

SECTION 6.0

PUBLIC FACILITIES AND SERVICES

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PUBLIC FACILITIES AND SERVICES CONCEPT

The intent of the Plan is to ensure that necessary public facilities and services keep pace with Specific Plan development, and that the level of service meets thresholds specified in the General Plan and other relevant City documents. Additionally, the Plan must pay its fair share of the cost of providing these services and/or the costs of upgrading existing service systems when appropriate.

PUBLIC FACILITIES GOALS AND POLICIES

The General Plan Public Facilities and Services Element, the Water System Master Plan, the Wastewater Collection System Master Plan, the Storm Drainage Facilities Master Plan, the Urban Water Management Plan, and the City's Major Projects Financing Plan provide relevant policy direction and information regarding programming of public facilities and services. Consistent with these documents, the SLSP requires that all development within the Plan area accomplish the following plan-specific objectives:

- Objective PF-1:** Adequate facilities and services shall be available to serve new development.
- Objective PF-2:** Where adequate facilities and services are not available, new development shall not be approved.
- Objective PF-3:** New development should not be allowed to impact levels of service for existing/planned development.
- Objective PF-4:** Services and facilities needed to serve the Plan area should be extended in the most logical manner.

LAND DEDICATION AND CONVEYANCES

Land will be dedicated or otherwise conveyed to the city for the following purposes:

- Street rights-of-way
- Fire Station
- Parks and open space
- SR 113 overpass
- Pedestrian bridges and overpasses
- Greenbelts and subdivision trails

- Utility facilities (e.g. wells, pump stations, detention basins, etc.)

School sites are to be reserved for purposes of later acquisition by the School District. Schools and the fire station are precisely identified in the Specific Plan. These specified locations are not intended to be "floating" or approximate, hence there is no underlying zoning for these parcels. Their location is integral to the Plan. Modification to the location of these uses is strongly discouraged and would require rezoning, Specific plan amendment, and use permit.

WATER SUPPLY AND DELIVERY

The City of Woodland relies entirely on groundwater resources for its urban water supply. Wells and treatment (chlorine disinfection) facilities are distributed throughout the City at appropriate locations to meet the water demand of residents. The aquifer is recharged primarily from precipitation and irrigation water applied to agricultural lands in the region. Groundwater levels fluctuate seasonally and reflect City and agricultural pumping patterns. Groundwater pumping for agricultural uses in the unincorporated area has been shown to influence water levels under the City on a short-term basis, with relatively rapid recovery. The City has determined the groundwater supply is adequate to serve development anticipated under the General Plan, including the SLSP.

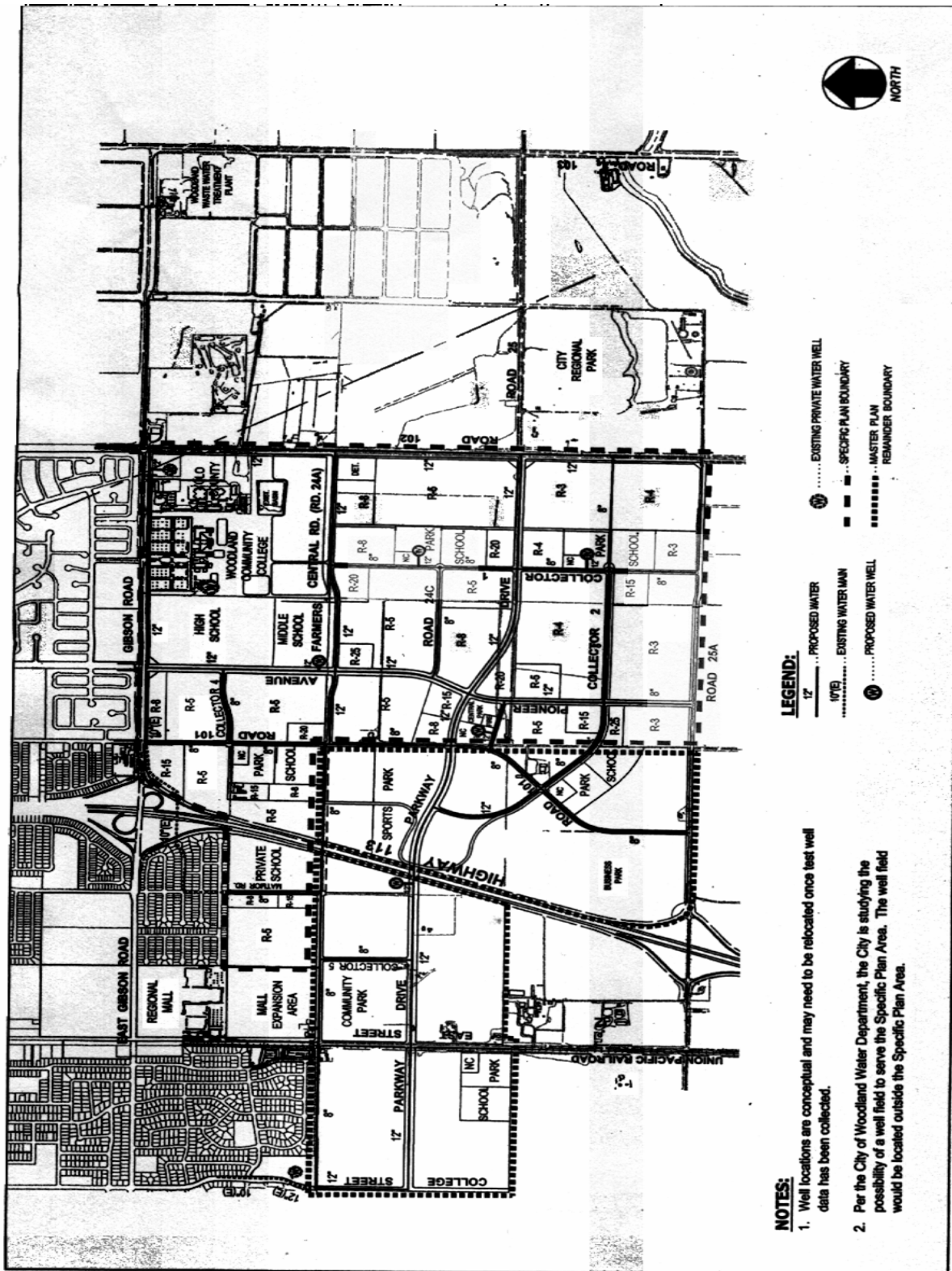
Groundwater quality is generally good, although some wells require disinfection treatment for non-fecal coliform bacteria. The water is characterized as "very hard" and has relatively high concentrations of dissolved solids and elevated nitrate levels. With the current chlorine treatment program, the City's water meets all applicable potable water standards.

