



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, March 17, 2016

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 the 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

[16-405](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 18, 2016 and March 3, 2016.

Attachments: [A - February 18, 2016 Meeting Minutes](#)

[B - March 3, 2016 Meeting Minutes](#)

H. Public Hearing

[16-344](#) Spring Lake Central Tentative Parcel Map No. 5104

Attachments: [A - Resolution](#)

[B - Tentative Parcel Map No 5104](#)

I. Business Items

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

[16-404](#) SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [A - Planning Commission Long Range Calendar Prepared March 9, 2016](#)

[16-408](#) SUBJECT: Public Art Ordinance Framework - Artist
Definition/Qualifications
DATE: March 17, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide input concerning the draft definition and qualification criteria of a qualified artist in context of a proposed public art ordinance framework.

[16-409](#) SUBJECT: Design Review Submittal for the Crossings at Spring Lake
- Request for Continuance

DATE: March 17, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission receive the applicant's request for continuance to April 7, 2016

Attachments: [A - Letter Requesting Continuance](#)

[B - Map of Phase I and the Cal West Subdivision](#)

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 #: 16-405 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 3/8/2016 **In control:** Planning Commission
On agenda: 3/17/2016 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 18, 2016 and March 3, 2016.

Sponsors:

Indexes:

Code sections:

Attachments: [A - February 18, 2016 Meeting Minutes](#)
[B - March 3, 2016 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: March 17, 2016

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of February 18, 2016 and March 3, 2016.

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

ATTACHMENTS:

Attachment A - February 18, 2016 Meeting Minutes

Attachment B - March 3, 2016 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, February 18, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:32 pm

Staff Present:

*Cindy Norris, Principal Planner
Erika Bumgardner, Senior Planner*

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez and John Murphy*

Absent 1:

Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[16-353](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of January 7, 2016, January 21, 2016 and February 4, 2016

Attachments:

[A - January 7, 2016 Meeting Minutes](#)

[B - January 21, 2016 Meeting Minutes](#)

[C - February 4, 2016 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Holt to approve the Planning Commission Meeting minutes of January 7, 2016. The motion was carried by the following vote:

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

Abstained: Commissioner Murphy

A motion was made by Commissioner Lizarraga and seconded by Commissioner Holt to approve the Planning Commission Meeting minutes of January 21, 2016. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga and Murphy.

Abstained: Commissioner Lopez

A motion was made by Commissioner Lizarraga and seconded by Commissioner Holt to approve the Planning Commission Meeting minutes of February 4, 2016. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lopez and Murphy.

Abstained: Commissioner Lizarraga

H. Public Hearing

[16-351](#)

Alphabet Soup Childcare Center Conditional Use Permit. Request for consideration of a Conditional Use Permit for Alphabet Soup Childcare, an existing child daycare center in Woodland, to relocate to 1210 Commerce Avenue, Suite 4, in the East Street Corridor Specific Plan Area, Zone I-Industrial. The daycare center will occupy an approximately 5,487 square foot tenant space within an existing, approximately 22,000 square foot, multi-tenant office/light industrial building.

Location: 1210 Commerce Avenue, Suite 4, Woodland, CA

Applicant/Owner: Kari Rohwer Powell, Alphabet Soup Childcare, Owner/Director

Environmental Report: Categorical Exemption - Class 1 Existing Facilities

APN: 063-102-052-000

Project Planner: Erika Bumgardner, Senior Planner

Staff Recommendation: Recommend Planning Commission Approval with Conditions

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

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

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman

Holt to approve the request of a Conditional Use Permit for Alphabet Soup Childcare, an existing child daycare center in Woodland, to relocate to 1210 Commerce Avenue, Suite 4, in the East Street Corridor Specific Plan Area, Zone I-Industrial. The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris, Lizarraga, Lopez and Murphy

I. Business Items

[16-366](#)

SUBJECT: Review of public art proposal for the California Produce Market Building, 1490 E. Main Street

DATE: February 18, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission

1. Review the proposed modifications and information provided regarding the proposed public art sculpture titled "Global Nutrition", and
2. Approve the public art concept proposal subject to conditions as provided in Resolution PC #16-_____, as provided in Attachment A.

Attachments:

[A - PC Resolution](#)

[B - Public Art Application and Exhibit](#)

[C - Site Plan](#)

[D - Material Specifications](#)

[E - USDA FAQ Sheet](#)

A motion was made by Commissioner Lizarraga and seconded by Vice Chairman Holt to approve proposed modified public art sculpture titled "Global Nutrition", subject to conditions that the center disc be double sided and that the indemnity statement be specific to the copyright concern. The motion was carried by a 4-2 vote:

Ayes: Chairman Wells, Vice Chairman Holt and Commissioners Harris and Lizarraga

Nos: Commissioner Lopez and Commissioner Murphy

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 7:18 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.



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, March 3, 2016

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:29 pm

Staff Present:

Cindy Norris, Principal Planner

Jeff Ballantine, Associate Planner

B. Roll Call

Present 6:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner Fred Lopez and Commissioner Elodia
Ortega Lampkin*

Absent: Commissioner John Murphy

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

H. Public Hearing

I. Business Items

[16-377](#)

RECOMMENDATION: Staff recommends that the Planning
Commission:

1. Review and approve the proposed conceptual residential designs
for Lennar; The Crossing at Spring Lake

Attachments: [1 - General Application](#)
 [2 - Residential Design Booklet](#)
 [3 - Subdivision Map 5075.pdf](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris for a continuance to the March 17, 2016 Planning Commission Meeting allowing the submittal and review of a complete package for the entire subdivision instead of just phase I to be presented for approval of proposed conceptual residential designs for Lennar; The Crossing at Spring Lake. The motion was carried by the following vote:

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

[16-373](#)

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Attachments: [A - PC Long Range Calendar Prepared February 19, 2016](#)

Staff gave a brief presentation and informational report.

J. Staff or Commissioner Comments

K. Adjournment

Meeting adjourned at 7:30 pm

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



Legislation Details (With Text)

File #: 16-344 Version: 1 Name:
Type: Public Hearing Item Status: Agenda Ready
File created: 2/2/2016 In control: Planning Commission
On agenda: 3/17/2016 Final action:
Title: Spring Lake Central Tentative Parcel Map No. 5104
Sponsors:
Indexes:
Code sections:
Attachments: [A - Resolution](#)
[B - Tentative Parcel Map No 5104](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



Planning Commission

Woodland Spring Lake Partnership, L.P., Spring Lake Central Tentative Parcel Map No. 5104 (PLNG 15- 00085); The project proposes the merger of six (6) lots underlying Tentative Subdivision Map #5027 over approximately 105.7 acres, and subsequent subdivision into four (4) large lots with proposed Tentative Parcel Map No. 5104 for purposes of sale/financing only with no development rights granted.

Location: The property is located north of Heritage Parkway, east of Harry Lorenzo Avenue, and approximately 850 feet southeast of the intersection of Farmers Central Road and Pioneer Avenue.

Applicant/Owner:

Applicant: HMC, Inc., 10630 Mather Blvd, Mather, CA 95655, Attention Les Hock

Owner: Woodland Spring Lake Partners, L.P., 940 Emmett Avenue, #200, Belmont, CA 95616

Environmental Report: No additional environmental review under the California Environmental Quality Act (CEQA) is required, as the map is being undertaken in conformity with an adopted Specific Plan for which an EIR was previously certified. The previously approved Addendum for the Spring Lake Central project approved on May 19, 2015, provided CEQA evaluation for the Spring Lake Central General Plan Amendment Spring Lake Specific Plan Amendment, and Tentative Subdivision Map No. 5027. Tentative Parcel Map No

5104 provides for four (4) large lot parcels for purposes of sale only, and the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.

APN: 042-580-008, 037, 038, 040, 041, 043, 044, and 049.

Project Planner: Cindy A. Norris, Principal Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing March 17, 2016

General Plan Designation: The site has multiple designations: Low Density Residential (LDR 3-8 du/ac), High Density Residential (HDR 16-25 du/ac), Open Space (OS) and Public Service (PS)

Specific Plan Designation: The site has multiple Spring Lake Specific Plan designations: Single Family R-4 (3-4 du/ac), Single Family R-5 (4-5 du/ac), Single Family R-8 (6-8 du/ac), Multi-Family R-25 (23-25 du/ac), Neighborhood Commercial, Park and Public (Fire Station).

Existing Land Uses: Vacant and Fallow land

Flood Zone: Zone "X" Area - Areas determined to be outside of the 0.2% annual chance floodplain, FIRM, Community Panel Number - 060426-0445H- revised May 16, 2012.

Street Access: Parkland Avenue, Pioneer Avenue, Heritage Parkway, Harry Lorenzo Avenue

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	High and Low Density Residential	R-5 and R-25
South	High and Low Density Residential	R-5 and R-20
East	Low Density Residential	R-5
West	Vacant and Agricultural	(Yolo County) Possible future Specific Plan

Pending/Potential Action

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

1. Receive a staff report;
2. Conduct a public hearing; and
3. Adopt PC Resolution # 16- _____ - approving Large Lot Tentative Parcel Map (TPM) No. 5104, for purposes of sale/financing only for the Spring Lake Central Project, confirming that the TPM is in substantial compliance with the previously certified Spring Lake Specific Plan EIR and the previously approved project Addendum, and subject to Findings of Fact and Conditions of Approval as provided in the staff report as presented on March 17, 2016 (Attachment "A").

