



City of Woodland

300 First Street
Woodland, CA 95695

530-661-5820

Meeting Agenda - Final Planning Commission

Thursday, December 19, 2013

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Directors Report

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

D. 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.

E. Communications

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

F. Subcommittee Reports

G. New Business

1. [13-368](#) SUBJECT: Comprehensive Sign Plan, Lennar Homes; Spring Lake Specific Plan Area

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the proposed Comprehensive Sign Plan for kiosk style directional signs to be located along East Gibson Road and County Road 102 in support of new home development in the Spring Lake community.

Attachments: [ATTCH 1 SPRING LAKE KIOSK SIGNS.pdf](#)
[ATTCH 2 Sign Elevation Construction Detail.pdf](#)
[ATTCH 3 Individual Siting Loc Setback Detail.pdf](#)

2. [13-369](#) SUBJECT: TerraVerde Solar Project

RECOMMENDATION:

Staff recommends that the Planning Commission receive information on the proposed solar energy project for City facilities and provide suggestions regarding design elements.

Attachments: [Solar Array Layout Concepts 2013-12-10.pdf](#)

H. Adjournment

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



Legislation Details (With Text)

File #: 13-368 **Version:** 1 **Name:**
Type: Staff Report **Status:** Agenda Ready
File created: 12/10/2013 **In control:** Planning Commission
On agenda: 12/19/2013 **Final action:** 12/19/2013
Title: SUBJECT: Comprehensive Sign Plan, Lennar Homes; Spring Lake Specific Plan Area

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the proposed Comprehensive Sign Plan for kiosk style directional signs to be located along East Gibson Road and County Road 102 in support of new home development in the Spring Lake community.

Sponsors:

Indexes:

Code sections:

Attachments: [ATTCH 1 SPRING LAKE KIOSK SIGNS.pdf](#)
[ATTCH 2 Sign Elevation Construction Detail.pdf](#)
[ATTCH 3 Individual Siting Loc Setback Detail.pdf](#)

Date	Ver.	Action By	Action	Result
12/19/2013	1	Planning Commission	approved with changes	

DATE: December 19, 2013

TO: Members of the Woodland Planning Commission

FROM: Erika Bumgardner, Associate Planner

SUBJECT: Comprehensive Sign Plan, Lennar Homes; Spring Lake Specific Plan Area

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the proposed Comprehensive Sign Plan for kiosk style directional signs to be located along East Gibson Road and County Road 102 in support of new home development in the Spring Lake community.

PROJECT PROPOSAL:

The applicant is requesting approval of a Comprehensive Sign Plan allowing for the installation of nine (9) kiosk style signs along East Gibson Road and County Road 102 (see Attachment A). All of the signs will be located within City of Woodland owned right-of-way and will not have a substantial impact on landscape improvements (where applicable) in these locations. Prior to installation of the signs, encroachment permits will be issued and the applicant will be required to verify the location of underground utilities and irrigation. The signs will identify new development communities within Spring Lake and direct vehicular traffic at various locations along East Gibson and County Road 102 to each respective new home community (see Attachment B).

It is the intent of this Comprehensive Sign Plan to limit the number of stand-alone signs located throughout the Spring Lake area, reducing the potential for sign clutter along key thoroughfares in and surrounding the community. The applicant has and will continue to outreach to developers in the Spring Lake Specific Plan area to inform and encourage their participation in this proposed sign plan. To date, Standard Pacific Homes and Taylor Morrison have been contacted and are interested in being included on the proposed kiosks in addition to Lennar Homes. Centex Homes and D.R. Horton Homes will be contacted in the near future. While individual panels remain unfilled, the kiosks will include a panel encouraging viewers to “Visit Historic Woodland.”

At such time that all homes within the development communities identified on the proposed kiosks have sold, the signs will be removed by the applicant. Any landscaping impacted or inadvertently removed when the signs are removed will be replaced by the applicant consistent with prior existing landscape improvements and city standards.

BACKGROUND:

The City of Woodland received application materials for the proposed Comprehensive Sign Plan in support of the new home communities located within the Spring Lake Specific Plan area on November 5, 2013. Currently there are no other multiple-developer informational/directional signs located in or around the Spring Lake community. The proposed signs would assist in the marketing of the new homes currently under construction or soon to be in the community. However, it is the intent of the sign plan to provide an aesthetically pleasing and architecturally compatible sign program incorporating multiple development interests, which limits the potential for an overabundance of individual, free-standing signs scattered along the surrounding and interior roadways.

PROJECT ANALYSIS:

The Community Design Standards provide limited direction on the regulation of Comprehensive Sign Plans pertaining to Temporary Directional Signs, therefore the Zoning Ordinance becomes the regulating document. Temporary Directional Signs and Comprehensive Sign Plans are regulated under Article 24 (Signs, 25-24-30(i) (2) and 25-24-40(c)).

Zoning Ordinance

Section 25-24-30(i) Specific Regulations, Off-Premise Signs

2. *Temporary directional signs are permitted for a period not exceeding ten days per year. Where signs are to be displayed for longer periods of time a zoning administrator permit is required. In every case such signs must meet the following conditions:*
 - (A) *The location of the directional sign applied for is consistent with the purposes of the sign regulations of this article as set forth in Section 25-24-10 <http://library.municode>.*
 - (B) *The sign shall display only the name and directions to the event, location, or offering; -Application is Consistent*
 - (C) *The sign shall be non-illuminated; -Application is Consistent*
 - (D) *The sign shall not exceed the size and height limitations in Table 3; -See Discussion Below*
 - (E) *The sign is to be placed only at points where a turning movement is to be made; -See Discussion Below*

- (F) *The sign shall not impair the visibility of another sign;* -Application is Consistent
- (G) *The sign shall be removed after completion of activities on the property or subdivision;* -Application is Consistent as Conditioned (COA #7)
- (H) *A cash deposit to cover the removal of the sign is required before the sign is erected, which is refundable upon proof that the sign has been removed:*
- 11 sq.ft. to 50 sq.ft. - \$50.00
 - 1 sq.ft. to 10 sq.ft. - \$25.00
- Application is Consistent as Conditioned (COA #7)

Section 25-24-40(c) Special Regulations

- (c) *Comprehensive Sign Plans. At the option of the owner and/or developer, a comprehensive sign plan may be provided for groups of businesses or for the whole of a shopping center development. Such a plan may regulate the location, size, height, color, lighting, orientation, and types of signs in the included area. The plans shall contain the signature of the owner and/or developer and that written and graphic information required to fully describe what shall and shall not be permitted in the development. Those plans that comply with this article's regulations may be approved by the zoning administrator. Those plans that do not comply with this article's regulations in any manner may be approved by the planning commission if the plans conform with the intent of the article and result in an improved relationship between the various parts of the development.*

The applicant is proposing the installation of nine (9) kiosk style signs. Each sign is ten feet (10') tall and six feet, six inches (6'6") wide (see Attachment B). The front panels are each fifteen inches (15") tall and will include the name of each development community and the name of the builder. Maximum sign heights as specified in Table 3 of the Sign Ordinance allow up to five feet (5') for signs located in Residential zones (R1, R2, NP). However, height limitations can be modified through the Comprehensive Sign Plan process. Staff finds that given the temporary nature of the signs, as well as their relatively narrow widths, ten feet (10') is a reasonable height allowance for the kiosk directionals. As proposed, each kiosk would allow for the inclusion of up to five (5) panels identifying different community names/builder information. A shorter sign would limit the number of communities listed on the sign and may result in the need for additional signage around the community.

Of the nine (9) signs proposed, two signs, numbers five and seven (as shown in Attachment A, signs #5 and #7), are located mid-block. Per the zoning code, temporary directional signs *shall be placed only at points where a turning movement is to be made*. Due to the distance between the intersections of East Gibson and Farmers Central Road, and the intersections of Farmers Central and Heritage Parkway (approximately 0.5 miles each), the applicant is requesting additional signage approximately mid-block, between these major intersections. The mid-block signs are intended to capture traffic headed both north and south directions as it approaches these major intersections. As previously stated, it is the City's intent to allow for the marketing of new homes in the Spring Lake community in a manner that highlights new housing opportunities, yet does not oversaturate the periphery of the neighborhood with signage. In reviewing the proposed sign locations, staff finds that the two mid-block signs (#5 and #7 described above) are not necessary for effective marketing. It is staff's recommendation that a total of four signs be allowed along County Road 102, eliminating signs #5 and #7 and moving signs #6 and #8 further from the intersections where they are currently located, toward mid-block.

Signs #6 and #8 would serve to capture traffic as it approaches the intersections, providing drivers ample opportunity to prepare for and enter appropriate turn lanes.

Staff's review of the design elevations and site plans provided, finds that the Comprehensive Sign Plan, as conditioned below, is in substantial compliance with the City of Woodland Zoning Ordinance. The applicant shall comply with the following conditions specific to the Design Review application.

RECOMMENDED CONDITIONS OF APPROVAL

- COA #1:** Up to seven (7) kiosk style directional signs may be located along East Gibson Road and County Road 102. Individual sign locations shall be consistent with the siting locations and setback details as provided in Attachment C.
- COA #2:** Each kiosk shall be consistent with the approved sign elevation in color and style as shown in Attachment B, Sign Elevation.
- COA #3:** Each panel located on the kiosk shall display only the name of new home community, associated developer and directions to the community location.
- COA #4:** Where sign panels are not filled, one panel shall be included with the following language: *Visit Historic Woodland.*
- COA #5:** Each kiosk shall be non-illuminated.
- COA #6:** Each kiosk shall not exceed ten feet (10') in height.
- COA #7:** Each kiosk shall be removed at such time that all homes within the development communities identified on the proposed kiosks have sold. Prior to the installation of any sign, the applicant shall provide the City of Woodland a cash deposit of \$450 to cover the removal of the signs. The deposit is refundable upon proof that the signs have been removed.
- COA #8:** Any infrastructure, irrigation or landscaping damaged or inadvertently removed when the signs are installed or removed will be replaced by the applicant consistent with prior existing landscape improvements and city standards.
- COA #9:** Applicant shall obtain an Encroachment Permit prior to beginning any work within the public right-of-way.
- COA #10:** To obtain an Encroachment Permit, submit an encroachment permit application to Development Services for all work within the public right-of-way for review and approval. The submittal should include a plan showing work to be done along with a cost estimate for all work within the right-of-way.
- COA #11:** The applicant shall notify all adjacent property owners prior to installation of any sign.
- COA #12:** This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

- COA #13:** Applicant shall call in an underground service alert at each location 48 hours prior to beginning work.
- COA #14:** Applicant shall provide appropriate traffic control at all times during construction. Traffic Control Plans may be required at certain locations. Please allow 5 business days for approval.
- COA #15:** Prior to issuance of an Encroachment Permit, the applicant shall demonstrate compliance with any conditions or requirements set by the traffic engineering division for line of sight, clear recovery zone, and temporary traffic controls.

