



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, April 6, 2017

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

[17-0382](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes and Staff notes of the Planning Commission meetings of March 2, 2017 and March 16, 2017.

Attachments: [A - March 2, 2017 Meeting Minutes](#)

[A1 – March 2, 2017 Staff Meeting Notes.pdf](#)

[B - March 16, 2017 Meeting Minutes](#)

[B1 - March 16, 2017 Staff Meeting Notes](#)

H. Public Hearing[17-0349](#)

Mutual Housing at Spring Lake Parcel Map and Design Review Modification - The project includes a request for a tentative parcel map to divide the ±5.14-acre parcel located at 2170 Farmer's Central Road, into two parcels of ±3.32 acres and ±1.82 acres. The project also includes a request for minor design modifications to the Phase II build out of the Mutual Housing at Spring Lake multifamily housing development. The project is located in the Spring Lake Specific Plan Area, R-25 - Multifamily zone.

Location: 2170 Farmer's Central Road, Woodland

Applicant/Owner: Spring Lake Housing Association, LP (Owner); Yolo Mutual Housing (Applicant/Developer)

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

APN 042-533-001

Project Planner: Erika Bumgardner, AIPC, Senior Planner

Staff Recommendation: Conditional Approval

Attachments: [1 - Planning Commission Resolution & EXH A TP Map 5074 & EXH B COA](#)

[2 - General Application and Design Packet](#)

[3 - Original 2011 Approved Elevations and Site Plan](#)

I. Business Items

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

[17-0373](#)

SUBJECT: Design Review for Lennar; The Orchard at Spring Lake

DATE: April 6, 2017

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for Lennar; The Orchard at Spring Lake including a minor side yard setback exception on Lot 142 to allow for a covered wrap around porch and subject to the conditions of approval.

Attachments: [1 - General Application](#)

[2 - Residential Design Booklet \(Pre-Plot Exhibit, Landscape Plans, Elevations, F](#)

[3 - Subdivision Map #5048 and Conditions of Approval](#)

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

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 #: 17-0382 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 3/30/2017 **In control:** Planning Commission
On agenda: 4/6/2017 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes and Staff notes of the Planning Commission meetings of March 2, 2017 and March 16, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [A - March 2, 2017 Meeting Minutes](#)
[A1 March 2, 2017 Staff Meeting Notes](#)
[B - March 16, 2017 Meeting Minutes](#)
[B1 - March 16, 2017 Staff Meeting Notes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: April 6, 2017

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes and Staff notes of the Planning Commission meetings of March 2, 2017 and March 16, 2017.

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

ATTACHMENTS:

Attachment A - March 2, 2017 Meeting Minutes
Attachment A1 - March 2, 2017 Staff Meeting Notes
Attachment B - March 16, 2017 Meeting Minutes
Attachment B1 - March 16, 2017 Staff Meeting Notes



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 2, 2017

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:36 p.m.

Staff present:

Ken Hiatt, Assistant City Manager/Community & Economic Development Director

Cindy Norris, Principal Planner

Stephen Coyle, Deputy Director of Community Development

Heidi Tschudin, General Plan Consultant

Sophie Martin, Dyett & Bhatia

Matthew Gerken, AECOM

Elizabeth Schmid, Dyett & Bhatia

B. Roll Call

Present 5:

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

Absent 2:

Commissioner Fred Lopez and 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

[17-0317](#)

SUBJECT: Adoption of 2035 General Plan and 2035 Climate Action
Plan

DATE: March 2, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission make the following recommendation to the City Council:

1. Adopt a resolution certifying the Final Environmental Impact Report (SCH#2013032015) for the 2035 General Plan, adopting Findings of Fact, and adopting a Statement of Overriding Considerations;
2. Adopt a resolution adopting the final 2035 General Plan and final Climate Action Plan; and
3. Direct staff to transmit the Planning Commission's actions in writing to the City Council pursuant to state law.

Attachments: [ATT F - Proposed Revisions to the Public Review Draft General Plan \(2/23/17\)](#)
[ATT G - Proposed Revisions to the Draft Climate Action Plan.pdf](#)
[ATT H - List General Plan and CAP Meetings .pdf](#)
[ATT I - List of General Plan and CAP Commenters List.pdf](#)
[ATT J - Land Use Diagram Fig 2.5.pdf](#)
[ATT K1 - Existing Land Use Acreage.pdf](#)
[ATT K2 - Current General Plan Land Use Acreage.pdf](#)
[ATT K3 - Proposed General Plan Land Use Acreage.pdf](#)
[ATT L - Revised Table B-1 - EIR Growth Assumptions.pdf](#)

General Plan was presented. Questions and comments from Commission and Public were received by staff. Answers to the questions and comments received at this will be addressed and final actions will be taken at the Planning Commission meeting scheduled for March 16, 2016.

