



City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, November 6, 2014

6:30 PM

Council Chambers

A. Call to Order

B. Roll Call

C. Approval of Minutes

[14-421](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 2, 2014.

Attachments: [10_02_14 Meeting Minutes.pdf](#)

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

[14-441](#)

PROJECT TITLE: Spring Lake - Beeghly Ranch Development Agreement

SUBJECT: A request for approval of an Amendment to the Beeghly Development Agreement to specify the obligations of the developers including changes related to the construction of County Road 25A and to clarify timing and amounts for reimbursement of civil infrastructure and landscaping.

Attachments: [Tentative Map.pdf](#)

[WOODLAND PC Resolution Recommending CC Approval for Beeghly Ranch :](#)

[Execution Copy of First Amendment to DA \(Solara Ranch 10 23\).pdf](#)

[DA Ordinance Addendum - Beeghly Resolution .docx](#)

[14-437](#)

AT&T Cell Tower Conditional Use Permit: Request for a Conditional

Use Permit to allow the construction and operation of a 90-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,305 square foot leased area on an undeveloped parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (APN 027-310-061).

Attachments: [Att 1 and Ex A Resolution and Project Conditions of Approval.doc](#)

[Ex B to Att 1 Site Plan and Elevations.pdf](#)

[Att 2 Project Application, Map, Site Photos.pdf](#)

[Att 3 Photo Simulations.pdf](#)

[Att 4 Radio Frequency Report.pdf](#)

[Att 5 Coverage Maps.pdf](#)

[Att 6 Noise Study.pdf](#)

I. New Business

J. Old Business

[14-440](#)

SUBJECT: Informational Update Concerning the Comfort Suites
Public Art Proposal

Attachments: [Close up of elevation with murals.pdf](#)

K. Adjournment

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



Legislation Details (With Text)

File #: 14-421 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 10/14/2014 **In control:** Planning Commission
On agenda: 11/6/2014 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 2, 2014.

Sponsors:

Indexes:

Code sections:

Attachments: [10_02_14 Meeting Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: November 6, 2014

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of October 2, 2014.

STAFF CONTACT: Angela Weeks, Administrative Secretary, Community Development Department

Attachments:

1. October 2, 2014 Meeting Minutes



City of Woodland

Meeting Minutes

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, October 2, 2014

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 pm

Staff Present:

Cindy Norris, Principal Planner

Erika Bumgardner, Associate Planner

James Beggs, Planning Intern

B. Roll Call

Present 5:

Commissioner Chris Holt, Commissioner John Murphy, Commissioner Patricia Murray, Commissioner Kirby Wells and Commissioner Seth Wurzel.

Absent 2:

Commissioner Marco Lizarraga and Commissioner Fred Lopez

C. Approval of Minutes

14-375

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of August 21, 2014.

Attachments: [8 21 14 Meeting Minutes.pdf](#)

A motion was made by Murphy, seconded by Wells, that they be approved. The motion carried by the following vote:

Ayes: John Murphy, Kirby Wells, Chris Holt, Patricia Murray and Seth Wurzel.

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports

H. Public Hearing

14-390

Blue Note Brewing Company Conditional Use Permit (CUP); Request for a CUP to allow a craft beer micro-brewery and tasting room including on- and off-site alcohol sales from the brewery and limited special events at 707 Main Street, Unit 201 in the Central Business District, Downtown Specific Plan, Area A2.

Location: The brewery will be located at 707 Main Street, Unit 201, with primary access off of Dead Cat Alley.

Applicant/Owner: David Towne

Environmental Report: Categorical Exemption - Class 3, Conversion of Small Structure

APN: 005-224-007-000

Project Planner: Erika Bumgardner, Associate Planner
James Beggs, Planning Intern

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [Att 1 Ex A and B Planning Commission Resolution, Conditions of Approval, Site and Floor Plans](#)
 [Att 2 Article 21 Special Provisions.docx](#)
 [Att 3 General Application Form and Project Justification Statement.pdf](#)

*A motion was made by Holt, seconded by Wells, that the Conditional Use Permit (CUP) be approved. The motion was carried by the following vote:
Ayes: Chris Holt, Kirby Wells, John Murphy, Patricia Murray and Seth Wurzel.*

I. New Business

14-395**MEMORANDUM**

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Public Art Proposal for the Comfort Suites Hotel, located at 2080 Freeway Drive

DATE: October 2, 2014

RECOMMENDATION:

Staff recommends that the Planning Commission review and approve the public art mural proposal from Comfort Suites

Attachments: [Hotel Mural.pdf](#)
 [N S Elev with mural and color note.pdf](#)
 [Photos of the site 9.22.14.pdf](#)
 [Artist Information.pdf](#)
 [Artists statement.pdf](#)

A motion was made by Wells, seconded by Murray, to approve the public art proposal for Comfort Suites and requires that a second art panel be added in order to equally balance the art application to the south elevation, and that the final design shall be brought back to the Planning Commission as an informational item prior to installation. The motion carried by the following vote:

Ayes: Kirby Wells, Patricia Murray, Chris Holt, John Murphy and Seth Wurzel.

14-402

TO: Members of the Woodland Planning Commission

FROM: Cindy A. Norris, Principal Planner

SUBJECT: Proclaim October, 2014 as Community Planning Month

DATE: October 2, 2014

RECOMMENDATION: Staff recommends that the Planning Commission review the attached Report to the City Council proclaiming October 2014 as Community Planning Month.

Attachments: [Oct 7 CC report.pdf](#)
 [COMMUNITY PLANNING MONTH PROCLAMATION \(2\).pdf](#)

A motion was made by Wurzel, seconded by Holt, to inform the City Council that the Planning Commission endorses & supports the proclamation to designate October as Community Planning month. The motion carried by the following vote:

Ayes: Seth Wurzel, Chris Holt, John Murphy, Patricia Murray and Kerby Wells.

J. Old Business

K. Adjournment

The meeting was adjourned at 7:30 pm

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 #: 14-441 Version: 2 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 10/30/2014 In control: Planning Commission
On agenda: 11/20/2014 Final action:
Title: PROJECT TITLE: Spring Lake - Beeghly Ranch Development Agreement

SUBJECT: A request for approval of an Amendment to the Beeghly Development Agreement to specify the obligations of the developers including changes related to the construction of County Road 25A and to clarify timing and amounts for reimbursement of civil infrastructure and landscaping.

Sponsors:

Indexes:

Code sections:

Attachments: [Tentative Map.pdf](#)
[WOODLAND_PC Resolution Recommending CC Approval for Beeghly Ranch Subdivision-c1.pdf](#)
[Execution Copy of First Amendment to DA \(Solara Ranch 10 23\).pdf](#)
[DA Ordinance Addendum - Beeghly Resolution .pdf](#)

Date	Ver.	Action By	Action	Result
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STAFF REPORT

PROJECT TITLE: Spring Lake - Beeghly Ranch Development Agreement

SUBJECT: A request for approval of an Amendment to the Beeghly Development Agreement to specify the obligations of the developers including changes related to the construction of County Road 25A and to clarify timing and amounts for reimbursement of civil infrastructure and landscaping.

FROM: Bruce Pollard, Senior Civil Engineer,
Cindy Norris, Principal Planner

DATE: November 20, 2014

RECOMMENDATION:

Staff recommends that the Planning Commission: 1) hold a public hearing, 2) review the proposed modifications to the Beeghly Development Agreement (including amended conditions of approval), and 3) adopt Resolution No. 14-13 recommending approval to the City Council of the proposed Amendment to the Beeghly Development Agreement.

PUBLIC NOTIFICATION:

Public notice advertising for the public hearing on this project was prepared in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Legal notice was published in the Woodland Daily Democrat on or before October 27, 2014. Copies of the staff report for the development agreement amendment have been on file at City Hall since October 31, 2014.

BACKGROUND:

On January 13, 2004, the City Council approved the ±79.8 acre Beeghly Tentative Subdivision Map No. 4793, consisting of 309 single-family lots at an R-4 & R-5 density and two remainder parcels (Lots "D" and "G") at an R-15 density. The Beeghly Ranch subdivision is located in the Spring Lake Specific Plan area, adjacent to and West of Harry Lorenzo Avenue, south of Heritage Parkway and North of Marston Avenue. The City Council's 2004 approval included a Spring Lake Specific Plan amendment, a tentative subdivision map, and a development agreement. The Spring Lake Specific Plan requires that each developer enter into a development agreement with the City. Development agreements permit the City to negotiate certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City approved a development agreement as part of the original Beeghly Ranch project, and the development agreement was recorded on March 2, 2004.

Following approval and recordation of Phase I of the map, Centex proceeded to construct single-family homes on a majority of the lots. Centex requested that the City approve its final subdivision map prior to its completion of all required conditions provided that Centex provide certain bonds to the City for the outstanding improvements and expected that the improvements would be completed prior to occupancy of the homes. The City approved the final map for the Beeghly Ranch subdivision in 2007 (Subdivision No. 4793). The City and Centex entered into a subdivision improvement agreement for completion of certain public improvements for the Beeghly Ranch Subdivision. The subdivision improvement agreement required Centex to provide the City with certain surety bonds and required completion of the public improvements by either February 20, 2008 or before any certificates of occupancy were issued for any lots within the subdivision. Centex received certificates of occupancy for its homes but did not complete the public improvements in compliance with the subdivision improvement agreement. The City also inadvertently released the surety bonds it had received for the improvements as a result of a clerical error or misunderstanding.

Since approximately 2009, the City and Centex staff have met sporadically to discuss the outstanding improvements and a potential path forward to getting the improvements built. Of most importance to City staff is the improvement of County Road 25A, as that road will provide critical access for other projects within the Spring Lake Specific Plan.

The existing development agreement provides that the developer recording the first final map within the Spring Lake Specific Plan area triggering the need for a connection Road 25A, via Road 101, will be required to improve County Road 101 from the connection to Road 101 from the Beeghly map to Road 25A. It also provides that the developer recording the first final map in the Specific Plan area triggering the need for a connection to Road 25A, via County Road 101, will be required to improve Road 25A from County Road 101 to Highway 113. The development agreement also provides that those connections will be subject to future pro rata reimbursement as additional final maps within the Specific Plan area connecting to Road 25A are approved.

Pulte Home Corporation is now the successor to Centex Homes. Additionally, DR Horton, as Western Pacific Housing, Inc. ("WPHI"), acquired a portion of the Beeghly Ranch subdivision, specifically all of the single-family lots west of Parkland Avenue. The City has been working with representatives of both Centex and WPHI to resolve funding and reimbursement issues with the primary goal of ensuring that the required improvements, in particular Road 25A, are constructed.

DISCUSSION:

The Development Agreement responsibility is shared by two ownership parties, Centex and WPHI. When Centex constructed its single-family units, it did not construct all of the improvements required of it. However,

because WPHI is the successor in interest for some of the units, it is also responsible for funding the same improvements in the Beeghly subdivision. Because Centex Homes is in default on approximately seven million dollars of public improvements, the City, Centex, and WPHI have been engaged in ongoing negotiations to amend the Development Agreement in order to resolve the funding issue.

Consistent with funding approach modifications approved in 2010, the City and development community are now approaching funding of infrastructure on a “pay as you go” basis. This Amendment to the Development Agreement is the result of a rather protracted negotiation process that specifies the obligations of the former owner and the current property owner to clarify timing and amounts for reimbursement of civil infrastructure and landscaping. There is no change to the underlying requirements of this Development Agreement or the Tentative Map. Neither are there any proposed amendments to the General Plan, Spring Lake Specific Plan, or Zoning Code. The modifications requested are consistent with the original findings of fact and do not grant any new development rights.

A copy of the Amendment to the Development Agreement is attached to the resolution recommended for adoption. The specific changes to the Development Agreement are as follows:

1. Provide for reimbursement of the landscaping for the greenbelt immediately east of the Centex property to a third party developer who constructed the landscaping.
2. Define a new schedule for the completion of Parkland Avenue, Marston Avenue, and the improvement of Harry Lorenzo Avenue (HLA) and County Road 25A between HLA and SR 113. With respect to Road 25A, WPHI will begin construction of Road 25A on or before sixty days following the effective date of the amendment to the development agreement provided that Road 25A has been transferred from the County to City and assuming no delay is caused by extraordinary events or weather delays.
3. Define a method for reimbursement financing of the improvements above. With respect to County Road 25A, the City would make a financial contribution to it, much of which has already been spent on a pavement evaluation study that was the developer’s obligation under the development agreement. The development agreement amendment also provides that the City will allocate certain funds to Road 25A that had previously been identified in the SLIF nexus study as being used for the 12” water line under Highway 113. Such action will require separate City Council approval, to occur at the time of second reading of the ordinance approving the amendment to the development agreement. Reimbursement will also come from the Heidrick project as that project also requires Road 25A improvements.
4. Divide responsibility for conditions between WPHI and Pulte. Exhibit C-1 of the development agreement lists the present conditions, deletes those that have been completed, and specifies those that are Centex obligations, WPHI obligations, or joint obligations of both Centex and WPHI.
5. Establish funding obligations and liability for the remaining outstanding improvements. It is the City’s understanding that Centex has placed funds in an escrow account, pursuant to an agreement between Centex and WPHI. If this amendment is approved, it would not be effective unless and until Centex provides evidence of this funding to the City. Upon such verification, Centex will then be released from its obligations under the Development Agreement for constructing its outstanding improvements, and then WPHI will be solely responsible for completing those improvements.
6. Removes requirement in condition 68b to construct a landscaped bike path on the adjacent property (Oyang) on the south side of Marston Avenue.

Assuming the Planning Commission adopts the recommended resolution, staff anticipates that the City Council will consider the first reading of the ordinance amendment approving the development agreement in late November or early December and adopt the ordinance at a subsequent regular meeting. Staff further anticipates that the City Council will also approve a reimbursement agreement between the City and WPHI, a subdivision improvement agreement, a change to the SLIF nexus study, and the final map for the Beeghly Ranch subdivision.

CEQA CLEARANCE:

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069, Resolution No. 4215, adopted August 15, 2000). The City Council subsequently adopted a number of CEQA addenda to the Turn of the Century EIR.

The Amendment to the Development Agreement changes certain conditions and funding obligations of the Beeghly project developers. It does not change the underlying project nor propose to amend the General Plan, Spring Lake Specific Plan, or Zoning Code. The proposed changes would not create new or significant environmental effects that have not already been analyzed. As such, environmental impacts would be similar to those identified in the previously certified EIR. Pursuant to Government Code section 65457(a) and section 15182 of the CEQA Guidelines, any residential development project, including any subdivision or zoning change that is undertaken to implement, and is consistent with, a specific plan for which an environmental impact report has been certified after January 1, 1980, does not require additional CEQA review.

CONSISTENCY WITH LAND USE PLANNING DOCUMENTS:

The proposed development agreement amendment would not change the underlying intensity of the land or its proposed uses. It would change reimbursement and funding obligations, clarify responsibilities between the two owners of the Beeghly subdivision, and change the timing of the construction of Road 25A. As such, the project remains consistent with the Spring Lake Specific Plan.

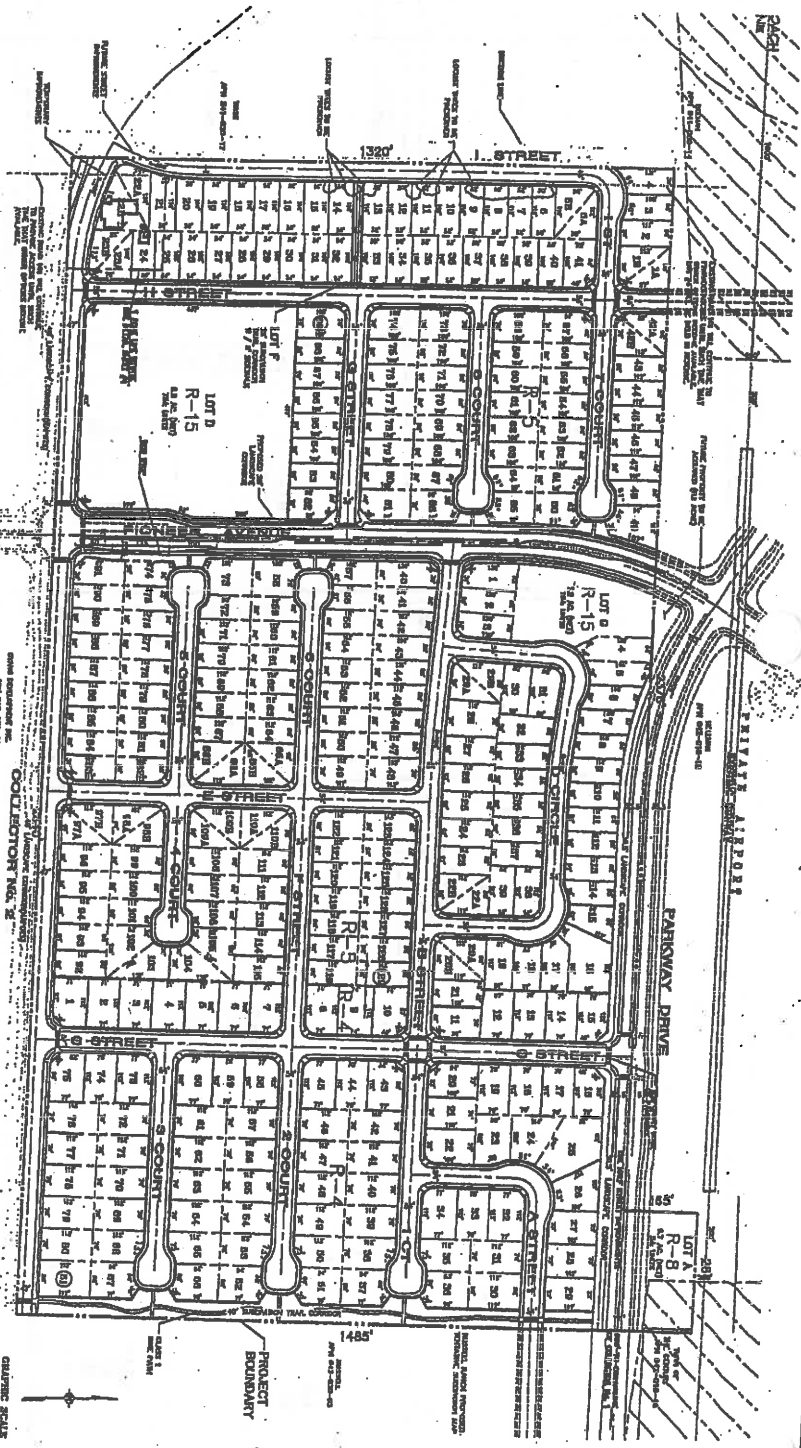
The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. This consistency is maintained at the project level via a determination of consistency with the Spring Lake Specific Plan. The proposed amendment to the Development Agreement has been determined by staff to be consistent with the Spring Lake Specific Plan and General Plan. The development agreement amendment is also consistent with the City's Zoning Ordinance.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend to the City Council approval of the Development Agreement Amendment by making an affirmative motion as follows: I move that the Planning Commission approve Resolution No, 14-13, recommending to City Council the approval of the proposed Development Agreement Amendment.

ATTACHMENTS:

Attachment A	Vicinity Map & Tentative Map
Attachment B	Planning Commission Resolution No. 14-13, Recommending to the City Council Approval of the Development Agreement Amendment
Attachment B2	Development Amendment Agreement
Attachment C	Ordinance Approving the Development Agreement Amendment



LAND USE COMPARISON CHART

USE	SPECIFIC PLAN		TENTATIVE SUBDIVISION MAP	
	AREA	# UNITS	AREA	# UNITS
R-15 - LOT D	8.0 AC.	75	8.0 AC.	75
R-15 - LOT E	1.1 AC.	10	1.0 AC.	10
R-15 - LOT F	46.8 AC.	333	46.8 AC.	333
R-15 - LOT G	20.8 AC.	81	20.8 AC.	81
TOTALS		369		369

LAND USE SUMMARY

USE	AREA (NET)	AREA (GROSS)	# UNITS	DENSITY
R-15 - LOT D	8.0 AC.	8.3 AC.	75	11.50 du/acre
R-15 - LOT E	1.0 AC.	1.0 AC.	10	8.33 du/acre
R-15 - LOT F	46.8 AC.	46.8 AC.	333	7.14 du/acre
R-15 - LOT G	20.8 AC.	20.8 AC.	81	3.85 du/acre
TOTALS	78.6 AC.	76.9 AC.	369	

GENERAL NOTES

OWNER / DEVELOPER: [Name]
 TITLE: [Title]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

PLANNING CONSULTING

NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

CIVIL ENGINEER

NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

NEIGHBORHOOD ENTITIES

NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

PROJECT PHASING

THE SUBDIVISION WILL BE PHASED IN PHASES.
 PHASE 1: [Description]
 PHASE 2: [Description]
 PHASE 3: [Description]
 PHASE 4: [Description]
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STREET AND LOTTING PLAN

SHEET NO. 1 OF 4
 TURN OF THE CENTURY LLC
 BIRMGHAM, ALABAMA

TURN OF THE CENTURY LLC
 BIRMGHAM, ALABAMA

TURN OF THE CENTURY LLC
 BIRMGHAM, ALABAMA

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TURN OF THE CENTURY LLC
 BIRMGHAM, ALABAMA

RESOLUTION NO PC 14-13

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN AMENDMENT TO
THE DEVELOPMENT AGREEMENT FOR THE BEEGHLY RANCH SUBDIVISION
IN SPRING LAKE**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on November 6, 2014, to review and consider recommending to the City Council approval of the proposed Amendment to the Development Agreement for the Beeghly Ranch Subdivision in Spring Lake; and

WHEREAS, the Planning Commission reviewed and considered a proposal to amend various obligations and reimbursement requirements for certain improvements, in particular the construction of Road 25A and the allocation of responsibilities between the two current owners of the Beeghly Ranch Subdivision; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, recommends that the City Council approve the Amendment to the Development Agreement for the Beeghly Ranch Subdivision, attached hereto as Exhibit 1.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 6th day of November 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Seth Wurzel, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT 1

AMENDMENT TO DEVELOPMENT AGREEMENT

RECORDED AT REQUEST OF:

REQUEST RECORDING WITHOUT FEE.
RECORD FOR THE BENEFIT OF THE CITY OF
WOODLAND PURSUANT TO SECTION 6103
OF THE GOVERNMENT CODE.

WHEN RECORDED MAIL TO:

CITY OF WOODLAND
300 First Street
Woodland, CA 95695
Attention: City Clerk

(Space Above this Line for Recorder's Use Only)

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This First Amendment to Development Agreement (this "Amendment") is entered into by and between the CITY OF WOODLAND, a municipal corporation organized and existing under the laws of the State of California (the "City"), Centex Homes, a Nevada general partnership ("Centex"), and Western Pacific Housing Inc., a Delaware corporation ("WPHI"). Collectively, Centex and WPHI are referred to herein as the "Developers." City, Centex, and WPHI shall individually be referred to herein as a "party" and together as the "parties."

