site Design and Frontage Improvements

11. Trash enclosures shall be covered.

Easement Dedications and Right of Way

12. No additional dedications are needed.

General Conditions

13. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Engineering Division with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement if the estimated cost of the public improvements is greater than $50,000. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
14. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
15. The project shall have a separate metered water service that is solely for the landscape irrigation system.

General Information and Applicable Ordinances

16. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
17. This project is subject to the City's Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures
18. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance

FIRE

1. The Project site shall comply with the City of Woodland Weed Abatement ordinance. The Project, Parcel map along with any lots shall be maintained throughout the year so that all weeds and dry grasses shall be maintained to a height not to exceed over 4 inches and all dead shrubs, dead trees or any vegetation growing upon the streets, sidewalks or upon private

property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland Standards.

2. Automatic fire sprinkler systems are required per City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code.
3. Automatic fire sprinkler systems shall be designed and installed in accordance with the current adopted edition of NFPA 13, City of Woodland Municipal Code Chapter 9 and the California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval. 3 Sets of plans shall be submitted.

4. A plan check and inspection fee will be required upon submittal of plans for plan check for automatic fire sprinkler systems. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.

5. The outside audible warning for the fire sprinkler system shall be from an approved horn-strobe device.

6. The fire department connection, post indicator valve and check valve assembly shall be located within 40 feet of a hydrant along an approved route. The fire department connection shall be installed on the street side of the building.

7. A Fire Alarm system may be required per City of Woodland Municipal Code Chapter 9 and the 2010 California Fire Code.

8. Fire Alarm Systems shall be designed and installed in accordance with the currently adopted edition NFPA 72, City of Woodland Municipal Code Chapter 9 and 2010 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval.

9. A plan check and inspection fee will be required upon submittal of plans for plan check of fire alarm systems. Contact the City of Woodland Fire Department Fire Prevention Office for current fees.

10. Provide fire extinguishers in accordance with the 2010 California Fire Code.

11. A Knox Box shall be installed at an approved location for Fire Department access. The application for the Knox Box may be acquired at the Woodland Fire Department Fire Prevention Office. The Knox Box shall be installed on the street side of the Building.

12. Knox Caps are required for the fire department connection. The Knox Caps may be ordered with the Knox Box application form.

13. Two access roads are required for this project

14. Where streets are not required to meet City street standards, access for Fire Department apparatus is required to be a minimum of 20'. No-parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20-foot access lanes.

For the parking of vehicles on a fire apparatus access road, roadway widths shall be increased to accommodate the parking of vehicles as follows:

a. Roadways 20 feet (6096 mm) in width, no parking permitted,

b. Roadways 28 feet (8534 mm) in width, parking permitted on one side only. Parking is permitted on the side of the street absent fire hydrants, and

c. Roadways 36 feet (10 973 mm) in width when parking is not restricted.

Please contact the Woodland Fire Department Fire Prevention Office to determine the location of fire lanes.

15. Access gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 20 feet shall be provided. If gates are to be locked, a Knox system shall be installed. Gate plans shall be submitted for approval to the Fire Department prior to installation

16. The turning radius of a fire apparatus access road shall be a minimum standard turning radius of 40 feet inside and a 60 foot outside diameter. This dimension may be increased when determined by the Fire Code Official. This dimension shall be measured by beginning and ending the turn in the travel lane in the direction of travel. Turn shall be completed without entering opposing traffic lane.

17. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition.

- Given the present plans and information, the required fire flow is approximately __2500__ gallons per minute at 20 psi for a minimum __2__ hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit

18. Water supply and fire hydrants shall be installed and meet City of Woodland Standard Specifications and Details, and be in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

19. Hydrants shall be required on both sides of the street whenever one or more of the following conditions exist:

- Streets having median center dividers that make access to hydrants difficult, cause time delay, and/or create undue hazard.
- When traffic loads would make it difficult to detour traffic.
- Width of street in excess of 88 feet from curb to curb. City of Woodland Municipal Code, Chapter 9

20. Approved numbers or addresses shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property and within internal

access roads and drives. Said numbers shall contrast with their background. All new commercial buildings shall display a lighted street number in a prominent location with numbers not less than 6 inches in height. All new residential dwelling shall display a lighted street number in a prominent location with the numbers not less than 4 inches in height. A Directory shall be provided.

21. Fire safety during construction, alteration, or demolition shall be in accordance with CFC Article 87, for Fire Department access, water supply, and fire protection.

POLICE

1. Natural Access Control
    - Define entrances to the site and each parking lot with landscaping, architectural design, or symbolic gateways.
    - Discourage loitering by non-residents; enforce occupancy provisions of leases.
    - Use devices which automatically lock upon closing on common building entrances. Centrally locate elevators and stairwells where many users can watch them.

2. Natural Surveillance
    - Design buildings so that exterior doors are visible from the street or by neighbors.
    - Use good lighting at all doors that open to the outside.
    - Assign parking spaces to residents. Locate the spaces next to the resident's unit, but not marked with their unit number. This makes unauthorized parking easier to identify and less likely to happen.
    - Make parking areas visible from windows and doors.
    - Adequately illuminate parking areas and pedestrian walkways.
    - Position recreation areas (pools, tennis courts, club houses) to be visible from many of the units' windows and doors.
    - Screen or conceal dumpsters, but avoid creating blind spots and hiding places.
    - Build elevators and stairwells in locations that are clearly visible from windows and doors.
    - Allow shrubbery to be no more than three feet high for clear visibility in vulnerable areas. Site buildings so that the windows and doors of one unit are visible from another (although not directly opposite).
    - Construct elevators and stairwells to be open and well lighted; not enclosed behind solid walls.
    - Place playgrounds where they are clearly visible from units, but not next to parking lots or streets.

3. Territorial Reinforcement
    - Define property lines with landscaping or decorative fencing. Use low shrubbery and fences to allow visibility from the street.
    - Accentuate building entrances with architectural elements, lighting and/or landscaping.
    - Clearly identify all buildings and residential units using street numbers that are a minimum of six inches tall, and well lighted at night.
    - Where possible, locate individually locking mailboxes next to the appropriate units.
4. Maintenance
    - Maintain all common areas to very high standards, including entrances, greenway and recreational areas, and right-of-ways.
    - Prune trees and shrubs back from windows, doors, and walkways.
    - Use and maintain exterior lighting.
    - Strictly enforce rules regarding junk vehicles and inappropriate outdoor storage. Disregard of these rules will make a site appear uncared for and less secure. Which also invites more problems
5. Open Spaces
    - By employing CPTED principals in the design and maintenance of public spaces, the community can continue to enjoy and support its green space. It is recommended that the park avoid tall hedges where people can hide or berms which obstruct view from the street. Fencing shall be at 6 feet in height.
6. Natural Access Control
    - Walkways should be direct, follow natural pathways and avoid blind corners
    - Illuminate walkways and access points to open spaces.
7. Natural Surveillance
    - Carefully select the types and location of planting to maintain visibility and surveillance and minimize opportunities for intruders to hide.
    - Use low ground covers and shrubs less than three feet in height and prune trees limbs to a height of 10 feet.
    - Allow users to view entrances, exits, pathways and the immediately surrounding areas.
    - Ensure lighting does not produce shadows close to pathways and entries or exits.
8. Territorial Reinforcement
    - Provide signage that is clearly visible, easy to read and simple to understand.

9. Maintenance
    - Reduce the need for maintenance by encouraging pride and a sense of ownership within the community.

BUILDING

1. This project must meet all criteria and mandates for these City adopted codes:
    - 2010 California Building Code (CBC)
    - 2010 California Residential Code (CRC)
    - 2010 California Plumbing Code (CPC)
    - 2010 California Mechanical Code (CMC)
    - 2010 California Electrical Code (CEC)
    - 2010 California Energy Standards (CES)
    - The Code of the City of Woodland (WCC)
    - Seismic Design Category (SDC) is D
    - Basic Wind Speed is 85 mph
    - Energy Climate Zone is 12

2. Entire facility shall comply with the California Building Code for Accessibility. When conflicts exist between the ADA and the California Building Code the standard that provides the greatest degree of accessibility shall comply.

3. Accessibility Compliance: Any unauthorized deviations from such regulations or building standards shall be rectified by full compliance within 90 days after discovery of the deviation.

4. An electronic copy of the plans in TIF format shall be required to be submitted to the City of Woodland Building Division.

5. Please be sure to completely remove any and all occurrences of the term "Handicapped" (including any abbreviations of the term such as "HC", "H/C", "H-Cap", etc.) from all plan sheets and associated construction documents. This requirement is based on the California Division of State Architect (DSA) determination that the term is considered offensive to many people and their subsequent removal of the term from all documents (typically the term "Accessible", "Disabled Access" and abbreviations such as "ACC" and "D.A.", etc. are used in lieu of "Handicapped" and its derivatives). This is the policy of the City of Woodland.

MITIGATION MEASURES:

1. If cultural resources are encountered during construction, workers shall not alter the materials or their context until a cultural resource consultant has evaluated the site. Project personnel shall not collect cultural resources. Pre-historic resources include chert or obsidian flakes,

projectile points, mortars, pestles, dark friable soils containing shell and bone dietary debris, heat affected rock, or human burials. Historic resources include stone or adobe foundations or walls, structures and remains with square nails, and refuse deposits often in old wells or privies. If human burial remains are uncovered anywhere on the project site, the Yolo County Coroner, and a professional archaeologist shall immediately be called to the site to assess the find, and the Native American Heritage Commission shall be notified in order to locate a descendent if the coroner determines the remains to be of Native American Heritage.

2. The water distribution system installed for the proposed project shall meet the requirements of the City of Woodland fire hydrants and mains installed to meet current fire protection standards and the most current City design standards.
3. Prior to the issuance of Building Permits, the construction contractor shall set up bins or other means of containment to hold separated scraps of recyclable material (i.e. cardboard, lumber, etc.). The contractor shall identify processors in the area that are interested in the materials. The paper, cardboard, and metal packaging that the building materials and major appliances come in shall also be separated and stored for future recycling. The contactor shall work with the City of Woodland Recycling Coordinator to establish construction recycling measures to reduce the amount of construction waste disposed of at the landfill.

4. The recommendations of the Geotechnical Engineer and soils report shall be followed in the design and construction of the *Mutual Housing at Spring Lake* Project.

5. The recommendations of the Noise Impact Study shall be followed in the construction of the *Mutual Housing at Spring Lake* Apartment project.

6. Applicant shall comply with Air Quality Management District directives for both off-road and on-road low emissions, heavy duty vehicles, and construction equipment during all grading and construction.

7. Prior to each construction season each landowner or applicant, with a project under construction, shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.

8. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan.

9. Applicant shall comply with all dust suppression requirements during all grading and construction activities.

10. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.

11. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the applicant's civil engineer and approved by the City Engineer. The plan shall include, but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures,

and check dams. The erosion control plan shall also include al necessary permanent erosion measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas and cut and fill slopes is required and shall be indicated according on plans for approval by the City Engineer.

12. Applicant for projects disturbing more than one acre shall obtain a National Pollutant Discharge Elimination System (NPDES) Permit from the Regional Water Quality Control Board prior to commencement of construction.

13. US Post Office mailbox locations shall be shown on the improvement plans subject to approval by the Community Development Department and Postmaster.

ATTACHMENT A

City of Woodland

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

Community Development Department

GENERAL APPLICATION FORM

This application form is required as part of any request to process the planning actions listed below. In addition, the City of Woodland Zoning Code requires specific material to be submitted in conjunction with this form.

Other required items are indicated on the accompanying instruction packets and development brochures. It is the applicant's responsibility to insure that application packages are complete and accurate.

NOTE: AN INCOMPLETE APPLICATION CANNOT BE SCHEDULED FOR PUBLIC HEARING

1 Application Requested

Project No. PNG11-00013

Amount Paid: $ 10,000

Amount Due: $

- ☐ General Plan Amendment
- ☐ Rezone
- ☐ Tentative Subdivision Map
- ☐ Tentative Parcel Map
- ☐ Vesting Tentative Map
- ☐ Lot Line Adjustment
- ☐ Variance
- ☐ Use Permit (CUP)
- ☐ Planned Development Permit
- ■ Site Plan Review
- ■ Design Review
- ☐ Zoning Administrator Permit (ZAP)
- ☐ Other

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

2 Project Description

Site address or location: southeast corner of Farmer's Central Rd. and Pioneer Ave

Project Name: Mutual Housing at Spring Lake

Assessor's Parcel Number: 042-533-01

Total Acres: 5

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

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

Does this request include signage? ☐ Yes ■ No

3 Justification for Request

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

4 Owner/Applicant

OWNER:	APPLICANT:
Spring Lake Housing Associates, LP	Spring Lake Housing Associates, LP
ADDRESS: 8001 Fruitridge Rd. Suite A	ADDRESS: 8001 Fruitridge Rd. Suite A
CITY STATE ZIP CODE Sacramento, CA 95820	CITY STATE ZIP CODE Sacramento, CA 95820
PHONE: 916-453-8400	PHONE: 916-453-8400
E-MAIL ADDRESS rachel@mutualhousing.com	E-MAIL ADDRESS rachel@mutualhousing.com; wendy@mutualhousing.com

$10,000 Advanced Funding Agreement

5 General Plan Amendment

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

6 Rezoning Request

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

7 Residential Development

How many residential units are being requested? ? 101

Single Family		Half-plex	
Duplex		Apartments	93 (flats)
Condominiums		Other	
Townhomes	8	**Total Units**	101

How many lots will be created by this project? 1

Do you intend to market the units for sale? Yes ____ No x

Do you intend to market the units for rent? Yes x No ____

8 Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:	Indicate the gross and leasable square footage for each type of development:

9 Authority to File Application

Check one: √

- ■ Ownership
- ☐ Power of Attorney*
- ☐ Contract to Purchase*
- ☐ Other

(specify) _____

*Attach Evidence of Authority

RECEIVED
MAY 24 2011
Place Date Received Stamp Here
City of Woodland

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: Spring Lake Housing Associates, LP

Date: May 23, 2011

Legal Owner: Spring Lake Housing Associates, LP

Date: May 23, 2011

Legal Owner: _____

Date: 5-23-11

DEPARTMENT USE ONLY

G.P. Designation: _____ Zoning Designation: _____

Applicable Zoning Code Sections: _____

Hearing Body: _____

Environmental Determination: _____

Request: _____

Logged by: _____ Date: _____

Planner: _____ Date: _____

Justification for Site Plan Review and Design Review
Mutual Housing at Spring Lake

Statement of Intent: Mutual Housing at Spring Lake is a proposed 101 unit multi-family development to be located at the corner of Farmer's Central Road and Pioneer Avenue on parcel 042-533-01. The site plan has been developed in order to compliment the existing single family homes surrounding the site. The three story buildings have been placed on Farmer's Central Rd., in order to allow two story buildings to be located on Armus and Brubaker streets, in order to more closely reflect the scale of these homes. The site layout also maximizes southern roof exposure, and t minimizes shading conflicts, as Mutual Housing at Spring Lake is being developed as a 'zero net energy' community. The design of the buildings has also been developed to compliment the existing neighborhood, and to reflect the design intentions of the Spring Lake Specific Plan Design Guidelines. The materials include stucco, hardi-plank siding, and brick. The majority of the single family homes immediately surrounding the site feature stucco as the main exterior finish, thus this element matches well with existing design. Siding and brick provide visual variety, and craftsman-style accents reflect a neo-traditional design. First floor homes have patios that extend beyond the front doors, and all upper floor homes have patios with decorative elements to provide visual variety. The buildings have been massed to provide a varied elevation visible from the street. The parking has been placed at the interior of the site, as envisioned in the Design Guidelines. The site has also been designed with ample outdoor space and a variety of recreational areas. Covered parking and bike parking are included as specified in the Specific Plan.

Affordability: Mutual Housing at Spring Lake will meet the Spring Lake Specific Plan affordable housing requirements by designating a minimum of 26 units (25% of the total units) to be affordable to very-low income households, or those earning 50% of the area median income or below.

Developer: Developer: Sacramento/Yolo Mutual Housing Association is the developer and non-profit sponsor for Mutual Housing at Spring Lake. Spring Lake Housing Associates, LP is the ownership entity for the property. The LP is managed by Yolo Mutual Housing Association, a fully-controlled affiliate of Sacramento/Yolo Mutual Housing Association.

Green Design: Mutual Housing at Spring Lake is being developed as a 'zero net energy' community, or one that is designed to produce as much energy as it uses. The development will accomplish this through and a solar PV system designed to meet the entire energy demand of the residential and common areas, as well as a solar thermal system to provide hot water heating for the entire property. The current anticipated size of the PV system is 250 kW. This development will make a significant advancement toward the City of Woodland's goal to achieve the goal that 5% of all power in the Spring Lake Area will come from solar energy. Sacramento/Yolo Mutual Housing Association is also committed to certifying this development through the LEED program, with a minimum anticipated level of LEED Gold. In addition to the solar features, other green design and conservation features include improved insulation, high-performance windows, reduced air infiltration, efficient heating and cooling equipment, and Energy Star appliances.

Development Amenities: Mutual Housing at Spring Lake will provide a variety of amenities for residents, as well as features that benefit the community at large. The property has been designed to provide numerous outdoor recreation areas, to encourage interaction among neighbors and distribute activity throughout the site. Lawn areas, children's play areas, and community garden areas have been distributed throughout the site. The primary amenities are located at the center of

the site and easily accessible from Farmer's Central Road. These key amenities include a community building of over 4,000 square feet, which will include the manager's office, a computer room, offices for Mutual Housing staff, and a large room for resident activities and meetings, and a covered outdoor patio. We anticipate that computer classes, after school programs, and financial education classes will be offered, in addition to other activities. The community building will be available for use by other non-profit or educational institutions in the community, and Mutual Housing's financial education classes, the first step towards homeownership, will be open to all members of the Woodland community. Located adjacent to the community building are three other key amenities - a tot lot, a barbeque/picnic area, and a Kompan Free Game Court which will provide recreational opportunities for a variety of age groups. The site plan also includes 172 parking spaces, as well as bike parking.

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ARCHITECTS PC

7/12/11

MUTUAL HOUSING AT SPRING LAKE

Exterior Color/Material Finish Selection:

- All areas unless otherwise noted:
  Roof:
  Brick: Mutual Materials Company: Irontone, Smooth
  Paint: Sherwin Williams as noted:
  Trim/Columns/Accent: SW#6119, "Antique White"
  Paint Finishes: Stucco: Flat
  Horizontal Siding/Railings: Satin
  Doors, Trim, Shutters, Accent: Semi-Gloss

- Community Center:
  Paint:
  Stucco: #SW6122, "Camelback"
  Horizontal Siding: #SW6109, "Hopsack"
  Doors/Shutters/Awnings: #SW2836 "Quartersawn Oak"

- Unit Buildings:
  Paint:
  Base Stucco: #SW6109, "Hopsack"
  Patio & Entrance Stucco: #SW7532, "Urban Putty"
  Horizontal Siding:
  1) Gold: #SW6130, "Mannered Gold"
  2) Green A: #SW7733, "Bamboo Shoot"
  3) Green B: #SW6186, "Dried Thyme"
  4) Blue: #SW7603, "Poolhouse"

  Doors, Shutters, Awnings:
  1) #SW7750 "Olympic Range
  2) #SW2836 "Quartersawn Oak"

  Railings: #SW6174 "Andiron"

2203 13th Street, Sacramento, California 95818 tel: 916 447 3436 fax: 916 447 3466 www.kuchman.com

kuchman
ARCHITECTS

Mutual Housing at Spring Lake

July 11, 2011

Narrative

The Mutual Housing at Spring Lake Apartments will briung to life a major intersection of the Spring Lake neighborhood and will contribute to making the city of Woodland a unique and special place through the incorporation of established as well as visionary urban design principals. Using pedestrian friendly street standards the project has been integrally woven into the fabric of this neighborhood. It is our intent to provide residents with a strong sense of place, a high quality of life and to contribute to the sustainability of the neighborhood.

SITE PLANNING

Dwelling units that face the street have front porches enclosed by low space defining garden walls. Parking, including one covered space per unit, has been located around the center of the project where it is less visible from the neighborhood. Long strings of parking spaces are limited by the clustered nature of the site plan. Driveway connections are limited to Farmers Central and Brubaker Street to reduce the impact on neighboring properties and are away from street corners. Three story buildings are located along Farmers Central where they will have less impact on the neiighborhood of one and two story residences. One and two story buildings face Armus and Brubaker streets to blend with the scale of the existing neighborhood. A community center, and outdoor recreation areas are located at the center of the project where they are most accessible to the residents.

OPEN SPACE

A variety of open spaces are provided. On the north side of the site is a quiet lawn area with benches where older residents might gather. Adjacent the community center is a multi-sport court, tot lot, lawn area and barbecue area. Behind a fence on the south side of the site is another lawn area.

CONTEXT

Future Pioneer Avenue: On the west side of the site there are open fields.

2203 13th Street, Sacramento, California 95818 tel: 916 447 3436 fax: 916 447 3466 www.kuchman.com

Farmers Central Road: On the north side of the site is an open field with Pioneer High School just beyond.

Brubaker Street: On the east side of the site is a single family neighborhood of one and two story homes.

Armus Place: On the south side of the site is a single family neighborhood of one and two story homes on a culdesac.

CHARACTER

The personality of this new project has been informed by the principals of neo-traditional design. Traditional materials and conservative forms have been designed into the buildings in respect of the neo-traditional underpinnings of the surrounding neighborhood.

The roof pitch of the accessory buildings is consistent with the roof pitch of the primary structures.