Existing rural residences in the SLSP area are served by private wells. The Woodland Community College and the County facilities each have independent domestic well systems.

New municipal wells and water delivery pipelines will be required in the SLSP area to serve new growth. Facilities will be sized to provide delivery capacity to meet water demands during peak conditions and at the same time meet fire protection needs. Peaking factors, fire flow requirements, and a system pressure range, which must be utilized in designing the facilities, are set out in the City's standard specifications.

Figure 6.1 provides the preliminary Water Infrastructure Plan depicting preliminary sizing and location of pipelines and wells. Final identification of water supply backbone infrastructure will be provided upon final completion of the SLSP infrastructure plans.

New water lines in the SLSP area will connect to existing and proposed water mains in Gibson Road, extending through the Plan area as arterial and collector roads are built. Main lines will be 12-inch diameter, reducing to 8-inch and 10-inch lines within



NOTES:

1. Well locations are conceptual and may need to be relocated once test well data has been collected.
2. Per the City of Woodland Water Department, the City is studying the possibility of a well field to serve the Specific Plan Area. The well field would be located outside the Specific Plan Area.

LEGEND:

- 12" PROPOSED WATER
- 10" EXISTING WATER MAIN
- PROPOSED WATER WELL
- EXISTING PRIVATE WATER WELL
- SPECIFIC PLAN BOUNDARY
- MASTER PLAN REMAINDER BOUNDARY



FIGURE 6.1 Preliminary Water Infrastructure Plan

CITY OF WOODLAND
December 18, 2001

neighborhoods. Looping of water mains will be required as individual subdivisions and neighborhoods are built out.

The existing Yolo County well located at the County property on Gibson Road may be used to supply water to the Plan area on a temporary basis, until the first new well is required to be brought on-line. This temporary connection is dependent on the County well being on-line and available when development commences in the Specific Plan area. The County well is planned to be acquired, upgraded, and brought on-line to serve the Sycamore Ranch Communities Facilities District (CFD) on the north side of Gibson Road. Funding to acquire and upgrade this well is already included in the Sycamore Ranch CFD.

In addition to the existing Yolo County well, a well owned by the Woodland Community College lies within the Specific Plan area. In the event this well is acquired by the City it may be used in place of the Yolo County well on a temporary basis until the first new well within the Specific Plan area is operational.

Three new wells plus a stand-by well have been identified and will be required to serve the Plan area. These wells will be constructed to a depth of approximately 600 feet. The actual number of new wells at build-out of the Plan area will be adjusted per water demand projections. Sites for these wells have not yet been identified and therefore, are not shown on the Land Use Map. Wells sites shall not be sited on land designated for parks, landscape parkways, or greenbelts without first obtaining approval from the City and acquiring additional land for that specific purpose. There shall be no net loss in parkland. Well development must include appropriate screening, landscaping, access roads, and separation from proposed homes (for noise control).

Final design of the water system for the SLSP area must maintain compatibility with the City's existing system to ensure that water facilities are developed in a logical manner.

The SLSP requires compliance with the following regulations:

- 6.1 Prior to approval of the first tentative map or other development in the SLSP area, the final Water Infrastructure Plan for the Specific Plan area shall be completed identifying an acceptable water supply, treatment, and delivery system, and addressing well locations, phasing, and financing of water infrastructure. (*TOC EIR MM 4.13-13*)
- 6.2 The Water Infrastructure Plan shall be consistent with the City's Water Master Plan, shall meet the City's standard specifications or an acceptable alternative, and the requirements of the Mitigation Monitoring Plan. (*TOC EIR MM 4.4-5*) Any approved alternative not consistent with the City's Water Master Plan shall be incorporated into the Water Master Plan as an amendment. Should there be differences between the Specific Plan and planned infrastructure, and the infrastructure systems described in the City's infrastructure master plans, the City may take action

to adopt the Specific Plan with language that amends the infrastructure master plans to be consistent. If this approach is taken, Specific Plan development will be responsible for the cost of subsequent revision or amendment of the infrastructure master plans to incorporate the approved Specific Plan infrastructure systems.

6.3 The design shall seek to minimize operational complexities and maintenance requirements of the system.

6.3.1 In order to ensure adequate fire flow to service the area, the water distribution system installed throughout the Plan area shall meet the requirements of the City of Woodland. Fire hydrants and mains shall be installed to meet applicable fire protection standards and City design standards. *(TOC EIR MM 4.13-3)*

SEWAGE TREATMENT AND TRANSMISSION

The City provides sewer collection, treatment, and disposal services. The sewer collection system is a gravity system with four trunk mains that run along East Main Street, Gibson Road, Beamer Street, and Kentucky Avenue. The City's wastewater treatment plant is located south of I-5 and east of CR 102, on CR 24, about one-half mile from the Plan area. There is one pump station in the collection system, located at the northwest corner of Gibson Road and CR 102. It was brought on-line in 1995 to serve a portion of the Southeast Area Specific Plan (Sycamore Ranch) area.

The sewer plant is an oxidation-ditch facility operational since 1989. Wastewater is treated to a secondary level. As of February 2001, the plant has an average dry weather capacity of 7.8 million gallons per day (mgd). The facility is planned to be expanded to treat an average dry weather flow of 16 mgd with a peak flow of 35 mgd. The plant is undergoing incremental expansion to provide capacity for planned growth throughout the City.

Existing development in the SLSP utilizes septic systems, except for the Woodland Community College and the County facilities which are connected to the City sewer system. New development in the Plan area will require additional plant expansion and new trunk lines.

There is no remaining available capacity in the Gibson Road trunk line and there is limited physical capacity for construction of another line in Gibson Road. New trunk lines will be constructed within the Plan area to direct flows to CR 102. From CR 102, a trunk line system would traverse east and north to the plant headworks. Sewer service for the entire Specific Plan and Master Plan remainder area would be from this new trunk facility. It is anticipated that the main lines of the on-site sewer infrastructure will run within the approved roadway system. Figure 6.2 provides the preliminary Sewer Infrastructure Plan depicting preliminary sizing and location of pipelines and the pump station. Final identification of sewer system backbone infrastructure will be provided upon final completion of Specific Plan Infrastructure Plan.