Project Site Description

The project site encompasses approximately 105.7 acres of vacant land within the Tentative Subdivision Map (TSM) # 5027 approved by City Council on May 19, 2015, otherwise known as Spring Lake Central. The project contains the Spring Lake Village Center. The Village Center includes the 1.0 acre of public facility land, 5.1 acres of commercial, 4.0 acres of park and 4.8 acres of high density multi-family housing. The TSM provides for approximately 232 units of high density multi family housing (R-25) and 376 lots will be available for single family residential (128 R-4 lots, 100 R-5 lots, and 147 R-8 lots).

Background

The entire SLSP area was rezoned under Ordinance No. 1346, adopted on July 2, 2002. On February 27, 2007 the subject property was approved as a Tentative Subdivision Map (#4805), including a General Plan Amendment, Rezone and Development Agreement as part of the Spring Lake Central Project. The property went into foreclosure and was purchased by the current ownership group. On May 19, 2015 the Council approved a revised project including a CEQA Addendum, General Plan Amendment, Rezone, a First Amendment to the Development Agreement, and TSM # 5027. Subsequently, the applicant has determined that in order to sell portions of the mapped land to builders that a prior to final map that reconfiguration of the underlying parcels is desired.

Project Proposal

The applicant is requesting approval for a proposed Tentative Parcel Map No. 5104 to merge six (6) large lots and re-subdivide the land into four (4) parcels. The subdivision will allow the sale of individual parcels and no development rights are associated with the processing of this tentative parcel map. (Attachment "B" - Application and TPM No. 5104)

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 March 7, 2016.
- Notices were mailed to all property owners within 300 feet of the project site on or before March 7, 2016.

Copies of the factual staff report for the proposed project have been on file at City Hall since March 11, 2016.

Applicable Laws, Codes & Ordinances

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

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

- The City of Woodland Subdivision Ordinance
- Spring Lake Specific Plan (SLSP)
- SLSP Financing Plan
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan (SL AHP)
- SLSP Design Standards

Environmental Assessment Status

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearing House Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addendums to the Turn of the Century EIR including an Addendum prepared with the associated TSM # 5027 approved by City Council on May 19, 2015. 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. The approval is therefore undertaken in accordance with the previously certified Final EIR, and project Addendum as provided by CEQA. 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. All mitigation measures identified in adopted Mitigation Monitoring Plan are fully enforceable pursuant to CEQA.

Reviewing Agency Comments

The application was circulated for review by all appropriate agencies of jurisdiction. Comments have been incorporated as conditions of approval.

Discussion

The proposed large lot tentative parcel map represents the on-going process to allow future property development. The proposed merger and re-subdivision will allow the owner to sell parcels for future development.

Staff Analysis

Staff supports this Tentative Parcel Map subject to the attached conditions of approval and provides the following analysis:

General Plan Consistency

The Spring Lake Specific Plan has been determined by 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 Large Lot Tentative Parcel Map No. 5104 is consistent with the goals and policies of the General Plan and Housing Element in that the proposed modification provides for a more economically viable land division for purposes of sale.

The proposed Tentative Parcel Map No 5104 is consistent with the General Plan.

Consistency with the Spring Lake Specific Plan

The proposed Tentative Parcel Map No 5104 is consistent with the Spring Lake Specific Plan land use map. The large lot parcels will not provide for modification or change to the previously approved TSM # 5027 which was determined to be consistent with the SLSP as conditioned. Tentative Parcel Map #5104 is consistent with the policy language (goals, policies and objectives) of the SLSP based upon a detailed analysis performed comparing the project proposal to the previously approved Tentative Subdivision Map #5027 and the SLSP and through various conditions, consistency has been ensured.

The proposed Tentative Parcel Map No 5104 is consistent with the Spring Lake Specific Plan.

Zoning Consistency

The proposed project consists of a tentative parcel map for purposes of sale only. A Design Review application will be submitted with any future site plan or architectural review proposal. These future applications will be reviewed for consistency with the development standards in the Zoning Ordinance and in the Spring Lake Specific Plan.

The proposed Tentative Parcel Map as conditioned is consistent with the Zoning Ordinance.

Subdivision Ordinance Consistency

The proposed tentative parcel map for purposes of sale only, as conditioned, is consistent with the City's Subdivision Ordinance which requires that a TPM be reviewed and approved by the PC. The proposed tentative parcel map will not alter the number or configuration of the lots contained within TSM #5027, and will not change any of the findings or substantially change any conditions previously adopted by the City Council at the time of approval of TSM #5027.

The proposed Tentative Parcel Map as conditioned is consistent with the Subdivision Ordinance.

Development Agreement

The tentative parcel map includes notation on the map as well as conditions of approval that clearly provide that the Tentative Parcel Map is for purposes of sale only and that all subsequent purchasers or owners will be fully subject to all of the Conditions of Approval and Development Agreement as Amended approved by the City Council on May 19, 2015. Additional conditions have been placed on TPM No 5104 to further clarify time frames or requirements of the associated Development Agreement and First Amendment.

The proposed Tentative Parcel Map No 5104 as conditioned is consistent with the previously approved Development Agreement and First Amendment.

Appeal

The Planning Commission action on the Conditional Use Permit shall be final unless, within ten (10) calendar days after the decision, the applicant or any other person, including the City Council, any individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual City Council member, or the City Manager. Any appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. The City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in

Section 25-27-20.

Summary

The applicant is requesting approval of Tentative Parcel Map No 5104 to merge six (6) lots and re-subdivide a 105.7 acre property into four (4) large lot parcels for purposes of sale only. Staff recommends approval of the tentative parcel map with recommended conditions of approval.

Recommendation

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

- 1 Receive a staff report;
- 2 Conduct a public hearing; and
4. Adopt PC Resolution # 16- _____ - approving Large Lot Tentative Parcel Map (TPM) No. 5104, for purposes of sale/financing only for the Spring Lake Central Project, confirming that the TPM is in substantial compliance with the previously certified Spring Lake Specific Plan EIR and the previously approved project Addendum, and subject to Findings of Fact and Conditions of Approval as provided in the staff report as presented on March 17, 2016 (Attachment "A").

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

Motion #1 Move that the Planning Commission approve the Woodland Spring Lake Partnership Tentative Parcel Map No 5104, by adopting PC Resolution # 16- _____ based on the findings of fact and conditions of approval contained therein.

ATTACHMENT

Attachment A- Resolution

Attachment B - Tentative Parcel Map No. 5104

ATTACHMENT B

RESOLUTION NO. PC 16-

**RESOLUTION OF THE PLANNING COMMISSION APPROVING LARGE LOT
TENTATIVE PARCEL MAP #5104, FOR PURPOSES OF SALE/FINANCING ONLY,
FOR THE SPRING LAKE CENTRAL PROJECT IN SPRING LAKE**

WHEREAS, on May 5, 2015, the City Council of the City of Woodland adopted a resolution to approve an addendum to the Turn of the Century Environmental Impact Report, adopted resolutions to amend the General Plan and Spring Lake Specific Plan, and approved Tentative Subdivision Map #5027, which replaced previously approved Tentative Subdivision Map #4805 for the Spring Lake Central Project (“Project”); and

WHEREAS, the City Council on May 19, 2015, adopted an ordinance amending the Development Agreement for the Project (“First Amendment to Development Agreement”); and

WHEREAS, the Project involves the development of 379 residential lots (approximately 607 units) for both single-family and multi-family development; and

WHEREAS, the Project applicant now proposes the merger of six (6) lots underlying Tentative Subdivision Map #5027 over approximately 105.7 acres, and subsequent subdivision into four (4) large lots with new proposed Tentative Parcel Map #5104 for purposes of sale/financing only with no development rights granted and no improvements proposed; and

WHEREAS, all previously approved conditions of approval with Tentative Subdivision Map #5027 and all provisions of the First Amendment to Development Agreement shall continue to apply to any development projects within the Spring Lake Central Project; and

WHEREAS, all small lot subdivision improvements shall be made in accordance with Tentative Subdivision Map #5027 and all conditions of approval on Tentative Subdivision Map #5027; and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on March 17, 2016, to review and consider approval of the proposed Large Lot Tentative Parcel Map #5104, and all interested persons were given an opportunity to provide comment on Large Lot Tentative Parcel Map #5104; 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, section 65457(a) of the California Government Code and section 15182(a) of the California Environmental Quality Act (CEQA) provides that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. The previously approved Addendum for the Spring Lake Central project approved on May 19, 2015, provided CEQA evaluation for the Spring Lake

Central GPA, SLSPA, and Tentative Subdivision Map # 5027. Tentative Parcel Map #5104 provides for four (4) large lot parcels for purposes of sale only, and the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; and

WHEREAS, the proposed Large Lot Tentative Parcel Map #5104 is consistent with the provisions of the City's Subdivision Ordinance, in that the proposed merger of six (6) existing parcels on approximately 105.7 acres and re-subdivision into four (4) large parcels provides that all existing streets and utility easements of record are reserved; 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 resolve as follows:

1. CEQA Determination. The Planning Commission finds, based on substantial evidence in the record, that no additional review under the California Environmental Quality Act is required, as the map is being undertaken in conformity with an adopted Specific Plan for which an EIR was previously certified. The previously approved Addendum for the Spring Lake Central project, approved on May 19, 2015, provided CEQA evaluation for the Spring Lake Central General Plan Amendment, Spring Lake Specific Plan Amendment, and Tentative Subdivision Map # 5027. Tentative Parcel Map #5104 provides for four (4) large lot parcels for purposes of sale only, and the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measure.