SCALE, MASSING AND BUILDING CONFIGURATION

The scale of the buildings is consistent with the scale of the single family homes in the surrounding neighborhood.

The massing of the buildings steps up from two story on the south side of the site to three story on the norht side of the site. This arrangement provides better sun access for the photovoltaic systems on the roof and shifts the larger massing away from nearby single-family homes.Roof lines are pitched with a variety of ridge elevations.

There are a variety of buildings including townhomes and flats to better integrate into the surrounding neighborhood of varied home designs.

MATERIALS

The materials choices are varied and interesting. Low brick walls are used to define garden courtyards in front of sidewalk accessed entrances. Horizontal lap siding, board and batten siding and cement plaster walls add to the variety. Large eave overhangs will provide good shading for windows below. Exterior details include large front porches, muntined windows with decorative shutters and craftsman-style eave details. A variety of exciting colors will assist in separating the project into smaller components to better integrate into the surrounding neighborhood.

PEDESTRIAN AND BICYCLE FRIENDLY

kuchman
ARCHITECTS

Separated sidewalks surround the project at the edges of adjacent public streets. Throughout the interior of the project are a series of walkways connecting all the buildings with the central community center. Bicycle parking has been provided throughout the site in locations directly accessible from dwelling units at a ratio exceeding 10% of the car parking spaces. The project shall be fully landscaped. Exterior lighting shall be integrated with the building style, materials and color.

ATTACHMENT B

MUTUAL HOUSING at SPRING LAKE

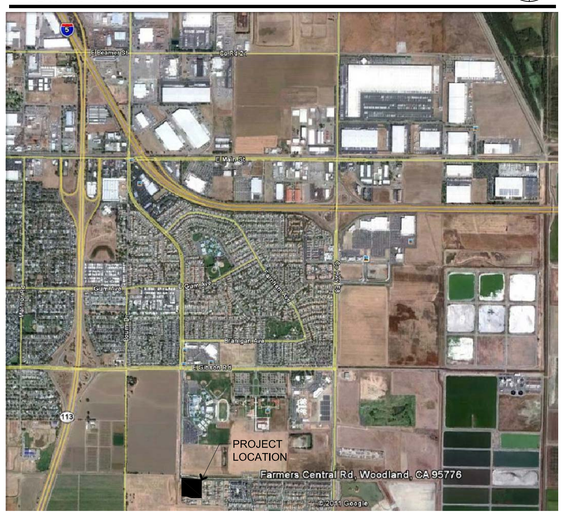
WOODLAND, CALIFORNIA

SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION
Transforming Lives...Building Community



kuchman ARCHITECTS PC

VICINITY MAP



PROJECT SUMMARY

PROJECT SUMMARY

PROJECT	MUTUAL HOUSING AT SPRING LAKE
ADDRESS	CORNER OF FARMERS CENTRAL RD. AND PIONEER AVE
APN	042-533-001
ZONING	SLP (SPRING LAKE SPECIFIC PLAN)
ZONE	AR-25
LOCATION	CITY OF WOODLAND
NET SITE AREA	5.138 ACRES 223, 799 SQ. FT.
DENSITY	20 UNITS / ACRE
CONSTRUCTION TYPE	VA
OCCUPANCY APARTMENTS	R-2
OCCUPANCY COMMUNITY CENTER	A-3
STORIES	ONE, TWO, THREE

PARKING SUMMARY

PARKING PROVIDED			
FULL SIZE		53	SPACES
COMPACT		12	SPACES
HANDICAPPED ACCESSIBLE		5	SPACES
CARPORTS		97	SPACES
CARPORTS - HANDICAPPED ADAPTABLE		5	SPACES
TOTAL PARKING PROVIDED		172	SPACES
PARKING RATIO PROVIDED	PER UNIT	1.70	SPACES
PARKING REQUIRED 1 1/2 SPACES PER UNIT +			
1 SPACE FOR EVERY 5 UNITS FOR GUEST PARKING		172	SPACES
BICYCLE PARKING PROVIDED		144	SPACES

PROJECT BUILDING SUMMARY

	UNIT TYPES A 1BD/1BA	B 2BD/2BA	C 3BD/2BA	D 4BD/2BA	E 3BD/2BA	F 4BD/2BA	G 3BD/2BA	TOTAL UNIT PER BLDG.	TOTAL UNIT / BLDG. SQ. FT.	COMMUNITY CENTER & MAINTENANCE	TOTAL SQ. FT. STORAGE & WH CLOSETS	TOTAL SQ. FT. PATIOS	TOTAL SQ. FT. BREEZEWAYS COVERED PORCH	TOTAL BUILDING SQ. FT. (INCLUDING PATIOS, CLOSETS, & BREEZEWAYS)	BUILDING FOOTPRINT (NO PATIOS, BREEZEWAYS, STAIRS)
LIVING SQ. FT.	709	929	1,082	1,287	1,360	1,515	1,390								
STORAGE SQ. FT	19	19	19	19	19	19	15								
WH / CLOSET SQ. FT	19	19	19	19	19	19	14								
PATIO SQ. FT	51	51	51	51	56	56	119								
BUILDING & TYPE															
BUILDING A - TYPE 1	12	6		6	1			25	23,164		950	1,280	2,002	27,396	8,970
BUILDING B - TYPE 2	12	12						24	19,656		912	1,224	1,968	23,760	6,856
BUILDING C - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING D - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING E - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING F - TYPE 3			8					8	8,656		304	408	656	10,024	4,480
BUILDING G - TYPE 3			8					8	8,656		304	408	656	10,024	4,480
BUILDING H - TYPE 4		16						16	14,864		608	816	1,968	18,256	7,736
BUILDING I - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING J - TYPE 6					2		2	4	5,500		134	350	144	6,128	3,018
COMMUNITY CENTER										4,330			1,285	5,615	4330
MAINTENANCE										400				400	400
TOTAL	24	34	16	6	3	8	10	101	103,736	4,730	3,748	5,886	9,255	127,355	52,342
RATIO	24%	34%	16%	6%	3%	8%	10%	100%							

PROJECT DIRECTORY

OWNER & APPLICANT DEVELOPER	SACRAMENTO MUTUAL HOUSING ASSOC. ATTENTION: WENDY CARTER 8001 FRUITRIDGE ROAD SACRAMENTO, CA 95820 PHONE: (916) 453-8400 FAX: (916) 453-8401 EMAIL: wendy@mutualhousing.com
ARCHITECT & LAND PLANNER	KUCHMAN ARCHITECTS ATTENTION: BOB KUCHMAN 2203 13th STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3436 FAX: (916) 447-3466 EMAIL: bob@kuchman.com
MECHANICAL ENGINEER	ALEXANDER SCHEFLO & ASSOCIATES ATTENTION: MITCH SCHEFLO 2926 PACIFIC AVENUE STOCKTON, CA 95204 PHONE:(209) 948-9761 FAX: (209) 948-1258 EMAIL: mitch@aschefloeng.com
ELECTRICAL ENGINEER	UP LIGHT ELECTRICAL ENGINEERING ATTENTION: JIM LEVY & JIM PUGA 3130 TWITCHELL ISLAND ROAD WEST SACRAMENTO, CA 95691 PHONE: (916) 371-3202 FAX: (916) 371-3202 EMAIL: jim.levy@up-lightee.com EMAIL: jim.puga@up-lightee.com
LANDSCAPE ARCHITECT	DEERING DESIGN ATTENTION: PAUL DEERING 26395 CARMELO STREET CARMEL, CA 93923 PHONE: (530) 756-9356 EMAIL: paul@deeringdesign.com
CIVIL ENGINEER	TSD ENGINEERING, INC. ATTENTION: CHRIS SCHULZE 31 NATOMA STREET, SUITE #160 FOLSOM, CA 95630 PHONE: (916) 608-0707 FAX: (916) 608-0701 EMAIL: cschulze@tsdeng.com
ENERGY CONSULTANTS	DUCT TESTERS INC. ATTENTION: DAVE HEGARTY 615 13TH STREET MODESTO, CA 95354 PHONE: (209) 579-5000 FAX: (209) 522-2001 EMAIL: davehegarty@ducttesters.com

SHEET INDEX

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3	COLOR COMMUNITY CENTER ELEVATIONS
4	COLOR ELEVATIONS - BUILDING TYPE 2
5	COLOR ELEVATIONS - BUILDING TYPE 5
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7	SITE PHOTOS
8	PRELIMINARY SITE PLAN
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9A	PARKING LOT SHADE PLAN
10	SITE SURVEY
11	SUSTAINABLE BUILDING MEASURES
12	COMMUNITY CENTER FLOOR PLAN
13	COMMUNITY CENTER ELEVATIONS
14	APARTMENT FLOOR PLANS (FLATS) UNITS A-D
15	APARTMENT FLOOR PLANS (TOWNHOUSE) UNITS E-G
16	BUILDING TYPE 1 ELEVATIONS
17	BUILDING TYPE 2 ELEVATIONS
18	BUILDING TYPE 3 ELEVATIONS
19	BUILDING TYPE 4 ELEVATIONS
20	BUILDING TYPES 5 AND 6 ELEVATIONS
21	BUILDING TYPE 1 FLOOR PLAN
22	BUILDING TYPE 2 FLOOR PLAN
23	BUILDING TYPE 3 FLOOR PLAN
24	BUILDING TYPE 4 FLOOR PLAN
25	BUILDING TYPES 5 AND 6 FLOOR PLANS
26	SITE AMENITIES
27	PLUMBING SITE PLAN
28	PRELIMINARY UTILITY PLAN
29	PRELIMINARY GRADING PLAN

PLANNING REVISION: JULY 11, 2011
1ST SUBMITTAL: MAY 26, 2011



DEERING DESIGN
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

26395 Carmelo Street
Carmel, CA 93923
(530) 756-9356
paul@deeringdesign.com
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Calif. LA #1976
Nevada LA #150

DATES

05/23/11

MUTUAL HOUSING AT SPRING LAKE

FARMERS CENTRAL ROAD & BRUBAKER STREET
WOODLAND, CALIFORNIA

FOR
Kuchman Architects PC

NOT TO SCALE

NORTH

LANDSCAPE CONCEPT PLAN IN COLOR

SHEET NO. L-2 OF 2



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

0 2 4 8

SCALE: 3/16" = 1'-0"

MAY 23, 2011

SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION

Transforming Lives...Building Community

Mutual Housing at Spring Lake

Woodland, California

COLOR COMMUNITY CENTER ELEVATIONS

kuchman ARCHITECTS PC



BUILDING B TYPE 2 EAST ELEVATION



BUILDING B TYPE 2 SOUTH ELEVATION



BUILDING B TYPE 2 WEST ELEVATION



BUILDING B TYPE 2 NORTH ELEVATION

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Mutual Housing at Spring Lake

Woodland, California

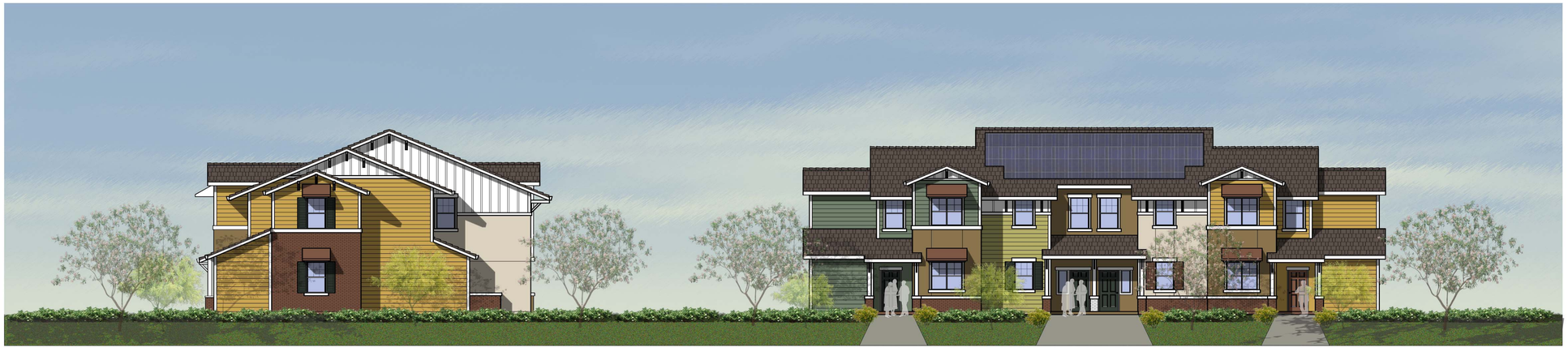
BUILDING TYPE 2 COLOR ELEVATIONS

0 2 4 8 16

SCALE: 1/8" = 1'-0"

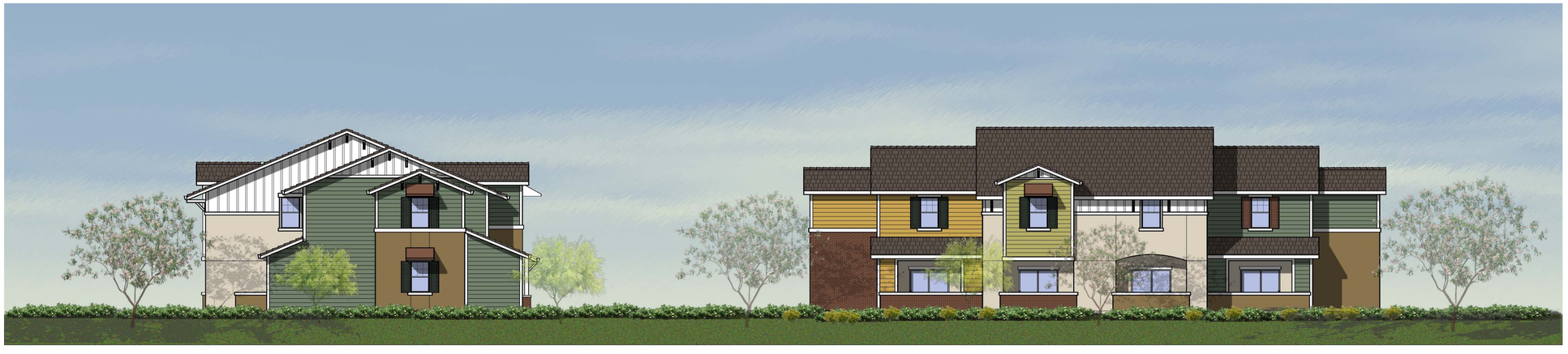
JUNE 11, 2011

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BUILDING TYPE 5 EAST ELEVATION

BUILDING TYPE 5 SOUTH ELEVATION



BUILDING TYPE 5 WEST ELEVATION

BUILDING TYPE 5 NORTH ELEVATION

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Mutual Housing at Spring Lake

Woodland, California

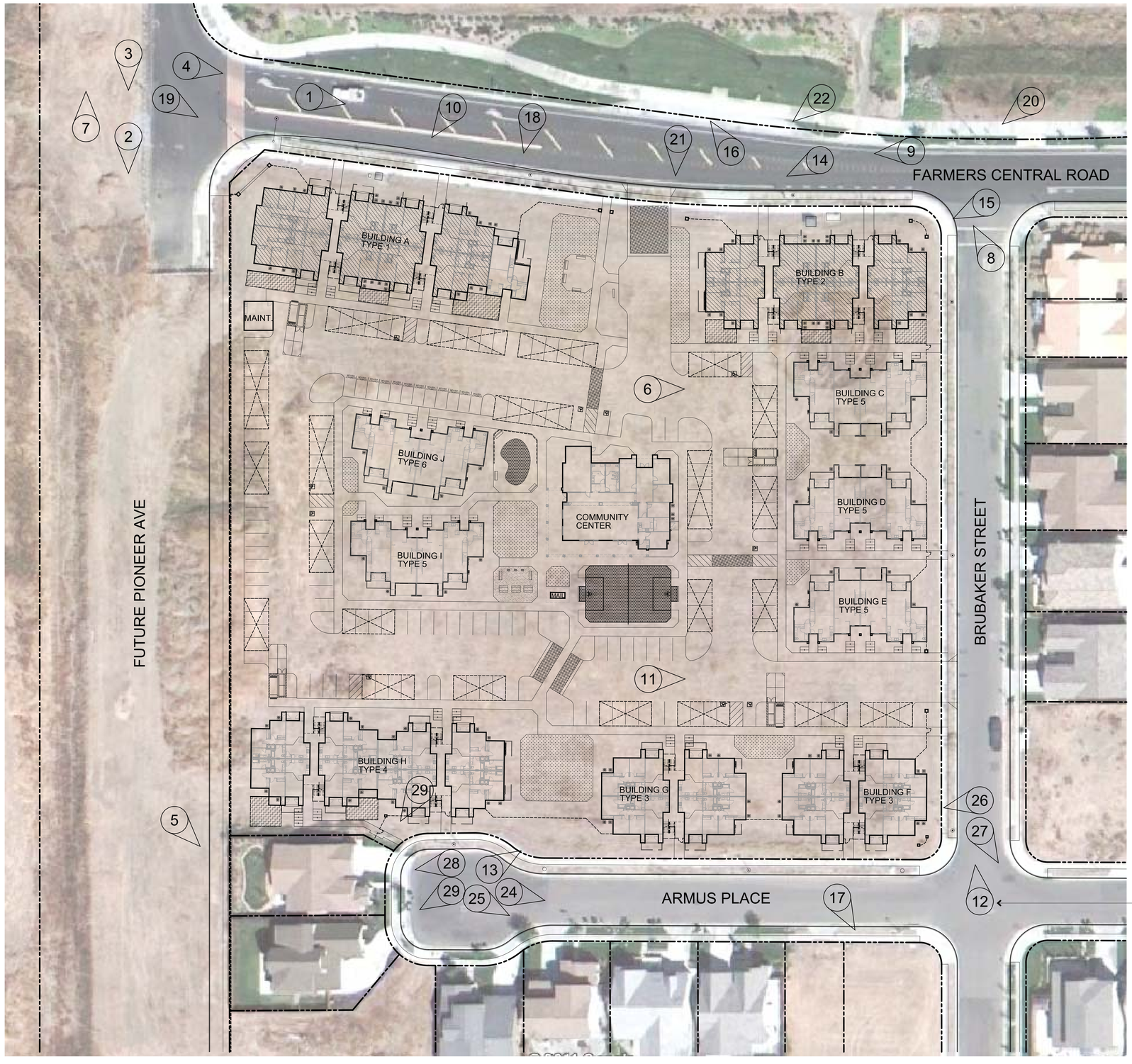
BUILDING TYPE 5 COLOR ELEVATIONS

0 2 4 8 16

SCALE: 1/8" = 1'-0"

JUNE 11, 2011

kuchman ARCHITECTS PC



DESIGNATES SITE PHOTOS
SEE SHEET N0. 7

0 15 30 60

SCALE: 1" = 30'-0"

REVISED JULY 11
MAY 23, 2011

SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION
Transforming Lives...Building Community

Mutual Housing at Spring Lake

Woodland, California

CONTEXTUAL SITE PLAN

kuchman ARCHITECTS PC



1



2



3



4



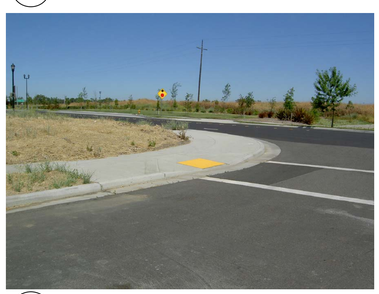
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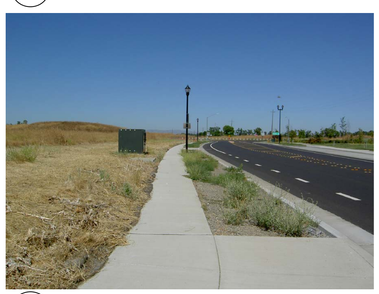
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7



8



9



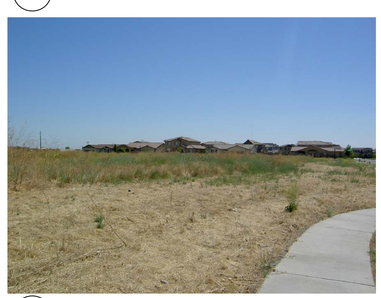
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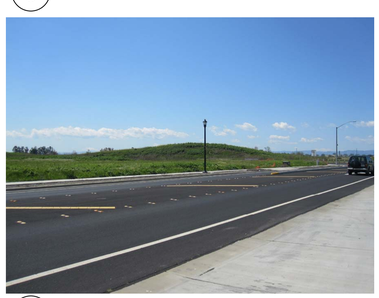
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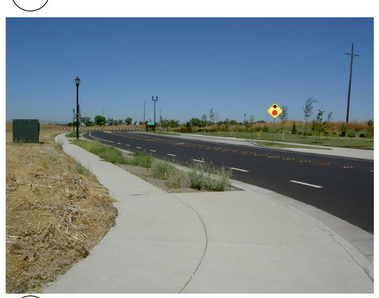
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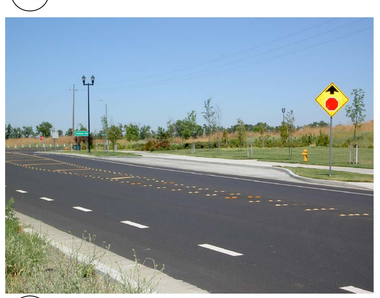
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14