RECITALS

A. Centex and WPHI (each as a successor in interest to Turn of the Century, LLC, a California limited liability company) and the City are parties to that certain Development Agreement, for which a Memorandum of Agreement was recorded in the Official Records of Yolo County on March 2, 2004, as Instrument No. 2004-0008056-00 (the "Original Development Agreement"), which relates to the development of certain real property located in the City of Woodland, County of Yolo, State of California more particularly described and defined in the Original Development Agreement as the "Property." The Original Development Agreement, as amended by this Amendment, shall be hereinafter collectively referred to as the "Development Agreement" or the "Agreement."

B. Centex is or was the owner of that certain portion of the Property more particularly described on Exhibit A-1 attached hereto and incorporated herein by this reference (the "Centex Property").

C. WPHI is the owner of that certain portion of the Property more particularly described on Exhibit B-1 attached hereto and incorporated herein by this reference (the "WPHI Property").

D. City, Centex, and WPHI desire to make certain modifications to the Original Development Agreement in accordance with the terms and conditions set forth below. It is the intent of this Amendment to establish the allocation of the conditions of approval and to provide

for WPHI to cause the construction of the Remaining Shared Obligations (as defined in Section 1 below).

AGREEMENT

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Definitions. All capitalized terms not otherwise specifically defined in this Amendment shall have the meanings ascribed to them in the Original Development Agreement. The “Conditions” described below refer to the “Conditions of Approval for Beeghly Ranch Project” that are listed in Exhibit C to the Original Development Agreement. The City and Developers have allocated the Conditions, as set forth in Exhibit C-1, attached hereto and incorporated herein by reference, into five categories: (i) Centex remaining obligations (“Centex Obligations”), (ii) WPHI remaining obligations (“WPHI Obligations”), (iii) remaining shared infrastructure obligations (“Remaining Shared Improvements”) to be completed by WPHI, (iv) general shared obligations (“General Obligations”) applicable to each Developer only with respect to the portion of the Property owned by such Developer, and (v) completed or removed obligations (“Completed Obligations”). The Completed Obligations are shown in Exhibit C-1 as strike-out text.

2. Installation of Landscaping/Greenbelt on the Eastern Edge of the Centex Property (Condition 18). Centex has constructed half of the landscaping for the greenbelt on the property immediately east of the Centex Property. Construction of the remaining half of the greenbelt on the eastern edge of the Centex Property (the “Remaining Greenbelt Work”) is currently being done, or has been completed by, a third party. The City is currently holding a deposit that was made by Centex in the amount of Three Hundred Fifty Seven Thousand Seven Hundred Thirty Eight Dollars and Twenty Four cents. (\$357,738.24) (“Deposit”) for such Remaining Greenbelt Work, design costs for Road 25A and certain other roads, staff time for processing of agreements and environmental documents, and certain other design and processing costs identified in an advance funding agreement between City and Centex. City shall reimburse the third party providing the Remaining Greenbelt Work from funds in the Deposit in the amount of One Hundred Eighteen Thousand Dollars (\$118,000) and the balance in the amount of \$239,738.24 shall be reimbursed to Centex within ninety (90) days following the Amendment Effective Date, due to the fact that that City and WPHI have executed a separate advance funding agreement for the Remaining Shared Improvements.

3. Construction of Road 25A (Condition 67).

a. Modification of Section 4.30 and Condition 67. Section 4.30 of the Development Agreement concerning the improvement of Road 25A from Road 101 to Highway 113 is hereby deleted.

b. Construction of Road 25A. Notwithstanding any triggering condition in Condition 67, WPHI agrees to begin construction of Road 25A on or before sixty (60) days following the Amendment Effective Date, provided that Road 25A has transferred from the County to City ownership, and subject to delays for Force Majeure events (defined in Section

11.8 of the Development Agreement) or delays during the winter months due to weather conditions. The date to begin construction shall be automatically extended until sixty (60) days after the foregoing conditions are satisfied (or until 60 days following the end of such Force Majeure event or weather conditions preventing commencement). WPHI shall provide an improvement agreement for Road 25A and a performance bond securing the obligation to construct Road 25A, as set forth in Section 4(c) below, in the amount required by the City's Municipal Code Section 21-13-(1) on the Amendment Effective Date (as defined in Section 10 below). All other terms of Condition 67 concerning reimbursement shall continue to apply except that WPHI shall not be required to complete a pavement evaluation, as that has been previously completed.

c. Design and Permits. City shall cause the design of Road 25A to be within the existing City right of way, such that no off-site land acquisition will be necessary for Road 25A. WPHI shall be responsible for obtaining any Cal Trans encroachment permits for the construction of Road 25A and for obtaining any temporary construction easement(s), as determined by WPHI's contract manager and contractor. Inspection Fees for Road 25A shall be paid by WPHI on or before the Amendment Effective Date in accordance with the City fee schedule.

d. Road 25A City Contribution/Reimbursement. The parties understand and agree that Road 25A is and will be a public road and that other development projects will be, and are, required to reimburse WPHI and Centex for WPHI's construction. All reimbursements shall be made directly to WPHI and Centex based on the percentages identified in Exhibit D-1 attached hereto. Reimbursement to WPHI and Centex for construction of the Road 25A improvements shall occur as follows:

i. City Contribution. City agrees to contribute One Hundred Thousand Dollars (\$100,000.00) towards the improvement of Road 25A. The parties understand and agree that the City spent Sixty-six Thousand Dollars (\$66,000.00) on a pavement evaluation study, which was formerly an obligation of Developer under this Development Agreement. City shall provide the balance, in the amount of Thirty-four Thousand Dollars (\$34,000.00), to WPHI upon WPHI's initiation of construction of the Road 25A improvements. WPHI shall provide City written notice of initiation of construction and City shall provide such reimbursement to WPHI within twenty-five (25) business days following receipt of such notice.

ii. SLIF Reimbursement. City shall allocate \$400,000 of the funds previously identified towards the 12" water line under Highway 113 in Table A-2 of the SLIF Nexus Study towards the reimbursement for Road 25A and such funds shall not be reallocated toward any other improvement. City shall collect the specified SLIF set-aside payment with each applicable building permit issued and shall pay WPHI and Centex the collected fees on an annual basis, on or around September 1 of each year. City shall have no obligation to make a payment to WPHI or Centex pursuant to this Section 3.d.ii until the land acquisition and storm drain pond projects listed in Exhibit A-2 of the SLIF nexus study have been fully funded. Following full funding of such land acquisition and storm drain pond projects, all remaining amounts collected by City in the set-aside account shall be paid as reimbursement to WPHI and Centex pursuant to the provisions of this Section 3.d.ii. The total amount of SLIF reimbursement funds to be paid to WPHI and Centex pursuant to this Section 3.d.ii. shall not exceed Four Hundred Thousand

Dollars (\$400,000.00). The remaining reimbursement for Road 25A shall be as set forth in this Section 3.d. The reallocation of the \$400,000 in funds as set forth in this Section 3.d.ii is contingent upon the approval of the City Council. If such reallocation of funds is not approved by the City Council prior to or concurrently with this First Amendment, WPHI and Centex shall each have the right to terminate this First Amendment within ten (10) days after such disapproval by the City Council and in the event of such termination, the parties shall have no further rights or obligations hereunder, and the Original Development Agreement shall remain in full force and effect.

iii. Other Development Project. City shall collect Seven Hundred Ninety-Four Dollars (\$794.00) per building permit from the Heidrick project, tentative map #4986, for which a development agreement has been executed requiring such payment towards Road 25A construction as and when required by the development agreement for such project. Such amount shall total \$78,606.00 (99 lots x \$794.00). City shall collect such fee and provide the accumulated amount to WPHI and Centex on or around September 1 of each year.

iv. Total Reimbursement for Road 25A. City shall include the design and improvement of Road 25A as a project to be funded from SLIF set-aside funding and shall collect the specified SLIF set-aside payment with each applicable building permit issued and shall pay WPHI and Centex the collected fees on an annual basis, on or around September 1 of each year. The total amount of reimbursement funds to be paid to WPHI and Centex pursuant to this Section 3.d. shall not exceed WPHI's costs for Road 25A as provided in the adopted SLIF program attached hereto as Exhibit F.

v. Balance. Any additional reimbursement shall be reimbursed in accordance with the terms of the Development Agreement and Master Reimbursement Agreement (defined in Section 5 below), including without limitation Section 3.9 of the Original Development Agreement.

4. Remaining Shared Improvements.

(a) Condition Precedent of Centex to Fund Escrow. Centex has funded to escrow all amounts required pursuant to that certain "First Amendment to Joint Work and Cost Sharing Agreement" between Centex and WPHI dated on or about _____, 2014 (to which the City is not a party) and provided evidence of such funding to City. Notwithstanding Section 10 below, this Agreement shall not be effective unless and until evidence of such funding has been provided to City. With its receipt of funds in escrow, Centex is hereinafter released from any and all obligations under the Development Agreement to construct or fund the Remaining Shared Improvements (defined in Section 4(b) below). WPHI shall be solely responsible and liable to the City for the Remaining Shared Improvements in accordance with the terms and conditions of this Amendment. City's remedies in the event of a default by WPHI with respect to the Remaining Shared Improvements shall be solely against WPHI as set forth herein. Centex shall retain all rights and obligations under the Development Agreement with respect to any Centex Obligations and any General Obligations for the remaining property owned by Centex that are subject to the Original Development Agreement.

(b) Construction of Remaining Shared Improvements. WPHI shall be responsible for the design, permitting, bonding, and construction of the Remaining Shared Improvements, including completion of all improvement plans for the Remaining Shared Improvements, and shall cause such Remaining Shared Improvements to be constructed as provided herein, subject to reimbursement from City as provided in the Original Development Agreement and the Reimbursement Agreement, as more fully described in Section 5 below. Subject to the terms of this Amendment, WPHI shall manage the design, permitting, bonding, engineering, and constructing of the Remaining Shared Improvements, in accordance with the improvement plans and specifications to be approved by the City, with minor field changes thereto to conform to conditions on the ground, and such other changes as may be required by governmental agencies. Upon the City's approval of a final subdivision map for the WPHI Property and approval of all of WPHI's in-tract and necessary off-site improvement plans (collectively, "Improvement Plans"), WPHI shall (i) obtain bids for and construct the Remaining Shared Improvements as listed and described on Exhibit C-1 attached hereto (provided however Road 25A shall be constructed as set forth in Section 3 above). Notwithstanding whether any of the Remaining Shared Improvements were or are a Centex or WPHI obligation pursuant to the Conditions of Approval or the Joint Work and Cost Sharing Agreement, all Remaining Shared Improvements shall be constructed by WPHI pursuant to the terms of this Amendment. Notwithstanding the foregoing, Road 25A shall be constructed by WPHI.

(c) Obligation to Construct. Upon approval of the Final Map, WPHI shall enter into a subdivision improvement agreement for the construction of the Remaining Shared Improvements. Thereafter, WPHI shall cause the work on the Remaining Shared Improvements to proceed diligently to completion in accordance with the terms and conditions of the applicable subdivision improvement agreement(s). Except for those provisions of this Amendment expressly providing for timing of commencement or completion, Section 3.3 of the Original Development Agreement shall remain in full force and effect.

(d) Security. Upon approval of the final map, WPHI and City shall enter into a subdivision improvement agreement for the construction of the Remaining Shared Improvements. Such subdivision improvement agreement shall govern the type and amount of security required by City in accordance with Woodland Municipal Code section 21-13-2 and shall be based on updated cost estimates for the Remaining Shared Improvements, as specified in Exhibit D-1. City shall accept bonds as acceptable security.

(e) SLIF Reimbursement. The costs for the design and construction of the Remaining Shared Improvements described on attached Exhibit D-1 are included in the Spring Lake Infrastructure Facilities ("SLIF") and are reimbursable, as specified in Section 5 below. All reimbursements shall be made directly to WPHI and Centex based on the percentages identified for each Remaining Shared Improvement identified in Exhibit D-1 attached hereto.

5. Reimbursement Agreement. All portions of the infrastructure listed in the updated SLSP SLIF capital improvement program (CIP) document that are eligible for reimbursement shall be reimbursed in accordance with the terms of the Funding and Reimbursement Agreement for Development Within The Spring Lake Specific Plan Area ("Master Reimbursement Agreement") and pursuant to the reimbursement agreement simultaneously entered into between City and the Developers for the Remaining Shared

Improvements. Reimbursements will be made by City directly to Centex and WPHI in accordance with the funding percentages shown in Exhibit D-1 attached hereto and incorporated herein solely for purposes of determining the applicable credit and reimbursement percentages.

6. Previously Constructed Improvements Subject to SLIF Credit/Reimbursement.
The parties acknowledge that the B-1 Improvements, which are the items identified in Condition of Approval 56(b) were previously constructed by Centex and accepted by the City. City acknowledges that the costs set forth in Exhibit E-1 attached hereto are the remaining unreimbursed costs for the B-1 Improvements and City shall provide SLIF credits and reimbursements as set forth in Exhibit E-1 attached hereto, including Centex's respective share of credits allocated to Centex for the previously constructed B-1 Improvements which are 74.77%. The remaining 25.23% of credits previously allocated to Centex are hereby assigned to WPHI.

7. No Cross-Default. Centex shall have no liability to City and shall not be deemed to be in breach of the Development Agreement for any actions (or non-actions) arising from or related to any of WPHI Obligations or the Remaining Shared Improvements. Similarly, WPHI shall have no liability to City and shall not be deemed to be in breach of the Development Agreement for any actions (or non-actions) arising from or related to any of Centex Obligations.

8. Notices. Section 2.7 of the Development Agreement is hereby amended in its entirety to read as follows:

If to CITY: Paul Navazio, City Manager
City of Woodland
300 First Street
Woodland, CA 95695

With a copy to: Kara K. Ueda
Best Best & Krieger LLP
500 Capitol Mall, Suite 1700
Sacramento, CA 95814

If to WPHI: D. R. Horton, America's Builder
5050 Hopyard Road, suite 180
Pleasanton, CA 94588
Attn: Richard P. Ambrosini, Division President and Kristin Schenone, Division Counsel
E-mail: rambrosini@drhorton.com;
kschenone@drhorton.com
Phone: 925-225-7400; ; Fax: 925-225-7402

With a copy to: D. R. Horton, America's Builder – West Region
Attn: William E. Mayer, Esq.
501 W. Broadway, suite 1200
San Diego, CA 92101
E-mail: wemayer@drhorton.com
Phone: 619-849-4947

And a copy to: D. R. Horton, Inc.
301 Commerce Street, Suite 500
Fort Worth, Texas 76102
Attn: Ted I. Harbour, Esq. and Mark Karnes, Esq.
E-mail: TedHarbour@drhorton.com;
mkarnes@drhorton.com
Phone: 817-390-8200; Fax 817-928-6120

D.R. Horton, America's Builder
12910 Totem Lake Blvd. NE Suite 220
Kirkland, WA 98034
Attn: Matt Farris
E-mail: mfarris@drhorton.com

If to Centex: Pulte Home Corporation
6210 Stoneridge Mall Road, Suite 500
Pleasanton, CA 94588
Attn: Steve Kalmbach, Division President and Greg Van
Dam, Division Vice President of Land
E-mail: steve.kalmbach@pulte.com;
greg.vandam@pulte.com
Phone: 925-249-3253; 916-797-0327

With a copy to: Pulte Home Corporation
27101 Puerta Real, Suite 300
Mission Viejo, CA 92691
Attn: Don Sajor, Esq.

With a copy to:

9. General Provisions.

a. Counterparts. This Amendment may be executed in any number of counterparts with the same force and effect as if executed in the form of a single document.

b. Waiver. No waiver of any provision of this Amendment shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought.

c. Successors and Assigns. This Amendment shall be binding on and shall inure to the benefit of the parties and their respective legal representatives, successors and assigns.

d. Governing Law. The validity and interpretation of this Amendment shall be governed by the laws of the State of California without giving effect to the principles of conflict of laws.

10. Effect of Amendment. Except as expressly modified by this Amendment, the Original Development Agreement shall continue in full force and effective according to its terms and conditions, and the City, Centex and WPHI hereby ratify and affirm all of their respective rights and obligations under the Original Development Agreement. In the event of any conflict between this Amendment and the Original Development Agreement or the Conditions, this Amendment shall control.

11. Effective Date. The City Council, following a duly noticed public hearing, has authorized the execution of this Amendment by its City Manager and attestation by its city clerk under the authority of Ordinance No. _____ (the "Adopting Ordinance") adopted by the City Council of the City of Woodland on _____, ___, 2014. This Amendment shall be effective ("Amendment Effective Date") upon the later of: thirty (30) days after the adoption of the Ordinance or (ii) full execution of this Amendment by all parties hereto.

12. Memorandum. The City clerk shall record a Memorandum of this Amendment in the Official Records of the County within 10 days following the Amendment Effective Date.

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

CITY:

CITY OF WOODLAND,
a municipal corporation

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
Name: _____
Title: _____

CENTEX:

CENTEX HOMES,
a Nevada general partnership

By: Centex Real Estate Corporation,
a Nevada corporation
Its: Managing Partner

By: _____
Name: _____
Title: _____

WPHI:

Western Pacific Housing Inc.,
a Delaware corporation

By: _____
Name: _____
Title: _____

LIST OF EXHIBITS

Exhibit A-1	Legal Description of Centex Property
Exhibit B-1	Legal Description of WPHI Property
Exhibit C-1	Allocation of Conditions of Approval
Exhibit D-1	Description of Remaining Shared Improvements/Cost Estimates
Exhibit E-1	SLIF Credit/Reimbursement Allocation for Package B-1 Improvements
Exhibit F-1	Nexus Study provisions related to Road 25A

Exhibit A-1

Legal Description of Centex Property

EXHIBIT "A"

DEVELOPMENT PROPERTY

The land referred to is situated in the City of Woodland, County of Yolo, State of California, and is described as follows:

The North half of the Northwest Quarter of Section 10, T. 9N., R. 2E., M.D.B. & M., according to the Official Plat thereof, and also along with the one (1) acre parcel shown on that Map of Survey for Ben C. Hollman Estates, filed in Book 9 of Maps and Surveys, at Page 20, Yolo County Records, and being described as follows:

Beginning at the Southeast corner of the Southwest Quarter of Section 3, T. 9N., R. 2E., (being also the Northeast corner of the North half of the Northwest Quarter of said Section 10); thence from said Point of Beginning, along the South line of said Southwest Quarter of Section 3, North 88° 46' West 264.00 feet; thence leaving said South line North 01° 08' 34" East 165.00 feet; thence South 88° 46' East 264.00 feet to the East line of said Southwest Quarter of Section 3; thence along said East line South 01° 08' 34" West 165.00 feet to the point of beginning.

Excepting therefrom all interest in and to all minerals, mineral deposits and natural resources, including all oil, gas and other hydrocarbon substances in and under said Land below a depth of five hundred (500) feet, without right of surface entry into five hundred (500) feet below the surface of the Land, and all of the rights of ownership thereto, as reserved in the Grant Deed from Turn of the Century, a Delaware limited liability company, recorded March 3, 2005, as Instrument No. 2005-0010069

APN: 042-010-44

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Exhibit B-1

Legal Description of WPHI Property

LEGAL DESCRIPTION

Real property in the City of Woodland , County of Yolo, State of California, described as follows:

PARCEL 3 AS SHOWN ON PARCEL MAP NO. 4778, BEEGHLY RANCH, RECORDED JUNE 8, 2005, IN BOOK 2005 OF MAPS, PAGES 123 AND 124, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM ALL INTEREST IN AND TO ALL MINERALS, MINERAL DEPOSITS AND NATURAL RESOURCES, INCLUDING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET, WITHOUT RIGHT OF SURFACE ENTRY INTO FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND, AND ALL OF THE RIGHTS OF OWNERSHIP THERETO, AS RESERVED IN THE GRANT DEED FROM TURN OF THE CENTURY, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 3, 2005, AS INSTRUMENT NO. 2005-0010069.