2. Approval of Tentative Parcel Map #5104. The Planning Commission hereby approves the proposed Tentative Parcel Map #5104, subject to all of the following findings and determination, including all conditions of approval in Exhibit 1, attached hereto and incorporated herein:

A. General Plan Consistency Findings:

The Proposed Large Lot Tentative Parcel Map #5104 is consistent with the goals and policies of the General Plan and Housing Element in that the proposed modification provides for a more economically viable land division for purposes of sale.

B. Spring Lake Specific Plan ("SLSP") Consistency Findings:

Tentative Parcel Map #5104 is consistent with the policy language (goals, policies and objectives) of the SLSP based upon a detailed analysis performed comparing the project proposal to the previously approved Tentative Subdivision Map #5027 and the SLSP and through various conditions, consistency has been ensured.

C. Tentative Parcel Map Findings Concerning Tentative Parcel Map #5104:

i. The proposed Large Lot Tentative Parcel Map #5104 is consistent with the City's General Plan, including the Housing Element and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, single family housing within the community and by providing for additional recreational opportunities at the neighborhood level. The associated Tentative Subdivision Map #5027 is also consistent with the City's Community Design Guidelines.

ii. Tentative Parcel Map #5104 depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.

iii. Tentative Parcel Map #5104 and Tentative Subdivision Map #5027 provide to the extent feasible design and conditions for future passive or natural heating or cooling opportunities, provide opportunities for the City's furtherance in meeting regional housing needs, and the project is or will be adequately served by available water supply through the City's existing and proposed surface water project.

iv. The Tentative Parcel Map site is physically suitable for the proposed development provided in Tentative Subdivision Map #5027. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site. The development project is also consistent with the land use designations specified in the Spring Lake Specific Plan.

v. The Tentative Parcel Map or the proposed improvements 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.

vi. The design of the proposed Tentative Parcel Map 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.

vii. The Tentative Parcel Map will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.

viii. Any proposed phases and their proposed sequence of construction are identified on the submitted map.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 17th day of March 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

Exhibit "1" – Conditions of Approval for Tentative Parcel Map #5104

EXHIBIT 1
TENTATIVE PARCEL MAP NO 5104 CONDITIONS OF APPROVAL

1. The project is as described in the March 17, 2016 Planning Commission staff report for the Spring Lake Central Large Lot Tentative Parcel Map ("TPM") #5104, previously approved Tentative Subdivision Map ("TSM") #5027, and the First Amendment to the Development Agreement. The project shall be substantially constructed as depicted on the maps and exhibits contained in the March 17, 2016 Planning Commission staff report for the Spring Lake Central TPM #5104 and TSM #5027, except as modified by these conditions of approval.

Nothing in these conditions or TPM #5104 relieves the project applicant from the requirements of all prior or subsequent permits and approvals, including TSM #5027 and related conditions of approval, the First Amendment to the Development Agreement dated on or around May 19, 2015, any grading permit, all improvement plans, design review, any other subsequent planning entitlements that may be needed for either TPM #5104 or TSM #5027, and all buildings permits and certificates of occupancy. These conditions expressly incorporate by reference TSM #5027 and all conditions of approval for TSM #5027.

2. The applicant and all successors in interest 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 and from any claim, action, or proceeding against the City or its agents, officers, or employees regarding implementation of the proposed project by the applicant, successors in interest, and/or their agents. 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. These Tentative Parcel Map conditions of approval incorporate by reference all applicable City documents and previously approved entitlements for the Spring Lake Central Project.
4. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
5. 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.

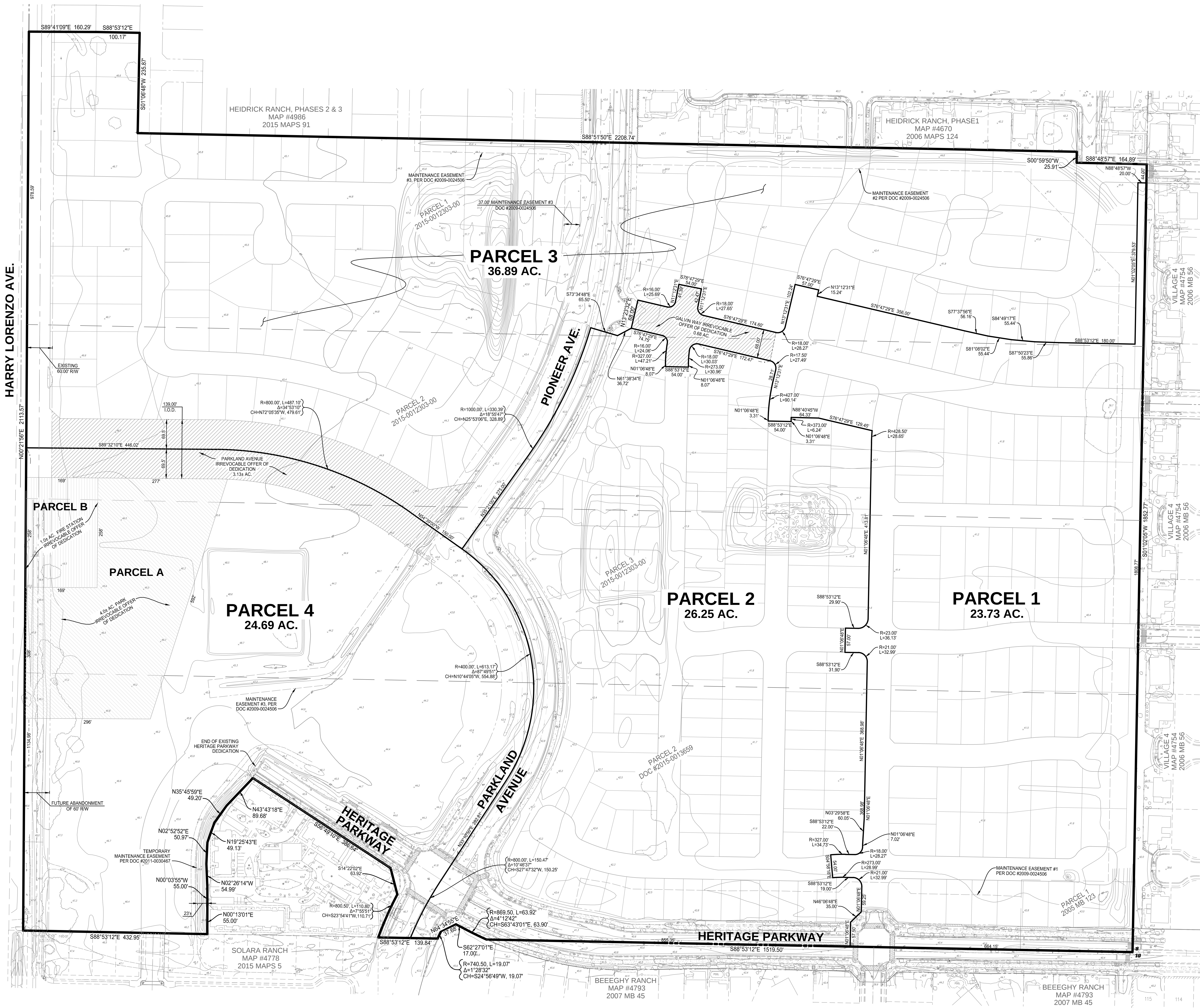
The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying 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 that 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.

6. Prior to approval of the final map for TPM #5104, the applicant shall enter into a shared parking agreement with the City for the commercially zoned lot 376 shown on the TSM #5027. The shared parking agreement shall allow patrons of the park to use the parking lot and permit the City to park vehicles on lot 376 for its maintenance and operations purposes. The agreement shall be recorded on Parcel 4.
7. Prior to approval of the final map for TPM #5104, applicant shall provide to City an irrevocable offer of dedication in fee for:
 - The roads as shown on TPM #5104
 - Road “J” way from the southern project boundary to the Heritage Parkway extension, as shown on TSM #5027
 - Parcel A, as shown on TPM #5104, for 4 acres for public use
 - Parcel B, as shown on TPM #5104, for 1 acre for public use

Upon the project applicant’s submission of the irrevocable offers of dedication, the City shall review and comment on or approve the dedications, including making a final determination of all applicable legal descriptions.

8. All maps and plans shall comply with City ordinances and Standard Specifications including coordinated positions and digital submission requirements.
9. The project applicant shall pay all required fees for processing TPM #5104.
10. The conditions set forth herein are not inclusive, and the project applicant shall thoroughly review all city, state, and federal planning documents associated with TPM #5104 and shall comply with all regulations, mitigations, and conditions set forth therein.
11. The project applicant shall document and provide evidence, satisfactory to the City, that all conditions set forth herein are met prior to recordation of the final parcel map.

12. If necessary, the project applicant shall facilitate, with the City's cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
13. The mitigation measures adopted as part of EIR Addendum #12 for the Turn of the Century EIR are hereby incorporated by reference, and the project applicant shall implement and comply with all applicable mitigation measures, requirements, and obligations set forth therein.