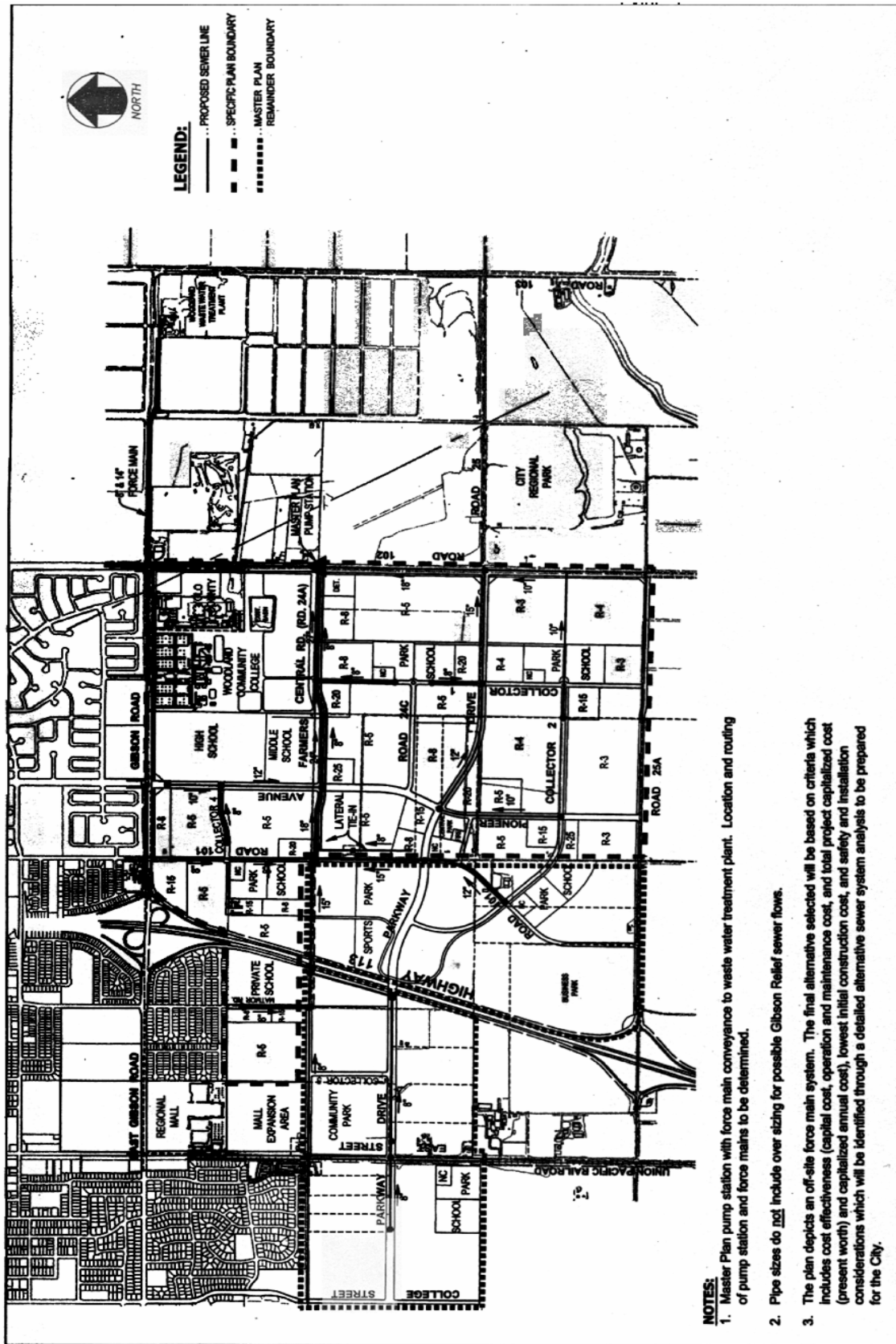


FIGURE 6.2 Preliminary Sewer Infrastructure Plan

6-6

CITY OF WOODLAND
December 18, 2001

SPRING LAKE SPECIFIC PLAN
Section 6.0 Public Facilities and Services

For the purposes of preparation of the SLSP Financing Plan, a combination gravity flow and force main system is being assumed and reflected in Figure 6.2. This is based on preliminary cost estimates that identify this system as being the "least initial construction cost" alternative which does not consider differential operation and maintenance costs. All on-site flows would gravity flow to a single pump station at CR 102 where flows would be lifted and pumped off-site to the sewer plant, through a force main trunk line system. The location of the force main shall be subject to City approval.

Alternative wastewater conveyance systems will also be explored. One such alternative will be a combination gravity and lift station system where the majority of the Plan area would gravity flow to the sewer plant. Acreage in the southeast corner of the Plan area, however, would require a lift station at CR 102. The final alternative selected will be based on criteria which include cost effectiveness (capital cost, operation and maintenance cost, total project capitalized cost (present worth), and capitalized annual cost), lowest initial construction costs, and safety and installation considerations which will be identified through a detailed alternative sewer system analysis to be prepared for the City.

The SLSP requires compliance with the following regulations:

- 6.4 Prior to approval of the first tentative map or other development in the SLSP area, the final Sewer Infrastructure Plan for the Specific Plan area shall be completed identifying an acceptable sewer collection system (including design to reduce groundwater infiltration), and addressing siting of the final selected system, and phasing and financing of sewer infrastructure. *(TOC EIR MM 4.13-11)*
- 6.5 The Sewer Infrastructure Plan shall be consistent with the City's Wastewater Collection System Master Plan, shall meet the City's standard specifications or an acceptable alternative, and the requirements of the Mitigation Monitoring Plan. Any approved alternative not consistent with the City's Wastewater Collection System Master Plan shall be incorporated into the Wastewater Collection System Master Plan as an amendment. Should there be differences between the Specific Plan and planned infrastructure, and the infrastructure systems described in the City's infrastructure master plans, the City may take action to adopt the Specific Plan with language that amends the infrastructure master plans to be consistent. If this approach is taken, Specific Plan development will be responsible for the cost of subsequent revision or amendment of the infrastructure master plans to incorporate the approved Specific Plan infrastructure systems.
- 6.6 The design shall seek to minimize operational complexities and maintenance requirements of the system.
- 6.6.1 Prior to installation of off-site wastewater infrastructure, all potential conflict locations with the existing PG&E high-pressure natural gas line shall be potholed and verified. *(TOC EIR MM 4.13-22)*

STORM DRAINAGE COLLECTION AND CONVEYANCE

Drainage throughout the City is managed through a system of collection, conveyance, storage, and pumping facilities. The conveyance system consists of pipelines (laterals and trunk lines), detention and retention ponds, and open channels. Flows are conveyed generally from west to east, and ultimately pumped into an outfall channel that discharges directly into the Yolo Bypass, a few miles east of the Plan area. The storm drainage pumping facilities are located at CR 103 and East Main Street.

