



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, August 20, 2015

6:30 PM

Council Chambers

Please note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

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

E. Subcommittee Reports

F. Communications from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. Approval of Minutes

[16-074](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 6, 2015.

Attachments: [August 6, 2015 Meeting Minutes](#)

H. Public Hearing Items

[16-054](#)

Woodland Gymnastics Conditional Use Permit. Request for consideration of a Conditional Use Permit for Woodland Gymnastics, a

local, youth oriented, gymnastics training facility, to locate at 1221 Commerce Avenue in the East Street Corridor Specific Plan Area, Zone I-Industrial. The facility will consist of gymnastics apparatus, three administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space.

Location: 1221 Commerce Avenue, Woodland, CA

Applicant/Owner: Woodland Gymnastics

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-015-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [1 - Planning Commission Resolution](#)

[2 - General Application](#)

[16-061](#)

Machado Parcel Map No. 5083 (PLNG 15-00038). A request for a tentative parcel map to divide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres at 201 West Court Street in the General Commercial Zone.

Location: 201 West Court Street

Applicant/Owner: Stephen Machado

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 064-310-004-000

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution and Exhibits A & B](#)

[Attachment 2 General Application.pdf](#)

[16-075](#)

Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Tentative Subdivision Map #5084 - Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder

area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10 acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Location: The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Applicant/Owner: Turn of the Century, LLC

Environmental Report: Addendum to the Environmental Impact Report (SCH #99022069), Turn of the Century EIR on the Spring Lake Specific Plan certified on August 15, 2000.

APN: 042-030-049-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Attachments: [1 - Planning Commission Resolution & Exhibits a - c](#)
[2 - Ordinance and Second Amendment to Development Agreement](#)
[3 - Project Application and Justification Statement](#)
[4 - Comment Letters from Public](#)

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

J. Staff or Commissioner Comments

Continued as needed

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 #: 16-074 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 8/13/2015 **In control:** Planning Commission
On agenda: 8/20/2015 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 6, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [August 6, 2015 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: August 20, 2015

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of August 6, 2015.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENT:

August 6, 2015 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

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

Thursday, August 6, 2015

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, Senior Planner

B. Roll Call

Present 7:

Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris, Commissioner Marco Lizarraga, Commissioner Fred Lopez and Commissioner John Murphy. Commissioner Elodia Ortega-Lampkin arriving at 6:32pm

C. Approval of Minutes

[16-017](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of June 18, 2015.

Attachments: [June 18, 2015 Meeting Minutes](#)

Motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve the minutes of June 18, 2015 Planning Commission meeting. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy. Commissioner Ortega-Lampkin not present at the time of the vote.

[16-019](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 2, 2015.

Attachments: [July 2, 2015 Meeting Minutes](#)

Motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to approve the minutes of July 2, 2015 Planning Commission meeting. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy. Commissioner Ortega-Lampkin not present at the time of the vote.

[16-042](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of July 16, 2015.

Attachments: [A - July 16, 2015 Meeting](#)
 [B - July 16 Detailed Meeting Notes](#)

Motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the minutes of July 16, 2015 Planning Commission meeting. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy. Commissioner Ortega-Lampkin not present at the time of the vote.

[16-045](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Special General Plan meeting of July 23, 2015.

Attachments: [A - July 23, 2015 Meeting Minutes](#)
 [B - July 23 Detailed Meeting Notes](#)

Motion was made by Commissioner Harris and seconded by Commissioner Lopez to approve the minutes of July 23, 2015 Planning Commission meeting. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.

- D. Communications - Directors Report**
- E. Communications - Public Comment**
- F. Communications - Commission Statements Requests**
- G. Communications - Subcommittee Reports**
- H. Public Hearing**

[16-040](#)

Velocity Island Wakeboard Park Conditional Use Permit Modification; the project applicant is requesting amendments to the Velocity Island Wakeboard Park Conditional Use Permit (CUP) to extend on-site beer and wine sales at the wakeboard park to include sales/consumption at the beach and island areas in addition to the patio/dining area of the existing café/grill. The wakeboard park is located at 755 N East Street, immediately northwest of Interstate 5 and N East Street within the Open Space (O-S) Zone.

Location: 755 N East Street, Woodland, CA 95695

Applicant/Owner: Velocity Island Park (Scott and April Hartmann)/Black Pearl Grill (Diego Wilk); 1240 Alice Street, Woodland, CA 95776

Environmental Report: Categorical Exemption

APN: 027-340-002

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Attachments: [Attachment 1 - Planning Commission Resolution](#)

[Attachment 2 - General Application and Project Justification Statement](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Holt to approve the request submitted by Velocity Island Wakeboard Park for a Conditional Use Permit Modification; to extend on-site beer and wine sales at the wakeboard park to include sales/consumption at the beach and island areas in addition to the patio/dining area of the existing café/grill. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.

I. New Business

[16-039](#)

SUBJECT: Discussion Concerning the Format of the Regular Meeting Agendas.

DATE:

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Discuss the current Planning Commission Agenda Format; and
2. Provide direction to staff regarding any proposed modifications to the Planning Commission Regular Agenda Format.

Upon conclusion of discussions regarding the Planning Commission Agenda Format a motion was made by Commissioner Lopez and seconded by Commissioner Lizarraga to approve the staff proposed modifications with the one request to use different language for term "Wrap Up". The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Ortega-Lampkin.

Noes: Commissioner Murphy

J. Old Business

[16-036](#)

SUBJECT: Review of the Final Planning Commission Fiscal Year 2015-16 Work Program

DATE: August 6, 2015

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Review the Final Draft of the Planning Commission Fiscal Year 2015-16 Work Program; and
2. Direct staff to incorporate the approved Work Program into a staff report that will be presented to the City Council by the Chair of the Planning Commission.

Attachments: [1 - PC Work Program for FY 15 -16](#)

Commissioner Lizarraga made a motion to the Planning Commission to approve the Work Program for Fiscal Year 2015-16 and direct staff to add dates to the short range accomplishments; and an annual training; and incorporate the approved Work Program into a staff report to presented to the City Council by the Chair of the Planning Commission. The motion was seconded by Commissioner Lopez. The motion was carried by following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez, Murphy and Ortega-Lampkin.

K. Adjournment

Meeting adjourned at 7:17 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 #: 16-054 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 8/5/2015 In control: Planning Commission

On agenda: 8/20/2015 Final action:

Title: Woodland Gymnastics Conditional Use Permit. Request for consideration of a Conditional Use Permit for Woodland Gymnastics, a local, youth oriented, gymnastics training facility, to locate at 1221 Commerce Avenue in the East Street Corridor Specific Plan Area, Zone I-Industrial. The facility will consist of gymnastics apparatus, three administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space.

Location: 1221 Commerce Avenue, Woodland, CA

Applicant/Owner: Woodland Gymnastics

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-015-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution](#)
[2 - General Application](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Woodland Gymnastics Conditional Use Permit. Request for consideration of a Conditional Use Permit for Woodland Gymnastics, a local, youth oriented, gymnastics training facility, to locate at 1221 Commerce Avenue in the East Street Corridor Specific Plan Area, Zone I-Industrial. The facility will consist of gymnastics apparatus, three administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space.

Location: 1221 Commerce Avenue, Woodland, CA

Applicant/Owner: Woodland Gymnastics

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-101-015-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

Report For: Planning Commission Public Hearing - August 20, 2015

General Plan Designation: Industrial (I)

Current Zoning: East Street Corridor Specific Plan - Zone I

Existing Land Uses: Existing approximately 26,000 square foot metal building/warehouse. One-half of the building is occupied by J.R. Scientific, a biotech company.

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Factory	I
South	Warehouse/Distribution	I
East	Warehouse/Distribution	ESD-I
West	Warehouse/Distribution	ESD-I

Flood Zone: Zone "AE" - Special flood hazard areas subject to inundation by 1% annual chance flood event. FIRM Community Panel Number - 06113C0 435H Revised May 16, 2012.

Street Access: Commerce Avenue

Pending/Potential Action

Staff recommends that the Planning Commission:

- 1) Receive the staff report;
- 2) Conduct a public hearing;
- 3) Adopt Resolution No._____, approving a Conditional Use Permit at 1221 Commerce Avenue to allow for a gymnastics training facility in the East Street Corridor Specific Plan Area, Zone I. (**Attachment 1**).

Project Site Description

The proposed gymnastics training facility will be located in the easterly half (11,660 square feet) of an existing, approximately 26,000 square foot metal building located at 1221 Commerce Avenue. The overall lot size is 1.22 acres. The building is located in the Industrial Zone of the East Street Corridor Specific Plan. The lease space currently has three small offices, accessible restrooms and a large open area where the gymnastics

apparatus and spectator/parent waiting area will be located.

The proposed site for Woodland Gymnastics is located just west of the existing (recently approved) National Indoor Sports Training Facility; a youth oriented indoor sports and training facility catering to softball and baseball.

Project Proposal

The applicant is requesting approval of a Conditional Use Permit at 1221 Commerce Avenue to allow for an indoor gymnastics training facility. Woodland Gymnastic was originally founded in 1972 and is currently located within the NorCal Indoor Sports complex at 1460 Tanforan Avenue in Woodland. Woodland Gymnastics is seeking a larger facility to meet the needs of their growing and successful program. Per the Zoning Ordinance; a Conditional Use Permit (CUP) is required for a mixed use sports complex located within areas zoned as Industrial.

Woodland Gymnastics operates seven days a week, Monday through Friday from 3pm to 8:30pm, and Saturday through Sunday as needed for “open gym,” to accommodate small birthday parties, and for occasional “showcase” events, but generally not to extend past the hours of 8am - 9pm. Facility staff will consist of 3 office staff at all times and between 1 and 8 coaches during any given 1-hour block of time to facilitate classes and training (**see Attachment 2**). The facility will consist of gymnastics apparatus, administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space (**see Attachment 1, Exhibit B**).

The number and times of classes are scheduled in advance with a maximum number of students allowed per class based on staffing. Student attendance throughout the week will range from approximately 2 to 40 students (total) during any given 1-hour block of class time between 3pm and 8:30pm. The facility is intended to be a specialized facility and does not intend to host large groups with the exception of two student showcase events; one held in the Spring and one held in the Winter. Showcases are held throughout the span of one week with the busiest night being Wednesday, with approximately 70 students and 100 parents/family members in attendance.

The project site is currently served by city water and sewer. Electrical and telephone connections are currently on-site and no additional hook-ups will be required as a part of this application.

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 at least ten days prior to the public hearing.
- 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 Friday, August 14, 2015.

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
- The East Street Specific Plan

Environmental Review

Pursuant to the California Environmental Quality Act (“CEQA”), the proposed project is exempt from CEQA review per CEQA regulations (Title 14 of the California Code of Regulations) 15061(b)(3) and 15303. Regulation 15061(b)(3) applies to projects that will not have a significant effect on the environment and Section 15303 applies to the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed use is limited in scope and will not result in a more intense use of the site or have more environmental impacts than currently permitted uses. The site is located within the Woodland City limits and is surrounded by urban development. The 1.22 acre site consists of one approximately 26,000 square-foot industrial building, with the proposed project utilizing 11,660 square feet of the overall building.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm this environmental determination in conjunction with action on the project. If this project is approved, staff will file a Notice of Exemption with the Yolo County Clerk’s Office in conformance with Article 5 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.

Staff Analysis

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

General Plan Consistency

The 2002 General Plan (GP) designation for the site is Industrial (I), which provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with industrial uses, public and quasi-public uses, and similar and compatible uses. The proposed project is consistent with the existing General Plan land use designation for the project site because sports and recreation facilities may be considered, subject to discretionary review to ensure that the uses can be served by the existing infrastructure and the project will not have a significant adverse impact on other existing industrial uses. The following General Plan goals and policies are applicable to the proposal:

Policy 5.A.3 The City shall strive to achieve the standards for sports and recreational facilities established in the Park and Recreation Master Plan. These standards may be satisfied through any combination or joint development of public facilities, private recreational facilities, and school facilities.

Policy 5.A.14 The City shall encourage the establishment or joint development of commercial or private recreation facilities within the Woodland area.

The proposed indoor gymnastics facility at 1221 Commerce Avenue is in conformance with the policies stated above because it provides additional sports facilities to meet the needs of Woodland's youth and residents, in conjunction with the facility's current permitted uses.

Zoning Consistency

Land Use

The zoning designation for the subject site is East Street Corridor Specific Plan, Zone - I, which provides standards for properties located within the Industrial zones. Indoor/Outdoor Sports Facilities in the Industrial Zone are considered mixed-use projects and are permitted subject to the approval of a conditional use permit. The project is adequately served by existing roadway infrastructure and will not have a significant adverse impact on existing industrial uses in the surrounding area in regards to parking requirements, traffic, and other potential conflicts during operating hours.

Parking

Article 23 of the Zoning Regulations, commencing with Section 25-23-01, addresses off-street parking and loading requirements; Article 23 does not provide off-street parking requirements for recreational facilities; however, Section 25-23-10 (23) allows the Zoning Administrator the right to determine the number of required spaces for mixed-use projects, and uses not otherwise listed in Section 25-23-10 Off-Street Parking Requirements.

Parking demand is anticipated to reflect the staffing and participant level potential for the gym. The facility will have 31 designated on-site spaces available for staff and student participants. As previously described, anticipated maximum participation, including students, administrative staff and coaches, will be approximately 45 individuals during the most impacted class time (Wednesdays from 4 pm to 5 pm). It is anticipated that many of the older students will be dropped off by parents and picked-up at the end of training sessions. It is also likely that some students/families will arrange for carpool drop-off and pick-up. Both anticipated scenarios will result in a decreased demand on parking and it is therefore staff's determination that sufficient parking is available on-site on a routine basis.

The highest demand for parking will be during the twice yearly student showcase events. These events are generally scheduled late afternoon into the evening, during off peak hours for most other businesses on Commerce Avenue. On-street parking and/or shared parking arrangements will be made with adjacent businesses during these events to address parking needs.

As provided for in the Conditions of Approval (**Attachment 1, Exhibit A**), should the Zoning Administrator find that, based upon substantial evidence, additional parking is necessary to accommodate the facility's uses, the owner/operator of the facility shall deploy effective measures to reduce the parking deficiency and/or obtain additional off-site parking in compliance with the City of Woodland Zoning Code, and to the satisfaction of the Community Development Director.

Landscaping

Article 22 of the Zoning Regulations commencing with Section 25-22-01 addresses landscaping and landscape design requirements. The Zoning Ordinance also requires that no less than six percent (6%) of the interior area of all auto parking lots shall be devoted to permanent landscaping. Additionally, shade trees are to be planted and evenly distributed within the uncovered portions of the auto parking area so that forty percent (40%) of the parking stalls and back up area will be in shade at high noon, when the trees are at full maturity.

In reviewing this application staff has concluded that all existing landscaped areas around the perimeter of the site shall be maintained and/or dead or dying landscaping shall be replaced as a condition of approval. The perimeter trees shall be retained and maintained in good condition.

Setbacks and Height

The existing building complies with the East Street Corridor Specific Plan setback requirements and community design standards. No new structural changes are being made to the outside of the building.

Signage

Article 24 of the Zoning Regulations commencing with Section 25-21-10 addresses signs. Signs are a separate permit and tenants

shall submit construction drawings and receive approval for all proposed signage. Staff will review these plans to ensure that they meet established zoning and East Street Corridor Specific Plan requirements.

Lighting

Parking lot, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with adequate illumination. A lighting level of 1 foot-candle minimum, maintained illumination at ground level is required per the Security Ordinance. Such lighting shall be equipped with vandal-resistant covers. Prior to issuance of a building permit, the applicant shall submit a lighting plan to be reviewed and approved by the Planning Department. Lighting plans shall include photometric and distribution data attesting to the required illumination level of one foot-candle of light on the parking surface from dusk until the termination of business every operating day. (Ord. No. 1089, § 1 (part)).

Performance Standards

The following Performance Standards shall be met upon approval of any development application in the Industrial zone.

- A. Front yard landscaping shall extend to the valley gutter. The project site is currently in compliance with this standard (see Landscape discussion above).
- B. Outside storage of solid wastes and containers. For solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or other disposition, shall be prohibited except where screened to the satisfaction of the Planning Commission or the Zoning Administrator. It is not anticipated that the project will include outdoor storage of materials.
- C. Light sources shall be directed and shielded so as to not illuminate neighboring properties. Parking lot lighting is required and shall comply with this standard per Condition of Approval #16.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. The zoning designation for the site is East Street Corridor Specific Plan Zone (I). Within this zone, mixed uses such as indoor sports and recreation facilities are allowed with a conditional use permit.

The Planning Commission may approve, conditionally approve or deny an application for a conditional use permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, construction, time period, maintenance, and operation, as deemed necessary for the protection of adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit the Planning Commission shall be satisfied that the proposed structure or use conforms to the requirements, and the intent of this Chapter and the General Plan.

All requirements will be specified within the conditions of approval. Failure to adhere to these conditions may result in the revocation of the conditional use permit.

Appeal

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within fourteen (14) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing; the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

Motion #1: Move that the Planning Commission Approve Resolution No. PC15-_____, in support of the Conditional

Use Permit to allow for a gymnastics training facility at 1221 Commerce Avenue, in the East Street Corridor Specific Plan Area, Zone I. (**Attachment 1**).

ATTACHMENTS :

Attachment 1 - Planning Commission Resolution

Exhibit A - Conditions of Approval

Exhibit B - Project Site Plan

Attachment 2 - General Application Form and Project Justification Statement

RESOLUTION NO. PC 15 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING A CONDITIONAL USE PERMIT FOR THE
OPERATION OF AN INDOOR GYMNASTICS FACILITY LOCATED AT
1221 COMMERCE AVENUE IN THE EAST STREET CORRIDOR
SPECIFIC PLAN ZONE I**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 20, 2015, to review and consider a request from Woodland Gymnastics for a Conditional Use Permit to allow the operation of an indoor gymnastics training facility within a 11,660 square foot leased area at 1221 Commerce Avenue; and

WHEREAS, the proposed project conforms to the City of Woodland General Plan and Zoning Ordinance, in that the use is conditionally permitted in the East Street Corridor Specific Plan Industrial 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 a mixed-use project; 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, 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 exempt from CEQA review per CEQA regulations (Title 14 of the California Code of Regulations) 15061(b)(3) and 15303. Regulation 15061(b)(3) applies to projects that will not have a significant effect on the environment and Section 15303 applies to the conversion of

existing small structures from one use to another where only minor modifications are made in the exterior of the structure; 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) subject to the conditions of approval included in **Exhibit A**, allowing the applicant, Woodland Gymnastics, to operate an indoor gymnastics training facility at 1221 Commerce Avenue in the East Street Corridor District Zone I.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **20th day of August, 2015**, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Conditions of Approval

Exhibit B – Site Plan

Exhibit A

Conditions of Approval

1. The project is as described in the staff report prepared for the August 20, 2015, Planning Commission meeting and shall consist of gymnastics apparatus, administrative offices and a small spectator/parent waiting area within an existing 11,660 square foot leased space. The project shall be established and operated as depicted in the staff report, except as modified in these conditions of approval and with any changes necessary to meet City codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies with jurisdiction.
4. The Conditional Use Permit shall not be issued until the appeal period has expired or final action on an appeal has been rendered.
5. The Conditional Use Permit must be exercised within one year of issuance, or it shall be deemed null and void by act of law (Section 25-27-70).
6. All activities shall take place in the interior of the building and no amplification of music or voice is allowed outside, other than security monitors. In addition, sound as measured at the property line may not exceed the noise standards as stated in the Municipal Code.
7. The main entrance to the facility shall be clearly identified with proper signage to include name of business and address. Main entrance shall also provide adequate lighting per the City Security Ordinance and lighting regulations.
8. Should the Zoning Administrator find that, based upon substantial evidence, additional parking is necessary to accommodate the facility's uses, the owner/operator of the facility shall deploy effective measures to reduce the parking deficiency and/or obtain additional off-site parking in compliance with the City of Woodland Zoning Code, and to the satisfaction of the Community Development Director.
9. The project approval is for the project as described in the above staff report. Should there be a change in the use or an intensification of the described use, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the provisions of the use permit. The

Director shall either approve the proposed changes based on a finding that the changes shall not result in significant traffic, noise, safety or security concerns or other potential nuisance to surrounding property owners or within public right-of-ways beyond that anticipated by the original approval, or, if these findings cannot be made, the Director shall make a determination that a Conditional Use Permit Modification is required, which shall include Planning Commission review including applicable processing and development fees.

10. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit to relocate into the building or tenant space prior to occupancy of said building or tenant space, except as provided for in Condition of Approval #9 above.
11. If the Zoning Administrator finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent property, or have a substantial adverse impact on public facilities or services, the Zoning Administrator may refer the Conditional Use Permit to the Planning Commission for further review. If, upon such review, the Commission finds that any of the results above have occurred, the Planning Commission shall modify or revoke the Conditional Use Permit.
12. Approved numbers or addressed shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. All new commercial buildings shall display a lighted street number in a prominent location with numbers not less than 6 inches in height.
13. Applicant shall comply with the design requirements as stated in the Community Design Standards for any exterior changes, modifications, and additions to the subject building. All exterior changes beyond those stated in the original approval will require staff level design review.
14. Any new signage, modifications or changes to the signage the applicant shall submit new sign plans to the planning department to conduct a design review per the appropriate zoning codes.
15. Parking lot shall be restriped to an appropriate capacity for the existing parking area.
16. Photometric data shall be provided, and indicate that the parking area will be equipped with one (1) foot-candle of minimum maintained illumination per square foot of parking surface to include the entire paved area. The parking area shall be illuminated from dusk until the termination of business every operating day. Photometric data must also confirm the absent of "Hot Spots" or areas of ten (10) foot-candle of illumination per square foot or more.

LANDSCAPING

17. All existing landscape planter areas shall be replanted and maintained per City Standards. Vegetative matter shall cover no less than 75% of the required landscape area unless otherwise approved by the Community Development Director. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying and cultivation.