APN: 042-580-010-000

Exhibit C-1

Allocation of Conditions of Approval

Exhibit to Development Agreement Amendment- Allocation of COA					
		Allocation of Conditions of Approval			
		WPHI	Centex	BOTH PARTIES FOR RESPECTIVE PROPERTIES	NOTES
Community Development Department					
1. The project is as described in the staff report for the Beeghly Ranch Map prepared for the November 20, 2003 Planning Commission. The Centex project shall be substantially (as determined by the City) constructed as depicted on the maps and exhibits included in the December 4, 2003 staff report for the Beeghly Ranch Map, except as modified by these conditions of approval. The WPHI project shall be substantially (as determined by City) constructed as depicted in the _____, 2013 staff report for the Solara Ranch Tentative Map.				X	
2. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the city and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of the permit. Applicant further agrees to provide a defense for the City in any such action.				X	
3. Landscaping design, materials, installation, and maintenance in roadway medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy Requirement), 2.22 (Drought-Tolerant Plantings), 4.17 (Timing of Landscaping), 4.17.1 (Landscaping at Intersections), 4.18 and 4.19, and 7.13.				X	
4. The minimum paved section for any combined pedestrian/bicycle (multi-use) pathway is 10-feet, plus a two-foot clear area on either side, for a total of 14 feet (Development Regulation 4.19.1). Pathways shall be designed to satisfy and fully implement Development Regulation 4.21, 4.26, 4.27, and 5.26.				X	
5. Drainage of vacant parcels shall be maintained so as not to cause erosion or run-off problems.				X	

6. The location of all utility structures shall be coordinated with and depicted on the landscaping plan. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and/or in landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant and the City shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (Connectivity) 2.21 (Utility Facilities), and 6.17 through 6.19. Light poles shall not be located so as to conflict with the planting or future growth and shading of trees throughout the site.				X	
7. A design for fencing along Parkway Drive shall be submitted to the Community Development Director and Public Works Director for approval, and shall be subsequently. This design shall satisfy the requirements of the SLSP Design Standards (Section 6.2.2, Privacy Walls, see photograph and description).				X	Centex side completed
8. Sidewalk access for handicapped shall conform to federal, state, and local requirements pursuant to Development Regulation 4.9.4. Sidewalks shall be linear pursuant to Development Regulation 2.22.3 (Sidewalk Design).				X	
9. Conceptual architectural plans and elevations shall be submitted for review and approval by the Planning Commission to ensure consistency with the Land Use Concept described on page 2-1 of the SLSP and the SLSP Design Standards. All mechanical equipment, whether roof-mounted or on the ground, shall be fully screened from view. All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling units shall be oriented towards the street pursuant to development Regulation 2.31 (Street Loading). Development Regulations 2.35.3 (Separated Entry walks), 7.5 (Fireplaces), 7.6 (Air Conditioning), 7.7 (Wiring), 7.10 (Energy Efficiency), 7.16 through 7.18, 7.20, and 7.21.1 and 7.21.2 relating to energy conservation shall be addressed.				X	
10. Setbacks and other area requirements for all homes and related structures shall be consistent with the approved Tentative Map dated _____, 2013 and any subsequent approvals required for the remaining Centex project.				X	
11. Deed disclosures that satisfy Development Regulation 2.1 (Disclosures) and Regulation 2.2.2 (Agricultural Disclosures) shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along Local Streets).				X	
12. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant to Development Regulation 2.2 (Land set Asides) and 7.2 related to the 1:1 mitigation requirement. Fully executed, meaning signed and recorded with the County. The Merritt property (APN 041-060-17) has been proposed for project mitigation. Refer to Attachment 10 of the December 4, 2003 Planning Commission Staff Report.					Completed per Merit Ranch Agreement recorded Instrument #2006-0004651000

13. The applicant/project agrees to fund on a fair-share basis as determined by the City of Woodland's nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43), pursuant to Development Regulation 2.7 (Fair Share fees and Financing).				X	
14. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and Service Availability), 4.4 through 4.7 (Roadway Improvements), 6.24 and 6.25.				X	
15. Satisfy and fully implement Development Regulations 2.12 (Grading and Construction), 2.22-1 (Vertical Curb), 2.27 (Local Builder Requirements), 6.15 and 7.14 (Construction Recycling), 7.3 and 7.4 related to grading and construction.				X	
16. Per Development Regulation 2.33 (Entry Features) and the Design Standards, the applicant shall identify neighborhood entry features at the following locations: either end of "C" Street and at the intersection of "G" Street at Pioneer. A design specification for these features shall be prepared for approval by the Community Development Director and Public Works Director. Prior to acceptance of final map, the applicant shall be required to submit a design theme for all entry features. Theme shall be consistent with the SLSP Design Standards and to the satisfaction of Community Development Director.				X	Centex work completed
17. Pursuant to Design Standard 1.5 (Subdivision Trails), the width of Lot F shall be a minimum of 25-feet with a 6 foot side walk. Fencing (over 3 ½ feet) for lots that side on to trails shall be open type for the front portions of the side yard.		X			
18. Pursuant to Development Regulation 4.26, greenbelts and pathways/trails shall be constructed at the same time (or earlier) as adjoining dwelling units. The subdivision trail shown at the east end of the map shall be development with the adjoining dwelling units for the Beeghly Ranch Map. Fencing (over 3 ½ feet) for lots that side on to trails shall be open type for the front portions of the side(yard) . (comment: Pulte to fund greenbelt along the east edge of project.)		X			Centex to fund greenbelt along eastern edge of project per terms of DA Amendment
19. Pursuant to Development Regulation 4.17, street landscaping must accompany street construction for both partial (interim) and full cross-sections. Landscaping is not allowed to be deferred.				X	
20. Deeds for the affordable units shall be restricted to qualified buyers pursuant to the SLSP Affordable Housing Plan. Affordable units shall be constructed at the same time (or earlier) as adjoining market-rate units pursuant to Development Regulation 3.2.				X	
21. The Off-Site Affordable Housing Fee shall be paid for each single-family market rate unit.				X	

22. Ten percent of all single-family units shall be designated affordable units. Based on 323 units in this map, 32 affordable units are required. Affordable units must be provided within each land use category. This map requires 22 affordable units in the R-5 area and 10 affordable units in the R-5 area. The affordable units shall be designated on this map on the following lots: G, 20 A&B, 29 A&B (B Street), 65 A&B, 66 A&B, 97 A&B (E Street), 23 A&B (H Street), 1 A&B, 5 A&B, 42 A&B, 22 A&B, (I Street), 22 A&B (B Street).			X	WPHI project is required to provide 10 affordable units on 5 lots (all be duplexes)
23. Prior to the City approving the applicant's final map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist on pages 7-10 of the SLSP AHP.			X	
24. As allowed by the Affordable Housing Plan, affordable units may be smaller in square footage than the market-rate units to a minimum unit living area of 850 square feet. However, recognizing the need for some larger units for larger families, a mix of bedroom numbers and square footage among for-sale units is required.			X	
25. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however affordable for-sale units may feature different interior amenities than those of market-rate for-sale units.			X	
26. Right-of-way at intersections with arterials and intersections with collectors sufficient to provide the required 6-foot pedestrian landing area and turn lanes without decreasing landscaping (Development Regulation 4.7.1) shall be provided to the satisfaction of the Public Works Director.			X	
27. Where site work results in the discovery of cultural resources (e.g. buried prehistoric or historic finds), work shall halt immediately for a distance of 100 feet from the discovery site, and the project archeologist and Native American Heritage Commission shall be contacted. In any human bone is located, the Yolo County Coroner must also be notified. The mitigation protocol identified in the Mitigation Monitoring Plan shall be implemented (MM 4.10-1).			X	
28. The following statements shall be added to the map: 1) The Tentative Map conforms with all requirements of the State of California Subdivision Map Act; and 2) The Tentative Map conforms with all requirements of the City of Woodland Subdivision Ordinance. 3) Map Number 4669.			X	
29. The applicant shall submit for approval by the Community Development Director and Public Works Director a design detail that addresses the safe routing of bicycles and pedestrians from those points where greenbelts/trails intersect mid-block at an arterial, to the nearest signal/crosswalk.			X	
30. The Nexus Study shall be finalized. The applicant must comply with the requirements of the SLSP Nexus Study.				

31. In satisfaction of Mitigation Measure 4.4-5, the applicant shall have performed a hydrological analysis of the interim impacts to agricultural wells from the first phase permanent water wells. Applicant may elect to request that the City perform the analysis, in which the applicant shall be required to fully fund the water well impact analysis. This analysis may be subject to reimbursement, if applicable.				
32. Pursuant to Mitigation measure 4.5-3(a), thirty (30) days prior to commencement of grading or any site-work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then mitigation measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring Plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.			X	
33. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding-season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds-of-prey would be affected.			X	
34. In accordance with Fish and Game Code Section 1900 et.seq., DFG shall be given a minimum of 10-day notice prior to site grading or development to allow for salvage of any San Joaquin saltbush plant materials. (MM 4.5-1)			X	
35. Privacy fencing along arterials shall be constructed of suitable materials and in a suitable manner to be consistent with the Design Standards, but also meet specifications to provide appropriate noise attenuation. The design specifications for these fences shall be submitted for staff approval and shall require written sign-off by the project noise engineer.			X	
36. Final lots that have “second units” will be identified in conjunction with the required review of architectural plans and elevations prior to acceptance of final map (SLSP, page 2-25).			X	
37. Approval of a tentative map requires that all lots shall have a building unit allocation (BUA) assigned. No lots shall be final unless a BUA is provided.				projects have all BUA allocations for project
38. 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 (SLSP page 7-4 [Reg. 7.3]).			X	
39. 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.			X	
40. 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 (MM 4.13-18).			X	

41. Applicant shall comply with all dust suppression requirements during all grading and constructions activities (SLSP page 7-4 [Reg. 7.4]).				X	
42. Provisions in the CC&Rs shall be adopted that prohibit recreational vehicle parking in the front yard longer than 24 hours. This provision shall be enforced through mechanisms established in the CC&Rs.				X	
43. Provisions in the CC&Rs shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated it must be converted back to a garage. This provision shall be enforced through mechanisms established in the CC&Rs.				X	
44. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of colors on residential structures. This provision shall be enforced through mechanisms established in the CC&Rs.				X	
45. Applicant shall comply with required lot width variation consistent with the approved tentative map and architectural plan .				X	
46. Off-site improvements must satisfy the requirements of the SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.				X	
47. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23, 6.31 and 6.45.				X	
48. Where greenbelts and/or subdivision trails cross streets, enhanced crosswalks (e.g. raised decorative brick) shall be installed. See Public Works Conditions of Approval for additional conditions.				X	
49. The Beeghly Map shall be corrected as follows: a) reflect compliance with all conditions; b) Assessors Parcel No. 042-010-44; c) Sheet No. 1 Intersection Enhancement northeast corner shall read 35'; d) remove Lot G (R-15) from the Land Use Comparison Chart add this Area and Number of Unit to R-5 Use; e) correct the Land Use Comparison Chart for the SLSP acreage and unit count for R-5; f) Sheet No. 4 correct Subdivision Trail Crossing to read 25' and sidewalk shall not meander.					
50. Final layout of the Lot G “affordable cluster” and design of the access road shall be subject to the approval of the Fire Chief, the Public Works Director, and the Community Development Director. Land use between Lot G and the Pioneer Avenue and Parkway Drive intersection shall be considered and incorporated into final site design for the “affordable cluster”.			X		

51. Locust trees located along existing CR 101 on Lots 6-9 and 11-15 as well as on the 1-acre Beeghly Life estate shall be preserved as follows: a. The trees remain in a non-irrigated landscape. All irrigation shall be keep 10’ away. b. Prior to site grading for these lots a tree preservation plan shall be developed and submitted for approval to the Community Development Department. If, for any reason tree removal is proposed in the future, City approval is required. c. Lotting plan submitted for design review shall depict tree location and drip line in relation to building envelope for tree preservation. The Policies and Procedures for work shall be conducted in accordance with the City of Woodland Tree Plan Information.		X			
52. The Beeghly 1 acre life estate is proposed to create a 1 acre envelope around the existing farm house and will be held in ownership by the current owner for life. City approval of fencing for this estate is required with surrounding development site design review.					
53. Pursuant to Development Regulation 8.2, when triggered, construction of the first neighborhood park shall be completed within 15 months. Park development shall be consistent with Development Regulation 5.8, 5.9, 5.10 and 5.(11) .(comment: (A2)Need to further research development regulation 8.2.)				X	
54. The first final map to be approved on the Beeghly Ranch tentative map shall be contiguous to an approved final map on the adjacent property.					
Public Works Conditions					
Street Improvements All proposed roads within the subdivision shall comply with the City’s Engineering Standard Specifications & Details, dated 3/2002 except as specified in the adopted Spring Lake Specific Plan and conditions set forth below. Note: The roadway dimensions on the proposed tentative map do not necessarily comply with the City Standards. All maps and plans shall comply with the City’s electronic submission ordinance upon its adoption.				X	

55. Pioneer Drive The following improvements will be constructed: a. Partial street improvements shall be constructed from the Farmers Central Road to the southerly extension of Pioneer Ave at the south boundary of the Pioneer High School. The east side street cross-section shall match existing street cross-section being constructed with the new Pioneer High School with the exception that a 6 foot AC interim pathway shall be constructed and the landscaping shall be deferred until the Westside landscaping improvements are constructed. The east side street improvements shall be constructed with the SLSP First final map.					
b. Widen the southbound lanes for the segment of Pioneer Avenue, from East Gibson Road to Collector 4, to its ultimate width. Upon the approval of the final map that triggers the 1000th unit in the SLSP planning area East of Highway 113 .—					
c. Extend Pioneer Ave. to the north to the intersection of Farmers Central Rd. Partial street improvements shall be constructed to include two 12’ vehicle lanes and 6’ paved shoulders on both sides, or other street section to be approved by the City engineer. This condition is an alternate to the improvement and construction of Road 101 and Farmer’s Central Road connection to the north or the improvement and construction of Collector 1 and Farmers Central Road (west of Pioneer Ave.). This Connection to Gibson Road shall be provided as part of the first final map recorded on the Beeghly property through one of the following connections: Parkway Dr. to Collector 1 to Farmer’s Central Road, Parkway Dr. to Road 101 to Farmer’s Central Road, or Pioneer Ave. from Parkway Dr. to Farmers Central Road. The alternative implemented shall be tied to the location of the first final map in relation to either Collector 1, Road 101, or the northbound extension of Pioneer Ave. Prior to approval of the first final map, a traffic analysis shall be performed at the applicant’s expense. For the purpose of assisting the City Engineer in identifying which alternative to be implemented. The City has the option to perform the evaluation. . Improvements for Pioneer Ave., Collector 1, and Farmers Central Road, and interim improvements or repairs to existing Road 101 will be made as required by the Tentative Map Conditions of Approval for the above mention roadway segments.					
d. Full roadway improvements including landscaping shall be constructed from Collector 2 to Parkway Drive per the approved Specific Plan. Interim intersection improvements at Parkway Drive and Pioneer Ave. shall be constructed as approved by the City Engineer.		X			
e. The intersection of (Pioneer) (comment:(A3) Parkland) Drive. at Collector 2 shall be widened to accommodate a southbound left and right turn lanes and northbound transit bus stop turn out. Bus stop turnout and turn lanes shall not be taken from landscape corridors. A 6-foot wide pedestrian landing median shall be required per City standards.		X			

f. Restricted (no) access shall be designated on the Final map on east side of Pioneer Ave. fronting Lot “G”, from the intersection of Parkway Drive southerly to lot number 1 as shown on the tentative map and on the west side of Pioneer Ave. fronting Lot “D”, from Collector 2 northerly to Lot 82 as shown on the tentative map. No other access shall be allowed on Pioneer Ave., except at street intersections as approved by the City Engineer.					Completed
g. Intersection of Pioneer Avenue and Collector 4/High School shall include construction of signal improvements as identified in the traffic study (with 700th building permit). Signal is to be constructed at applicant’s expense subject to a reimbursement from the financing district.					
h. Install a traffic signal at the intersection of Pioneer Avenue/Farmer’s Central Road intersection when Farmer’s Central Road is extended from Pioneer Avenue to CR 101.					
56. Parkway Drive The following improvements will be constructed: a. County Road 102 (CR 102) to east boundary of tentative map—If development to the east the tentative map is not constructed—Parkway Drive shall be constructed to include full roadway improvements from the south ROW to the north ROW, to include installation of all landscaping—Roadway improvements shall transition to the west to match temporary roadway improvements at the east tentative map boundary and/or within Lot “A”, if ROW can not be obtained to the north along the north side boundary of the tentative map west of Lot “A”.					
b. East boundary of the tentative map to Pioneer Ave. If full ROW for roadway improvements from the property to the north cannot be obtained, Parkway Drive shall be constructed to include full south side landscape improvements and Bike lane, two 12 foot lanes, with 6’ shoulder on north side. If full ROW can be obtained, Parkway Drive shall be constructed to include full roadway improvements from the south ROW to the north ROW, to include installation of all landscaping. IF full ROW cannot be obtained portions of interim/temporary roadway that must be removed for future median installation shall be a direct development cost and not reimbursable from the SLIF. c. The intersection of Parkway Dr. at “Collector No. 1” Street as shown on the approved TOC West Vesting Tentative Subdivision Map No. 4649 shall be widened to accommodate an eastbound and westbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors.					

d. The intersection of Parkway Dr. at CR 102 as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648 shall be widened to accommodate an eastbound left turn lanes and transit bus stop turn out. Bus stop turnout may be incorporated within the 30.5 feet landscape corridor if it can be shown that the turn out does not interfere with the required right of way for the pedestrian/bicycle path. Required right of way for turn lanes shall not be taken from landscape corridors. A 6 foot wide pedestrian landing median shall be required per City standards. e. Emergency Vehicle Access (EVA) at Parkway Dr. and “E” Street as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648 shall be constructed with landscape features that will accommodate emergency vehicle weights. Lockable removal bollards shall be installed as approved by the Fire Department. f. The intersection of Parkway Dr. at “A” Street as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648 shall be widened to accommodate an eastbound and westbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors.				
g. Provisions shall be made at Lot “C” as shown on the approved TOC East Vesting Tentative Subdivision Map No. 4648, for a Pedestrian/Bicycle underpass at Parkway Dr. Should an underpass not be technically feasible to construct, based on final approval of the City, special enhanced landscaped barrier features shall be constructed on the north and south side of the 40 foot greenbelt to direct pedestrian and bicycle traffic to controlled intersections at Collector No. 1 and CR 102. h. With the connection of Parkway Drive to CR 102, the intersection shall be controlled by a traffic signal. Signal is to be constructed at applicant’s expense subject to a reimbursement from the financing district. i. Restricted (No) access shall be designated on the Final map on south side of Parkway Drive fronting Lot “G”, from the intersection of Parkway Drive easterly to lot number 4 as shown on the tentative map. No other access shall be allowed on Parkway Drive, except at street intersections as approved by the City Engineer. With the exception that Lot G may have pedestrian access only to Parkway Drive j. No parking shall be allowed on Parkway Drive.				
57. “C” Street The following improvements will be constructed: a. “C” Street shall have traffic calming landscape bulb out features at the intersections of “B” Street with raised decorative stamped concrete or brick paver crosswalks.				

b. Pedestrian crossing across Parkway Drive shall not be allowed and connections shall not be made across planter strips. Signing shall be as approved by the City Engineer at the time of sub-division improvement plans.				
c. At Parkway, “C” Street left turns from “C” Street onto Parkway Drive shall be prohibited and prevented by a positive barrier) . (comment: (A4)Some conforming issues here.)				
58. “B” Street The following improvements will be constructed: a. Streets shall be constructed to a 57-foot local street width between Pioneer Ave. and “D” Street; and between “D” Street and “C” Street.				
b. At Pioneer Ave., Left turns from “B” Street shall be prohibited and positive barrier features (median) on Pioneer Ave. to preclude such movements shall be constructed when “B” Street is constructed.		X		
c. “B” Street shall have traffic calming landscape bulb-out features at the intersections of “C” Street with raised decorative stamped concrete or brick paver crosswalks. Final improvements shall be enhanced by a method determined by the City Engineer at the time of Sub-Division Improvement plans, said enhancements may include architectural features.				
d. B” Street shall have traffic calming landscape bulb-out features at the intersections of “E” Street with raised decorative stamped concrete or brick paver crosswalks.				completed and accepted by City
59. “G” Street The following improvements will be constructed: a. Streets shall be constructed to a 57-foot local street width between Pioneer Ave. and “H” Street.		X		
b. At Pioneer Ave., left turns from “G” Street shall be prohibited and positive barrier features (median) on Pioneer Ave. to prevent the movement shall be constructed when “B” Street is constructed.		X		
60. “H” Street The following improvements will be constructed: a. Streets shall be constructed to a 57-foot local street width between Collector 2 and “G” Street. c. Provide concept plan for the extension of “H” from the north tentative map boundary into the future north development prior to approval of first final map. d. “H” Street shall have traffic calming landscape bulb-out features at the intersections of “G” Street with raised decorative stamped concrete or brick paver crosswalks. e. “H” Street shall have traffic calming landscape bulb-out features at the intersections of “Court 7” Street with raised decorative stamped concrete or brick paver crosswalks.)		X		

61. “E” Street The following improvements will be constructed: a. Streets shall be constructed to a 57 foot local street width between Collector 2 and “5” Court.					
62. County Rd 102 The following improvements will be constructed: a. Landscaping and street improvements shall be constructed from Gibson Rd to Farmers Central Rd per the approved Specific Plan. As approved by the City Engineer, street improvements and landscaping shall be constructed from Farmers Central Rd. to Parkway Drive. b. The intersection of CR102 at Farmers Central Rd shall be widened to accommodate a southbound and northbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors.					
c. The intersection of CR102 at Parkway Dr. shall be widened to accommodate a southbound and northbound left turn lanes. Sufficient width shall be provided to allow for full Specific Plan landscape corridors. Required right of way for turn lanes shall not be taken from landscape corridors. d. An interim southbound right turn deceleration lane and right turn acceleration lane shall be constructed with the dimensions designed to the satisfaction of the City Engineer in the portion of the right of way reserved for future widening for a second southbound through lane on Rd 102. e. No parking shall be allowed on CR 102.					
63. Farmers Central Road. The following improvements will be constructed: a. If the roadway connection to Gibson Road is by way of Rd.101, then with the first final map, Farmers Central Rd from Pioneer Ave. to Rd 101 shall be constructed to full width street improvements. If interim improvements are allowed, the required minimum interim roadway section that would be allowed would be a 32 foot wide roadway section, but may be greater depending on the status of other development fronting Farmers Central Rd. Any interim improvements that may be allowed to be constructed shall be as approved by the City Engineer. b. Install a traffic signal at the intersection of Farmer’s Central Road/Collector 1 intersection upon the approval of the final map that triggers the 1400th unit in the SLSP area east of Highway 113.					

c. Provide a structural pavement section for the segment of Farmer’s Central Road, from Pioneer Avenue to Collector 1, based on minor arterial standards. Provide an eastbound right turn lane on Farmer’s Central Road at Collector 1. d. If the connection to Gibson Road is by way of Parkway Dr. to Collector 1, to Farmers Central Road, Pioneer Ave., then Farmers Central Rd from Pioneer Ave. to Collector 1 shall be constructed to full width street improvements. If interim improvements are allowed, the required minimum interim roadway section that would be allowed would be a 32 foot wide roadway section, but may be greater depending on the status of other development fronting Farmers Central Rd. Any interim improvements that may be allowed to be constructed shall be as approved by the City Engineer.				
64. Collector 1 If the connection to Gibson Road is by way of Parkway Dr. to Collector 1, to Farmers Central Road and Pioneer Ave., then Collector 1 from Parkway Dr. to Farmers Central Rd. shall be constructed to full width street improvements. If interim improvements are allowed, the required minimum interim roadway section that would be allowed would be a 32 foot wide roadway section but, may be greater depending on the status of other development fronting Collector 1. Any interim improvements that may be allowed to be constructed shall be as approved by the City Engineer.				
65. “I” Street (Rd 101) a. Horizontal curve for “I” Street shall be moved to the west and Road 101/I Street shall have a complete 90-degree intersection constructed within the SLSP area. b. If “I” Street is not improved to a local street with the first final map, existing Rd 101 from south boundary of tentative map to the north boundary of the tentative map shall be improved to the satisfaction of the City Engineer. Prior to approval of the first final map, Applicant shall pay for a roadway and pavement evaluation for the purpose of identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. Improvements shall be constructed with the first final map	X			