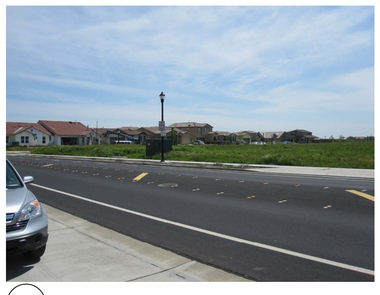
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16



17



18



19



20



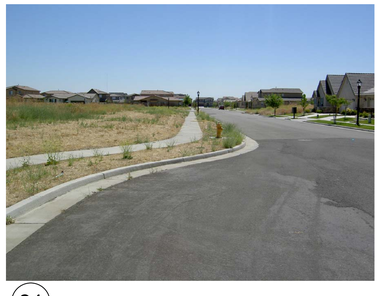
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29

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Mutual Housing at Spring Lake

Woodland, California

SITE PHOTOS

REVISED JULY 11
MAY 23, 2011

kuchman ARCHITECTS PC



SCALE: 1" = 20'-0"

REVISED JULY 11
MAY 23, 2011

SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION
Transforming Lives...Building Community

Mutual Housing at Spring Lake

Woodland, California

PRELIMINARY SITE PLAN

kuchman ARCHITECTS PC

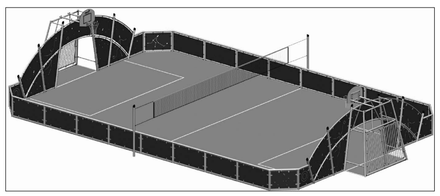
BOTANICAL - COMMON NAME	100%	75%	50%	25%	TOTAL SQ. FT.
35' DIAMETER TREES	**962**	**722**	**481**	**240**	
Platanus ac. 'Bloodgood' - London Plane	0	11	4	0	
Quercus lobata - Valley Oak	0	0	4	1	
Quercus wislizenii - Interior Live Oak	0	6	10	3	
SUM	0	17	18	4	
PRODUCT	0	12274	8658	960	21,892.00
Existing tree shade					0.00
Carport shade					15,606.00
TOTAL SHADE					37,498.00
TOTAL PARKING PAVING					64,100.00
PERCENT SHADED					**58.50%**

PARKING LOT SHADE



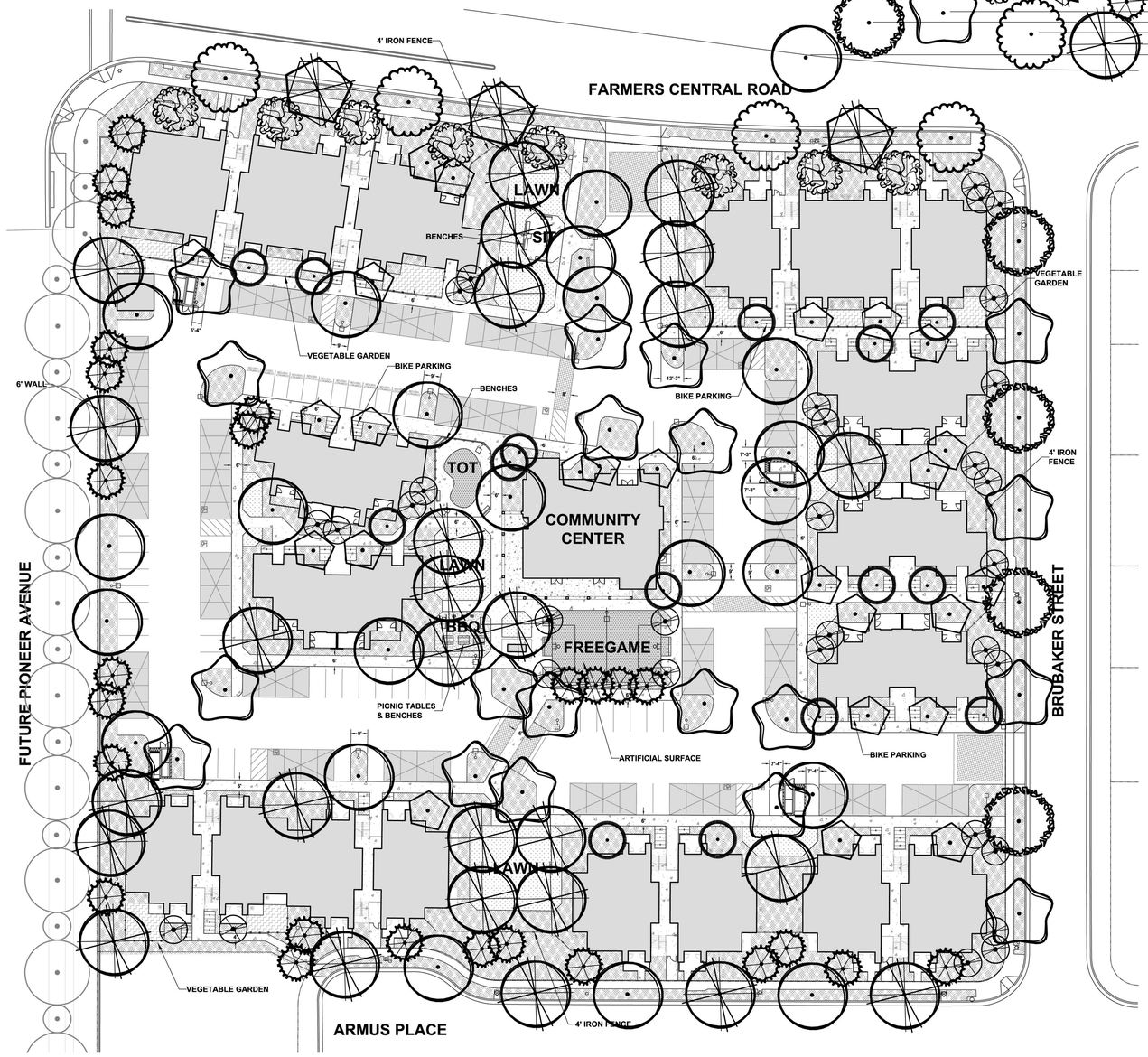
Masonry wall to match other Spring Lake walls. Composed of Basalite split face front (facing street), combed back, precast 'Regal' caps. Brick columns and pilasters of Muddox 'Old Town Red' brick. Place pilasters at corners, angle points and approx. 30' O.C. along wall.

6' MASONRY WALL



KOMPAN FREE GAME

MULTI-SPORT COURT



PLANT MATERIALS

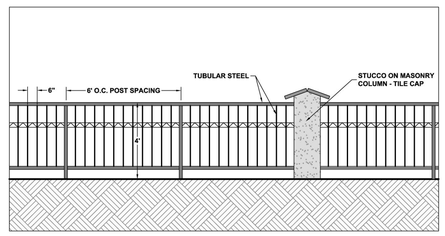
KEY	SIZE	BOTANICAL NAME	COMMON NAME	W*	HW**	RATE
		TREES				
ARB	15 gal	Arbutus 'Marina'	Marina Arbutus	L	20'x10'	MED
CHI	15 gal	Chilopsis linearis	Desert Willow	VL	20'x10'	MED
FRA	15 gal	Fraxinus vel. 'Rio Grande'	Fan Tex Ash	M*	30'x30'	FAST
KOE	15 gal	Koelreuteria paniculata	Golden Rain Tree	M*	25'x20'	MED
LAG	15 gal	Lagerstromea ind. 'Tuscarora'	Crape Myrtle	L	15'x15'	MED
LYO	15 gal	Lyonothamnus floribundus	Catalina Ironwood	L*	25'x10'	MED
PLA	15 gal	Platanus acer. 'Bloodgood'	London Plane	M*	35'x35'	FAST
Q.C.	15 gal	Quercus coccinea	Scarlet Oak	M*	25'x20'	SLOW
Q.I.	15 gal	Quercus ilex	Holly Oak	L	20'x25'	SLOW
Q.L.	15 gal	Quercus lobata	Valley Oak	L	30'x30'	MED
Q.W.	15 gal	Quercus wislizenii	Interior Live Oak	VL	25'x25'	MED

PLANT MATERIALS

KEY	SIZE	BOTANICAL NAME	COMMON NAME	W*	HW**	SPACE	RATE
		SHRUBS, GROUNDCOVERS & PERENNIALS					
AHM	5 gal	Arctostaphyllos d. 'H. McMinn'	Vine Hill Manzanita	L	4' x 5'	4' OC	MED
ACH	1 gal	Achillea 'Heidi'	Pink Hybrid Yarrow	L	1' x 2'	2' OC	MED
AJD	1 gal	Arctostaphyllos d. 'J. Dourley'	Dwarf Manzanita	L	2' x 3'	2.5' OC	SLOW
AEC	1 gal	Arctostaphyllos 'Em. Carpet'	Kinnikinnick	L	6" x 3'	2' OC	SLOW
BAC	1 gal	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	L	2' x 4'	3' OC	FAST
CAL	5 gal	Calycanthus occidentalis	Western Spice Bush	L	4' x 5'	4' OC	SLOW
CAR	5 gal	Carpenteria californica	Bush Anemone	L	5' x 5'	4' OC	SLOW
CYP	5 gal	Ceanothus g.h. 'Yankee Point'	Carmel Ceanothus	L	4' x 4'	4' OC	MED
CJP	5 gal	Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus	L	6' x 6'	4' OC	MED
E.C.	1 gal	Epilobium canum ssp. Canum	California Fuschia	L	1' x 2'	2' OC	MED
E.G.	1 gal	Erigeron glaucus	Beach Aster	L	1' x 2'	2' OC	MED
E.K.	1 gal	Erigeron karvinskianus	Santa Barbara Daisy	L	1' x 2'	2' OC	FAST
ESC	1 gal	Escholtzia californica	California Poppy	VL	1' X 2'	2' OC	FAST
HET	5 gal	Heteromeles arbutifolia	Toyon	VL	8' x 6'	5' OC	MED
ID	1 gal	Iris douglasiana	Calif. Native Iris	L	1' x 1'	2' OC	MED
MIM	1 gal	Mimulus aurantiacus	Sticky Monkey Flower	L	3' x 2'	2' OC	FAST
MYR	5 gal	Myrtus communis 'Compacta'	True Myrtle	L	4' x 4'	4' OC	MED
ROS	1 gal	Rosmarinus off. 'Prostratus'	Creeping Rosemary	L	1' x 4'	2.5' OC	FAST
SAL	1 gal	Salvia clevlandii 'Pogo Blue'	Grey Musk Sage	L	3' x 4'	4' OC	FAST
		LOW NATIVE GRASSES (for bio-filtration areas)					
BIO	seed	Molate Fescue, Idaho Fescue, Mokelumne Fescue		L	12"		FAST

* Water Use Classifications of Landscape Species – State of California. Note: When WUCOLS has no rating, I am using my own experience with these plants. Trees with medium rating are required City street trees – low water use trees can be substituted if City approval is provided. Shrubs marked L* are classified as medium in WUCOLS but are known to be low if located in areas with afternoon shade.
** Height and width – approximate at 15 years (maturity for shrubs).

The Landscape Plans will comply with the State of CaliforniaWater Efficient landscape Ordinance - AB1881



4' IRON FENCE

NOT TO SCALE

DEERING DESIGN
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE

26395 Carmelo Street
Carmel, CA 93923
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paul@deeringdesign.com
www.deeringdesign.com
Calif. LA #1976
Nevada LA #150

DATES
05/23/11
07/07/11

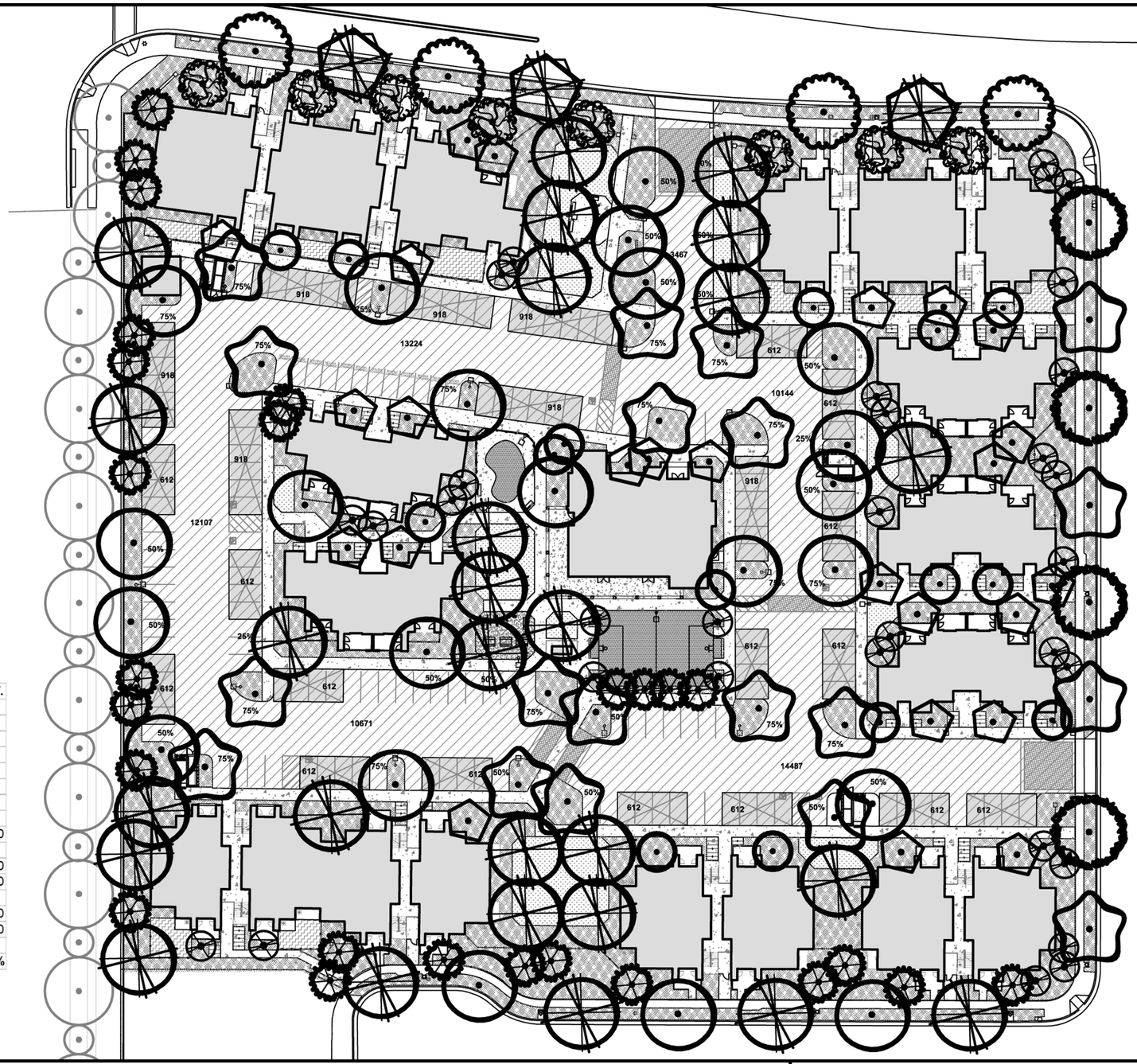
MUTUAL HOUSING AT SPRING LAKE

FARMERS CENTRAL ROAD & BRUBAKERSTREET
WOODLAND, CALIFORNIA

FOR
KUCHMAN ARCHITECTS PC

SCALE: 1"=30'
15 30 45 60 75
NORTH

LANDSCAPE CONCEPT PLAN
SHEET NO. L-1 OF 2



BOTANICAL - COMMON NAME	100%	75%	50%	25%	TOTAL SQ. FT.
35' DIAMETER TREES	**962**	**722**	**481**	**240**	
Platanus ac. 'Bloodgood' - London Plane	0	11	4	0	
Quercus lobata - Valley Oak	0	0	4	1	
Quercus wislizenii - Interior Live Oak	0	6	10	3	
SUM	0	17	18	4	
PRODUCT	0	12274	8658	960	21,892.00
Existing tree shade					0.00
Carport shade					15,606.00
TOTAL SHADE					37,498.00
TOTAL PARKING PAVING					64,100.00
PERCENT SHADED					**58.50%**

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SITE PLANNING, URBAN DESIGN
& LANDSCAPE ARCHITECTURE

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(530) 756-9356

California L.A. #1976
Nevada L.A. #155

MUTUAL HOUSING AT SPRING LAKE

for Kuchman Architects PC

PARKING LOT SHADE

NOT TO SCALE
DATE: 07/07/11

NO. 1

OF 1

9A

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THAT CERTAIN MAP ENTITLED, "HEIDRICK RANCH, PHASE 1" FILED IN BOOK 2006 OF MAPS, PAGE 124, YOLO COUNTY RECORDS AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT A, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SUBDIVISION NO. 4670, HEIDRICK RANCH, PHASE 1", FILED ON JUNE 19, 2006, IN BOOK 2006, PAGES 124-127 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

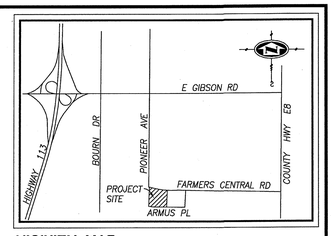
EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR PRODUCED AND SAVED, AS CONVEYED IN THE GRANT DEEDS RECORDED SEPTEMBER 22, 1981, IN BOOK 1492, AT PAGE 174 AND 182, YOLO COUNTY RECORDS.

ASSESSOR'S PARCEL NUMBER: 042-533-001

GRAPHIC SCALE

30 15 0 30 60

1 in = 30 ft



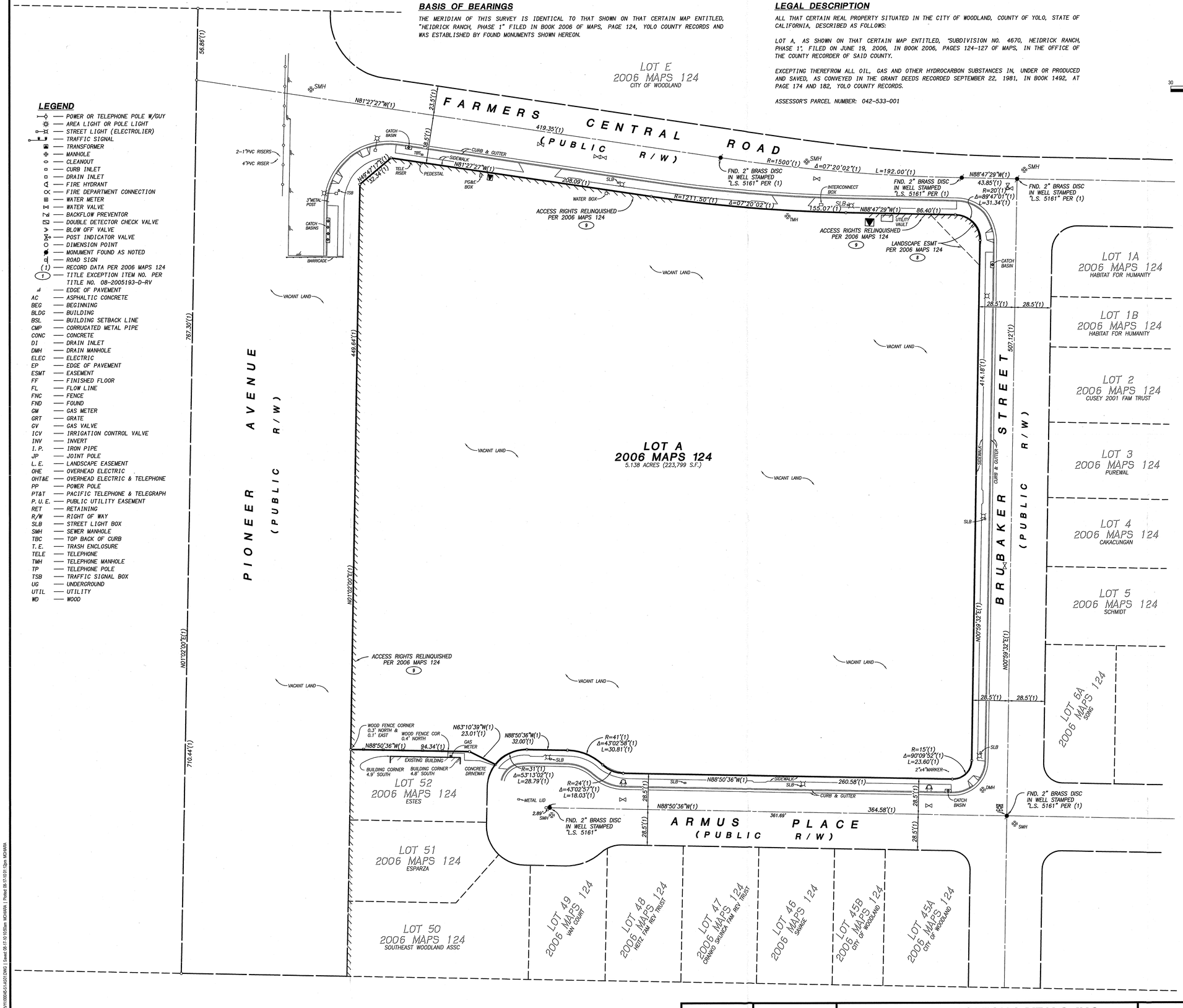
VICINITY MAP

N.T.S.