(See Staff Notes of this meeting as attachment A1 Planning Commission meeting April 6, 2017, agenda item 17-0382)

I. Business Items

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 8:40 p.m.

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.

This record is currently unavailable.



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 16, 2017

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:35 p.m.

Staff present:

Ken Hiatt, Assistant City Manager/Community & Economic Development Director

Cindy Norris, Principal Planner

Stephen Coyle, Deputy Director of Community Development

Kara Ueda, City Attorney

Heidi Tschudin, General Plan Consultant

Elizabeth Schmid, Dyett & Bhatia

B. Roll Call

Present 7:

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

Absent 0:

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

Received public comments

G. Approval of Minutes

[17-0343](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meetings of January 19, 2017.

Attachments: [A - January 19, 2017 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin to approve the Planning Commission Meeting minutes of the January 19, 2017. The motion was carried by the follow votes:

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

Absentions: Commissioner Murphy

H. Public Hearing

[17-0342](#)

SUBJECT: Adoption of 2035 General Plan and 2035 Climate Action Plan

DATE: March 16, 2017

RECOMMENDATION:

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

1. Receive a staff report;
2. Conduct the public hearing; and
3. Adopt Resolution NO. PC17-01 (Attachment 1) recommending to the City Council:
 - a. Certification the Final Environmental Impact Report (SCH#2013032015) (Attachments D and E to the March 2, 2017 staff report) for the 2035 General Plan based on Findings of Fact and a Statement of Overriding Considerations to be adopted by City Council; and
 - b. Adoption the final 2035 General Plan (Attachments A, B, and F to the March 2, 2017 staff report) and final 2035 Climate Action Plan (Attachments C and G to the March 2, 2017 staff report).

Copies of all referenced documents can be ordered through the City or accessed online at the following website:

<http://web.cityofwoodland.org/gov/depts/cd/divisions/planning/generalplan/2035/documents.asp>

Attachments: [1 - Resolution PC17-01 - GP Adoption](#)
 [2 - Staff Notes 03 02 17 PC Meeting](#)
 [3 - Responses to CAP Comments](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Ortega-Lampkin to approve the Planning Commission Resolution PC 17-01 with the

addition of six recommended additions to Attachment F. The changes to Attachment F are summarized as follows: To make three modifications to the land use diagram, Figure 2-5 to change the designation of parcel APN 027-370-034 from Light Industrial Overlay to Industrial, to change the north east corner of parcel APN 027-390-033 from open space to Corridor Mixed Use, and to reconfigure the Open Space designation on parcel APN042-580-031 to match the westerly boundary of the minimum recommended Odor Buffer as shown on Figure 7-6; to modify Table 3-2 to clarify the term "equal priority"; to modify Figure 7-4 Farmland map to depict the PCP spray-field area as a feature and show it as other land; and to modify Policy 7.C.5 to change the 300-foot agricultural buffer recommendation to 150 feet. A clerical error was identified in Attachment F, line item 69, to clarify that the term "publicly visible" should be used in each instance cited. The motion carried by the following votes:

Ayes: Chairman Wells and Commissioners Harris, Lizarraga, Murphy and Ortega-Lampkin

Nos: Vice Chairman Holt

Absentions: Commissioner Lopez

(See Staff Notes of this meeting as attachment B1 Planning Commission meeting April 6, 2017, agenda item 17-0382)

I. Business Items

J. Staff or Commissioner Comments

K. Adjournment

Meeting was adjourned at 9:15 p.m.

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.

Planning Commission Hearing #2

City Council Chambers
Thursday, March 16, 2017

Attendance

PLANNING COMMISSION

- Kirby Wells, Chairman
- Chris Holt, Vice Chairman
- Steve Harris
- Marco Lizarraga
- Fred Lopez
- John Murphy
- Elodia Ortega-Lampkin

STAFF/CONSULTANT TEAM

- Ken Hiatt, Assistant City Manager/ Community & Economic Development Director
- Cindy Norris, Principal Planner
- Steve Coyle, Deputy Director of Community Development
- Kara Ueda, City Attorney
- Heidi Tschudin, Tschudin Consulting Group
- Elizabeth Schmid, Dyett & Bhatia

PUBLIC

Approximately 50 members of the public attended the meeting.