RECOMMENDED ACTION:

Staff is recommending that the Planning Commission review the proposed Comprehensive Sign Plan for the installation of kiosk style directional signs to be located along East Gibson Road and County Road 102 in support of new home development in the Spring Lake Specific Plan area, take public comment and approve the Comprehensive Sign Plan.

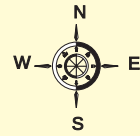
MOTION NO. 1: **Move to APPROVE the Comprehensive Sign Plan for the installation of kiosk style directional signs to be located along East Gibson Road and County Road 102, consistent with the design elevations and site plans provided and subject to the Conditions of Approval.**

MOTION NO. 2: **(SPECIFY)**

Attachments:

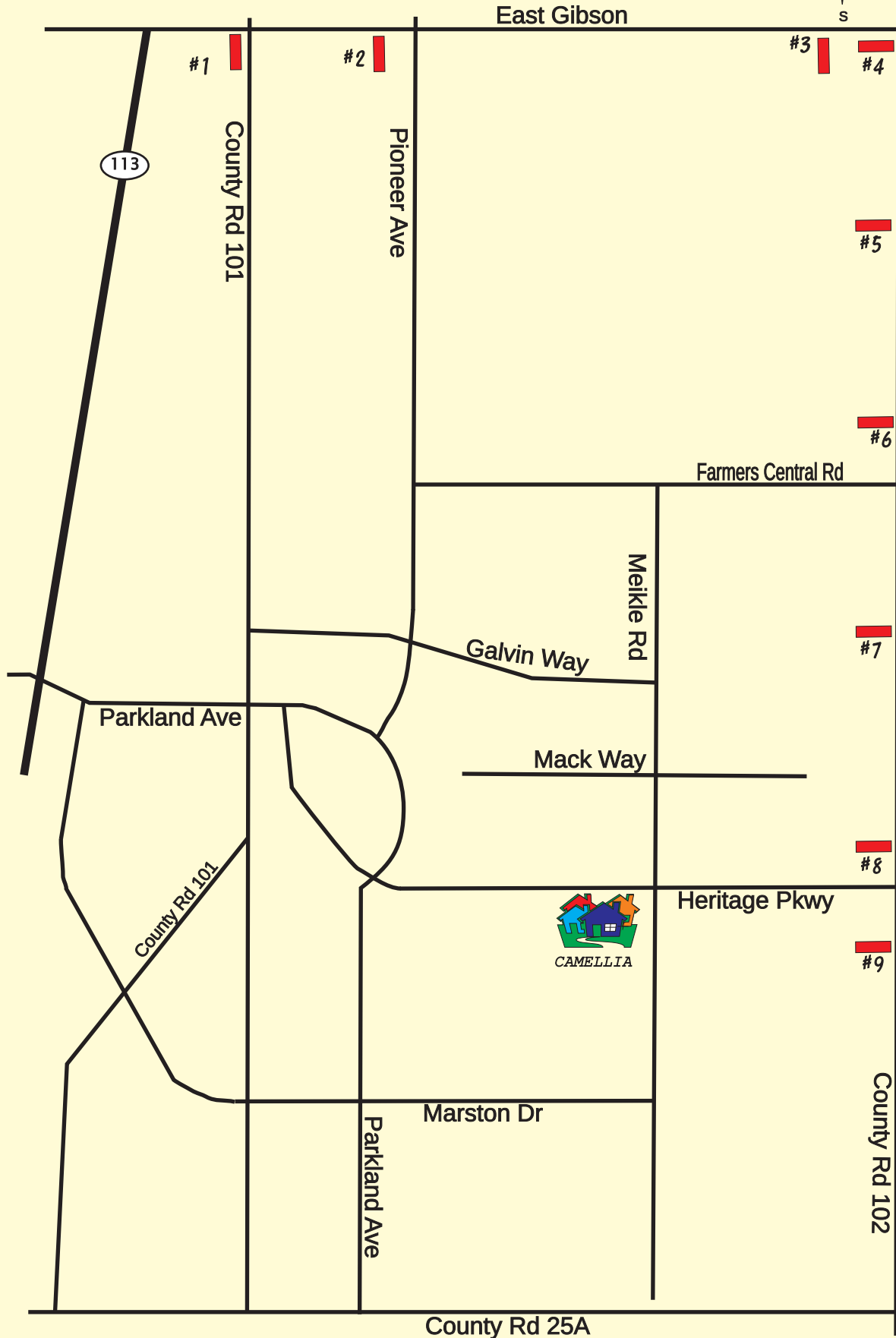
- A. Site Plan
- B. Sign Elevation & Construction Detail
- C. Individual Siting Locations with Setback Detail

WAY FINDING PROPOSAL MAP



**"Camellia at
Spring Lake"**
by
LENNAR HOMES

 **KIOSK SIGNS**



- ☐ Austin (512) 383-1572
☐ Fresno (512) 431-2502
☐ Las Vegas (702) 253-6470
☐ Livermore (925) 449-1900
☐ Phoenix (602) 484-8844
☒ Sacramento (916) 635-0234
☐ San Antonio (210) 805-9555
☐ San Diego (619) 474-8246
☐ Southern Ca. (951) 328-2637

PROJECT

COMMUNITY@ SPRING LAKE

CLIENT

TAYLOR MORRISON

JDO#/JPO#

500 - 32021 - OGD

MO#

169378

AE

DAWN BARBOSA

DESIGNER

CHRIS BAZNER

ORIGINAL DATE

11 - 08 - 13

REVISIONS

11 - 20 - 13

SCALE

1/2" = 1' - 0"

MAC FILE NAME (GD-3)

COMMUNITY KIOSK CONS

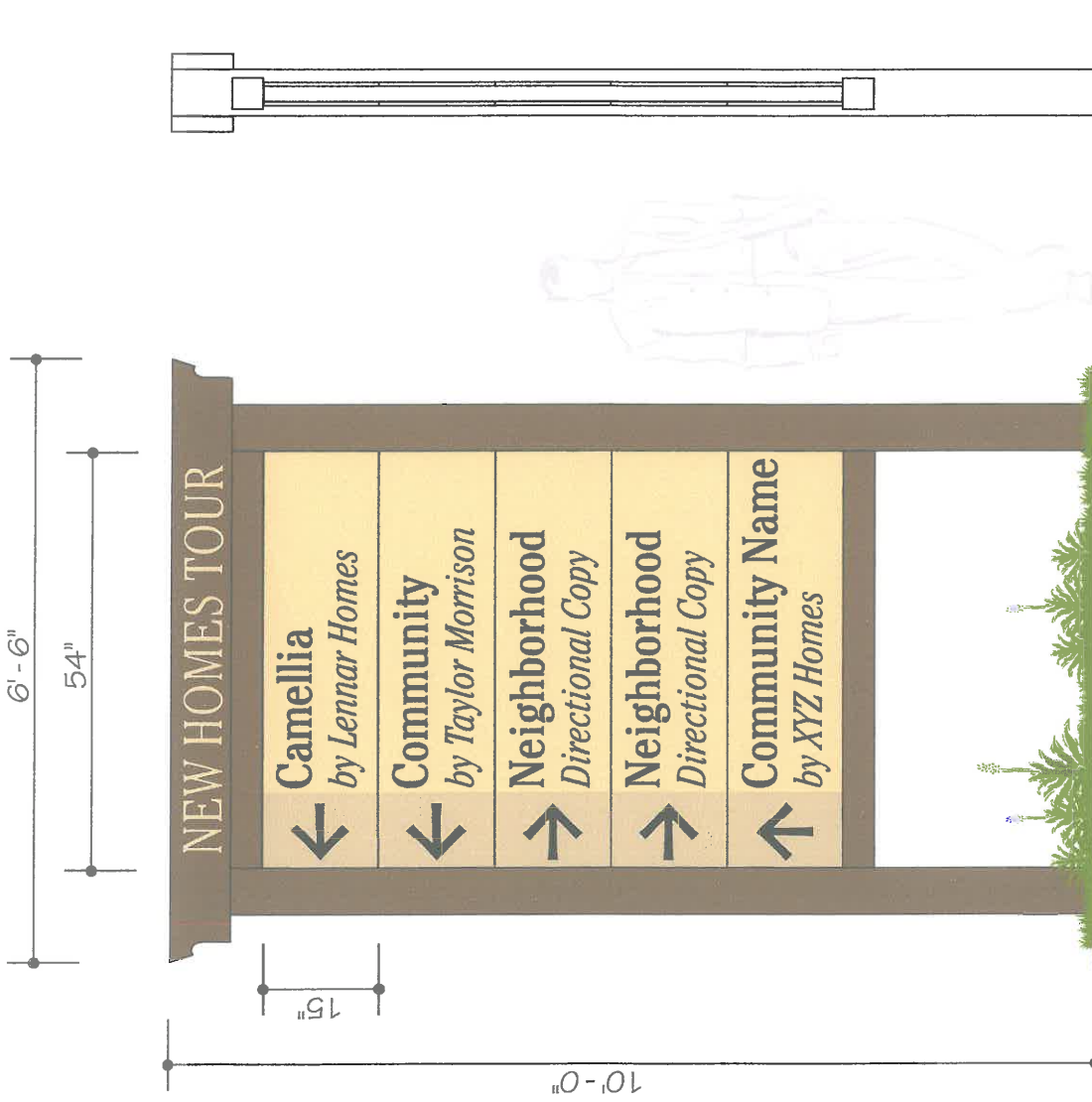
CLIENT APPROVAL

☐ As is ☐ With revision(s)