LEGEND

- POWER OR TELEPHONE POLE W/GUY
- AREA LIGHT OR POLE LIGHT
- STREET LIGHT (ELECTROLIER)
- TRAFFIC SIGNAL
- TRANSFORMER
- MANHOLE
- CLEANOUT
- CURB INLET
- DRAIN INLET
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER METER
- WATER VALVE
- BACKFLOW PREVENTOR
- DOUBLE DETECTOR CHECK VALVE
- BLOW OFF VALVE
- POST INDICATOR VALVE
- DIMENSION POINT
- MONUMENT FOUND AS NOTED
- ROAD SIGN
- (1) — RECORD DATA PER 2006 MAPS 124
- (1) — TITLE EXCEPTION ITEM NO. PER TITLE NO. 08-2005193-D-RV
- EDGE OF PAVEMENT

AC — ASPHALTIC CONCRETE
BEG — BEGINNING
BLDG — BUILDING
BSL — BUILDING SETBACK LINE
CMP — CORRUGATED METAL PIPE
CONC — CONCRETE
DI — DRAIN INLET
DMH — DRAIN MANHOLE
ELEC — ELECTRIC
EP — EDGE OF PAVEMENT
ESMT — EASEMENT
FF — FINISHED FLOOR
FL — FLOW LINE
FNC — FENCE
FND — FOUND
GM — GAS METER
GRT — GRATE
GV — GAS VALVE
ICV — IRRIGATION CONTROL VALVE
INV — INVERT
I.P. — IRON PIPE
JP — JOINT POLE
L.E. — LANDSCAPE EASEMENT
OHE — OVERHEAD ELECTRIC
OHT&E — OVERHEAD ELECTRIC & TELEPHONE
PP — POWER POLE
PT&T — PACIFIC TELEPHONE & TELEGRAPH
P.U.E. — PUBLIC UTILITY EASEMENT
RET — RETAINING
R/W — RIGHT OF WAY
SLB — STREET LIGHT BOX
SMH — SEWER MANHOLE
TBC — TOP BACK OF CURB
T.E. — TRASH ENCLOSURE
TELE — TELEPHONE
TMH — TELEPHONE MANHOLE
TP — TELEPHONE POLE
TSB — TRAFFIC SIGNAL BOX
UG — UNDERGROUND
UTIL — UTILITY
WD — WOOD



NOTES

1. A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY OF CALIFORNIA, TITLE NO. 08-2005193-D-RV, DATED JULY 23, 2010 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
2. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06113C0465G DATED JUNE 18, 2010 SHOWS THIS PROPERTY IN ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
3. ZONING FOR THIS PROPERTY IS SLSP (SPRING LAKE SPECIFIC PLAN). SAID SPECIFIC PLAN DESIGNATES THE SUBJECT PROPERTY TO BE IN AN R-25 ZONE. (RESIDENTIAL, 25 UNITS/ACRE). BUILDING SETBACK AND HEIGHT RESTRICTIONS PURSUANT TO SAID SLSP, ARE THE FOLLOWING:

FRONT SETBACK MINIMUM FROM HOUSE/GARAGE:	10/20 FEET
FRONT SETBACK MAXIMUM FROM HOUSE:	10 FEET
SIDE SETBACK INTERIOR/STREET:	3.5/10 FEET
REAR YARD:	10 FEET
FRONT SETBACK FROM PORCH:	6 FEET
MAXIMUM HEIGHT:	35 FEET

4. THIS PROPERTY CONTAINS 5.138 ACRES (223,799 S.F.).
5. THIS PROPERTY IS UNDEVELOPED AND CONTAINS NO STRIPED PARKING SPACES.
6. THIS PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN DOCUMENT ENTITLED, "NOTICE OF SPECIAL TAX LIEN" RECORDED AS INSTRUMENT NO. 2004-0030198. REFERENCE IS MADE HEREIN FOR A FULL UNDERSTANDING THEREOF. (4)
7. THIS PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN DOCUMENT ENTITLED, "NOTICE OF SPECIAL TAX LIEN" RECORDED AS INSTRUMENT NO. 2005-0014518. REFERENCE IS MADE HEREIN FOR A FULL UNDERSTANDING THEREOF. (5)
8. THIS PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN DOCUMENT ENTITLED, "MEMORANDUM OF AGREEMENT" RECORDED AS INSTRUMENT NO. 2004-0026895. REFERENCE IS MADE HEREIN FOR A FULL UNDERSTANDING THEREOF. (6)
10. THIS PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN DOCUMENT ENTITLED, "MITIGATION CREDIT AGREEMENT REGARDING MERRITT RANCH" RECORDED AS INSTRUMENT NO. 2006-0004651, AND FURTHER MODIFIED BY, "CERTIFICATE OF MITIGATION CREDITS FOR YOLO COUNTY HABITAT/NATURAL COMMUNITY CONSERVATION PLAN JOINT POWERS AUTHORITY ("JPA")" RECORDED AS INSTRUMENT NO. 2006-0028260. REFERENCE IS MADE HEREIN FOR A FULL UNDERSTANDING THEREOF. (7)
14. THIS PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS OF THAT CERTAIN DOCUMENT ENTITLED, "SUBDIVISION IMPROVEMENT AGREEMENT FOR COMPLETION OF PUBLIC IMPROVEMENTS SUBDIVISION NO. 4670, HEIDRICK RANCH PHASE 1 BETWEEN THE CITY OF WOODLAND A CALIFORNIA MUNICIPAL CORPORATION AND E&L COMPANY A CALIFORNIA GENERAL PARTNERSHIP" RECORDED AS INSTRUMENT NO. 2007-0027378. REFERENCE IS MADE HEREIN FOR A FULL UNDERSTANDING THEREOF. (10)
15. THE SURVEYOR OBSERVED NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS DURING THE PREPARATION OF THIS SURVEY.
16. THE SURVEYOR OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS DURING THE PREPARATION OF THIS SURVEY.
17. THE SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL DURING THE PREPARATION OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

TO NEIGHBORWORKS CAPITAL CORPORATION, PIONEER INVESTORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SPRING LAKE HOUSING ASSOCIATES, L.P., AND FIDELITY NATIONAL TITLE COMPANY OF CALIFORNIA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6 (BUILDING SETBACK AND HEIGHT RESTRICTIONS ONLY), 8, 10, 11(A), 11(B), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

THIS IS TO FURTHER CERTIFY THAT: (1) EXCEPT AS SHOWN THE PREMISES DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS, AND (2) EXCEPT AS SHOWN, BASED ON OBSERVABLE EVIDENCE AND DOCUMENTATION PROVIDED FOR THIS SURVEY, NO CEMETERY OR BURIAL GROUNDS ARE LOCATED ON THE PREMISES.

CHRISTOPHER J. GORGES P.L.S. 7350

August 17, 2010
DATE

PROFESSIONAL LAND SURVEYOR — CHRISTOPHER JOSEPH GORGES No. 7350 Exp. 12/31/2011 — STATE OF CALIFORNIA

SCALE:		COMPUTED:	MJC
HORIZ. 1" =	30'	DRAWN:	MJC
VERT. 1" =	N/A	CHECKED:	CJG

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617
survey email: staking@mpengr.com • web: www.mpengr.com

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
LOT A
HEIDRICK RANCH, PHASE 1
2006 MAPS 124
CITY OF WOODLAND, CALIFORNIA

DATE: AUGUST 2010
SHEET: 1
OF: 1

JOB NO. 100045

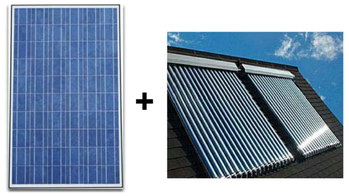
Dwg: K:\2010\010045\020drs\SRVY\010451-ASY1.DWG | Saved: 08-17-10 10:03am MCHARA | Plotted: 08-17-10 01:12pm MCHARA

ZERO NET ENERGY CONSUMPTION / SUSTAINABLE BUILDING MEASURES

MUTUAL HOUSING at SPRING LAKE - USDA COMMITMENTS

ZERO NET ENERGY

- MUTUAL HOUSING AT SPRING LAKE WILL ACHIEVE ZERO NET ENERGY THROUGH THE USE OF SOLAR THERMAL HOT WATER (INCLUDED IN THE DEVELOPMENT BUDGET), AND SOLAR PV, WHICH WILL BE OBTAINED THROUGH A "POWER PURCHASE AGREEMENT".
- PROJECT GOAL IS TO GENERATE 250kW OF SOLAR ELECTRICITY
  - 1kW CAN BE GENERATED BY APPROXIMATELY 85sf OF PV AREA SO PROJECT AIMS TO PROVIDE APPROX. 21,000sf OF SOLAR PANELS



PHOTOVOLTAIC / THERMAL HYBRID TECHNOLOGY FOR COGENERATION OF:

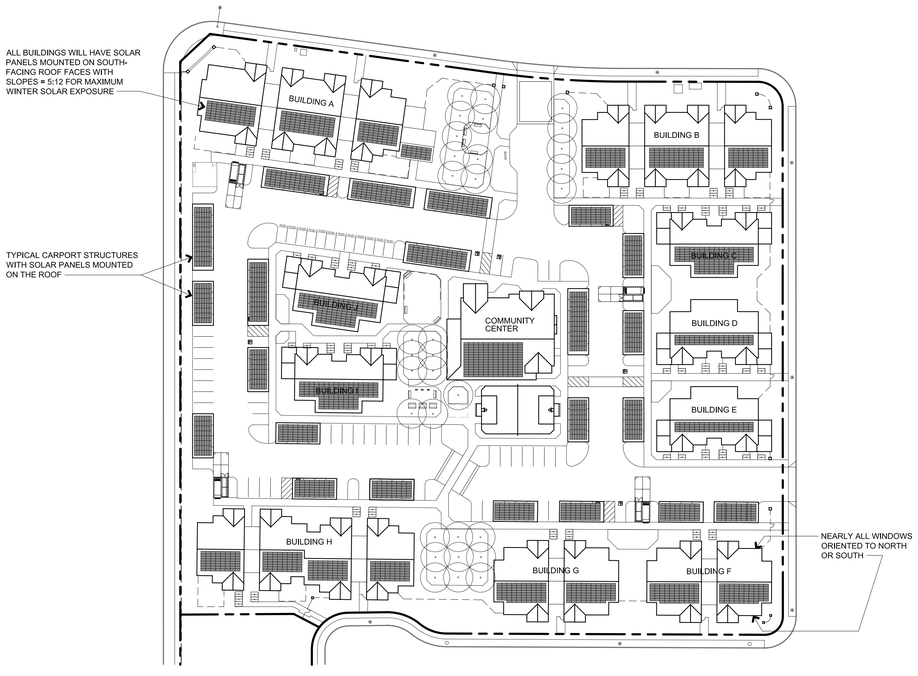
- ELECTRICITY
- HOT WATER

GREEN BUILDING PROGRAMS

- PARTICIPANT IN THE DEPARTMENT OF ENERGY "ENERGY STAR FOR HOMES PROGRAM"
- PARTICIPANT IN THE DEPARTMENT OF ENERGY "BUILDER'S CHALLENGE PROGRAM"
- PARTICIPANT IN THE ENTERPRISE COMMUNITY PARTNERS "GREEN COMMUNITIES PROGRAM"
- PARTICIPANT IN THE PG+E CALIFORNIA MULTIFAMILY ENERGY EFFICIENCY REBATE PROGRAM" (MFEERP)
- PARTICIPANT IN THE "LEED FOR HOMES" PROGRAM

SUSTAINABILITY MEASURES

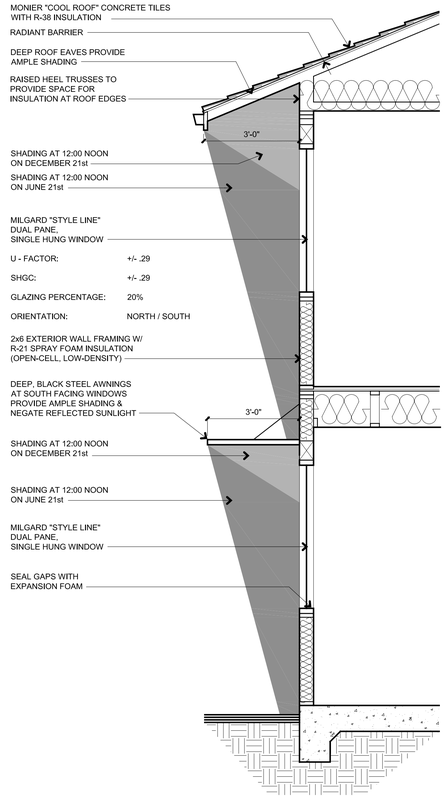
- PROJECT WILL EXCEED CALIFORNIA'S TITLE 24 REQUIREMENTS BY AT LEAST 30 PERCENT
- LIGHTING WILL BE 90-100% FLUORESCENT FIXTURES
- HVAC
  - HEAT PUMP WATER HEATER
  - LOW LEAKAGE DUCTWORK
  - 'HERS' RATER VERIFICATION
- WATER CONSERVATION
  - LIVING UNITS WILL BE PROVIDED WITH INDIVIDUAL METERS
- BUILDING ENVELOPE
  - 2x6 @ 16"o.c. FRAMED WALLS WITH OPEN-CELL URETHANE FOAM INSULATION
  - RAISED HEEL ROOF TRUSSES WITH R-38 BATT INSULATION AT CEILING LEVEL
  - RADIANT BARRIER ON UNDERSIDE OF ROOF SHEATHING & IN ATTIC ON INSIDE FACE OF GABLE ENDS
  - COOL ROOFING TO MINIMIZE HEAT GAIN
  - WINDOWS FACE PRIMARILY SOUTH AND NORTH WHERE SOLAR HEAT GAIN CAN BE CONTROLLED
    - * VINYL FRAMES
    - * U = +/- .29
    - * SHGC = +/- .29
    - * SUN COAT MAX LOW-E GLASS (DUAL PANE)
    - * ARGON GAS BETWEEN WINDOW PANES
    - * THERMAL BREAK GLAZING SPACERS
  - ONE INCH OF INSULATION BOARD OVER EXTERIOR WALLS
  - AIR-RETARDING BUILDING WRAP
  - ALL WINDOWS AND PENETRATIONS TAPED & CAULKED



SITE SOLAR ARRAY PLAN

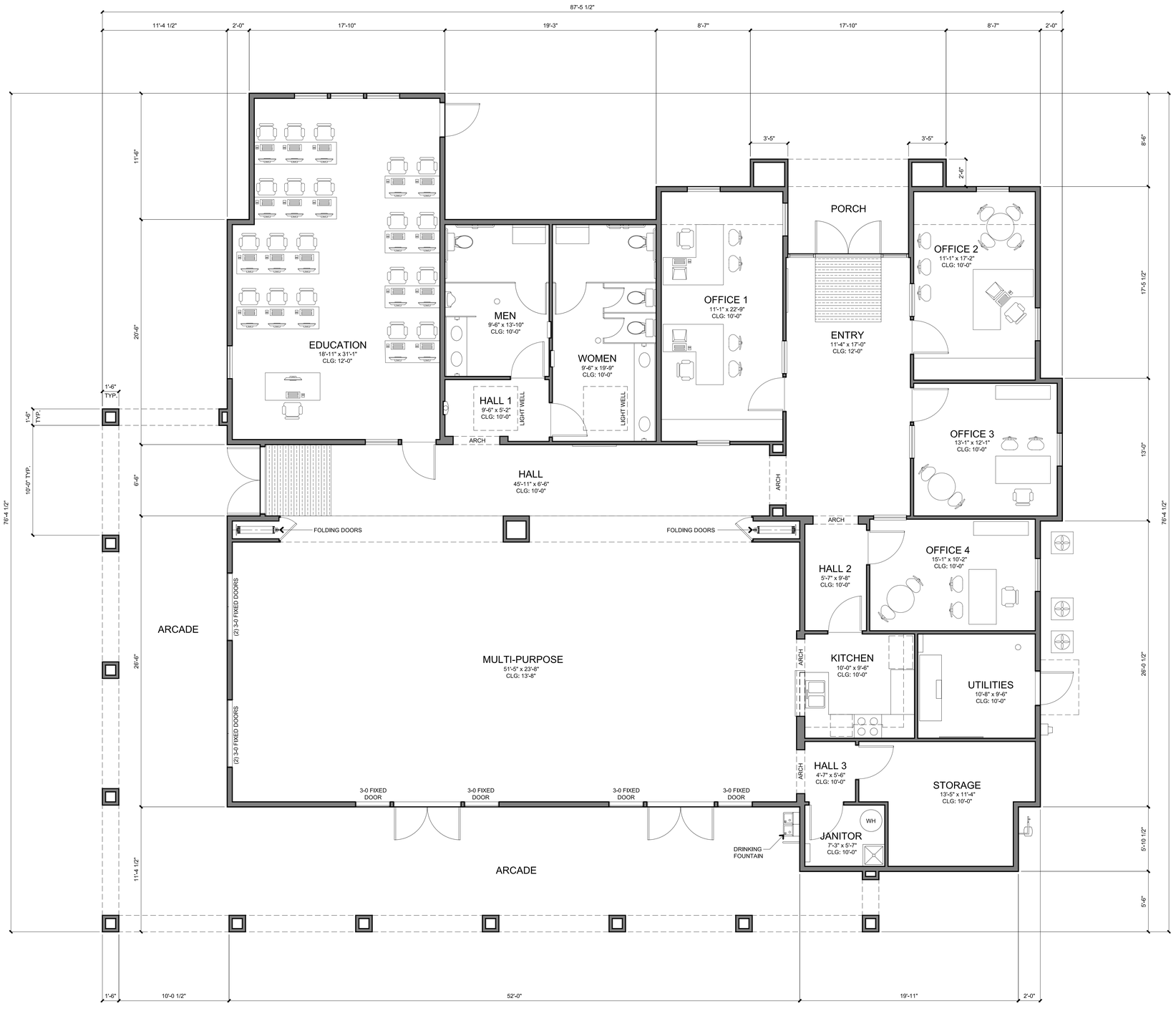
APPROXIMATELY 21,000 SF OF PHOTOVOLTAICS PROVIDED

SCALE 1" = 50'



BUILDING ENVELOPE

SCALE 1/2" = 1'-0"



COMMUNITY CENTER FLOOR PLAN

AREA	4,330	SQ. FT.
PORCH / ARCADE	1,285	SQ. FT.

SCALE 1/4" = 1'-0"

0 1 2 4 8

SCALE: 1/4" = 1'-0"

REVISED JULY 11
MAY 23, 2011

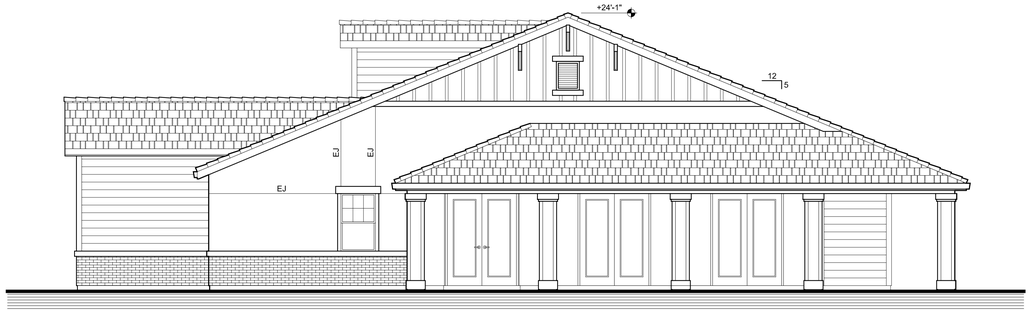
SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION
Transforming Lives...Building Community

Mutual Housing at Spring Lake

Woodland, California

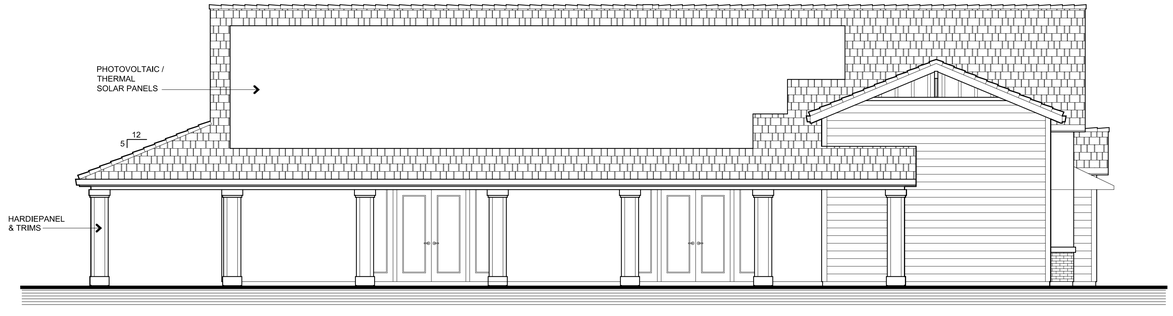
COMMUNITY CENTER FLOOR PLAN

kuchman ARCHITECTS PC



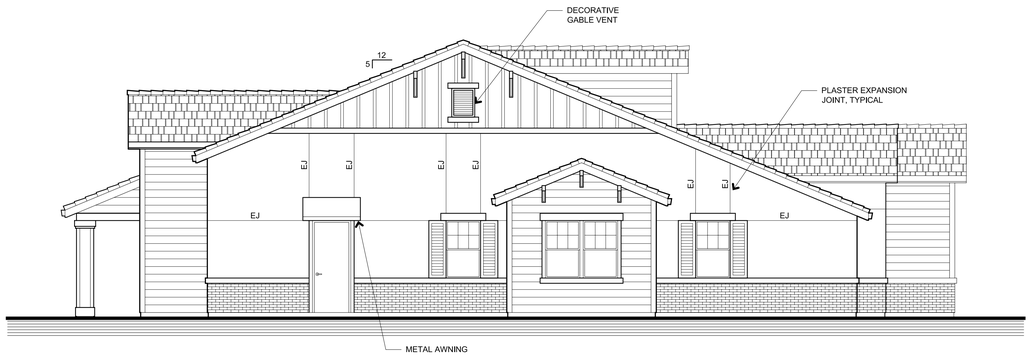
WEST ELEVATION

SCALE 3/16" = 1'-0"