Hearing Notes

COMMISSIONER QUESTIONS

- *John Murphy*: Can you clarify the effect of adding that footnote to the farmland map, if any development that followed would be required to have a more extensive soil analysis anyway?
 - o *Cindy Norris*: It is a reminder that further soils analysis would be required.
 - o *Heidi Tschudin*: The PCP sprayfield is an additional feature that we wanted to highlight on the map.
 - o *John Murphy*: I'm glad to see the boundaries of the sprayfield.
- *Elodia Ortega-Lampkin*: In regards to the odor box, the only changes are to the open space areas?
 - o *Ken Hiatt*: The odor box we showed on the slide tonight will not be added to the Land Use Diagram. We were using this graphic to show that the open space designation in this area will be made to be consistent with the odor buffer boundary. There will still be a requirement to study the odor impacts from the Wastewater Treatment Plant for development in this area.
- *Fred Lopez*: I'm concerned about giving equal consideration for all modes to certain streets. Someone might come in to say, "I want equal priority for a scooter lane." Can we amend that?
 - o *Ken Hiatt*: It's not meant to mean the same level. We can clarify or amend the language around that word "equal."
 - o *Heidi Tschudin*: It's meant to be pursuant to Complete Streets provisions under State law. We can add that clarification.
 - o *Fred Lopez*: Yes, that would be helpful.
- *Kirby Wells*: Why wouldn't we update the farmland map from the 2012 data? 2016 data is now available.
 - o *Heidi Tschudin*: I'm not familiar with the 2016 data, but for the 2014 data, everything was the same.
 - o *Kirby Wells*: When I looked at it today, it appeared that there were minor differences.
 - o *Heidi Tschudin*: We can look at it again.
- *Kirby Wells*: I'm frustrated that a number of these changes feel like eleventh hour changes. For example, the 300' setback for development at the ULL seems extreme. Davis probably only requires 150'.
 - o *Ken Hiatt*: Yes, the Davis requirement is 150'.
 - o *Kirby Wells*: Where did 300' come from?

- o *Heidi Tschudin*: It is from the Final EIR based on a comment received from LAFCo. The widest regulatory buffer for pesticides is 300-500 feet. Jurisdictions will typically build in some buffer, so the burden does not fall completely on the farmer. Davis apparently splits the burden. The language recommended to be included here is flexible to consider site specific conditions. While you could recommend to modify it, it's already quite flexible.
 - o *Kirby Wells*: I want to make sure that people who are affected by our decisions have adequate time to respond.
- *Kirby Wells*: The letter that came in from Mr. Thompson came in late. For other letters, it was said they came in "too late," and shouldn't carry weight because of that. Do we have a guideline for this?
 - o *Heidi Tschudin*: We're trying to look at each specific request. In terms of someone's ability to interact with the process, the law allows you to consider any comments received before adoption. We have considered all requests based on the feasibility of what was requested, not when it arrived.
 - o *Marco Lizarraga*: Cindy inferred that the cost of a soils analysis would be prohibitive, but we could add this information easily.
- *Steve Harris*: The 300' buffer. You say it's flexible. Who makes decisions in regards to site specific cases?
 - o *Heidi Tschudin*: It will be based on the entitlements being requested, by either just the Planning Commission or by the Planning Commission and the City Council.
 - o *Steve Harris*: That requirement could literally stop a project because it would be so expensive to have that kind of buffer. I want to make sure that flexibility is there.
 - o *Heidi Tschudin*: That was the spirit of putting the flexibility into the policy.

PUBLIC COMMENTS

- *Nancy Lee (Yolo County Farm Bureau)*
 - o Representing the Yolo County Farm Bureau, who has sent at least two letters, which I'll read to you.
 - o Goal is to protect agriculture, the farm home, and the farming community.
 - o You need to limit development to non-prime soils. SP-2 is non-prime soil. We recognize that a flood solution will be required, but since SP-2 is not prime farmland, it is worth this investment.
 - o SP-1 is on prime farmland, and we urge you not to develop there. Many goals and policies in the General Plan support our position.
 - o We must have a 500' buffer from a sensitive site for certain things we spray.