Signature

Date

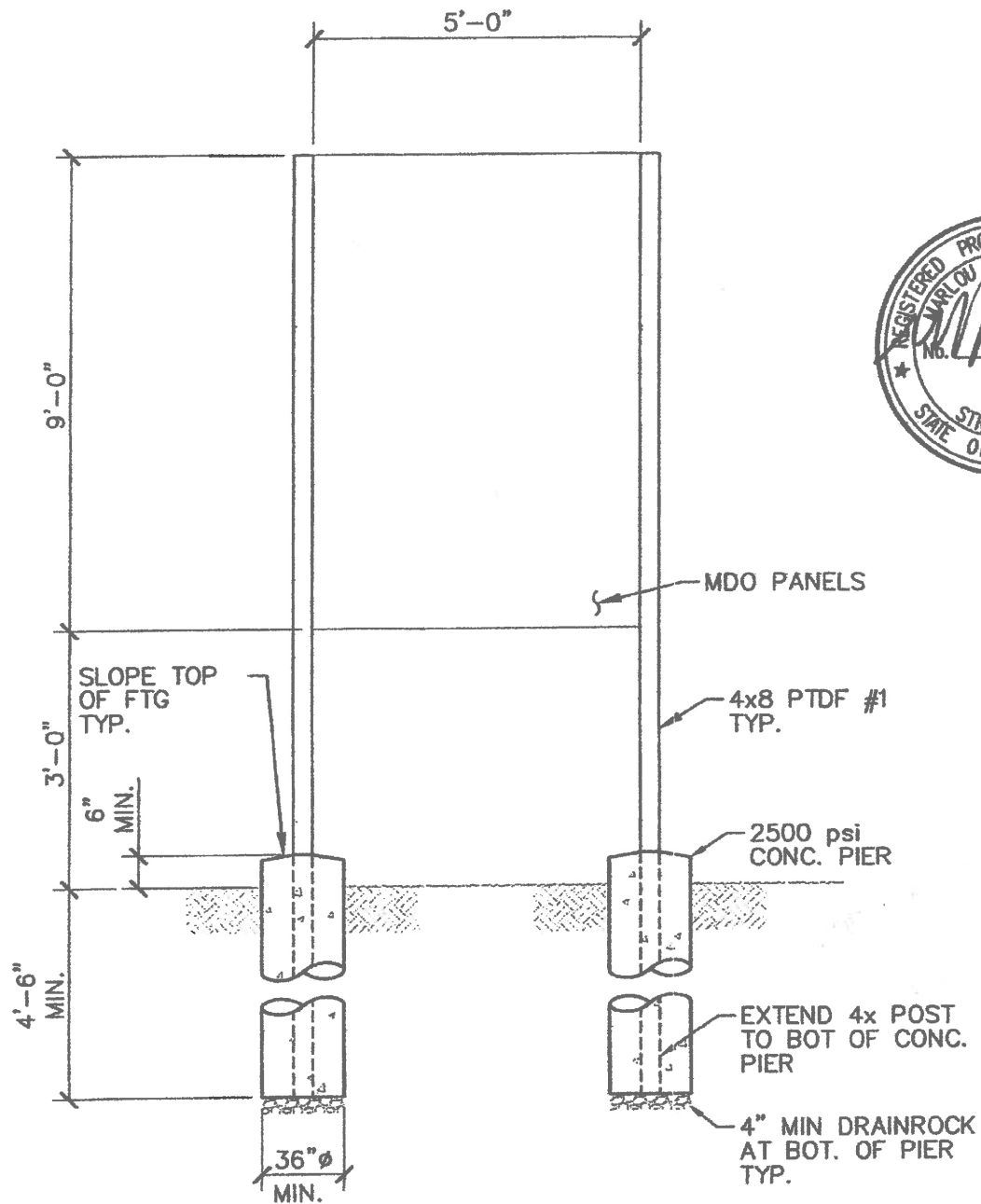
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SECTION VIEW

KIOSK DIRECTIONALS

- **STRUCTURE** - WOOD STRUCTURE; (4X8) HEADER, CUT TO SHAPE, MOUNTED TO (6X6) POSTS & (4X4) CROSSBARS, ALL PAINTED PANTONE 7505/BROWN
- **"NEW HOMES TOUR"** - VCO TO MATCH OR PRINT & CUT COPY, PANTONE 7499/CREAM
- **PANELS** - 1/2" THICK MDO MOUNTED TO (2X2) STRINGERS; COVER HARDWARE W/ VINYL DOTS TO MATCH BACKGROUND COLOR
- **ARROWS** - BLACK VCO ON PANTONE 7500/BEIGE BACKGROUND
- **COPY** - BLACK VCO ON PANTONE 7499/CREAM BACKGROUND
- **FONT** - CHELTENHAM BOOK CONDENSED & LIGHT CONDENSED ITALIC



MBRodriguez P.E.
CONSULTING ENGINEER

DATE:

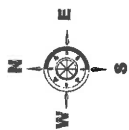
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JOB No:

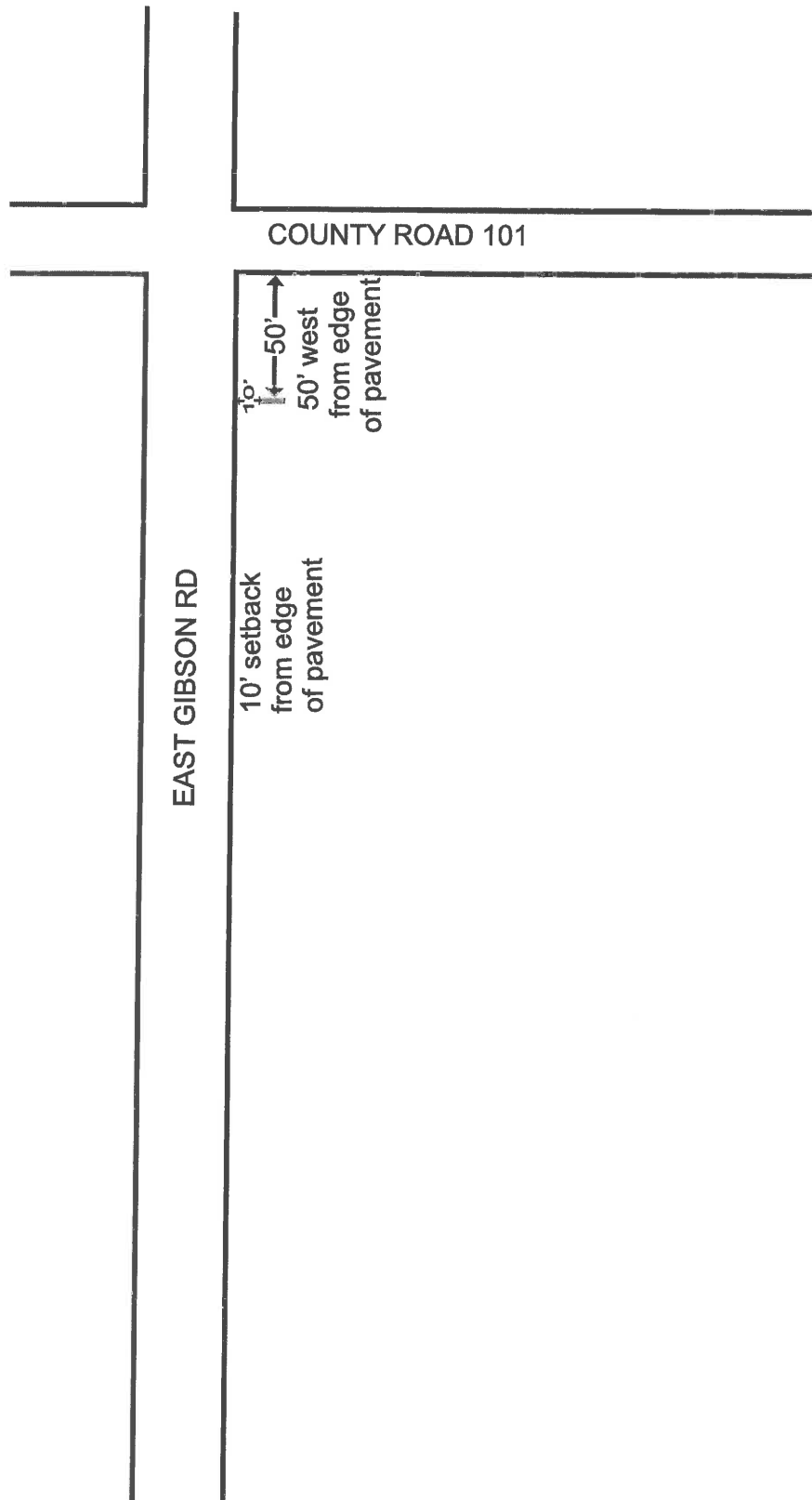
SHEET 1 OF 1

DRAWING No. 1 REV. 0

SITE PLAN #1 FOR SIGN #1 - CITY OF WOODLAND RIGHT-OF-WAY
LOCATION: SOUTHLINE EAST GIBSON RD, WEST OF COUNTY ROAD 101
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED



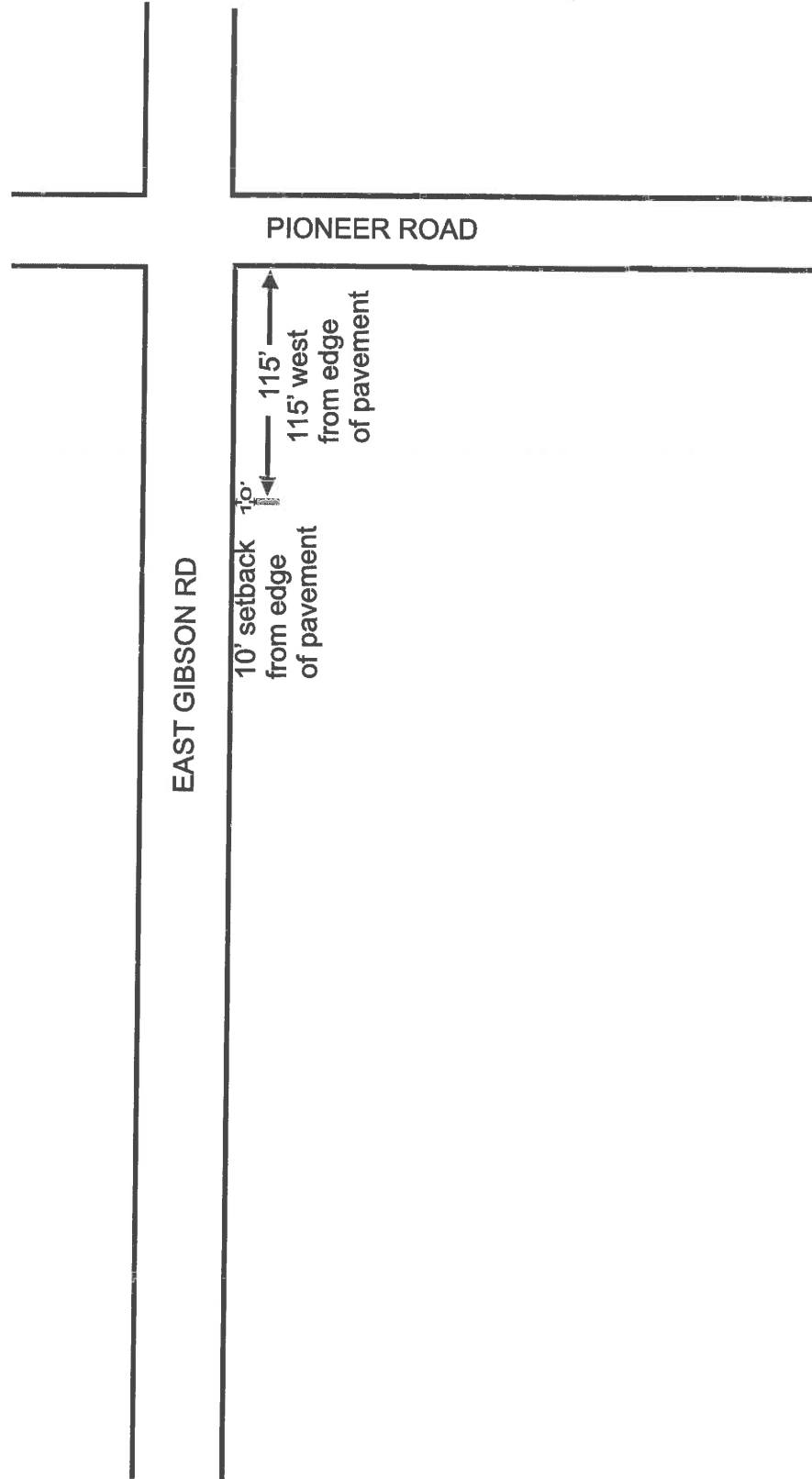
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN

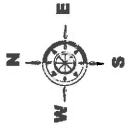




SITE PLAN #2 FOR SIGN #2 - CITY OF WOODLAND RIGHT-OF-WAY
LOCATION: SOUTHWEST PARCEL OF EAST GIBSON RD AND PIONEER RD
PARCEL NUMBER: 042-580-021 CITY OF WOODLAND 300 - 1ST ST-WOODLAND CA 95695

THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN



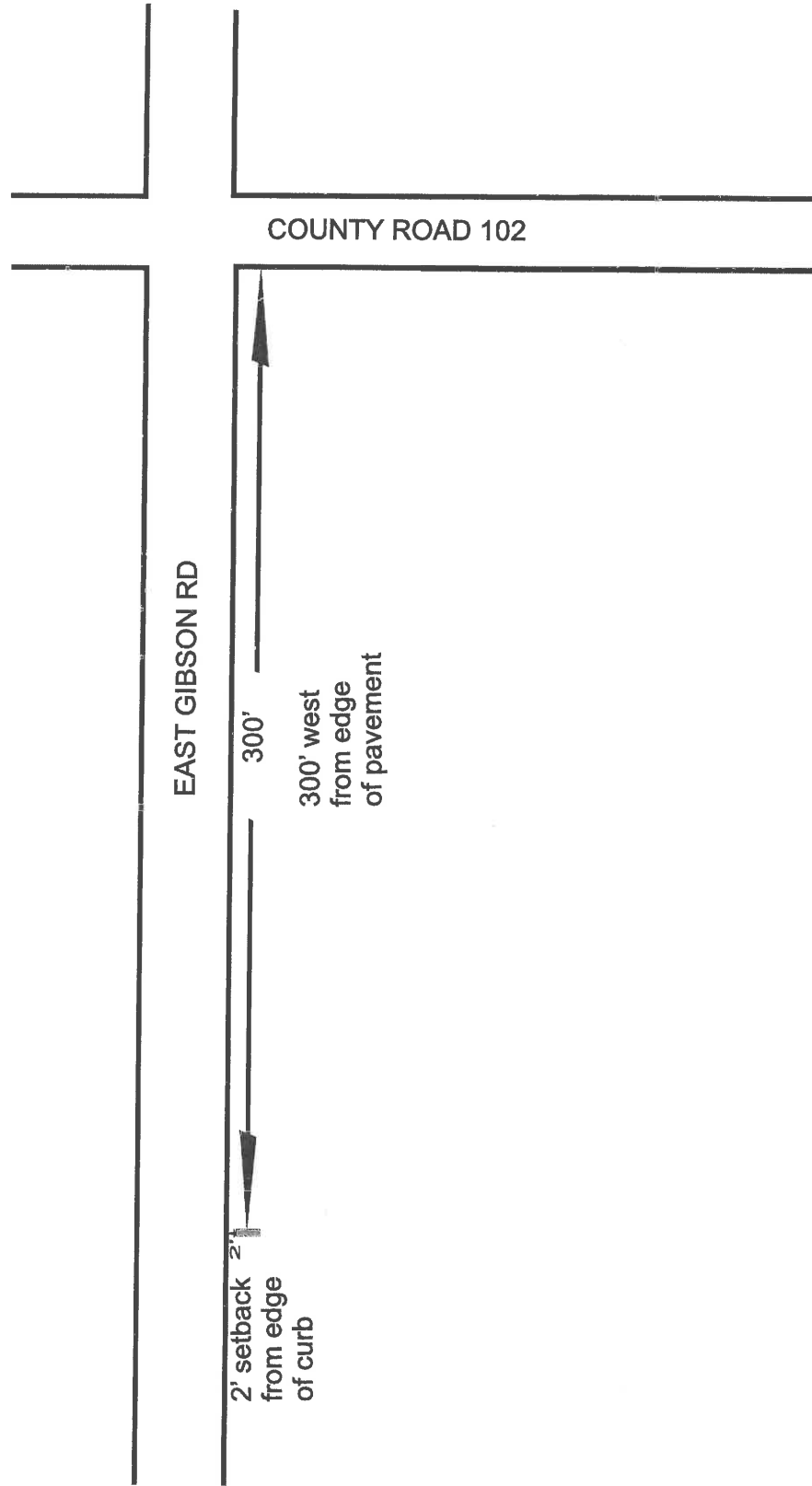


SITE PLAN #3 FOR SIGN #3 - CITY OF WOODLAND RIGHT-OF-WAY

LOCATION: SOUTHWEST PARCEL OF EAST GIBSON RD AND COUNTY ROAD 102

PARCEL NUMBER: 042-580-022 CITY OF WOODLAND 300 - 1ST ST-WOODLAND CA 95695

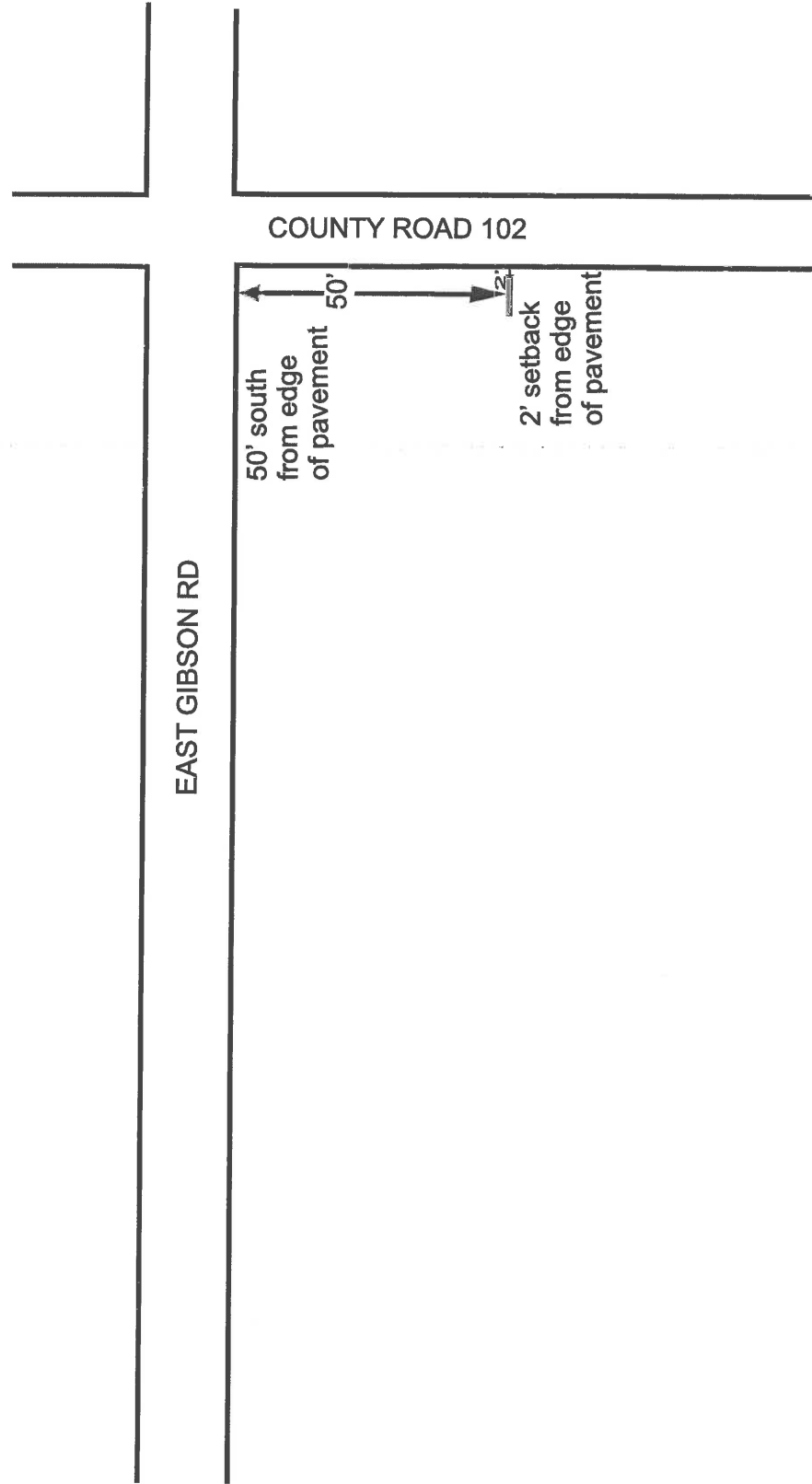
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