BUILDING

The following comments are from the City of Woodland Building Division and are applicable to the reference project:

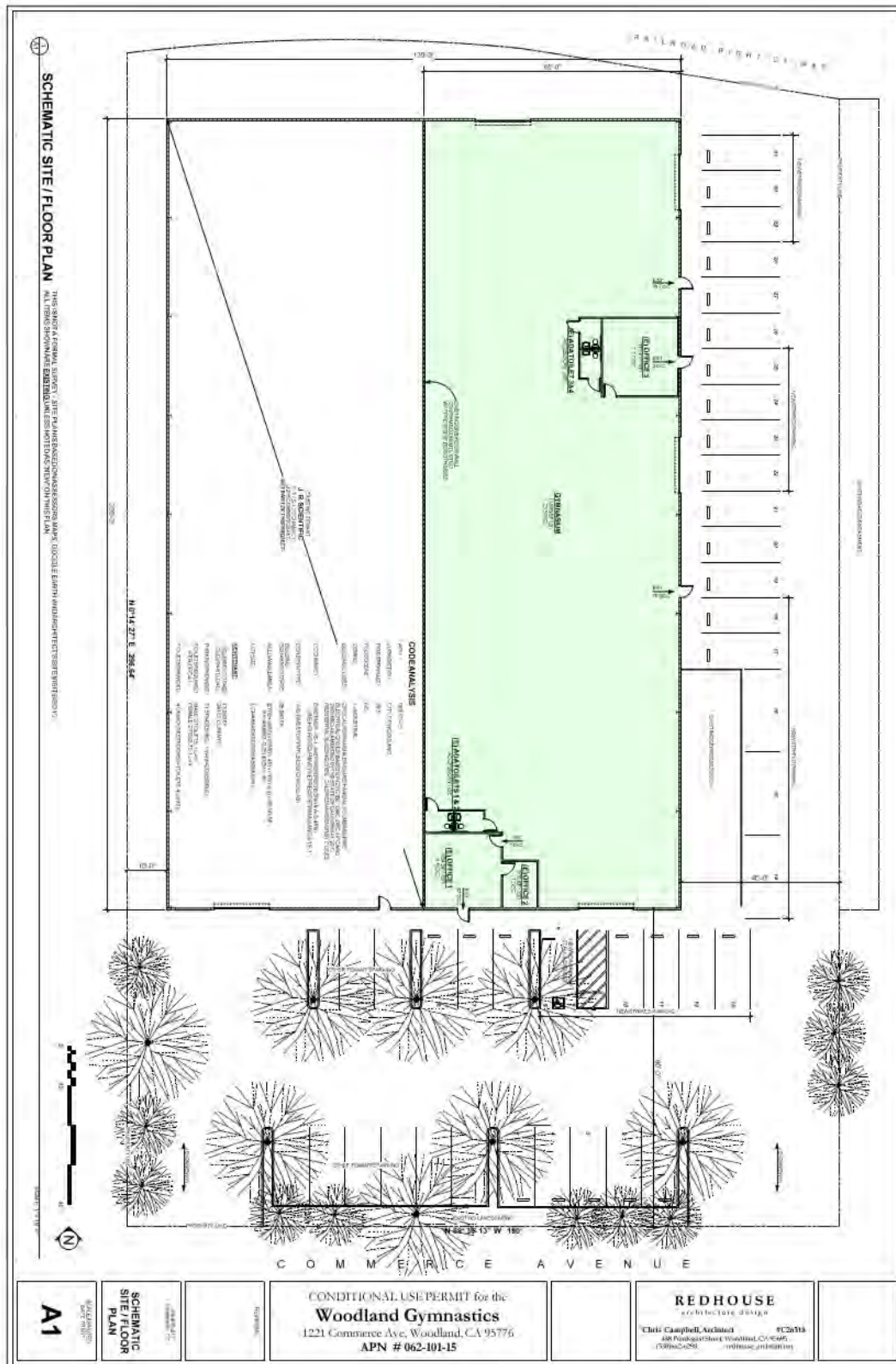
18. This project must meet all criteria and mandates for these City adopted codes or the most current code:
- A. 2013 California Building Code
 - B. 2013 California Plumbing Code
 - C. 2013 California Mechanical Code
 - D. 2013 California Electrical Code
 - E. 2013 Building Energy Efficiency Standards
 - F. 2013 California Green Building Code
 - G. The Code of the City of Woodland
19. 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.
20. Plumbing Code:
- a. A drinking fountain will be required. Submit for a building permit. This will be an accessible drinking fountain with a high/low type.
 - b. If occupant load is over 300 additional plumbing fixtures may be required.
21. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
22. The use of this facility is only being reviewed for gymnastics training facility. There is no construction to the building of existing offices. Any departure from this basic plan will require further review by Building and Fire Departments.
23. Occupant load over 300 will require review by Fire and Building Divisions.

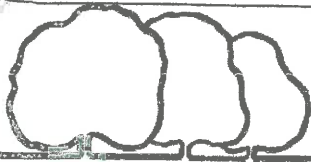
FIRE

24. One hour separation wall shall be inspected for integrity and conformance to original installation standards. Inspection shall be performed on both sides of the rated wall.

25. Exit doors shall be provided with panic hardware. Exit doors shall swing in the direction of egress travel.
26. Provide exit signs and emergency means of egress illumination.

Exhibit B





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:

A & D Exception Trust

MAILING ADDRESS:

P.O. Box 206

CITY STATE ZIP CODE:

Yolo, CA 95697

PHONE NUMBER:

530-662-2680

E-MAIL ADDRESS:

SOCHOA@AFES.com

PROJECT APPLICANT

Woodland Gymnastics

MAILING ADDRESS:

2 Kent Ct.

CITY STATE ZIP CODE:

Woodland CA 95695

PHONE NUMBER:

530-662-5414 or 530-867-0848

E-MAIL ADDRESS:

~~anna~~anna@woodlandgymnastics.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ 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: Woodland Gymnastics

Site address or location:

1221 Commerce

Total Acres or Square Feet _____

Assessor's Parcel Number: _____

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.

PLNG15 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:

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

9. Authority to File Application

Check one:

☐ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☒ Other

Specify Leasee

*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 Received Stamp Here

Applicant: _____

Date _____

Legal Owner: _____

Date _____

Legal Owner: _____

Date 7/10/15

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Woodland Gymnastics was founded in 1972 by William LaQuard as a non-profit organization dedicated to providing quality gymnastics training and activities for all youth in Yolo county and surrounding areas. We are currently the only gymnastics training facility in Woodland. Woodland Gymnastics has a club membership of approximately 300 gymnasts. We are staffed by a team of trained and experienced coaches. Our year-round program serves boys and girls from 5 mos. to 18 years. We strive to make our program one that helps our children build balance for life.

Woodland Gymnastics offers a curriculum where all kids win and progress through skill tests and achievement awards. Woodland Gymnastics philosophy is to help kids have fun, explore their world, promote good fitness, drive and work ethic. Our goal is to teach lessons that will last far beyond the gym and to create a foundation that will help our students excel in athletics well beyond their gymnastics career.

Our Tots Program includes several different levels, with students as young as 5 months allowed to participate. We also offer recreational gymnastics classes for beginning, intermediate and advanced boys and girls. For students who want to work on perfecting their floor skills, we have beginning and advanced tumbling classes that focus solely on floor and trampoline work. We also offer Private Lessons for student of any age or skill level to work on perfecting any skills they wish to achieve.

Woodland Gymnastics also has a competitive gymnastics team, The Woodland Pirouettes. Our team trains compulsory levels under USAG guidelines and we are a club member of USA Gymnastics. Our students can start preparing for competition as soon as they successfully complete our recreational skill guidelines. We offer pre-team through Level 5 training. If a student has the skills of a compulsory gymnast but is not ready or does not want to compete we offer a Recreational Team as well.

Woodland Gymnastics also offers scholarships of up to 40% to families that can prove financial need. We try to make it possible for every child in our area to participate.

In addition to regularly schedule gymnastics classes, we host Birthday Parties and occasionally have Open Gym on the weekends.

Day of the Week		Number of Students	Number of Coaches	Office Staff
Monday				
Total hours open	3:00pm-8:00pm	xx	xx	3
	3:00pm-4:00pm	2	1	
	4:00pm-5:00pm	15	5	
	5:00pm-6:00pm	18	6	
	6:00pm-7:00pm	11	3	
	7:00pm-8:00pm	3	1	
	Total	49	16	
Tuesday				
Total hours open	3:00pm-8:30pm	xx	xx	3
	4:00pm-5:00pm	20	6	
	5:00pm-6:00pm	18	7	
	6:00pm-7:00pm	22	6	
	7:00pm-8:00pm	4	1	
	8:00pm-8:30pm	4	1	
	Total	68	21	
Wednesday				
Total hours open	3:00pm-8:00pm	xx	xx	3
	3:00pm-4:00pm	2	1	
	4:00pm-5:00pm	38	8	
	5:00pm-6:00pm	29	8	
	6:00pm-7:00pm	30	6	
	7:00pm-8:00pm	7	2	
	Total	106	25	
Thursday				
Total hours open	3:00pm-8:00pm	xx	xx	3
	3:00pm-4:00pm	4	1	
	4:00pm-5:00pm	17	5	
	5:00pm-6:00pm	32	7	
	6:00pm-7:00pm	28	6	
	7:30pm-8:00pm	7	2	
	Total	88	21	
Friday				
Total hours open	3:00pm-7:00pm	xx	xx	3
	4:00pm-5:00pm	11	3	
	5:00pm-6:00pm	13	2	
	Total	24	5	
Saturday				
Total hours open as needed				
Sunday				
Total hours open as needed				



Legislation Details (With Text)

File #: 16-061 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 8/11/2015 In control: Planning Commission

On agenda: 8/20/2015 Final action:

Title: Machado Parcel Map No. 5083 (PLNG 15-00038). A request for a tentative parcel map to divide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres at 201 West Court Street in the General Commercial Zone.

Location: 201 West Court Street

Applicant/Owner: Stephen Machado

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 064-310-004-000

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Conditional Approval

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution and Exhibits A & B](#)
[Attachment 2 General Application.pdf](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Machado Parcel Map No. 5083 (PLNG 15-00038). A request for a tentative parcel map to divide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres at 201 West Court Street in the General Commercial Zone.

Location: 201 West Court Street

Applicant/Owner: Stephen Machado

Environmental Report: Class 15 Categorical Exemption (CEQA Guidelines, §15315)

APN: 064-310-004-000

Project Planner: Jeff Ballantine, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing - August 20, 2015

General Plan Designation: General Commercial

Existing Land Uses: Vacant Restaurant Building

Adjacent Land Uses & Zoning:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Residential	R-M
South	Commercial	C-2
East	Commercial	C-2
West	Commercial	C-2

Flood Zone: X - Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number - 06113C0 445H Revised May 16, 2012.

Street Access: West Court Street and Cottonwood Street

Pending/Potential Action

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ recommending approval of Tentative Parcel Map No. 5083 to divide the property located at 201 West Court Street into three separate parcels: Parcel 1 being an area of 0.238 acres, Parcel 2 at 0.236 acres, and Parcel 3 at 0.445 acres.

Project Site Description

The existing parcel is 0.918 acres. A majority of the southeastern portion of the parcel consists of a vacant building that was once a Sizzler's Restaurant, a shed, and landscaping. The rest of the parcel largely consists of paved parking and driveways as well as some landscaped areas. The landscaping is largely maintained in good condition. Drainage inlets are located throughout the site in between existing rows of parking stalls. There are seven mature trees and numerous young trees planted in landscaping strips on the parcel, three of which are 12 inches in diameter or larger.

According to the Applicant, dividing the property into three parcels would it make it easier to attract new development on the site because of a more attractive price point for a smaller parcel. Since there are not many parcels of the size that the tentative parcel map proposes, the Applicant feels that parcels of this size are highly

desired. The Applicant has been in discussions with possible future tenants and he has provided possible examples of office, medical, retail, and educational as uses that could occupy all three of the proposed parcels.

There are no further site improvements proposed at this time and there are no proposed changes in the land uses.

Project Proposal

The applicant is requesting approval for a division of land at 201 West Court Street (APN 064-310-004). The existing 0.918 acre parcel would be split into three separate parcels. This division would result in “Parcel 1”, “Parcel 2”, and “Parcel 3” being 0.238 acres, 0.236 acres, and 0.445 acres, respectively. A 15 foot wide ingress/egress easement on the northern portion of Parcel 3 is proposed for the benefit of Parcels 1 and 2. A 15 foot wide ingress/egress easement on the southern portion of Parcels 1 and 2 is also proposed for the benefit of Parcel 3. There is an existing 15 foot wide egress easement along the western edge of Parcels 1 and 3.

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 on August 7, 2015.
- 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 August 14, 2015.

Applicable Laws, Codes & Ordinances

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

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

Environmental Review

This project qualifies for the categorical exemption from the provisions of CEQA, as the project is considered a Class 15 Categorical Exemption as listed in Title 14, Division 6, Chapter 3, Article 19 of the California Code of Regulations.

A Class 15 (CEQA Guidelines, §15315) exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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

Reviewing Agency Comments

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

Staff Analysis

General Plan Consistency

The 2002 General Plan (GP) designation for the site is General Commercial (GC) which provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar compatible uses. The proposed tentative map is consistent with the City's General Plan.

Zoning Consistency

Land Use

The zoning designation for the site is General Commercial (C-2), which provides standards for properties located within the General Commercial zone. The purpose of this zoning is to provide a general commercial area for the sale of commodities or the performance of services to serve the entire community. The proposed tentative parcel map is consistent with the Zoning Ordinance.

Parking

Any new use in the existing building and any proposed new use and building on these parcels will need to comply with parking standards in the City's Zoning Ordinance. The proposed tentative parcel map indicates 27 parking spaces on Parcel 1, 24 parking spaces on Parcel 2, and 23 parking spaces on Parcel 3. Any proposed new use on any of the three parcels would be required to provide sufficient parking per the City Zoning Code either on the parcel of the proposed use or on an adjacent parcel with abundant parking through a shared parking agreement (see Condition of Approval #11).

There is the potential for parking to be an issue depending on potential uses for all three proposed parcels. For instance, if a restaurant was proposed on each of the three parcels, there would likely not be enough parking. However, if office or retail uses are proposed on each of the lots then there would likely be enough space to provide for sufficient parking, depending on the size of the buildings and how the site plan is designed. If the vacant building on Parcel 3 were to be used as a restaurant again with 200 seats, then 50 parking spaces would be required. For comparison, if an office were to occupy the vacant building, then 14 parking spaces would be required. In any event, the use of a parcel for parking shall be accessory to an approved use and to function as part of a larger parking lot with a shared parking arrangement. In no event, shall an area be developed as a separate stand alone parking facility unless designed as such through a conditional use permit process.

Setbacks

Buildings on corner lot properties in the General Commercial zoning district are required to have 20 foot setbacks from both the front property line and the street side property line. The existing vacant building at 201 West Court Street currently complies with the required front yard setback; but does not comply with the street side setback as it is approximately 14 feet from the street side property line along Cottonwood Street. The

proposed tentative map would configure parcels such that the vacant building would now front on Cottonwood Street instead of Court Street. Consequently, the nonconforming street side setback would become a nonconforming front setback. The proposed tentative map would not worsen an existing nonconformity of the property with regards to required setbacks.

Lot Coverage

Maximum lot coverage is sixty percent. Only Parcel 3 has an existing vacant building. Lot coverage on Parcel 3 will be less than thirty percent. At such time that future development is proposed for Parcels 1, 2, or 3, they will be subject to applicable lot coverage requirements. This project meets all lot coverage requirements.

City of Woodland Subdivision Ordinance

The project site, as conditioned, complies with the City of Woodland's Subdivision Ordinance including conformance with applicable lot sizes and dimensions as required by the City's Zoning Ordinance.

Appeals

Any party adversely affected by the decision, the City Council, an individual city council member, or the city manager, may appeal any action of the Planning Commission with respect to a zoning change to the City Council within ten (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual city council member, or the city manager. Any such appeal shall be filed with the city clerk and, except an appeal by the City Council, a City Council member, or the city manager, shall be accompanied by a filing fee as prescribed by City Council resolution. Upon the filing of an appeal, the city clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days, or at its next regular meeting following the conclusion of the hearing, the City Council shall render its decision on the appeal. (Ord. No. 1203, § 1 (Exh. A)(part); Ord. No. 1235, § 2 (part); Ord. No. 1261, § 2 (part); Ord. 1339, § 1 (part); Ord. No. 1350, § 1.).

Recommendation

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

Motion #1: Move that the Planning Commission adopt Resolution No. PC - _____ in support of Tentative Parcel Map No. 5083 to divide the property located at 201 West Court Street into three separate parcels: "Parcel 1" being an area of 0.238 acres, "Parcel 2" at 0.236 acres, and "Parcel 3" at 0.445 acres.

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

- a. Exhibit A - Tentative Parcel Map No. 5083
- b. Exhibit B - Conditions of Approval

Attachment 2 - General Application

RESOLUTION NO. PC 15 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND
APPROVING TENTATIVE PARCEL MAP NO. 5083 LOCATED AT 201 WEST COURT
STREET (APN 064-310-004-000) IN THE GENERAL COMMERCIAL ZONE.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 20 2015, to review and consider a request from Stephen Machado to subdivide an existing 0.918 acre parcel into three parcels of approximately 0.238 acres, 0.236 acres, and 0.445 acres each. The property is located at 201 West Court Street (APN 064-310-004-000) (Exhibit A); and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan and meets all regulatory requirements of the Zoning Ordinance; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within as area exceeding a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), the proposed modified use is categorically exempt from further environmental review pursuant to Section 15315 of CEQA and is a Class 15 exemption; 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, does hereby make the following findings, and determinations with respect to the proposed Tentative Parcel Map No. 5083:

1. The Planning Commission, approving Tentative Parcel Map No. 5083, hereby makes the following findings concerning the Tentative Parcel Map pursuant to Government Code section 66474:
 - a. The proposed Tentative Parcel Map is consistent with the City’s General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, commercial land within the community.
 - b. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for commercial development.

- c. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density; and the parcel will be able to accommodate future development of commercial uses given the shape and topography of the Project site.
 - d. The design of the parcel or the proposed improvements will not substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - e. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
2. The Planning Commission does hereby approve Application No. PLNG 15-00038 for Tentative Parcel Map No. 5083 (Exhibit A) to allow the subdivision of property located at 201 West Court Street, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 20th day of August, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson, Kirby Wells

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map
Exhibit B – Conditions of Approval

Exhibit A

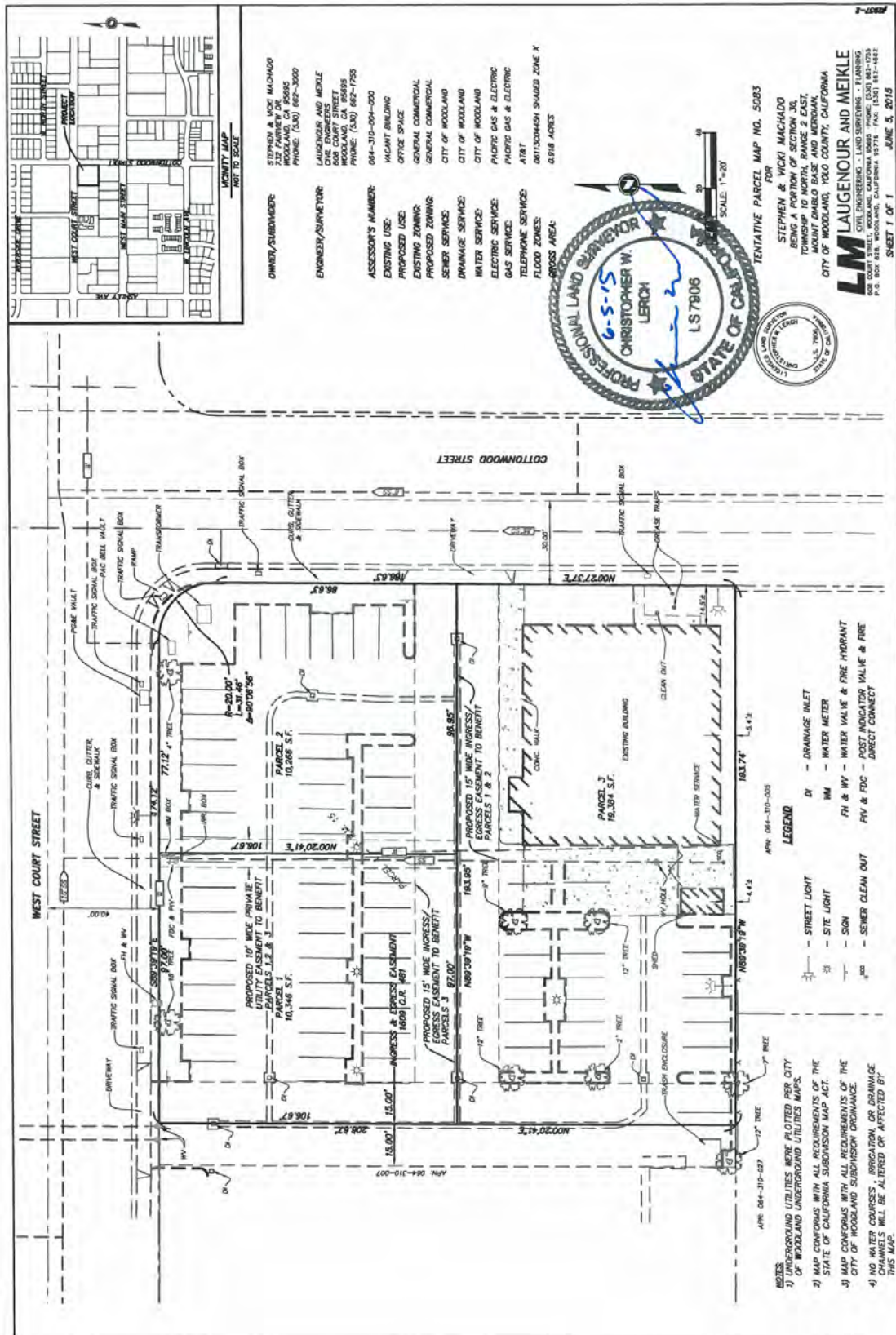


Exhibit B

Conditions of Approval

PLANNING

General:

1. The project is as described in the staff report prepared for the August 20, 2015 Planning Commission meeting to approve Tentative Parcel Map No. 5083 to divide the property located at 201 West Court Street into three separate parcels: Parcel 1 being an area of 0.238 acres, Parcel 2 at 0.236 acres, and Parcel 3 at 0.445 acres. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5083 dated June 5, 2015, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Secure approval and satisfy requirements of all agencies of jurisdiction.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.
7. New business signage, exterior painting and/or outdoor patio improvements shall be subject to review and approval by the Community Development Director to ensure conformity with applicable Zoning Ordinance and Community Design Standards and shall be subject to all applicable building permit requirements prior to the commencement of work.

8. All parking on all three of the proposed parcels shall be incidental and accessory to a principal use on one of the three parcels. In no event shall an area be developed as a separate and stand-alone parking facility unless designed as such through a conditional use permit process.

To be required prior to Final Map approval:

9. Prior to Final Map approval, the broken directional sign at the entrance to Parcel 1 from West Court Street shall be fixed or removed in a manner such that there is no longer exposed electrical wiring.
10. Prior to Final Map approval, all existing tree stakes on the site shall be removed with the option of replacing them with Reddy stakes, as appropriate.
11. Prior to Final Map approval, the Final Map shall identify the location and species of all existing trees that are five inches or greater in diameter. It shall also indicate whether the trees will be retained or whether they are proposed for removal.

To be required prior to Building Permit Issuance:

12. Prior to the issuance of any new business license and/or building permit on Parcels 1, 2, or 3, the Applicant shall demonstrate that sufficient parking is available for the proposed use. Parking requirements shall be based on the City Zoning Code or shall be subject to the review and approval by the Community Development Director.
13. Prior to issuance of a building or grading permit, Applicant shall demonstrate that proposed buildings and uses comply with the City's Municipal Code, General Plan, and other applicable local, state, and federal requirements.
14. Prior to issuance of a building permit for Parcel 2, the nonconforming pole sign at the corner of West Court Street and Cottonwood Street shall be removed. If the applicant sells the parcel containing the pole sign, then the applicant shall disclose to the buyer of the property that the pole sign will be required to be removed prior to the issuance of any building or grading permit on the property.
15. Prior to issuance of a building or grading permit, Applicant shall provide an adequate waste enclosure that complies with the City's requirements, including the City's Recycle & Trash Enclosure Specifications.
16. Prior to issuance of a building or grading permit, Applicant shall comply with the City's landscaping requirements in effect at the time of the building or grading permit application.

17. Prior to issuance of building or grading permit resulting in potential impact to trees on or off-site, application shall submit a tree plan per Municipal Code Section 20A-1-90.
18. A person owning or controlling a development project shall be required to replace street trees other than heritage, specimen or landmark trees, approved for removal as part of the approval of the project in accordance with subsection 1, below. Each heritage, specimen and/or landmark tree approved for removal shall be replaced in accordance with subsection 2, below.
 1. For each six inches or fraction thereof of the diameter of a tree which was approved for removal, two trees of an approved species, each of a minimum fifteen-gallon container size shall be planted on the project side. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees of a larger size if approved by the director.
 2. For each six inches or fraction thereof of the diameter of a tree which was approved for removal, four trees of an approved species, each of a minimum fifteen-gallon container size, shall be planted on the project site. However, an increased number of smaller size trees may be planted if approved by the director, or a fewer number of such trees of a larger size if approved by the director.
 3. If the development site is inadequate in size to accommodate the replacement trees, the trees may be planted on public property with the approval of the director. Upon the request of the developer and the approval of the director, the city may accept an in-lieu payment of the current retail price per fifteen-gallon replacement tree on condition that all such payments shall be used for tree-related educational projects and/or planting programs of the city.
 4. All trees planted under the provisions of this section shall be guaranteed for a period of one year from the date of final acceptance of the development project by the city. Any tree which does not survive for one year from that date shall be replaced by the developer and the replacement tree shall be guaranteed for one year.