66. Rd 101				
a. The first final map in the Specific Plan area that triggers a connection to Road 25 A , via Road 101 as a condition, will be required to improve CR 101 from the connection to CR 101 from the Beeghly map to Road 25 A. The existing CR 101 shall be evaluated for roadway condition at the time the RD25A road improvements are required. Applicant shall pay for a roadway and pavement evaluation for the purpose of assisting the City Engineer in identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. This connection shall be subject to future reimbursement on a pro-rata basis, which reimbursement is required as additional final maps within the Specific Plan, which connect to Road 25A are approved. Any amount, which has not been reimbursed prior to the Second Release, will be made by the Second Release property owners as set forth in Section 3.9 .		X		
b. If the roadway connection to Gibson Road is by way of Rd.101, then existing Rd 101 from north boundary of tentative map to Farmers Central Rd. shall be improved to the satisfaction of the City Engineer. Prior to approval of the first final map, Applicant shall pay for a roadway and pavement evaluation for the purpose of identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. Improvements shall be constructed with the first final map.				
c. Applicant shall contract a certified arborist to make recommendations as to health of existing trees located along Road 101; and then the improvement plans shall have a specific section for the maintenance of the health of the trees and their incorporation into the ultimate public improvements. Said section shall be subject to the approval of the City Engineer at the time of sub division improvement plan submission.		X		
67. Rd 25A				
The first final map in the Specific Plan area that triggers a connection to Road 25 A , via Road 101 as a condition, will be required to improve 25 A from Road 101 to Highway 113. The existing roadway east of Hwy 113 shall be evaluated for roadway condition at the time the RD25A road improvements are required. Applicant shall pay for a roadway and pavement evaluation for the purpose of assisting the City Engineer in identifying the type permanent or interim improvements needed. The City has the option to perform the evaluation. . This connection shall be subject to future reimbursement on a pro-rata basis, which reimbursement is required as additional final maps within the Specific Plan, which connect to Road 25A are approved. Any amount, which has not been reimbursed prior to the Second Release, will be made by the Second Release property owners as set forth in Section 3.9 of the project development agreement .		X		
68. Collector 2 a. Horizontal curve for Collector 2 shall be moved to the west and Road 101/”I” Street shall have a complete 90 degree intersection constructed within the SLSP area.		X		

b. Full street improvements shall be constructed and shall include full street cross-section improvements per the approved Specific Plan, to include the south side landscaping corridor with and Class 1 bike path.		X			
c. “Collector 2” Street shall have traffic calming landscape bulb-out features at the intersections of “C” Street, “I” Street, and at the intersection of the 40’ Subdivision Trail Corridor.		X			
d. As part of the first final map, Collector 2 shall be constructed to RD (101)		X			
69. Intersection Enhancement Details The following improvements will be constructed:					
a. Island Planters and crosswalks shall be constructed of colored brick pavers, stamped concrete or other enhanced feature as approved by the City Engineer.				X	
b. Provisions shall be made at Parkway Drive and the 40’ Subdivision Trail Corridor to restrict/prevent crossing at this location. Special enhanced landscaped barrier features shall be constructed on the north and south side of the 40 foot trail to direct pedestrian and bicycle traffic to controlled					
c. Pedestrian crossing of the 40’ subdivision trail at Collector 2 and at “A” Street shall be enhanced with pedestrian crossing features as specified by the City Engineer at the time of subdivision improvements design. This may include raised pedestrian crossing and pedestrian crossing flashing warning lights in each direction in advance of pedestrian crossing			X		Satisfied by \$118,000 payment per Section 2 of DA Amendment
70. Local Streets The following improvements will be constructed: Local streets shall provide for ADA compliant sidewalk turnouts where sidewalk widths do not meet ADA.				X	
<u>Tentative Map Street Cross-Sections, Sheet 4 of 4, dated September 30, 2003). Conditions and Changes shall be made as follows:</u>					
71. 20’ Subdivision trail cross-section needs to be revised to show as 25’ section to be consistent with Lot F on Sheet 1 of 4					completed - no further obligation
72. Street Section — (Local 54’) a. Add all street names that will be 54’ to the detail heading.					completed - no further obligation
73. Street Section — (Local 57’) a. Add all street names that will be 57’ to the detail heading					completed- no further obligation
74. Street Section — Collector with Greenbelt — (Collector 2) a. Add street cross-section showing interim (temporary) improvements, should the City approve temporary improvements.					completed- no further obligation
75. Street Section — Arterial 2 Lane (Pioneer Ave.) Remove bicycle symbol shown on detail. Pioneer Ave. from Parkway to Rd 25A is not designated with off-street bike path.					completed- no further obligation
76. Street Section — Arterial 2 Lane (Temporary Parkway Drive). If the City Engineer allows interim improvements, a 27’ pavement section is not adequate for an interim improvement. Minimum cross-section shall be changed to include a 5’ bike lane (north side), two 12’ travel lanes, and a 6’ shoulder/bike lane (south side)					completed- no further obligation

77. Street Detail – Arterial 2 Lane (Half Street Improvements – Parkway Drive) a. Change this detail to reflect a connection to Pioneer Ave. City Engineer shall have final approval on improvements required for the connection to Pioneer Ave.					completed-no further obligation
78. Street Detail – Beeghly 1-Acre Life Estate a. Change this detail to reflect existing Rd 101 and Collector 2 aligning at 90-degree right angles. This will require shifting the horizontal curve to the west, into the Master Plan Remainder Area.		X			
b. Change 4’ shoulders to 6’ shoulders				X	
79. ADD NEW STREET CROSS SECTION – Arterial 2 Lane with off street Pathway (Parkway Dr.)					
80. ADD NEW DETAIL – Future 40’ Subdivision Trail (on east edge of Map) a. Add cross section detail of subdivision trail.					
81. ADD NEW STREET CROSS SECTION – Pioneer Ave., Farmers Central Rd to High School. a. Street cross section shall be modified to clearly depict improvements to be constructed with first final map. The east side street cross shall match existing street cross section being constructed with the new Pioneer High School. Landscaping, with the exception of trees, may be deferred until the west side landscaping improvements are constructed. A 6 foot AC interim pathway shall be constructed. The east side street improvements shall be constructed with the First final map.					
82. ADD NEW STREET CROSS SECTION – Pioneer Ave., Parkway Drive to Farmers Central Rd. a. Minimum improvements shall include a 19’ southbound pavement section, 14’ raised median and a 19’ northbound pavement section. The 19 foot pavement section shall include a 6 foot bike lane/shoulder and a 13’ travel lane.					
83. ADD NEW STREET CROSS SECTION – Farmers Central Rd., Pioneer Ave. to Existing Rd 101 a. Minimum improvements shall include two 12 foot travel lanes and two 6 foot shoulders.					
84. ADD NEW STREET CROSS SECTION – Pioneer Ave., Gibson Rd to Collector 4. a. Street cross section shall reflect full roadway improvements.					
87. Street Cross section details, including all intersection geometric design, complying with the conditions of approval, shall be revised on tentative map, submitted to the City, and approved by the City Engineer prior to submitting a final map and improvement plans.				X	
88. Construction of the intersections of Parkway Drive and Pioneer Avenue and Pioneer Avenue and Collector 2 shall include the construction of the underground portions of future traffic signals and the above ground portions as the City Engineer deems necessary at the time of sub division improvement plans.		X			Southside modification to Pioneer Ave. Construction of roundabout with WPHI project at Marsten and Parkland
89. Additional traffic related improvements shall be incorporated upon completion of the traffic study. These may include off site improvements to CR 101 and CR 25A as well as additional traffic signal improvements.		X			Traffic Study has been completed. All improvements on C-1, C-2 plans

90. A signing and striping, and stop plan is required and shall be approved by the City Engineer. All signing and stripping shall be in accordance with the City of Woodland Design and Construction Standards.				X	
91. Prior to approval of the first tentative the project must determine an fund a fair share of the capital and operating costs associated with providing public transit service to the Plan area per SLSP regulation 4.35 and TOC EIR MM 4.6 3.					
92. Prior to approval of the first tentative the project must prepare and have approved by the City and Transportation District, a transit plan per SLSP regulation 4.36and TOC EIR MM 4.6 4					
93. Street light types shall be those historic types identified in the SLSP Design Standards. The City is updating its design standards and details for spacing historic lights. Improvement plans for street light types shall be designed to design standards adopted.				X	
Storm Drainage and Site Grading (Sheet 2)					
94. A comprehensive storm drainage master plan shall be prepared by a registered civil engineer for project watershed(s), including the entire SLSP area, and shall be submitted to the Public Works Director for review and approval. The master plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required) and engineering calculations. Said plan shall also include provisions for cost sharing among affected adjacent development for facilities sized to accommodate off-site storm water.					
95. Tentative Map Area Storm Drainage Master Plan shall be submitted for approval by the Public Works Director prior to submittal of the final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the study, and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro-rata basis per the Project level Development Agreement.					
96. The Tentative Map area drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention, channel modifications, and/or equally effective measures to control the rate and volume of runoff. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Public works Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details.					Master Study Completed

97. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.			X	
98. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.			X	
99. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.			X	
100. Drainage fees shall be paid prior to issuance of a building permit.			X	
101. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.			X	
102. Prior to approval of the first Final Map, Applicant shall prepare a written agreement with the other participating SLSP property owners for the disposal and sharing of the excavated soil from the construction of the East Regional Detention				
103. All projects shall comply with the City's Storm Water ordinance, which includes implementation of post-construction best management practices (BMP). Post construction BMP's shall be identified on improvement plans and approved by the City Engineer.			X	
104. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit.			X	
105. 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.			X	
106. Construction materials for storm drainpipes within the water table shall be pre-cast rubber-gasket reinforced concrete pipe (RGRCP). Depth of the water table. The City Engineer shall approve water table depth at the time of submission of the sub division improvement plans.			X	

107. 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 all necessary permanent erosion control 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 accordingly on plans, for approval by City Engineer.				X	
108. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.				X	
109. Applicants for projects draining into water bodies shall obtain a National Pollutant Discharge Elimination System (NPDES) Permit from the Regional Water Quality Control Board prior to commencement of grading.				X	
Wastewater and Sewer Collection System (Sheet 3)					
110. The applicant shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.				X	
111. The property shall be connected to the City of Woodlands sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.				X	
112. Prior to approval of the first tentative map, a comprehensive on-site sewer collection system master plan shall be prepared by a registered civil engineer for project, including the entire SLSP area, and shall be submitted to the Public Works Director for review and approval. The master plan shall include final sizing and location of on-site conveyance facilities, structures, and engineering calculations. Said plan shall also include provisions for cost sharing among affected adjacent development for facilities sized to accommodate the SLSP area.					
113. A Tentative Map Area Sewer Collection System Master Plan shall be submitted for approval by the Public Works Director prior to submittal of the final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the study, and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Development Agreement. Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.					
114. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.				X	

115. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at Manholes.				X	
Water Infrastructure Conditions (Sheet 3)					
116. All materials and installation of the water system shall be at the applicant’s expense per City of Woodland Standard Specifications and Details.				X	
117. If required, per SB221, project Applicant shall obtain a Water Verification (WV) prior to approval of final map. Verification shall the following conditions.				X	
118. Actual water service to the subdivision will be predicated upon satisfaction of terms and conditions set by the water supplier				X	
119. The WV is non-transferable, and can only be used for the specific tentative map for which it was issued.				X	
120. The WV shall expire along with the tentative map subdivision map if a final map is not recorded within time allowed under law				X	
121. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service die to a water shortage declared by the water agency.				X	
122. Based on SLSP water modeling two new wells are needed to serve the first stage of development as identified in the SLSP. If the parcels required for the two new wells have not been acquired, the project applicant shall be required to acquire said parcels prior to approval of the first final map. The City will oversee the design and construction of two new wells. No building permits will be issued prior to construction and operation of two (2) new wells to serve the SLSP area. Only if the City acquires and develops the existing County well or the College well as municipal wells and develops the City’s Regional Park well as a municipal well as interim water production facilities will the applicant be able to defer construction of the two new wells. Either a development agreement or the subdivision improvement agreement will provide for reimbursement or credit against water connection fees to cover the development of this facility.					
123. The Applicant shall submit a well site plan with facility elevations for City approval with the final map application.					
124. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the SLSP. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.				X	
125. At the time the Building Permit is issued, the applicant will be required to pay the appropriate City connection Fees. All domestic water services will be metered.				X	

126. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the applicant's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.			X	
127. Per the City of Woodland Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the applicant's expense. Required location, service size and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.			X	
128. The City of Woodland Plan Review Fee applies and is due upon submittal of the maps and plans for review.			X	
129. FINAL PLANS, PERIODIC TESTS FOR FIRE HYDRANTS: All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.			X	
130. REFLECTORS FOR FIRE HYDRANTS: Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.			X	
131. MEDIANS, FIRE HYDRANT PLACEMENT: When Median strip is to be installed in the center of a street; the fire hydrant will be spaced not more that 300 feet on both sides of the divider on the curb side of the street. Final approval and approval of any changes is the responsibility of the City Engineer.			X	
132. Prior to approval of the first tentative map, a comprehensive on-site Water system master plan shall be prepared by a registered civil engineer for project, including the entire SLSP area, and shall be submitted to the Public Works Director for review and approval. The master plan shall include final sizing and location of on-site conveyance facilities, structures, and engineering calculations. Said plan shall also include provisions for cost sharing among affected adjacent development for facilities sized to accommodate the SLSP area.				
133. A Tentative Map Area Water System Master Plan shall be submitted for approval by the Public Works Director prior to submittal of the final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the study, and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Development Agreement. Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.				

General Public Works Conditions					
134. The conditions as set forth in this document are not all inclusive. Applicant shall thoroughly review all City; state and federal planning documents associated with this tentative map and comply with all regulations, mitigations and conditions set forth.				X	
135. Closure calculations shall be provided at the time of initial map check submittal. All calculated points within the map shall be based upon one common set of coordinates. All information shown on the map shall be directly verifiable by information shown on the closure calculation print out. The point(s) of beginning shall be clearly defined and all lot acreage shall be shown and verifiable from information shown on the closure calculation print out. Additionally, the square footage of each lot shall be shown on the subdivision map. Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.				X	
136. Applicant shall be required to comply with the SLSP Final Environmental Report (FEIR) Mitigation Measures and Final Supplemental EIR relating to this Project.				X	
137. A subdivision map (Final or Parcel) shall be processed and shall be recorded prior to issuance of a Building Permit.				X	
138. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.				X	
139. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.				X	
140. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.				X	
141. All existing and proposed utilities within 100 feet of the project boundary shall be installed underground per the subdivision ordinance and shall meet the policies, ordinances, and programs of the City of Woodland and the utility providers.				X	
142. Street lighting location plan shall be submitted and approved by the Department of Public Works, prior to approval of improvement plans and final recordation of Map.				X	
143. Roads must be constructed and paved prior to issuance of any building permit. Under specific circumstances, temporary roads may be allowed, but must be approved by the City of Woodland Public Works Director and Fire Department				X	
144. Occupancy of residential or business units shall not occur until off-site improvements (water, sewer, streets, etc.) have been accepted by the City Council, and the City has approved as-built drawings, and the unit has been issued a Certificate of Occupancy by the Building Official. Applicants, contractors, and/or owners shall be responsible to so inform prospective buyers, lessees, or renters of particular units to be occupied of this condition.					
145. If relocation of existing facilities is deemed necessary, the applicant shall perform the relocation, at the applicant's expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.				X	

146. A Subdivision Improvement Agreement shall be entered into and recorded prior construction of improvements, issuance of any building permits, or recordation of a final map.				X	
Easements and Right of Way					
147. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.				X	
148. The applicant shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.				X	
149. A ten (10) foot public utility easement back of sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception- Not required on Pioneer Ave or Parkway Drive.				X	
150. Per the project level Development Agreement, prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.		X			Developer needs to be responsible for offsite land.
151. The final map shall identify a relinquishment of access rights along County Road 102, Parkway Drive, and Pioneer Ave. Except pedestrian access may be provided to lot D and G to the adjacent arterial sidewalk.		X			
Reimbursements for Applicant Install Improvements					
152. Applicant shall pay appropriate reimbursements for benefiting improvements installed by others, in the amount and at the time specified by existing reimbursement agreements.				X	
Landscaping and Lighting					
153. Project proponents shall enter into the Landscape and Lighting District, in order to maintain and provide for the future needs of parks, open space, street lighting, landscaping, sound walls, and other related aspects of development. The project proponent is responsible for all costs associated with this condition. The project proponent shall fulfill this condition prior to the sale of any buildable lots or parcels within the project area.				X	
154. Applicant of multi-family residential, commercial and industrial project shall provide refuse enclosure detail showing bin locations and recycling facilities to the approval of the Public Works Department per the SLSP and SLSP Design Guidelines.			X		
155. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans.				X	

156. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.			X	
157. Each residence in the cul-de-sac must be able to accommodate parking for 3 vehicles: either (3) on site parking spaces or two (2) on site spaces and (1) on street space. The on street space shall be along the frontage of the subject property with no more than a 10-foot overlap across the frontage of adjacent parcels.			X	
158. Underground any overhead utilities within the project.			X	
159. Submit proposed Street names for approval by the City of Woodland.			X	
160. Conform to County Health regulations and requirements for the abandonment of a septic tanks and water wells.			X	
161. Public improvements in addition to roadway construction shall include water; sewer and storm drain mains, Fire hydrants, streetlights and railroad crossing improvements.			X	
162. Encroachment permits if necessary from will be acquired from Yolo County, Cal-Trans and the railroad.			X	
163. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.			X	
164. All public landscape areas shall include water laterals with meters and PG&E power service points for automatic controllers.			X	
165. Prior to recording of the final map, if required, provide evidence of payment for the Habitat Mitigation Fee. This fee is paid to the Yolo County Planning Department.			X	
166. If improvements are constructed and/or installed by a party or parties other than the Applicant, which improvements benefit Applicant's property, prior to issuance of a building permit (approval of the final map) on Applicants property, Applicant shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Applicant.				

Fire Department					
167. The plan as submitted does not follow the City of Woodland Standards, Specifications and Details 2002 Manual in regards to section 7.13 FIRE HYDRANTS. Please be advised that “hydrants shall have a minimum spacing of 300-feet in all areas (1-94).”				X	
168. It is the preference of the Woodland Fire Department that fire hydrants shall be located at corners and intersections whenever practical for ease of access to firefighting operations. The plan as submitted has hydrants located predominately in mid-block locations. Please note this change and revise the current plan to locate the fire hydrants along corners and at intersections where practical to do so.				X	
169. The Woodland Fire Department has noted that additional hydrants are needed along Pioneer Avenue in order to meet the requirements listed in section 7.13 FIRE HYDRANTS as noted in the City of Woodland Standards, Specifications and Details 2002 Manual.				X	

Exhibit D-1

Description of Remaining Shared Improvements/Cost Estimates

EXHIBIT D-1
Summary of Improvements to be Constructed by WPHI

COA	Improvement	Centex	WPHI	Improvement Cost		Notes
				Ref	Prelim Engineers Opinion	
55	<u>Pioneer Drive (Identified as Pioneer Avenue from East Gibson to E. Heritage Pkwy, then Parkland Drive south of E. Heritage Pkwy)</u>					
	Full roadway improvements, including landscaping, shall be constructed from Collector 2 (Marston Drive) to Parkway Drive (East Heritage Parkway)	74.77%	25.23%			
		\$2,285,200	\$771,100	[1]	\$3,056,300	To be constructed by WPHI Creditable Portion
		\$184,100	\$62,100	[1]	\$246,200	Non-Creditable Portion
60	<u>"H" Street</u>					
	Streets shall be constructed to a 57-foot local street width between Pioneer Avenue (Parkland Avenue) and Collector 2 (Marston Drive) and "G" Street.	100%	0%			
		\$71,000	\$0	[2]	\$71,000	Shared based on lineal foot Not Creditable
66	<u>CR 101</u>					
	The first final map that triggers a connection of CR 25A via CR 101 as a condition, will be required to improve CR 101 from the connection with CR 101 from the Beeghly map to CR 25A.	74.77%	25.23%			
		\$31,500	\$10,600	[1]	\$42,100	WPHI to construct Not Creditable
67	<u>CR 25A</u>					
	The first final map that triggers a connection to CR 25A via CR 101 as a condition, will be required to improve CR 25A from CR 101 to Highway 113.	74.77%	25.23%			
		\$352,611	\$118,983	[1]	\$471,594	WPHI to construct SLIF Creditable
		\$383,276	\$129,330	[1]	\$512,606	City Contribution/SLIF set-aside/Heidrich project fees
68	<u>Collector 2 (Marston Drive)</u>					
	As part of the first final map, Collector 2 (Marston Drive) shall be constructed to CR 101.	88.60%	11.40%			
		\$167,300	\$21,500	[1]	\$188,800	WPHI to construct Creditable Portion
		\$791,600	\$101,800	[1]	\$893,400	Not Creditable Portion

Improvements Proposed to be Completed by WPHI		Centex	WPHI	Estimate
City Contribution/SLIF Set-Aside/Heidrich Project Fees Portion		\$383,276	\$129,330	\$512,606
SLIF Creditable Portion		\$2,805,111	\$911,583	\$3,716,694
Non-SLIF Creditable Portion		\$1,078,200	\$174,500	\$1,252,700
		\$4,266,587	\$1,215,413	\$5,482,000

Notes:

[1] Per Cunningham Engineering preliminary engineers's opinion of probable costs. Costs include a 10% contingency and 24% for soft costs.

[2] Per Carlson, Barbee & Gibson Engineer's Preliminary Cost Estimate

Exhibit E-1

SLIF Credit/Reimbursement Allocation for Package B-1 Improvements

[illegible]

[1] Amount represents B-1 improvement costs waiting reimbursement by the City of Woodland.

Exhibit F-1

Nexus Study Provisions Related to Road 25A

Draft Report

Spring Lake Infrastructure Fee Nexus Study and Reconciliation Update

And

Spring Lake Specific Plan Financing Plan Update

The Economics of Land Use



Prepared for:

City of Woodland

Prepared by:

Economic & Planning Systems, Inc.