SITE PLAN #4 FOR SIGN #4 - CITY OF WOODLAND RIGHT- OF- WAY
LOCATION: WESTLINE COUNTY ROAD 102, SOUTH OF EAST GIBSON RD
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED

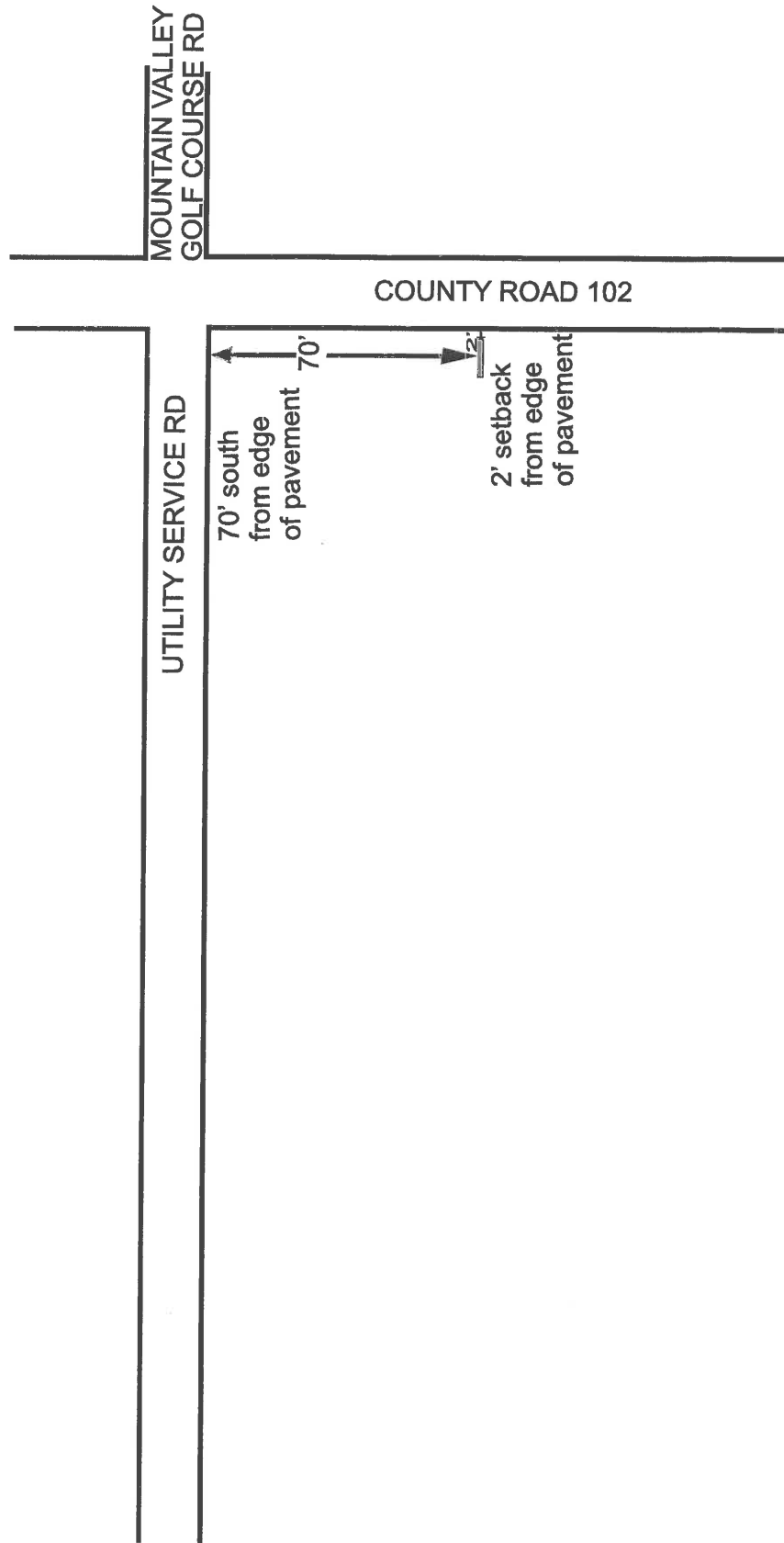
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





**SITE PLAN #5 FOR SIGN #5 - CITY OF WOODLAND RIGHT- OF- WAY
LOCATION: WESTLINE COUTY ROAD 102, SOUTH OF UTILITY SERVICE RD
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED**

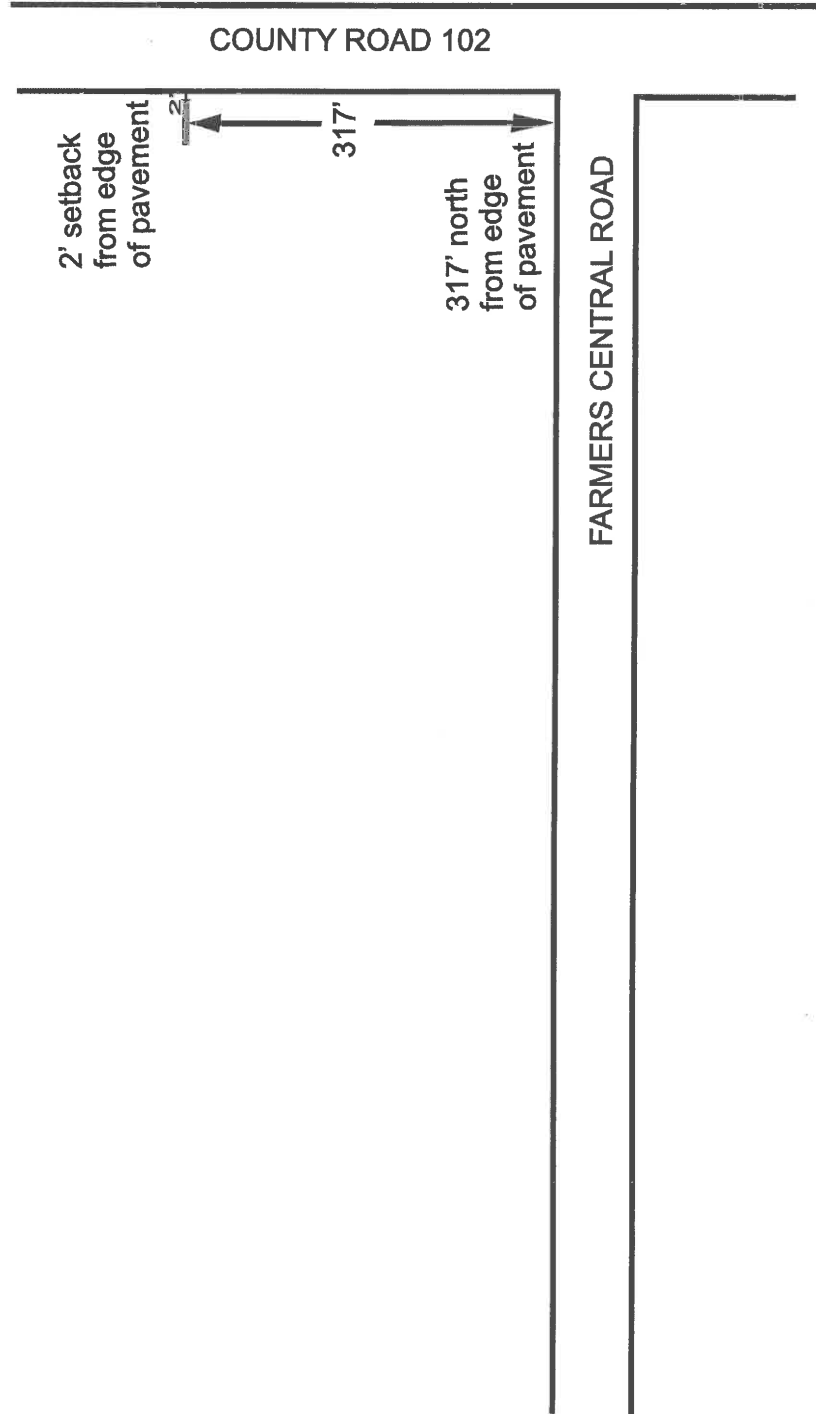
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





**SITE PLAN #6 FOR SIGN #6 - CITY OF WOODLAND RIGHT-OF-WAY
LOCATION: WESTLINE COUNTY ROAD 102, NORTH OF FARMERS CENTRAL RD
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED**