DEVELOPMENT ENGINEERING

Tentative Map Conditions

Fees:

19. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
20. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Prior to approval of final map complete/construct

21. Backflow protection devices are required on all commercial and landscape irrigation water services for the project. Applicant shall install approved backflow devices on existing domestic and irrigation services. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy. If necessary; the meter & meter box shall be reset to accommodate the installation of the backflow devices.
22. Applicant shall install a City Standard sewer cleanout to the sewer lateral that serves Parcel 3

23. Applicant fix cracked and broken sidewalk shall remove and replace sidewalks as necessary to bring all sidewalks into ADA compliance, along the boundaries of parcel 3.

Construct with building permit

For Parcels 1, applicant shall construct with first building the following:

24. Applicant shall construct separate metered water service for a building and for landscaping (if necessary) on parcel 1. Per the City's cross connection control ordinance Owner shall install approved backflow devices on all services that serve parcel 1 including domestic and irrigation (irrigation backflow may be omitted if all landscape remains irrigated by Parcel 3 service). Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
25. Applicant shall construct a separate sewer service in accordance for parcel 1 in accordance with City Standards.
26. Applicant shall remove and replace the driveway on Court Street with an ADA compliant driveway.
27. Applicant shall fix cracked and broken sidewalk shall remove and replace sidewalks as necessary to bring all sidewalks into ADA compliance, along the boundaries of parcel 1.

For Parcel 2, applicant shall construct with first building the following:

28. Applicant shall construct separate metered water service for a building on parcel 2 (and landscape meter if landscape is separated out by service). Per the City's cross connection control ordinance Owner shall install approved backflow devices on all services that serve parcel 2 including domestic and irrigation (irrigation backflow may be omitted if all landscape remains irrigated by Parcel 3 service). Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.
29. Applicant shall construct a separate sewer service in accordance for parcel 2 in accordance with City Standards.
30. Applicant shall remove and replace Cottonwood Street Driveway with an ADA compliant driveway.

31. Applicant shall remove and replace curb ramp with (type F) subject to a design review by the City to determine feasibility of ADA ramp and walk installation without the relocation of either traffic signal pole.
32. Applicant shall fix cracked and broken sidewalk shall remove and replace sidewalks as necessary to bring all sidewalks into ADA compliance, along the boundaries of parcel 2.

Easement Dedications, Right of Way, and map restrictions

33. Final map shall dedicate a 10' PUE adjacent to the public right of way.
34. Final map shall dedicate a ROW (in a similar matter to the adjacent streets) chord across the NE corner of the map to allow for future ramp improvements.
35. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, cross access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
 - A. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - B. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - C. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels and these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

General Conditions

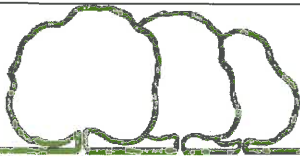
36. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans for all work and obtain an encroachment permit for all within the public right-of-way or public easements, or new utility connections and submit them to the Development Services Engineering Section enter into an improvement agreement and provide security.

This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

37. In accordance with the City Ordinance, project shall obtain an encroachment permit for any work within the public right-of-way and utility connections. 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.
38. Project shall include low impact development standards to minimize storm drain run off, applicant shall submit a plan to minimize run off to the City for approval. The plan shall include such measures as bioretention basins, porous pavement, dry wells/trench drains, or other approved method as described in section E.12.b.(ii) of the phase II MS4 General permit (CAS000004), and demonstrate that the amount of treated run off is in accordance with the section E.12.f E.12.e.ii.c of the phase II MS4 General permit. Applicant shall enter into an access, maintenance, and reporting agreement for such measures prior to certificate of occupancy.

General Information and Applicable Ordinances

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



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:

STEPHEN & VICKI MACHADO

MAILING ADDRESS:

732 FAIRVIEW DRIVE

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

530-662-3000

E-MAIL ADDRESS:

STEVE.MACHADOUS@GMAIL.COM

PROJECT APPLICANT

STEPHEN & VICKI MACHADO

MAILING ADDRESS:

732 FAIRVIEW DRIVE

CITY STATE ZIP CODE:

WOODLAND, CA 95695

PHONE NUMBER:

530-662-3000

E-MAIL ADDRESS:

STEVE.MACHADOUS@GMAIL.COM

2. Application Requested

- | | | |
|--|--|---|
| ☐ 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:

STEVEN & VICKI MACHADO

Total Acres or Square Feet

0.918 ACRES

Site address or location:

201 WEST COURT STREET

Assessor's Parcel Number:

064-310-004-000

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 15-00038

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
<u>GENERAL COMMERCIAL</u>	<u>0.918 ACRES</u>	<u>N/A</u>	<u>N/A</u>

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
<u>GENERAL COMMERCIAL</u>	<u>0.918 ACRES</u>	<u>N/A</u>	<u>N/A</u>

7. Residential Development

No. of residential units are being requested? N/A No. of lots will be created by this project? 0

Single Family _____ Half-plex _____ Do you intend to market the units for sale? ☐ YES ☐ No

Duplex _____ Apartments _____ Do you intend to market the units for rent? ☐ YES ☐ No

Condominiums _____ Other _____

Townhomes _____ Total Units _____

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

N/A

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 Received Stamp Here

Applicant: _____ Date

Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

STATEMENT OF JUSTIFICATION

We are pleased to present the following information regarding the justification for granting the division of the property located at 201 W Court Street, Woodland, California.

Project Description. The property was originally purchased in 2010 with the intent to make improvements to the property that would benefit the building, the Woodland office and commercial area, and ultimately would attract a quality tenant(s) for the complex. The property improvements included new asphalt paving, repairing any curbs with new concrete curbing, new roof, interior painting, new professionally designed landscaping and a thorough cleaning of the interior. The property is strategically located at one of the busiest intersections in Woodland at the crossroads of West Court Street and Cottonwood Street, just one-half block North of Main Street and adjacent to and north of Taco Bell. There is one building of approximately 5,650 square feet in size situated on approximately 40,000 sq. ft (.92 acres) of land. There are approximately 74 parking spaces and potentially more could be provided. The construction of the facility is brick and stucco with a tile roof. The site was a successful Sizzler restaurant for over 25 years. Additional improvements were made in approximately 2008 for remodeling. Current improvements include a full commercial kitchen area, small bar area, banquet room, walk-in refrigeration, H&A conditioning, tile and carpeted floors, cabinets, wood trim and other amenities. The property is clean and has been well maintained since our purchase of the site. There is also an area adjacent to the building suitable for an outside patio or seating area.

Purpose. The purpose for the request of this application is to divide the site into 3 separate parcels and remodel the exiting building for other uses. This would allow additional uses for the site such as medical, office, retail, education, etc. This would also allow marketing of the site to multiple users and would provide a more competitive marketing of the site with the existing building because the site would now be smaller and at a more attractive price point. The division of the site would also allow smaller sites to be created that are currently very hard to find in Woodland.

Justification. The site is an ideal site to allow the division of the property for the following reasons:

1. The division of the site will make it more attractive to multiple uses and help lease a property that has been vacant for over 6 years.
2. After marketing the site for years, and trying to attract a restaurant user to the site, the issue voiced by most of the potential restaurant tenants is that the building is too large for most restaurants.
3. The site has an abundance of parking which makes this site ideal to divide and make available for many other types of uses.
4. There would be no changes regarding the removal of trees or storm drainage. Sewer and water would be addressed at such time when the parcels are developed and there are no current plans to develop the site.
5. There is excellent access into the site at two entry points for ingress and egress, one entry on Cottonwood Street, and one entry from Court Street.
6. The property has been upgraded and improved at great expense by the owners to accommodate and attract office and retail tenants.
7. It is very difficult for companies to find small parcels to build on in the City of Woodland. It is critical to existing owners for the City of Woodland to do as much as possible to help owners who have invested in this area and work with those owners in accommodating reasonable requests to market their properties. City cooperation will ultimately help in attracting new quality businesses to the Woodland area and help keep the existing businesses operating in Woodland vs. moving to the other outlying areas and encourage future quality developments and investment in Woodland.





201 W Court Street, Woodland, CA

For Lease

Property Features:

- Approx. 5,650 sq. ft. Free Standing Building
- 71 Parking Spaces
- Prime Corner Location
- New Asphalt Parking Lot
- New Professionally Designed Landscaping
- New Roof 2010 (excluding tile roof section)
- Excellent Visibility from Main Street, Cottonwood & Court Street
- Lot Size Approx. 40,000 sq. ft. (.92 acres)
- Located on Major North-South Corridor
- Excellent Signage
- Ingress-Egress from both Cottonwood Street & W. Court Street
- Potential to Expand Building or Add Additional Building
- Potential for Drive-Thru

For more information, please contact:

Steve Machado

530-662-3000

LIC # 00689615

smachado@landmark-properties.net

The information contained herein has been obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your tax, financial and legal experts should conduct a careful, independent investigation of the property and the information to determine to your satisfaction the suitability of the property for your needs and the accuracy, opinions, assumptions or estimates used herein.

Woodland Area

Woodland contains a population of nearly 54,000 and is the county seat for Yolo County. This city is located in California's Central Valley and is located at the intersection of Interstate 5 and State Route 113 and is ideally situated for those living in the surrounding Sacramento Valley to consider it as a place of business.

Total employment has reached nearly 25,000 with major growth seen in the retail, government, services and industry sectors. More recently, affordable residential, executive housing, attractive industrial land prices, geographic location, University of California at Davis, and positive business attitude have made Woodland a place where a mix of development has thrived. Rooted in farming and ranching since the 1850's, the town of Woodland continues to remain one of the leading agricultural producers in the nation and boasts over 150 industrial firms

within the community. Since 1965 more than 150 new companies have established themselves in Woodland and the city is now poised for expanding businesses.

Woodland has a strong heritage, which is reflected in an impressive stock of historic building in its downtown area and surrounding neighborhoods.



Well-Designed Interior



Site Location

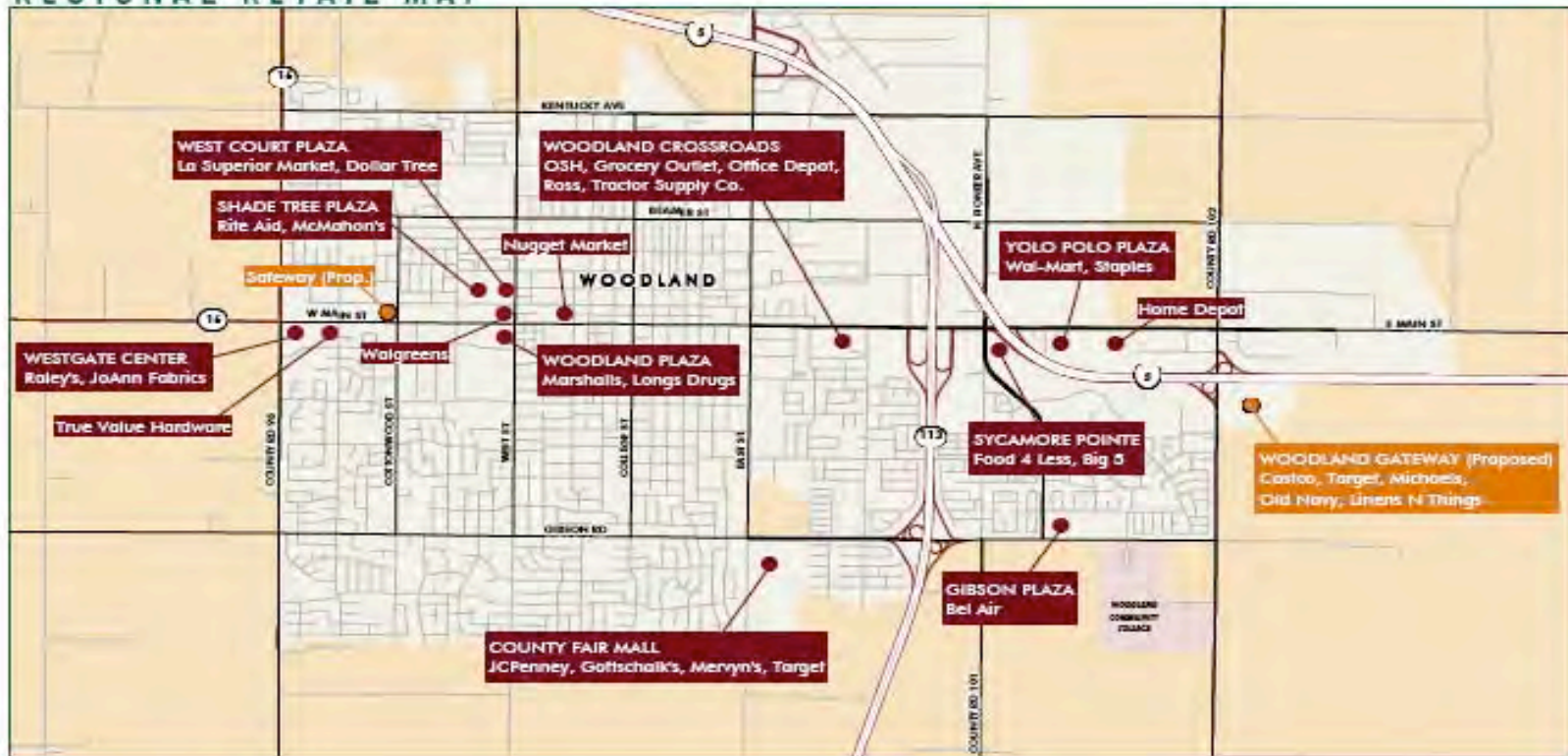


The property is strategically situated at one of the busiest intersections in Woodland at the crossroads of West Court Street and Cottonwood Street just one block off Woodland's Main Street. The site is clearly visible from the intersection of Main Street and Cottonwood Street and is easily accessible to the entire surrounding market. The neighboring properties includes a mixture of retail, office and apartment buildings.



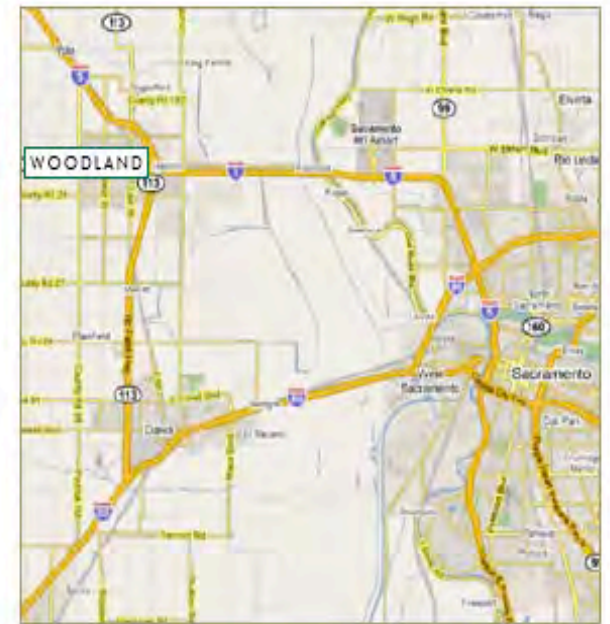


REGIONAL RETAIL MAP



Demographics

	1-Mile	3-mile	5-mile	10-mile
Population: (2008)	18,361	48,240	54,865	118,427
Population Growth: (2008 - 2013)	1.71%	2.98%	4.70%	6.01%
Average HH Income: (2008)	\$59,677	\$64,314	\$66,410	\$54,865





Legislation Details (With Text)

File #: 16-075 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 8/13/2015 In control: Planning Commission

On agenda: 8/20/2015 Final action:

Title: Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Tentative Subdivision Map #5084 - Request by Turn of the Century, LLC, to amend the General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 acre rezoned property will be combined with the existing "N-3," 8 acre park site to form an approximately 10 acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.
Location: The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

Applicant/Owner: Turn of the Century, LLC

Environmental Report: Addendum to the Environmental Impact Report (SCH #99022069), Turn of the Century EIR on the Spring Lake Specific Plan certified on August 15, 2000.

APN: 042-030-049-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution & Exhibits a - c](#)
[2 - Ordinance and Second Amendment to Development Agreement](#)
[3 - Project Application and Justification Statement](#)
[4 - Comment Letters from Public](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Spring Lake Specific Plan - Turn of the Century (PLNG15-00036) General Plan and Specific Plan Amendments and Tentative Subdivision Map #5084 - Request by Turn of the Century, LLC, to amend the

General Plan, Spring Lake Specific Plan and Development Agreement to rezone approximately 2 acres of the ±114 acre Heritage Remainder area (TSM #4784) from Neighborhood Commercial (NC) to Park/Open Space, consistent with the adjacent 8 acre Park/Open Space zoning. The 2 acre rezoned property will be combined with the existing “N-3,” 8 acre park site to form an approximately 10 acre park site. The subject property is located at the southeast corner of Centennial Drive and Mickle Avenue in the Spring Lake Specific Plan Area.

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APN: 042-030-049-000

Project Planner: Erika Bumgardner, AICP, Senior Planner

Staff Recommendation: Recommend City Council Approval with Conditions

Report For: Planning Commission Public Hearing, August 20, 2015

General Plan Designation: Neighborhood Commercial (NC)

Specific Plan Designation: Neighborhood Commercial (NC)

Existing Land Uses: Spring Lake Specific Plan Area (vacant & fallow land)

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

Street Access: Centennial Drive and Mickle Avenue

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Residential	Single Family Residential/R-4
South	Vacant/Undeveloped	School Site (WJUSD)
East	Residential	School Family Residential/R-4
West	Residential/Under Construction	Single Family Residential/R-4

Pending/Potential Action

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

- 1) Receive the staff report;
- 2) Conduct the public hearing;
- 3) Adopt Resolution No. PC15-_____, recommending City Council: 1) approve the proposed amendments to the General Plan and Spring Lake Specific Plan for approximately 2 acres of the Heritage Remainder Area; 2) approve the proposed Spring Lake Specific Plan amendment removing Section 2.43.1(e) from the plan; and 3) adopt Ordinance No._____, authorizing the Second Amendment to the Project Development Agreement between Turn of the Century, LLC, and the City of Woodland (**Attachment 2**).

Project Site Description

The project site encompasses approximately 2 acres of vacant/undeveloped land located at the southeast corner of Centennial Drive and Mickle Avenue within the Heritage Remainder Area of the Spring Lake Specific Plan (SLSP) Area.

Background

The entire SLSP area was rezoned under Ordinance No. 1346 adopted July 2, 2002. The subject property was approved as a Tentative Subdivision Map (TSM #4784), Rezone and Development Agreement on December 6, 2005, as part of the Turn of the Century, Russell Ranch Remainder Area project. On November 25, 2013, the applicant requested a General Plan Petition to amend the General Plan and Spring Lake Specific Plan to rezone the Heritage Remainder Area, 2 acre Neighborhood Commercial site to residential use. On March 6, 2014, the Planning Commission approved the General Plan Petition; thereby allowing the submittal of a formal application and processing of the required amendments to the General Plan and Spring Lake Specific Plan, which includes a rezone, tentative map, and amendment to the Development Agreement. The original 2013 petition request included a rezone of the entire 2 acre, NC site to R-5 (Low Density Residential), resulting in nine (9) single family lots. The request has since been amended to rezone the 2 acre, NC site to Park/Open Space, consistent with adjacent, 8 acre “N-3” park zoning. The remaining 2 acres will be merged with the

adjacent N-3 park site to
create an approximately 10 acre park site.

Project Proposal

The Turn of the Century, LLC application proposes: 1) General Plan and Spring Lake Specific Plan Amendments; and 2) a Development Agreement amendment to update the Conditions of Approval and to update the land use exhibits.

General Plan Amendment Request

The General Plan amendment (Attachment 1, Exhibit A - General Plan Amendment Exhibit) includes the re-designation of the 2 acre Neighborhood Commercial site to Open Space. The rezoned site will be merged with the adjacent 8 acre, N-3 Park site.

Specific Plan Amendment Request

The Specific Plan amendments (Attachment 1, Exhibit B - Specific Plan Amendment Exhibit) include:

1. Rezoning of the 2 acre Neighborhood Commercial site to “Park” use. The rezoned site will be merged with the existing 8.04 acre park site, resulting in increased park acreage; and
2. Modification of Section 2.43.1(e) of the Specific Plan regarding rezoning of the 2 acre Neighborhood Commercial sites.

N-3 Park Development: Ownership of the 10 acre park site, Lot A, will be transferred to the City pursuant to the terms of a Purchase and Sale Agreement approved by the City Council. The City will construct the approximately 10 acre park subject to the availability of Spring Lake Park Fees. (Additional discussion on park improvements included in the *Staff Analysis, Spring Lake Land Use Element* section below.)

Infrastructure: Project access (park access), will be primarily from Centennial Drive, Mickle Avenue and Somerset Circle. These roadway improvements were completed with prior development projects including sidewalk, curb and gutter, lighting and landscaping adjacent the park site.

Construction of the N-3 park site is not included as part of this rezone application. Park improvements will be completed by the City as funds are available. Improvements will be consistent with an approved Park Master Plan.

Development Agreement

Resolution No. 3542 adopted May 15, 1990 establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The SLSP requires that each developer enter into a Development Agreement with the City. Development agreements allow the City to negotiate the vesting of certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. The City Attorney and staff have prepared a Development Agreement template for the City to use with all SLSP

developers.

The original project Development Agreement was executed in 2006 in conjunction with the original TSM #4784, and most recently amended in 2014 to rezone the southern half of the Heritage Remainder Area and approve Tentative Subdivision Map #5048 (TSM #5048). A “Second Amendment to the Development Agreement” is required in conjunction with the review and approval of this project application and rezone and includes updated Conditions of Approval and updated land use exhibits.

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 and to all Spring Lake area property owners and tenants.

Copies of the factual staff report for the proposed project have been on file at City Hall since August 14, 2015.

Applicable Laws, Codes, and Ordinances

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

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan (including the Housing Element)
- The City of Woodland Zoning and Subdivision Ordinances
- Spring Lake Specific Plan (SLSP) and Spring Lake Design Standards
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

Previous Actions Taken (to amend the SLSP)

On December 18, 2001, the City Council adopted the Spring Lake Specific Plan (SLSP) (Resolution No. 4330). The SLSP has since been amended several times:

1. November 19, 2002 (Resolution No. 4399) to address the Settlement Agreement and various staff identified errata;
2. December 17, 2002 (Resolution No. 4406) to address changes to the Plan requested by Spring Lake Planning Group LLC;
3. October 19, 2004 (Resolution No. 4583) to address additional changes to the Plan requested

by Spring Lake Planning Group LLC; and

4. February 27, 2007 (Resolution No. 4807) to amend the Spring Lake Specific land use designations and Table 2.4 requested by the proposed Reynen & Bardis-Spring Lake Central Development Project.
5. November 16, 2010 (Resolution 5147) to amend the Spring Lake Specific Plan to remove reference to the Gibson Road Bike/Pedestrian overcrossing and the Class 1 bike path south of Gibson Rd between Pioneer High School and Woodland Community College.
6. December 14, 2010 (Resolution No 5160) to amend the Spring Lake Specific Plan land use designations to relocate the neighborhood commercial and park site on the Cal West property, eliminate a school site and R-5 single-family acreage and increase the R-8 and R-15 acreage.
7. March 5, 2013 (Resolution No 6155) to amend the Spring Lake Specific Plan land use designations to rezone a 10-acre school site and a 6.22-acre R-20 Multi-family site to 16.22 acres of R-8 single family.
8. June 17, 2014 (Resolution No 6257) to amend the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).
9. April 7, 2015, to amend the Spring Lake Specific Plan land use designations to rezone an R-15 site to R-8 and rezone a 2 acre Neighborhood Commercial site to R-8 (Cal West).
10. May 19, 2015, to amend the Spring Lake Specific Plan land use designations to rezone portions of the Spring Lake Central Project Area and to reconfigure the subdivision and development proposal.