GENERAL NOTES

OWNER / DEVELOPER:
WOODLAND SPRING LAKE PARTNERS, L.P.
940 EMMETT AVENUE, SUITE 200
BELMONT, CA 94002
(415) 227-2206

CIVIL ENGINEER:
STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CALIFORNIA 95618
(530) 758-2026

ASSESSORS PARCEL No:
042-580-049, 042-580-043, 042-580-044, 042-580-040,
042-580-041, 042-580-037, 042-580-038, 042-580-008

AREA:
111.56 ACRES

EXISTING ZONING:
R-1, R-M, C-1, O-S, PQP

PROPOSED ZONING:
R-1, R-M, C-1, O-S, PQP

FLOOD ZONE DESIGNATION:
ZONE "X"

**DOMESTIC WATER, SANITARY
SEWER AND DRAINAGE:**
CITY OF WOODLAND

ELECTRICITY & GAS:
PG & E

CABLE TELEVISION:
CHARTER COMMUNICATIONS

NOTES:
THIS TENTATIVE MAP CONFORMS WITH ALL
REQUIREMENTS OF THE STATE OF CALIFORNIA
SUBDIVISION MAP ACT.

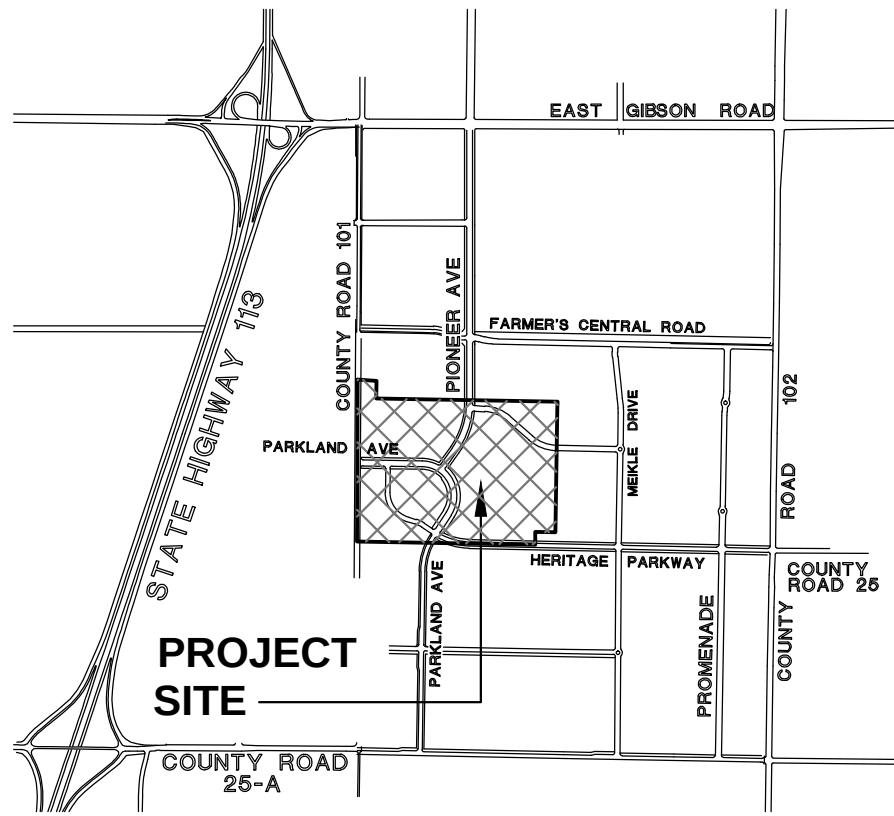
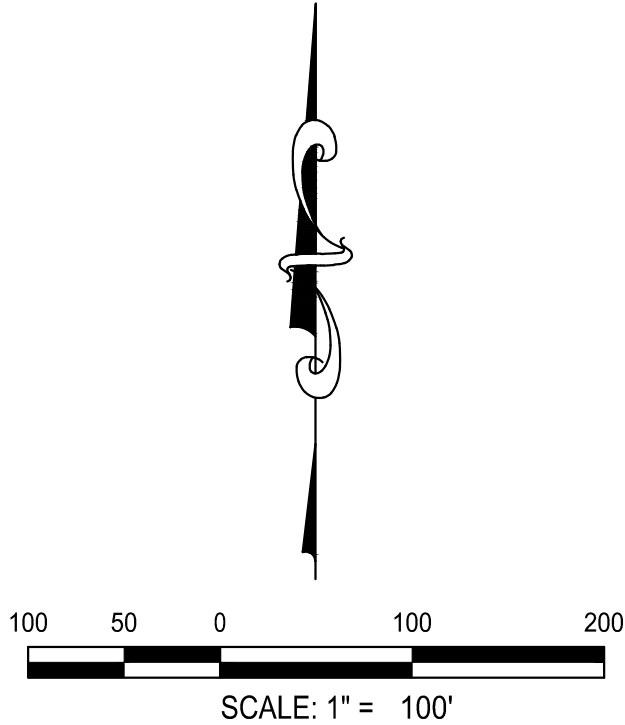
THIS TENTATIVE MAP CONFORMS WITH ALL THE
REQUIREMENTS OF THE CITY OF WOODLAND
SUBDIVISION ORDINANCE.

TENTATIVE MAP NOTES

- ◆ LARGE LOT SUBDIVISION MAP FOR SALES PURPOSES ONLY. NO ADDITIONAL ENTITLEMENTS ARE REQUESTED AND/OR GRANTED HEREON.
- ◆ THE FUTURE LOTTING SHOWN IS FROM APPROVED TENTATIVE SUBDIVISION MAP NO. 5027. SEE SAID MAP FOR FUTURE GRADING, STREET AND UTILITY INFORMATION.
- ◆ NO IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION MAP. THIS IS A 'NO BUILD' MAP. ALL SMALL LOT SUBDIVISION IMPROVEMENTS TO BE MADE AS REQUIRED BY TENTATIVE SUBDIVISION MAP #5027 CONDITIONS OF APPROVAL.

LEGEND

- TENTATIVE MAP BOUNDARY
- EXISTING RIGHT-OF-WAY LINES
- EXISTING PARCEL BOUNDARY LINES
- PROPOSED PARCEL LINES
- FUTURE RIGHT-OF-WAY LINES
- FUTURE LOT LINES
- EXISTING EASEMENT LINES
- IRREVOCABLE OFFER OF DEDICATION FOR FUTURE RIGHT-OF-WAY
- IRREVOCABLE OFFER OF DEDICATION FOR FUTURE FIRE STATION
- IRREVOCABLE OFFER OF DEDICATION FOR FUTURE PARK

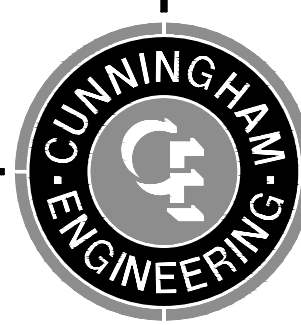


VICINITY MAP

DESIGNED BY SG
DRAWN BY LE
CHECKED BY SG
SCALE:
AS SHOWN

TENTATIVE PARCEL MAP # 5104
SPRING LAKE CENTRAL TENTATIVE PARCEL MAP

CITY OF WOODLAND



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

CECWEST.COM

NO.	DATE	REVISIONS	BY	APPRO.

SHEET
1
OF
1
DATE: 02/29/16
JOB NO: 1257.05



Legislation Details (With Text)

File #: 16-404 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 3/8/2016 In control: Planning Commission
On agenda: 3/17/2016 Final action:
Title: SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

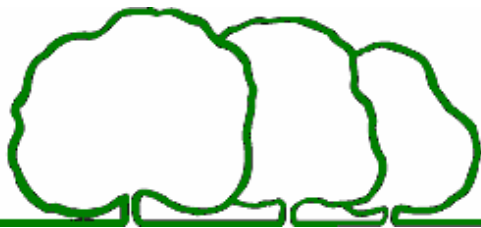
Sponsors:

Indexes:

Code sections:

Attachments: [A - Planning Commission Long Range Calendar Prepared March 9, 2016](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
DATE: March 17, 2016
SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the Planning Commission receive the Long Range Calendar for informational purposes only.

Staff Contact

Debbie Flemmer, Admin. Secretary - (530) 661-5818, debbie.flemmer@cityofwoodland.org

BACKGROUND:

This calendar is being provided for planning purposes only and is intended to keep the Commission apprised of upcoming agenda items and better plan for upcoming Planning Commission items.

ATTACHMENTS:

Attachment A - Planning Commission Long Range Calendar Prepared March 9, 2016

PLANNING COMMISSION LONG RANGE CALENDAR

Items subject to removal and/or rescheduling

March 9, 2016

March 17, 2016	10-Day Notice	Report Due
Spring Lake Central Large Lot Map	Yes	3/7
Lennar Design Review/Cal West	No	3/7
Public Art Discussion Continuation	No	3/7
General Plan Update Report	No	3/7
Use Discussion for Gateway Center		
April 7, 2016	10-Day Notice	Report Due
Pioneer High Cell Tower CUP	Yes	3/30
Prudler FEIR/GPA/TM (?)	Yes	3/30
April 21, 2016	10-Day Notice	Report Due
Ashley and Main 9 lot parcel map	Yes	
Digital Signs CUP ?	Yes	
Auto Dismantler IS/MND and CUP	30-Day	
May 5, 2016	10-Day Notice	Report Due

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Long Range Code/Ordinance Projects:

General Plan Update/Elements
Affordable Housing Ordinance Amendments
Public Art Ordinance
Zoning updates, small code clean ups
Historic Preservation Certified Local Government/Ord 12A update
General Plan Updates
Marijuana Cultivation (?)
Post GP Zoning Ordinance/Specific Plan Updates

Project Applications:

Oyang N GPA/SP/TM/DA (March/April?)
Oyang S GPA/SP/TM/DA (March/April)
Kamilos 150
Woodland Commerce Center Annexation and EIR?
Specific Plan 1A

Division/Organizational Updates

Staff Report Format Consistency
Standardized Conditions of Approval
CEQA Guidelines Updates/Planning Consultant RFQ
Website updates

PLANNING COMMISSION LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

SUBCOMMITTEES

General Plan

Zoning Subcommittee

Public Art

Design Liaison

CITY COUNCIL

GP Update – 4th progress report update

Mercy Housing Second Reading - 3/15

Hotel DDA/CUP – 3/15

Bullseye – continued

HISTORIC PRESERVATION

Work Program

Pearson's Exterior Remodel

Heritage Home Awards



Legislation Details (With Text)

File #: 16-408 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 3/9/2016 In control: Planning Commission
On agenda: 4/7/2016 Final action:
Title: SUBJECT: Public Art Ordinance Framework - Artist Definition/Qualifications
DATE: April 7, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide input concerning the draft definition and qualification criteria of a qualified artist in context of a proposed public art ordinance framework.