- o Commissioner Questions:
 - *Fred Lopez:* What is the buffer for grapes?
 - *Nancy Lee:* Depends on the pesticides. When applied aerially, its 500'.
 - *John Murphy:* What is the distance for a sprayer that is not aerial?
 - *Nancy Lee:* Sometimes you have no other choice but to apply a spray aerially. Walnuts are paid on quality. If you get a pest in one side of the orchard, it affects the harvest. Ag has less ability to protect itself from an adjacent use that moves in.
 - *Steve Harris:* Two different applications can't be made? Non-aerial at the buffer, Aerial everywhere else?
 - *Nancy Lee:* Airblast sprayers are being used in new ways to minimize sprays.
 - *Marco Lizarraga:* Drone technology might help because they are lower to the ground.
 - *Marco Lizarraga:* We have a agricultural mitigation policy of 1:1. How do you feel about that?
 - *Nancy Lee:* We would like to see 3:1 mitigation. When it's 1:1, we lose an acre. We must protect enough agricultural lands to protect our infrastructure.
- *Jim Gillette (Chamber of Commerce)*
 - o The Chamber has been involved in the General Plan Update process since the beginning. We're happy with the results. I'd like to thank Staff and the consultants for listening to comments and putting forth a Plan that makes a lot more sense now than the one at the beginning.
 - o Clarification of the "like to like" requirement in the mitigation ratio is good, but it would be better if the City could maintain the ability to determine the equivalency. Also, I think the "as close to the ULL as possible" provision is too limiting.
 - o Removal of concept of south vs. east makes a lot of sense. The natural timeline of development such as the flood solution and entitlement process will lead to natural phasing and timing. Artificial triggers are not needed. This will ensure the best outcomes for all. It also benefits the City in planning for the 900 acres that they own.
 - o Infill development should be encouraged through lower impact fees and fast track approval processing. This will improve the core and underutilized portions of the city.

- o I assume there was a small clerical error regarding 360-degree architecture. We encourage that to say on “publically visible sides.” Otherwise, this will increase the costs for lower income housing.
- o 300’ buffer along the ULL should be consistent with other jurisdictions. We haven’t had the chance to study it much. Whether it should be 150’ or 300’ or 500’ needs to be evaluated.
- *Lindsey Alagozian (Petrovich Development Company)*
 - o We’ve been working with Dignity Health to develop a medical facility along CR 102. It would be a very important project for the city. The City of Woodland has been aware of this project for several years, and was encouraged to have our staff work with City Staff on this location.
 - o We are encouraged to see the changes brought forward tonight. However, we have two concerns. The area showing as Open Space on the Land Use Diagram may be encroaching on the Dignity parcel. We would like to ensure that the Open Space designation does not encroach into the parcel for the hospital. We hope to work with Staff on this.
 - o Also, I believe there is a technical error. There is a white portion along Main Street, just to the west of the Wastewater Treatment Plant, that is not shown as green (Open Space). I assume that is a mistake. We would like it to be Corridor Mixed Use as well.
 - o We support the progress that has been made, and would like to work with the City moving forward.
 - o Commissioner Questions:
 - *John Murphy:* Cindy, can you clarify the change?
 - *Cindy Norris:* This area will change from Open Space to Corridor Mixed Use.
 - *John Murphy:* What is the issue?
 - *Lindsey Alagozian:* Dignity would like to put a hospital in the area that may overlap with the Open Space designation.
 - *John Murphy:* You want us to take into account something that might happen?
 - *Lindsey Alagozian:* We think it’s an important asset, and this is an actively engaged project. We would like to work with you to ensure we don’t have processes in the future that would preclude the hospital from coming to Woodland. We are here now to avoid this.
 - *Steve Harris:* The General Plan is a living document. It can be amended four times per year.
 - *Heidi Tschudin:* Yes, we are recommending this adjustment because of the odor situation. We have information that

supports this line. It is important to be able to take into consideration site specific conditions. I don't recommend you modify the brown square, but we do have the ability to make those site specific adjustments when a project comes through.

- *Fred Lopez*: Do you have a basic design of your facility? Is that going to be a parking area or a building area?
- *Lindsey Alagozian*: I don't have that level of specificity.
- *Fred Lopez*: How big is that portion within the Open Space designation?
- *Lindsey Alagozian*: The site is 50 acres total. I'm not sure what the area of the Open Space corner is. We'd like to work with Staff on this.
- *Marco Lizarraga*: This is too specific for the level of what we are dealing now (the General Plan). This is a project level consideration.
- *Jack DeWitt*
 - o My family has been farming in Yolo County for 35 years.
 - o I'm encouraged by what I'm seeing. You're paying attention to soil testing and agricultural buffers.
 - o The thing that concerns me most are changing the lands from agricultural uses, but if you stick to areas with poor soils, we'll survive that.
- *Teri Stark*
 - o Looking forward to the culmination of the Plan.
 - o I'd like to echo Nancy Lee's ideas.
 - o Protect our Woodland farmland and protect our ag land. It cannot protect itself, so we need to be responsible with it.
- *William Payne*
 - o Agricultural heritage needs to be preserved. Especially prime ag land in Yolo County.
 - o The ground next to CR 102 is some of the poorest ag land in Yolo County. The City owns 900 acres right there.
 - o I'm a part owner in PCP, but the smells from the PCP sprayfield deter people.
 - o The City is talking about raising water rates, but maybe instead you can make some profit off that land so you don't have to raise rates.
 - o Developing prime ag land is not the right thing to do.
 - o Commissioner Questions:

- *John Murphy:* Currently, the City cannot develop anything in SP-2. So are you saying no new development other than Spring Lake?
 - *William Payne:* I don't believe the flood maps. They were drawn up in the 50s by the Army Corps.
 - *Kirby Wells:* What is the capacity need at PCP? If there is more capacity elsewhere, would that help?
 - *William Payne:* It's not a capacity issue. The issue is proximity to urban areas. People blame the smell on the Wastewater Treatment Plant, but it's not that. We need to move the ponds further from the city.
 - *Steve Harris:* Back in 2006, the people voted on the new ULL. What was that like? Was there a fight for prime farmland then? To keep it out of the ULL? It's like no one wants to develop prime farmland, but if it's in the ULL, it's going to be developed at some point. Now, go outside that ULL, and I'll fight tooth and nail to protect farmland. But are we really going to protect something we only have for a limited time?
 - *William Payne:* If you have farmland that is of poorer quality, why wouldn't you steer development there? Look how popular Spring Lake has become. Davis people look at it as affordable housing. Why wouldn't you try to continue to steer development around CR 102. If the area out east is in a 200 year floodplain, why do we have the Wastewater Treatment Plant out there.
- *Jesse Ortiz*
 - o I think it's important to continue the decision to be flexible.
 - o Spring Lake needs to be prioritized.
 - o I support the Yolo County Farm Bureau on the comments they made. Agriculture is what we are known for.
- *Christine Shewmaker*
 - o I requested a written response for my comments on the CAP, and I thank you for that. I want to make sure that these documents go to the City Council. They should know see that.
 - o I would like to see 100% renewable energy in municipal buildings by 2035. The reason given for not doing this is that it's not required by the State. Other places are doing this even though it's not required, including Santa Monica and Las Vegas. 23 cities are committed to 100% renewable energy, including several in California and cities of different sizes.
 - o I would also like to recommend that it should be indicated if a City Council agenda item is related to climate change. The response given is that the

Council can do this if it likes. I'd recommend yes. This is important for topics such as new fleet vehicles and new development.

o Commissioner Questions:

- *John Murphy:* 100% renewable energy within municipal uses?
 - *Christine Shewmaker:* Yes.

- *Cesar Chavez*

- o I support the ag land we have here in Woodland.
- o It's a part of our history here. We are Historic Woodland, and I'd like to keep it that way.
- o I think farmland should be protected as much as possible.
- o 1:1 ag mitigation does not mean we're protecting that much ag land permanently.
- o Commissioner Questions:
 - *John Murphy:* What would you recommend the ag mitigation ratio be?
 - *Cesar Chavez:* 3:1 would be a great compromise.

COMMISSIONER COMMENTS

- *Marco Lizarraga*

- o There is a definite issue with the 300' setback. I think it's too big. I'd like to see that changed.
- o The ag mitigation ratio - I'm going to leave that to Council, but I think 2:1 would be a reasonable compromise.
- o When we talk about SP-2, we need to realize that the framework of allowability doesn't mean that you are doing projects now.
- o The 900 acres is a waste facility. It's obviously not prime ag land. The letter suggests that we have inaccurately classified that area, and it should be classified as "other land." I would recommend that.

- *Fred Lopez*

- o We have covered my questions about the 900 acres.

- *Elodia Ortega-Lampkin*

- o I appreciate all of the young adults here. I hope you stay involved.
- o I support preserving as much prime farmland as possible. I come from a migrant farmer family, so I'm in favor of building to the east. I think it's not going to happen in the next 5-6 years, but I think in the future we can resolve the flooding situation and have developers help us pay for the flood solution.