The Plan area is essentially flat, but slopes gently from west to east. The elevation changes from 59-feet above msl west of SR 113 to 35-feet above mean sea level (msl) along CR 102. There are no natural streams or waterways on the site.

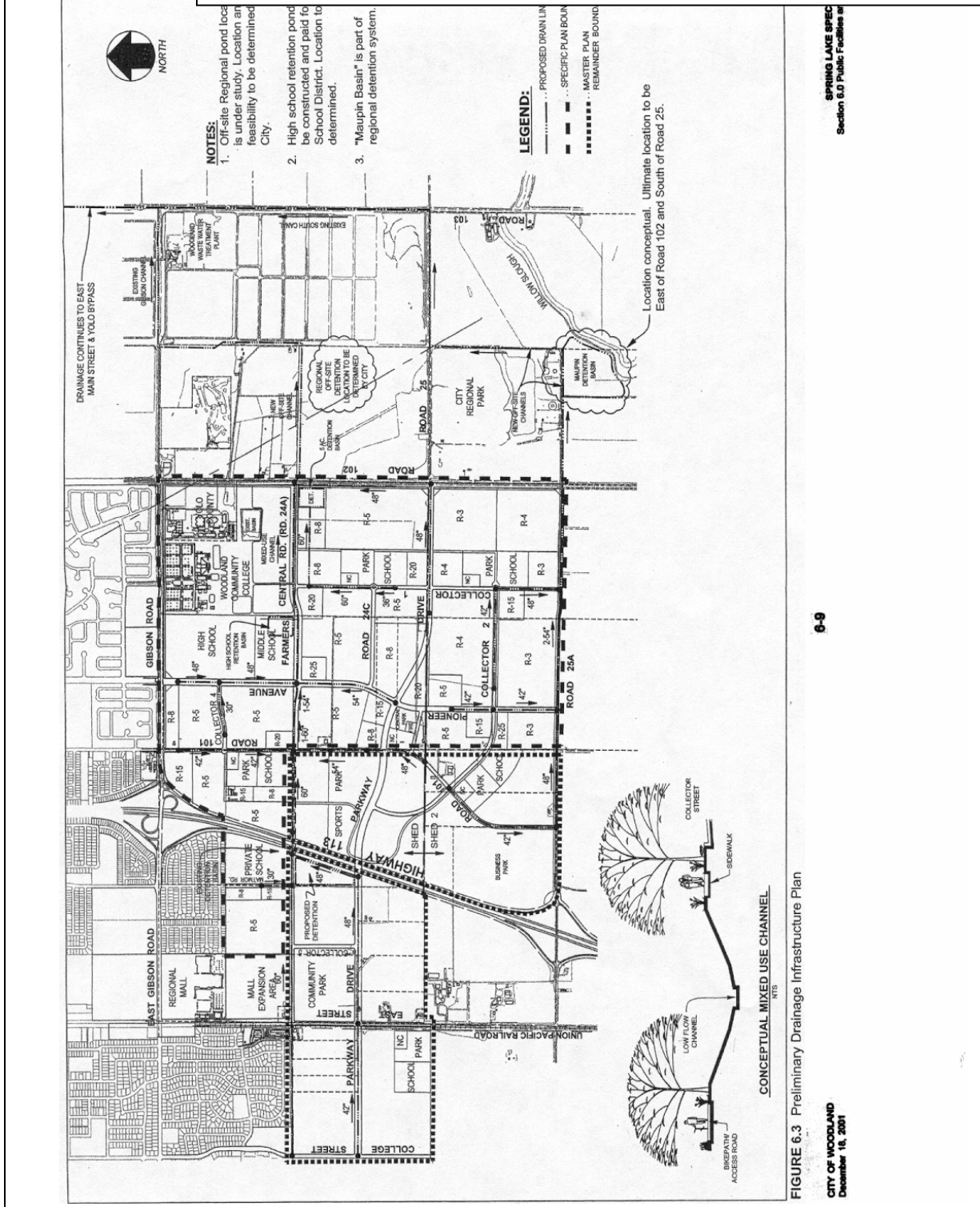
There is no developed drainage system within the Plan area with sufficient capacity to manage future flows from development of the area. The Yolo County Flood Control and Water Conservation District has an open ditch (Farmers Central channel) through the Plan area that serves primarily as a supply canal for irrigation water, but also receives limited occasional drainage from upstream properties. There are other roadside ditches, the function of which is to accept run-off from the county roadways.

The proposed drainage system consists of a system of collection and conveyance facilities, on-site (interim and permanent) and off-site detention ponds, and off-site gravity flow channels that would convey run-off to new off-site detention ponds and then to existing pump stations and outfall channels. Figure 6.3 provides the preliminary Drainage Infrastructure Plan depicting preliminary sizing and location of pipelines, permanent detention basins, and open channels. Final identification of storm drainage backbone infrastructure will be provided upon final completion of the Specific Plan Infrastructure Plan. On-site flows will generally be conveyed from west to east through storm drainage pipes and open channels. Off-site channels that will ultimately connect to the Gibson Channel and the South Canal. The Gibson Channel and the South Canal will convey storm drainage flows north to the outfall channel, and ultimately to the Yolo Bypass.

As the Specific Plan area develops, a multi-use open channel will be constructed from CR 102 westward, along the Farmers Central channel alignment. This channel will form the backbone of the northerly drainage shed, affording opportunities for pedestrian and bicycle circulation.

The City's Storm Drainage Master plan identifies new off-site facility improvements as well as improvements to existing off-site facilities to accommodate flows from this area. The City Public Works Department is undertaking a pre-engineering study and Storm Drainage Facility Master Plan Update to determine the specific off-site improvements that will need to be implemented for the entire Master Plan area.

Figure replaced with revised Drainage Infrastructure Plan (Amendment #2, Resolution No.4406). Figure not available at time of re-publication.



The final drainage system continues to be explored by the applicant and the City. Maximizing off-site detention for the Plan area is the goal of the Plan. One permanent on-site detention facility in the form of a wet pond is located in the southwest quadrant of Farmers Central Road and CR 102, to handle drainage associated with the initial phases of development in the Plan area. An additional on-site detention facility may be located west of SR 113, to reduce run-off from developing areas to the west of SR 113 to pre-development conditions. A location for this facility has not been identified. Permanent detention ponds, either on-site or off-site, that serve to reduce run-off in sufficient quantities to minimize the need to construct or improve downstream facilities, shall be made a part of the Plan area fee program. On-site detention (interim or permanent) will take the form of naturalized swales and basins that will serve as open space and passive recreation as well.