Environmental Assessment Status

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 several CEQA Addenda to the Turn of the Century EIR. Addenda prepared include:

Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP;

Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata;

Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;

Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property;

Addendum #5 (Resolution No 4583 adopted October 19, 2004) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC;

Addendum #6 (Resolution No 4806 adopted February 27, 2007), for the purposes of amending the Plan based on a request by Reynen and Bardis;

Addendum #7 (Resolution No. 5146 adopted November 16, 2010) for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path;

Addendum # 8 (Resolution No. 5159 adopted December 14, 2010) for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use

designations and rezone a school site; and

Addendum #9 (Resolution No. 6117 adopted March 5, 2013) for the purposes of amending the Plan based on a request by the ALC IV Woodland Spring Lake, LLC to modify land use designations on 16.22 acres, from multi-family R-20 and School designations to a single family R-8 designation; and

Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).

Addendum #11 (Resolution No. 6381 adopted February 3, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site.

Addendum #12 (Resolution No. 6420 adopted May 5, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site.

Proposed Addendum

Pursuant to Government Code Section 65457(a), any residential development project, including any subdivision or any 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.

As documented in the EIR Addendum (**Attachment 1, Exhibit C**), a substantial increase in the severity of previously identified impacts or in the anticipated daily trip generation will not occur as a result of the proposed Specific Plan Amendment (rezone); as a result, a subsequent EIR or Negative Declaration is not required. No subsequent EIR or Negative Declaration is required for residential projects undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.

Staff Analysis

Staff supports this project subject to the recommended conditions of approval and provides the following analysis regarding key areas of the Spring Lake Specific Plan's policies and regulations:

General Plan Consistency

The proposed General Plan amendment eliminates the 2 acre Neighborhood Commercial site and adds 2 acres of Park/Open Space at the southeast corner of Mickle Avenue and Centennial Drive to be combined with the existing, adjacent 8 acre park site. The modifications allow for a better neighborhood park site configuration and for an enhanced corner entryway into the park.

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 SLSP. The proposed modifications to the Development Agreement have been determined by staff to be consistent with the SLSP and General Plan.

Spring Lake Specific Plan Consistency

In order to assess project consistency with the SLSP, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables, and the Illustrative Lotting Plan to the extent applicable) and to the various implementing documents of the SLSP including: Building Unit Allocation Program, Agricultural Land Mitigation Program, Affordable Housing Plan, Design Standards, and Mitigation Monitoring Program. Despite proposed modifications of the Land Use Section of the Spring Lake Specific Plan, the project is substantially consistent with the aforementioned documents. Through various conditions or components of the Development Agreement, consistency and/or participation in the following existing programs was also ensured: Spring Lake Fiscal Impact Study, Financing Plan (Public Facilities), Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study.

Spring Lake Land Use Element

Neighborhood Commercial Rezone to Park/Open Space: The project includes a proposed zoning amendment to convert the existing 2 acre Neighborhood Commercial (NC) site to Park/Open Space. The rezoned area will be combined with the adjacent 8 acre, “N3” park site, resulting in an enlarged park site and enhanced recreational opportunities at the neighborhood level.

The Spring Lake Plan originally included a total of three, 2 acre Neighborhood Commercial sites within the Plan area located adjacent to each of the 8 acre park sites. The intent of the small neighborhood commercial site designations was to encourage retail and small office opportunities for residents in the immediate neighborhood with the goal of accommodating routine daily needs within walking distance of most residents (SLSP Objective LU-3). However, due to a combination of factors including market conditions/economy, lack of financing, cost of new construction, high development fee burden (Spring Lake Infrastructure Fee, SLIF), and limited market area (population/location) in Spring Lake, the commercial sites have not developed. As Spring Lake residential development builds out, a higher population base will increase the potential viability of commercial uses, however, it is unlikely that all of the commercial sites will be viable even at build out of the Plan due to the variety of factors constraining them.

Staff is also aware of Spring Lake residents’ concerns regarding the timing of park improvements, particularly at the N-3 park site. Spring Lake families, many with young children, purchased homes and have lived in neighborhoods surrounding the unimproved park site for a number of years, anticipating its construction. Due to the substantial slowdown in the housing market, the collection of sufficient park fees necessary for the acquisition and construction of the N-3 park site have also slowed dramatically, pushing back the timeline for park completion. While home construction is once again picking up, the estimated timeframe to collect enough park fees to acquire and then construct the park is approximately four to five years out.

Acknowledging the frustrations of existing residents with the anticipated timeline, city staff worked with the property owners and the developers of the Heritage Remainder Area to determine an alternative approach to development of the site, which would allow the park to be constructed within the near term.

Through negotiation, the property owners have agreed to finance the acquisition costs of the park site in exchange for the proposed rezone of the 2 acre Neighborhood Commercial site to Park/Open Space. Pursuant to the specific terms of a Purchase and Sale Agreement (to be voted upon by the City Council), this approach will allow the City to use park fees to first construct the park and pay back the acquisition costs over time as additional park fees are collected. If approved, this will allow the City to proceed with preparing construction drawings for approximately 7 of the 10 acres, with the goal of constructing these improvements in 2016. It is anticipated that the City Council will review and take action on the Purchase and Sale Agreement at its September 1, 2015, meeting. An existing condition of approval requiring the applicant to pay fifty thousand dollars toward N-3 park design is proposed to be eliminated as part of the negotiated rezone and is shown as strike through language in the updated Conditions of Approval attached to the Second Amendment to the Development Agreement (Attachment 2, Exhibit C).

Public Meetings

The City held an initial public workshop on February 12th to solicit feedback from the neighborhood on the options for the size, configuration, and design of the N-3 park. Strong support for a solution that would provide for some residential development on the 2 acre commercial site in order to provide for the park to be built 3-4 years earlier was heard. Concerns about placement of the residential lots and desire for the entire 2 acre site to be dedicated to park were also heard. A subsequent meeting was held on June 25th to present a revised park master plan that incorporated input from the first workshop and receive additional neighborhood comment. Overall, the neighborhood supported the revised plan showing approximately 9 acres of park and 1 acre of single family housing. Additional comments on the proposed park master plan were received that have been used to further refine the planned improvements in the park. Based on continued interest from the neighborhood to explore a funding approach that would provide for the entire 10 acre site to be park, while not compromising the goal of delivering park improvements earlier than currently anticipated, staff and the property owner continued to discuss purchase terms that would achieve this outcome.

Preliminary terms for a 10-acre option were reached just prior to the Recreation and Parks Commission meeting on July 27th.

The terms of this agreement and the additional costs associated with acquiring and improving 2 additional acres of park to provide a full 10 acre park at this site will require a portion of the park improvements to be deferred. It is estimated that sufficient funding will be available to construct approximately 7-7.5 acres of the site with the initial improvements next year. The City will evaluate the timing for completion of the remaining facilities based on the timing and amount of building permit revenue available.

This option was presented and discussed at the Recreation and Parks Commission meeting. Public testimony received at the meeting and comments from the Commission substantially supported this option.

While some neighborhood residents continue to desire a neighborhood commercial development adjacent to the 8 acre park, a majority of residents appear supportive of the proposed rezone and 10-acre park option, recognizing a portion of the park will need to be deferred. (See **Public Comment Letters, Attachment 4**).

N-3 Park Master Plan

The two neighborhood workshops focused on receiving community input regarding preferred park amenities and the overall park design. Comments from the neighborhood have helped shape the final Master Plan. Support for the planned amenities and general design was expressed at the second workshop in June. The resulting N-3 Park Master Plan was presented to the Parks and Recreation Commission at their July 27th meeting. The Commission did not have a quorum at the meeting. However, the commission members present provided individual comments on the park features as well as programmatic considerations and offered general consensus to move forward with the 10-acre option based on public testimony at the meeting. The final N-3 Park Master Plan will be presented to the City Council for final approval at the time of consideration of Planning Commission's recommendation on the change in land use designation and associated development agreement amendments. The 10-acre park master plan will be presented at the Planning Commission meeting on the 20th. The Planning Commission will be requested to provide any advisory comments on the N-3 Park Master Plan.

Spring Lake Specific Plan Amendments

To accommodate the proposed NC site rezone to Park/Open Space, it is recommended that Section 2.43.1(e), be removed from the Specific Plan. The section was previously modified to allow for conversion of the 2 acre, NC site within the Cal West development project to residential. The following section shown in strike through is proposed for removal:

Section 2.43.1(e): *Except for the 2-acre Neighborhood Commercial site located within Neighborhood "A" of the Spring Lake Specific Planning Area, land designated Neighborhood Commercial shall remain as such unless it remains undeveloped by build-out of 90% of the residential units within the Spring Lake Specific Plan, at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.*

Upon rezone of the subject NC site, the one remaining 2-acre NC site where this provision would apply is located adjacent to Jack Slaven Park. There are currently no plans to rezone that commercial site. If, however, a rezone is proposed in the future, the request would be evaluated based on its own merits including the feasibility of commercial development and the City's ability to acquire and construct an additional 2 acres of park in that location.

Spring Lake Financing Plan

In order to maintain the fiscal and financial feasibility of the SLSP, it is the City's goal in implementing the SLSP that the number of constructed units be as close as possible to the number of planned units. The initial constructed density requirement was set for the SLSP at 95 percent of the planned densities. However, a December 2008 amendment to the Spring Lake Infrastructure Fee (SLIF) plan increased the constructed density requirement to 100 percent of the planned density in order to reduce the overall SLIF fee; in assuming a greater density, the fees are spread over a larger number of assumed units. This change was made at the request of the development community and has been built into assumptions in the Spring Lake Capital Improvement Plan (CIP).

The Spring Lake Specific Plan SLIF assumes Neighborhood Commercial buildout at 50% floor area ratio (FAR). Commercial SLIF fees are currently set at \$31.61/sf. Therefore it is estimated that a 2 acre NC site, at

maximum building out, will generate roughly \$1,376,931 in SLIF fees. To account for the loss in anticipated SLIF fee revenue as a result of the 2 acre rezone, the city will need to update the Spring Lake Capital Improvement Program (SL CIP) and SLIF. This update is being initiated and will take into account changes to the capital improvements and development assumptions in Spring Lake, including the rezone of this NC site to Park.

Mitigation Monitoring Plan. The SLSP MMP is contained in Appendix A of the SLSP. As conditioned, the subject project is consistent with all requirements of the Mitigation Monitoring Program.

Consistency with Other Land Use Plans. The project site does not fall within the planning area of any other relevant specific plans, area plans, redevelopment plans, airport land use plans, or other such adopted land use plans of the City.

Appeals

Planning Commission action on the proposed project is advisory, and includes a recommendation to the City Council regarding final action. Final action on the project is subject to review and consideration by the City Council at a subsequent public hearing.

Recommendation

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

Motion #1: Move that the Planning Commission approve Resolution PC15-_____ (Attachment 1), recommending to the City Council: 1) approval of Application No. PLNG 15-00036 for General Plan and Specific Plan Amendments to rezone approximately 2 acres of Neighborhood Commercial to Park/Open Space and to remove Section 2.43.1(e) of the Specific Plan to allow for the rezoning of the Neighborhood Commercial site prior to build out of Spring Lake, subject to City Council approval of a Purchase and Sales Agreement for the N-3 Park; and, 2) adoption of Ordinance No. _____ (Attachment 2), authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC, including updates to the findings and conditions of approval and land use exhibits and regulations.

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

- a. Exhibit A - General Plan Amendment
- b. Exhibit B - Specific Plan Amendment
- c. Exhibit C - CEQA EIR Addendum #13

Attachment 2 - Draft City Council Ordinance Amending the Development Agreement

- d. Exhibit 1 - Second Amendment to the Development Agreement

Attachment 3 - Project Application and Justification Statement

Attachment 4 - Comment Letters from Public

RESOLUTION NO. PC 15 -

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING TO THE CITY COUNCIL
APPROVAL OF A GENERAL PLAN AMENDMENT, SPRING LAKE
SPECIFIC PLAN AMENDMENTS, AND APPROVAL OF THE SECOND
AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE
HERITAGE REMAINDER AREA PROJECT IN SPRING LAKE**

WHEREAS, the applicant, Turn of the Century, LLC, filed Planning Application #PLNG15-00036, proposing amendments to the General Plan and Spring Lake Specific Plan and amendments to the Development Agreement for approximately 2 acres of the Heritage Remainder Area Project, located at the southeast corner of Centennial Drive and Mickle Avenue (APN 042-030-049-000, **Exhibits “A” and “B”**), within the Spring Lake Specific Plan Area in the City of Woodland (“Project”); and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 20, 2015, to review and consider recommending to the City Council approval of the proposed Heritage Remainder Area Project including the Addendum to the Turn of the Century EIR, General Plan and Specific Plan Amendments, and the Second Amendment to the Development Agreement, at which time interested persons had an opportunity to provide comments either in support or opposition to the Project; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Spring Lake Specific Plan are in general conformance with the Woodland General Plan; and

WHEREAS, the Planning Commission considered the proposed EIR Addendum #13 (**Exhibit C**) and Spring Lake Specific Plan Amendment #11 for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC to modify land use designations and remove Section 2.43.1(e) of the Spring Lake Specific Plan; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures, therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project; 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, does hereby make the following findings, determinations, and recommendations with respect to the proposed General Plan and Specific Plan Amendments, and the proposed Second Amendment to the Development Agreement:

The Planning Commission, in recommending to the City Council approval of the proposed General Plan and Specific Plan amendments makes the following findings:

1. General Plan Consistency:
 - a. The Project is consistent with the goals and policies of the General Plan in that the proposed modifications provide for an enhanced neighborhood park design and provide for additional recreational opportunities at the neighborhood level.
2. Spring Lake Specific Plan Consistency:
 - a. The Project is consistent with the policy language (goals, policies and objectives) of the SLSP based upon a detailed analysis performed comparing the Project proposal to each section of the SLSP and through various conditions or components of the Development Agreement, consistency has been ensured.
 - b. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4 and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
 - c. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.
 - d. The Project as conditioned is consistent with the SLSP park development regulations and design standards.
 - e. The proposed rezone will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. SLSP

Mitigation Measures regarding biological studies prior to construction activity are required.

3. The Planning Commission does hereby recommend to the City Council: 1) approval of Application No. PLNG 15-00036 for General Plan and Specific Plan Amendments to rezone approximately 2 acres of Neighborhood Commercial to Park/Open Space and to remove Section 2.43.1(e) of the Specific Plan to allow for the rezoning of the Neighborhood Commercial site prior to build out of Spring Lake (**Exhibits “A” and “B”**), subject to City Council approval of a Purchase and Sales Agreement for the N-3 Park; and, 2) adoption of Ordinance No. _____, authorizing the Second Amendment to the Development Agreement between the City of Woodland and Turn of the Century, LLC, including updates to the findings and conditions of approval and land use exhibits and regulations.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 20th day of August, 2015, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

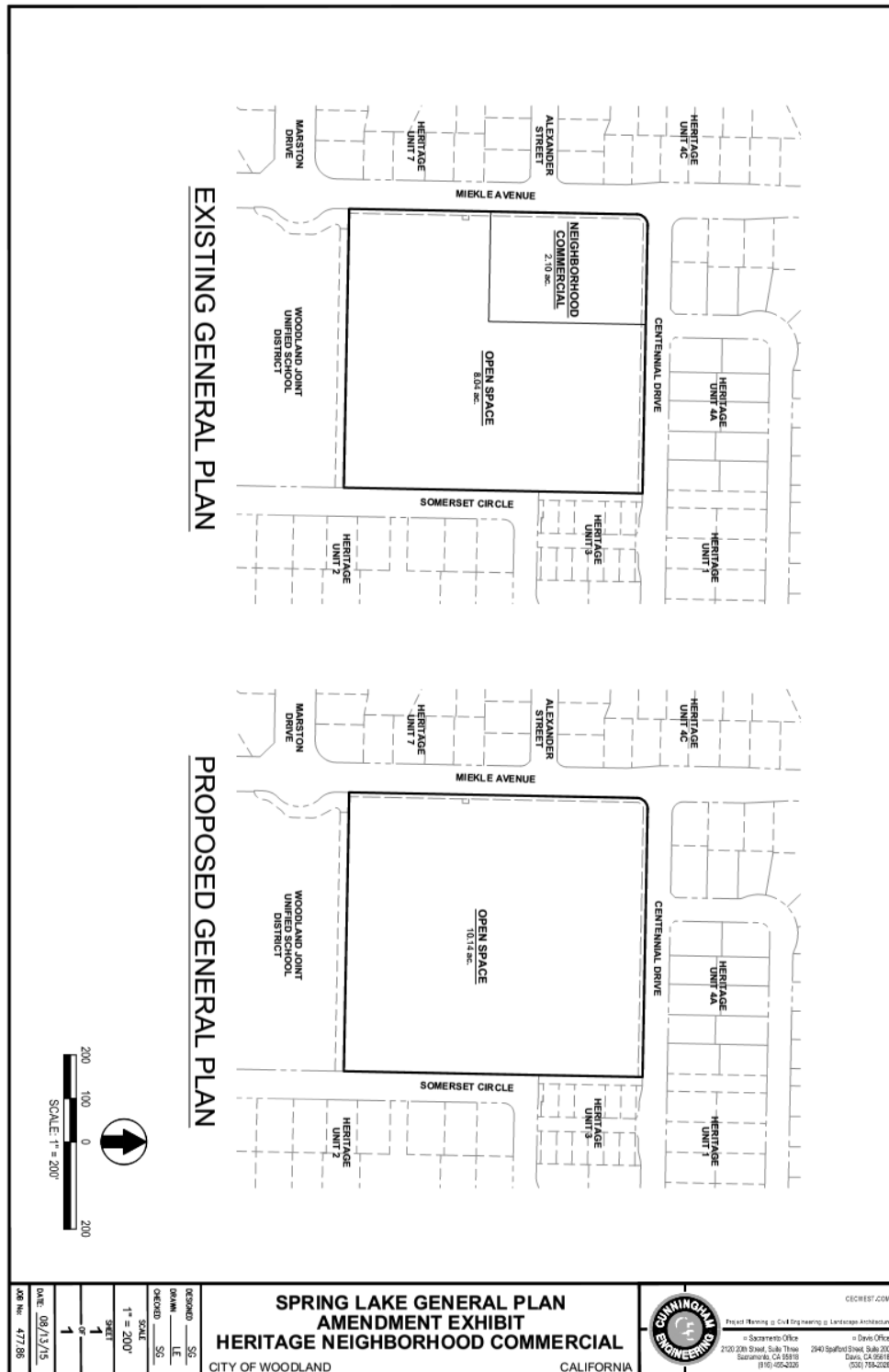
Cindy Norris, Principal Planner

Attachments

Exhibit A – General Plan Amendment
Exhibit B – Spring Lake Specific Plan Amendment
Exhibit C – CEQA Addendum

EXHIBIT A

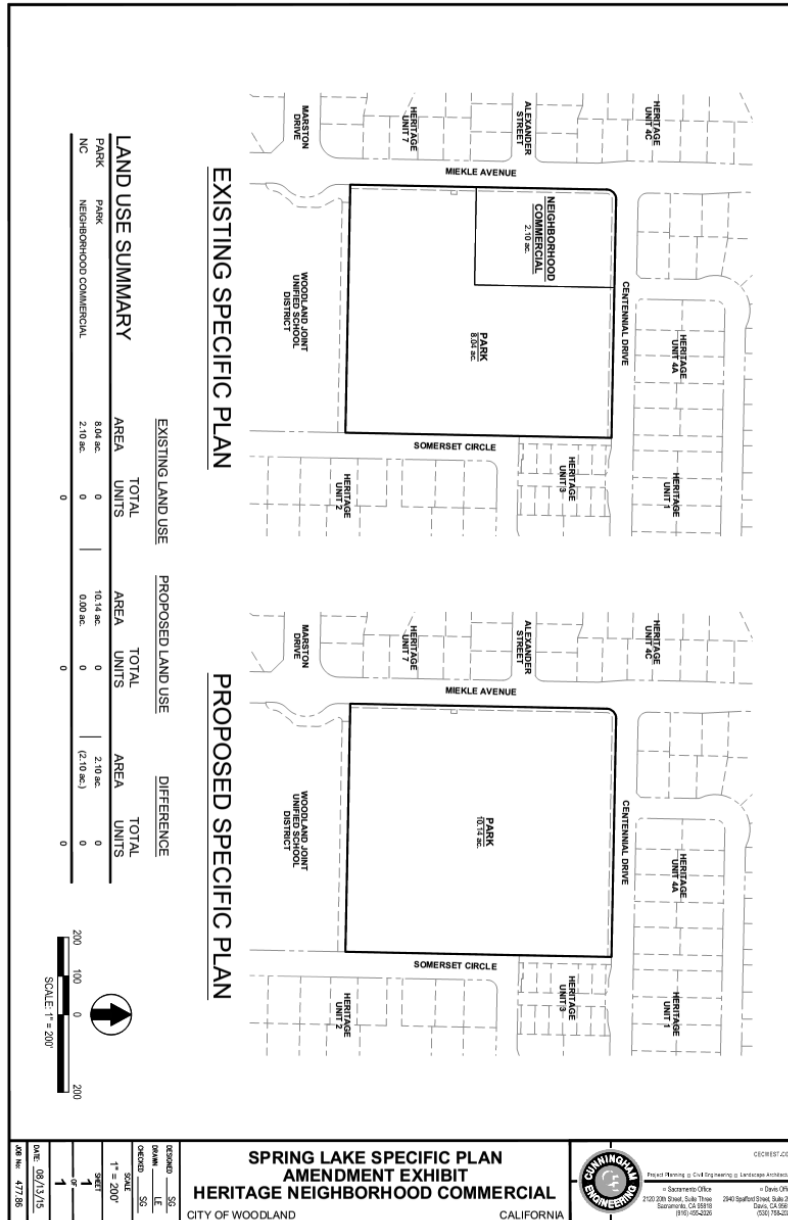
General Plan Amendment



S:\AutoCAD\400\477 SPRING LAKES - TOC\477-86 Neighborhood Commercial\477-86-01 SPA GPA AMENDMENT\477-86-NC-GPA.dwg - GPA 8/13/2015 - 9:58AM Plotted by: Liz

EXHIBIT B

Spring Lake Specific Plan Amendments



S:\AutoCAD\400\477 SPRING LAKE - 100\477-88 Neighborhood Commercial\477-88-01 SPA AMENDMENT\477-88-NC-SPA.dwg - SPA 8/13/2015 - 9:51AM Plotted by: Lz

Removal of the Spring Lake Specific Plan Section 2.43.1(e): ~~Except for the 2-acre Neighborhood Commercial site located within Neighborhood “A” of the Spring Lake Specific Planning Area, land designated Neighborhood Commercial shall remain as such unless it remains undeveloped by build-out of 90% of the residential units within the Spring Lake Specific Plan, at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.~~

EXHIBIT C

CEQA Addendum

To The Turn Of The Century Specific Plan Environmental Impact Report For The Heritage Remainder Area Project

Certified August 15, 2000
(SCH# 99022069)

THE CITY OF WOODLAND

AUGUST 5, 2015

PREPARED BY

Erika Bumgardner, AICP, Senior Planner
City Of Woodland
Community Development Department

Addendum to the Turn of the Century Specific Plan Environmental Impact Report for the **Heritage Remainder Area Project**

CEQA Requirements

This document has been prepared as an Addendum to the SLSP, Turn of the Century EIR (SCH# 99022039) in accordance with the CEQA Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15164(e) a brief explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required.

The CEQA Guidelines Sections 15164(c) and (d) state that an addendum need not be circulated for public review, but can be included or attached to the Final EIR or adopted negative declaration and the decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.

Section 15164 was drafted in response to Public Resources Code Section 21166, which provides that no subsequent or supplemental EIR shall be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate, “major revisions” of the EIR, or “new information” which was not known and could have not been known at the time the EIR was certified, becomes available.