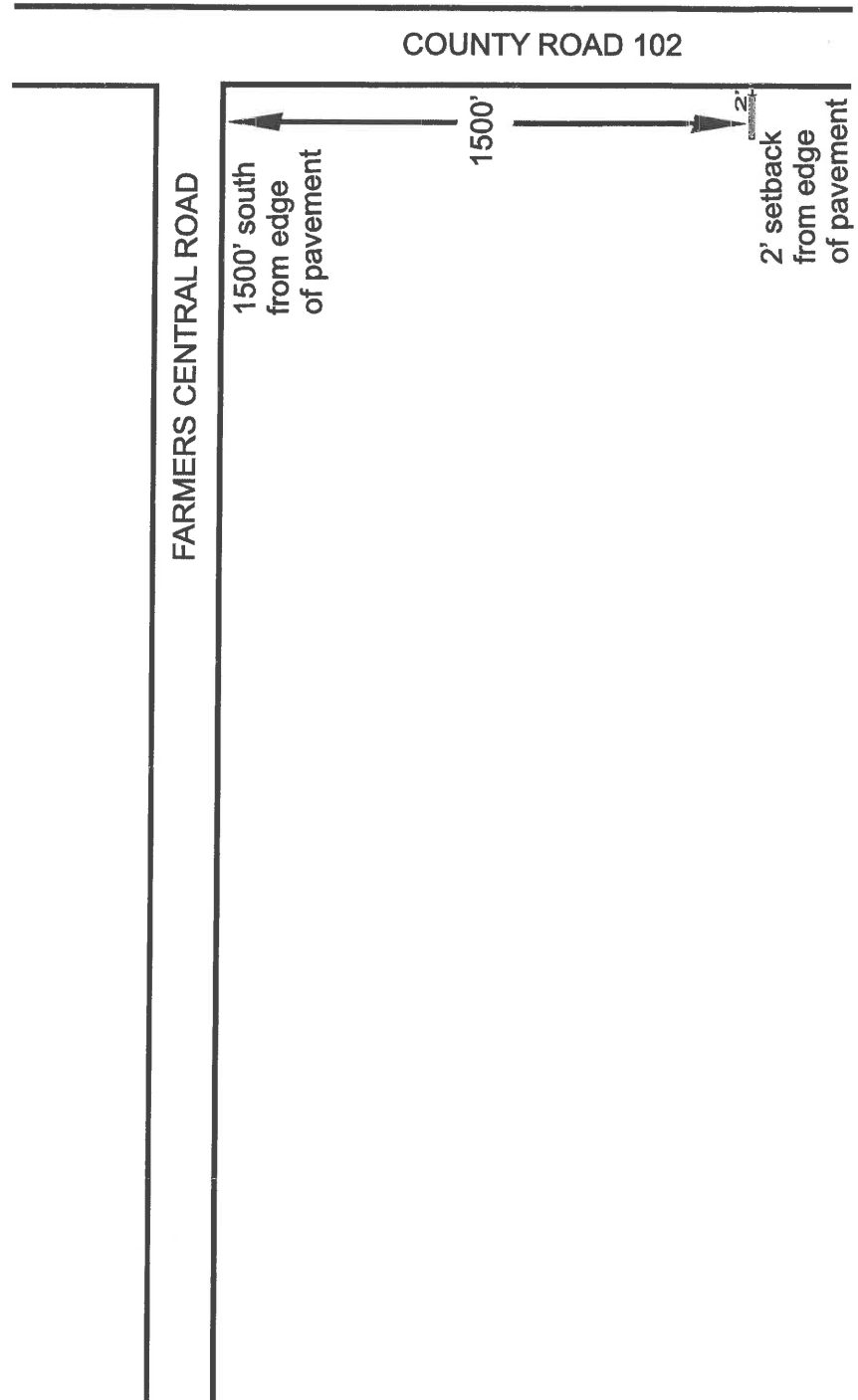
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





SITE PLAN #7 FOR SIGN #7 - CITY OF WOODLAND RIGHT- OF- WAY
LOCATION: WESTLINE COUTY ROAD 102, SOUTH OF FARMERS CENTRAL
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED

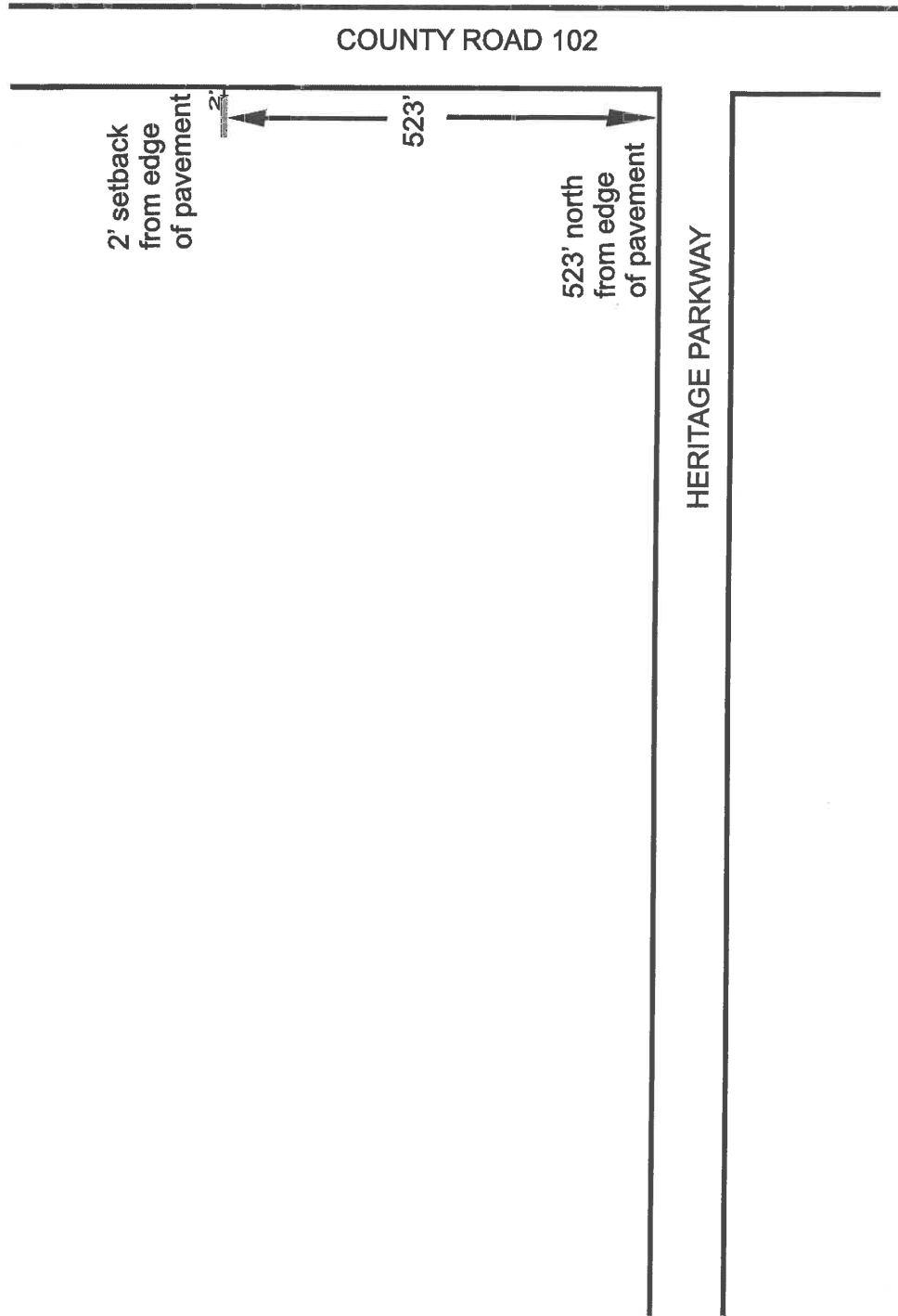
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





**SITE PLAN #8 FOR SIGN #8 - CITY OF WOODLAND RIGHT- OF- WAY
LOCATION: WESTLINE COUNTY ROAD 102, NORTH OF HERITAGE PARKWAY
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED**

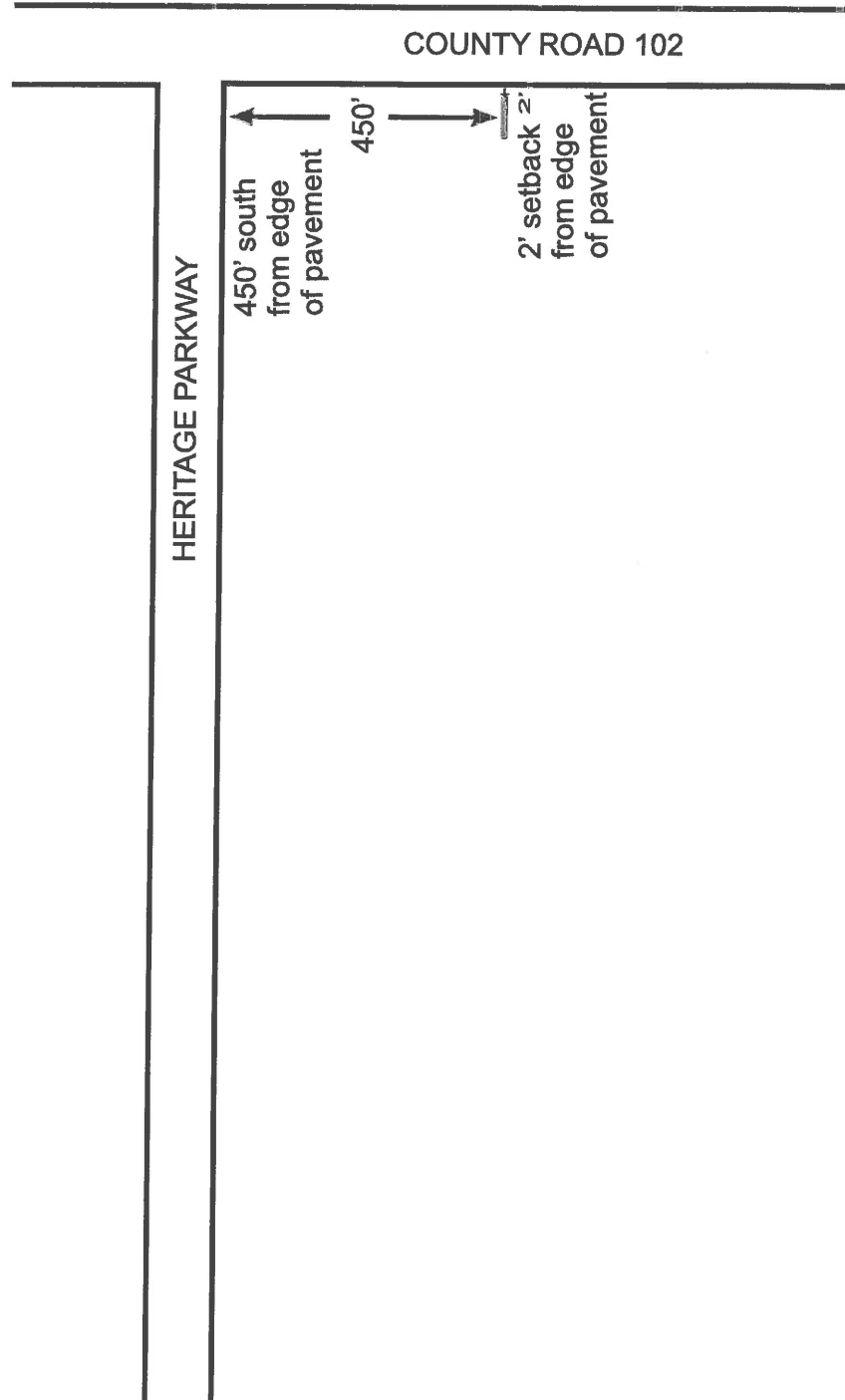
THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





SITE PLAN #9 FOR SIGN #9 - CITY OF WOODLAND RIGHT- OF- WAY
LOCATION: WESTLINE COUTY ROAD 102, SOUTH OF HERITAGE PARKWAY
PARCEL NUMBER: NO PARCEL NUMBER ASSIGNED

THERE ARE NO TREES OR VEGETATION WITHIN 25 FEET OF PROPOSED SIGN





Legislation Details (With Text)

File #: 13-369 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 12/10/2013 In control: Planning Commission
On agenda: 12/19/2013 Final action: 12/19/2013
Title: SUBJECT: TerraVerde Solar Project

RECOMMENDATION:

Staff recommends that the Planning Commission receive information on the proposed solar energy project for City facilities and provide suggestions regarding design elements.