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January 7, 2010

EPS #19539



APPENDIX B:

Spring Lake Specific Plan

Capital Improvement Plan Costs

Table B-1	SLSP CIP Summary (7 pages)	B-1
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Table B-1
2010 SLIF Nexus Study and SLSP Financing Plan Update
SLSP CIP Summary

Item	Pct.	Spring Lake Specific Plan						Admin.
		TOTAL	Roads	Water	Sewer	Drainage	Parks	
Package A								
Facilities		\$ 17,306,601	\$ 9,344,758	\$ 1,892,748	\$ 1,699,433	\$ 4,369,662	\$ 0	\$ 0
Soft Costs		\$ 4,308,660	\$ 2,326,475	\$ 471,219	\$ 423,092	\$ 1,087,873	\$ 0	\$ 0
Subtotal		\$ 21,615,000	\$ 11,671,000	\$ 2,364,000	\$ 2,123,000	\$ 5,458,000	\$ 0	\$ 0
Package B								
Facilities		\$ 14,937,000	\$ 11,374,000	\$ 979,000	\$ 456,000	\$ 2,128,000	\$ 0	\$ 0
Contingency	10%	\$ 1,494,000	\$ 1,137,000	\$ 98,000	\$ 46,000	\$ 213,000	\$ 0	\$ 0
Soft Costs	24%	\$ 3,585,000	\$ 2,730,000	\$ 235,000	\$ 109,000	\$ 511,000	\$ 0	\$ 0
Subtotal		\$ 20,016,000	\$ 15,241,000	\$ 1,312,000	\$ 611,000	\$ 2,852,000	\$ 0	\$ 0
Package C								
Facilities		\$ 4,338,000	\$ 3,441,000	\$ 342,000	\$ 182,000	\$ 373,000	\$ 0	\$ 0
Contingency	10%	\$ 359,000	\$ 270,000	\$ 34,000	\$ 18,000	\$ 37,000	\$ 0	\$ 0
Contingency	20%	\$ 149,000	\$ 149,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Soft Costs	24%	\$ 1,042,000	\$ 826,000	\$ 82,000	\$ 44,000	\$ 90,000	\$ 0	\$ 0
Subtotal		\$ 5,888,000	\$ 4,686,000	\$ 458,000	\$ 244,000	\$ 500,000	\$ 0	\$ 0
Other								
Facilities		\$ 23,753,000	\$ 15,630,000	\$ 2,000,000	\$ 1,610,000	\$ 4,513,000	\$ 0	\$ 0
Contingency	10%	\$ 1,913,700	\$ 1,101,700	\$ 200,000	\$ 161,000	\$ 451,000	\$ 0	\$ 0
Contingency	20%	\$ 924,200	\$ 924,200	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Soft Costs	24%	\$ 5,700,000	\$ 3,751,000	\$ 480,000	\$ 386,000	\$ 1,083,000	\$ 0	\$ 0
Subtotal		\$ 32,290,900	\$ 21,406,900	\$ 2,680,000	\$ 2,157,000	\$ 6,047,000	\$ 0	\$ 0
Habitat Conservation Easement		\$ 1,146,400	\$ 0	\$ 0	\$ 0	\$ 1,146,400	\$ 0	\$ 0
Storm Drainage								
Off-site		\$ 14,167,658	\$ 0	\$ 0	\$ 0	\$ 14,167,658	\$ 0	\$ 0
East Regional Det. Pond (off-site)		\$ 484,272	\$ 0	\$ 0	\$ 0	\$ 484,272	\$ 0	\$ 0
Remaining Off-site		\$ 5,572,515	\$ 0	\$ 0	\$ 0	\$ 5,572,515	\$ 0	\$ 0
Subtotal		\$ 20,224,446	\$ 0	\$ 0	\$ 0	\$ 20,224,446	\$ 0	\$ 0
Sewer								
Off-site		\$ 5,315,000	\$ 0	\$ 0	\$ 5,315,000	\$ 0	\$ 0	\$ 0
Remaining Off-site		\$ 795,000	\$ 0	\$ 0	\$ 795,000	\$ 0	\$ 0	\$ 0
Subtotal		\$ 6,110,000	\$ 0	\$ 0	\$ 6,110,000	\$ 0	\$ 0	\$ 0
Parks								
Neighborhood Park N1		\$ 2,498,507	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,498,507	\$ 0
Neighborhood Park N2		\$ 2,477,226	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,477,226	\$ 0
Neighborhood Park N3		\$ 2,477,226	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,477,226	\$ 0
Central Park		\$ 1,700,864	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,700,864	\$ 0
Sports Park (Phases 1 and 2)		\$ 5,885,012	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,885,012	\$ 0
Land Acquisition		\$ 8,068,986	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,068,986	\$ 0
Fire Station		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Subtotal		\$ 23,107,821	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,107,821	\$ 0
Water Well		\$ 199,000	\$ 0	\$ 199,000	\$ 0	\$ 0	\$ 0	\$ 0
On-site Land Acquisition		\$ 1,872,000	\$ 1,665,000	\$ 207,000	\$ 0	\$ 0	\$ 0	\$ 0
Subtotal		\$ 132,469,567	\$ 54,669,900	\$ 7,220,000	\$ 11,245,000	\$ 36,227,846	\$ 23,107,821	\$ 0
District Administration	4%	\$ 5,299,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,299,000
Gibson Road		\$ 804,000	\$ 804,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Planning and Administration		\$ 6,541,078	\$ 6,541,078	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
TOTAL		\$ 145,113,645	\$ 62,014,978	\$ 7,220,000	\$ 11,245,000	\$ 36,227,846	\$ 23,107,821	\$ 5,299,000

cost detail

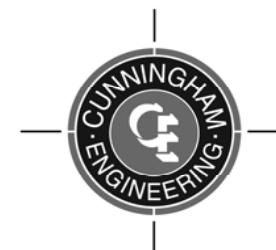
Source: June 2009 SLSP CIP prepared by
Ponticello Enterprises and Cunningham Engineering

**SPRING LAKE SPECIFIC PLAN
CAPITAL IMPROVEMENT PLAN
ENGINEER'S OPINION OF PROBABLE PUBLIC IMPROVEMENT COSTS
BACKBONE INFRASTRUCTURE 2008 UPDATE**

**Prepared for:
City of Woodland
300 First Street
Woodland, California 95695**

Prepared by:

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2940 Spafford Street, Suite 200
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July 27, 2009

										NON-SLIF PARTICIPANTS							
	DESCRIPTION	NOTE	QTY	UNIT	UNIT COST	2008 CIP	2008 CIP SLIF	2004 CIP SLIF	2004 CIP	COLLECTOR*	CITY OF		FUTURE MPRA	YOLO CO	WOODLAND	MALL	ALLOCATION
						TOTAL		TOTAL	CODE	IMPROVEMENTS	WOODLAND	WJUSD	IMPROVEMENTS		COLLEGE	EXPANSION	FOR MPRA
						2008 CIP	2008 CIP SLIF	2004 CIP								SITE	
						TOTAL		TOTAL ⁽¹⁵⁾									
BEEGHLY GREENBELT	SUMMARY																
	I. GRADING & EROSION CONTROL					\$42,000	\$42,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	II. STREETWORK & CONCRETE					\$76,000	\$76,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	III. TRAFFIC SIGNALS					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	IV. STREETLIGHTS					\$48,000	\$48,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	V. JOINT TRENCH					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	VI. LANDSCAPING					\$179,000	\$179,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	ROADWAY SUBTOTAL:					\$345,000	\$345,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	VII. WATER SYSTEM SUBTOTAL					\$3,000	\$3,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	VIII. SEWER SYSTEM					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	IX. DEWATERING					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SEWER SUBTOTAL:					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	X. STORM DRAINAGE SUBTOTAL:					\$85,000	\$85,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SEGMENT SUB-TOTAL					\$433,000	\$433,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	20% CONTINGENCY - OFFSITE							\$0									
	10% CONTINGENCY - ONSITE					\$43,300	\$43,300			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL SEGMENT CONSTRUCTION COST					\$476,300	\$476,300	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	24% SEGMENT SOFT COSTS					\$103,920	\$103,920	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	TOTAL SEGMENT COST					\$580,000	\$580,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28(A).	CO. RD 25A (HWY 113 TO W. EDGE OF SLSP)	5															28(A).
	32' PAVEMENT AND STRIPING ONLY																
I.	GRADING & EROSION CONTROL																
a.	CLEAR & GRUB		2.09	AC	\$1,000.00	\$2,090	\$2,090	\$2,115	P1								\$2,090
b.	ROUGH GRADING		8,608	CY	\$3.50	\$30,127	\$30,127		P3								\$30,127
c.	ROAD-FINISH GRADING, CMPT. SUB-GRADE		91,200	SF	\$0.60	\$54,720	\$54,720	\$73,920	P3								\$54,720
d.	EROSION CONTROL		2.09	AC	\$15,000.00	\$31,350	\$31,350	\$0	P9								\$31,350
	GRADING & EROSION CONTROL SUBTOTAL:					\$118,287	\$118,287	\$76,035		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,287
II.	STREETWORK & CONCRETE																
a.	6.5" AC PAVEMENT		91,200	SF	\$3.00	\$273,600	\$273,600	\$336,000	P4								\$273,600
b.	23" AGGREGATE BASE (Road/Curb/Curb&Gutter)		91,200	SF	\$3.65	\$332,880	\$332,880		P4								\$332,880
c.	STRIPING		1	LS	\$18,600.00	\$18,600	\$18,600	\$7,000	P6								\$18,600
	STREETWORK & CONCRETE SUBTOTAL:					\$625,080	\$625,080	\$343,000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$625,080
III.	TRAFFIC SIGNALS																
	TRAFFIC SIGNALS SUBTOTAL:					\$0											
IV.	STREETLIGHTS																
	STREETLIGHTS SUBTOTAL:					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
V.	JOINT TRENCH																
	JOINT TRENCH SUBTOTAL:					\$0											
VI.	LANDSCAPING																
	LANDSCAPING SUBTOTAL:					\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VII.	WATER SYSTEM																
	WATER SYSTEM SUBTOTAL:					\$0	\$0										
VIII.	SEWER SYSTEM																
	SEWER SYSTEM SUBTOTAL:					\$0	\$0										
IX.	DEWATERING																
	DEWATERING SUBTOTAL:					\$0	\$0										
X.	STORM DRAINAGE																
	STORM DRAINAGE SUBTOTAL:					\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ORDINANCE NO. [REDACTED]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND, CENTEX HOMES A NEVADA GENERAL PARTNERSHIP, AND, WESTERN PACIFIC HOUSING INC., A DELAWARE CORPORATION.

WHEREAS, pursuant to Government Code Section 65864 et seq., the City of Woodland ("City") is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and,

WHEREAS, the City has found that development agreements will strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Centex and Western Housing Inc. ("Developer") propose to develop certain real property located in the City of Woodland ("Property"), more particularly described in Exhibit "1" attached hereto and incorporated herein by reference, for residential use ("Project"); and

WHEREAS, Developer's interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865 ; and

WHEREAS, Developer proposes the Project to achieve the goals of the City's General Plan ("General Plan") and the Spring Lake Specific Plan ("SLSP"), as further described and conditioned in the development agreement amendment attached hereto as Exhibit "1" and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Development Agreement Amendment is consistent with the City's General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements, except as provided in the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Development Agreement Amendment City will (i) promote orderly growth and quality development on the Property in

accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement Amendment to facilitate development of the Project, subject to conditions and requirements set forth herein; and

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on [REDACTED], 2014 to receive public testimony concerning the Amendment, consider the Planning Commission's recommendations, and take action on the Amendment; and

WHEREAS, on [REDACTED] 2014 the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, [REDACTED], 2014 the City Council introduced this Ordinance through a first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 et seq. on [REDACTED] 2014, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project and Development Agreements; and

WHEREAS, the terms and conditions of the Development Agreement Amendment have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, City finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Development Agreement Amendment; (ii) the Development Agreement Amendment is consistent with the General Plan and SLSP; (iii) the Development Agreement Amendment is in conformity with the public convenience, general welfare and good land use practice; (iv) the Development Agreement Amendment will not be detrimental to the public health, safety and general welfare; and (v) the Development Agreement Amendment will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 et seq., the City Council hereby approves the Development Agreement Amendment attached hereto as Exhibit "1"

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety and welfare of the community because the Development Agreement Amendment will permit land uses that best reflect the community needs, including the need for affordable housing and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Development Agreement will result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City's Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Agreement because, on [REDACTED] 2014, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project Development Agreement.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Development Agreement within ten (10) days following execution thereof.

Section 6. This Ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council on [REDACTED], 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Dated: _____

Exhibit "1" – Development Agreement



Legislation Details (With Text)

File #: 14-437 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 10/28/2014 In control: Planning Commission
On agenda: 11/6/2014 Final action:
Title: AT&T Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,305 square foot leased area on an undeveloped parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (APN 027-310-061).

Sponsors:

Indexes:

Code sections:

Attachments: [Att 1 and Ex A Resolution and Project Conditions of Approval.pdf](#)
[Ex B to Att 1 Site Plan and Elevations.pdf](#)
[Att 2 Project Application, Map, Site Photos.pdf](#)
[Att 3 Photo Simulations.pdf](#)
[Att 4 Radio Frequency Report.pdf](#)
[Att 5 Coverage Maps.pdf](#)
[Att 6 Noise Study.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

AT&T Cell Tower Conditional Use Permit: Request for a Conditional Use Permit to allow the construction and operation of a 90-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,305 square foot leased area on an undeveloped parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (APN 027-310-061).

Location: The project site is located on an unaddressed, vacant parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (APN 027-310-061)

Applicant/Owner: AT&T Mobility c/o Complete Wireless

Environmental Report: Categorical Exemption

APN# 027-310-061 & 027-310-064

Project Planner: Erika Bumgardner, Associate Planner

James Beggs, Planning Intern

Staff Recommendation: Approval with Conditions

General Plan Designation: Highway Commercial

Current Zoning: EOZ-CH/P-D Highway Commercial

Existing Land Uses: Vacant Commercial Undeveloped

Flood Zone: Zone "EOZ-CH/P-D" is located in the flood plane

Street Access: Hays Lane

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Industrial	Industrial/County
South	Warehouse/Vac Com Undeveloped	EOZ-CH/P-D
East	Combined Stores/Offices	EOZ-CH/P-D
West	Vacant Commercial Undeveloped	EOZ-I/P-D

Pending/Potential Action

Staff recommends that the Planning Commission adopt the attached Resolution (Attachment 1), approving the Conditional Use Permit (CUP) allowing AT&T to construct and operate an 90-foot tall stealth telecommunications cellular tower in the shape of water tower and to install related ground equipment within a 1,305 square foot leased area on an undeveloped parcel located south of East Main Street (APN 027-310-061).

Project Site Description

The proposed project is located on an undeveloped, 1.6 acre parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (APN 027-310-061), north of Interstate 5. The facility (lease area) will be located along the eastern property boundary, within the southern half of the parcel. Businesses immediately adjacent to the site include R & S Heights INC, Quiznos Sandwich, Audio Nutz, Main Street Market, and Woodland Bull's Eye Bail Bonds.

Project Proposal

The applicant, AT&T Mobility c/o Complete Wireless, proposes to construct and operate a 90-foot tall telecommunications cellular tower in the shape of a water tower and to install related ground equipment within a 1,305 square foot leased area on an undeveloped, 1.6 acre parcel south of East Main Street.

The proposed facility will include:

- Establishing a 15-foot wide access and utility easement on the project site from Hays Lane to the telecommunications facility located at the southern half of the parcel adjacent the eastern property line;
- Establishing a 6 foot wide utility easement from East Main Street to the telecommunications facility;
- Establishing a 29-foot by 45-foot equipment compound area (leased area) on the southern half of the project site;
- Placement of a 11.4" by 12' (136.8 square foot), 10'4" tall equipment shelter within the leased area;
- Installing an 90-foot tall faux water tower within the equipment compound (all antennas shall be located within the top water tower tank); and
- Mounting up to 12 antennas on the tower at 85 feet.

The proposed location for the cellular tower is approximately 120 feet west of the existing commercial/retail center on County Road 102. The proposed cellular tower will be set back approximately 200 feet from East Main Street and 160 feet north of Hays Lane. The applicant has provided photo simulations and color renderings to aid in visualizing the change in view upon implementation of the proposed project. (See Attachment 3 - Photo Simulations.)

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and

State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since October 30, 2014.

Applicable Laws, Codes & Ordinances

The project is subject to the following laws, codes, and ordinances:

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

Environmental Assessment Status

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

- (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.*
- (b) *The proposed development occurs within city limits on a project 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 the City of Woodland and is consistent with the applicable General Plan and Zoning policies and regulations as described below (see Staff Analysis). The proposed project consists of the construction and operation of a single 90-foot tall cellular tower and related ground equipment on a 1,305 square foot leased area. The proposed project site (1.6 acres) is less than five acres in size. The site is surrounded by urban development. The site is undeveloped. The site does not provide habitat for sensitive species.

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

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

Reviewing Agency Comments

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

Discussion

The Planning Commission's consideration of the Conditional Use Permit (CUP) is governed by both the City's local zoning regulations and the Federal Telecommunications Act (47 USCS § 332). Under the City's local regulations, in order to approve the CUP, the project must be consistent with the General Plan and Zoning for the site, comply with the Community Design Standards, and comply with the development standards for wireless telecommunication facilities set forth in the Woodland Telecommunications Ordinance. Additionally, the Commission must make the findings required for a Conditional Use Permit per Article 27 of the Woodland Zoning Ordinance.

The Federal Telecommunications Act limits the Commission's consideration of the project under these local standards in two significant ways. First, the federal law prohibits the City from either conditioning or denying the project based on concerns stemming from the environmental effects of radio frequency emissions (RF) if the proposed facility complies with federal RF standards. Second, the federal law prohibits the City from denying the project if (a) the facility is necessary to fill a significant service gap in the applicant's wireless network and (b) the facility is the least intrusive means of filling the service gap. The applicant has provided information on both its RF Compliance and coverage, indicating the proposed project complies with federal RF standards and is necessary to fill a significant service gap. (See Attachment 4 - Radio Frequency - Electromagnetic Energy Compliance Report and Attachment 5 - New Build Coverage Maps.)

STAFF ANALYSIS

Staff recommends approval of this project subject to the recommended conditions of approval and provides the following analysis:

Telecommunications facilities are public utilities, which provide communications systems to meet the needs of residents and businesses in Woodland. The proposed facility would improve coverage for area residents and businesses, and enhance safety by providing more reliable service. The proposed 90-foot faux water tower is designed to be visually compatible with the surrounding area.

GENERAL PLAN CONSISTENCY

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

GOAL 4.J

To promote adequate levels of utility services provided by private companies and ensure that these are constructed to minimize negative effects on surrounding development.

POLICIES

4.J.3 The City shall promote initiatives for using emerging technologies such as fiber connectivity, wireless communications, data communications over broadband cable, and other capabilities where appropriate to improve and/or enhance Woodland's multimedia communications infrastructure.

4.J.4 *The City shall promote technological improvements and upgrading of utility services in Woodland.*

GOAL 4.K

To expand the use of information technology as a communication tool in order to improve personal convenience, to reduce dependency on nonrenewable resources, to take advantage of the ecological and financial efficiencies of new technologies, and to develop a better informed citizenry.

POLICIES

4.K.1 *The City shall facilitate and support development of the infrastructure necessary for all residents to use and benefit from current and emerging communication technologies.*

4.K.5 *The City shall endeavor to ensure that the “public utility” telecommunications infrastructure for high-speed networking will not be dependent on any one media, but will incorporate CATV, wireless, fiber optics, and other technology, as appropriate.*

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

ZONING CONSISTENCY

The zoning designation for the site is General EOZ-CH/P-D Highway Commercial. The project is subject to the City’s Wireless Communication Ordinance (Municipal Code Section 25-21-80). The Wireless Ordinance allows for monopole facilities in commercial areas provided a Conditional Use Permit is granted from the Planning Commission in accordance with Article 27 (Conditional Use Permit) of the City’s Zoning Ordinance. The City’s Wireless Ordinance also requires compliance with minimum location and design standards and other requirements as deemed appropriate by the Planning Commission including, but not limited to the following:

Setbacks

Per the Zoning Ordinance, the front setback requirement is 20 feet and the side setback is 0 feet for a property in the EOZ-CH/P-D Highway Commercial zone. The proposed leased area will be located within the southeast corner of the parcel. The leased area will be located approximately 185 feet from the north (front) property line and approximately 15 feet from the eastern (interior side) property line. There are no adjacent residential properties. **The proposed monopole complies with the setback requirements of the Zoning Ordinance.**

Height

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

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

The City’s Wireless Ordinance limits the height to the minimum functional height required to meet service area objectives. The proposed monopole is 90 feet in height in order to meet its functional height requirements. The applicant’s design of a water tower was the preferred design; allowing all antennas to be concealed within the top of the faux water tower where they will not be visible from surrounding uses.

Woodland Municipal Code section 25-21-80 (b)(5)(C)(vi) provides that the Planning Commission may approve an increase in height upon making the determination that the additional height is necessary to meet the technical requirements of the facility at a specific location and that the health, safety and welfare of the public

warrant the increase in height. The proposed wireless telecommunications facility is 90 feet high. At this height, AT&T Mobility states, “[T]he proposed height of 90’ is based on minimum height required to achieve AT&T’s service area objective as well as present a stealth design that is compatible with the area. The coverage maps reflect the height of antennas at a centerline of 85’ which is the minimum height necessary to achieve the coverage objective that AT&T seeks to fulfill for its network performance.” (See Attachment 5 - Zoning Coverage Maps).

Access and Off-Street Parking

The City’s Wireless Ordinance requires adequate access to the facility. Article 23 of the Zoning Ordinance, commencing with Section 25-23-10, addresses off-street parking and loading requirements. The proposed leased area is located at the rear (southern half) of the project site, accessed by way of an existing driveway off of Hays Lane and an improved gravel surface from the driveway to the facility. Sufficient gravel improved surface space exists on the undeveloped lot adjacent the facility to allow temporary parking for those AT&T inspectors managing the facility. At such time the parcel is developed, a permanent, paved parking space for AT&T inspectors managing the facility shall be required and provided adjacent the wireless facility. To minimize tracking of gravel onto Hays Lane upon exiting from the site, the project has been conditioned to extend the paved driveway apron north for a total of 50 feet along the path of travel to the wireless facility.

“Stealth” Design

The City’s Wireless Ordinance requires that monopoles and lattice towers be located and designed to minimize visual impacts. Towers located in high visibility locations are required to incorporate “stealth” design techniques to camouflage the tower to the maximum extent feasible as art/sculpture, clock tower, flag pole, tree or any other appropriate and compatible visual form. The proposed location of the wireless facility is in a high visibility area, located in close proximity to Interstate 5. Given the proposed height of 90 feet, the tower will be highly visible to travelers along the Interstate and to surrounding uses.

Staff finds that the proposed “faux” water tank structure is a preferable “stealth” design in this highway-commercial/industrial transition area. However, given the overall height and nature of the structure, staff finds that enhancing the appearance of the water tower design through the installation of a graphic/artistic image appropriate and unique to Woodland would allow for a design that contributes aesthetically and is a positive addition to the community, the surrounding businesses and the north industrial gateway area. As conditioned, the City is proposing to use the public art in-lieu fee contribution (see Community Design Standards requirements below) to commission an original graphic/art piece for fabricated on the water tank by AT&T. Planning staff will bring forward the proposed art installation to the Planning Commission for approval prior to approving the final design and imagery for the water tank, as conditioned.

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

CONDITIONAL USE PERMIT

Article 27 of the Zoning Ordinance, 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 the Zoning Code and the General Plan. The zoning designation for the site is EOZ-CH/P-D Highway Commercial. Within this zone, monopole telecommunication facilities are permitted with a conditional use permit.

COMMUNITY DESIGN STANDARDS

Per the City's Community Design Standards, commercial and industrial projects are required to incorporate public art. Public art is subject to the review of the Planning Commission. Consistent with prior wireless facilities/cell towers, staff is recommending that the applicant provide an art "in-lieu" fee of \$10,000.

FINAL DECISION: The Planning Commission action on the conditional use permit shall be final unless, within **fourteen (14) calendar** days after the decision, an appeal is filed in accordance with Section 25-27-20 of the Woodland Municipal Code.

Recommendation

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

Motion #1: Move that the Planning Commission approve Resolution No. PC14-_____ approving the Conditional Use Permit (CUP) allowing AT&T to construct and operate a 90-foot tall stealth telecommunications cellular tower in the shape of water tower and to install related ground equipment within a 1,305 square foot leased area on an undeveloped parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (APN 027-310-061).