Properties not subject to a requirement to participate in the drainage facilities that will serve the SLSP and for which the property owner elects not to participate, shall be required to detain/retain increased run-off from developing areas to pre-development conditions. The only properties for which this is an option are those designated Public/Quasi-Public such as the Woodland Joint Unified School District (WJUSD) property, the Woodland Community College property, and the Yolo County property.

Design of On-Site Drainage Features

The Farmers Central channel will be undergrounded west of Pioneer Avenue. East of Pioneer to CR 102, it will remain an open channel in its current location.

A cross-section for Farmers Central Road (CR 24A) and the channel is provided in Section 4.0 (Circulation Element) of the Specific Plan. A 10-foot pedestrian/bicycle Class 1 pathway will be located on the top of the south bank, with trees and other landscaping. The banks will be sloped, with naturalized landscaping. The goal of the landscaping and pathways is to create an amenity.

The SLSP requires compliance with the following regulations:

- 6.7 Prior to approval of the first tentative map or other development in the SLSP area, the final Drainage Infrastructure Plan for the Specific Plan area shall be completed identifying off-site and on-site permanent detention options and design criteria. The Plan shall identify an acceptable (10-year flows and 100-year flows) drainage management plan, including best management practices for controlling storm water quality, and addressing phasing and financing of drainage infrastructure. *(TOC EIR MM 4.4-1)*
- 6.8 The Drainage Infrastructure Plan shall be consistent with the City's Storm Drainage Master Plan, shall meet the City's standard specifications or an acceptable alternative, and the requirements of the Mitigation Monitoring Plan. Any approved

alternative not consistent with the City's Storm Drainage Master Plan shall be incorporated into the Storm Drainage Master Plan as an amendment. Should there be differences between the Specific Plan and planned infrastructure, and the infrastructure systems described in the City's infrastructure master plans, the City may take action to adopt the Specific Plan with language that amends the infrastructure master plans to be consistent. If this approach is taken, Specific Plan development will be responsible for the cost of subsequent revision or management of the infrastructure master plans to incorporate the approved Specific Plan infrastructure systems.

- 6.9 The design shall seek to minimize operational complexities and maintenance requirements of the system.
- 6.10 The Drainage Infrastructure Plan shall identify drainage design features to control increased run-off from Specific Plan development to prevent additional off-site flooding and comply with NPDES Phase II requirements.
- 6.11 Off-site detention will require assessment for environmental impact, including inconsistency with any underlying Williamson Act Contracts, and impacts to biological resources.
- 6.12 On-site detention/retention facilities may be utilized to manage stormwater run-off, either on an interim or permanent basis as depicted on the land use plan. Where utilized these facilities will be designed to be naturalized, aesthetically pleasing, landscaped open space areas, accessible for passive recreational uses (e.g. trails, picnicking, etc.) and/or habitat. Minimum design criteria for interim and permanent detention facilities shall be identified in the final Drainage Infrastructure Plan.
- 6.13 Prior to construction of off-site infrastructure, appropriate biological surveys (for rare plants, valley elderberry longhorn beetles, raptors, and wetlands) shall be conducted and mitigation measures implemented pursuant to the Mitigation Monitoring Plan and State and federal requirements.

FLOOD CONTROL

The boundaries of the 100-year floodplain are delineated by the Federal Emergency Management Agency (FEMA) on the basis of hydrology, topography, and modeling of flows during predicted rainstorms. FEMA has identified areas of special flood hazard in Woodland and the vicinity. These areas are designated as flood zones on published Flood Insurance Rate Maps (FIRM). The adopted maps, published prior to 1990, indicate that the Plan area is located in Zone C, which reflects an area of minimal flooding.

In April of 1999, the City appealed the revised maps and provided additional technical analysis to FEMA in support of the appeal. Until the appeal is resolved, FEMA has

indicated the new maps will remain "preliminary draft", and a final flood elevation determination letter will not be issued. Until and unless the revised FEMA maps are adopted by FEMA, the Zone C designation continues to apply to the entire Plan area. As such, there are presently no special development considerations or insurance requirements affecting any portion of the site.

In April of 2001 FEMA released "revised Preliminary" FEMA Flood Insurance Rate Map (FIRM) shows only a small portion of the Plan area designated as Zone AE, which reflects that the base flood elevation for overflows from Cache Creek have been determined (see Figure 6.4, 2001 Revised Preliminary FIRM). The area potentially affected includes only a small portion of land on the southwest corner of Gibson Road and CR 102, located on property owned by the County and Woodland Community College. The remainder of the Plan area is designated as Zone X, corresponding to areas outside the 500-year floodplain, areas within the 500-year floodplain, areas of 100-year flooding where average depths are less than one foot, areas of 100-year flooding where the contributing drainage is less than one square mile, and areas protected from the 100-year flood by levees.

In addition, from Gibson Road to CR 25A and beyond, the new map designates the land long CR 102 and to the east of CR 102, as Zone AE. This area is being proposed for off-site drainage facilities to support the Plan area.

FEMA has indicated the new maps will remain "preliminary", and that a Letter of Final Determination will not be issued until completion of the 30-day comment period and follow-on 90-day appeal period. As such, there are presently no special development considerations or insurance requirements affecting any portion of the site at the time of this writing.

However, if the maps are adopted, habitable structures constructed in Zone AE will be required to be above the base (100-year) flood elevation, and property owners within the zone will be required to have flood insurance. Non-habitable structures require engineered floodproofing of the area below the base flood elevation.

The SLSP requires compliance with the following regulations:

- 6.14 Development within areas shown on the "revised preliminary" April 17, 2001 federal flood insurance rate maps to be potentially subject to flooding under 100-year storm conditions shall comply with all applicable requirements. This may affect development timing, and/or the design and grading, on portions of the County property and off-site Plan area infrastructure facilities east of CR 102. (*TOC EIR MM 4.4-7*)
- 6.14.1 A project-level drainage study shall be required for each subdivision setting pad elevations and identifying any other appropriate site-specific drainage facilities (e.g. detention/retention facilities) to be implemented as a part of the project.

NOTE:

Flood zone designations shown hereon are based on the FIRM Flood Insurance Rate Map, Community Panel number 0604230440 F, revised April 17, 2001.

LEGEND:

-  ZONE AE Base flood elevation determined
-  ZONE X Areas determined to be outside 500-year floodplain.