Sponsors:

Indexes:

Code sections:

Attachments: [Solar Array Layout Concepts 2013-12-10.pdf](#)

Date	Ver.	Action By	Action	Result
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DATE: December 19, 2013

TO: Members of the Woodland Planning Commission

FROM: Roberta Childers, Environmental Resource Analyst
Marshall Echols, Conservation Coordinator

SUBJECT: TerraVerde Solar Project

RECOMMENDATION:

Staff recommends that the Planning Commission receive information on the proposed solar energy project for City facilities and provide suggestions regarding design elements.

PROJECT PROPOSAL:

The project would include solar arrays at the Water Pollution Control Facility (WPCF), the Community and Senior Center, the Police Station, and the Municipal Service Center (MSC), and potentially at the parking lot at the northwest corner of College and Court Streets to serve City Hall and the Library.

BACKGROUND:

Pursuant to direction from City Council on July 2, staff has been working with TerraVerde Renewable Partners (TerraVerde) to develop a comprehensive energy management program for the City with the goals of reducing the City's energy use, energy costs, and carbon footprint (i.e., greenhouse gas emissions). The current action focuses on the solar energy component.

The best candidates for solar energy arrays are facilities that have high energy use and that provide opportunities for high avoided costs. Avoided cost is the energy savings per kilowatt-hour (kWh) that could be

achieved through project implementation and represents the difference between with-project and without-project utility rates. TerraVerde reviewed the metered usage at each of over 250 City sites; considered past efficiency upgrades; reviewed historical energy consumption trends; considered future facility uses; and conducted site walks at the most promising facilities to examine roofs, sun exposure and shade sources, configuration and amount of available space, and other factors. Dropped from consideration were meters with low usage and low avoided costs, facilities for which future energy demand is uncertain (e.g., wells), and sites with high usage and/or avoided costs but having significant space constraints (e.g., the west levee effluent pump). Certain sites, such as the WPCF and the Community and Senior Center, have low avoided costs but were included because of their high energy demand and the opportunity for inexpensive ground-mounted systems at these sites.

The WPCF, the Community and Senior Center, the Police Station, the MSC, City Hall, and the Library were identified as good candidates for solar arrays, particularly when bundled together as a single project. For reasons described below, however, City Hall and the Library may not be included in the final project.

Staff is seeking Planning Commission input on aesthetic considerations for the two systems that would be installed in public locations, as parking shade structures at the Community and Senior Center and at the parking lot at the northwest corner of College and Court Streets.

DESCRIPTION:

Conceptual array locations for the six facilities are shown in the attachment and are described below.

Water Pollution Control Facility: The array at the WPCF would occupy about 10 acres in a portion of the future stormwater detention basin north of the plant.

Community and Senior Center: At this location, most of the arrays would serve as parking shade structures on the south and north sides of the building, away from soccer and ball fields. Another array would be roof mounted. Design compatibility with the building character and consistency of lighting type with surrounding lights will be important at this site.

Police Station: The main portion of the police station system would consist of rows of parking shade structures in the parking lot behind the station. Additional panels are proposed for the roof of the service building on the west side of the lot and on one roof surface of the main building.

Municipal Service Center: This array would be a tall shade structure that would provide cover for large equipment in the yard on the north side of the building.

City Hall and Library: At these two locations, several site constraints exist that led to consideration of the nearby parking lot for their solar arrays. Constraints at City Hall include the limited parking lot space behind the building and uncertainty about the future of the annex and adjacent parking lot. Constraints at the Library include the historic character of the building, the proximity and historic characteristics of neighboring residences, and the maturity of trees at the site. The northwest corner parking lot is faced only by the Wells Fargo Bank on the southwest corner and has relatively immature trees. Design review is important at this location, given its public exposure. However, the future of this lot is also in question, given that it is currently used in large part by jurors, a use that will end when the new Courthouse opens. Given these uncertainties, the City may choose not to proceed with this location.

Staff worked with TerraVerde to revise the conceptual array layouts to minimize tree removal where possible. Where removal would still be unavoidable, locations with young trees were favored over those with mature

trees. The final project concept could require the removal of as many as 75 young trees at the Community and Senior Center, 30 at the Police Station, and 21 at the Court/college Street parking lot. Trees would be replaced at a ratio of at least 1:1. Several locations are being considered for replacement plantings, including the following:

- East Street corridor (west side) between Gibson and CR 24A
- South side of the future walkway along Sports Park Drive
- Community and Senior Center, west of the dog park
- Completion of rows lining Douglass Park walkway
- Screening for water plant
- Screening between the WPCF and Gateway
- Residential street tree replacements

RECOMMENDATION:

Staff recommends that the Planning Commission receive information on the proposed solar energy project for City facilities and provide suggestions regarding design elements.

City of Woodland

Exhibit A - Preliminary Array Layouts

Revision 0-6



GENERAL NOTES

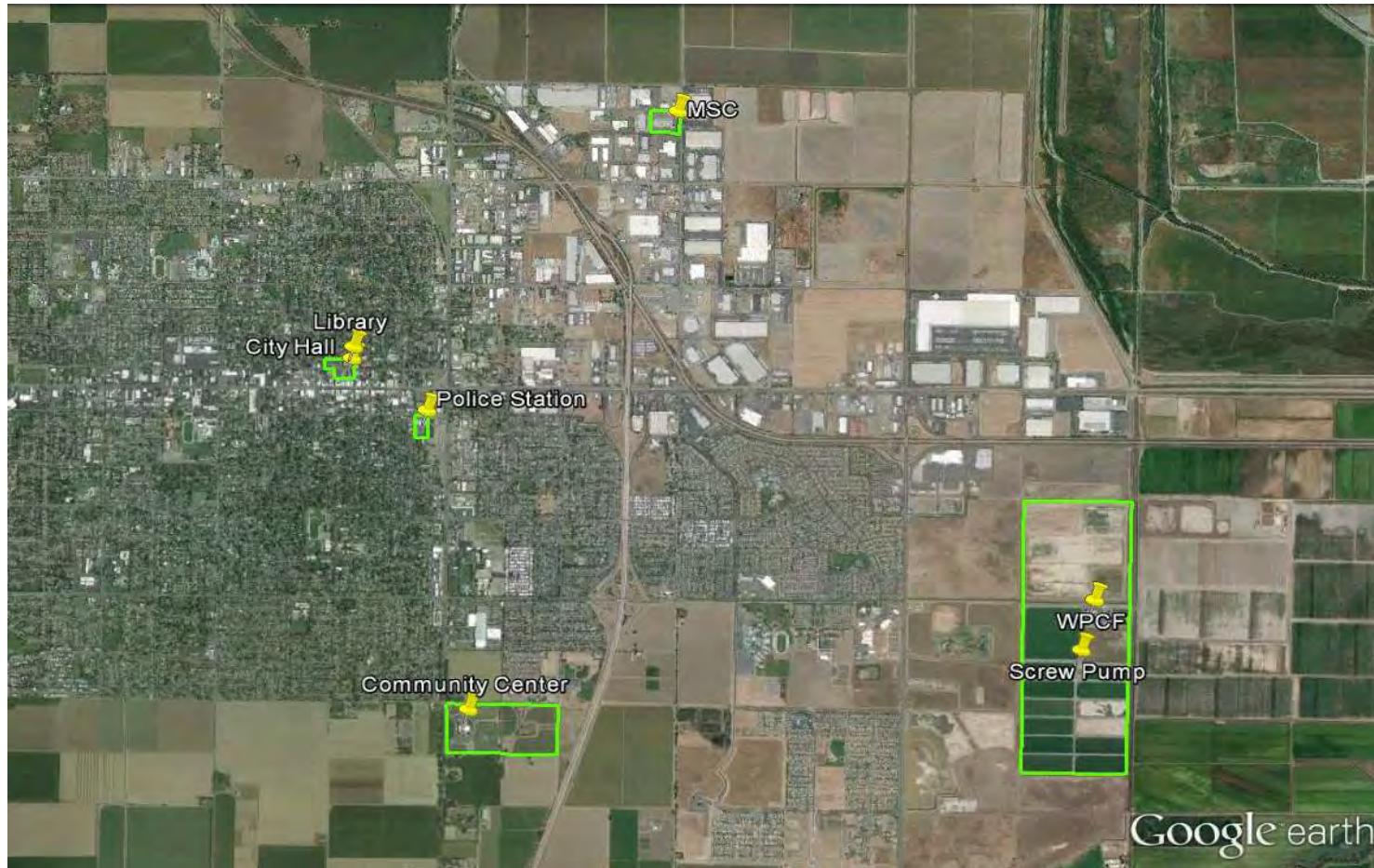
1. ALL SHADE STRUCTURES SHALL BE INSTALLED HAVE A TILT OF 7.49 DEGREES UNLESS OTHERWISE NOTED.
2. ALL GROUND MOUNTS SHALL BE INSTALLED HAVE A TILT OF 30 DEGREES UNLESS OTHERWISE NOTED.
3. ALL ROOF MOUNTS SHALL BE INSTALLED HAVE A TILT OF 7.49 DEGREES UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE SPECIFIED, CONTRACTORS SHALL REMOVE ALL TREES AND LIGHTPOSTS WHICH CAUSE SHADING LOSS.
5. LOCATION OF METERS ARE DENOTED BY RED DOTS.
6. LOCATION OF ARRAYS ARE DENOTED BY YELLOW BOXES.
7. LOCATION OF EXPANSION ARRAY LOCATIONS ARE DENOTED BY ORANGE BOXES.