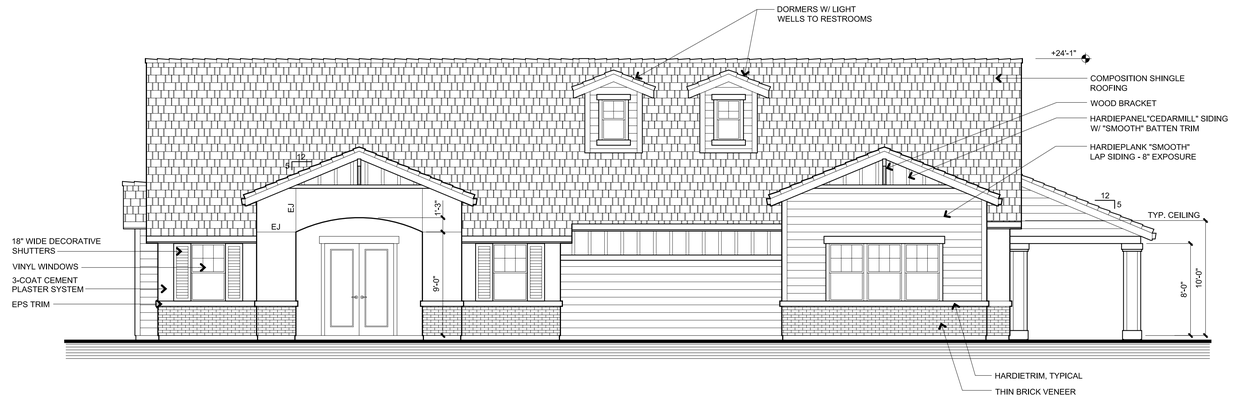
SOUTH ELEVATION

SCALE 3/16" = 1'-0"



EAST ELEVATION

SCALE 3/16" = 1'-0"



NORTH ELEVATION

SCALE 3/16" = 1'-0"

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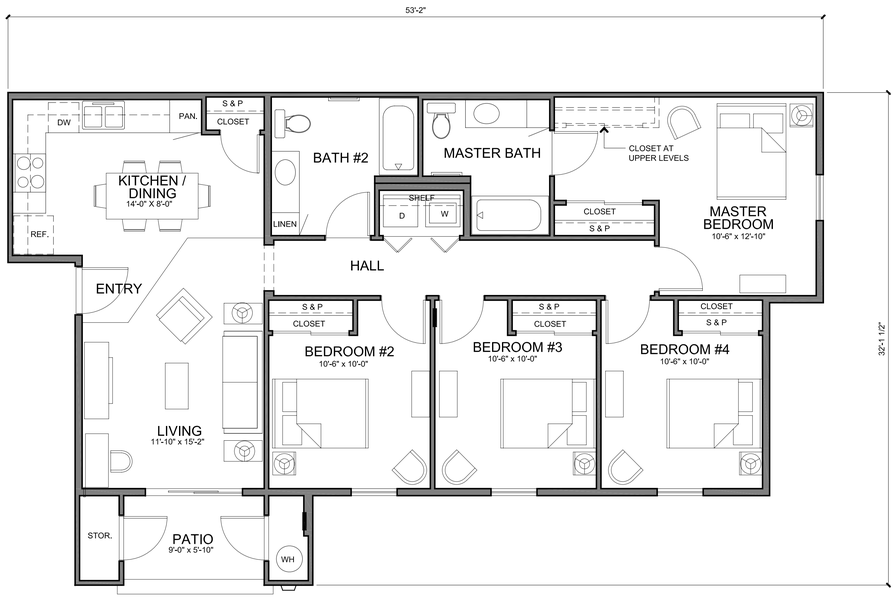
Mutual Housing at Spring Lake

Woodland, California

COMMUNITY CENTER ELEVATIONS

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MAY 23, 2011

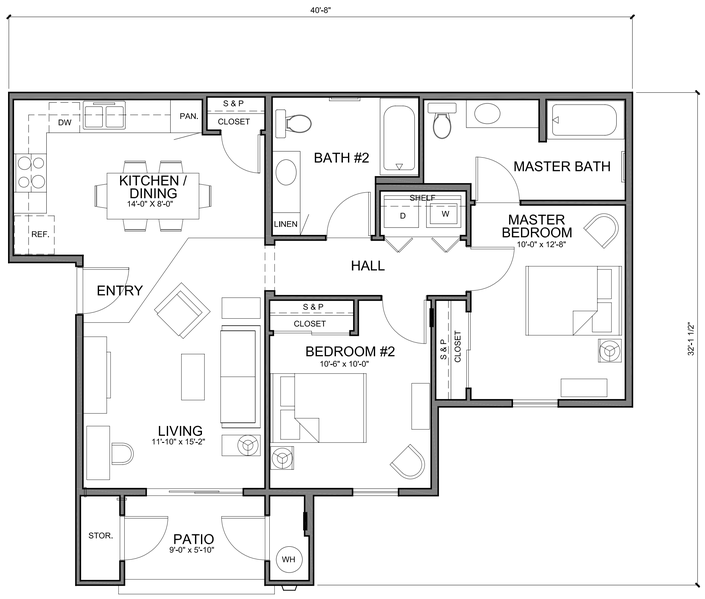
kuchman ARCHITECTS PC



UNIT D & D-AC - 4 BEDROOM / 2 BATH

LIVING	1,287 SQ. FT.
STORAGE	19 SQ. FT.
W/H CLOSET	19 SQ. FT.
PATIO	51 SQ. FT.

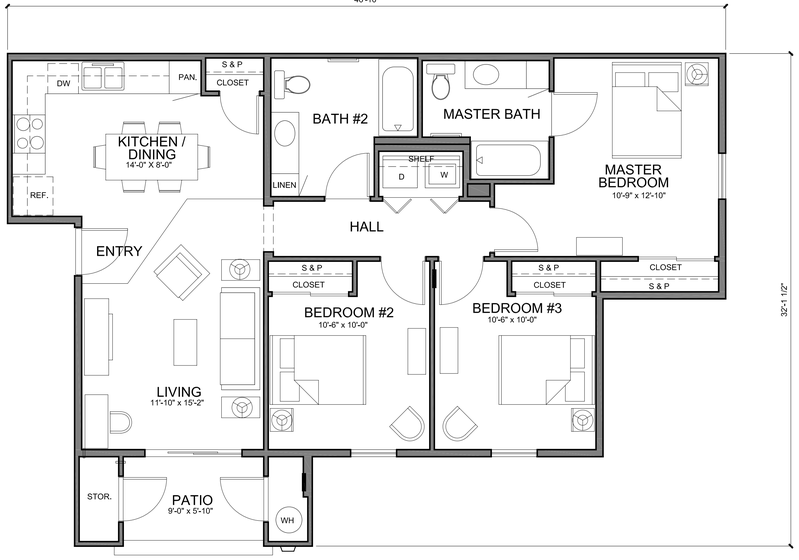
SCALE 1/4" = 1'-0"



UNIT B & B-AC - 2 BEDROOM / 2 BATH

LIVING	929 SQ. FT.
STORAGE	19 SQ. FT.
W/H CLOSET	19 SQ. FT.
PATIO	51 SQ. FT.

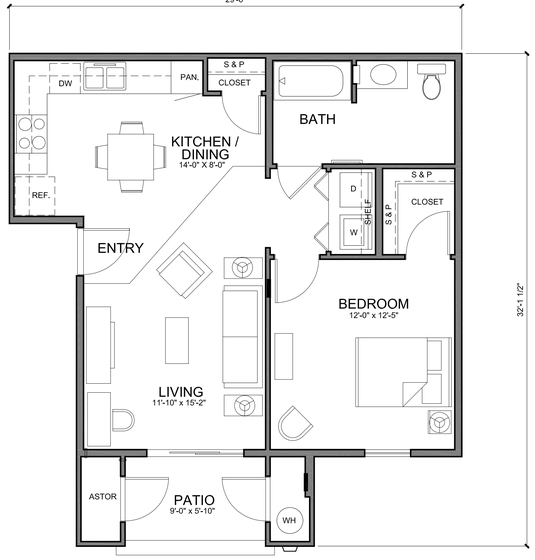
SCALE 1/4" = 1'-0"



UNIT C & C-AC - 3 BEDROOM / 2 BATH

LIVING	1,082 SQ. FT.
STORAGE	19 SQ. FT.
W/H CLOSET	19 SQ. FT.
PATIO	51 SQ. FT.

SCALE 1/4" = 1'-0"



ALL 1ST FLOOR DWELLING UNIT
FLATS ARE ACCESSIBLE NOTED AS "AC"

UNIT A & A-AC - 1 BEDROOM / 1 BATH

LIVING	709 SQ. FT.
STORAGE	19 SQ. FT.
W/H CLOSET	19 SQ. FT.
PATIO	51 SQ. FT.

SCALE 1/4" = 1'-0"

0 1 2 4 8

SCALE: 1/4" = 1'-0"

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MAY 23, 2011



UNIT G SECOND FLOOR- 3 BEDROOM / 2 BATH

LIVING SECOND FLOOR 763 SQ. FT.

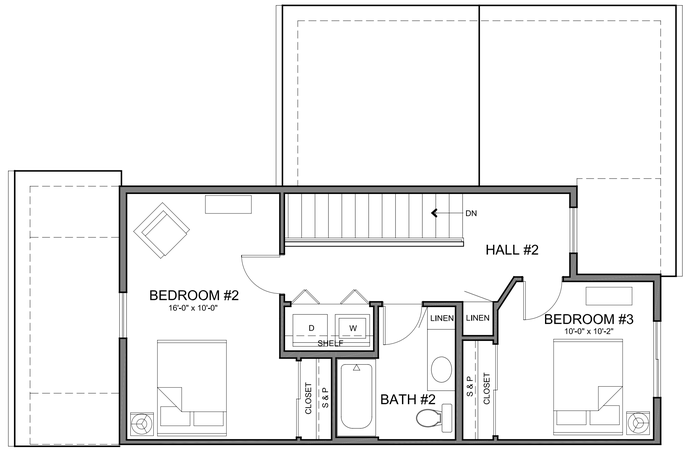
SCALE 1/4" = 1'-0"



UNIT F-AC SECOND FLOOR- 4 BEDROOM / 2 BATH

LIVING SECOND FLOOR 700 SQ. FT.

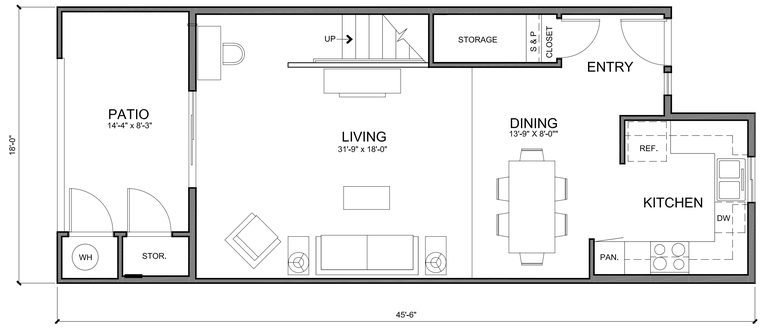
SCALE 1/4" = 1'-0"



UNIT E-AC SECOND FLOOR- 3 BEDROOM / 2 BATH

LIVING SECOND FLOOR 545 SQ. FT.

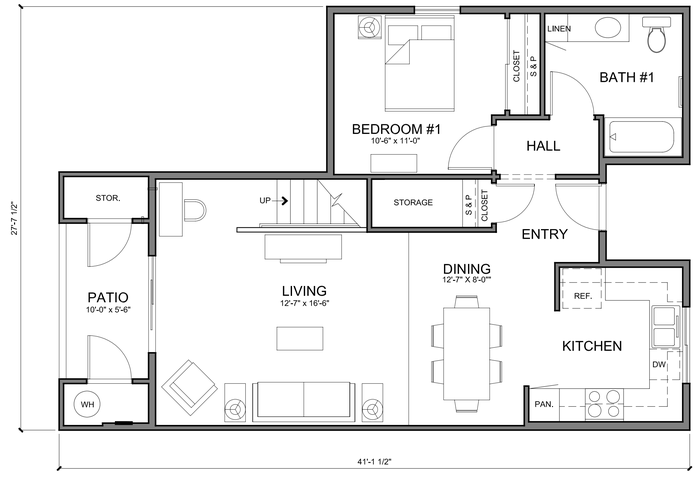
SCALE 1/4" = 1'-0"



UNIT G FIRST FLOOR- 3 BEDROOM / 2 BATH

LIVING FIRST FLOOR	627	SQ. FT.
LIVING SECOND FLOOR	764	SQ. FT.
TOTAL LIVING	1,390	SQ. FT.
STORAGE	15	SQ. FT.
W/H CLOSET	14	SQ. FT.
PATIO	119	SQ. FT.

SCALE 1/4" = 1'-0"

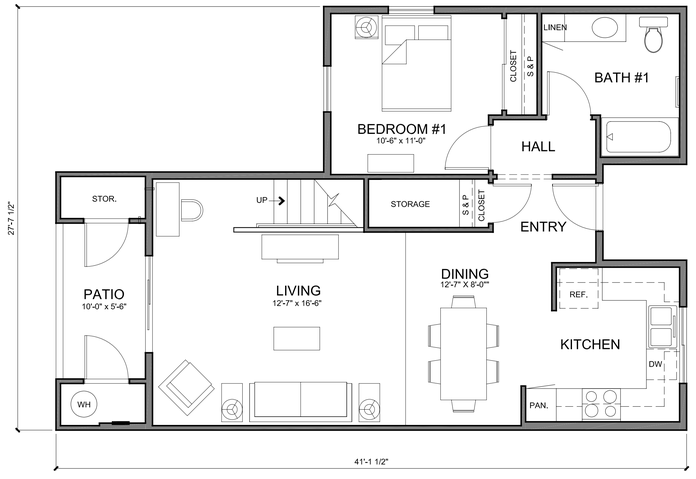


UNIT F-AC FIRST FLOOR- 4 BEDROOM / 2 BATH

LIVING FIRST FLOOR	815	SQ. FT.
LIVING SECOND FLOOR	700	SQ. FT.
TOTAL LIVING	1,515	SQ. FT.
STORAGE	19	SQ. FT.
W/H CLOSET	19	SQ. FT.
PATIO	56	SQ. FT.

SCALE 1/4" = 1'-0"

1 ST FLOOR OF DWELLING
UNIT H-AC IS ACCESSIBLE



UNIT E-AC FIRST FLOOR- 3 BEDROOM / 2 BATH

LIVING FIRST FLOOR	815	SQ. FT.
LIVING SECOND FLOOR	545	SQ. FT.
TOTAL LIVING	1,360	SQ. FT.
STORAGE	19	SQ. FT.
W/H CLOSET	19	SQ. FT.
PATIO	56	SQ. FT.

SCALE 1/4" = 1'-0"

1 ST FLOOR OF DWELLING
UNIT F-AC IS ACCESSIBLE

0 1 2 4 8

SCALE: 1/4" = 1'-0"

REVISED JULY 11
MAY 23, 2011

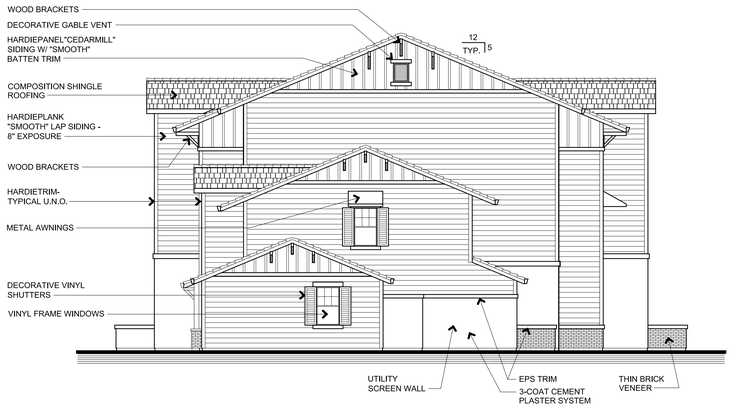
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Woodland, California

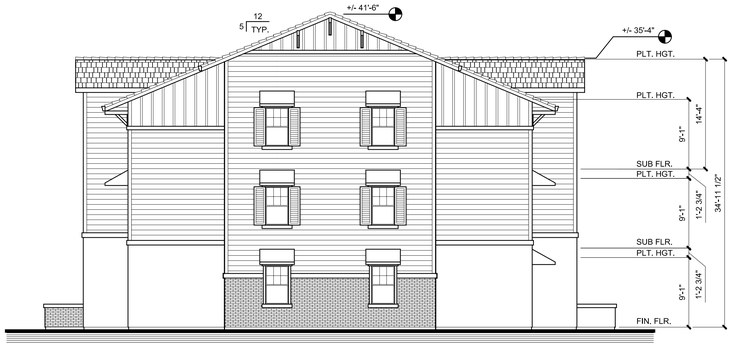
TOWNHOUSE FLOOR PLANS

kuchman ARCHITECTS PC



BUILDING A (TYPE 1) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING A (TYPE 1) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING A (TYPE 1) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING A (TYPE 1) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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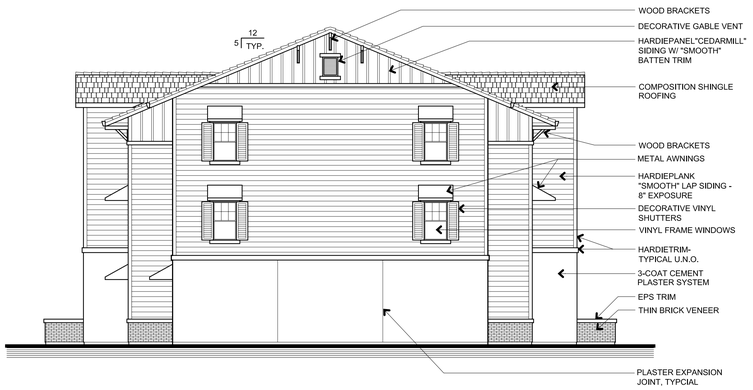
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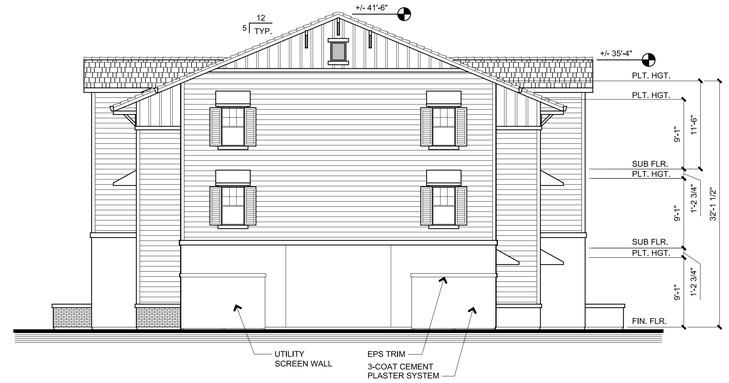
APARTMENT ELEVATIONS - BUILDING TYPE 1

kuchman ARCHITECTS PC



BUILDING B (TYPE 2) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING B (TYPE 2) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING B (TYPE 2) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING B (TYPE 2) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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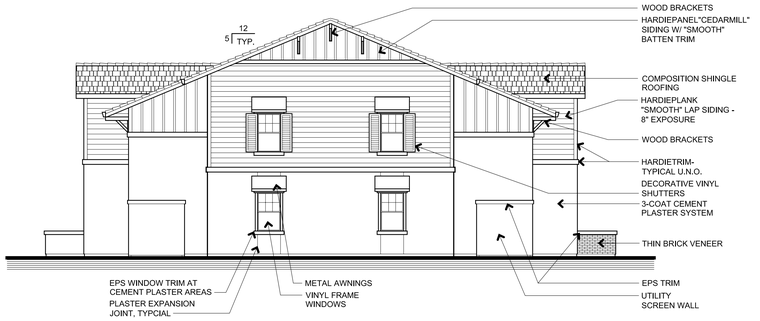
APARTMENT ELEVATIONS - BUILDING TYPE 2

kuchman ARCHITECTS PC



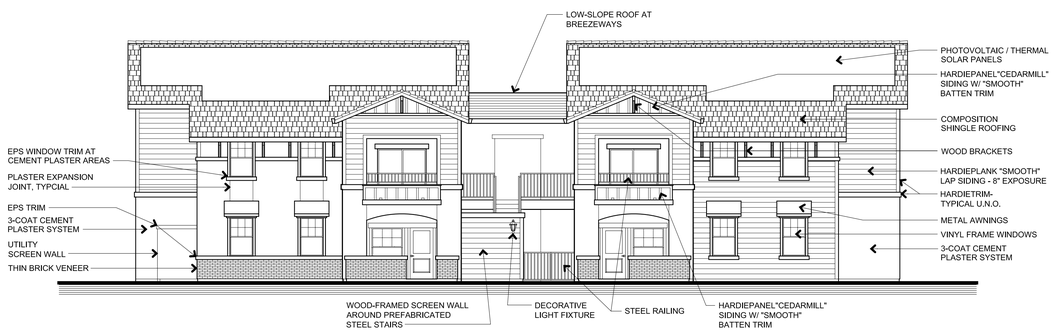
BUILDING G (TYPE 3) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