The requirements of the CEQA Guidelines are described in more detail in the matrix below. Under the subject **Turn of the Century General Plan and Specific Plan Amendments** application, use of an Addendum is not only justified, but required by Public Resources Code Section 21166.

This addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the SLSP, Turn of the Century EIR remain substantively unchanged by the project described herein and supports the finding that the proposed modification does not raise any new environmental issues and does not cause the level of impacts identified in the previous EIR to be exceeded.

Background

The City of Woodland is seeking to appropriately document the changes that have been proposed with the Turn of the Century, LLC, General Plan and Spring Lake Specific Plan Amendments for the **Heritage Remainder Area Project** as it relates to the Turn of the Century Specific Plan Environmental Impact Report.¹

¹ The Turn of the Century Specific Plan was subsequently renamed the “Spring Lake Specific Plan.” Both terms are used in this Addendum. The terms “Turn of the Century EIR,” “Spring Lake Specific Plan EIR,” and “Spring Lake EIR” are also used interchangeably.

The Spring Lake Specific Plan (SLSP) Turn of the Century EIR evaluated 1,097 acres of development located primarily south of Gibson Road, west of CR 102 and east of SR 113. Build out of the SLSP will be comprised of approximately 4,149 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 260 acres of public and quasi-public land uses, 34 acres of parkland, and over 100 acres of major streets and roads.

The Spring Lake Specific Plan sets forth specific goals, policies, and objectives for achieving, to the best extent possible, a balance between the market demand for residential growth and the need for corresponding commercial development, and the ability of the City of Woodland to absorb residential and commercial development.

Project Description

The **Heritage Remainder Area** General Plan and Specific Plan Amendment(s) proposes amendments to the land uses identified in the SLSP. The following amendments are proposed:

GENERAL PLAN AMENDMENT

The General Plan amendment includes the re-designation of the 2 acre Neighborhood Commercial site to Open Space, which will be subsequently merged with the adjacent N-3 Park site.

SPECIFIC PLAN AMENDMENT

The Specific Plan amendments include:

1. Rezoning of the 2 acre Neighborhood Commercial site to Open Space, which will be merged with the existing 8 acre park site, resulting in increased park acreage; and
2. Removal of Section 2.43.1(e) of the Specific Plan regarding rezoning of the 2 acre Neighborhood Commercial sites.

A comparison based on existing and proposed land use designations for units and dwelling unit equivalents (DUE) are shown in Table 1.

Unit and DUE Comparison							
Existing Specific Plan			Proposed Specific Plan Amendment				
Land Use	Existing Land Use		Land Use	Proposed Land Use/Acreage		Net Change	
	Units	Acres		Units	Acres	Units	Acres
NC Neighborhood Commercial	0	2	Park/Open Space	0	2	0	2
Net Change for Units and DUEs							
Total Units	0		Total Units	0		0	
Dwelling Unit Equivalent (DUE) 0.66*	0		Dwelling Unit Equivalent (DUE)	0		0	

- Multi-family has a dwelling unit equivalent of 0.66 as compared to single family. This DUE is used for purposes of SLIF calculations.

The project includes a proposed rezone of an existing 2 acre Neighborhood Commercial (NC) site located within the Heritage Remainder Area (TSM #4784) to Park/Open Space within the Spring Lake Specific Plan area.

Staff believes that the proposed site rezoning will provide for an enhanced park development site and will be compatible with the existing development in the area.

To accommodate the proposed NC site rezone to park/open space, it is recommended that Section 2.43.1(e), be removed from the Specific Plan. The section was previously modified to allow for conversion of the 2 acre, NC site within the Cal West development project, to residential and currently reads as follows:

Section 2.43.1(e): *Except for the 2-acre Neighborhood Commercial site located within Neighborhood "A" of the Spring Lake Specific Planning Area, land designated Neighborhood Commercial shall remain as such unless it remains undeveloped by build-out of 90% of the residential units within the Spring Lake Specific Plan, at which time, if demonstrated to be infeasible as zoned, it may be rezoned for park use only.*

Upon rezone of the subject NC site, the one remaining 2-acre NC site in Spring Lake is located adjacent to Jack Slaven Park. There are currently no plans to rezone that commercial site. If a rezone is proposed in the future, the request would be evaluated based on its own merits including the feasibility of commercial development and the City's ability to acquire and construct an additional 2 acres of park in that location.

Determination

In review of the Heritage Remainder Area Project General Plan and Specific Plan Amendment(s), Rezoning, and Development Agreement Amendments, staff has concluded that

the project does not represent a substantive change in the approval of the Turn of the Century Specific Plan project as analyzed under the SLSP, Turn of the Century EIR. Similarly, all impacts and standards of significance described in the SLSP, Turn of the Century EIR are applicable to the Heritage Remainder Area Project. Mitigation measures adopted with the SLSP, Turn of the Century EIR likewise apply.

According to the SLSP, Turn of the Century EIR, implementation of the proposed project is anticipated to result in significant impacts in the areas of land use, agricultural resources, hydrology, biological resources, traffic and circulation, air quality, noise, visual resources, cultural resources, affordable housing, public health, public services, and community services. The EIR has concluded that project impacts can likely be fully mitigated except in the following areas:

- Loss of farmland;
- Cumulative loss of farmland;
- Impacts to groundwater;
- Loss of Swainson's Hawk foraging habitat;
- Cumulative impacts to wildlife habitat;
- Project air quality emissions;
- Increased ambient noise;
- Cumulative traffic noise;
- Project nuisance impact from black gnats; and;
- Cumulative nuisance impacts from black gnats.

None of the significant environmental impacts identified above in the SLSP, Turn of the Century EIR are worsened due to the proposed land uses changes.

In order to determine whether additional CEQA review is required for the Heritage Remainder Area Project, an analysis of CEQA Guidelines Section 15162 has been prepared. The matrix below provides verbatim wording from the CEQA Guidelines and a corresponding analysis of the applicability of each section to the proposed Heritage Remainder Area Project.

Table 2 Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	In conjunction with the approval of requested entitlements, General Plan and Specific Plan Amendments and Rezone, the Heritage Remainder Area Project includes a request for certification of an Addendum to SLSP, Turn of the Century EIR. Such certification includes adopting a “Finding of Fact” and substantiating compliance with CEQA. The current specific plan, in accordance with the SLSP, Turn of the Century EIR, evaluated 2 acres of Neighborhood Commercial (NC) within the Heritage Remainder Area Project. The project includes rezoning of the 2 acre NC site to to Park/Open Space, consistent with the adjacent N-3 Park site zoning. The rezone will result in an additional 2 acres of park/open space and the decrease of an estimated fifty percent (50%) build-out of the 2 acre Neighborhood Commercial site (or 43,560 square feet of commercial development). The minimal increase in park/open space and decrease in commercial development as a result of the proposed rezone would not result in substantial changes or new information requiring a subsequent EIR. The information below summarizes the substantial evidence in support of the City’s determination that the preparation of a Subsequent EIR is not required.
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	The proposed land use changes to the SLSP, Turn of the Century EIR would include rezoning of the the 2 acre NC site to Park/Open Space. The rezone will result in an additional 2 acres of park/open space and the decrease of an estimated fifty percent (50%) build-out of the 2 acre Neighborhood Commercial site (or 43,560 square feet of commercial development). As proposed, the addition of 2 acres of park/open space as compared to the potential for 43,560 square feet of commercial development, will not be a significant increase in demand for public services and utilities, or increase traffic, noise, or air quality. The rezone of the Neighborhood Commercial site to park/open space is not anticipated to result in increased traffic. The SLSP, Turn of the Century EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds

	in the Spring Lake Specific Plan and Spring Lake Specific Plan Mitigation and Monitoring Plan. A detailed infrastructure capacity study has been completed for the proposed Tentative Subdivision Map. Because the proposed land uses are similar to those studied in the SLSP, the changes proposed are not substantial and would not require major revisions. Furthermore, the proposed changes would not create new or significant environmental effects which have not already been analyzed.
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or	Because the proposed land uses are similar to the existing plan, the circumstance under which the project is undertaken has not changed substantially and would not require major revisions to the SLSP, Turn of the Century EIR. Furthermore, as described above, the proposed changes would not create new or significant environmental effects beyond those anticipated in the SLSP, Turn of the Century EIR.
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	All previously identified impacts in the SLSP, Turn of the Century EIR would occur with implementation of the Heritage Remainder Area project. The SLSP, Turn of the Century EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the Spring Lake Specific Plan and Spring Lake Specific Plan Mitigation and Monitoring Plan. A detailed infrastructure capacity study has been completed for the proposed Tentative Subdivision Map.
(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;	New significant effects would not occur.
(B) Significant effects previously examined will be substantially more severe	Significant effects will not be more severe than identified in the SLSP, Turn of the Century EIR.

than shown in the previous EIR;	
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	The status of mitigation measures in the SLSP, Turn of the Century EIR would not change as a result of the proposed land uses changes.
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	Mitigation measures analyzed in the SLSP, Turn of the Century EIR would remain unchanged, and would substantially reduce significant effects on the environment. New mitigation that would substantially reduce impacts more than the SLSP, Turn of the Century EIR are not available, because the proposed changes are not substantial.
(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	The City of Woodland, as the lead agency, determined the project would not result in substantial changes or circumstances after adoption of the Turn of the Century Specific Plan EIR that would require the preparation of a subsequent EIR. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the SLSP, Turn of the Century EIR is the appropriate documentation prepared for the project.
(c) Once a project has been approved,	The Spring Lake Specific Plan was approved December 18, 2001. None of the conditions as

the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	described in subdivision (a) have occurred. As such, a new EIR would not be required.
(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	A subsequent EIR or Negative Declaration is not required and therefore, an additional public review period pursuant to CEQA Guidelines sections 15087 and 15072 would not be necessary.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
WOODLAND, CALIFORNIA APPROVING THE SECOND
AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF WOODLAND AND TURN OF THE CENTURY, LLC FOR
THE HERITAGE REMAINDER AREA DEVELOPMENT LOCATED
WITHIN THE SPRING LAKE SPECIFIC PLAN AREA**

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 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, Turn of the Century, LLC (“Developer”) proposes to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Development Agreement and the First Amendment (“Project”); and

WHEREAS, Turn of the Century, LLC (“Developer”) proposes to rezone approximately 2 acres of land zoned for Neighborhood Commercial to Park/Open Space as shown in **Exhibit “B”** and convey approximately 10 acres of real property to the City for the construction of a neighborhood park pursuant to the terms of a Purchase and Sale Agreement; 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”); and

WHEREAS, City and Turn of the Century, LLC previously entered into that certain Development Agreement on or around April 18, 2006 and then subsequently amended that agreement on or around August 21, 2014, and now desire to enter into this Second Amendment to the Development Agreement to amend certain project conditions and update certain land use regulations and exhibits, the Second Amendment is 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 Second Amendment to the Development Agreement 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 Second Amendment to 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 Second Amendment to the Development Agreement, 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 recreational 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 Second Amendment to the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council approval of both the proposed 2 acre Neighborhood Commercial rezone to Park/Open Space and the Second Amendment to the Development Agreement; and

WHEREAS, on _____, 2015, 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 Second Amendment to the Development Agreement were heard and at which time the Second Amendment to the Development Agreement was comprehensively reviewed; and

WHEREAS, on _____, 2015, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, on _____, 2015, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project; and

WHEREAS, the terms and conditions of the Second Amendment to the Development Agreement 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, the City Council 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 Second Amendment to the

Development Agreement; (ii) the Second Amendment to the Development Agreement is consistent with the General Plan and SLSP; (iii) the Second Amendment to the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Second Amendment to the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Second Amendment to the Development Agreement 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 Second Amendment to the Development Agreement 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 Second Amendment to the Development Agreement will permit land uses that best reflect the community needs 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 Second Amendment to the Development Agreement will continue to 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 Second Amendment to the Development Agreement because, the project is consistent with the Environmental Impact Report (SCH #99022069, Turn of the Century EIR) on the Spring Lake Specific Plan certified on August 15, 2000 and with prior addenda to the Turn of the Century EIR.

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

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the

same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council on _____, 2015 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” – Second Amendment to Development Agreement

EXHIBIT 1

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT NO. _____ BETWEEN CITY OF WOODLAND AND TURN OF THE CENTURY, LLC

This Second Amendment to Development Agreement (hereinafter “Amendment”) is entered into effective on the date it is recorded with the Yolo County Recorder (hereinafter the “Effective Date”) by and between the City of Woodland, a California general law city (hereinafter “CITY”) and Turn of the Century, LLC (hereinafter “OWNER”) pursuant to Government Code section 65864 *et seq* and in light of the following recitals:

RECITALS

WHEREAS, CITY and Russell Ranch Development, Inc. previously entered into that certain Development Agreement as adopted by the City Council on November 7, 2005, pursuant to Government Code section 65864 *et seq.* for the development of a certain project described in the Agreement (“Project”); and

WHEREAS, Russell Ranch Development Inc. has assigned the Development Agreement to OWNER, and CITY and OWNER previously entered into that certain First Amendment to Development Agreement as adopted by the City Council on June 17, 2014, pursuant to Government Code section 65864 *et seq.* to amend the Agreement in order to provide for the development of approximately 68 acres of the original Property, with Yolo County Assessor Parcel Numbers 042-030-042-000 and 042-030-029-000, and to update the Agreement to provide for new conditions of approval; and

WHEREAS, CITY and OWNER now wish to amend the Agreement to rezone approximately 2 acres of the 10 acres that comprise “Lot A” of the Heritage Remainder Area project site, as shown in Subdivision Map No. 5019 (the “Premises,” as further described in **Exhibit 1**, attached hereto and incorporated herein), with Yolo County Assessor Parcel Number 042-030-049-000, and to update the Agreement to provide for updated conditions of approval for updated land use and regulation exhibits; and

WHEREAS, the Agreement may be amended pursuant to Section 2.5 of the Agreement and Government Code section 65868; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Agreement and the changes to the Project pursuant to this Amendment, with the Woodland City Council’s certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, the City Council finds that this Amendment and the project are consistent with the Woodland General Plan and the Spring Lake Specific Plan, as amended by separate action of the City Council; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, the Planning Commission and the City Council of the City of Woodland have held noticed public hearings concerning this Amendment following mailing and publication of notice pursuant to Government Code sections 65090, 65091, 65868, and 65868.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY and OWNER agree to amend the Agreement as follows:

1. Effective Date. This Amendment shall become effective on the date on which all of the following are true: (i) this Amendment has been executed by Owner's duly authorized officers and officials and delivered to CITY; (ii) this Amendment has been approved by ordinance of the City Council of the CITY and such ordinance has become effective; and (iii) this Amendment has been duly executed by the CITY and delivered to OWNER; and (iv) the Amendment, or a Memorandum of Agreement, has been recorded with Yolo County (the "Effective Date").
2. Amendment of Exhibit "B" of the Agreement. Exhibit "B" of the Agreement is hereby amended to provide for a map of the Premises and to reflect the amended zoning of a 2 acre portion of the 10 acre Property ("Lot A"), as shown in the attached **Exhibit "1,"** incorporated by this reference.
3. Amendment of Findings and Conditions of Approval of the Agreement. Exhibit "C" of the Agreement is hereby amended to read in full as set forth in the attached Exhibit "C," incorporated by this reference.
4. Amendment of Exhibit "D" of the Agreement. Exhibit "D," attached to this Agreement and incorporated by this reference, is hereby amended to reflect the land use regulation amendment which includes the rezoning of approximately 2 acres of Neighborhood Commercial to Park/Open Space (as shown in the attached Exhibit "B").
5. Miscellaneous Provisions.
 - a. Recordation of Amendment. This Amendment shall be recorded with the County Recorder by the City Clerk within the period required by Government Code section 65868.5.
 - b. Severability. If any term, provision, covenant, or condition of this Amendment shall be determined invalid, void, or unenforceable, the remainder of this Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Amendment.
 - c. Counterparts. This Amendment may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

d. Authority to Execute. The person or persons executing this Amendment on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Amendment on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

e. Integration. This Amendment, together with the Agreement, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Amendment, the provisions of the Agreement shall govern the conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Amendment. To the extent this Amendment conflicts with the Agreement, this Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

f. Incorporation of Amendment. From and after the Effective Date of this Amendment, wherever the term “Agreement” or “Development Agreement” appears in the Agreement, it shall be read and understood to mean the Agreement as amended by this Amendment.

g. Defined Terms. All initially capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to such terms in the Agreement.

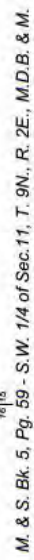
h. Waiver. Execution of this Amendment by CITY shall not be deemed a waiver of any rights held by CITY under the Agreement, nor of any obligations or breaches of the Agreement by OWNER, whether or not CITY is aware of any such breaches as of the Effective Date of this Amendment.

6.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Development Agreement on the day and year set forth below.

["Premises," Legal Description, Parcel Map]

42-03



P.M. Bk. 2000, Pg. 16, 17 - Pcl. Map. # 4386.

M.B. Bk. 2005, Pg. 115 - 120, Subd. # 4650

Toc - Russell Ranch Northeast Heritage - Unit No. 1

P.M. Bk. 2007, Pg. 209 - 211 - Pcl. Map # 4912
M.S. Bk. 2012 Pg. 49 - Record of Survey for Essee

M.S. Bk. 2012, Pg. 49 - Record of Survey for Eser/Iezcan

(formerly por. 24 - 10)

NOTE - Assessor's Block Numbers Shown in Ellipses.

THE BASIS OF READING FOR THIS SURVEY IS THE LINE CONNECTING EXISTING CITY BOUNDARIES. THE CITY OF INDIAN COUNTRY BOOK OF MAPS, 1902, PAGE 68, AND CITY BOUNDARY MAP AS SHOWN ON OLD COUNTY BOOK OF MAPS, 1901, PAGE 178, THE BOUNDARY OF INDIAN COUNTRY IS NORTH 31° 13' 30" EAST.

LEGEND:

○	OVERVIEW POINT - NOTHING FOUND ON SET
●	FOUND MONUMENT AS DESCRIBED
⊙	FOUND CITY STANDARD MONUMENT IN MONUMENT WELL - US 1961 - SET FOR IMPROVEMENT PLANS FOR MILE ANGLE, DATED JULY 8, 2011.

① - SET CITY STANDARD MATERIAL - L.S 3181
 ✕ - REINFORCEMENT PER 2007 MS 2181 DESTROYED - RESET WITH GWP 8" X 18" REBAR WITH PLASTIC CAP - L.S 3181
 ⚡ - SET 8" X 18" REBAR WITH PLASTIC CAP - L.S 3181
 ⚡ - SECTION CORRELATION AND MONUMENT ALL DESCRIBED

PAI	PUBLIC UTILITY FACILITY	PARCEL MAP
10	RECORDS DATA FOR 1200000 10	
20	RECORDS DATA FOR 1500000 10	
30	RECORDS DATA FOR 1800000 10	
40	RECORDS DATA FOR 1900000 10	
50	RECORDS DATA FOR 2000000 10	
60	RECORDS DATA FOR 2100000 10	
70	RECORDS DATA FOR 2200000 10	
80	RECORDS DATA FOR 2300000 10	
90	RECORDS DATA FOR 2400000 10	
100	RECORDS DATA FOR 2500000 10	

1. THE BUILDING OR MATERIALS OF A HOME, CHURCH OR SCHOOL MAY NOT BE BURNED TO THE GROUND.
2. ALL ENTRANCES TO A HOME, CHURCH OR SCHOOL, UNDER COVERTNESS, MUST BE KEPT OPEN FOR THE PASSAGE OF THE POLICE AND FIRE DEPARTMENT.
3. CONSPIRACY TO BURN, OR ATTEMPTING TO BURN, ANY OF THE ABOVE LISTED BUILDINGS, OR ATTEMPTING TO BURN ANY OF THE ABOVE LISTED BUILDINGS, IS A FELONY.
4. ANYONE WHO ATTEMPTS TO BURN ANY OF THE ABOVE LISTED BUILDINGS, OR ATTEMPTS TO BURN ANY OF THE ABOVE LISTED BUILDINGS, IS A FELONY.
5. ANYONE WHO ATTEMPTS TO BURN ANY OF THE ABOVE LISTED BUILDINGS, OR ATTEMPTS TO BURN ANY OF THE ABOVE LISTED BUILDINGS, IS A FELONY.

[illegible]

BEING ALL OF PARCEL A OF LOT LINE ADJUSTMENT, DOCUMENT NO. 2008-0914805-00,
TOGETHER WITH A PORTION OF PARCEL D OF LOT LINE ADJUSTMENT, DOCUMENT
NO. 2008-0914807-00, YOLO COUNTY OFFICIAL RECORDS
CITY OF WOODLAND YOLO COUNTY CALIFORNIA
CUNNINGHAM ENGINEERING