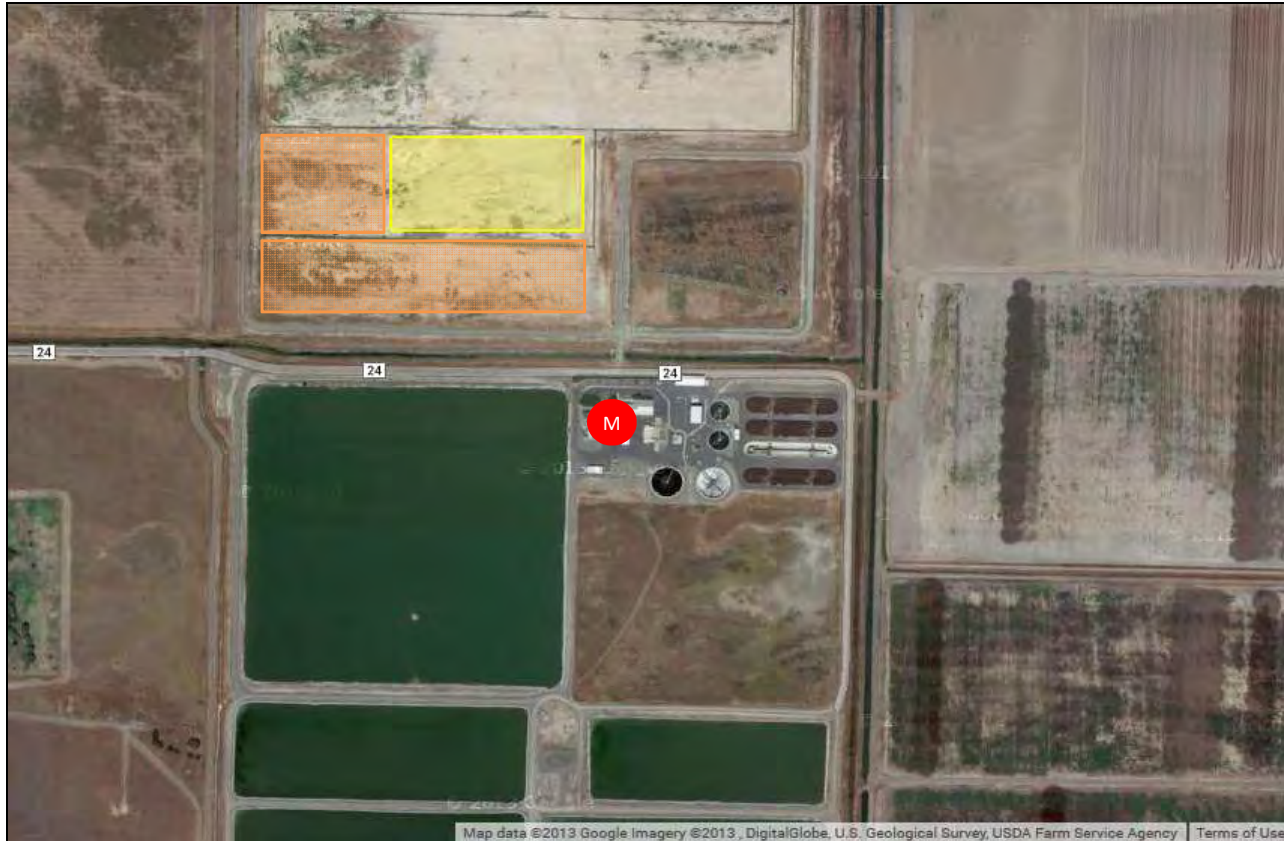
Client Actions

2013-11-05 - Initial sitewalk

Revision 0-6

TerraVerde
Renewable Partners

[illegible]



Map data ©2013 Google Imagery ©2013, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency | Terms of Use

City of Woodland
Revision 0-6

WPCF
42929 COUNTY ROAD 24, GIBSON & COUNTY ROAD 102



METER CODE			1			
ARRAY NOTES						
Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Ground Mount	785.0	410.0	180.0	30.0	5.0	2253.0
NOTES: 1) Yellow area is reserved for immediate use. 2) Orange areas are reserved for future expansion of array. 3) This occupies the same area as Screw Pump's array.						
SITE CAPACITY						
CAPACITY REQUIRED (KW)				2248		
CAPACITY DEPICTED (KW)				2253		
CAPACITY SHORTAGE (KW)				0		
SITE INFORMATION						
SERVICE ACCOUNT ID				4,251,770,384		
METER NUMBER				1003718051		
ANNUAL PRODUCTION (KWH)				3,080,947		
SWITCHBOARD				480V/4000A		
UTILITY TRANSFORMER				TBD		



City of Woodland
Revision 0-6

Screw Pump
.28Mi S/Rd24 .25Mi W/Rd 103,Pond Screw Pumps



METER CODE

2

ARRAY NOTES

Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Ground Mount	22.0	410.0	180.0	30.0	5.0	63.1

NOTES:

- 1) Meter location, number, and switchboard specs needs to be confirmed.
- 2) This occupies the same area as Screw Pump's array.

SITE CAPACITY

CAPACITY REQUIRED (KW)	61
CAPACITY DEPICTED (KW)	63
CAPACITY SHORTAGE (KW)	0

SITE INFORMATION

SERVICE ACCOUNT ID	4,251,770,176
METER NUMBER	1009509447?
ANNUAL PRODUCTION (KWH)	84,256
SWITCHBOARD	?V/?A
UTILITY TRANSFORMER	TBD



City of Woodland
Revision 0-6

Community Center
2001 EAST ST



METER CODE			3			
ARRAY NOTES						
Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Shade Structure	160.0	40.0	170.0	7.5	0.0	85.1
Array 2 - Shade Structure	180.0	40.0	185.0	7.5	0.0	95.8
Array 3 - Shade Structure	220.0	40.0	185.0	7.5	0.0	117.0
Array 4 - Shade Structure	250.0	40.0	185.0	7.5	0.0	133.0
Array 5 - Shade Structure	300.0	40.0	185.0	7.5	0.0	159.6
Array 6 - Roof Mount	100.0	80.0	225.0	7.5	0.0	78.4
Alternate Shade Structure (replaces Array 6 - Roof Mount)						
Array 6alt - Shade Structure	150.0	40.0	165.0	7.5	0.0	79.8
NOTES:						
1) Because solar panels are rectangular, shade structures will not be perfectly curved.						
2) Array 6alt is shown in orange. This array is an alternative to Array 6 - Roof Mount.						
SITE CAPACITY						
CAPACITY REQUIRED (KW)				667		
CAPACITY DEPICTED (KW)				669		
CAPACITY SHORTAGE (KW)				0		
SITE INFORMATION						
SERVICE ACCOUNT ID				8,476,055,946		
METER NUMBER				1004577434		
ANNUAL PRODUCTION (KWH)				895,195		
SWITCHBOARD				480V/2000A		
UTILITY TRANSFORMER				TBD		



City of Woodland
Revision 0-6

Police Station
1000 LINCOLN AVE



METER CODE			4			
ARRAY NOTES						
Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Roof Mount	145.0	30.0	180.0	30.0	0.0	61.4
Array 2 - Roof Mount	30.0	130.0	180.0	7.5	2.0	43.5
Array 3 - Roof Mount	42.0	34.0	180.0	7.5	2.0	15.9
Array 4 - Shade Structure	55.0	23.0	180.0	7.5	0.0	17.9
Array 5E - Shade Structure	180.0	80.0	90.0	7.5	0.0	203.2
Array 5W - Shade Structure	180.0	80.0	270.0	7.5	10.0	203.2
NOTES:						
1) Arrays 5E and 5W are the two faces of the same shade structure.						
2) The large antenna in the parking lot will either need to be moved or pass through Array 5W.						
3) Higher efficiency modules (≥260W) are needed to meet target production in allotted arrays.						



METER CODE	5					
ARRAY NOTES						
Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Shade Structure	285.0	40.0	180.0	7.5	0.0	151.6
SITE CAPACITY						
CAPACITY REQUIRED (KW)				150		
CAPACITY DEPICTED (KW)				152		
CAPACITY SHORTAGE (KW)				0		
SITE INFORMATION						
SERVICE ACCOUNT ID	5,465,576,442					
METER NUMBER	2580R7					
ANNUAL PRODUCTION (KWH)	201,876					
SWITCHBOARD	480V/1600A					
UTILITY TRANSFORMER	TBD					



City of Woodland
 Revision 0-6

 City Hall
 300 1ST ST



METER CODE			6			
ARRAY NOTES						
Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Shade Structure	150.0	40.0	270.0	7.5	0.0	79.8
Array 2 - Shade Structure	90.0	40.0	270.0	7.5	0.0	47.9
NOTES: 1) This site is optional, and may be removed from the package. 2) Array 2 is the same structure as Library's Array 2.						
SITE CAPACITY						
CAPACITY REQUIRED (KW)				126		
CAPACITY DEPICTED (KW)				128		
CAPACITY SHORTAGE (KW)				0		
SITE INFORMATION						
SERVICE ACCOUNT ID				7,497,862,578		
METER NUMBER				1004455198.00		
ANNUAL PRODUCTION (KWH)				158,454		
SWITCHBOARD				208V/1200A		
UTILITY TRANSFORMER				TBD		



City of Woodland
Revision 0-6

Library
535 COURT ST



METER CODE

7

ARRAY NOTES

Installation Type	Length (ft)	Width (ft)	Azimuth (degrees)	Tilt (degrees)	Shading (%)	Array Size (kW)
Array 1 - Shade Structure	145.0	36.0	270.0	7.5	0.0	69.4
Array 2 - Shade Structure	60.0	40.0	270.0	7.5	0.0	31.9

NOTES:

- 1) This site is optional, and may be removed from the package.
- 2) Array 2 is the same structure as City Hall's Array 2.

SITE CAPACITY

CAPACITY REQUIRED (KW)	100
CAPACITY DEPICTED (KW)	101
CAPACITY SHORTAGE (KW)	0

SITE INFORMATION

SERVICE ACCOUNT ID	5,675,219,678
METER NUMBER	1004455362.00
ANNUAL PRODUCTION (KWH)	126,116
SWITCHBOARD	208V/1200A
UTILITY TRANSFORMER	TBD