Attachments:

1. Planning Commission Resolution
 - a. **Exhibit A** - Conditions of Approval
 - b. **Exhibit B** - Project Site Plans/Elevations
2. Application, Vicinity Map and Site Photographs
3. Photo Simulations
4. Radio Frequency - Electromagnetic Compliance Report
5. Coverage Maps
6. Noise Study

RESOLUTION NO. PC 14 -

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A 90-FOOT TALL STEALTH TELECOMMUNICATIONS CELLULAR TOWER IN THE SHAPE OF A FAUX WATER TOWER AND THE INSTALLATION OF RELATED GROUND EQUIPMENT ON A 1,305 SQUARE FOOT LEASED AREA LOCATED ON A 1.6 ACRE UNDEVELOPED PARCEL SOUTH OF EAST MAIN STREET (APN 027-310-061) IN THE COMMERCIAL HIGHWAY (EOZ-CH/P-D) ZONE

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on November 6, 2014, to review and consider a request from AT&T Mobility c/o Complete Wireless for a Conditional Use Permit to allow the construction and operation of a 90-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,305 square foot leased area on an undeveloped parcel located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane (as provided in Exhibit B); and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, including applicable provisions of the Wireless Communications Facilities Ordinance, in that the use is conditionally permitted in the Highway Commercial Zone, is consistent with the zoning and general plan, and appropriate conditions have been made part of the approval (as provided for in Exhibit A); and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for wireless facilities; and

WHEREAS, the design and appearance of the telecommunications facility is consistent or compatible with the development and design of the surrounding structures and neighborhood; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the General Plan; and

WHEREAS, adequate streets and highways exist to carry the type and quantity of traffic anticipated to accommodate access for maintenance and/or service vehicles; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, in that the intensity of the use is modest and designed at the minimum functional height required, and the use would be consistent with existing and permitted uses in the area; all conditions and requirements deemed necessary and in the public interest

have been or will be met as they have been imposed on the application approval to reduce the impact of the use on adjacent properties and vicinity; and there are no significant privacy, noise, traffic, or parking concerns raised by the use; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed use is categorically exempt from further environmental review pursuant to CEQA Section 15332. CEQA Section 15332 exempts infill development projects that are consistent with applicable general plan and zoning designations, policies and regulations; that are within city limits on a project site of no more than five acres and substantially surrounded by urban uses; where the project site has no value as habitat for endangered, rare or threatened species; where project approval will not result in any significant effects relating to traffic, noise, air quality, or water quality; and where the site can be adequately served by all required utilities and public services; and

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

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

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

1. Approves the Conditional Use Permit (CUP) allowing the applicant, AT&T Mobility, to construct and operate a 90-foot tall stealth telecommunications cellular tower in the shape of a water tower and to install related ground equipment on a 1,305 square foot leased space on an undeveloped parcel located south of East Main Street (APN 027-310-061) in the Highway Commercial Zone.
2. Approves the \$10,000 in-lieu fee for public art as provided for in the attached conditions of approval.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 6th day of November, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Seth Wurzel, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

EXHIBIT A

CONDITIONS OF APPROVAL – November 6, 2014

PLANNING

1. The approved project is described in the staff report and exhibits for the November 6, 2014 Planning Commission meeting to allow the construction and operation of a 90-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,305 square foot leased area, enclosed by a decorative, capped, concrete masonry unit (CMU) wall of sufficient height to screen all ground mounted equipment, located approximately 200 feet south of East Main Street and approximately 300 feet east of Douglas Lane. The project shall be constructed in substantial conformance with the attached elevations (Exhibit B).
2. The applicant shall defend (by counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the applicant of any such claim, action, or proceeding against the City, and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies that have jurisdiction over the project.
4. Final Plan Set: Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s).
5. The project shall be designed and operated consistent with the following:
 - a) No signs, other than warning, FAA structure identification, and safety signage shall be located on the tower or ancillary facility.
 - b) The top of the cell tower shall be designed to simulate a water tower, and the final design shall be in substantial compliance with the approved elevations. Final design of the "Water Tower" and CMU screening wall to be submitted to the Community Development Department for review and approval prior to issuance of a building permit, including a color and materials sample board at the request of the Department. (Exhibit B)
 - c) All antennas shall be located and screened within the faux water tower.

- d) Lights are not permitted on the “Water Tower” (pole) unless otherwise permitted in writing by the Community Development Director. Lights (low-wattage) are permitted within the work area, provided that they are appropriately shielded and/or directed to keep glare from surrounding areas, and the lights shall have low foot-candles (no greater than four foot candles).
 - e) All coaxial cables must be routed through the pole. No “doghouse(s)” will be allowed above the screen wall.
 - f) Projections or appendages of any sort are not permitted, except for those related to a common Stealth Telecommunications Tower (Water Tower).
6. All ground mounted equipment shall be raised the required amount according to the flood certification. Along with the equipment, all required screening materials (i.e. CMU wall) shall be of sufficient height to adequately screen all ground mounted equipment to the satisfaction of the Community Development Director.
 7. The “water tower” shall be kept in a clean and properly maintained manner. Should the elements deteriorate any portion of the tower, including any graphic imagery fabricated or installed on the tower, new items of similar likeness shall be installed, replacing the deteriorated items.
 8. The conditional use permit must be exercised within one year of issuance, or it shall be null and void without further action; except that the Community Development Director may extend the approval of a use permit for one (1) additional year, with the same conditions of approval, if circumstances have not changed. The request in writing must be received prior to the expiration of the use permit.
 9. The conditional use permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
 10. At the time of submittal for building permit, Site Plan Review shall be performed by the Planning Division to ensure substantial compliance with the approved set of plans, pursuant to the requirements of Section 25-21-60 of the Zoning Ordinance.
 11. The colors and materials of construction of all visible structures, including the CMU screening wall, shall be reviewed and approved by the Planning Division prior to building permit issuance.
 12. At the discretion of the Community Development Director, any replacement and/or upgrade of the antennae and associated equipment shall be consistent with Section 25-21-80 of the Zoning Ordinance.
 13. In coordination and upon request by either or both Police Department and Fire Departments, a frequency/intermodulation study shall be prepared. Service shall not be initiated until the departments have reviewed and found the study to be acceptable.

14. Forty-five (45) days from the initiation of service, the applicant shall provide the City certification by an RF engineer, stating the RFR measurements meet the FCC Radiofrequency (RF) Radiation Standards.
15. Applicant to submit for review a geotechnical soils report with construction documents.
16. Upon request, applicant shall provide a written report detailing compliance with Conditional Use Permit to the Community Development Department.
17. Applicant shall provide the Community Development Department with a check for the sum of \$25 made out to Yolo County. This money is used to record the environmental document with Yolo County.
18. Applicant shall provide a \$10,000 public art “in-lieu” contribution prior to submittal of a building permit and shall work with the Community Development Department on the final design and installation of a graphic/art piece on the faux water tank. The fee will be used by the City to develop the original graphic/art image(s). The Community Development Department shall provide the applicant with a digital graphic image(s), meeting the applicable parameters (i.e. specified digital format, digital pixel requirements, number of colors, etc.) for reproduction of the image onto the water tank as prescribed by the tower/paneling manufacturer, within 120 days (or an alternate schedule mutually agreed upon by the City and the application) of receipt of the in-lieu fee. The graphic image shall be installed/fabricated onto the tank panels by the applicant and at applicant’s sole expense as part of the tower stealthing requirement. The Community Development Department shall be responsible for obtaining Planning Commission approval of the graphic/art image. The Community Development Department shall approve the final design and coloration of the faux water tank, including the location and installation of the graphic design on the tank, prior to Building Final.
19. The telecommunications facility shall be subject to periodic review by the city to consider whether or not the facility is conforming with the (including the co-location) conditions of its discretionary approval or appropriate permits. In accordance with the Municipal Code (Sec. 25-27-90), in the event the conditions of a use permit have not been, or are not being, complied with, the community development department shall give the permittee notice of intention to revoke such permit at least ten days prior to a planning commission review thereon. After the conclusion of the review, the planning commission may revoke such permit.

DEVELOPMENT ENGINEERING DIVISION

20. Final construction shall include a 50 foot paved access from the driveway entrance at Hays Lane north along the path of travel to the wireless facility. During construction, the project shall comply with city code requirements for storm water quality and use a construction entrance designed to prevent tracking of mud and debris onto City Streets.

21. In accordance with the Municipal Code, the applicant shall obtain an encroachment permit for any work within the public right-of-way and utility connections. The applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the current City of Woodland Standard Specifications. This is a separate application from the building permit.
22. Prior to building permit, applicant shall demonstrate that the site access easement or equivalent document has been recorded.
23. The site is on Parcel 2 of Map #4838, which requires sidewalk improvements with a building permit. If no additional development is foreseen for the property, this project shall construct the improvements.
24. The applicant shall be responsible for fees for traffic control, inspection of improvements, and inspections of existing facilities and repair of same. All repairs shall be done by a qualified licensed contractor subject to the approval of the City.
25. The applicant shall maintain a safe and secure job site at all times and shall provide a 24 hour emergency contact to the City prior to start of construction.

BUILDING

26. This project shall meet all criteria and mandates for these City adopted codes or the most current code:
 - 2013 California Building Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Electrical Code
 - 2013 Building Energy Efficiency Standards
 - The Code of the City of Woodland
27. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
28. 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.
29. All plans, computations, and specifications shall be prepared and designed by an architect or engineer licensed by the state of California.
30. 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 buildings.

31. FEMA Flood Certification for top of slab or structural components shall be at or above Base Flood Elevation (BFE). All electrical shall be above BFE.
32. FEMA: All electrical components shall be at or above the BFE.
33. NOTE: Site is located within the Special Flood Hazard Area. Determination of exact flood elevation will be required for this project. A flood elevation certificate is required.

POLICE

34. If it is found that the project causes or will cause interference with Public Safety communications, then the service provider(s) shall be solely responsible for the removal, adjustment, or replacement of the facilities.
35. Within 45 days of approval of the Conditional Use Permit or prior to any subsequent future modifications to the facility, applicant shall submit to the City an intermodulation study (including analysis of brute force overload) prepared by a State of California licensed engineer verifying that applicant's project will not cause interference with City of Woodland Public Safety communications. To ensure the objectivity of any intermodulation study prepared on behalf of the applicant, the Community Development Director may require, prior to the issuance of a Building Permit, independent verification of the study. Verification shall be by a City approved State of California licensed engineer and at applicant's expense.

YOLO COUNTY ENVIRONMENT HEALTH

36. Prior to handling hazardous materials in quantities that exceed 55 gallons, 500 pounds, or 200 cubic feet, or that generate hazardous waste at the facility, a Hazardous Material/Waste Application Package (Business Plan) shall be completed and submitted to Yolo County Environmental Health (YCEH). For information call YCEH at (530) 666-8646.

PG&E

37. The relocation of any existing PG&E facilities shall be done at the applicant's sole cost and expense. The applicant shall contact USA at (800) 227-2600 to locate existing facilities prior to digging.

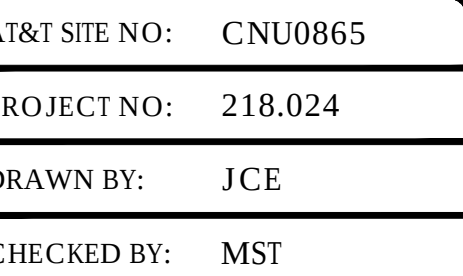
EXHIBIT B

Site Plan and Elevations



**430 DOUGLAS LANE
WOODLAND, CA 95776
JURISDICTION: CITY OF WOODLAND
APN: 027-310-061**

NOT FOR CONSTRUCTION



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

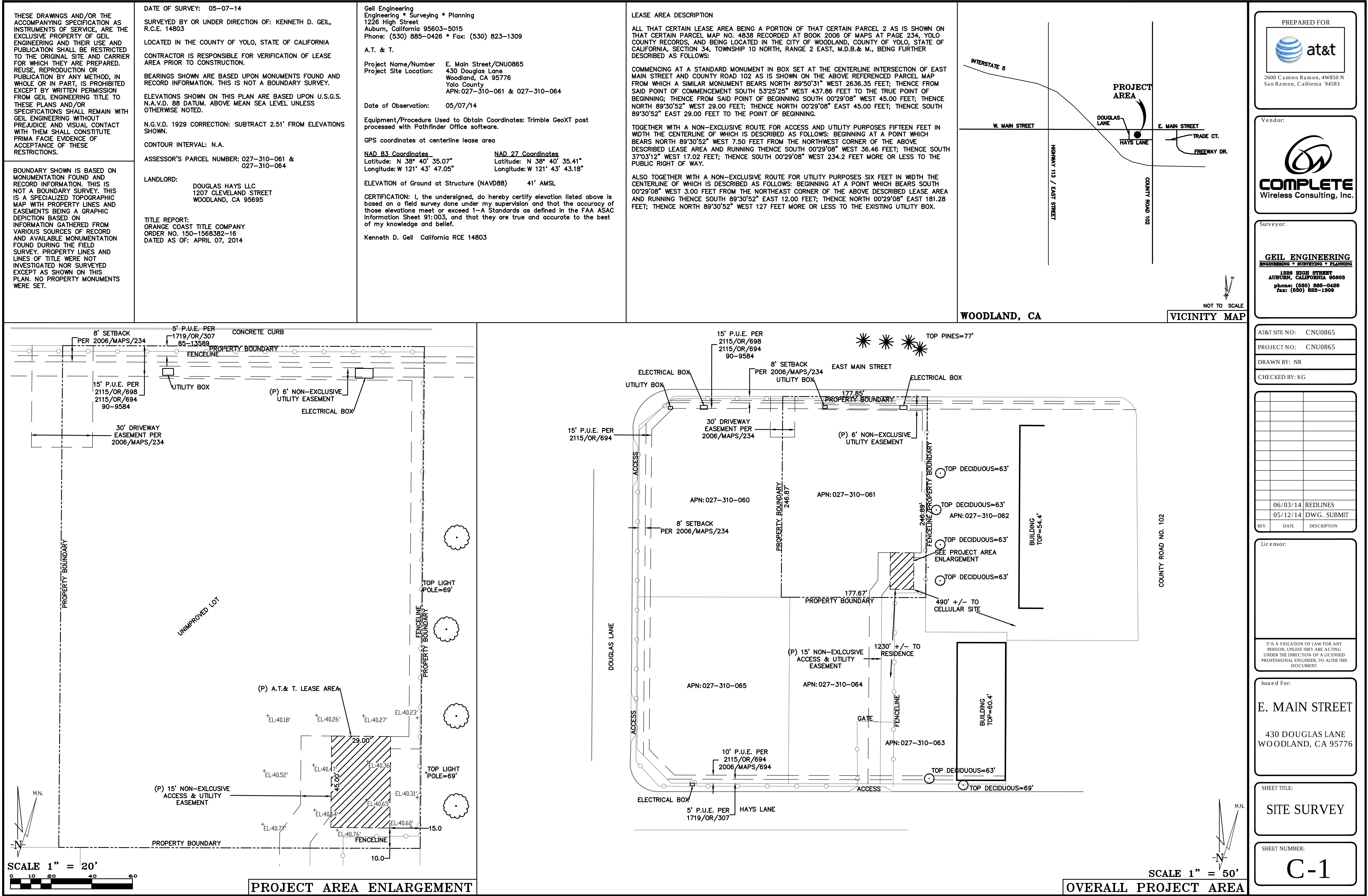
SHEET TITLE:

TITLE SHEET

SHEET NUMBER:
T-1

DIGALERT

800-227-2600
 Call 2 Full Working Days In Advance



ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DRIP LINES OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DIGALERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICTS, CONTRACTOR TO CONTACT PDC.



600 Camino Ramon, 4W850 N
an Ramon, California 94583

COMPLETE
Wireless Consulting, Inc.

MST ARCHITECTS
801 Alhambra Boulevard, Suite #2
Sacramento, California 95816

HECKED BY: MST

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

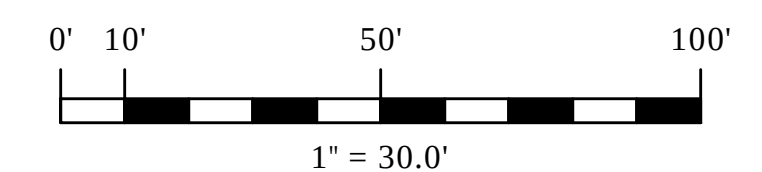
EAST MAIN
STREET
430 DOUGLAS LANE
WOODLAND, CA 95776

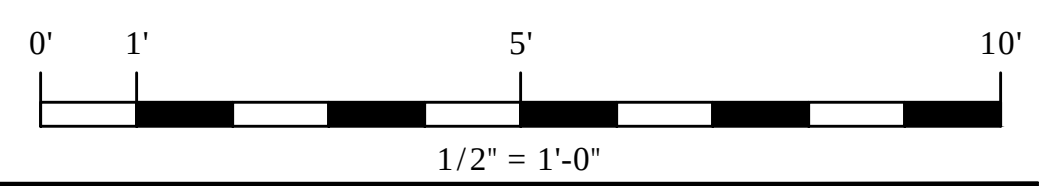
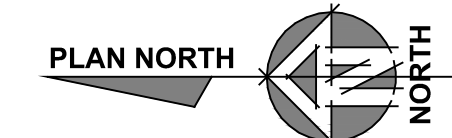
OVERALL SITE PLAN

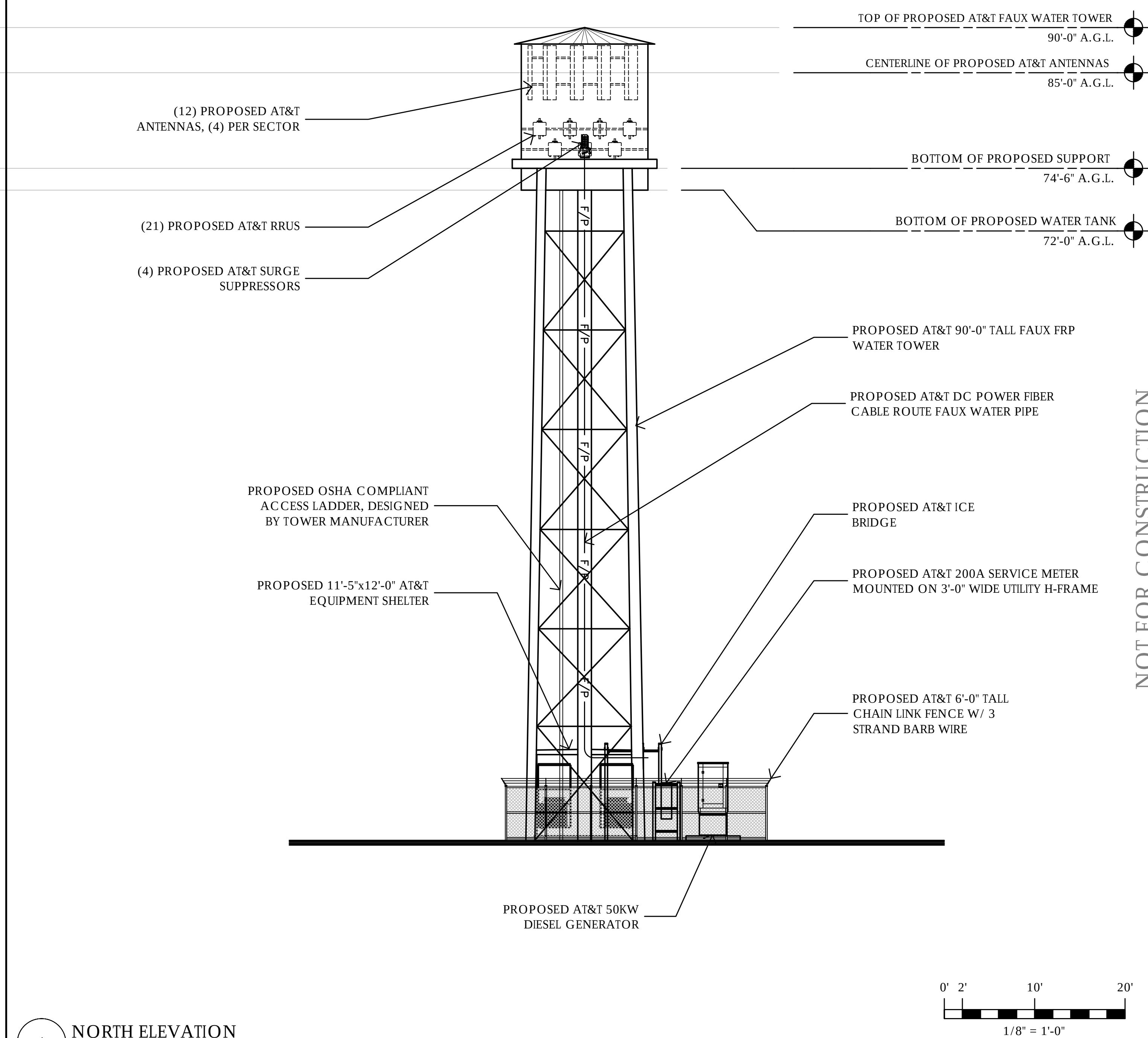
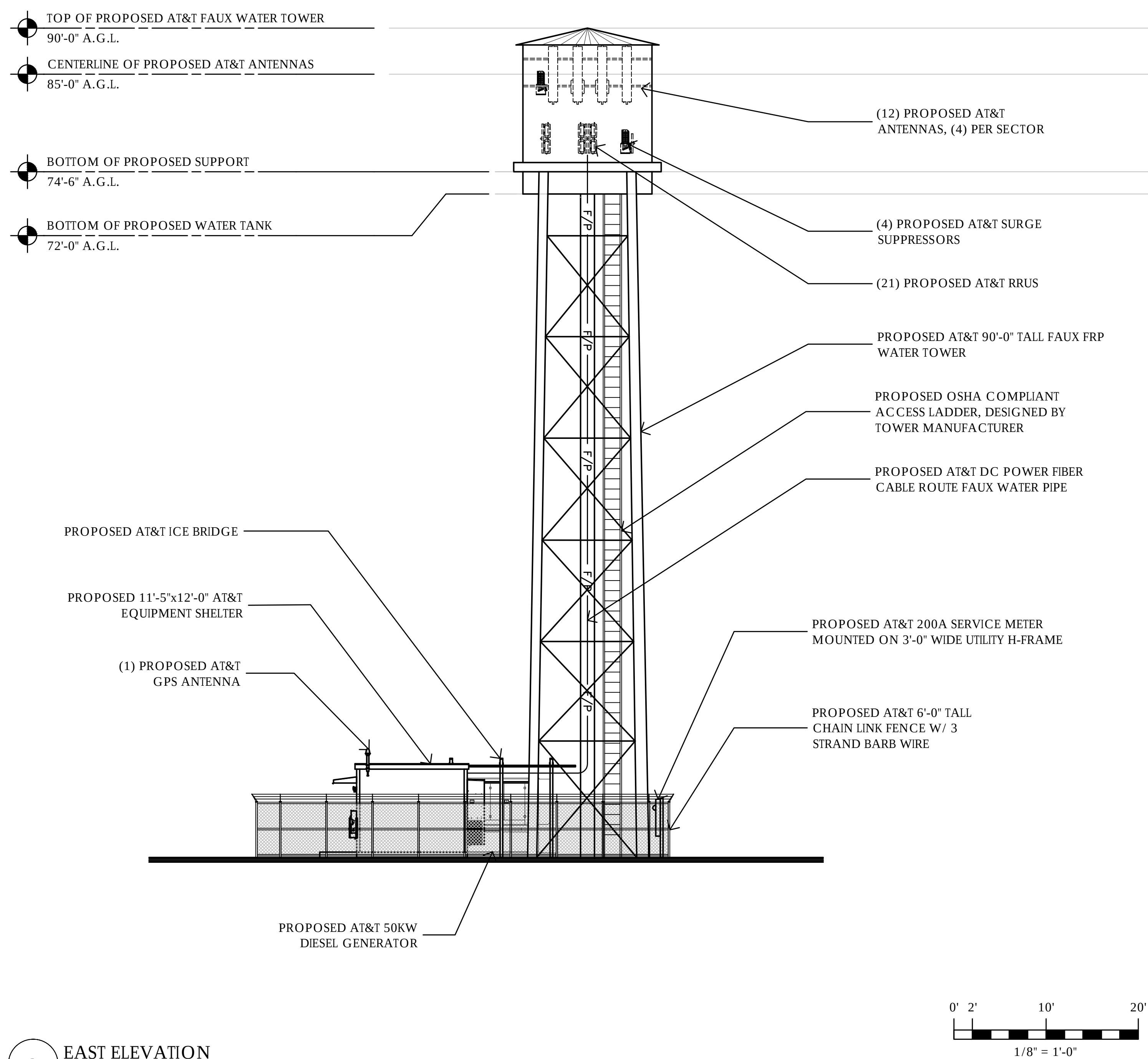
A-1



SITE PLAN
1"=30'



[illegible]



PREPARED FOR



2600 Camino Ramon, 4W850 N
San Ramon, California 94583

Vendor:



COMPLETE
Wireless Consulting, Inc.