CITIUM ENGINEERING
 FEBRUARY 2013
 SHEET 2 OF 4

1000

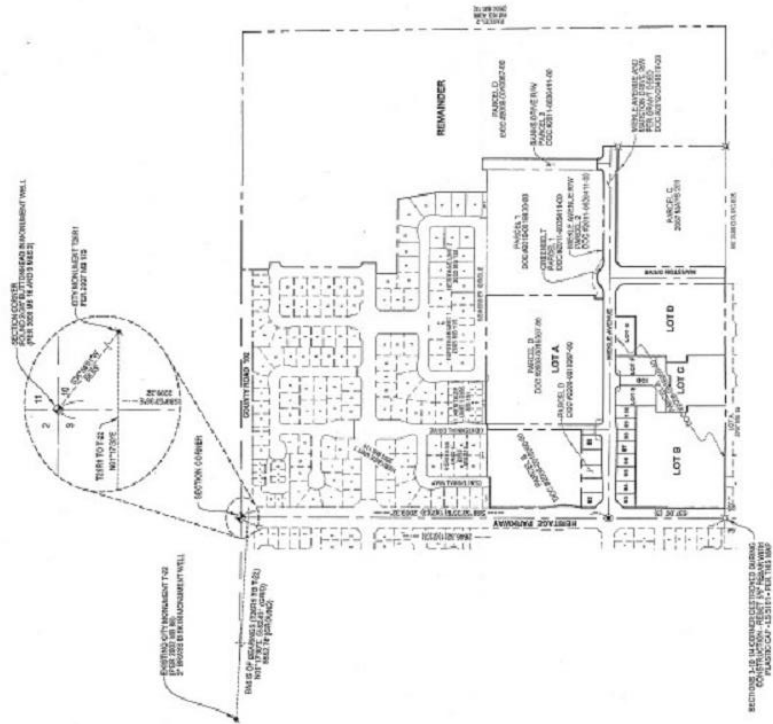
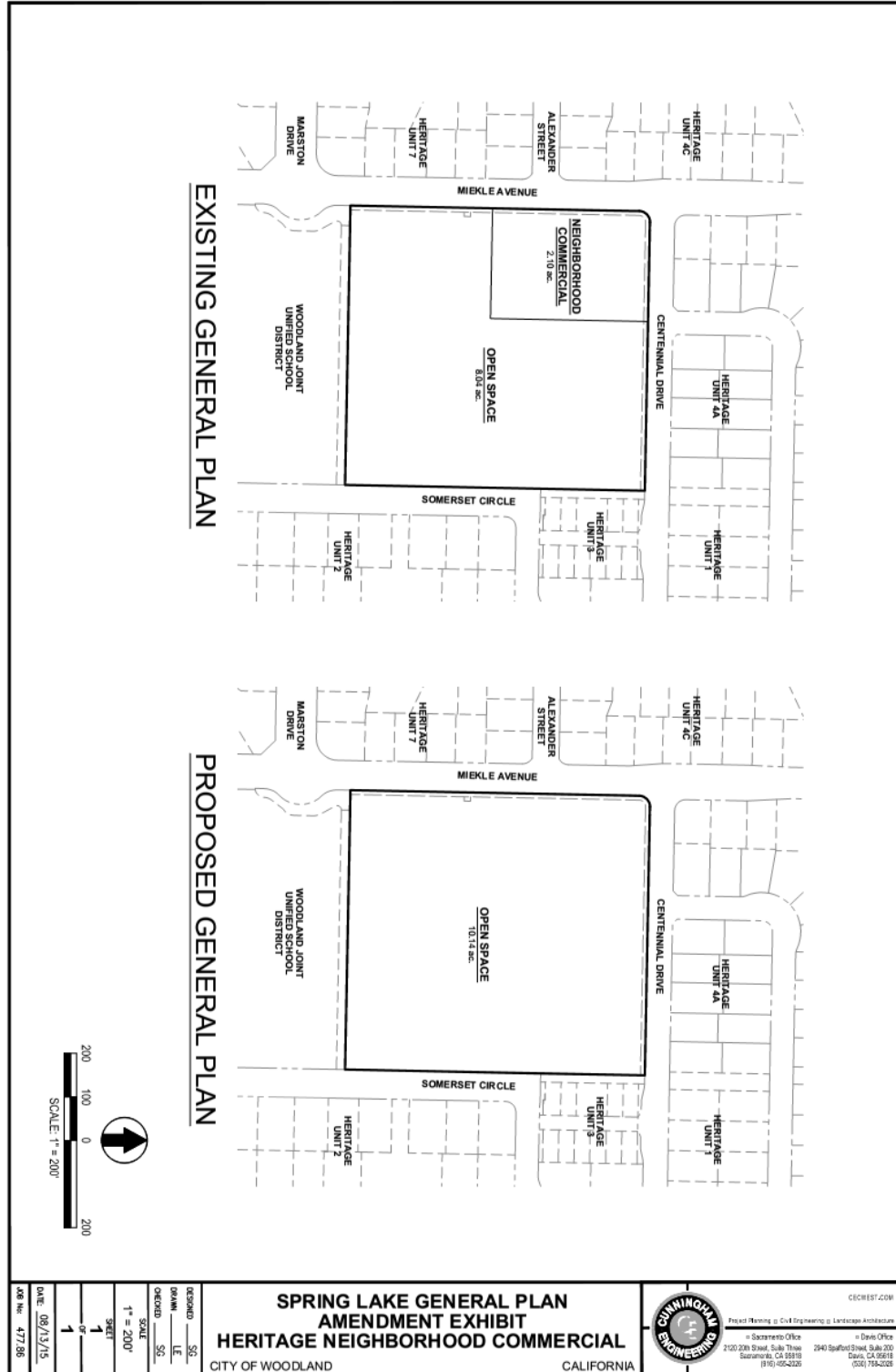
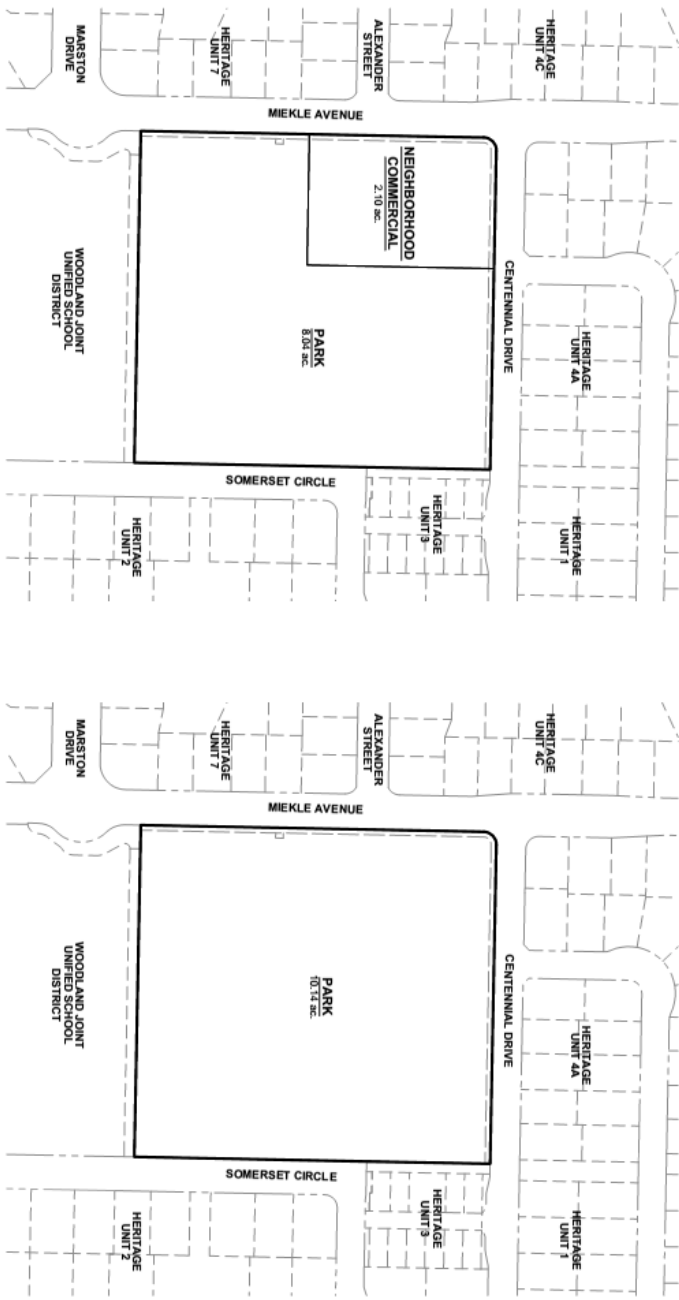


Exhibit "B"

General Plan and Spring Lake Specific Plan Amendments – 2 Acre Rezone from Neighborhood Commercial to Park/Open Space





EXISTING SPECIFIC PLAN

PROPOSED SPECIFIC PLAN

EXISTING LAND USE			PROPOSED LAND USE			DIFFERENCE		
LAND USE	AREA	TOTAL UNITS	LAND USE	AREA	TOTAL UNITS	AREA	TOTAL UNITS	
PARK	8.04 ac.	0	PARK	10.14 ac.	0	2.10 ac.	0	
NC	2.10 ac.	0	NEIGHBORHOOD COMMERCIAL	0.00 ac.	0	(2.10 ac.)	0	
		0			0		0	



SPRING LAKE SPECIFIC PLAN
AMENDMENT EXHIBIT
HERITAGE NEIGHBORHOOD COMMERCIAL
 CITY OF WOODLAND CALIFORNIA

CSCEHS7.DWG

Project Planning is Civil Engineering is Landscape Architecture

= Sacramento Office
 2100 20th Street, Suite Three
 Sacramento, CA 95818
 (916) 456-2020

= Davis Office
 2940 Spauld Street, Suite 200
 Davis, CA 95618
 (530) 756-2058

DESIGNED: SS

DRAWN: LE

CHECKED: SS

SCALE

1" = 200'

DATE: 08/13/15

JOB No: 477.86

Exhibit “C”

FINDINGS AND CONDITIONS OF APPROVAL FOR THE HERITAGE REMAINDER AREA PROJECT INCLUDING GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS TO REZONE LAND FROM R-3 TO R-4 SINGLE FAMILY RESIDENTIAL AND FROM NEIGHBORHOOD COMMERCIAL TO PARK/OPEN SPACE; TENTATIVE SUBDIVISION MAP #5048, AND DEVELOPMENT AGREEMENT

FINDINGS

CEQA Findings:

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

The City Council subsequently adopted the following CEQA Addenda to the Turn of the Century EIR: a) Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final SLSP; b) Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; c) Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; d) Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property; e) Addendum #5 (Resolution No 4583 adopted October 19, 2004 for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC); f) Addendum #6 (Resolution No 4806 adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis); g) Addendum #7 (Resolution No. 5146 adopted November 16, 2010, for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path); h) Addendum # 8 (Resolution No. 5159 adopted December 14, 2010 for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site); i) Addendum #9 (Resolution No. 6117 adopted March 5, 2013, for the purposes of amending the Plan based on a request by ALC IV Woodland Spring Lake, LLC to modify land use designations and rezone a school site); j) Addendum #10 (Resolution No. 6255 adopted June 17, 2014) for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); k) Addendum #11 (Resolution No. 6381 adopted February 3, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Cal West Investors, LLC and Optimistic Partners, LLC to rezone portions of the Cal West project site; l) Addendum #12 (Resolution No. 6420 adopted May 5, 2015) for the

purposes of amending the Spring Lake Specific Plan based on a request by Woodland Spring Lake Partnership to rezone portions of the Spring Lake Central project site; and m) Addendum #13 (Resolution No. _____ adopted _____, 2015) for the purposes of amending the Spring Lake Specific Plan based on a request by Turn of the Century, LLC to rezone a 2 acre portion of a 10 acre parcel from Neighborhood Commercial to Park/Open Space within the Heritage Remainder Project Area.

2. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provide that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.
3. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA mitigation measures.
4. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda.
5. The City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.
6. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.

General Plan Consistency Findings:

1. The project is consistent with the General Plan.
2. The project is consistent with the purpose and intent of Housing Element.

Spring Lake Specific Plan (SLSP) Consistency Findings:

1. The project is consistent with the policy language (goals, policies, and objectives) of the SLSP.

2. The project is consistent with the land use designations, roadways, and bike paths identified in the SLSP.
3. The project is consistent with the Land Use Summary and other relevant Plan text throughout the SLSP.
4. The project is consistent with the Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which precluded submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
5. The project is consistent with the figures and tables in the SLSP.
6. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.
7. The project, as conditioned, meets all applicable park development regulations and design standards as specified in the SLSP.

Zoning Consistency Findings:

1. Single family Residential (R-1) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-4 Specific Plan land use categories.
2. Multi family Residential (R-15) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-2 Specific Plan land use categories.
3. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

Tentative Subdivision Map Findings:

1. The tentative map is consistent with the goals and policies of the General Plan and Specific Plan.
2. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.
3. The tentative map is in conformance with the Subdivision Map Act.

Findings Related to Community Design Guidelines:

1. The project substantially satisfies the requirements of the Community Design Guidelines.

Findings Related to Other Regulatory Requirements:

1. The project substantially satisfies the relevant requirements of the City's Standard Specifications and Details.
2. The project substantially satisfies the Infrastructure Master Plans for streets, water, sewage, and storm drainage.
3. The Development Agreement satisfies the City's Development Agreement Resolution and the requirements of State law.

**CONDITIONS OF APPROVAL FOR THE HERITAGE REMAINDER AREA PROJECT
SPECIFIC PLAN AMENDMENT, TM #5048 AND 10 ACRE “LOT A” AS IDENTIFIED
IN SUBDIVISION MAP NO. 5019, AND DEVELOPMENT AGREEMENT.**

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the Tentative Subdivision Map #5048, improvement plans, and exhibits included in the _____ City Council staff report, as approved by City Council, for the Heritage Remainder project, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions, and environmental documents.
2. Indemnification. The OWNER shall defend (with counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the OWNER of any such claim, action, or proceeding against the City, and the OWNER 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 the defense of the matter by the City Attorney.
3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan 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) within Spring Lake.
4. Responsibility to Inform. The OWNER shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.

5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.
6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

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

7. Coordination of Plans. The OWNER shall be responsible for coordinating all plans to ensure consistency with all conditions of approvals, and including site plan, landscaping, and improvement plans, prior to submittal for review. Plans shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check requirements.
8. Affordable Housing. The R-15 multifamily site’s unit low and very low units have been provided by the Terracina Development. The land dedication agreement requires that the 7.03 acre site provide 10% low units based on the ultimate density of that site at build out of the property. For example, if the site builds out at 10 units per acre, the affordable yield will be 7 units.

9. Inclusionary Housing Agreement. Prior to the City approving the OWNER's first final map, the OWNER 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 in the SLSP AHP.
10. SLSP AHP Compliance. Prior to approval of tentative map(s), the OWNER shall show proof of compliance with the SLSP AHP.
11. Offsite Affordable Fee. The off-site affordable housing fee shall be paid for each single-family market rate unit for units created.
12. Affordable unit size. Affordable For-Sale Single Family units may be smaller in square footage than the Market-Rate units in a Residential Project that trigger the affordable housing obligation to a minimum unit living area of 850 square feet, however a mix of bedroom numbers and square footage among for-sale single family homes is desired.
13. Affordable quality of materials. 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 the market rate units.
14. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by the City of Woodland 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).
15. Backbone infrastructure. 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.
16. Nexus Study. The OWNER shall comply with the requirements of the SLSP Nexus Study.

17. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23, and 6.37.
18. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of the first final map requires that all lots have a building unit allocation. No final map shall be accepted by the City unless BUAs are assigned.
19. Reservation of Lots for public sale. The requirements of Section 21-15-1 of the City of Woodland Municipal Code relating to “Reservation of Lots for Public Sale” shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, the OWNER shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If the appraiser indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value. Alternately, OWNER shall present evidence that finished lots are available in the adjacent Heritage and Heritage Park subdivisions, offered consistent with these requirements, to satisfy this condition.

Finance Department

1. Increased SLIF revenue generated by the additional residential units created through this rezone of the Heritage Remainder Project shall be allocated to cover future funding shortfalls, if any, within the 162-acre property originally known as the Russell Ranch Property, which may occur as a result of subsequent rezone approvals. Applicant's rezone requests are to be made within 120 days following City Council final approval of the Heritage Remainder Project. The City shall diligently process such applications, so that the allocation of the increased revenue can be quantified, after which time the remaining SLIF revenue shall provide benefit to the Spring Lake Plan, and allocation of those units to cover any funding shortfall shall be determined by the City. The City may waive this condition 16 months following final approval of the Heritage Remainder project, subject to reasonable requests for extension.

Community Development

1. Design Review. For all residential uses, final site plans, architectural plans, elevations and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). 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 toward the street pursuant to Development Regulation 2.31 (street loading), SLSP 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 and 7.20 and 7.21.1 and 7.21.2 (relating to energy conservation.)

2. Setbacks and Lot standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.
3. Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:
 - Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
4. Street Tree Master Plan. A Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plans shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Tree Division. OWNER shall submit a soils test, which will assist in appropriate species selection.
5. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, 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), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
6. Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits. OWNER shall be responsible for constructing three (3)

connecting access paths: 1) Lot “C” between Russell Circle and Marston Drive; 2) Lot “B”, just north of Banks Drive; and 3) at the eastern end of Zane Drive, just north of Lot 26. The pathways shall be designed to be ADA accessible. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit.

7. Greenbelts. OWNER shall construct the Lot “A” greenbelt at the time of construction of Phase 2, prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director.. OWNER shall provide benches and tables with a shade structure and bike racks for the Lot “A” greenbelt to the satisfaction of the Community Development Department. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit. The proposed greenbelts are located on the east and north sides of the future school site.
8. Utility Design. The location of all utility structures shall be coordinated with, and depicted on, the landscaping plans. 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 landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities), and 6.17 through 6.19 (general utility requirements).
9. Light pole location. Light poles shall not conflict with planting or shade trees throughout the site. Review shall be provided prior to issuance of final map.
10. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
11. Compliance with State Water Conservation Ordinance. All yards and public landscaping shall be in compliance with the State Water Efficient Landscape Ordinance AB 1881, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. Plans shall be reviewed by the City for compliance prior to issuance of building permits.
12. Residential Fencing. All wood fence post and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on

plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

13. Park and Greenbelt Adjacent Fencing. All fencing adjacent to the park shall be enhanced materially and aesthetically. Fencing shall comply with Section 2.9 (c) of the SL Design Standards. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.
14. Privacy / Sound Wall. The required sound wall along the west side of County Road 102 shall be designed and constructed to be consistent with the existing adjacent sound wall and shall extend around the corner of CR 102 & CR 25A to the western lot line of parcel 192. The required privacy wall along the north side of County Road 25A shall be designed and constructed to be consistent with existing fencing on Heritage Parkway. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of building permits. The privacy wall shall begin where the sound wall terminates on CR 25A. Landscaping and construction of the privacy/sound wall shall occur concurrently with adjacent development.
15. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the OWNER shall establish a neighborhood entry sign at the northwest corner of Promenade Drive and County Road 25A consistent with SL Design Standard 1.6.2, which may include small scale monument signs or themed art pieces. Entry sign to be constructed prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director. The project shall also provide a “Welcome to Woodland Sign” at the northwest corner of County Road 102 and County Road 25A. The sign shall be similar in quality and in appearance and material to the other curved Entryway Signs throughout the City. A design specification for the sign and shall be prepared for review and approval by the City prior to approval of the final map. Construction of the “Welcome to Woodland” sign shall be concurrent with construction of the sound wall.
16. Prohibit RV Parking. Provisions in the CC& Rs for the Single Family (R-4) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC & Rs.
17. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development 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.

18. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC&Rs.

Energy Efficiency. The Project shall meet the minimum energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof photovoltaic energy systems or other alternate energy systems. The method and number of homes shall be identified at the time of submittal of building permits.

In addition, all homes shall be photovoltaic ready, and each home shall have outlets for electric vehicles in every garage or at the discretion of the Community Development Director. All homes shall be photovoltaic ready for a minimum 4-kilowatt solar panel system. Each home shall: 1) be pre-wired, 2) have adequate roof strength to handle solar panels, 3) south facing roofs to have few penetrations in order to accommodate solar panels, 4) a 200 amp main electrical panel, 5) space provide adjacent to main panel for solar disconnect and associated equipment (inverter). Each home shall have a dedicated 240-volt, 20-amp circuit for electric vehicle charging station in every garage, 6) garages shall have adequate ventilation as required for vehicle charging stations. Modification to above requires at the discretion of the Chief Building Official.

19. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.
20. Lot width. Lot width shall be varied (SLSP 2.35.5) providing no more than three (3) of the same lot width in a row and shall vary by at least 3 feet or at the discretion of the Community Development Director.
21. “Lot A” Adjacent Lots. Lots adjacent to Lot “A” (Greenbelt) shall have homes constructed with “wrap around” porches or patios to provide additional opportunity for “eyes on the greenbelt”. Garages and driveways are prohibited from be constructed on the Greenbelt side of lots abutting “Lot A” or at the discretion of the Community Development Director.
22. Fencing: Fencing along green belt (Lot A) shall be constructed with a of 4-foot solid fence (4-foot maximum height for solid fence). Fences going up 6-feet shall require fence having 50% open (transparent) fence style for the remaining 2-foot fence.

23. Fence. Post and rail fence shall be constructed at the southern end of Lot A (Greenbelt) on the south side of bike path to the satisfaction of the Community Development Department.
24. Homes on lots 77 – 89 shall be only one-story homes at the time of initial construction.

SLSP Mitigation Measures:

1. Mitigation Requirements. The OWNER shall comply with all mitigation measures required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigation measures.
2. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to issuance of building permits, house plans shall be reviewed for consistency with interior noise level requirements, particularly for second floor bedrooms.
3. Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the OWNER 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.
4. Mitigation Easements. 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. A fully executed agreement, signed and recorded with the County, shall be provided as evidence.
5. Raptor Survey. 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.

6. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (prepared by Wallace-Kuhl & Associates, dated August 2, 2012) shall be complied with in the development of this project.
7. Air Quality Directives. OWNER shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emission heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
8. Mosquito Vector Control. Prior to each construction season OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
9. Construction Recycling. Prior to the commencement of construction on any project, the OWNER shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
10. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities. (SLSP Regulation 7.4)
11. Off site improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
12. Cultural Resources. During grading or any site work development, OWNER shall comply with Development Regulation 7.22. (MM 4.10-1)

Development Engineering

Roadways County Road 102

1. The OWNER with the first final map shall widen County Road 102 to its current Spring Lake width from its current width section (including landscape & sound wall) north of the project to County Road 25A plus transition south of Road 102 and turn lanes as determined by the City. Minimum turn lane lengths are as follows: 400' NB left, 325' SB right, and 325' SB

left. 120' tapers shall be used. Acceleration lane for right turns from future 25A connection shall be a minimum of 250'.

2. Improvement of the County Road 102/25A intersection shall include underground improvements and foundations for the future traffic signal.
3. The tentative map shall include a proposed cross section for County Road 102 south of County Road 25A subject to review and approval by the City.
4. Striping of County Road 102 shall include enhanced or specialized bike lane striping subject to review and approval of the City.
5. Existing pavement sections on County Road 102 shall be micropaved through the limits of widening. Existing striping to be removed prior to micropaving.
6. County Road 102 design shall include an AC dike along the western edge of the road section north of the intersection with County Road 25A continuously to the north edge of the improvements or equivalent improvement as determined by City.

County Road 25A

1. OWNER shall prepare a preliminary design for the alignment of the County Road 25A connection with first final map in Phase 1. OWNER shall construct full width improvements including turn lanes and landscaped path from Road 102 to Promenade Drive with the first final map in Phase 2.
2. The eastside driveway entrance shall be constructed with the County Road 102 improvement and be improved to have a minimum of 50' length of full street (32') section aligned with (future) County Road 25A and then transitioned back to its existing section.
3. The landscaped multi-use bike path shall be extended to Mickle Avenue with the phase 2 improvement plans.
4. The minimum turn lane lengths for County Road 25A shall be as follows: EB Left 250' (120' transition).
5. County Road 25A shoulder (in the 8' bike lane/shoulder) section shown shall be full width AC.

Zane Drive

1. OWNER shall complete Zane Drive except north side sidewalk and landscaping with first final map in Phase 1. Plans shall include photometrics and north side street lights, however north side street lights may be deferred (with City approval).

2. The first final map in Phase 1 improvements for Zane Drive shall include the subdivision trail north of Lot 26.
3. Design of the traffic circle shall be submitted to the City for approval and shall include architectural enhancements prepared by a licensed landscape architect.

Banks Drive

1. Lotting on the south side of Banks Drive in the vicinity of Lot 138 shall be modified to accommodate both the south side bulb out and driveways for the lots.
2. The subdivision trail north of Banks Drive (Lot B) on the east side of the school shall be constructed. OWNER shall construct a complete cross section of Banks Drive and shall remove the existing turn around with the Phase 1 improvements.

Miekle Avenue

1. The first final map shall remove stub street at Lot 188 and extend the north south curb, gutter, sidewalk, and landscaping.

Traffic conditions

1. Traffic calming is required on Banks Drive, Promenade Drive, & Miekle Avenue through the limits of the project, specifically at the intersections and crosswalks as well as along the length of the roadway. This may include chicanes, traffic circles, medians, speed tables, humps, speed feedback signs, lighted crossings or other measures to be approved by the City. With the first final map, OWNER shall submit a concept for the entire length of Banks Drive, Promenade Drive, & Miekle Drive, for the approval of the City. For logical consistency some of the measures within phase 2 may be required to be constructed in phase 1, at the discretion of the City.
2. All new roads that extend or “finish” existing partial roads must T-cut the asphalt a minimum of 1’.
3. The full extent of Miekle south of Heritage Parkway, and Banks Drive and Promenade Drive if used for construction access and any other roads used for access to the project site shall be repaired, crack sealed, microsurfaced and restriped at the end of the project (second final map).
4. If services for water and sewer or other utilities are cut and trenched into an existing street, the plans shall include a grind and over lay of that street.
5. The first phase final map shall include preliminary (10%) design for a roundabout at the future intersection of County Road 25A and Miekle Avenue. This 10% Design of the roundabout including modifications to the greenbelt and/or drainage canal shall be to the

satisfaction of the City. If deemed necessary by the City the quantity and configuration of lot(s) on R-15 site and "A" Court maybe required to be adjusted to accommodate the roundabout and minimize encroachment into the urban forest / greenbelt and drainage canal.

6. OWNER shall remove the unused ramp across from Lot 68 and replace it with sidewalk and planter space as determined by the City.

Map circulation

1. All intersections shall have a minimum 90 degree intersection with 130' tangent lengths in all directions from the center point of the intersection; unless an alternate design is approved by the City Engineer.

Easements and Right of Way

1. OWNER shall acquire and dedicate right-of-way from Parcel 42-01-17 as needed for the completion of Zane Drive and the connecting subdivision trail to CR 102 prior to approval of the first final map.
2. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.
3. OWNER 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.
4. A seven foot public utility easement back of separated sidewalk (ten feet behind monolithic), 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 will be made on Arterial roads with green belts of 20' or greater.
5. Prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.
6. Phase 1 map shall include abandonment/vacation of the street stub shown on Mickle Drive south of Marston Drive.
7. The final map shall identify relinquishment of access rights along CR 102, 25A, and Marston Drive.