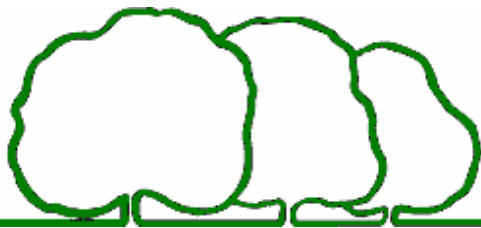
Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Erika Bumgardner, Senior Planner
SUBJECT: Public Art Ordinance Framework - Artist Definition/Qualifications
DATE: April 7, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide input concerning the draft definition and qualification criteria of a qualified artist in context of a proposed public art ordinance framework.

BACKGROUND:

At its November 19, 2015 meeting, the Planning Commission considered elements of a draft public art ordinance framework to present to the Woodland City Council for review and further direction.

Since that time, staff has worked to incorporate the recommendations of the Planning Commission into the draft framework. Staff is also exploring the “best practices” and established ordinance/policy frameworks of other

communities within our region as well as similarly sized communities in other locations across the State to help inform development of Woodland’s anticipated public art ordinance.

The Public Art Subcommittee of the Planning Commission and Planning staff will be meeting with members of the City Council Economic Development Subcommittee in the coming weeks to share recommendations to-date regarding the draft framework and to solicit initial feedback and ideas from the committee.

The results of these efforts and proposed next steps will be shared at a future Planning Commission meeting.

DISCUSSION:

The purpose of this report is to build upon Commission efforts to-date in developing a draft public art ordinance framework and to solicit feedback from the Planning Commission regarding the definition and qualifications of a “qualified artist” within the context of a future public art ordinance.

The following artist *qualifications* criteria was used in a recent Request for Proposals (RFP) released by the City in partnership with Yolo Arts for the utility box art program and is intended to serve as a starting point from which the Planning Commission may provide further refinement or specificity.

Artist Definition (as provided in the original framework presented to the Planning Commission in November 2015) - “Artist” means a person who has a reputation among peers as a person of artistic excellence, through a record of exhibitions, public commissions, sale of works, or educational attainment as judged by the reviewing body with final design review authority for the project.

Artist Qualification Criteria (as provided in the Request for Proposals for the utility art box program) - Artists must demonstrate the following qualifications:

- An ability to work collaboratively with other design professionals, stakeholders and staff
- Demonstrated successful creative, innovative and effective approach in comparable projects as that proposed
- Presents a proven mastery or skill in at least one artistic medium
- Ability to complete the project within a reasonable timeframe as judged by the design review authority for the project
- Artists who have not produced *public* art shall be considered qualified if they have at least 5 years’ experience as a professionally working artist as evidenced by their exhibit record, critical review, honors and awards

The Planning Commission may also wish to consider additional artist qualification criteria such as a requirement that artist be “local,” residing or having resided at one time in the region.

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide input concerning the draft definition and

qualification criteria of a qualified artist in context of a proposed public art ordinance framework



Legislation Details (With Text)

File #: 16-409 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 3/10/2016 In control: Planning Commission
On agenda: 3/17/2016 Final action:
Title: SUBJECT: Design Review Submittal for the Crossings at Spring Lake - Request for Continuance

DATE: March 17, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission receive the applicant's request for continuance to April 7, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [A - Letter Requesting Continuance](#)
[B - Map of Phase I and the Cal West Subdivision](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------



City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Cindy A. Norris, Principal Planner
SUBJECT: Design Review Submittal for the Crossings at Spring Lake - Request for Continuance
DATE: March 17, 2016

RECOMMENDATION:

Staff recommends that the Planning Commission receive the applicant's request for continuance to April 7, 2016

PROJECT PROPOSAL:

On March 3, 2016 the Planning Commission received a staff report for a proposed residential design review for Phase I of the Lennar; Crossings at Spring Lake. The entire Cal West subdivision consists of 44 acres with 225 residential lots. The initial Phase I application consisted of 74 homes. At the meeting the applicant requested consideration for complete site review based on the information as provided. After deliberation the Planning Commission recommended that a complete design package for the 225 lots be provided at the next meeting date rather than act on the Phase I submittal as provided in the staff report.

Due to the short turn around time in which to produce a full package of information for inclusion in a report analysis, the applicant has requested a continuance to the April 7, 2016 Planning Commission meeting. It is noted, that upon evaluation of the tentative map conditions for the balance of Cal West project that additional design considerations are required, including freeway adjacency. The applicant is also considering the inclusion of an additional floor plan for the overall package.

The application fee for design review for a subdivision is \$2,604. Upon submittal of the application multiple rounds of review have occurred in evaluation of the plotting plan and architectural elevations as well as staff analysis and report preparation. The additional 151 plot plans and floor plan will require staff time and analysis to assess consistency with underlying conditions of approval.

RECOMMENDATION:

Staff recommends that the Planning Commission receive the applicant's request for continuance to April 7, 2016.

ATTACHMENTS:

Attachment A - Letter Requesting Continuance

Attachment B - Map of Phase I and the Cal West Subdivision



March 10, 2016

City of Woodland Community Development Department
Attn. Jeff Ballantine, Associate Planner
300 First Street
Woodland, CA 95661

Subject: Request for Continuance of Design Review Submittal for The Crossing at Spring Lake

Dear Mr. Ballantine:

As you are aware, the above referenced item was continued to the March 17, 2016 Planning Commission meeting to allow us to include the entirety of the 225 lots in the subdivision rather than just the phase 1 area. We are continuing our review and preparation of materials and respectfully request that this item be continued to the April 7, 2016 meeting.

Please contact me by phone at 916-746-8508 or by e-mail at pierre.martinez@lennar.com if there is additional information required.

Respectfully,

A handwritten signature in blue ink, appearing to read "P. Martinez", with a stylized flourish at the end.

Pierre Martinez, AICP
Forward Planning Manager

EXHIBIT C

CONDITIONS OF APPROVAL FOR THE CAL WEST PROJECT, INCLUDING TENTATIVE SUBDIVISION MAP #5075

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 maps and exhibits included in the August 20, 2013 City Council staff report, in the February 3, 2015 City Council staff report, and in the May 5, 2015 City Council staff report as approved by City Council, for the Cal West Investors, LLC and Optimistic Partners, LLC project, except as modified by these conditions of approval. Substantive modifications to the Project description may require modification of the Development Agreement, conditions and environmental documents.
2. Indemnification. OWNER shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers and employees from any claim, action or proceeding against CITY or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by CITY, its legislative body, advisory agencies or administrative officers. CITY will promptly notify OWNER of any such claim, action, or proceeding against CITY, and OWNER will either, at CITY's discretion, undertake defense of the matter and pay 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. 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, OWNER 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.

OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If 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, OWNER will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, 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 CITY to impose certain fees, and that may waive 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. OWNER shall be responsible for coordinating all plans to ensure consistency throughout the various plan submittals including site, landscaping, and improvement plans, prior to submittal for review.
8. Affordable Housing. The Project is subject to the Spring Lake Affordable Housing Plan in effect at time of construction and/or applicable affordable housing in-lieu fees, and Ordinance 6A, CITY's Inclusionary Housing Ordinance. Where there is a conflict, the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. This project requires 19 single family affordable units, based on a total unit count of 190 single family lots in Phases 1 through 3.

The affordable housing obligation for the 5.89 acre R-8 residential site located west of the park (Phase 4) has been met (see discussion in the February 3, 2015 City Council staff report).

9. Concurrent Construction. The affordable single family units shall be dispersed throughout the Project in terms of location and product type. Affordable dwelling units shall be constructed concurrently with, or prior to, market-rate units within the residential project. In phased developments, inclusionary units should be constructed and occupied in proportion to the number of units in each phase of the residential project. The Community Development Department and Housing Staff shall review and approve the location of the affordable sites prior to approval of the Final Map. If OWNER desires to

modify the approved locations of the Affordable dwelling units, the requested modifications shall be submitted along with a map review fee, with the final map.