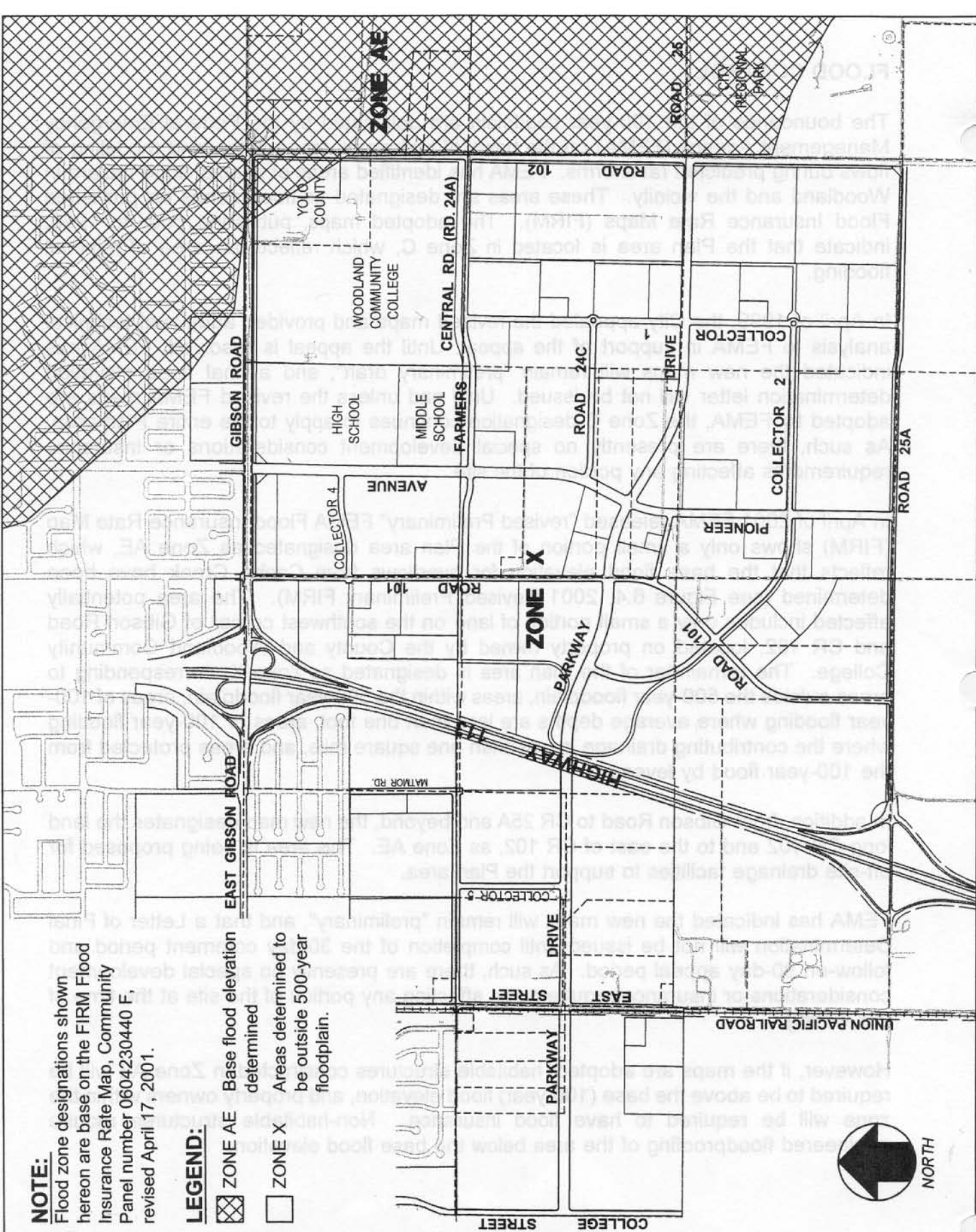


FIGURE 6.4 2001 Revised Preliminary FEMA Floodplain

SOLID WASTE

Solid waste collection and disposal, and curbside recycling in Woodland are provided by a franchise agreement with Waste Management of Woodland, with disposal at the Yolo County landfill. The landfill is not expected to reach capacity until well after 2025.

The SLSP requires compliance with the following regulations:

- 6.15 All construction contractors doing development in the SLSP area must establish construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan. (4.13-18)
- 6.16 Trash collection areas in multi-family attached housing must be designed to accommodate an organized system for sorting and collecting of recyclable materials, satisfactory to the local garbage collection agency and the City Recycling Coordinator.

UTILITIES

Other public utilities important to future development include electricity, gas, and communication services. All are provided by private utility companies, but all are critical for existing and new development.

Electricity

Pacific Gas and Electric (PG&E) provides electricity and gas to the City. PG&E operates and maintains three 60 kV electric transmission lines and a switching substation, along with corresponding distribution facilities, within the project site boundaries. Land uses are restricted along the transmission facilities.

Implementation of the SLSP will require expansion of electrical distribution and transmission lines and related facilities. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate new growth may also include upgrading existing substation and transmission line equipment, expanding existing substation(s) to their ultimate build-out capacity, building new substations and interconnecting transmission lines. The new development will be responsible for the costs associated with the necessary expansion and upgrading of the systems. Any authorized provider may provide the service.

Natural Gas

PG&E operates and maintains a 20-inch natural gas line, an 8-inch gas transmission line, and several smaller gas distribution lines within the project site.

Implementation of the Specific Plan will require the expansion of distribution and gas transmission lines, and related facilities to serve the Specific Plan area. The new development will be responsible for the costs associated with the necessary expansion and upgrading of these systems. Any authorized provider may provide the service.

Telephone Service

Pacific Bell provides telephone service to existing land uses within the Specific Plan boundaries. Implementation of the Specific Plan will require the expansion of telephone system to serve the Specific Plan area. The new development will be responsible for the costs associated with the necessary expansion and upgrading of any authorized system.

Cable Service

Charter Communications provides cable service in the City and will serve the homes within the Plan area on a subscription basis. The existing system has capacity for about 6,000 more homes, with the ability to expand. As new development occurs, any authorized provider may install the system and sell subscriptions to users.

Specific Plan Requirements

The SLSP requires compliance with the following regulations related to utilities:

- 6.17 All utilities shall be undergrounded unless proven to be infeasible. (*TOC EIR MM 4.13-26*)
- 6.18 Utility facilities including transformers, terminal boxes, meters, fire risers, backflow preventers, wells, force mains, pumps, lift stations, and other similar units shall be screened and oriented from public view to the greatest feasible extent.
- 6.19 The most feasible available communications wiring shall be required in all residential units to allow residents to connect to available state-of-the-art communications systems and services. This may require fiber optic connectivity, hard-wiring, for faster line service, and/or multiple phone lines pre-wired at every unit. A determination of satisfactory implementation of this requirements shall be made by the Community Development Director.
- 6.20 Deleted.
- 6.21 Deleted.