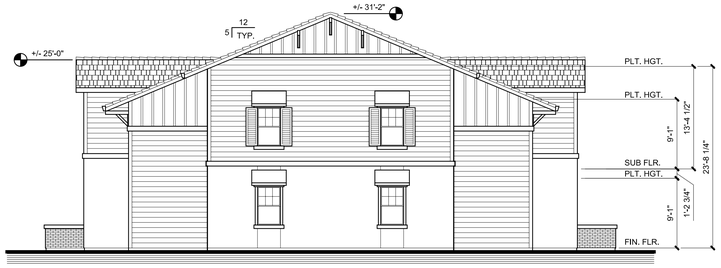
BUILDING G (TYPE 3) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING G (TYPE 3) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING G (TYPE 3) - EAST ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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MAY 23, 2011

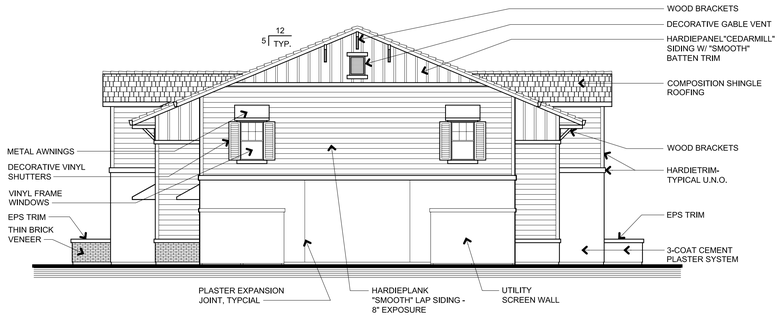
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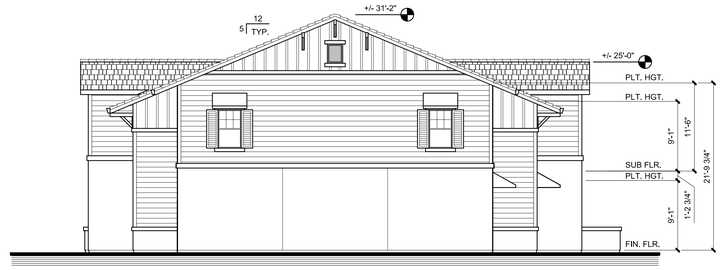
APARTMENT ELEVATIONS - BUILDING TYPE 3

kuchman ARCHITECTS PC



BUILDING H (TYPE 4) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING H (TYPE 4) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING H (TYPE 4) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING H (TYPE 4) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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MAY 23, 2011

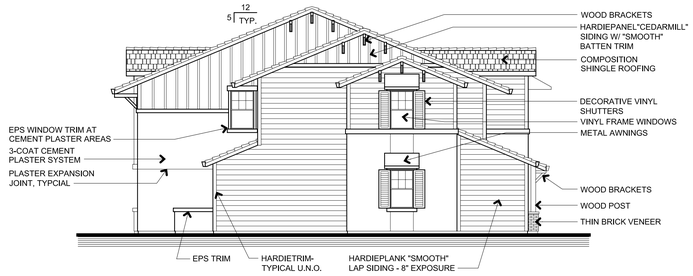
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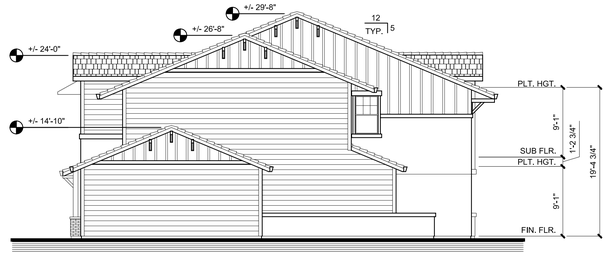
APARTMENT ELEVATIONS - BUILDING TYPE 4

kuchman ARCHITECTS PC



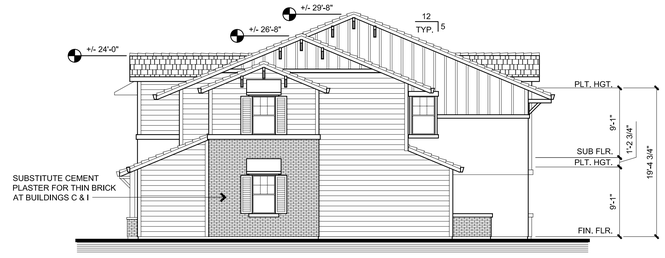
BUILDINGS D,E (TYPE 5) - WEST ELEVATION
BUILDINGS C,I (EAST)

SCALE 1/8" = 1'-0"



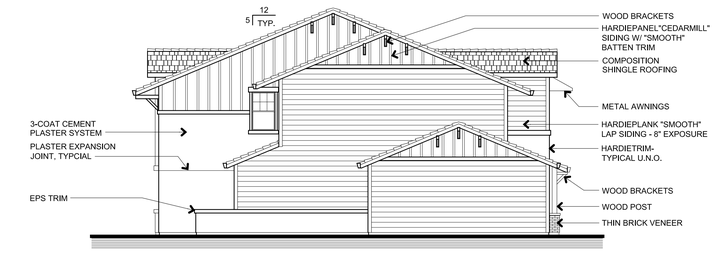
BUILDING J (TYPE 6) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDINGS D,E (TYPE 5) - EAST ELEVATION
BUILDINGS C,I (WEST)

SCALE 1/8" = 1'-0"



BUILDING J (TYPE 6) - EAST ELEVATION

SCALE 1/8" = 1'-0"



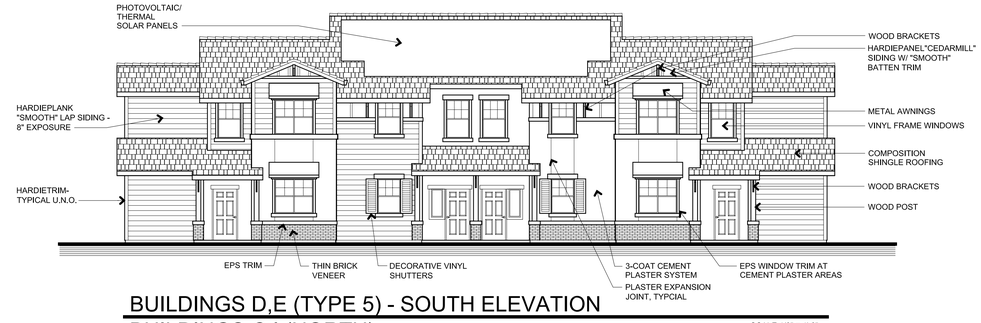
BUILDINGS D,E (TYPE 5) - NORTH ELEVATION
BUILDINGS C,I (SOUTH)

SCALE 1/8" = 1'-0"



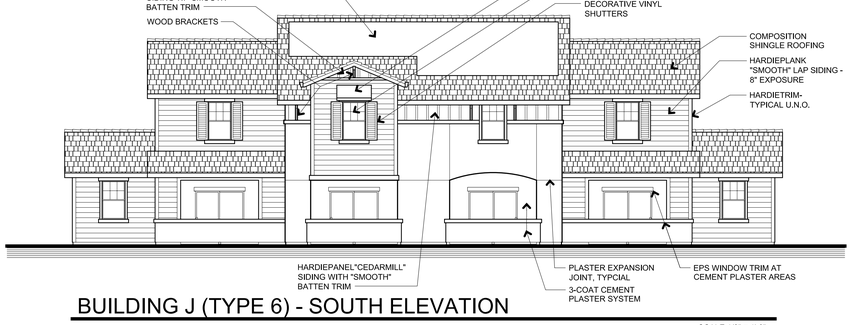
BUILDING J (TYPE 6) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDINGS D,E (TYPE 5) - SOUTH ELEVATION
BUILDINGS C,I (NORTH)

SCALE 1/8" = 1'-0"



BUILDING J (TYPE 6) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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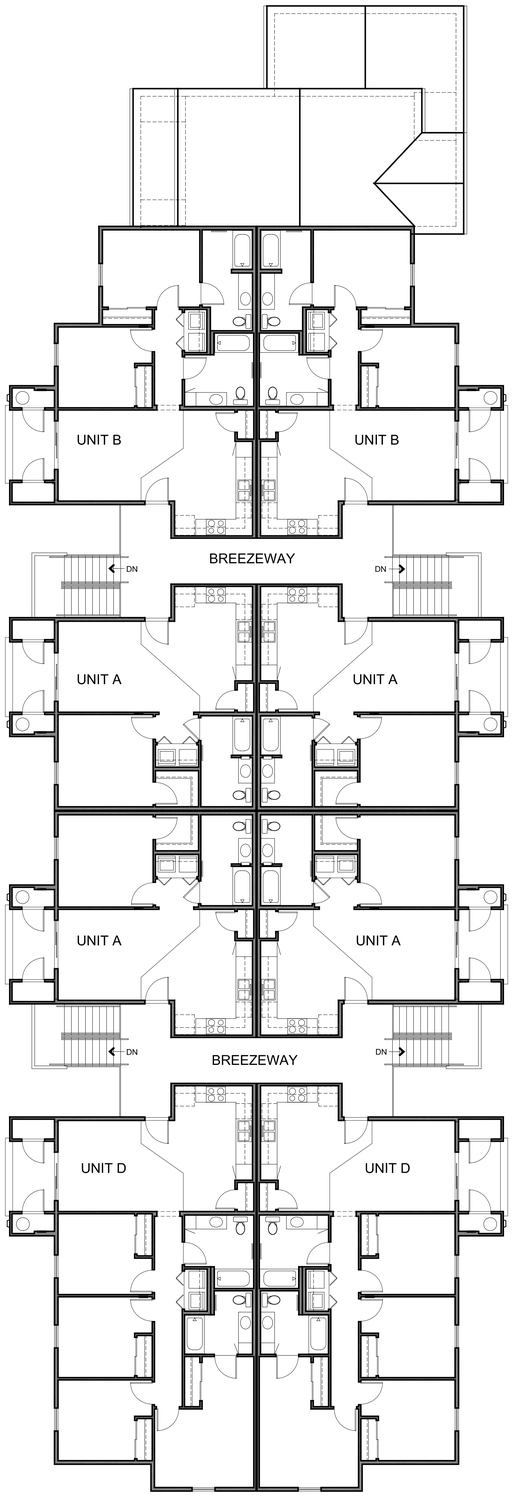
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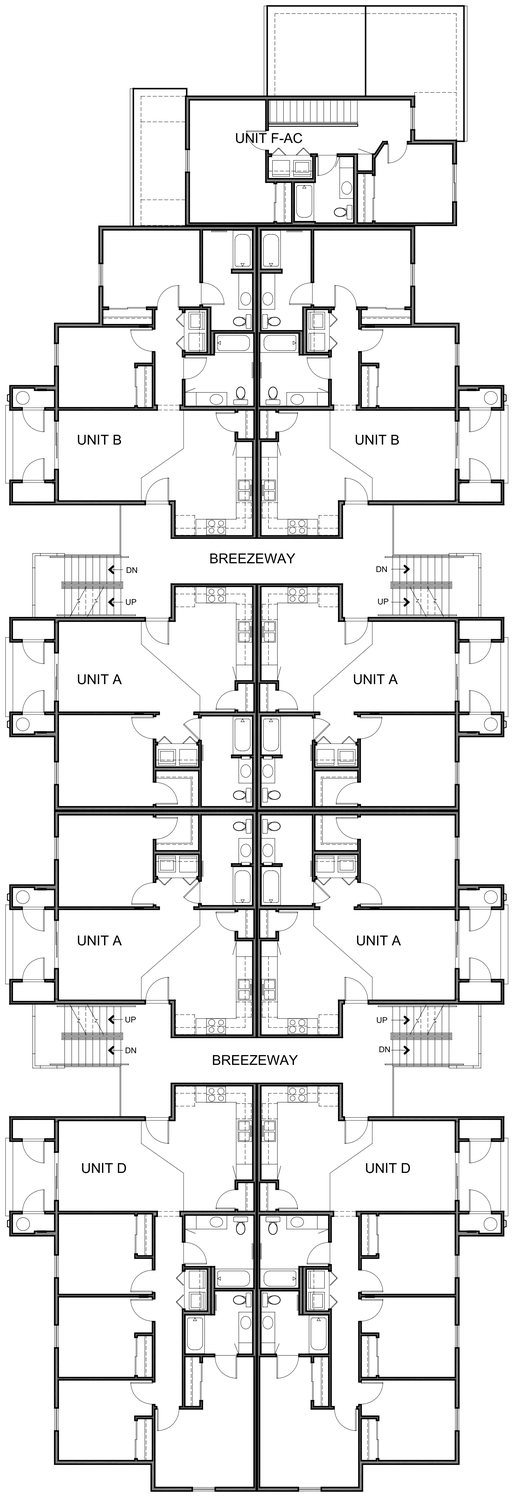
Woodland, California

TOWNHOUSE ELEVATIONS - BUILDING TYPE 5 + 6

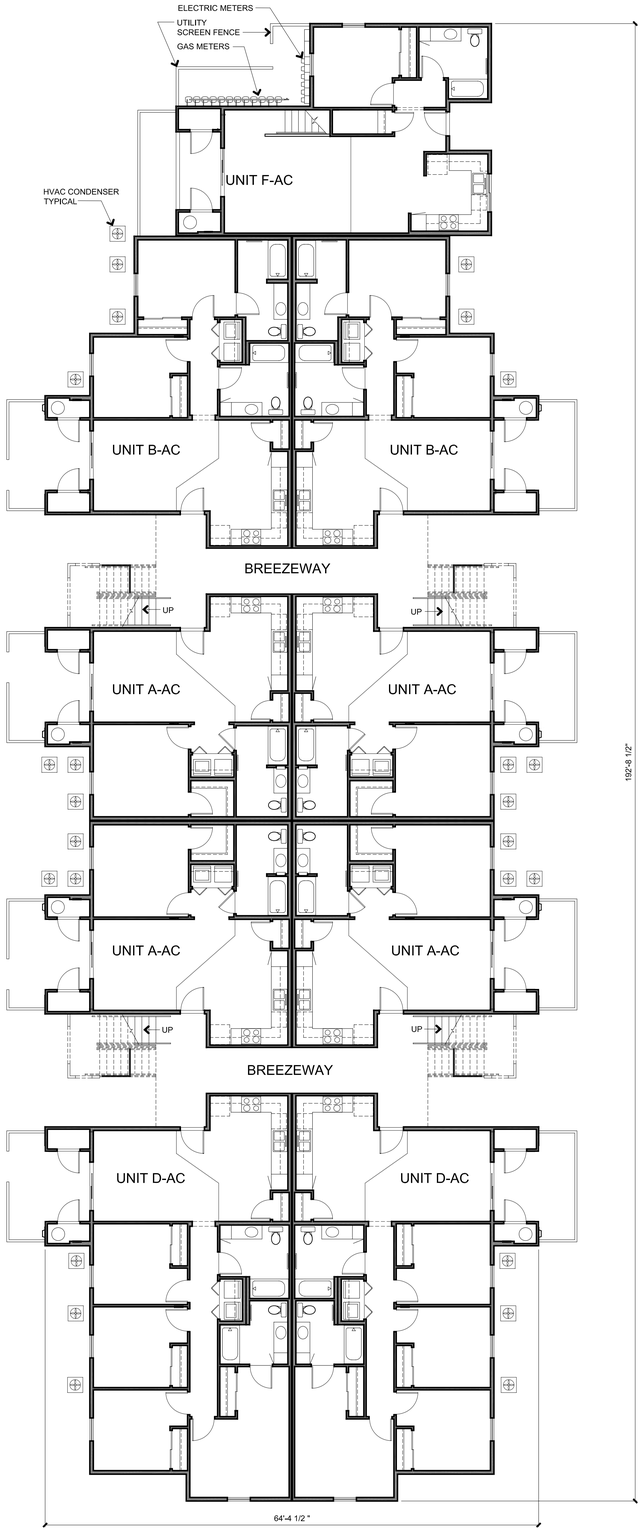
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BUILDING TYPE 1 - THIRD FLOOR PLAN
BUILDING A
SCALE 1/8" = 1'-0"



BUILDING TYPE 1 - SECOND FLOOR PLAN
BUILDING A
SCALE 1/8" = 1'-0"



BUILDING TYPE 1 - FIRST FLOOR PLAN
BUILDING A
SCALE 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

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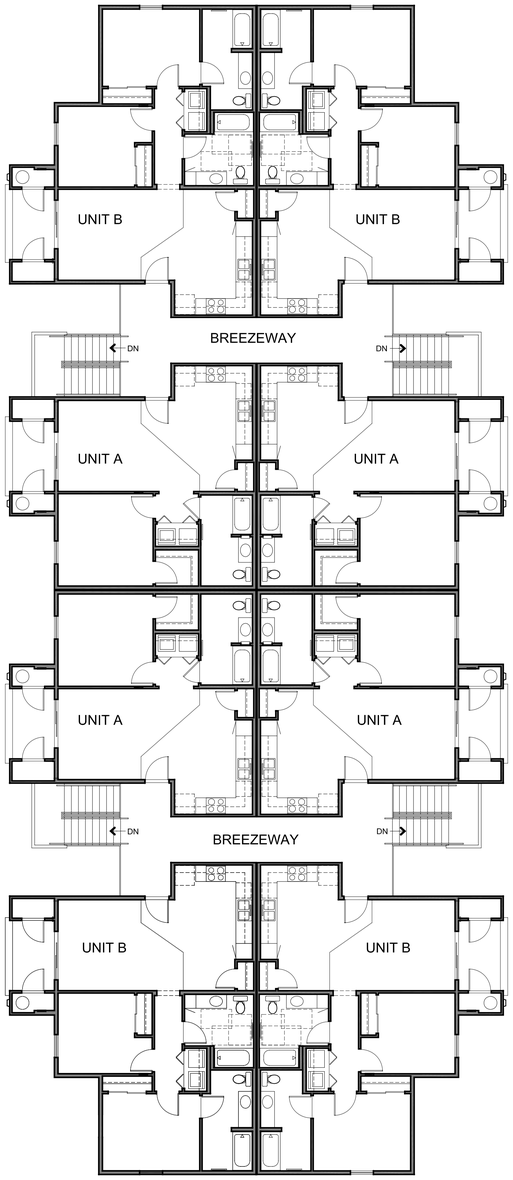
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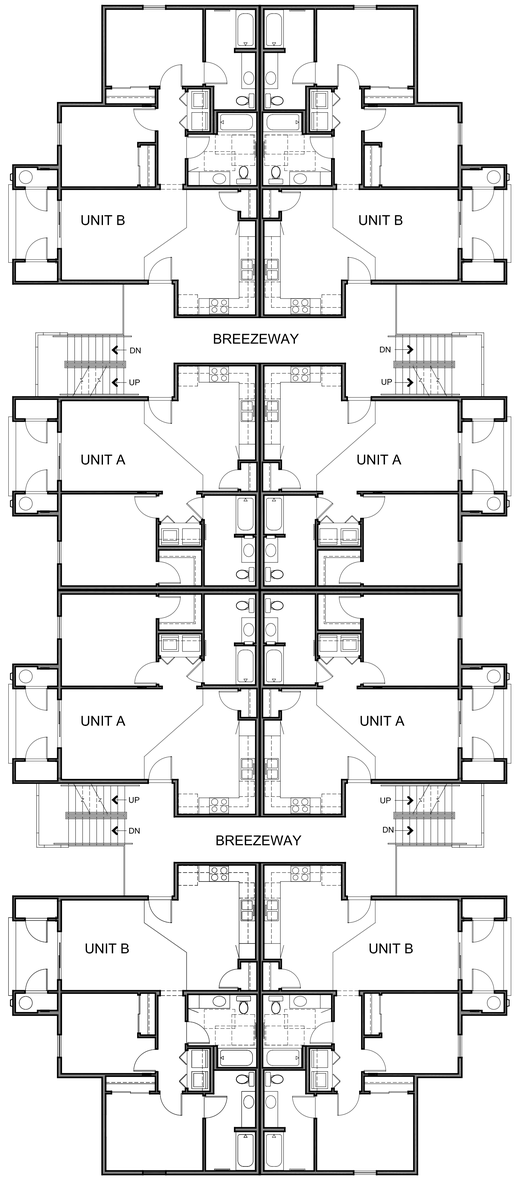
BUILDING TYPE 1 FLOOR PLANS