- o I live in Spring Lake. I was working in Woodland in 1996. It's amazing to see the growth that has happened since then. We can't avoid growth, but we can control it. Don't let the developers decide, let us have choice. We should make decisions as projects come forward.
- *Steve Harris*
 - o The 900 acres has been an issue, and it still is. Why would we go forward with our document knowing that the classification of that land is wrong? I think it should be amended, and I'd like to see that land labeled properly. I don't see why you'd go forward with a document that you know has data that is wrong. I know it can be changed later, but we know it's not prime or significant farmland, so let's get the correct labeling.
- *John Murphy*
 - o I think we are all aware that the FMMP has a goal of remapping the state every two years. The classifications are based on the soil survey and actual use. Prime farmland that isn't being farmed, can't be classified as prime farmland. At the most, it should be farmland of local importance. But it would never be classified as a more valuable soil.
 - o I want to clarify that I did watch the entire last meeting and took notes.
 - o At first, I was surprised and a little irritated to see that we are no longer talking about the east and south alternatives. But I've sort of backed off of this, because it's not about me. It's about getting a good plan. I was looking forward to choosing.
 - o But I think the City has put excellent language into the Plan, any development in the east will be supportable, sustainable, flood protected, etc. That is, if the City Council values our General Plan. If they will just amend the Plan for any desired change, they will be letting down the citizens.
 - o Staff has done a good job listening to all of the input and reflecting this in the policies.
 - o Saying "let's preserve prime farmland" is like saying "everyone should love their grandmothers." No one will say no that! But the city voted on it. They drew a line and said that no growth will occur outside of this boundary. I think it doesn't make sense to worry about the farmland inside of that boundary.
 - o We can't grow east. When a flood solution happens, that will be a watershed event for the city, and we would likely need an entire new General Plan at that time. But this would be far in the future. If we take care of Cache Creek, that only protects the north. We would need further protection to protect the east.
 - o I like the guiding principles that we have. No principles or policies should just be words. They should have meaning. When choosing areas to develop, we need to look to see if enhances or detracts from these principles. We won't specify what future development will look like today, but we will specify that future Planning Commissions must consider these principles and policies.

- o At first, I was not happy about not having two options, but I think the city has come to a good solution.
- *Chris Holt*
 - o As an architect, land use is my thing. So my comments focus on that.
 - o We started this process with 4,000 units based on SACOG projections. That was pushed up higher, and then lowered down to 7,000. This far outstrips anything the City of Woodland has ever seen.
 - o Flexibility is not being hampered by growth decisions or phasing, because you can always come back for a General Plan Amendment. GPAs force you to ensure that your development is consistent with the guiding principles, which are sacred.
 - o As Commissioners, we have a dual duty. We need to work with developers and the community. It's a delicate balancing act.
 - o I don't think we should grow everywhere or outside of town. Ag is part of the decision making about where to grow, but it's not the only factor. There are other elements to consider as well, such as infrastructure costs, community, culture, and health. Agricultural land needs to be considered along with that.
 - o [Slides]
 - Population of Woodland was 49,151 in 2000. At 2010, population was 55,468, resulting in a small annual growth rate.
 - Roseville ("old school" farming town) grew roughly 38,000 in population over the same period, representing a 4.4% growth rate.
 - Elk Grove grew roughly 93,000 between 2000 and 2010 or 9.82% per year. Elk Grove is having trouble with its ULL. They have built so much housing, there is not a lot of land for jobs.
 - Davis grew 5,000 in population between 2000 and 2010 (less than 1% growth rate per year)
 - There are really two extremes in approaches a community can take. You can lock down (heavily control) the growth and phasing or you can take off all of the controls and let the free market decide. I think we should do something in the middle so that we allow growth to occur, but we also ensure we stick to the guiding principles.
 - Commissioner Comments on the Slides:
 - *Steve Harris*: In Elk Grove, you are seeing total non responsibility and leap frogging all over. In Woodland, infill is essential. Spring Lake has to come first. Infill should be encouraged. That way you don't create the nightmare that has occurred in Elk Grove.
 - *Elodia Ortega-Lampkin*: I don't like being compared to Davis or Elk Grove. We can stand on our own feet. When I think of

flexibility, you can take care of Spring Lake, and still have the flexibility to look at what the needs of the community are. Put the flexibility in the hands of the City, not the developers.

- *Fred Lopez*: I hear about the prime ag land all of the time. The people that own that land also have a right to develop it. You can't tell them that they can never develop it. We need to be careful regarding the manner that we accumulate that land into the city, but respect the landowners as well. Smart growth.
- *Marco Lizarraga*: I don't agree with these comparisons. We were told in the 1960s that population was going to grow so much, but it didn't. It's nonsense to try to predict what will happen. Growth is not a function of a General Plan, it's a function of economic forces. When we talk about the flexibility to develop, we are talking about letting the market decide. Comparisons like this have nothing to do with what we are doing right here. We can't compare ourselves to Davis, because there are so many factors that are different. We have to go by our realities.
- *Kirby Wells*: The General Plan gives us the skeletal structure of what we want to do without too much definition. The next step for this Commission will be to figure out ways to create emphasis on infill in Woodland. We will backfill that based on the skeleton of the General Plan.
- *Kirby Wells*
 - o Prime farmland is defined as property that ...(quoting General Plan; reads definitions of each classification of farmland). SP-2 is none of these. I'd be supportive of changing the map as Marco has stated.
 - o I'd like to see someone on the Commission motion to decrease the ag buffer from 300' to a lower number.
- *Chris Holt*
 - o The unit allocations we decided on as a group has not changed (still 7000 units), but now the size of the land on which those 7,000 units will be located has changed. By including new land to the south and east, we have twice as much land to build on. My questions last meeting were pointed because 1600 units on the 900 acres will not cover the infrastructure costs to develop out there. That means the project is dead, or they will ask for a revision to get more units. There is the potential that they could ask for all 7,000 units. Would we agree to do this? I'm not sure.
 - o Elk Grove didn't try to control their growth, and they saw a lot of low density development. If we build quickly at a low density, we'll run through the land

available within our ULL quickly, which could cause us and our children and children's children lots of pain.