PUBLIC SAFETY

Fire Protection

The project site is within the jurisdiction of the Woodland Fire Department which provides fire protection services and emergency medical services within the City and to unincorporated areas in the vicinity. The Fire Department has three fire stations. The closest station to the Plan area is Station Three located off Pioneer Avenue on the east side of SR 113. It is about one mile north of the Plan area. The Departments current Insurance Services Office (ISO) rating is three, with one indicating excellent service and ten indicating minimal or no protection. ISO ratings reflect firefighting personnel, equipment, and response times. The City has a maximum "first response" standard of four minutes.¹

The Specific Plan includes one acre for a new fire station to serve the Plan area. The site is a part of the Spring Lake Center and adjoins the Central Park. The design and orientation of the fire station is intended to follow neo-traditional design concepts/patterns. The station will be designed to include a community meeting room and to accommodate community-oriented safety programs that increase the interaction between the staff, the facility, and the neighborhood. In a "Review of the Fire Department Requirements" prepared for the SLSP (K. Diekman, 11-9-00) it was determined that the station should be designed to accommodate one engine company and a daily staff of four persons. The station should be about 5,000 square feet in floor area. The site should accommodate apparatus parking pads in the front and rear of the station of approximately 80 x 40 foot dimensions which, with site improvements, will result in a "footprint area" for the new station of 20,000 square feet.

The Fire Department anticipates operating a "modified engine company" from the new station which would utilize an Interface Engine for response. Assuming build-out of the Plan area based on a growth rate of 2 percent or less per year, incident response performance analysis indicates that the station must be operational in 2007.

Based on the Fire Chief's assessment of the Spring Lake development's share of overall burden for future capital needs for fire protection related to Citywide development, the Spring Lake Specific Plan is responsible for 39.7 percent of projected capital expenditures. Additionally, with respect to operations, the SLSP area will be responsible for 50 percent of operational expenses.

The SLSP requires compliance with the following regulations related to fire protection:

6.22 Based on the fire study the fair share funding of City-wide development-related

¹ The Woodland definition of response time is "the activities that occur from the time the units begin moving until they arrive at the scene and are ready to begin operations."

capital needs, for the SLSP, is 39.7 percent exclusive of any financing costs associated with the capital projects. The fair share funding of operations for the SLSP is 50 percent of any burden not covered by an existing revenue authority. (TOC EIR MM 4.13-1)

- 6.23 Based on adopted phasing, approved sequencing of development, and the results of the final Fiscal Impact Analysis, Capital Improvements Plan, and Financing Plan, each development must fund (or obligate itself to fund) on a fair-share basis public facilities, services, and improvements within the Specific Plan including fire station construction and operations. This must occur prior to issuance of building permits.
- 6.24 Development can proceed in the Plan area without the fourth station until 2007, at which point the new station must be operational. This operational date is based on maintenance of the required 4-minute response time and may change (be required to be operational sooner) depending on actual phasing and pace of growth. Maintenance of the 4-minute response time is mandatory.
- 6.25 Arterials and collectors necessary to serve the fire station site must be completed before the fire station operating threshold is reached.
- 6.26 Deleted.
- 6.27 Deleted.
- 6.28 The design and orientation of the fire station is intended to follow neo-traditional design concepts/patterns. Additionally, the station shall be designed to accommodate one engine company and a daily staff of four persons. The station shall be about 5,000 square feet in floor area. The site shall accommodate apparatus parking pads in the front and rear of the station of approximately 80 x 40 foot dimensions which, with site improvements, will result in a "footprint area" for the new station of 20,000 square feet.
- 6.29 The station will be designed to include a community meeting room and to accommodate community-oriented safety programs that increase the interaction between the staff, the facility, and the neighborhood.

Law Enforcement

The Woodland Police Department and the County Sheriff's Department both provide law enforcement services in the Plan area currently. Annexation and development of the Specific Plan will bring the Plan area within the jurisdiction of the City, however, the County facilities will likely continue to be served by the Sheriff's Department since they are on-site. Ultimately this response protocol between agencies will be defined by memorandum of understanding.

Development of the Specific Plan will result in the need for new officers, support staff, vehicles, and equipment. The SLSP requires compliance with the following regulations related to law enforcement:

- 6.30 Prior to approval of the first tentative map, the final Fiscal Impact Analysis, Capital Improvements Plan, and Financing Plan, and any other appropriate phase-specific or project-specific "nexus" studies must be completed and accepted, in order to identify required fair-share funding obligations and relevant timing "triggers" for when public facilities, services, and improvements within the Specific Plan, including police operations, are required to be available for use.
- 6.31 Based on adopted phasing, approved sequencing of development, and the results of the final Fiscal Impact Analysis, Capital Improvements Plan, and Financing Plan, each development must fund (or obligate itself to fund) on a fair-share basis public facilities, services, and improvements within the Specific Plan including police operations. This must occur prior to issuance of building permits.

SCHOOLS

There are no public K-12 schools in the Plan area currently. There is a private K-12 school/church located on ∇26 acres east of SR 113 near the present terminus of Matmor Road. The Woodland Community College is located on ∇120 acres at the southwest quadrant of Gibson Road and CR 102.

Based on student generation factors² and school capacities³ provided by the school district

² Note: The most recent available student generation rates at the time of this writing (D. Berg, 2-13-00) are: K-5 = 0.443 per dwelling unit; 6 = 0.065 per dwelling unit; 7-8 = 0.128 per dwelling unit; 9-12 = 0.240 per dwelling unit; total 0.876 per dwelling unit. These differ somewhat from those used in the EIR which totaled 0.827 per dwelling units and were broken down by single-family and multi-family unit. Multi-family units, which make up 29 percent of the total dwelling units, generally generate about 56 to 58 percent of the students as compared to single-family units (see p. 4-17, EIR Volume 4, Response to Comments).

³ See Section 4.14 (Recreational, Educational, and Community Services) of EIR Volume 1. Elementary school of 10 acres = 500 to 600 students (single track); middle school of ±20 acres = 900 to 1,200 students; high school of ±50 acres = ±2,000 students.

at the time of the EIR analysis, the Plan Area includes three 10-acre elementary school sites to serve future development. Additionally a 20-acre middle school site and a 50-acre high school site are to be provided. Acquisition of the high school and middle school are underway at the time of this writing.