10. Inclusionary Housing Agreement. Prior to CITY's approval of OWNER's first final map, 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 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.
11. SLSP AHP Compliance. Prior to approval of the map(s), OWNER shall show proof of compliance with the Spring Lake Specific Plan Affordable Housing Plan through preliminary designation of affordable housing lots, and/or payment of an in-lieu affordable housing fee as specified in the Development Agreement.
12. Offsite Affordable Fee. The off-site Affordable housing fee shall be paid at Final Map and at the rate in effect for each single family market rate unit.
13. Affordable unit size. There shall be an average of three bedrooms provided per affordable unit, and OWNER may provide more but not less than the average target, unless it can be clearly demonstrated that a different average is required in order for the units to be sold in the affordable marketplace. OWNER may request an exemption from the requirements of this condition if, based on substantial evidence and financial information, such a mixture would be economically infeasible, as determined by the Community Development Director. Affordable, for-sale single family units may be smaller in square footage than the Market-Rate units that trigger the affordable housing obligation, with a minimum living area of 850 square feet, however, a mix of bedroom numbers and square footage among for-sale single family house is desired.
14. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard as those used for market rate units; however, affordable for-sale units may feature different interior amenities than those of the market rate units.
15. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by CITY, a 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).
16. 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), and 6.24 and 6.25 (fire station).

17. Nexus Study. OWNER shall comply with the requirements of the Spring Lake Specific Plan Nexus Study.
18. 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.
19. SLIF Fee Revenue. Additional SLIF revenue generated by the additional residential units, as a result of the prior approved rezone of the Project site on December 14, 2010, shall provide benefit overall to the Spring Lake Plan, and allocation of those units to cover any funding shortfall, as determined by CITY shall be applied as follows, and in the following order: 1) Should the affordable multi-family project, (by Mutual Housing California) on the R-25 site in the Heidrick Ranch Phase 1 be developed, the difference between the maximum density of 125 units and the proposed unit density of 101 units, or 24 units, for that site may be made up through application of the Cal West Investor LLC and Optimistic Partner LLC project's additional fee revenue; 2) Any additional remaining fee revenue as a result of the Cal West Investors LLC and Optimistic Partners LLC development would be available should any possible future rezone applications on the Cal West Investors and Optimistic Partner project site be presented; and 3) Any remaining fee revenue would be utilized at CITY's discretion.
20. SLIF Credits. Certain projects, as specified throughout these conditions, include costs which are identified as eligible for SLIF Credits upon inclusion of those projects into the SLIF Capital Improvements Program (CIP). Owner shall provide City with an Engineer's Opinion of Probable Cost which includes these items. The City will then amend the CIP through addendum, prior to the first final map to include those projects, after which the costs will become SLIF reimbursable/creditable.
21. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by CITY unless BUAs for that map are assigned with the final map. In this case, with respect to the site formerly zoned for a school site, Neighborhood Commercial and Multifamily Site, assignment may require requesting that additional BUAs be added to the Spring Lake Plan Area. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.
22. Reservation of Lots for public sale. The requirements of Section 21-15-1 of CITY's 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, 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.

Finance Department

23. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition CITY to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.
24. SL Community Facilities District 2004-1. At OWNER's option, OWNER may petition CITY to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each final map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition. Alternatively, OWNER may instead meet its SLIF financial obligation by paying the then equivalent bond proceeds in cash at building permit, before applying fee credits or paying cash, at OWNER's option, for balance of the fee creditable portion of the SLIF.
25. Fee Credits. Any financing method employed that would allow additional proceeds to be raised to pay back the First Release Property Owners would then allow OWNER to use the fee credits associated with the Community Facilities District.

Community Development

26. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, 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. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (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 unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)
27. Prior to the start of any work on-site, OWNER shall request and attend a pre-construction meeting to include the Project superintendent, architect, subcontractors, as well as CITY representatives including Community Development and/or Public Works.
28. Lotting Considerations
 - a. Block Length on Street "A". In order to mitigate for the extended block length on the west side of Street A, the homes along this stretch shall be designed so that

there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design. All homes along this segment extending from lot 174 to lot 196 shall have either a full usable front porch or a separated front patio extension with low walls.

- b. Where lots are adjacent to open space, locate the garage and driveway on the opposite side of the lot. (Lots 10, 11, 22, 23, 34, 35, 54, 55, 64, 65, 82,83 and 208). This list is subject to the discretion of and final confirmation by the City Traffic Engineer.
 - c. With the final map containing lots 222 and 223, City to approve the house orientation and fencing (double street frontage lots.)
29. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Particular care will be required to create a diverse architectural appearance on lots that are fairly narrow (40 to 45 feet in width). Creativity and innovation will be encouraged.
30. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments 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. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
 - 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.
31. Street Tree Master Planting Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
32. 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). Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by the Community Development and Parks Department. Due to poor soil conditions in the Project area, soil sample analysis shall be provided for publicly maintained landscaping areas and resulting recommendations shall be complied with to the satisfaction of the Community Development Director.

33. Tree Preservation and Replacement Planting

- Replacement. In accordance with Section 20A of the City of Woodland Municipal Code, OWNER shall comply with the following replanting schedule for removal of trees on and adjacent to the Project site:
 - A. Replacement planting is required for each heritage, specimen, and landmark tree removed at a rate of four 15- gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires replacement planting of approved species at a rate of two 15 –gallon trees for each six inches removed in accordance with Section 20A -1-100.
 - B. The approved species and locations of replanting shall be specifically shown on the Landscape and Development plans and shall be subject to review and approval by the Community Development and Public Works departments. Replacement planting shall be in addition to standard planting requirements.
 - C. Landscape Development plans shall be submitted concurrently with subdivision improvement plans prior to any grading on site and final map approval.
- Preservation. CITY's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The two existing Heritage Oak trees shall be preserved. Prior to issuance of a grading permit that impacts each Oak Tree, OWNER shall submit a tree protection plan to be included in the improvement plans that shall indicate measures to be taken to protect the trees during construction.
 - A. The oak tree on Lot B shall be preserved in place. Lot B shall be dedicated to CITY to create a small pocket park around the existing tree. Park amenities, (such as a bench, DG/mulch, and drainage swale to support the oak tree) shall be provided and the design approved by the Community Development Department and Public Works Departments prior to acceptance of the final map which dedicates Lot B.
 - B. Upon approval of the park design and installation of all required amenities for Lot B, the OWNER shall receive the equivalent in park fee credits of \$10,000.

- C. The Heritage Oak tree located off-site, north of Lot B, shall also be preserved in place, unless it cannot be preserved in place due to infrastructure requirements. The “F” Street cross section may be modified subject to approval by the City Engineer, at that location to accommodate the preservation of this street tree (i.e. removing the planting strip and attaching the sidewalk at that location)
- D. The trees and pocket park shall be included in the Spring Lake Lighting and Landscaping assessment district.

- 34. 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).
- 35. Light pole location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.
- 36. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
- 37. Compliance with State Water Conservation Ordinance. OWNER shall comply with State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
- 38. Sound Wall. A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis and shall be 10-feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). Access for required maintenance shall be provided via extension of Lot A connected to “A” Street and shall be 15 feet in width paved. Masonry walls may be required on the sides as part of comprehensive improvement plans. Gates shall be installed on both ends of Lot A (east and west sides of 15 foot access portion and including at the north and south ends of the 28 foot buffer area. Gates shall be submitted for review and approval of the City, Gate on the west end of the access point may also be subject to the approval of Caltrans. Access portion of Lot A (15 foot width) shall be relocated to the north, opposite 1 Court. The entire length of the Project sound wall shall be constructed at one time, with the earlier of Phase 3 or Phase 4 final map. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Community Development Department prior to acceptance of the earlier of Phase 3 or Phase 4 final map. The sound wall will need to be bonded for and included in the public improvements and are eligible for SLIF credits.

39. Sound Wall Landscaping. Landscaping shall be provided in accordance with 6.2.1 (d) to help screen the wall, minimize graffiti and provide shade on the west elevation. Landscaping shall include trees, shrubs and groundcover. The landscaping, predominately trees (fine needled such as pines or cedars depending on soil fertility report recommendations), will be planted in a fairly dense manner within a 28 foot easement on the west side of the wall. A reciprocal access and maintenance agreement will be established and recorded with the sound wall and landscaping in order to provide access for maintenance of the sound wall and landscaping. The landscape plans shall be reviewed and approved by the Community Development and Public Works Departments prior to issuance of permits for the wall. Landscaping shall be installed at the same time as the wall. Landscaping will need to be bonded for and included in the public improvements and are eligible for SLIF credits upon addition to the Spring Lake CIP.
40. Single Story Homes. Consideration shall be given to the extent possible that the units constructed on the lots backing to the HWY 113 freeway be single story, or that the second story portion be recessed from the back of the single story portion.
41. Interconnecting Walk and Pathway. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards.
42. Greenbelt Connector. “Lot F” shall be provided as a greenbelt and shall be constructed in conjunction with adjoining development and/or street improvements to serve as an extension of the greenbelt located on the east side of Harry Lorenzo Avenue along Farmer’s Central connecting the greenbelt trail system to the park. The greenbelt extension shall be designed and landscaped consistent with Section 7.1 and 7.2.1 of the SL Design Standards. The greenbelt extension shall be included in the Spring Lake Lighting and Landscaping assessment district.
43. Residential Fencing. All wood fence footings 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. Consideration shall be given to the use of wood with integral stain. 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 and shall include decorative cap throughout the project.
- a. Rear yard fencing along Phase 4 southern property boundary (Lots 199-208) shall comply with Section 6.2.2 of the SL Design Standards (“Privacy Wall/Fence”), however, the fence height shall be 8 feet. Privacy fencing shall be constructed of an alternative wood product or masonry material, or combination thereof, and shall be submitted for review and approval by the Community Development Department, Planning Division and by the Public Works Department as part of the improvement plans. The eastern 128 foot side yard fence of Lot 208, adjacent the park, shall also comply with Section 6.2.2. The 35 foot cut from the rear yard

fence to “J” Street shall be open style, 6 foot tall decorative black tubular steel fencing.