Wastewater and Sewer Collection System

1. The OWNER shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.

2. Each parcel of property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
3. 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.
4. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.
5. OWNER shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.
6. Sewer laterals are to be stubbed to the north side of Zane Drive.
7. Zane Drive sewer system shall be completed to City standards, including mains, manholes, cleanouts, laterals, and appurtenances.

Storm Water

1. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only; final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water, and sewer studies.
2. Drainage improvement plan shall include measures for treatment and control of storm drainage of adjacent parcels (APN 043-030-17, undeveloped remainder parcels, and the future school site) and treatment of any runoff prior to entering the City system.
3. Drainage improvements shall include modification and or piping of existing ditch along and perpendicular to Banks Drive.
4. Zane Drive storm water system shall be completed to City standards including storm drain main, inlets, manholes, laterals, and appurtenances.

Storm Water Quality Control

1. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMPs 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.

2. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
3. The OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to issuance of a grading permit or final map approval.

Water Infrastructure Conditions

1. All materials and installation of the water system shall be at the OWNER's expense per City of Woodland Standard Specifications and Details.
2. Until such time as actual service connections are approved for the subdivision, the City may withhold water service due to a water shortage declared by the City.
3. 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.
4. Per the 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 OWNER'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.
5. 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.
6. When a median strip is to be installed in the center of a street, the fire hydrant will be spaced not more than 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.
7. Zane Drive water system shall be completed to City standards including the 12" main, valves, hydrants, laterals and appurtenances.
8. OWNER shall install one water testing station with the Phase I map. To be installed when determined by the City.
9. The public improvement plans shall have separate metered services including water for all publicly maintained landscaped areas.

Grading

1. 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.
2. 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.
3. Overland Release calculations will need to be carried to the outlet control point at CR 102 and include water surface elevations from the control point to the developed site.
4. 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.
5. 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.
6. Stockpiled dirt on parcel 3 (future R-15 site) may have a high alkalinity. Prior to grading OWNER shall test the soil and if the pH is greater than 7.5, the OWNER shall submit to the City recommendation(s) for an amendment(s) to the City for approval and shall amend the soil accordingly. OWNER shall amend soil in accordance with recommendation and grade it uniformly across the site to minimize the impact on plant growth.
7. On remainder of site, OWNER shall test and soil and submit recommendations for amendment to the City for approval and shall amend the landscaped component accordingly.

Fees

1. The OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.
2. Prior to approval of improvement plans, the OWNER shall pay all fees for plan check and inspection of off-site infrastructure improvements, as approved by City Council and defined

in the City Fee Schedule. If OWNER pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

3. OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
4. Prior to any final map OWNER shall pay AMR fees for public meters in accordance with the current fee schedule. For reference the 2013 AMR fee is \$203 per meter.
5. ~~OWNER agrees to pay Fifty Thousand Dollars (\$50,000.00) towards park development design for the SLSP Neighborhood Park N-3, within 45 days of rezone approval of the commercially zoned land (on Yolo County APN 42-030-47). This payment is a non-reimbursable, non-SLIF cost, in order to begin preliminary design of the park immediately following the rezone of APN 42-030-47.~~
6. Prior to approval of a large parcel map for sale only, or if the project goes directly to small lot final map, the OWNER shall prepare a legal description and a separate map and shall dedicate the greenbelt between the park and the school site. The Greenbelt shall be 20' in width. Land shall be reimbursable from the SLIF at the cost of \$25,000 per acre subject to reimbursement policies. The first small lot final map submitted shall prepare preliminary plans for the greenbelt sufficient to identify key infrastructure components and a cost estimate. The OWNER shall deposit 134% of the cost estimate (cost +24% soft cost +10% contingency) with the City for the greenbelt to be constructed concurrently with the park. These costs shall be reimbursable from the SLIF subject to reimbursement policies.
7. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements, and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

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

8. Prior to final map approval, the OWNER shall pay alternative transportation fee of \$208.00 for operations and \$35.00 maintenance fee per DUE, prior to approval of final map.

9. Prior to approval of the first final map, OWNER shall pay the balance of the public art in lieu payment, which is THIRTY THOUSAND DOLLARS (\$30,000), as set forth in Section 4.31 of the Development Agreement.

4.31 Public Art. OWNER shall incorporate at least one public art feature from a commissioned artist. The maximum dollar amount shall be \$60,000 for the entire Russell Property of which \$30,000 has been paid. Public art can be incorporated into the subdivision amenities or into one of the SLSP Landmark / Monumentation entryway features. This artwork is intended to be in addition to other required subdivision features (i. e. neighborhood entry features and roundabouts features). The theme and conceptual design of public art feature(s) shall be approved by the Planning Commission. CITY agrees that in the event CITY institutes a Citywide or a Specific Plan wide fee for the purpose of funding public art, that OWNER shall be exempt from that fee as a result of this contribution.

Landscaping

1. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.
2. A registered landscape architect shall design landscape, sound wall, and privacy wall improvements, which shall be per the SLSP and other City Standards, as applicable.
3. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.
4. Prior to landscape submittal OWNER shall submit concepts for approval for the Heritage and Zane entryway features, sound walls, monuments, and other entry way features.
5. Landscape plans for Lot B shall include completion of landscaping along Somerset Circle and both sides of the path extending south from Somerset Circle.
6. OWNER shall submit for approval by the City a cross section for the subdivision trails prior to approval of the first final map.
7. The improvement plans shall include meandering of the concrete path along County Road 25A as necessary to plant trees in the north and south sides of the path.

General Conditions

1. Prior to final map approval, the OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City.

2. Developer shall document and show evidence that all tentative map conditions are met upon submittal of the final map.
3. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
4. OWNER shall 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.
5. Submit proposed street names to Fire Department for approval with a copy to Engineering Division prior to improvement plan or final map submittal.
6. Prior to final map approval, the OWNER shall obtain a County encroachment permit for transition work on CR 102.
7. OWNER shall comply with County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits, or the improvement plan, the existing well shall be abandoned. Prior to abandonment of the well, the OWNER shall provide to the City permission from all recipients that receive water to abandon the well.
8. OWNER shall conform to all mitigation measures required in the Environmental Impact Report (EI.) and traffic study.
9. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, streetlights, landscaping, and railroad crossing improvements.
10. OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map, if required by the City.
11. If improvements are constructed and/or installed by a party or parties other than the OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) to Developer.
12. If conditions for the project require OWNER to construct improvements that benefit parties other than OWNER, and are subject to reimbursement by others as determined by the City Engineer, OWNER may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

13. OWNER shall pay the MPFP single-family dwelling unit development fees for any second unit larger than 600 square feet.
14. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.
15. This project is subject to the construction and demolition debris recycling and diversion ordinance; Chapter 23C-13-(1-10) of the City Municipal Code
16. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans. Joint trench shall be stubbed to the north side of Zane Drive.
17. If project conditions require the OWNER to construct improvements that serve the entire City and are included in the City's Development Impact Fee Program, or other funded program, the OWNER may request to enter into a reimbursement agreement drafted by the City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.
18. Prior to approval of a final map, OWNER shall secure rights-of-way, rights of entry, and any permits necessary to construct improvements required by the final map conditions of approval.

Fire Department

1. Weed Abatement. The OWNER shall comply with the City of Woodland Weed Abatement Ordinance. Lots shall be maintained throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property that bears seeds of a wingy or downy nature maintained so as to meet the City of Woodland standards.
2. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code, and the City of Woodland Standard Specifications and Details, 2010 edition. The OWNER shall meet the required volume and duration at the project site prior to obtaining a building permit.
3. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on-site fire hydrants shall be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to installation.

Building Division

1. OWNER shall be required to conform to the current codes that are in effect at the time of plan submittal.
2. Plans shall be complete at the time of submittal, as the City of Woodland does not accept deferred submittals.
3. All sub-contractors/companies working on the project will be required to obtain a City of Woodland Business Registration License.
4. The project shall be in compliance with FEMA regulations.
5. Residential buildings incorporating concrete slab foundations located in areas known to contain expansive soils, (which includes all of the Spring Lake Development--see the applicable soils reports for reference), shall comply with *Woodland General Plan Policy Document, Part II, Policy 8.A.9, "The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil"* and shall comply with *2013 California Residential Code (CRC) R403.1.8.1 & 2013 California Building Code (CBC) 1808.6*.

Footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6* **and for special-bending-resistant concrete slab foundations** the design shall be in accordance with *CBC 1808.6.2 and PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WRI/CRSI Design of Slab-on-Ground Foundations* and in addition to any additional or more restrictive recommendations as noted in the geotechnical engineering report.

Plans and structural calculations for **special-bending-resistant foundations and calculations must be stamped and signed by a California registered civil or structural engineer or architect** and show rigorous compliance. Additionally, where the slab foundation engineer is different than the engineer or architect of record (EOR/AOR) responsible for the structural design of the building, a letter must be submitted from the EOR/AOR stating that he/she has reviewed and coordinated the foundation plans and calculations and that they conform with the intent of his/her structural design as required by *CBC 107.3.4.1*. Where PT slabs are installed, City of Woodland recommends stamping the slab (typically in the garage where visible) with the warning: "Do not bore, saw or drill slab - tensioned cables below" or similar cautionary language.

Police Department

1. The project shall be in compliance with the Uniform Security Code, Chapter 6 of the Building Code, Article 1, section 6-1-8.

Yolo Solano Air Quality Management District

1. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP)
2. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under Yolo Solano Air Quality Management District Rule 2.5 Nuisance.

Exhibit “D”

Existing Land Use Regulations

Spring Lake Specific Plan

On December 18, 2001, the City Council adopted the Spring Lake Specific Plan (SLSP) (Resolution No. 4330). The SLSP has since been amended several times:

1. November 19, 2002 (Resolution No. 4399) to address the Settlement Agreement and various staff identified errata;
2. December 17, 2002 (Resolution No. 4406) to address changes to the Plan requested by Spring Lake Planning Group LLC;
3. October 19, 2004 (Resolution No. 4583) to address additional changes to the Plan requested by Spring Lake Planning Group LLC; and
4. February 27, 2007 (Resolution No. 4807) to amend the Spring Lake Specific land use designations and Table 2.4 requested by the proposed Reynen & Bardis-Spring Lake Central Development Project.
5. November 16, 2010 (Resolution 5147) to amend the Spring Lake Specific Plan to remove reference to the Gibson Road Bike/Pedestrian overcrossing and the Class 1 bike path south of Gibson Rd between Pioneer High School and Woodland Community College.
6. December 14, 2010 (Resolution No 5160) to amend the Spring Lake Specific Plan land use designations to relocate the neighborhood commercial and park site on the Cal West property, eliminate a school site and R-5 single-family acreage and increase the R-8 and R-15 acreage.
7. March 5, 2013 (Resolution No 6155) to amend the Spring Lake Specific Plan land use designations to rezone a 10-acre school site and a 6.22-acre R-20 Multi-family site to 16.22 acres of R-8 single family.
8. June 17, 2014 (Resolution No 6257) to amend the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit).
9. April 7, 2015, to amend the Spring Lake Specific Plan land use designations to rezone an R-15 site to R-8 and rezone a 2 acre Neighborhood Commercial site to R-8 (Cal West).
10. May 19, 2015, to amend the Spring Lake Specific Plan land use designations to rezone portions of the Spring Lake Central Project Area and to reconfigure the subdivision and development proposal.
11. [DATE], to amend the Spring Lake Specific Plan land use designations to rezone a 2 acre portion of an existing 10 acre parcel from Neighborhood Commercial to Park/Open Space.

Spring Lake Design Standards (Adopted May 20, 2003 – Resolution 4433)

Spring Lake Affordable Housing Plan (Adopted May 20, 2003 – Resolution 4438 as amended (Ord No. 1393, § 3 (part); Ord. No. 1487, § 3 (part).))

Spring Lake Specific Plan Agricultural Land Mitigation Program (Adopted February 18, 2003 Resolution No 4421 and Amended November 18, 2003 Resolution 4429).

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Turn of the Century, LLC, Second Amendment to the Development Agreement

Ordinance No. _____

This Memorandum of Agreement is made and entered into by and between Turn of the Century, LLC, and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the Second Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. _____, dated _____, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this _____ day of _____, 2015, at Woodland, Yolo County, California.

Turn of the Century LLC

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

STATE OF CALIFORNIA)
) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared

_____ personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed
the instrument.

Witness my hand and official seal.

Notary Public
[SEAL]

STATE OF CALIFORNIA)
) ss.

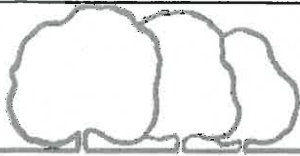
COUNTY OF YOLO)

On _____, before me, _____, personally appeared

_____ personally
known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed
the instrument.

Witness my hand and official seal.

Notary Public
[SEAL]



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:

Turn of the Century, LLC

MAILING ADDRESS:

173 Court St., Ste. D

CITY STATE ZIP CODE:

Woodland, CA 95695

PHONE NUMBER:

530-668-4056

E-MAIL ADDRESS:

_Melanie_Mathews@springlakedevelopment.org_

PROJECT APPLICANT

same

MAILING ADDRESS:

same

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

2. Application Requested

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 _Specific Plan Amendment_

Is this request part of another application? ☐ Yes ☒ No

If so, what? _____

3. Project Description

Project Name:

Tentative Subdivision Map #5084

Total Acres or Square Feet

2.52 acres Gross 2.00 Net

Site address or location:

Northwest corner of Mickle Ave and Centennial Dr.
Assessor's Parcel Number:

042-030-049-000

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.

RECEIVED

JUN 05 2015

City of Woodland
Community Development

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
<u>NC</u>	<u>2.52</u>	<u>SFD & OS</u>	<u>1.54 & .98</u>

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? <u>6</u>	No. of lots will be created by this project? <u>6</u>
Single Family <u>6</u> Half-plex _____	Do you intend to market the units for <u>sale</u> ?
Duplex _____ Apartments _____	☒ YES ☐ No
Condominiums _____ Other _____	Do you intend to market the units for <u>rent</u> ?
Townhomes _____ Total Units _____	☐ YES ☒ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

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

9. Authority to File Application

Check one:

☒ 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

Turn of the Century, LLC

Applicant:

Date

Legal Owner:

Date

Legal Owner:

Date

Date Received Stamp Here

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Heritage Remainder Area

Project Description and Justification--Revised:

This application initially proposed a general plan amendment, specific plan amendment, and rezone of a 2 acre neighborhood commercial (NC) site to R-5 (single family detached 5 units per acre).

The proposal for the 2 acre site evolved over time, as the City considered the ultimate park design for the adjacent 8 acre "N3" park. Given the location of the proposed homes, the City's desire to enhance the visibility of the park within the neighborhood, and considering the proposed design for build out of the park, the City strongly preferred to rezone the NC site to Park so that land could be part of the overall N3 park vision.

Therefore, at the City's request, the application is being revised to facilitate the City rezone of the 2 acre NC site to Park. Attached are the revised exhibits for the General Plan Amendment and Specific Plan Amendment. Following the rezone, the City will then proceed with the acquisition of the then 10 acre N3 Park. Under current discussions, TOC would then complete the sale of the 10 acre parcel to the City, which would pay for the land over time through park fee revenue.

Letter to Planning Commission
Support for 10-Acre N3 Park

We strongly support and appreciate the 10-acre, N3 park site plan, as presented by city staff during the Parks and Recreation Commission meeting on July 27th.

We understand that a portion of the site will likely remain without landscaping for an extended period. We are perfectly fine with this. (Since we live directly across the street from the portion that will remain without landscaping, we speak with unique credibility, regarding our support for the 10-acre plan.)

We also support raising the SLIF fee to acquire and ultimately landscape the entire 10-acre site. Since an expanded park is a benefit and selling point for developers selling homes, raising the SLIF fee to help cover additional costs is warranted.

Please note that on June 23rd, 2015, we submitted a "group letter" to the city that was signed/supported by 35 neighbors who strongly support a 10-acre park site. (This letter was submitted before the city presented the 10-acre design option at the Parks and Recreation meeting on July 27th.)

Some of the benefits/justifications of creating a 10-acre park site include:

- A full, 10-acre park site will ensure that visual and physical access from a key corner of the site (at Mickle and Centennial) will not be blocked off by housing. (This corner will also be a primary entrance point for many park users.)
- A 10-acre park site will create a visually-pleasing "squared-off" design, logically bordered by surrounding streets. (In contrast, housing allowed under the 9-acre plan would "eat into" this design, with housing and private backyards bordering the remaining public parkland.)
- A 10-acre park site will ensure that park activity will remain fully visible by neighbors and authorities from surrounding streets and sidewalks. Such activity is a significant concern, especially due to the proximity of the adjacent planned elementary school. (In contrast, a 9-acre design would likely create blind spots - where such activity would be blocked by housing, fencing, and landscaping.)
- The park site is adjacent to our only remaining elementary school site, which will generate additional vehicular and pedestrian traffic on adjacent streets and sidewalks. Children and other residents will be using these streets and sidewalks to access both the school and the park. (In contrast to the 10-acre design, the 9-

Letter to Planning Commission
Support for 10-Acre N3 Park

acre plan that was originally presented by the city would have resulted in housing and driveways intersecting with these busy adjacent streets and sidewalks.)

- A 10-acre design will provide greater flexibility when considering the location of amenities/features - both now and in the future. (In contrast, the 9-acre design would reduce usability of the park beyond the actual "footprint" of the proposed housing development, since active areas of the park could not be located directly adjacent to housing and private backyards.)
- A full, 10-acre site will provide a very popular, centralized, high-visibility site that will function as a central anchor/meeting place for our neighborhood, adjacent to the only remaining elementary school site. A greenbelt connection (from a smaller pre-existing developed park on Somerset Circle) is already in place. Activities resulting from the adjacent elementary school will also likely benefit from a full, 10-acre park site.
- Spring Lake is assessed "more than its fair share" for costs associated with the Sports Park/Community Center complex (even though the Sports Park was relocated outside of our neighborhood – to the opposite side of Highway 113). In contrast, acquisition of the entire 10-acre N3 site is an opportunity for the city to create an expanded, more appealing and functional park that is actually in our neighborhood.
- Having a portion of the site remain without landscaping (for the foreseeable future) will likely conserve water and reduce maintenance costs. As Spring Lake continues to grow (and the drought eases), this portion can ultimately be landscaped (with maintenance costs appropriately allocated to an increased number of households).
- A lack of potable water will be a concern for all future housing developments – including the housing development proposed under the 9-acre plan. Unlike parks, a continuous supply of potable water is absolutely required for housing developments. (In contrast, parks can be designed to use very little water, and may provide opportunities to use non-potable water.)

Letter to Planning Commission
Support for 10-Acre N3 Park

Sincerely,



Ron Oertel



Somkiat Ashton

2211 Somerset Circle

Erika Bumgardner

To: Jodi Wright Lal
Subject: RE: Spring Lake N3 and N1 Neighborhood Parks--Notice of Public Hearing Comments
(Meeting on 8/20/15)

From: Jodi Wright Lal <jlwright88@gmail.com>

Date: August 7, 2015 9:42:02 PM PDT

To: Tom.Stallard@cityofwoodland.org, Angel.Barajas@cityofwoodland.org,
Sean.Denny@cityofwoodland.org, Jim.Hilliard@cityofwoodland.org,
Bill.Marble@cityofwoodland.org, wlmable52@gmail.com,
Clara.Olmedo@cityofwoodland.org, Ken.Hiatt@cityofwoodland.org,
Paul.Navazio@cityofwoodland.org

Bcc: roertel@msn.com, Jodi Wright Lal <jlwright88@gmail.com>

Subject: Spring Lake N3 and N1 Neighborhood Parks--Notice of Public Hearing
Comments (Meeting on 8/20/15)

To: City Council Members and City Staff:

I am a resident in the Spring Lake neighborhood located in the Lennar buildout site off of Mickle and Alexander Place. Since I am unable to attend the upcoming meeting due to my child's medical needs, I would like to comment on the public hearing to be held on August 20, 2015 at 6:30 p.m. which will address the rezoning of 2.10 acres from neighborhood commercial site to park/open space.

I am greatly appreciative that the City is willing to consider a complete 10-acre (N3) park site that would encompass both park and open space. As a family with small children, this is extremely important to us. It is my understanding this proposal was presented by the Parks and Recreation Commission at the meeting on July 27, 2015. It is also my understanding that approximately 3 acres of the 10-acre park site would not be landscaped for an undetermined time period. Regardless of this fact, I still strongly support having an entire 10-acre park site as I believe having the entire acreage be compromised of park and open space is the most beneficial and attractive to my neighborhood, lifestyle, property value and the City of Woodland. I would also support raising the SLIF fee to acquire and landscape the N3 park site.

Thank you for considering my comments.

Sincerely,

The Lal Family
Parveen, Jodi, Conner and Amaya

Erika Bumgardner

Subject:

FW: Message from my neighbor (Steve)

> -----Original Message-----

> From: nocalskir <nocalskir@aol.com>

> To: Tom.Stallard <Tom.Stallard@cityofwoodland.org>; Angel.Barajas

> <Angel.Barajas@cityofwoodland.org>; Sean.Denny

> <Sean.Denny@cityofwoodland.org>; Jim.Hillard

> <Jim.Hillard@cityofwoodland.org>; Bill.Marble

> <Bill.Marble@cityofwoodland.org>; wlmarble52 <wlmarble52@gmail.com>;

> Clara.Olmedo <Clara.Olmedo@cityofwoodland.org>; ""Ken.Hiatt"

> <Ken.Hiatt@cityofwoodland.org>PaulNavazio

> Sent: Tue, Aug 11, 2015 11:24 am

> Subject: 10 acre site for Hertigage Park

>

> Ladies and Gentlemen:

>

> My name is Steven Blake, I reside at 2620 Somerset Circle and have

> owned my home since August of 2006. I wish to add my name and my

> support to Mr. Ron Oertel in his effort to hold the City of Woodland

> to its original plan for a 10 acre park in the Western portion of

> Somerset Circle. If the aforementioned addressed parties believe that

> Mr. Oertel is raising a singular protest in this matter you all would

> be sadly mistaken. Frankly, we are all a little be upset about these

> goings on. Who ever heard of homes being added to a park plan. To the

> Contractors who wish to gain from this, I say Tuff!!

>

> Let's stick with the plan. Other plans and promises originally made

> have already been bastardized in regards to Montley Corrin's (sp)

> promises and plans. Now we find ourselves surrounded by a new

> development originally intended as a continue of the type of customs

> home many of us purchased. May I ask how that got sold out to the

> developers? Those homes are selling for the mid \$400,000's , our homes

> right next door are selling for the mid \$600,000's and have had to

> tolerate a low income section in the Northern portion of our

> development. Those same low income sections seem to be missing from

> the new development. So, how did that happen ???? How about a little

> integrity in respected plans that made me make the purchases they did .

>

> As a retired Commander in the United States where IK held numerous

> Administrative assignments I am fully aware that the saying " A camel

> is a horse that was designed by a committee is every present in

> Administrative Circles . Let's stick with Horses...no camels please.

>

> Respectfully,

>

> Steven G. Blake

>

> PS.. You all a lot of darn nerve !!!

>

>

>

>

>

>

Erika Bumgardner

Subject: FW: Email from neighbor (Emilio)

Date: Wed, 29 Jul 2015 15:43:30 -0700

Subject: 10-acre Park Site

From: ebejel@ucdavis.edu

To: Tom.Stallard@cityofwoodland.org; sean.denny@cityofwoodland.org; angel.barajas@cityofwoodland.org; jim.hillard@cityofwoodland.org; bill.marble@cityofwoodland.org; wlmarble52@gmail.com; clara.olmedo@cityofwoodland.org; ken.hiatt@cityofwoodland.org; paul.navazio@cityofwooland.org; roertel@msn.com; glgibbs@ucdavis.edu

Dear Council and Staff Members of the City of Woodland:

As a resident of the city of Woodland, I would like to express the city's consideration of the 10-acre (N3) part site that was presented at the Parks and Recreation Commission meeting on July 27th.