Architect:



MST ARCHITECTS

801 Alhambra Boulevard, Suite #2
Sacramento, California 95816

T&T SITE NO: CNU0865

PROJECT NO: 218.024

DRAWN BY: JCE

CHECKED BY: MST

[illegible]

Licensor:

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

Issued For:

EAST MAIN
STREET
430 DOUGLAS LANE
WOODLAND, CA 95776

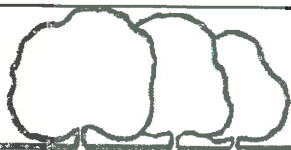
SHEET TITLE:

PROPOSED
NORTH - EAST
ELEVATIONS

SHEET NUMBER:

A-4.2

NOT FOR CONSTRUCTION



City of Woodland

Community Development Department

300 First St, Woodland CA 95695

(530) 661-5820 Fax (530) 406-0832

www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

HAYS DOUGLAS, LLC

MAILING ADDRESS:

C/O RON CACERES

1207 CLEVELAND ST.

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

(916) 417-7774

E-MAIL ADDRESS:

roncaceres@sbcglobal.net

PROJECT APPLICANT

AT&T Mobility c/o Complete Wireless

MAILING ADDRESS:

2009 V Street

CITY STATE ZIP CODE:

Sacramento, CA 95818

PHONE NUMBER:

916-508-8718

E-MAIL ADDRESS:

tparr@completewireless.net

2. Application Requested

Tawni Parr

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☒ Design Review | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application?

☐ Yes

☒ No

If so, what? _____

3. Project Description

Project Name:

CVU0865 E Main Street

Total Acres or Square Feet

1.6 ACRES

Site address or location:

430 Douglas Lane, Woodland, CA

Assessor's Parcel Number:

027-310-061 & 027-310-064

Is Your Project Located in a Flood Zone?

☐ Yes

☒ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



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

PLNG 14-00048

5. General Plan Amendment

Existing General Plan Designation _____

Gross Acres _____

Proposed General Plan Designation _____

Gross Acres _____

6. Zoning Amendment

Existing Land Use Zone _____

Gross Acres _____

Proposed Land Use Zone _____

Gross Acres _____

7. Residential Development

No. of residential units are being requested? _____

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

Single Family _____

Half-plex _____

Do you intend to market the units for sale?

Duplex _____

Apartments _____

☐ YES ☐ No

Condominiums _____

Other _____

Do you intend to market the units for rent?

Townhomes _____

Total Units _____

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

Wireless Communication Facility

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

N/A

9. Authority to File Application

Check one:



Property Ownership



Power of Attorney*



Contract to Purchase*



Other

Specify _____

*Attach Evidence of Authority

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

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

Date Recived Stamp Here

Applicant:

James A. Carr

Date

5/7/2014

Legal Owner: for Hays Douglas, LLC

Date

Legal Owner:

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

STATEMENT OF JUSTIFICATION

AT&T MOBILITY

SITE ID: CNU0865

SITE NAME: EAST MAIN STREET

LOCATION: 430 DOUGLAS LANE

WOODLAND, CA

APN: 027-310-061 AND 027-310-064

Introduction

Applicant, New Cingular Wireless PCS, LLC d/b/a AT&T Mobility (AT&T) is seeking to improve personal wireless services within the City of Woodland, CA. AT&T maintains a strong customer base in the City of Woodland and strives to improve coverage for current and future customers. AT&T proposes a new wireless communications facility (WCF) at 430 Douglas Lane (Proposed Facility) in the parking lot at the rear of the parcel. The parcel is zoned C-H/PD with EOZ and is surrounded by similarly zoned parcel. The Proposed Facility is part of AT&T's effort to improve AT&T's network, bring 4G LTE technology to the City of Woodland and to address the increasing demand for 4G LTE service driven by smartphone and tablet use.

The Project

AT&T's Proposed Facility consists of a new stealth water tank with 12 panel antennas mounted at 85' for an overall height of 90', related equipment (RRU's and surge protectors) concealed within the water tank.

AT&T's equipment will be concealed within an equipment enclosure with a back-up diesel generator next to the equipment enclosure. The entire facility will be surrounded by a 6' tall fence for security.

AT&T Service Area and Objectives

The Proposed Facility is intended to provide improved service in the I-5 corridor, East Main street area between East Beamer Street and East Gibson Road.

Proposed Project Site



The high concentration of businesses, travelers and residences in the area coupled with the increase in the demand for data from driven by smart phone and tablet usage place a high demand on AT&T's existing network in Woodland. A WCF is required in the coverage objective area because the existing facilities are not capable of providing sufficient in-building service in the objective area, let alone address rapidly increasing data usage. This site is part of an effort to improve the existing network and bring 4G LTE technology to the City of Woodland.

Providing improved indoor service to residents will allow them to take advantage of AT&T's high speed wireless network including the new 4G LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communication device (landlines to residences have decreased significantly) and rely on their mobile phones to do more (E911, GPS, web access, text, etc.).

Type of Technology

The Proposed Facility will include UMTS (3G) (voice/cellular – 850 and 1900 MHz) and 4G LTE (data - 700 and 1900 MHz) service. 4G LTE is capable of delivering speeds 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network and uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality.

Benefits of Wireless service

Modern life has become increasingly dependent on instant communication. No longer just a personal and social convenience, wireless telecommunication devices such as mobile phones, smartphones and tablets have become an important tool for business, commerce and public safety. The proposed AT&T facility will provide service 24 hours a day, 7 days a week. This site will serve as a backup to the existing landline service in the area and will provide improved mobile communications, which are essential to emergency response, community safety, commerce, and recreation. The following wireless telecommunications users will benefit from improved coverage created as a result of the proposed facility:

- Public and Community services in the area
- Residential homes, retail and commercial businesses in the area
- Visitors and Tourists to the City of Woodland

Compliance with City Development Requirements

This project has been designed to comply with the applicable standards set forth in the City of Woodland Municipal Code Section Sec. 25-21-80 Wireless Telecommunication Facilities - Applicable Standards and applicable Design Review and Use Permit standards. Each item is addressed as follows:

A. Location

The choice of a wireless telecommunications facility at this location was made due to a number of factors, taking into account the needs of AT&T's network and the community values as expressed in the City's Code. The Proposed Facility is located within the (C-H) (Commercial Highway) designation. The surrounding area is comprised of large industrial warehouses, business and agricultural operations with Hwy. I-5 to the south.

AT&T concentrated on locations within the C-H zoning designation to find a willing landlord, access and space for a WCF and a location on the property where a design could be proposed that would be compatible with the area.

As is preferred by City code, AT&T looked for co-location opportunities on existing WCF permitted towers, utility structures or non-residential structures of sufficient height to allow for rooftop or flush mounted antennas that could achieve AT&T's objectives. As discussed further below, AT&T seriously considered a PG&E tower but was unable to remedy restrictions due to future development at the site. AT&T was also unable to locate a suitable rooftop site as the area consists primarily of single and two story structures.

The Proposed Facility consists of a proposed water tank which is proposed to be located at the rear of the parcel in an existing undeveloped parcel. It is located greater than 500' from residential or sensitive uses. It is not within 1,000' of an existing lattice tower or monopole as defined in County code. Surrounding parcels feature commercial businesses, shops and large industrial/ agricultural processing. A stealth design is proposed to minimize the appearance of the site as a WCF. AT&T's Proposed Facility features neutral colors and the equipment will be screened within an equipment enclosure. The location provides reliable coverage to the objective area, has a willing landlord and features a stealth facility consistent with City code. In sum, the materials provided with the application support that the Proposed Facility is the least intrusive means for AT&T to meet its service coverage objectives and support a finding that AT&T has satisfied the criteria for a new facility at the proposed site.

B. Alternative Locations Considered

Per request by Planning, the following are locations that AT&T considered along with a brief explanation of why they were deemed not feasible.



1. **2030 Trade Court:** This parcel is currently an undeveloped lot near the freeway with a PG&E transmission tower with Sprint equipment located at the footprint of the tower and antennas on the top. AT&T seriously explored co-locating its antennas on the legs of the tower with equipment on the ground and spent several months pursuing this proposal.

However, the tower is owned by PG&E and the underlying property is owned by a private landowner who has plans to develop the property in the near future. AT&T worked for several months with both the landowner and PG&E to find a location for AT&T's required ground equipment that would be compatible with the future development, PG&E's required setbacks from transmission line and tower. A suitable location could not be found and a lease could not be obtained for the site. Therefore, this site is not a viable candidate from a leasing and construction standpoint.

2. **1785 E Main Street:** This parcel is located approximately ½ mile west of the Proposed Facility on the northern edge of the objective area on a lot with low industrial buildings. This location is further from the center of the objective area rendering it inferior to the proposed location from a RF coverage standpoint. Additionally, a taller structure to accommodate a 100' centerline for antennas would be required rendering the facility much taller and more visible than the Proposed Facility. Therefore, this is not a viable candidate from a coverage standpoint nor is it the least intrusive from a design standpoint.
3. **41970 E Main Street:** This site is located approximately .10 north of the Proposed Facility. This location is not viable from a leasing standpoint as the landlord was not interested in pursuing a lease with AT&T. Therefore, this is not a viable candidate from a leasing standpoint.
4. **2141 Freeway Drive:** This site is located approximately .37 miles east of the Proposed Facility. This location is not viable from a leasing standpoint as the landlord was not interested in pursuing a lease with AT&T. The location at the eastern side of the objective area, also render it inferior to the proposed location from a RF coverage standpoint. Therefore, this is not a viable candidate from a leasing or coverage standpoint.
5. **Freeway sign – "Woodland Gateway":** At the suggestion of Planning, AT&T considered the existing sign on the south side of I-5. This sign is located approximately .36 miles to the southeast of the Proposed Facility. The location at the eastern side of the objective area, coupled with the height, render it inferior to the proposed location from a RF coverage standpoint. Additionally, the design of the sign (narrow width) makes it incompatible with the panel configuration and angles/azimuths required for coverage. Accordingly, this location is not viable from a coverage standpoint.
6. **Freeway sign "Welcome to Woodland":** AT&T also considered the existing sign on the north side of I-5. This is a lower sign than the sign on the south and is also .27 miles southeast of the Proposed Facility rendering it inferior to the proposed location from a RF coverage standpoint. This sign also features a narrow width that makes it incompatible with the panel configuration and angles/azimuths required for coverage. Accordingly, this location is not viable from a coverage standpoint.

C. Design

The Proposed Facility, a stealth, water tank design with an equipment shelter and generator located at the rear of the parcel, utilizes state of the art stealth technology appropriate to the site and type of facility. Specific design features include:

Equipment: AT&T's equipment will be concealed within a fully enclosed shelter which will be of a neutral color. A generator is proposed to be located to the east side of the shelter. AT&T's entire facility is proposed to be screened by a chain link fence for security and to be consistent

with existing fencing surrounding the parcel. Should additional screening be requested, privacy slats may be included to match the color of the buildings. Landscaping has not been proposed as this is a vacant lot where landscaping would be inconsistent with the area.

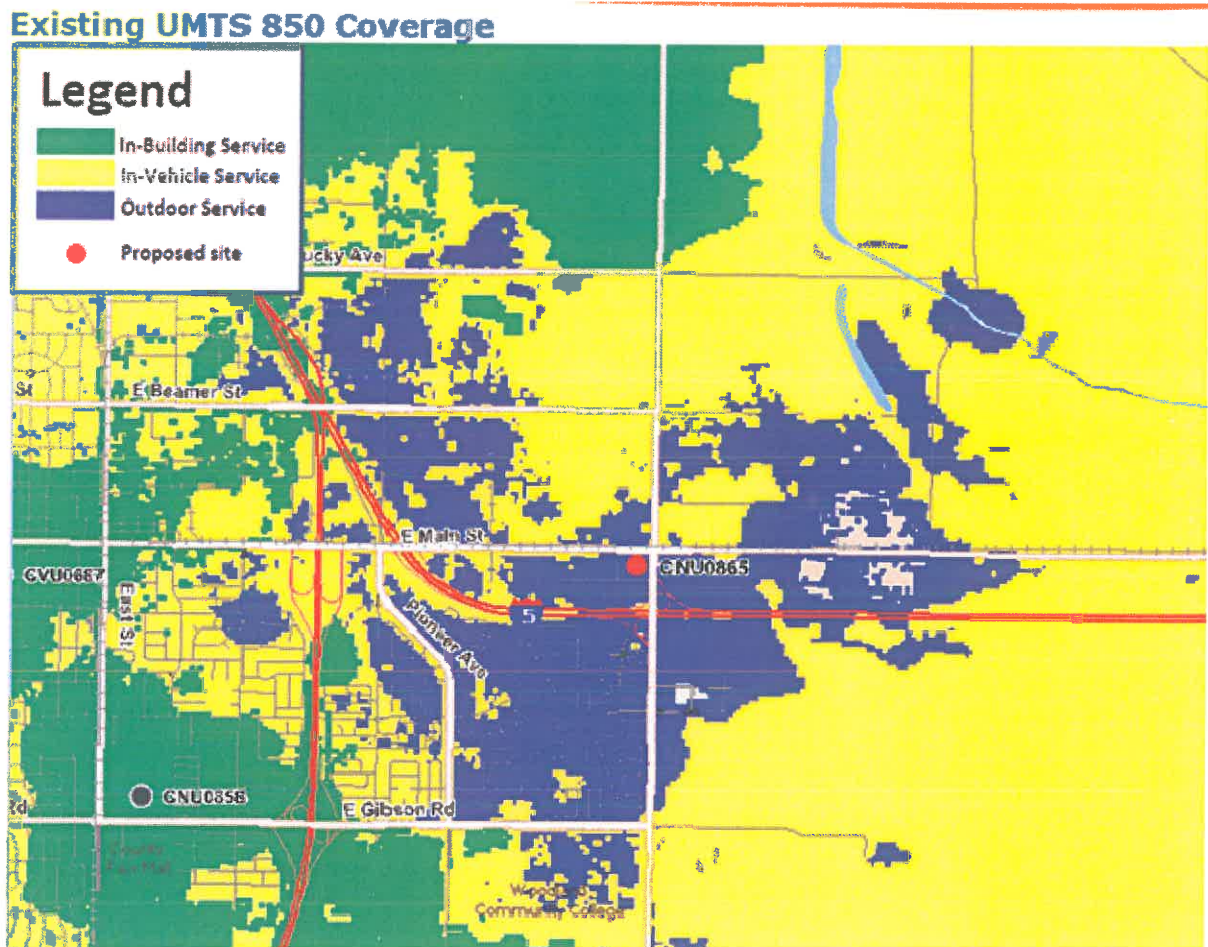
AT&T will only be using the minimum signage and lighting necessary for the facility. No large signs or bright colors are proposed.

Structure: A stealth water tank design is proposed to reduce the appearance of the site as a WCF due to its proximity to the highway. A water tank is proposed because the surrounding area has few trees of significant height, making a monopine inconsistent with the area and more visible. A windmill design was considered, however, to accommodate the windmill blades, a structure of approximately 105' would be required. Additionally, the ability to fully screen antennas on a windmill is limited. By contrast, structures of significant height in the vicinity are primarily man-made and consist of lattice transmission towers, grain silos and other industrial type structures. A water tank allows for all of AT&T's antennas and related equipment to be concealed in their entirety inside a structure that is compatible with the surrounding area.

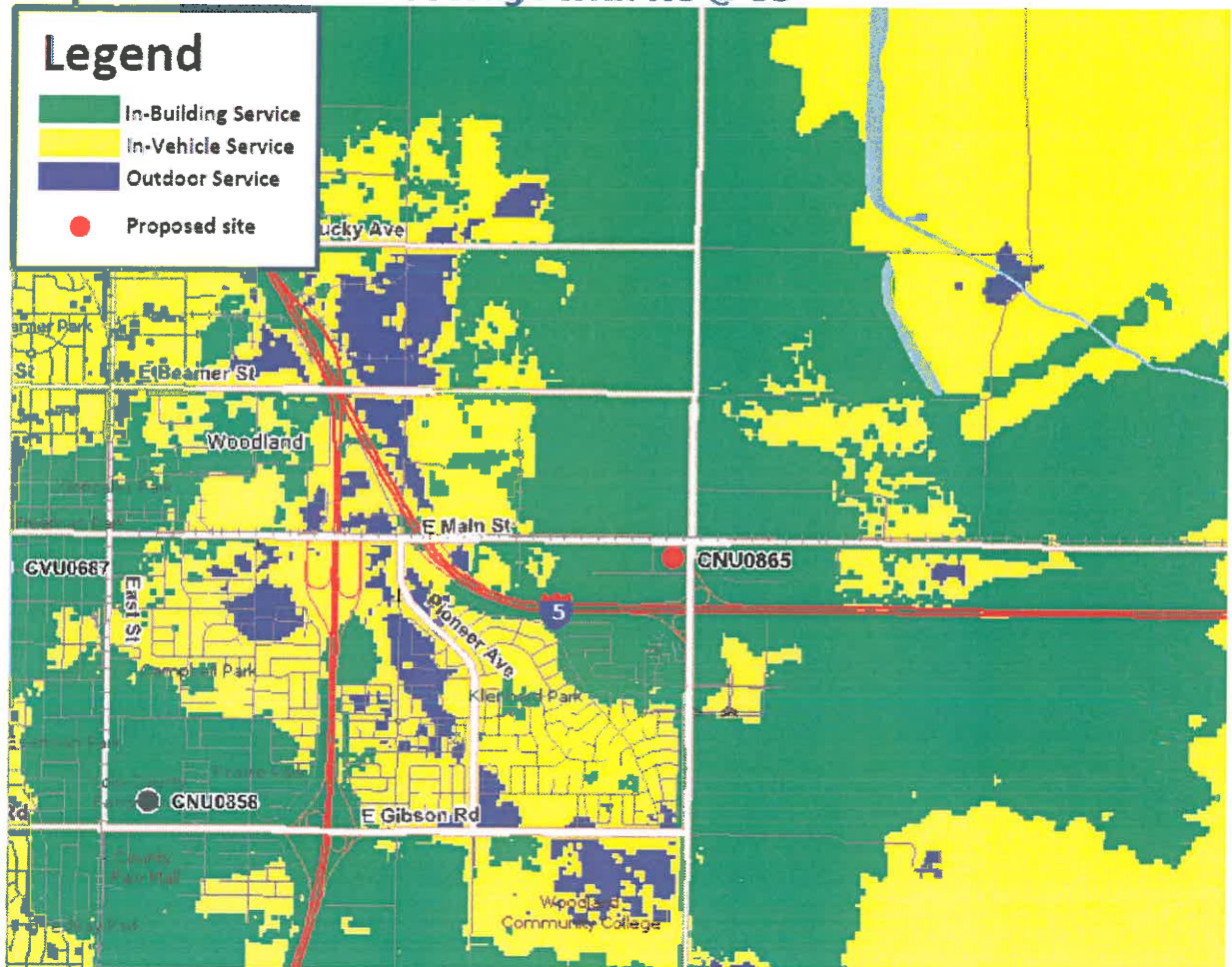


D. Height and Service Area objectives:

The City's code provides that all WCF's shall be designed to the minimal functional height required. (25.21-80 (b) (5)(C) (vi)). As discussed above, the proposed height of 90' is based on minimum height required to achieve AT&T's service area objective as well as present a stealth design that is compatible with the area. The coverage maps below reflect the height of antennas at a centerline of 85' which is the minimum height necessary to achieve the coverage objective that AT&T seeks to fulfill for its network performance.



The above map depicts the objective coverage area as it currently exists. The green areas show in-building coverage and the yellow areas show in-transit coverage. As can be seen in the map, the area in the vicinity of the Proposed Facility suffers from poor in-building and spotty in-transit coverage.

Proposed UMTS 850 Coverage with RC @ 85'

The above map depicts the objective coverage area with the Proposed Facility. As can be seen, the objective area is depicted in green showing in-building coverage and in-transit coverage depicted in yellow. In sum, as the above maps depict, the Proposed Facility is needed to improve this coverage of AT&T's network.

E. Standards for Monopoles subject to a Use Permit (Code section 25-21-80(b) (5) (C))

1. **Visibility:** The terrain is flat with the horizon punctuated by freeway signs, commercial signs, utility poles, transmission towers and industrial and agricultural structures such as silos to the north of the Facility. The Proposed Facility features a location that is setback at the rear of the parcel to reduce visibility of the facility from the nearest public street. AT&T has proposed a water tank design to complement other tall structures in the vicinity and minimize the appearance of the site as WCF.
2. **Access:** Access shall be provided. Existing access is provided by an existing entrance and access from the road. No modification to the access route is required.
3. **Parking:** AT&T's facility will not occupy any parking at the site.

4. **Co-location:** The Proposed Facility has been designed to accommodate future carriers on both the tower and ground. AT&T is willing to allow other carriers to co-locate on the facility whenever technically, economically and aesthetically desirable.

F. Lighting:

Per City code 25-21-80 (c) (I) facility lighting shall comply with local requirements of the City. Towers shall not be lighted unless required by the FAA or other authority. Unless tower lighting is required by the FAA the only lighting on the facility will be a shielded motion sensor light by the door on the equipment shelter

G. Color/ Photosimulations:

Per City code 25-21-80 (C)(5) the use of colors and facility designs shall be compatible with surrounding building and/or uses in the area. As described herein, AT&T's proposed facility will feature neutral colors and designs compatible with the area. The water tank is proposed to be painted a brown color, however, should another color be preferred, AT&T is willing to revise as the City may require. Photosimulations of the water tank are included.

H. Noise and Stand-by Generator:

Per City code, 25-21-80 (c) (J) noise levels produced by the facility shall not exceed 65 dba at the property line. Back-up generators shall only be operated during power outages and for testing and maintenance purposes.