44. Entry Signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, OWNER shall establish neighborhood entry signs. A sign shall be provided at the southwest corner entry of Harry Lorenzo Avenue and “D” Street consistent with SL Design Standard 1.6.2. As an alternative second location and upon review and approval by the Community Development Director a sign may be provided at the southeast corner of “Lot F,”

A design specification for these signs shall be prepared for review and approval by the Community Development Director and City Engineer prior to acceptance of the final map. The signs shall be installed prior to the issuance of the first house permit for the phase in which they are located.

45. Prohibit RV Parking. Provisions in the CC&Rs 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.
46. Energy Efficiency. All future development shall at a minimum meet the energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof mounted photovoltaic energy systems or other alternate renewable energy generation systems. The method and number of homes to be identified with submittal of design review application. All homes shall be photovoltaic ready and have electric vehicle charging outlets in every garage on a dedicated circuit.
47. 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.
48. 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.

SLSP Mitigation Measures:

49. Mitigation Requirements. OWNER shall comply with all mitigations 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 mitigations.
50. 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 and with the requirements specified in the Environmental Noise Analysis

prepared by Bollard Acoustical Consultants, Inc dated July 19, 2011. Additional noise conditions include:

- A 10-foot tall noise barrier shall be constructed along the western property line of the Project site. The barrier heights shown are those required to reduce future SR 113 traffic noise to 65 dB Ldn or less. Barriers shall be constructed of masonry block, concrete or earth berms. A combination of berms and walls is acceptable provided the combined height is sufficient to achieve satisfaction with CITY noise standards. Final design and wall height to achieve adequate protection shall be determined at earlier of the final Phase 3 or Phase 4 grading plan submittal.
- City of Woodland's interior noise standard is 45 dB Ldn. Exterior noise levels at second floor facades facing the freeway can be up to 77 dB Ldn. Recommendations to reduce interior noise as stated in the Environmental Noise Analysis, dated April 20, 2011, prepared by Bollard Acoustical Consultants shall be complied with. If two story units are proposed, the additional construction techniques identified shall be followed as well.
- When final site lot and grading plans are completed they shall be reviewed by an acoustical consultant to ensure that the conclusions of the acoustical study have not changed.
- Disclosure statements shall be provided to all prospective residences notifying them of the elevated projected future Hwy 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standard may only be achieved with windows in closed positions.

51. Ground Nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, 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.
52. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed (signed and recorded with Yolo County) and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement.
53. Raptor Survey. OWNER 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.

54. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (Geocon Consultants, Inc. May 2011 – Geocon project no s9574-06-01 and the Geocon Consultants Inc. Supplemental letter dated February 2013 –Geocon project number s9574-05-02) shall be followed. Additional Geotechnical reports may be required by the City at the discretion of the Chief Building Official.
55. 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-emissions heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
56. Mosquito Vector Control. Prior to each construction season, if OWNER has a project under construction, OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
57. Construction Recycling. Prior to the commencement of construction on any project, 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)
58. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
59. Off-site improvements. Off-site improvements shall satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
60. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1).

Engineering Development Services

Roadways

61. Regarding “E” Street between phase 1 and phase 2 and “B” Street road between phases 2 and 3 and “D” Street between phases 3 and phase 4, this road may be revised to a partial street section (similar to cross section C on Sheet 4 with approval of the City Engineer).
62. Streets fronting the park: Subdivisions opposite the park shall complete corresponding street section including curb, gutter, sidewalk, landscaping, lighting, hydrants and appurtenances for the park. This requirement may be reduced or altered by the City Engineer, if, the appropriate portions of park frontage are added to the SLIF fee capital improvement program. Conditions regarding park frontage and valuation may be superseded by the Purchase and Sale agreement without Development Agreement Amendment.

63. OWNER shall revise partial street cross sections; partial street sections shall have 4' shoulders with 2' paved shoulders to the same structural section as the remainder of the road and 2' unpaved.
64. Unless constructed by others, OWNER shall construct Harry Lorenzo from "F" Street to Farmers Central Road (including park frontage with first final map without transition) in accordance with section E. If land fronting Harry Lorenzo Avenue is rezoned to residential lots prior to application for final map, the improvement plans may be modified to reduce fronting improvement requirements, with the approval of the City Engineer. Upon request of OWNER, CITY will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. Fair share costs shall include 50% of the total cost less the west sidewalk, landscaping, water and sewer services. The third party reimbursement agreement shall be completed prior to the approval of the final map. The final cost determination shall be approved by the City Engineer.
65. Unless constructed by others, OWNER shall construct/extend Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue with the first final map. If necessary for access, only the road section may be reduced to two twelve foot lanes plus four foot shoulders on each side with additional turn lanes as necessary at Harry Lorenzo Drive. Design of the interim/partial road improvements shall be compatible with the ultimate design of the roadway. Upon request of OWNER, CITY will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. The third party reimbursement agreement shall be completed prior to the approval of the final map.
66. Along the alignment of Farmer's Central Extension there shall be a 20 foot landscaped greenbelt corridor including a 10 foot bike path, and 10 foot landscaping component. Bike path shall include steel reinforcement. The path alignment will be determined at time of park design and may be north or south of the PG&E poles as determined by the City. Path design and alignment shall be subject to the approval of CITY. At a minimum, the corridor shall include a 10 foot path and shall: be reinforced to support maintenance/emergency vehicles, include 10 foot of landscaping, parkway level lighting along the length of the corridor, two, 4 inch conduits for future broadband constructed to fiber standards, and connect to "B" Street as well as align ultimately for the SR 113 overcrossing and connect to conduits under SR 113 placed by others. 4 inch fiber conduits are to be SLIF reimbursable. Property descriptions and easements shall be to the satisfaction of the City Engineer. The greenbelt corridor shall be constructed with 4 the associated 8 acre park improvements. 8 acre Park construction timing will be based on the availability of funds as determined by the City. Owner shall fund greenbelt costs and fair share payments are made on a per unit basis for phases 1, 2 & 3 into a CITY held escrow account. For purposes of third party reimbursement, a fair share shall be determined by the following process:
- A. With the first final map application OWNER shall prepare a preliminary design with a cost estimate for the greenbelt corridor including the fiber conduit, and all other

appurtenances above. Cost Estimate shall include estimated item types and quantities. For cost estimating purposes alignment shall be approved by the City and connect to Lot F , B Street and the SW corner of the park adjacent to lot 208. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate. Cost estimate for the greenbelt corridor shall be itemized separately so that SLIF credits may be applied towards that portion of the cost separate from the balance of the remainder of the subdivision improvements. Payments collected towards construction and construction costs are eligible for SLIF credits and reimbursements. The calculation shown below is an example based on the anticipated number of units in the map. The calculation shall be updated as needed.

- B. Then the total cost shall be divided by 176.
 - C. Then each final map shall pay the amount at time of final map on a per unit basis. Once paid, a fee credit in an amount equal to the amount paid in cash will be added to the property's fee reimbursement account and used subject to the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan adopted by the City Council on March 5, 2013 and as subsequently amended, and in accordance with the Funding and Reimbursement Agreement
 - D. Upon request, CITY will enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner.
 - E. Cash payments and construction costs may be reimbursable or creditable from the SLIF if the facility is included in the SLIF CIP subject to restrictions of the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan, adopted by the City Council on March 5, 2013, and as subsequently amended and in accordance with the Funding and Reimbursement Agreement.
67. Prior to approval of the first final map OWNER shall submit for approval of the City Engineer a traffic calming plan for the entire tentative map area. The plan shall generally conform to recommendations made in the traffic study. Traffic calming features may vary from those shown on the tentative map. OWNER shall construct components of the traffic calming plan as part of the public improvement program.
68. Underground overhead distribution utilities on the property. Transmission lines in the PG&E easement may remain overhead.
69. With the first final map and the extension of Farmers Central Road from Pioneer Avenue to Harry Lorenzo Drive, OWNER shall construct roundabouts at the intersection of Farmers Central Road and Harry Lorenzo Avenue and at "F" Street and Harry Lorenzo Avenue. Upon inclusion in the Spring Lake SLIF CIP, the cost of the roundabout shall be SLIF reimbursable/creditable.

70. Details for the construction of "F" Street shall include a tree preservation plan for the Heritage Oak(s) required to remain on site. Design of the pre-preservation plan, fencing materials, and all other components shall be approved at the sole discretion of CITY.
71. OWNER shall provide paved access with bollard or gate control to CITY approved openings in the sound wall for maintenance access. Paved access and access control design shall be subject to the approval of CITY.
72. Cross section J shall have a 4.5 foot sidewalk adjacent to curb and 10' PUE behind the monolithic curb.
73. Cross sections 2/C01 and 3/C02 shall be removed from Sheet C05 of the Tentative Map.
74. Subdivision trails (Lots C, D, & F) shall include ramps at each curb on each end.
75. Lot F improvements for landscaping, pathway and monument sign, lighting and appurtenances shall be completed with first final map.
76. Complete roundabout at Harry Lorenzo Avenue and "F" Street is to be constructed the with phase 1 improvement plans.