I STRONGLY support this project, and I am in favor of raising the SLIF fee to acquire and landscape the site.

Thank you for your attention.

Sincerely,

Emilio Bejel
2245 Somerset Cir.
Woodland, CA 95776

--
Emilio Bejel
Distinguished Professor
724 Sproul Hall
Department of Spanish and Portuguese
UC Davis
Davis, CA 95618

--
Emilio Bejel
Distinguished Professor
724 Sproul Hall
Department of Spanish and Portuguese
UC Davis
Davis, CA 95618

Subject:

FW: Email from Keri Johnson

Date: Tue, 4 Aug 2015 12:59:25 -0700

Subject: 10-acre site preserved and concerns regarding the plans for the sports fields

From: keriljohnston@gmail.com

To: Tom.Stallard@cityofwoodland.org; Angel.Barajas@cityofwoodland.org;

Sean.Denny@cityofwoodland.org; Jim.Hilliard@cityofwoodland.org;

Bill.Marble@cityofwoodland.org; wlmable52@gmail.com; Clara.Olmedo@cityofwoodland.org;

Ken.Hiatt@cityofwoodland.org; Paul.Navazio@cityofwoodland.org

To whom it may concern,

I am a resident on Somerset Circle. I understand that at the July 27th Parks and Recreation Commission meeting the city is willing to consider the 10 acre (N3) park site. I strongly support this even as I understand that 3 acres will not be landscaped for years. I also support raising the SLIF fee to acquire and landscape the site. If the city saves the entire 10-acre site, this should provide an opportunity to relocate at least some of the planned sports fields to the commercial site (where housing was planned). I have heard that the rental of the play fields (which are currently planned to border Somerset Circle) may indeed be rented out to youth-oriented, organized sports groups. I am concerned with this as I suspect that this will impact traffic and parking along Somerset Circle. In my opinion, Mickle seems to be a more appropriate access point for such activities.

Thank you for your time,

Keri Johnston
2613 Somerset Circle

To Woodland City Council and City Staff Members:

My husband and I sincerely apologize for missing the Parks and Recreation Commission meeting on July 27th, 2015. My husband was out of town attending a scientific conference, while I was in Portland to see my first granddaughter.

We are writing to you regarding the prospect of a 10-acre (N3) park site. We, along with our Somerset Circle neighbors, sincerely appreciate the city of Woodland's willingness to consider the 10-acre design that was presented at the meeting on July 27th. As residents of Somerset Circle, we strongly support a 10-acre park site, even though 3 acres will probably not be landscaped soon. We support raising the SLIF fee to acquire and landscape the site.

If you have any questions or concerns, please don't hesitate to contact us.

Dr. Sue K. Alkhatib

Dr. Kassim M. Alkhatib

2625 Somerset Circle

Woodland, CA, 95776

Erika Bumgardner

From: Keri Johnston <kerijohnston@gmail.com>
Sent: Thursday, August 13, 2015 2:43 PM
To: Erika Bumgardner
Subject: 10-acre site preserved and concerns regarding the plans for the sports fields

Hi Erika,
Would you mind forwarding my letter below to the planning commission?
Thank you,
Keri Johnston

To whom it may concern,
I am a resident on Somerset Circle. I understand that at the July 27th Parks and Recreation Commission meeting the city is willing to consider the 10 acre (N3) park site. I strongly support this even as I understand that 3 acres will not be landscaped for years. I also support raising the SLIF fee to acquire and landscape the site. If the city saves the entire 10-acre site, this should provide an opportunity to relocate at least some of the planned sports fields to the commercial site (where housing was planned). I have heard that the rental of the play fields (which are currently planned to border Somerset Circle) may indeed be rented out to youth-oriented, organized sports groups. I am concerned with this as I suspect that this will impact traffic and parking along Somerset Circle. In my opinion, Mickle seems to be a more appropriate access point for such activities.

Thank you for your time,

Keri Johnston
2613 Somerset Circle

Erika Bumgardner

From: Robert Smith <robertsmith2312@gmail.com>
Sent: Thursday, August 13, 2015 4:54 PM
To: Erika Bumgardner
Cc: Toni Smith; Melinda Hillis
Subject: Letter to Planning Commission Members

Erika-

My wife , Toni and I likely will not be able to attend the Planning Commission meeting on 8/20. Please distribute the following letter regarding our opinion on the development of the N3 Park in Spring Lake. Thank you.

We sincerely appreciate the City's willingness to consider the 10-acre (N3) park site that was presented at the Parks and Recreation Commission meeting on July 27th.

We strongly support a 10-acre site, even though approximately 3 acres of the site will probably not be landscaped for years. We support raising the SLIF fee to acquire and landscape the site.

We feel on-street parking could be an issue for neighbors during high use periods and therefore strongly urge that an off-street parking area be included in the initial development. Perhaps an interim gravel or DG parking area could be designed to save costs on the initial development.

Thank you for your consideration.

Robert and Toni Smith
2253 Somerset Circle
Woodland, CA 95776

--

Bob Smith

Erika Bumgardner

From: James Chandler <jmyjkpt@gmail.com>
Sent: Thursday, August 13, 2015 5:22 PM
To: Erika Bumgardner
Subject: Woodland N3 Park Feedback

To all interested parties,

I live at 2537 Centennial Drive and truly appreciate you including the community's feedback in your proposals. I did not receive notice of the meetings prior to June but have attended the June and July meetings. I find them to be very interactive and productive.

My family is a very strong proponent of the (N3) 10-acre proposal presented at the July 27th Parks and Recreation Commission meeting. I understand that the proposal involves an initial estimate of 7 landscaped acres that would be completed in 12-18 months with the remainder of the build out for tennis court and basketball areas down the road. One option that was discussed was including the parking lot in the 12-18 month time-frame with the trade-off of smaller initial landscaped area. I back that idea as well.

We selected the lot we did when purchasing our home based on being told that there would be a park in the open area across the street. It was never suggested that the area would have some homes/properties and some park.

Due the fact that the expanded park is a benefit and selling point for the folks selling homes, I strongly believe that raising the SLIF fee to help cover additional costs is warranted.

Bottom line, I am in favor a 10 acre proposal and am willing to explore any options that will make it a reality.

Thank you for your time and consideration. You may feel free to contact me if you have further questions.

Sincerely,

James Chandler
[510-417-0221](tel:510-417-0221)

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Miekle and Centennial)

To Woodland City Councilmembers:

Originally submitted on 6/23/15

We strongly support the creation of a full 10-acre park site at Miekle and Centennial, to include the adjacent 2-acre commercial site. The Spring Lake Specific Plan states that the 2-acre site can only be zoned as parkland, if commercial development is not viable. (Commercial development has already been deemed "not viable", by the developers and city staff.)

This letter is not intended to represent all families who support the creation of a full 10-acre site. There are very likely other residents who also support this goal. In addition, this letter does not represent those who still prefer commercial development as their first choice for the 2-acre site.

We understand that the city recently arranged for an appraisal of the 2-acre site, to consider its possible acquisition and inclusion into the surrounding 8-acre site (for a total of 10 acres, as per our goal). The appraisal resulted in a value of \$250,000 for the 2-acre site (approximately half the cost of an equivalent residential site).

Unfortunately, the city made a subsequent decision to pursue the possibility of including housing within the 10-acre site, and may soon make a preliminary agreement with developers to allow this.

We ask you to reconsider, for the following reasons. First and foremost, the city has the capability to acquire and landscape the entire site, without relying upon developer financing. In an email from last October (attached), the city manager did not think that (a lack of) funding would be a determining factor regarding the possibility of creating a full 10-acre site.

Please note that we are not "experts" regarding possible sources of funding (to include the 2-acre site within the park, as stated in the Spring Lake Specific Plan). However, based on the city manager's (attached) email (and subsequent communications with city staff and council members), there appears to be various options available to accomplish the goal of creating a full 10-acre park site. Please consider these (and/or other) options, at least on a temporary or partial funding basis, until development fees are sufficient:

1. Do nothing at this time. (This is the easiest solution.)

The current level of SLIF fees will eventually be sufficient to acquire and landscape the entire 10-acre site, even if no other actions are taken. City staff can provide an estimate regarding the timeframe to accomplish the separate components (acquisition, and phased or full landscaping). (Per Ken Hiatt, funding will be sufficient within approximately 1.5 years to acquire the original 8-acre site.)

2. SLIF fee adjustment. (May expedite acquisition and landscaping.)

SLIF fees can be addressed/adjusted during negotiations when developers request changes to the Spring Lake Specific Plan. Although there have been many changes to the plan (and sales prices for new homes have increased significantly), there has not (yet) been any effort to negotiate a corresponding increase in fees.

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Miekle and Centennial)

Renegotiating the SLIF fees (as developers request additional changes to the plan) would eliminate any risk resulting from a rise in value to acquire the site, if an acquisition agreement is not reached soon.

3. Development Impact fees.

Per the city manager, development impact fees can be used if the park provides a benefit to the assessed project. Parks can meet this criteria. (Also, potential adjustments to the development impact fee do not require developer "approval".)

4. Fees collected for pedestrian/bicycle overpass.

Fees collected for the planned pedestrian/bicycle overpass in Spring Lake can be temporarily re-directed to acquire the entire 10-acre park site.

5. Measure E funds.

Per the city manager, Measure E funds may function as a short-term "loan".

6. City reserve fund.

The city currently has almost \$10 million in reserve funds (equal to 25% of the general fund). Policies at other nearby cities (including Davis) suggest that a reserve of 15% is more than sufficient.

7. Other Sources

Other funding sources (e.g., funding from the state for parks) may be available.

To Reduce Costs

- Consider landscaping (only) a portion of the site at this time. (This approach is already planned for the remaining park site at Cal West within Spring Lake.)
- Arrange for concurrent landscaping of the park site (with the adjacent school site).
- Select a very low-maintenance design.

"Rush" to Landscape

It would be prudent to defer any landscaping of the site during the current, ongoing drought.

Some residents may believe that the site will not be landscaped anytime soon without making a "deal" with developers to include housing. However, funds to acquire and landscape the park were never dependent upon development of the adjacent 2-acre site.

As the drought eases, phased/partial landscaping may satisfy some of the concerns of those who would like to see the park landscaped and opened soon. (Such an approach is already planned for the remaining park site at Cal West.)

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Some may also believe that opening the new park will reduce over-usage at Jack Slaven park. However, this assumption is incorrect, for the following reasons:

- Other than the intersection at Mickle and Centennial, Heritage Parkway (with its 40-mph speed limit) separates the two neighborhoods and park sites.
- Jack Slaven has a unique and popular water feature, which draws families from throughout the city. (The new park will not have such a feature.)
- There is a significant physical distance between these two park sites.

Notes

- There was no presentation of a 10-acre park configuration during the February neighborhood meeting (despite the inclusion of this option in the Spring Lake Specific Plan). City staff were not fully prepared to discuss the 10-acre configuration.
- A full 10-acre site (adjacent to our only remaining school) would be a very popular, centralized, high-visibility site that would provide a central anchor/meeting place for our neighborhood. Adjacent greenbelt connections (and a connected, smaller pre-existing developed park) are already in place/integrated from the Heritage neighborhood. (See attached hand-drawn map.)
- A full 10-acre site would create a visually-pleasing “squared-off” design, logically bordered by surrounding streets as planned. (In contrast, housing would “eat into” this design, with houses and private backyards bordering public parkland. (See attached hand-drawn map.) This would also further reduce usability of the park, since active areas of the park could not be located adjacent to houses and backyards.)
- The park site is adjacent to our only remaining school site, which will have significant vehicular and pedestrian traffic on the adjacent streets and sidewalks (where housing and driveways are now proposed). Activities resulting from the adjacent school would also likely benefit from a full, 10-acre park site.
- Housing was initially and unexpectedly proposed to run the length of Centennial. However, residents who live along Centennial (understandably and predictably) objected, since they understood that the park would be located across the street from their homes. We support our neighbors on Centennial, and agree with their concerns. The proposal to build houses along the length of Centennial was inherently unfair and entirely unacceptable.
- As a result of concerns, housing is now proposed for the corner of Mickle and Centennial. However, most residents do not know about this relocation, which would block visual and actual access from that corner and extending onto the adjacent streets. (That corner would otherwise be a primary access point.)
- If housing is allowed to block visual and actual access, criminal activity may be hidden from view from neighbors and police. In addition, criminal activity is unlikely to be seen from the proposed

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Miekle and Centennial)

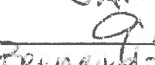
residences, since backyards and fences would impede views of such activity. Such activity is a significant concern, especially due to the proximity of the adjacent planned elementary school.

- Newer residents (especially those on Miekle) may experience a very unpleasant surprise, should the proposed housing plan come to fruition. (No doubt, some of these residents expect a park across the street from their homes.)
- Any increase in park size would result in a negligible increase in maintenance costs (which would be allocated throughout Spring Lake).
- Spring Lake is assessed "more than its fair share" for costs associated with the Sports Park/Community Center complex (even though the Sports Park was relocated outside of our neighborhood). In contrast, acquisition of the entire 10-acre site at Miekle and Centennial is an opportunity for the city to create an expanded park that is actually in our neighborhood.
- An expanded park will provide greater flexibility when considering designs/features. For example, a dog area might provide a much-needed local facility, and would ensure appropriate separation between user groups. (If housing is included, it is unlikely that such an area would be considered.)
- Compromises have already been made throughout our neighborhood, including the loss of another school site (adjacent to Jack Slaven park), complete elimination of another commercial site (at Cal West), relocation of the Sports Park away from our neighborhood, etc. (Approval of these changes also represent missed opportunities to adjust the SLIF fee, as needed.)
- A lack of potable water will be a concern for all future housing development – including the development proposed within the 10-acre site. (In contrast, parks can be designed to use very little water, and may provide opportunities to use non-potable water.)
- Costly infrastructure to support housing (e.g., electricity, water, and sewer lines) is not in place at the site proposed for housing. Therefore, to make financial sense for the developers, zoning for the proposed housing site would likely have to be at a greater density than the surrounding R-4 neighborhood.
- Fees collected from residential development are unlikely to match the fees that were expected from commercial development, and would not provide any significant financial gain for our neighborhood. (Ongoing costs to the city associated with housing would further reduce the net value of any fees collected.)

Please join us to support the creation of a full, 10-acre park site, as stated in the Spring Lake Specific Plan.

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Sincerely,

Name (printed and signed)	Address	Email	Phone #
Paryeen LAI		plal882@yahoo.com	916-
	2358 Alexander Place		990-3131
JODI WRIGHT-LAI	2358 Alexander Place		916-
	2537 Centennial Dr		837-1234
JAMES CHANDLER	2537 Centennial Dr		510-
	2205 Somerset Circle	lopezirelesheglobal.net	417-0221
Bernardino Lopez	2205 Somerset Circle		530-662-6229
Maria Elena Lopez	2204 Muller Place		(209)610-3833
Vivian Lopez	2204 Muller Place	cmgiambruno@yahoo.com	
Chris Giambruno	2470 Muller place		(916) 627-0977
	2201 Somerset Circle		530-668-8398
ANTONIO VAZQUEZ	2201 Somerset Circle		510-909-3033
Jeremy Wan	2620 SOMERSET CIR		530-668-7959
	2620 SOMERSET CIR		530-219-1949
Blend J Wan	2620 SOMERSET CIR		530-668-7959
	2620 SOMERSET CIR		530-668-7959
Steven Blake	2620 Somerset Cir		530-668-7959
Randi Blake	2245 Somerset Cir		530-665-6824
Emilio Bejel	2321 MARSTON RD.		530-662-2055
Dong Chen Day	2321 MARSTON RD.		530-662-2055
YanYong Lu	2211 Somerset Circle	roetel@msi.com	
Ron Oertel	2211 SOMERSET CIRCLE		530-723-7921
SOMKIAT ASHTON	2211 SOMERSET CIRCLE	SOMASHTON@YAHOO.COM	530-723-7921

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Sincerely,

Name (printed and signed)

Address

Email

Phone #

Brent Vann ²²⁰⁰ ~~Menden~~ Promenade ^{brentvann@} vforchards.com 530-304-0066

Parla Vann ~~Menden~~ Vann same same

LISA NAVARRO 2509 ALLEN CIRCLE 530 304-0815 LISA.NAVARRO@GMAIL.COM

RICH ABINANTE ^{Resident of} 2621 Somerset Cir abinante@me.com 530-466-2270

DIANA ABINANTE 2621 Somerset Cir abinante@me.com 530-466-2270

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mielke and Centennial)
(530) 661-5930

Sincerely,

Name (printed and signed)

Address

Email

Phone #

Sheryl Sullivan

sdpike54@yahoo.com

Sheryl Sullivan 2578 ALLEN Circle

530-318-4816

Mrstrendale2@yahoo.com

Sig-Min Beardsley 2212 Beyer Street

530-574-4676

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Miele and Centennial)

Sincerely,

Name (printed and signed)

Address

Email

Phone #

Sue Kadie 2626 Sunset Circle 530-668-1536

" " " " " "

Sonia Leal SoniaLeal40@yahoo.com
2533 Centennial Dr 530-309-9267

Filiberto Sembrano 2533 Centennial Dr 530-309-9699

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Sincerely,

Name (printed and signed)

Address

Email

Phone #

BRIAN SUTLIFF

BRIAN SUTLIFF
ESBGLOBAL
NET

Fabrizia Sutliff

2204 PROMENADE

916 496-0370

FI

2204 Promenade Dr.

Fabrizia Sutliff

@sbglobal.net

916 496-0372

for the developers, zoning for the proposed housing site would likely have to be at a greater density than the surrounding R-4 neighborhood.

- * Fees collected from residential development are unlikely to match the fees that were expected from commercial development, and would not provide any significant financial gain for our neighborhood. (Ongoing costs to the city associated with housing would further reduce the net value of any fees collected.)

Please join us to support the creation of a full, 10-acre park site, as stated in the Spring Lake Specific Plan.

Sincerely,

Name (printed and
signed)

Address

Email

Phone #

STEPHEN LYNN 2517 GLENNWOOD WAY lynnstephen@gmail.com
WOODLAND, CA 95776 707-546-1066

Letter to Woodland City Council Regarding Support for
Full, 10-Acre Park Site in Spring Lake (at Mickle and Centennial)

Sincerely,

Name (printed and signed)

Address

Email

Phone #

Kevin C. Ward 2172 Stewart Circle 530-574-1348
Kevin C. Ward Kimseykev@yahoo.com

Full, 10-Acre Park Site in Spring Lake (at Miele and Centennial)

Sincerely,

Name (printed and signed)

Address

Email

Phone #

Samantha Sime

2201 HOLMAN
ST

Samantha.Sime
@hotmail.com

530-419-5108



WOODLAND, CA
95776

13

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Re: Appraisal, Development Fees?

From: **Paul Navazio** (Paul.Navazio@cityofwoodland.org)

Sent: Sun 10/19/14 9:50 PM

To: Ronald Oertel (roertel@msn.com)

Cc: Ken Hiatt (Ken.Hiatt@cityofwoodland.org)

1 attachment

image003.jpg (2.7 KB)

Mr. Oertel - by way of initial response to your email(s) here...

City staff is keenly aware of your interest in ensuring that the two-acre site, presently zoned for commercial use, be incorporated into the planned 8-acre park - should the commercial site be deemed non viable. This position is consistent with the current Springlake specific plan. 

As you're questions suggest, there are a number of issues here that worth clarifying, pending ongoing discussion of some of the more detailed questions.

1) There are two distinct developer-based fee programs applied to housing units in Springlake - the SLIF fees (SL Infrastructure Financing) and Development Impact Fees (including parks, roadway, public safety, general facilities, etc.).

2) The SLIF fee program is specifically designed - in theory - to assign and allocate the cost of infrastructure included in the Springlake Specific Plan across all of the various developers. This program includes the (estimated) funding for the 8-acre park site, and represents the fee program for which staff has provided updates on the amount of park SLIF fees collected to-date (net of park fees already spent on Jack Slaven Park).

3) The Development Impact Fees are fees placed on all new building units in the city to support capital improvements that are NOT specific to any single (or group of) development project(s). These fees (parks, roadway, general facilities (etc.) attempt to allocate cost for specific capital projects that are deemed necessary as a result of the "cumulative" impact of new growth. These include roadway improvements to ensure adequate circulation citywide, park facilities (based on service standards provided for in the General Plan), etc. Development Fees charged by the city SHOULD be reviewed on a regular basis, and do not require "approval" by developers. Development Impact Fees do, however, need to meet the statutory requirements (AB1600) related to "nexus" between the projects for which the fees are charged and the amount of the fee assessed on a per unit basis. While Park Impact Fees are not typically assessed for development of "neighborhood parks", these could well be applied - provided that projects that pay toward a given park receive a benefit from the park. *

3) This SLIF fee program is exclusively the financing plan by which all of the developers have agreed to prorate cost of Springlake specifically called-out infrastructure among their allocated units. As such, the SLIF fee program does require agreement among all the developers that are party to the agreement for changes that would impact the fee levied on their units.

3) Based on my understanding of recent estimates of SLIF park fees collected along with current and projected building permit activity, we are close to being able to move forward on the 8-acre park site consistent with the schedule laid out in our Capital Improvement Budget.

4) While no decision has been made on any request to convert the 2-acre commercial site (Miekle and Centennial), staff is evaluating both the request by the property owner to convert to residential, as well as the scenario contemplated in the Springlake Specific Plan (and your request) that the parcel be incorporated into the park site. The issues - as I understand them -

a) Specific Plan states that if the parcel is not developed as a commercial site, it would revert to part of the park. *

b) The Springlake Financing Plan does not readily provide for a mechanism by

which the fees charged per unit would accommodate the additional cost. This is a "problem", but one we need to address so as to have the costs covered consistent with the intent of the Plan. *

c) the property owner has communicated their interest in having the parcel rezoned to residential. This request will need to be given due consideration, be it by staff, the Planning Commission and, ultimately, the Council. At this time, the proposal has been discussed in concept with city staff, but we have no formal proposal (that I am aware of...).

5) To your specific point...I do not believe the issue of whether the 2-acre parcel remains zoned commercial, is incorporated into the park site, or is, perhaps rezoned, will be based on whether the city "has the funding." To be clear, any decision to add the parcel to the site would have to be taken in conjunction with a financing plan - be it an agreement by all parties to amend the Springlake Financing Plan, increase Park Development Impact Fees, or some other funding source (of which you have recommended some options). The other issue that would need to be addressed is any increased cost of maintenance for the incremental 2-acre park, most likely via an adjustment to the Springlake L&L Assessment which currently funds parks maintenance in the Project Area. *

6) As for the pending appraisal...my understanding is that the city and the property owner are jointly conducting the appraisal of the park site - to include BOTH the 8-acre parcel as well as the additional 2-acre site. We understand the need to do this in order to inform what the implications are for each of the possible scenarios for the 2-acre site. I also suspect the "value" assigned to the 2-acre site may well inform whether (and how) the property owner chooses to proceed with development of the site - or conversion to park.

I appreciate that you have a number of questions, and sympathize with your apparent frustration re lack of response or movement on this issue. I will be following up with Ken to discuss further, but my sense is that we are a long ways from a decision, and nothing is happening (process wise) until we complete the appraisals and until we receive a formal request from the property owner to do anything other than what is currently contemplated for

the parcel in the Springlake Specific Plan.

That said, we look forward to ongoing dialogue with you and your Springlake neighbors on this as well as the longer list of expressed issues and concerns as we seek to enhance our communications with residents of Springlake.

I trust we will be revisiting this topic in short order as part of our upcoming meetings, including a neighborhood meeting that we hope to convene in the coming weeks.

Respectfully,

Paul Navazio
City Manager

Sent from my iPad