- o There are tools that protect prime ag land. I'd support the Council to look at this further. Also consider the Williamson Act. There is currently no land in Woodland that is under Williamson Act contract.
- o I also support what Fred Lopez said regarding keeping in mind what property owners want. No property owners with a Specific Plan designation came forward saying they don't want this. I think that's pretty telling.
- o Right now, we have farmland that is right next to houses. At least if you build the buffer into the design of new developments, they can be big. I don't think 300' is too bad.
- o The Master Plan Remainder Area was always meant to be built out after Spring Lake. Our opportunities are coming from Davis, so it makes sense to build out to the south. Building to the east is not market driven.
- o Developers don't bear the cost of infrastructure. They figure out if its worthwhile, and pass on these costs as fees. This is why it is so costly to get a house in Spring Lake. Ultimately the citizens will bear the cost of that infrastructure.
- o I'm not against growth in SP-2. It's in the ULL, and we will grow there eventually. Ideally, the City facilities (WTP, WPCF) will be relocated so that development out there is contiguous with the rest of the city.
- o Phasing is good, and the flood solution will help with that.
- o I'm concerned that these 7,000 units will get jammed up in the pipeline. A Specific Plan will go through for SP-2 really quickly, but won't build until the flood solution is built. I think Staff would accept the application if it came first. By removing the trigger that funding has to be in place for an identified flood solution, we have essentially said this can happen tomorrow. Once a Specific Plan is approved, those units are spoken for. You wouldn't then go ahead and approve another Specific Plan, because that's not orderly. If we are going to consider the 900 acres, we need to phase it and trigger it to avoid unintended consequences. We should reinstitute triggers.
- o Cut the 900 acres into three parcels like we did in SP-1. That would also get you closer to making 1600 units feasible, as we envision.
- o City Staff should not stop Specific Plans coming in for other areas (not impacted by the flood solution) if the flood solution is not yet identified and funded. If a Specific Plan has things that are stopping it from going forward, the City should not lock into that project in a way that precludes development from occurring elsewhere.
- o I don't think you can stop all 7,000 units from being capitalized with one entity.

- o I'd feel comfortable moving forward with this General Plan if we institute triggers and phasing again.
- *John Murphy:*
 - o [Reads Policy 2.B.2 Development in the Floodplain.] I don't think people will do the planning without a development agreement, which means the policy is pretty good as written.
 - *Chris Holt:* Entering into a development agreement means going through the Planning Commission and City Council? That can have a chilling effect, and would ensure that we don't lock up a significant number of units.
 - *Ken Hiatt:* City Council decides when the City enters into a development agreement. And CEQA analysis is required to enter into a development agreement too.
 - *Chris Holt:* So that would be significantly down the line of planning. You couldn't lock those units without that.
 - *Ken Hiatt:* Right, that policy language there would provide some protection.
 - *Chris Holt:* So would they need a development agreement to do planning?
 - *Ken Hiatt:* It wouldn't be required, but since the City is a landowner (of the 900 acres), there would likely be a development agreement.

Action

RECOMMENDED ACTION

- Adopt Resolution No. PC 17-01 recommending to the City Council:
 - o Certification of the Final Environmental Impact Report (SCH# 2013032015) for the 2035 General Plan and based on findings of fact and a Statement of Overriding Considerations; and
 - o Adoption of the final 2035 General Plan and final Climate Action Plan

COMMISSIONER CHANGES

- *Marco Lizarraga:* I'd like to make a motion to adopt the resolution, including the three changes presented orally by Cindy, but I'd like to add two changes:
 - o Setback [ag buffer at ULL] taken down to 150'
 - o 900 acres is classified as "other land"
 - *Chris Holt:* That soil is classified by a State agency. I'm not personally comfortable with picking and choosing how we classify soils. Are we able to make that classification as a Commission?