Easements and Right of Way

77. A seven (7) foot (or ten (10) foot if adjacent to monolithic sidewalk) public utility easement shall be provided at back of (separated) sidewalk, adjacent to all public streets within the development and shall be dedicated to CITY and may be required elsewhere as requested by the utility companies and approved by CITY.
78. 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. Final determination of Right of Way Requirements shall be made by the City Engineer.
79. The earlier of Phase 3 or Phase 4 final map shall include dedication of a 28 foot strip between the tentative map edge and Caltrans Right of Way.
80. Lots 174 through 198 shall include a general access easement to CITY for repair and maintenance of the sound wall.
81. OWNER shall acquire or dedicate 15' maintenance access easements along the north edge of the Property (may be on adjacent property), adjacent to lot 174 and pave the same. Bollards may be required at the end of F Street. Paving section will be as determined by the City. Along the south edge of the project, City may access

maintenance area via City property and utility maintenance road. Applicant may be required to extend or modify utility access road to reach Lot A. The access roads are eligible for SLIF credits.

82. If, after a good faith effort based on a MAI Appraisal, OWNER is unable to obtain offsite right of way, OWNER may request that CITY obtain the land at OWNER'S sole cost and expense. OWNER shall deposit estimated cost of land, staff time and attorney time to obtain the land. After land has been obtained CITY shall relinquish balance of funds on hand.
83. OWNER shall acquire by deed or lot line adjustment the right of way for the knuckle on "B" Street, with the final map that includes this portion of "B" Street prior to sale of the Park site, unless mapping of that corner can be made without expanded corner, subject to the approval of the City Engineer.

Wastewater and Sewer Collection System

84. The 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.
85. 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.
86. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.
87. OWNER shall obtain a groundwater discharge permit from the State Board of Reclamation prior to ground dewatering.
88. Any onsite septic tanks shall be to Yolo County Health Department standards, prior to the final map within which boundary it is contained.

Storm Water

89. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the Project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by OWNER shall be consistent with the most recent version of the CITY's Storm Drainage Master Plan criteria and CITY Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and

detention basins if required. The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. OWNER shall pay the cost associated with all improvements required by the plan, and an appropriate reimbursement agreement shall be drafted to reimburse OWNER for oversize improvements on a pro rata basis per Development Agreement.

90. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the Project. 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.
91. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including 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.
92. Unless constructed by others the first final map shall construct the extension of the 72" storm drain line along Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue.
93. Construction of the 60" Storm Drain between SR 113 and Harry Lorenzo Avenue may be completed in three phases as shown below or consolidated into fewer phases.
 - Phase 1 shall construct the extension of the Storm drain Line from Farmers Central Road/Harry Lorenzo Avenue along the alignment of Farmers Central Road extension west to the projected extension line of the western edge of E street.
 - Phase 2 shall construct the line from the extension of the western edge of E street to the extension of the lot line between lots 207 and 208
 - The portion of the Storm drain line between the extension of the lot line between lots 207 and 208 and connection with the SR 113 storm drain under crossing shall be constructed with the first to construct between phase 3 or phase 4.
 - Each phase of pipe construction shall include inlet structures/treatment areas to be submitted to the City and reviewed for approval by the City.
94. Prior to first final map applicant shall submit a revised tentative map showing the SD line and removing the temporary ditch fence and gates that are proposed (except what is necessary for phasing). Access to manhole areas of the Storm drain shall be provided by

extending or modifying sections of the existing access road, in a manner approved by the City.

Storm Water Quality Control

95. 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. Projects of this size shall also prepare a SWPPP (Storm Water Pollution Prevention Plan).
96. OWNER shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
97. OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to a grading permit or final map, unless otherwise determined unnecessary by the City Engineer.

Water Infrastructure Conditions

98. All materials and installation of the water system shall be at OWNER's expense per City of Woodland Standard Specifications and Details; except that the 12" in HLA north of "F" Street connecting to Gibson Road may be reimbursed by the City, not to exceed funds previously deposited to the City for 12" main along the alignment of FCR less payment made to the Heidrick Ranch project. Owner and City shall enter into a reimbursement agreement, prior to or coincidental to the approval of the final map.
99. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
100. If not constructed by others, the first final map shall construct a water line in Harry Lorenzo Avenue connecting to the water mains in Farmers Central Road and Gibson Road and extend the 12" main in Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue. The water main shall be 12" from Gibson Road to the split connection south of the "F" street round about and an 8" main may be constructed south from there to the connection of the 12" main constructed in HLA by the Heidrick development. Upon request, CITY may enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner, if determined applicable to the adjacent development.
101. Owner shall construct 8" recycled water line main with Harry Lorenzo Drive from 20' north of the F Street roundabout to 5' south of north crosswalk for the Farmers Central Road roundabout. An eight inch landscape irrigation main shall be extended across HLA and stubbed to serve Lot F and the park (terminating in the park). Ends of the main shall be capped in a manner approved by the City. Materials for the recycled main shall be

C900 pipe constructed to the standards for water mains in chapter 7 of the City standards, except that the pipe shall be purple. Alternatively this condition may be met by a City approved alignment that connects to HLA at “F” Street, proceeds south along “H” Street, serves the park and Lot F and terminates back in Harry Lorenzo Avenue. The recycled water will be SLIF reimbursable.

102. 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 requirement set forth in these conditions of approval. OWNER shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the Project. OWNER shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to CITY’s water distribution system.
103. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at 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 OWNER’s facility, OWNER shall make application and receive approval from the City Engineer or his/her designated agent.
104. 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.
105. One Water Sampling Station shall be installed with the first final map.
106. OWNER shall abandon all on site private wells with the demolition of existing structures served by the wells prior to final map within which the well is located.

Landscaping

107. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrently with adjacent development. Public improvements will not be formally accepted by CITY 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.
108. The entire sound wall along the western edge of the tentative map shall be constructed as a part of the earlier of Phase 3 or Phase 4 of the final map for the Project. Sound wall design and construction costs are eligible for SLIF credits.

109. A 28' landscape strip shall be constructed along the western boundary of the Property as a part of the earlier of Phase 3 or Phase 4 of the Project. OWNER shall bond for landscaping and include the landscaping in the public improvements, which are eligible for SLIF credits upon addition to the Spring Lake CIP.

Grading

110. 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 Project. 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.
111. 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.
112. 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.

Fees

113. OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.
114. Prior to approval of improvement plans, OWNER shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the CITY's 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.
115. At building permit issuance OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
116. 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.

117.If existing buildings are demolished, OWNER shall document size and type of buildings prior to demolition to determine if there is a credit for impact fees, If there are no sewer or water service connections no sewer or water impact fees will be credited.

Engineering General Conditions

118.Prior to final map, 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 Engineer and Community Development Department.

119.OWNER shall document and show evidence that all tentative map conditions are met with submittal of final map.

120.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.

121.OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division 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.

122.OWNER shall submit proposed street names to CITY's Fire Department for approval with a copy to Engineering prior to improvement final map submittal.

123.Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, street lights, and appurtenances.

124.All non-single family water services to this Project shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.

125.OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map.

126.OWNER shall obtain a Caltrans encroachment permit for construction of the sound wall and landscaping if necessary. A copy of the permit shall be provided to CITY prior to approval of the final map and start of construction.

127.All utility poles that are to be relocated in conjunction with this Project shall be identified on the improvement plans, with existing and proposed locations indicated.

128.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.

- 129.If improvements are constructed and/or installed by a party or parties other than 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) (approval of the final map) to the other party or parties that constructed or installed the improvements.
- 130.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.
- 131.If greater than 640 square feet, second units shall pay single family dwelling unit development fees.
- 132.All second units shall have separate water service and meter.
- 133.This Project is subject to the Construction and Demolition Debris Recycling and Diversion Ordinance (Ordinance No. 1469).
- 134.Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
- 135.U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
- 136.A registered landscape architect shall design landscape and sound wall and privacy wall improvements, and improvements shall be per the SLSP and other CITY Standards, as applicable.
- 137.OWNER shall include in the disclosure document for each house that the future park does not have a scheduled date for construction and that future construction will be subject to available funds. OWNER shall include in the disclosure document for lots 197-208 that the City plans for a greenbelt, path, and pedestrian overcrossing to connect to a path on the west side of Hwy 113, and that future construction will be subject to available funds.

Fire Department

- 138.Weed Abatement. OWNER shall comply with the City of Woodland Weed Abatement Ordinance. OWNER shall maintain the Property throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland standards.

139. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration. OWNER shall meet the required volume and duration at the Project site prior to obtaining a building permit.

140. 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 will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

Building Division

141. OWNER shall comply with the current codes that are in effect at the time of plan submittal.

142. Plans will need to be complete at the time of submittal as CITY does not accept deferred submittals.

143. All sub-contractors/companies working on the Project will be required to obtain a City of Woodland Business Registration ("Business License").

144. OWNER shall comply with FEMA regulations.

145. 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.

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

147. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others.

148. A soils investigation report shall be provide as specified in section 1803.5.3 of the 2013 CBC.

149. Because this project is located in an area known to contain expansive soils and per *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 per *CBC 1808.6*, footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6.1* **and for concrete slab-on-ground 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 the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California registered Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6*

Yolo Solano Air Quality Management District (“District”)

150. 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) (<http://www.arb.ca.gov/perp/perp.htm>).
151. Dust emissions shall be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.