The elementary schools are intended to serve 500 to 600 students each (single track). They are centrally located within distinct neighborhoods, so as to become a focal point for the neighborhood. Each school is intended to serve the homes around it. Individual neighborhoods (A through E) are identified in Section 2 (Land Use Element) of this Plan. Residential areas are located so as to maximize the ability for student to walk to their neighborhood school. The schools (as well as other non-residential uses) are precisely identified in the Specific Plan. These specified locations are not intended to be "floating" or approximate, hence there is no underlying zoning for these parcels. Their location is integral to the Plan. Modification to the location of these uses is strongly discouraged and would require rezoning, Specific plan amendment, and use permit.

School financing is now regulated entirely by State government. Proposition 1A/Senate Bill 50 (Chapter 407, Statutes of 1998) is a school construction measure that was approved by the voters on the November 1998 ballot. It establishes a statutory base amount of allowable developer fees for residential and commercial construction. It prohibits school districts, cities, and counties from imposing any additional school impact mitigation fees or other requirements (e.g. mandatory participation in Mello-Roos financing districts; CEQA mitigation through EIRs; etc.) in excess of those provided in the statute. It also suspends for a period of at least 8 years, a series of court decisions that allowed cities and counties to deny or condition development approvals on grounds of inadequate school facilities.

The SLSP requires compliance with the following regulations related to schools (please refer also to the discussion of schools in the Land Use Element):

- 6.32 A strong, formal working relationship between the City, the school district, and the college should be established and documented via one or more Memoranda of Understanding. The purpose should be to secure agreement to implement the vision and intent of this Plan to the fullest possible extent.
- 6.33 The combined elementary school and park are intended to become the central focal point of activity for each neighborhood.
- 6.34 The Specific Plan neighborhoods are sized to encourage residents and children to walk to school and to the park. The distance from the perimeter of a neighborhood to the neighborhood school/park does not generally exceed one half mile, and is one quarter mile for the majority of the homes in each neighborhood. A one-half mile distance is the equivalent of about a ten minute walk time. One-quarter mile takes about 5 minutes to walk.

- 6.35 School facilities shall be designed to be compatible with surrounding land uses. Ingress and egress shall be designed so as not to impede traffic flow on roadways. Noise generating components (e.g. sports fields, play grounds, parking lots) shall be placed away from residential uses. Directional lighting, landscaping, fences, or other barriers (e.g. berming) shall be used to shield neighboring residential uses from active school activities. The design of these features shall meet the requirements of the Mitigation Monitoring Plan. *(TOC EIR MM 4.1-4c, 4.8-8)* Wherever possible, school parking lots shall be located to allow for park-related use after hours and on weekends.
- 6.36 Each elementary school is located generally in the center of the intended attendance area, within safe easy access of the neighborhood it will serve. Each school will be designed and oriented to allow vehicular access off two-lane collectors and local residential streets. Schools will not be located on arterials.
- 6.37 The high school site design shall orient activities to the southern end of the site to preclude impacts to Gibson Road. Access to the high school shall be from a private drive off Pioneer Avenue to avoid impacts to Pioneer Avenue.
- 6.38 The location of the high school, middle school, and existing college are intended to create a large campus environment for student education. Every opportunity for sharing educational programs and facilities should be explored, and all feasible options implemented.
- 6.39 Consistent with the vision of this Plan, the site layout and design of the high school, middle school, and college will be neo-traditional in form. The emphasis will be on pedestrian and bicycle circulation throughout the whole of this campus area, with connections to other planned pathways and greenbelts throughout the new community and planned neighborhoods. To the fullest possible extent the boundaries between the three facilities, and with the rest of the Specific Plan area are to be seamless.
- 6.40 School site design and greenbelt planning shall be coordinated.
- 6.41 The provision of child care and after-school programs is strongly encouraged at all school sites within the Plan area, including the private school and Woodland Community College.

CHILD CARE

Based on the City's 1994 Child Care Master Plan, it is estimated that almost half (48 percent) of all children aged 13 and under need child care by someone other than a family member. Demand for child care services in Woodland is met primarily through private enterprise and school district programs. In-home day care for up to 12 children is allowed

by right in all residential zones. In-home day care for more than 12 children is conditionally allowed (use permit). The same regulations will apply within residential areas in the SLSP area. Additionally, within the Specific Plan, day care centers are allowed by right on property designated neighborhood commercial. The elementary schools will have District sponsored after-school programs. Additionally, the Woodland Community College is planning a new child care facility for its students.

LIBRARIES

The Woodland Public Library is located downtown at the corner of First Street and Court Street. Based on the library service standard in the General Plan, the Specific Plan population at build-out will result in the need for 5,590 additional square feet of library space (507 square feet per 1,000 population) and 19,840 new volumes (1,800 volumes per 1,000 population). This could be accommodated via expansion of the existing facility, location of a branch facility within the Plan area, use of a book mobile, and/or joint use of the high school or college library. *(TOC EIR MM 4.14-8)*

This Plan requires implementation of the following regulations:

- 6.42 The Fiscal Impact Analysis for the SLSP shall demonstrate that the identified increase in demand for library services will be adequately funded on a phase basis, by general fund revenue generated from development in the Plan area. If the Fiscal Impact Analysis demonstrates a net deficit, a mechanism for funding the projected gap, by phase, shall be proposed as a part of the SLSP Financing Plan. *(TOC EIR MM 4.14-8)*
- 6.43 The SLSP Financing Plan shall address the funding of a library expansion or facility to serve the new development. Individual projects proposed within the project site shall pay the appropriate capital facility fees to finance construction or lease of expanded library space. Facilities required prior to collection of adequate fees shall be advanced by the developer subject to later reimbursement or credit. As an alternative to expansion of the main facilities, book mobile service, joint use of the high school or college library, or a new neighborhood branch facility shall be provided.
- 6.44 If established, branch library service shall be located at the Spring Lake Center, either in Central Park, at the Fire Station site, or in the neighborhood commercial area.

OTHER CITY GOVERNMENT SERVICES

City governmental services (e.g. planning department, building inspection, public works administration, city manager and city council, etc.) are provided primarily at City Hall at 300 First Street in downtown Woodland. As population increases so do the demands on these general government services. These services are paid for primarily from discretionary funds in the City's general fund.

- 6.45 The Fiscal Impact analysis for the SLSP shall demonstrate that the identified increase in demand for general governmental services will be adequately funded on a phase basis, by general fund revenue generated from development in the Plan area. If the Fiscal Impact Analysis demonstrates a net deficit, a mechanism for funding the projected gap, shall be proposed as a part of the SLSP Financing Plan.