As a part of AT&T's standard emergency and disaster preparedness plans, a 50 Kw, diesel generator is proposed. In the event of a power outage, AT&T's communications equipment will first transition over to the back-up batteries. Should the power outage extend beyond the capacity of the batteries, the back-up generator will automatically start and continue to run the site. Back-up batteries and generators allow AT&T's communications facilities to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. The standby generator will be operated for approximately 15-20 minutes per week for maintenance purposes, and during power outages and disasters. Testing and maintenance shall only take place on weekdays between 8:30 A.M. and 4:30 P.M.

An Acoustic Study prepared by Hammett & Edison, Inc. Consultants verifying that AT&T's facility will conform to City noise standards accompanies this Application.

- I. **EMF/ RF:** As required by City Code the Proposed Facility will not exceed EMF or RF in excess of the FCC standards for human exposure. An RF study prepared by Hammett & Edison, Inc. Consultants verifying that the Proposed Facility will not exceed FCC standards is included with the Application. (25-21-80 (C.3.D.7.D (6) (iv))
- J. **Maintenance:** The Proposed Facility is an unmanned facility that will be locked and accessible only to authorized personnel. An AT&T technician will visit the site approximately twice a month to check the facility for routine inspection and maintenance. Because the wireless facility will be unmanned, there will be no regular hours of operation and no impacts to existing local traffic patterns. No water or sanitation services will be required.

- K. Interference:** The project will not interfere with any TV, Radio, Telephone, Satellite, public safety communications or any other signals. Any interference would be against the Federal Law and would be a violation of AT&T's FCC License.

Notices of Actions Affecting this Development Permit

In accordance with California Government Code Section 65945(a), AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to AT&T Mobility, 2600 Camino Ramon, 4th Floor, West Wing, San Ramon, CA 94583.

E Main Street
430 Douglas Lane
Woodland CA 95776
CNU0865



Aerial photograph showing the viewpoints for the photosimulations.

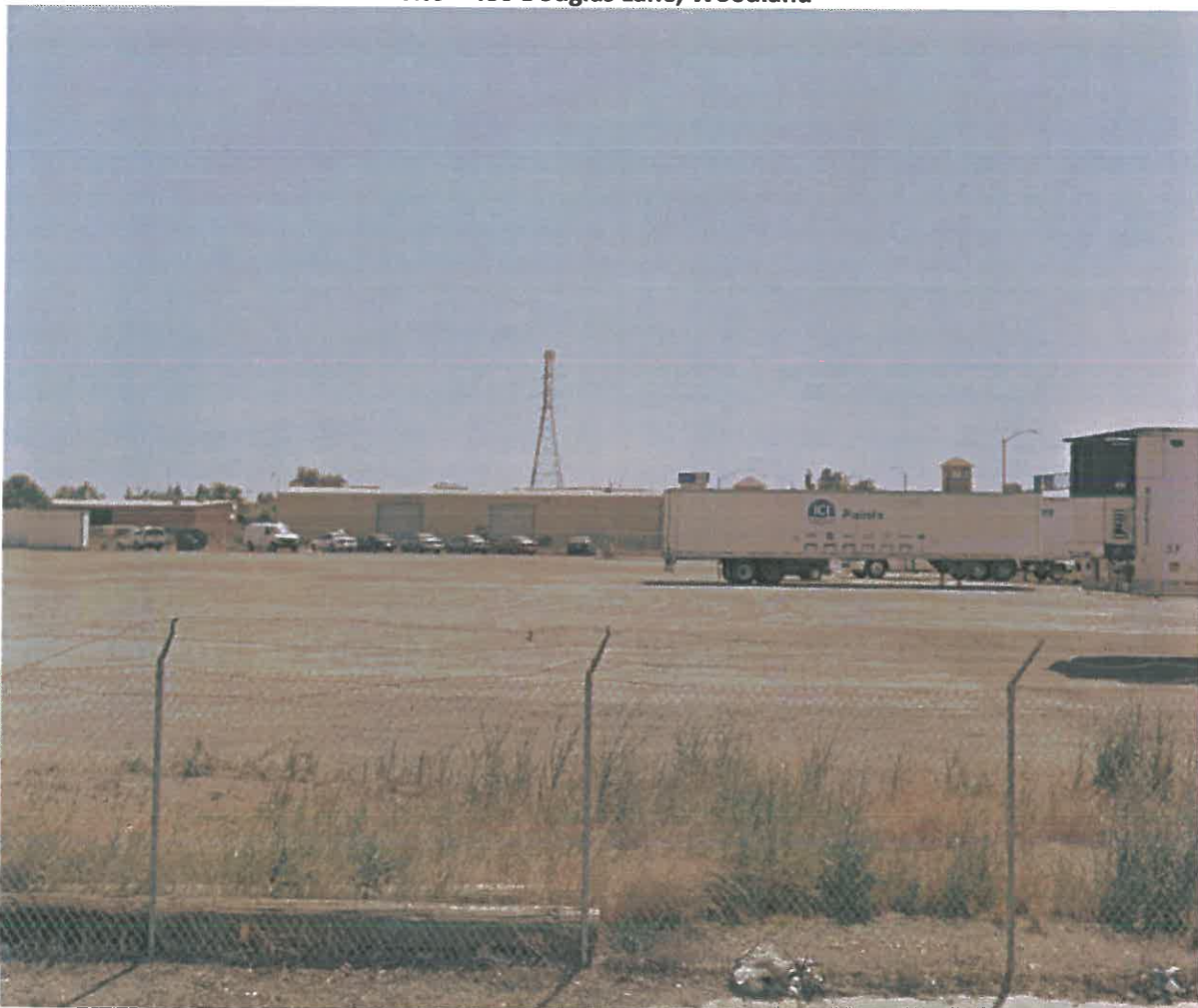


CNU0865 – E Main Street
Site Photos

Aerial View



Site – 430 Douglas Lane, Woodland



Looking North Down Douglas Lane



Property directly across Douglas Lane from site



South of Site, Corner of Hays and Douglas Lanes



Looking towards i-5 from Site



Hays Lane from Corner of Douglas and Hays looking west





Existing

Photosimulation of the view looking north along County Road 102 at the freeway overpass.

E Main Street
430 Douglas Lane
Woodland CA 95776
CNU0865



Proposed 90 ft faux water tank



Proposed



Existing

Photosimulation of the view looking southwest from across the intersection of Main and County Rd 102.

Proposed 90 ft faux water tank

E Main Street
430 Douglas Lane
Woodland CA 95776
CNU0865



Proposed



Photosimulation of the view looking northeast from Hays Lane.

E Main Street
430 Douglas Lane
Woodland CA 95776
CNU0865





Existing

Photosimulation of the view looking south from across Main Street.

E Main Street
430 Douglas Lane
Woodland CA 95776
CNU0865



Proposed 90 ft faux water tank



Proposed

**AT&T Mobility • Proposed Base Station (Site No. CNU0865)
430 Douglas Lane • Woodland, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CNU0865) proposed to be located at 430 Douglas Lane in Woodland, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

AT&T proposes to install directional panel antennas on a tall structure, configured to resemble a water tower, to be located at 430 Douglas Lane in Woodland. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some



**AT&T Mobility • Proposed Base Station (Site No. CNU0865)
430 Douglas Lane • Woodland, California**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

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

Site and Facility Description

Based upon information provided by AT&T, including zoning drawings by MST Architects, Inc., dated May 20, 2014, it is proposed to install twelve Andrew Model SBNHH-1D65C directional panel antennas on a new 90-foot structure, configured to resemble a water tower to be sited at the east side of the large parking lot located at Douglas Lane in Woodland. The antennas would be mounted with up to 4° downtilt at an effective height of about 85 feet above ground and would be oriented in groups of four toward 90°T, 200°T, and 330°T, to provide service in all directions. The maximum effective radiated power in any direction would be 17,900 watts, representing simultaneous operation at 3,520 watts for WCS, 4,240 watts for AWS, 6,480 watts for PCS, 1,000 watts for cellular, and 2,660 watts for 700 MHz service.

Located on a tall PG&E lattice tower about 500 feet to the southeast are directional panel antennas for use by another carrier. Due to their height and distance from the proposed AT&T facility, power levels from those antennas would not have a significant effect on RF exposure levels at ground and at buildings near the AT&T site, in terms of compliance with FCC guidelines.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.019 mW/cm², which is 2.0% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building would be 2.6% of the public exposure limit. It should be noted that these results include several "worst-case"



**AT&T Mobility • Proposed Base Station (Site No. CNU0865)
430 Douglas Lane • Woodland, California**

assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

No Recommended Mitigation Measures

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that AT&T will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 430 Douglas Lane in Woodland, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright

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

July 17, 2014



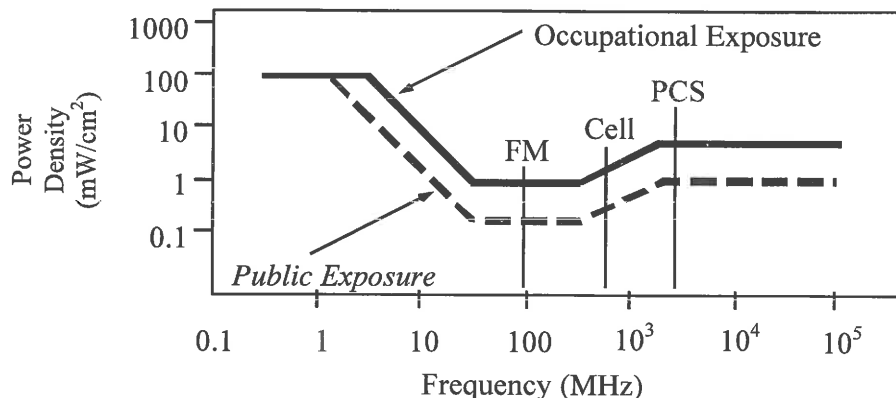
HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Radio Frequency Protection Guide

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

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

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



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



HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
SAN FRANCISCO

FCC Guidelines
Figure 1

RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

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

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

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

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

D = distance from antenna, in meters,

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

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

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

Far Field.

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

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

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

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

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

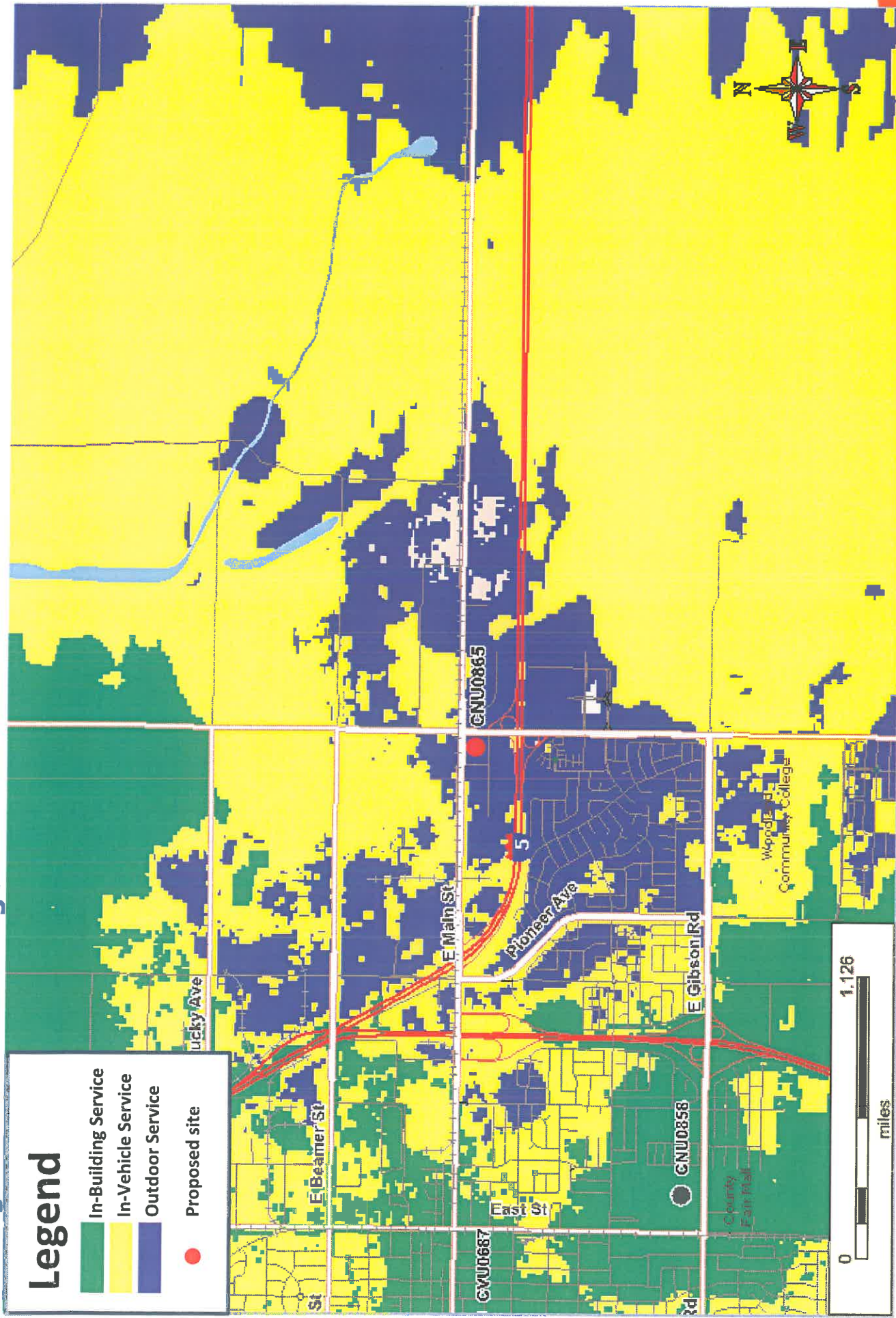
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired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



CNU0865 Zoning Propagation Map

July 15, 2014

Existing UMTS 850 Coverage



July 15, 2014



**AT&T Mobility • Proposed Base Station (Site No. CNU0865)
430 Douglas Lane • Woodland, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal telecommunications carrier, to evaluate its base station (Site No. CNU0865) proposed to be located 430 Douglas Lane in Woodland, California, for compliance with appropriate guidelines limiting sound levels from the installation.

Prevailing Standard

The City of Woodland sets forth limits on noise emissions from wireless telecommunications facilities in its Code of Ordinances. Section 25-21-80(c)(6) “Noise” states two specific requirements:

- Noise levels produced by the facility or appurtenant equipment shall not exceed 65 dBA, as measured at the site’s property lines.
- Back-up generators shall be operated only during power outages or for testing and maintenance purposes on weekdays between 8:30 A.M. and 4:30 P.M.

Figure 1 attached describes the calculation methodology used to determine applicable noise levels for evaluation against the prevailing standard.

General Facility Requirements

Wireless telecommunications facilities (“cell sites”) typically consist of two distinct parts: the electronic base transceiver stations (“BTS” or “cabinets”) that are connected to traditional wired telephone lines, and the antennas that send wireless signals created by the BTS out to be received by individual subscriber units. The BTS are often located outdoors at ground level and are connected to the antennas by coaxial cables. The BTS typically require environmental units to cool the electronics inside. Such cooling is often integrated into the BTS, although external air conditioning may be installed, especially when the BTS are housed within a larger enclosure.

Most cell sites have back-up battery power available, to run the base station for some number of hours in the event of a power outage. Many sites have back-up power generators installed, to run the station during an extended power outage.

Site & Facility Description

Based upon information provided by AT&T, including zoning drawings by MST Architects Inc., dated July 18, 2014, that carrier proposes to place an equipment shelter within a new fenced compound near the southwest corner of the vacant parcel at 430 Douglas Lane in Woodland, near light industrial development. The BTS equipment in the shelter would be cooled by two Marvair Model



**AT&T Mobility • Proposed Base Station (Site No. CNU0865)
430 Douglas Lane • Woodland, California**

AVPA48ACA air conditioning units installed on the north face of the shelter; these are typically installed as a pair for redundancy and alternate their operation, so that both do not operate simultaneously.

A Generac Model SD050 back-up diesel power generator with the manufacturer's Level 2 Sound Enclosure is to be installed near the west side of the compound, for emergency use in the event of an extended commercial power outage. The generator is typically operated with no load for a single 15-minute period once a week during daytime hours on a non-holiday weekday, to maintain its readiness for emergency operation.

Directional panel antennas are proposed to be located on a tall structure to be sited within the compound; this portion of the base station is passive, generating no noise.

The nearest property lines are to the south, at 10 feet from the compound, and to the west, at 15 feet from the compound.

Study Results

Marvair reports that the noise level in front of an air conditioning unit is 67.0 dBA, measured at a reference distance of 10 feet. Bard reports that the maximum sound levels from the generator are 67.9 and 66.3 dBA toward the south and east, respectively, for the proposed orientation of the unit; these values were measured at a reference distance of 23 feet.

For the simultaneous operation of the air conditioning and the generator, the maximum calculated noise levels at the south and east property lines are 64.9 and 63.7 dBA, respectively, below the municipal limit of 65 dBA.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the operation of the AT&T Mobility base station proposed to be located at 430 Douglas Lane in Woodland, California, will comply with that city's requirements for limiting acoustic noise emission levels.

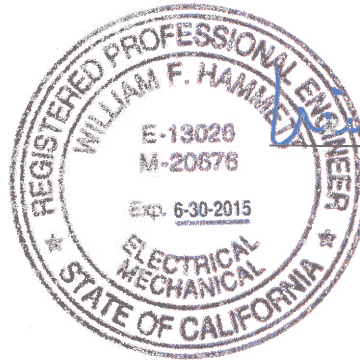


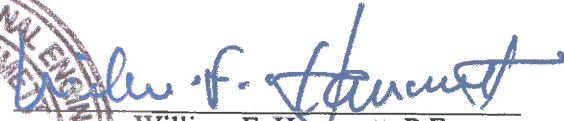
**AT&T Mobility • Proposed Base Station (Site No. CNU0865)
430 Douglas Lane • Woodland, California**

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2015. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

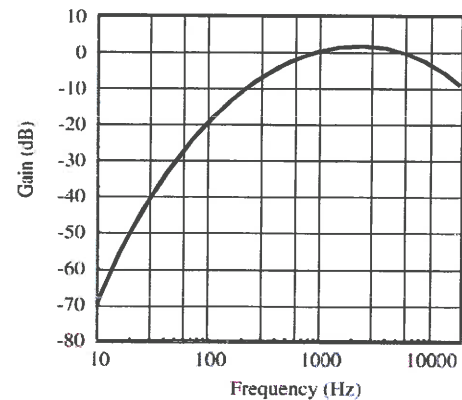
July 21, 2014




William F. Hammett, P.E.
(707) 996-5200

Noise Level Calculation Methodology

Most municipalities and other agencies specify noise limits in units of dBA, which is intended to mimic the reduced receptivity of the human ear to Sound Pressure (“ L_P ”) at particularly low or high frequencies. This frequency-sensitive filter shape, shown in the graph to the right as defined in the International Electrotechnical Commission Standard No. 179, the American National Standards Institute Standard No. 5.1, and various other standards, is also incorporated into most calibrated field test equipment for measuring noise levels.



30 dBA	library
40 dBA	rural background
50 dBA	office space
60 dBA	conversation
70 dBA	car radio
80 dBA	traffic corner
90 dBA	lawnmower

The dBA units of measure are referenced to a pressure of 20 μ Pa (micropascals), which is the threshold of normal hearing. Although noise levels vary greatly by location and noise source, representative levels are shown in the box to the left.

Manufacturers of many types of equipment, such as air conditioners, generators, and telecommunications devices, often test their products in various configurations to determine the acoustical emissions at certain distances. This data, normally expressed in dBA at a known reference distance, can be used to determine the corresponding sound pressure level at any particular distance, such as at a nearby building or property line. The sound pressure drops as the square of the increase in distance, according to the formula:

$$L_P = L_K + 20 \log(D_K/D_P),$$

where L_P is the sound pressure level at distance D_P and L_K is the known sound pressure level at distance D_K .

Individual sound pressure levels at a particular point from several different noise sources cannot be combined directly in units of dBA. Rather, the units need to be converted to scalar sound intensity units in order to be added together, then converted back to decibel units, according to the formula:

where L_T is the total sound pressure level and L_1, L_2 , etc are individual sound pressure levels.

$$L_T = 10 \log (10^{L_1/10} + 10^{L_2/10} + \dots),$$

Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients (“NRC”) are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 1 being perfect absorption. Unpainted concrete block, for instance, can have an NRC as high as 0.35. However, a barrier’s effectiveness depends on its specific configuration, as well as the materials used and their surface treatment.



Legislation Details (With Text)

File #: 14-440 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 10/29/2014 In control: Planning Commission
On agenda: 11/6/2014 Final action:
Title: SUBJECT: Informational Update Concerning the Comfort Suites Public Art Proposal
Sponsors:
Indexes:
Code sections:
Attachments: [Close up of elevation with murals.pdf](#)

Date	Ver.	Action By	Action	Result
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MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: **Informational Update Concerning the Comfort Suites Public Art Proposal**
DATE: November 6, 2014

PROJECT PROPOSAL:

Ram Sah, owner of the Comfort Suites Hotel currently under construction at 2080 Freeway Drive, has submitted a revised public art proposal that consists of two murals, each 9-feet wide by 11-feet tall, mirror images, to be located on either side of the south facing central tower feature. The murals are depicting Woodland's agricultural heritage in bright graphic colors and were prepared by artist, Sheryl Leamer. The south building elevation with the proposed murals is provided in **Attachment "A"**.

RECOMMENDATION:

Staff recommends that the Planning Commission Review the Revised Public Art Proposal for the Comfort Suites Hotel and provide comments to assist in the final decision.

BACKGROUND:

On October 2, 2014 the Planning Commission reviewed the public art proposal for the Comfort Suites Hotel. Public art is required to be provided on all new commercial buildings. Additionally, when the hotel design was approved by Planning Commission on January 17, 2013, a specific condition was added which states the following:

Public art shall be prominently featured and substantial in scope and reflective of the scale of the building. The public art proposal shall be reviewed and approved by the Planning Commission and installed prior to the issuance of a Certificate of Occupancy.

The initial art proposal from the building owner, Mr. Ram Sah, was to locate a 9-foot by 11-foot mural on the upper east portion of the south facing elevation. At the hearing on October 2, 2014, the Planning Commission expressed positive support for the proposed mural, but indicated that they felt there should be more balance provided and that two murals should be located to either side of the central tower feature. The Commission requested that the applicant work with staff and that the final public art proposal be brought back to the Planning Commission as an informational item.

PROJECT ANALYSIS:

The applicant has provided a revised public art proposal in which the originally approved mural is repeated in mirror fashion on both the upper east and west portions of the south facing elevation. During the course of discussion at the October 2, 2014 hearing options for possible additional mural depictions discussed, including utilizing a mirrored image of the original. In following discussions with the owner, staff had suggested modifying one of the mural's slightly so that they would be similar but slightly different, to add interest and slight contrast. However, the applicant and artist expressed strong preference for a mirrored image.

RECOMMENDATION:

Staff recommends that the Planning Commission review the revised public art proposal for the Comfort Suites Hotel and provide comments to assist in the final design.