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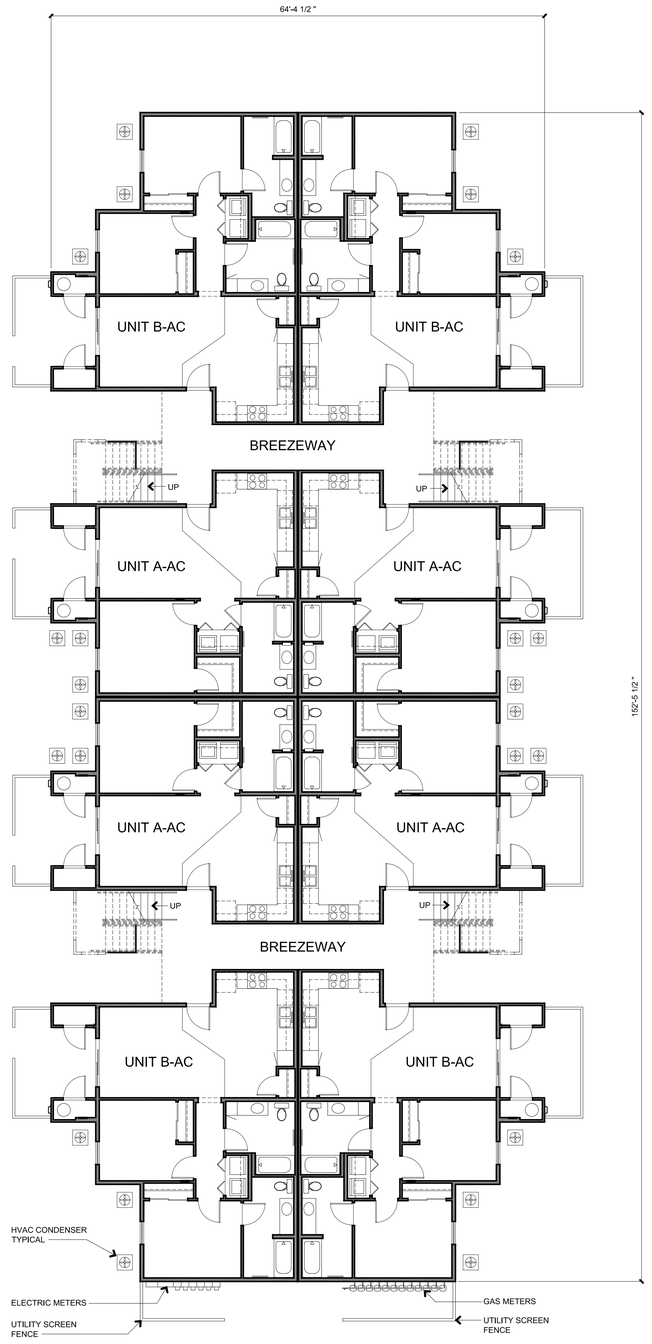
BUILDING TYPE 2 - THIRD FLOOR PLAN
BUILDING B

SCALE 1/8" = 1'-0"



BUILDING TYPE 2 - SECOND FLOOR PLAN
BUILDING B

SCALE 1/8" = 1'-0"



BUILDING TYPE 2 - FIRST FLOOR PLAN
BUILDING B

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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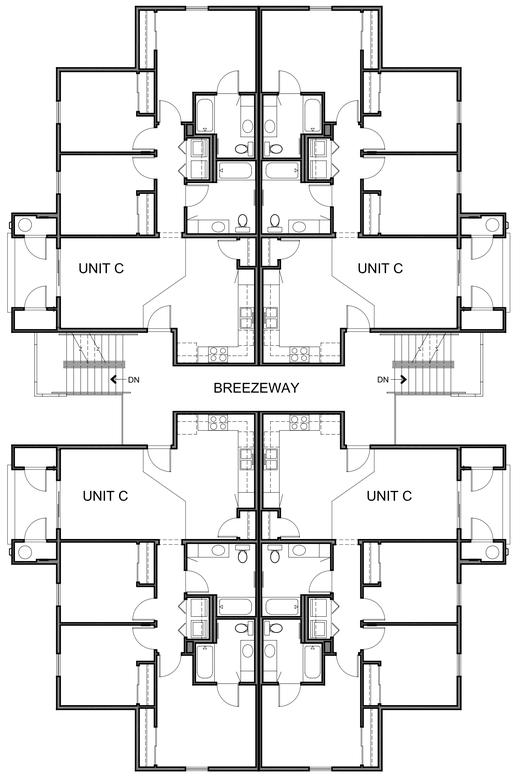
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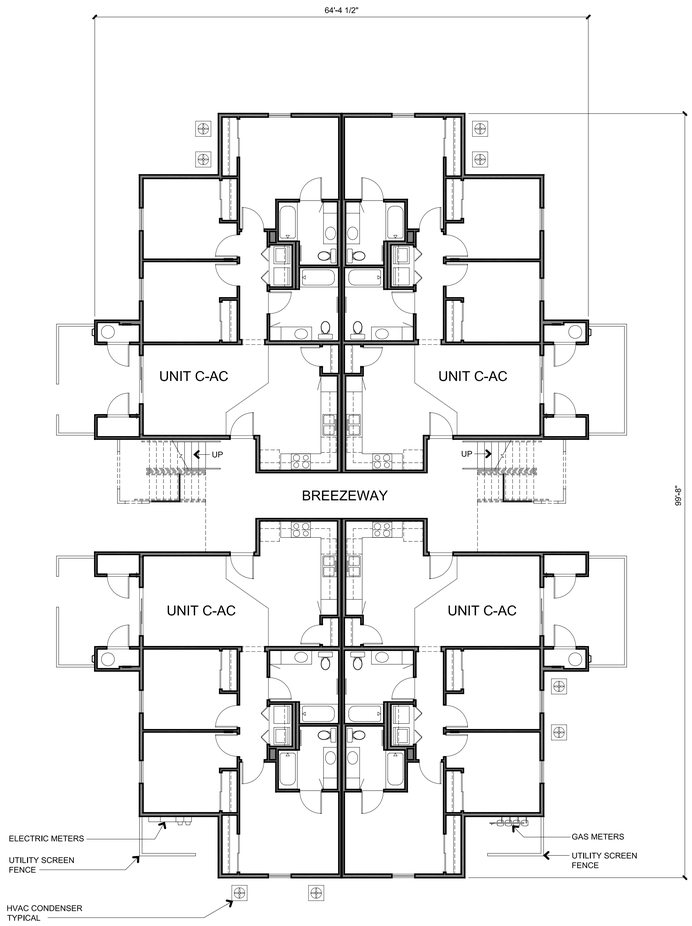
BUILDING TYPE 2 FLOOR PLANS

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BUILDING TYPE 3 - SECOND FLOOR PLAN
BUILDINGS F & G

SCALE 1/8" = 1'-0"



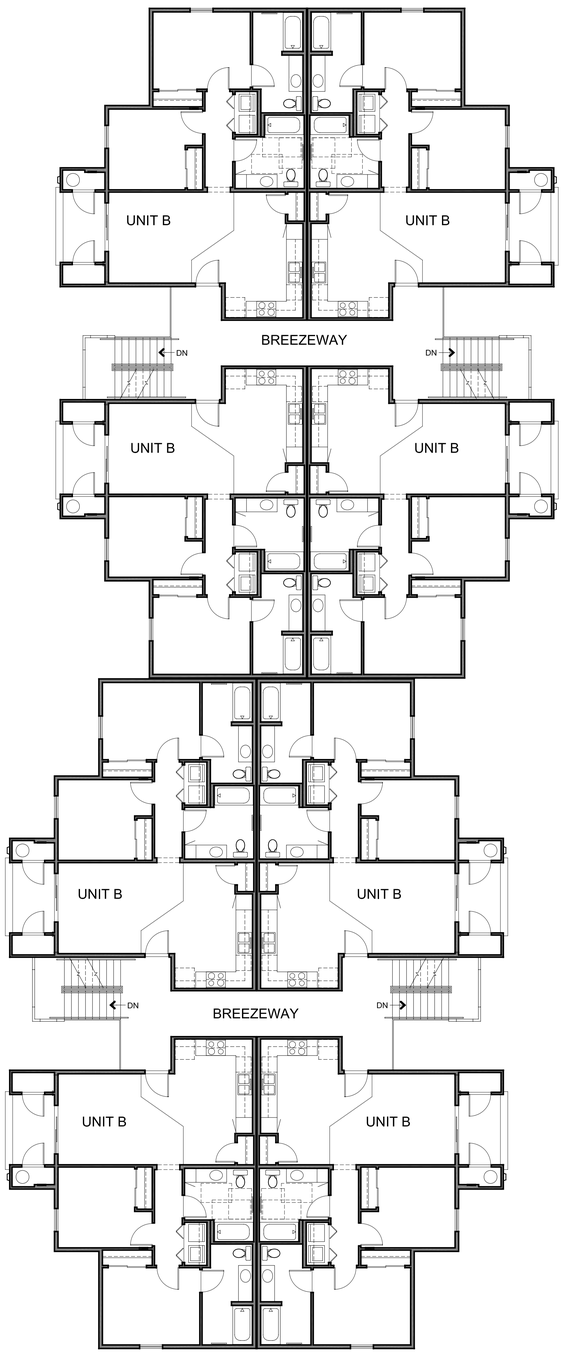
BUILDING TYPE 3 - FIRST FLOOR PLAN
BUILDINGS F & G

SCALE 1/8" = 1'-0"

0 2 4 8 16

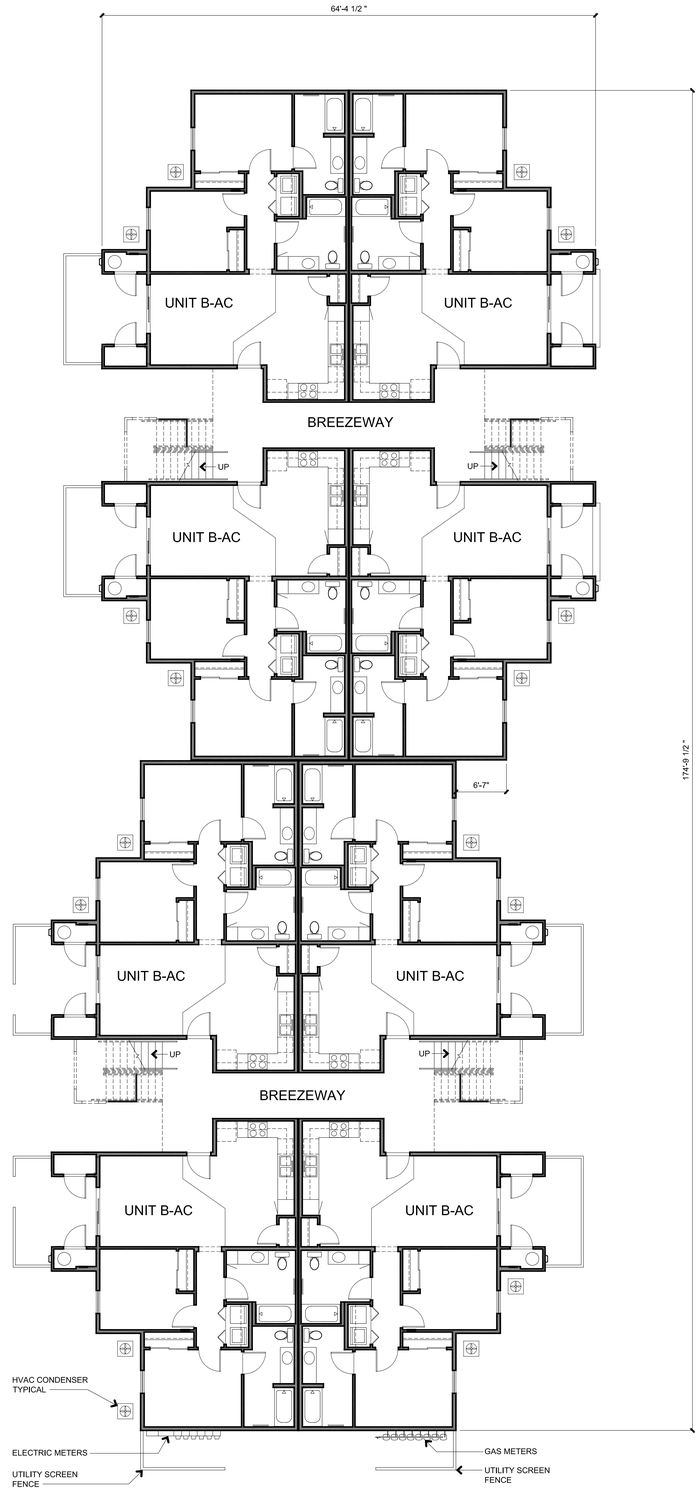
SCALE: 1/8" = 1'-0"

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MAY 23, 2011



BUILDING TYPE 4 - SECOND FLOOR PLAN
BUILDING H

SCALE 1/8" = 1'-0"



BUILDING TYPE 4 - FIRST FLOOR PLAN
BUILDING H

SCALE 1/8" = 1'-0"

0 2 4 8 16

SCALE: 1/8" = 1'-0"

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MAY 23, 2011

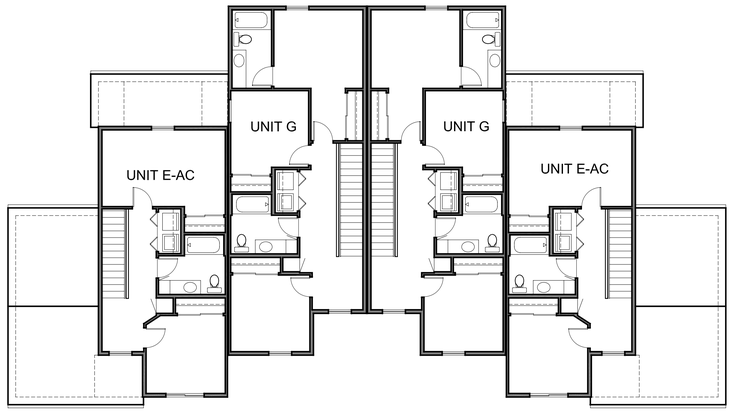
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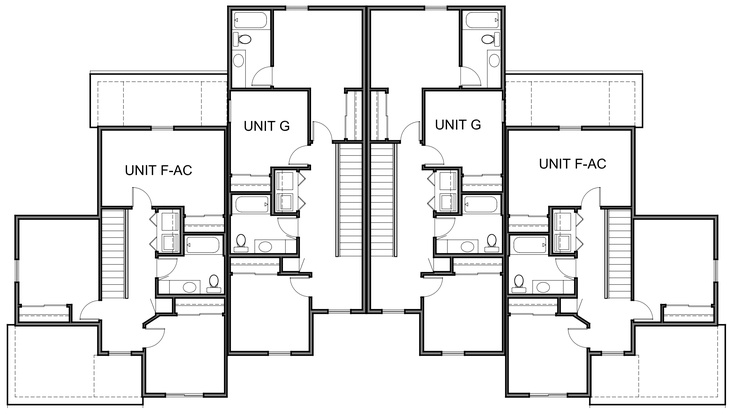
BUILDING TYPE 4 FLOOR PLANS

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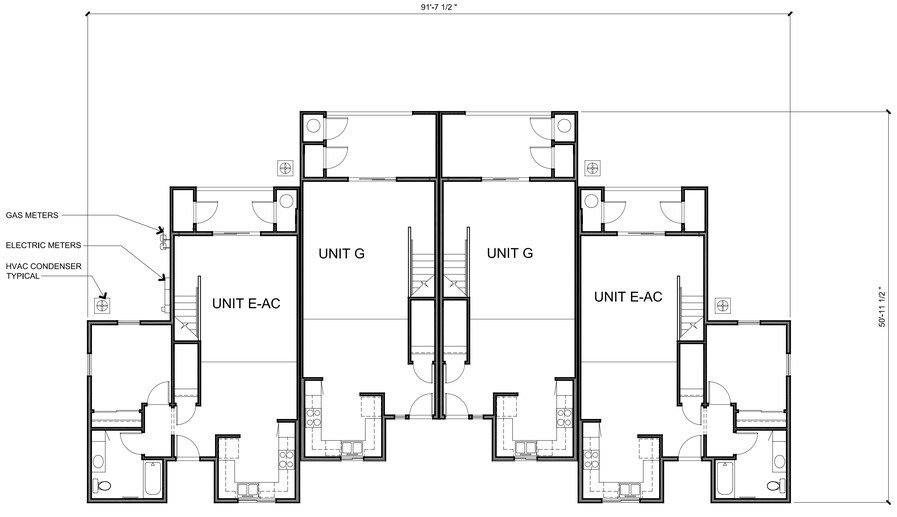
BUILDING TYPE 6 - SECOND FLOOR PLAN
BUILDING J

SCALE 1/8" = 1'-0"



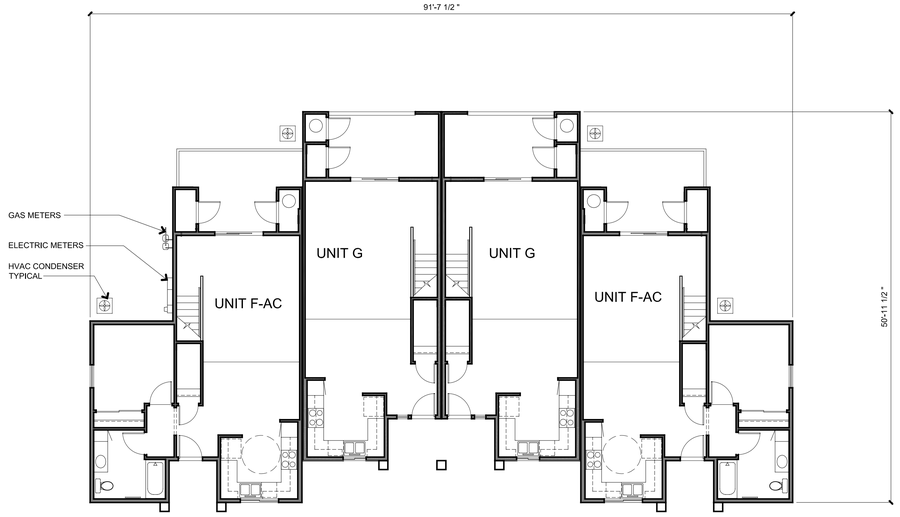
BUILDING TYPE 5 - SECOND FLOOR PLAN
BUILDINGS C, D, E & I

SCALE 1/8" = 1'-0"



BUILDING TYPE 6 - FIRST FLOOR PLAN
BUILDING J

SCALE 1/8" = 1'-0"



BUILDING TYPE 5 - FIRST FLOOR PLAN
BUILDINGS C, D, E & I

SCALE 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"

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MAY 23, 2011

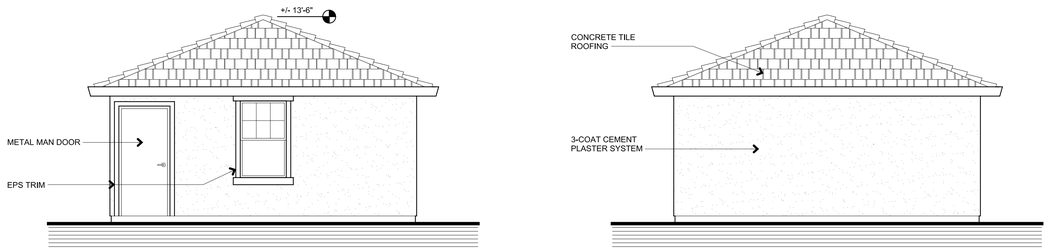
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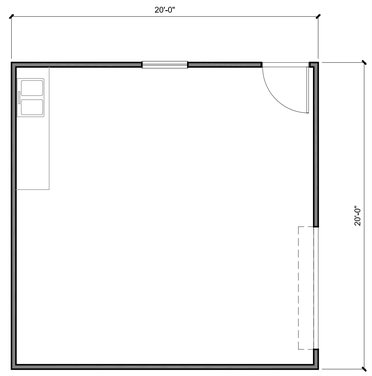
BUILDING TYPES 5 AND 6 FLOOR PLANS

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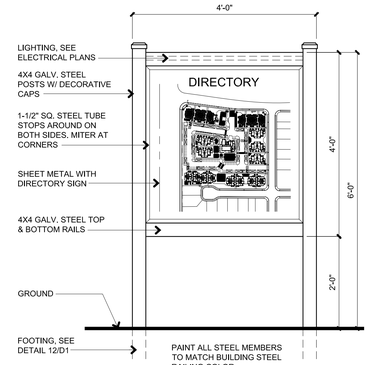
MAINTENANCE BUILDING
EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"



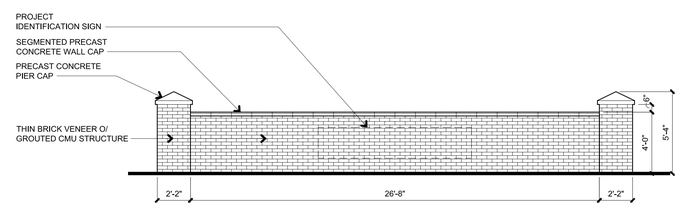
MAINTENANCE BUILDING
FLOOR PLAN

SCALE 1/4" = 1'-0"



DIRECTORY SIGN

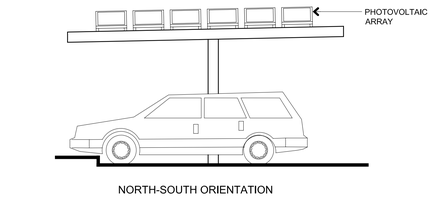
SCALE 3/4" = 1'-0"



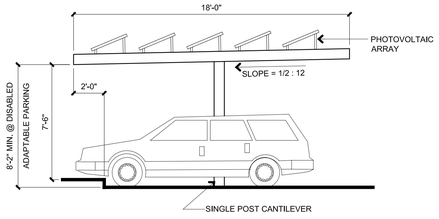
FRONT ELEVATION

MONUMENT SIGN

SCALE 1/4" = 1'-0"



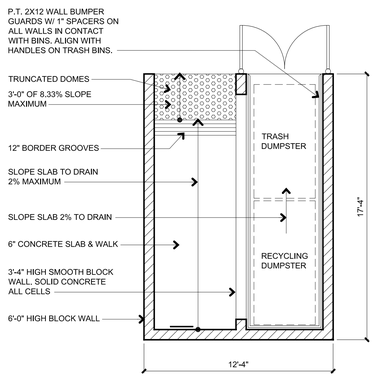
NORTH-SOUTH ORIENTATION



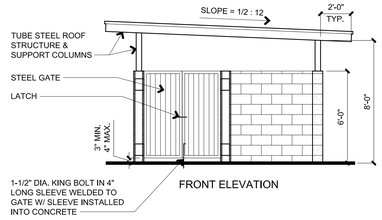
EAST-WEST ORIENTATION

CARPORT (SIDE) ELEVATIONS

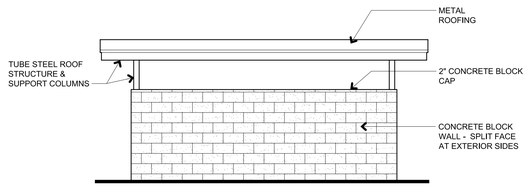
SCALE 1/4" = 1'-0"



PLAN



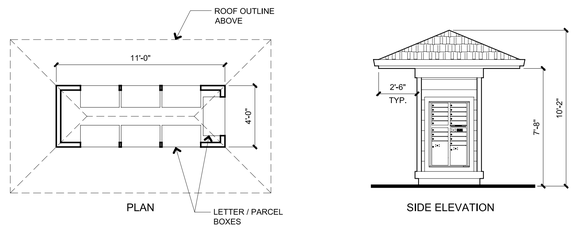
FRONT ELEVATION



SIDE ELEVATION

RECYCLING & TRASH ENCLOSURES

SCALE 1/4" = 1'-0"



MAILBOX KIOSK

SCALE 1/4" = 1'-0"

REVISED JULY 11
MAY 23, 2011

SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION
Transforming Lives...Building Community

Mutual Housing at Spring Lake

Woodland, California

SITE AMENITIES

kuchman ARCHITECTS PC

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FILE: P:\WORK\10214\DRAWINGS\MECHANICAL\214P10.dwg Jun 21, 2011 - 9:01am glenn scheflo

APARTMENTS
APPENDIX 'A' CALCULATION

1. PRESSURE AVAILABLE AT STREET MAIN	52.00	PSI.
2. PRESSURE LOSS DUE TO HEIGHT 12 Ft. x 0.434	5.21	PSI.
3. PRESSURE LOSS THRU METER	3.00	PSI.
4. PRESSURE LOSS DUE THRU OTHER DEVICES (i.e. Water Softner, Backflow Preventer)	12.00	PSI.
5. TOTAL PRESSURE LOSS . . . (add lines 2 thru 4A)	22.38	PSI.
6. PRESSURE REQUIRED AT MANIFOLD ON SECOND FLOOR.	20.00	PSI.
7. PRESSURE AVAILABLE FOR FRICTION LOSS	11.79	PSI.
(Subtract lines 5 & 6 from line 1)		
8. TOTAL DEVELOPED LENGTH OF RUN	700	ft.

TO BE UPDATED

FRICTION LOSS CALCULATION
From line 7 (11.79) PSI x 100 = 1.68 / 100 ft.
From line 8 (700) ft.

DOMESTIC COLD WATER SIZING CHART		
PIPE SIZE	F.U.	
	F.T.	F.V.
½"	Ø	--
¾"	3	--
1"	8	--
1¼"	18	--
1½"	28	--
2"	83	26
2½"	225	108
3"	533	430
4"	1,335	1,335

THE SIZING CHART IS BASED ON
THE 2010 CPC APPENDIX 'A'
WITH A ΔP OF 1.1 PSI PER 100 FT.
w/ MAXIMUM VELOCITY OF 8ft/SEC.



PLUMBING SITE PLAN
SCALE: 1"=30'-0"

—NORTH—

KEYNOTES

BUILDING TYPE "1"

(1A) " CW w/ SOV 6" A.F.G.
DEMAND = 219 F.U. / 68 G.P.M.

(1B) " CW w/ SOV 6" A.F.G.
DEMAND = 241 F.U. / 74 G.P.M.

(2A) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -5.00' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 168 F.U.

(2B) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -5.00' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 185 F.U.

(3) (25) GAS METERS
(1) TIERS AT (12) METERS/TIER
(1) TIERS AT (13) METERS/TIER
(12) DEMAND EACH 'A' METER = mbh
(6) DEMAND EACH 'B' METER = mbh
(6) DEMAND EACH 'D' METER = mbh
(1) DEMAND EACH 'F' METER = mbh
PLUMB. CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.
TOTAL METER BANK DEMAND = mbh

BUILDING TYPE "2"

(4) " CW w/ SOV 6" A.F.G.
DEMAND = 221.5 F.U./ 70 G.P.M.

(5) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -4.50' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 168 F.U.

(6) (24) GAS METERS
(2) TIERS AT (12) METERS/TIER
(12) DEMAND EACH 'A' METER = mbh
(12) DEMAND EACH 'B' METER = mbh
PLUMB. CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.
TOTAL METER BANK DEMAND = mbh

BUILDING TYPE "3"

(7) " CW w/ SOV 6" A.F.G.
DEMAND = 179.5 F.U. / 61 G.P.M.

(8) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -4.00' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 136 F.U.

(9) (8) GAS METERS
(2) TIERS AT (4) METERS/TIER
(8) DEMAND EACH 'C' METER = mbh
PLUMB. CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.
TOTAL METER BANK DEMAND = mbh

BUILDING TYPE "4"

(10) " CW w/ SOV 6" A.F.G.
DEMAND = 176 F.U. / 60 G.P.M.

(11) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -4.50' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 136 F.U.

(12) (16) GAS METERS
(2) TIERS AT (8) METERS/TIER
(16) DEMAND EACH 'B' METER = mbh
PLUMB. CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.
TOTAL METER BANK DEMAND = mbh

BUILDING TYPE "5"

(13) " CW w/ SOV 6" A.F.G.
DEMAND = 91.5 F.U. / 41 G.P.M.

(14) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -4.50' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 68 F.U.

(15) (4) GAS METERS
(1) TIER AT (2) METERS/TIER
(2) DEMAND EACH 'G' METER = mbh
(2) DEMAND EACH 'F' METER = mbh
PLUMB. CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.
TOTAL METER BANK DEMAND = mbh

BUILDING TYPE "6"

(16) " CW w/ SOV 6" A.F.G.
DEMAND = 91.5 F.U. / 41 G.P.M.

(17) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -4.50' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 68 F.U.

(18) (4) GAS METERS
(1) TIER AT (2) METERS/TIER
(2) DEMAND EACH 'E' METER = mbh
(2) DEMAND EACH 'G' METER = mbh
PLUMB. CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.
TOTAL METER BANK DEMAND = mbh

BUILDING TYPE "CLUBHOUSE"

(19) " CW w/ SOV 6" A.F.G.
DEMAND = 31.5 F.U. / 20 G.P.M.

(20) 4" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -3.75' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 36 F.U.

(21) (1) GAS METER
METER BANK DEMAND = mbh
PLUMBING CONTRACTOR TO COORDINATE SPACING REQUIREMENTS WITH UTILITY COMPANY.

MAINTENANCE BUILDING

(22) ¾" CW w/ SOV 6" A.F.G.
DEMAND = 1.5 F.U. / 2 G.P.M.

(23) 3" SS w/ CLEANOUT. EXIT INVERT ELEVATION = -2.00' w/ FINISHED FLOOR ELEVATION = 0.00'.
DEMAND = 2 F.U.

GENERAL

(24) REFER TO CIVIL DRAWINGS FOR BREEZEWAY DRAIN SYSTEM.

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Sacramento, CA 95818
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fax: 916 447 3466
www.kuchman.com

MUTUAL HOUSING at SPRING LAKE
APARTMENTS
WOODLAND, CA 95337

PLUMBING
SITE PLAN

DATE	NO.	MEMO	BY / APP.

APPROVED M. SCHEFLO

DRAWN S. PRUITT

PROJECT NO. 10214

DATE JUNE 20, 2011

P1.0

REGISTERED PROFESSIONAL ENGINEER
MITCHELL A. SCHEFLO
M 025588
Exp. 9-30-12
MECHANICAL
STATE OF CALIFORNIA

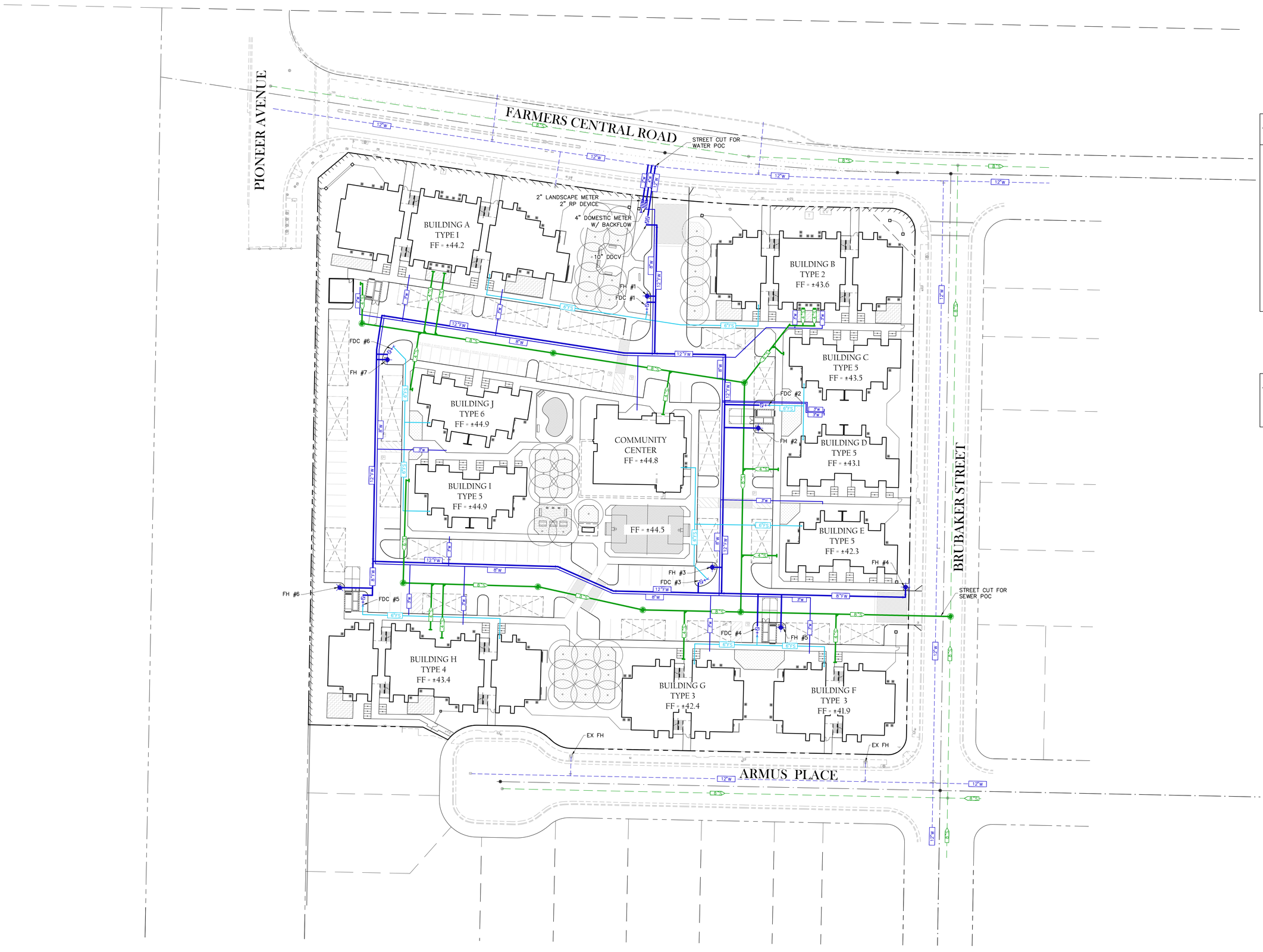
ALEXANDER SCHEFLO
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Mechanical Engineers (209) 948-9761
2926 Pacific Ave. Stockton, Ca. 95204

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PRELIMINARY UTILITY PLAN

MUTUAL HOUSING AT SPRINGLAKE

WOODLAND, CA



LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	12"W	6"W
WATER DOMESTIC	8"W	
FIRE HYDRANT		
WATER METER & RP DEVICE		
FIRE DEPARTMENT CONNECTION		
SEWER LINE	8"S	8"S
SEWER MANHOLE		
SEWER CLEANOUT		
FIRE SERVICE LINE	6"FS	
FIRE WATER MAIN	12"FW	
UTILITIES TO BE ABANDONED		

UTILITY NOTES

1. ONSITE SANITY SEWER SHALL BE A PRIVATE SYSTEM, UNLESS CONDITIONED OTHERWISE.
2. ONSITE WATER SYSTEM SHALL BE PRIVATE SYSTEM, UNLESS CONDITIONED OTHERWISE.

N

W E

S

scale: 1"=30'

30 0 15 30 60

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PRELIMINARY UTILITY PLAN
JUNE 23, 2011

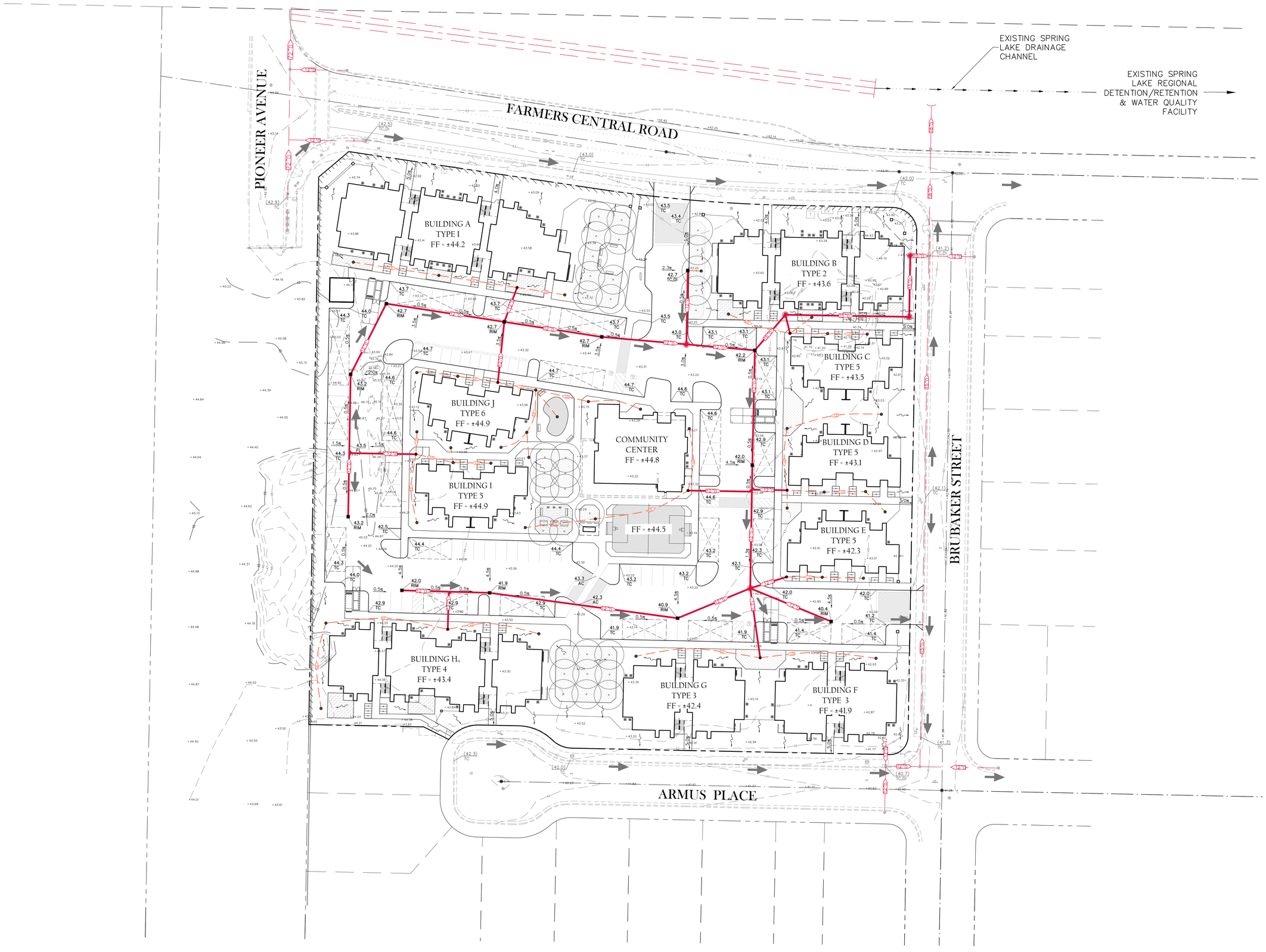
TSD ENGINEERING, INC.
expect more.
31 Natoma Street, Suite #160
Folsom, CA 95630
Phone: (916) 608-0707
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PRELIMINARY GRADING PLAN

MUTUAL HOUSING AT SPRINGLAKE

WOODLAND, CA



LEGEND

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	44.6 TC	(42.0) TC
CONTOUR (5 FOOT)		20
CONTOUR (1 FOOT)		19
STORM DRAIN	12"D	12"D
MANHOLE		
DROP INLET		
LANDSCAPE DRAIN		
LANDSCAPE DRAIN	LD	
OVERLAND RELEASE		
OVERLAND FLOW DIRECTION		
SWALE FLOWLINE		
TREE TO BE REMOVED		

FLOOD ZONE

FLOOD ZONE: UNSHADED X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06113C0465G, DATED JUNE 18, 2010

NOTES

1. TOPOGRAPHY COMPILED FROM FIELD SURVEY DATA ACQUIRED ON OCTOBER 5, 2010.

BENCHMARK

P–24 (CITY OF WOODLAND – NAVD88)
ELEVATION: 48.985'
¾" REBAR IN MONUMENT WELL 2'± EAST OF ℄ OF COUNTY ROAD 101 0.5 MILE SOUTH OF GIBSON ROAD PER CITY OF WOODLAND GEODETIC CONTROL NETWORK.

N
W E
S

scale: 1"=30'

30 0 15 30 60

kuchman ARCHITECTS PC

SACRAMENTO·YOLO MHA MUTUAL HOUSING ASSOCIATION
Transforming Lives...Building Community

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Siding 1
Sherwin Williams
6130 Mannered Gold

Siding 2
Sherwin Williams
#7733 Bamboo Shoot

Siding 3
Sherwin Williams
#6186 Dried Thyme

Siding 4
Sherwin Williams
#7603 Poolhouse

Stucco 3
Sherwin Williams
#6122 Camelback

Base Stucco 1
Sherwin Williams
#6109 Hopsack

Trim/Columns/Accent
Sherwin Williams
#6119 Antique White

Stucco 2
Sherwin Williams
#7532 Urban Putty

Doors/Shutters/Awnings
A
Sherwin Williams
2836 Quartersawn Oak

Railings
Sherwin Williams
#6174 Andiron

Doors/Shutters/Awnings
B
Sherwin Williams
#7750 Olympic Range

Brick
Mutual Materials
Irontone Smooth



Mutual Housing at Spring Lake

Woodland, California

MHA MUTUAL HOUSING ASSOCIATION SACRAMENTO-YOLO

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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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COLOR COMMUNITY CENTER ELEVATIONS

0 2 4 8

SCALE: 3/16" = 1'-0"

MAY 23, 2011

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BUILDING A TYPE 1 EAST ELEVATION

BUILDING A TYPE 1 SOUTH ELEVATION



BUILDING A TYPE 1 WEST ELEVATION

BUILDING A TYPE 1 NORTH ELEVATION

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Woodland, California

BUILDING TYPE 1 COLOR ELEVATIONS

0 2 4 8 16

SCALE: 1/8" = 1'-0"

JULY 11, 2011

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BUILDING B TYPE 2 EAST ELEVATION

BUILDING B TYPE 2 SOUTH ELEVATION



BUILDING B TYPE 2 WEST ELEVATION

BUILDING B TYPE 2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"
JUNE 11, 2011

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BUILDING TYPE 2 COLOR ELEVATIONS

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BUILDING TYPE 3 EAST ELEVATION

BUILDING TYPE 3 SOUTH ELEVATION



BUILDING TYPE 3 WEST ELEVATION

BUILDING TYPE 3 NORTH ELEVATION

SCALE: 1/8" = 1'-0"
JUNE 11, 2011

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BUILDING TYPE 3 COLOR ELEVATIONS

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BUILDING TYPE 4 EAST ELEVATION

BUILDING TYPE 4 SOUTH ELEVATION



BUILDING TYPE 4 WEST ELEVATION

BUILDING TYPE 4 NORTH ELEVATION

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Woodland, California

BUILDING TYPE 4 COLOR ELEVATIONS

0 2 4 8 16

SCALE: 1/8" = 1'-0"

JUNE 11, 2011

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BUILDING TYPE 5 EAST ELEVATION

BUILDING TYPE 5 SOUTH ELEVATION



BUILDING TYPE 5 WEST ELEVATION

BUILDING TYPE 5 NORTH ELEVATION

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BUILDING TYPE 5 COLOR ELEVATIONS

0 2 4 8 16
SCALE: 1/8" = 1'-0"
JUNE 11, 2011

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MAINTENANCE BUILDING



BUILDING TYPE 6 EAST ELEVATION

BUILDING TYPE 6 SOUTH ELEVATION



BUILDING TYPE 6 WEST ELEVATION

BUILDING TYPE 6 NORTH ELEVATION

SCALE: 1/8" = 1'-0"
JUNE 11, 2011

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Mutual Housing at Spring Lake

Woodland, California

BUILDING TYPE 6 COLOR ELEVATIONS

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