- *Kara Ueda*: Any action is a recommendation to the City Council.
- *Chris Holt*: I'd like to amend this motion to add back in the previous triggers (regarding growth and phasing).
 - o *Marco Lizarraga*: I don't accept that.
- *Fred Lopez*: I would like to add that no edible products be planted in the "buffer zone" to protect farmers and land owners.
 - o *Marco Lizarraga*: The buffer zone has to do with the type of land that you have and the dropping of pesticides. Sometimes you can get closer and sometimes you can't. But we are not dealing with that, we're talking about setbacks.
- *Steve Harris*: So if it's 150' instead of 300', do we still have flexibility?
 - o *Ken Hiatt*: Depends on direction
 - o *Marco Lizarraga*: It should be fixed at 150'.
 - o *Steve Harris*: So you have no flexibility to go tighter?
 - o *Marco Lizarraga*: What would you suggest?
 - o *Kirby Wells*: Use the same language, but change the distance to 150'.
- *John Murphy*: Policy 2.B.2 should have a wording change to change the language from "flood protection is in place" to "flood protection has been completed and certified by the lead agency".
 - o *Marco Lizarraga*: Is that a different motion? Or do you want it to be included?
 - o *Kara Ueda*: [Clarifies procedure.]
 - o *Marco Lizarraga*: It's semantics to me. I don't see why we should change it. I know what "flood protection in place" means.
- *Kirby Wells*: In the Transportation and Circulation Element change "equal priority" to "recognizes the importance of all transportation modes".
 - o *Marco Lizarraga*: Yes, I accept.
 - o *Steve Harris*: I think I heard earlier that this is State law.
 - o *Heidi Tschudin*: No State law is not that precise. You do have the flexibility to make the proposed amendment.
- *Elodia Ortega-Lampkin*: Second
- Vote: 5 ayes, 1 nay (Holt), 1 abstention (Lopez); Motion passes

FINAL COMMENTS

- *Steve Harris*: I know ag land is important. I think we lost our way a little bit as an ag community, but I think we're back on track. Ken Hiatt has a lot to do with this.
- *Fred Lopez*: I voted in abstention, since I had not seen the first video, but I will render a moment of my conclusion at the City Council hearing.

- *Marco Lizarraga:* Thanks, Staff - you have dealt with a lot of people. I'm glad we finally got here.



Legislation Details (With Text)

File #: 17-0349 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 3/15/2017 In control: Planning Commission

On agenda: 4/6/2017 Final action:

Title: Mutual Housing at Spring Lake Parcel Map and Design Review Modification - The project includes a request for a tentative parcel map to divide the ± 5.14 -acre parcel located at 2170 Farmer's Central Road, into two parcels of ± 3.32 acres and ± 1.82 acres. The project also includes a request for minor design modifications to the Phase II build out of the Mutual Housing at Spring Lake multifamily housing development. The project is located in the Spring Lake Specific Plan Area, R-25 - Multifamily zone.

Location: 2170 Farmer's Central Road, Woodland

Applicant/Owner: Spring Lake Housing Association, LP (Owner); Yolo Mutual Housing (Applicant/Developer)

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

APN 042-533-001

Project Planner: Erika Bumgardner, AIPC, Senior Planner

Staff Recommendation: Conditional Approval

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution & EXH A TP Map 5074 & EXH B COA](#)
[2 - General Application and Design Packet](#)
[3 - Original 2011 Approved Elevations and Site Plan](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Mutual Housing at Spring Lake Parcel Map and Design Review Modification - The project includes a request for a tentative parcel map to divide the ± 5.14 -acre parcel located at 2170 Farmer's Central Road, into two parcels of ± 3.32 acres and ± 1.82 acres. The project also includes a request for minor design modifications to the Phase II build out of the Mutual Housing at Spring Lake multifamily housing development. The project

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APN 042-533-001

Project Planner: Erika Bumgardner, AIPC, Senior Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing - April 6, 2017

General Plan Designation: Medium Density Residential

Current Zoning: R25, Multifamily

Specific Plan Designation: Spring Lake Specific Plan

Existing Land Uses: Mutual Housing at Spring Lake Phase I development including 62 apartment units and a community center.

Flood Zone: Zone X (Areas determined to be outside the 100-year floodplain). Flood Insurance Rate Map (FRIM) Community Panel Number 06113C0465G dated June 18, 2010.

Street Access: Farmer's Central Road and Brubaker Street

Adjacent Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Pioneer High School	P-S
South	Heidrick Ranch Subdivision	R-5
East	Heidrick Ranch Subdivision	R-5
West	Heidrick Ranch Subdivision	R-5

Pending/Potential Action

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ (Attachment 1) recommending approval of Parcel Map No. 5119 to divide the property located at 2170 Farmer's Central Road into two separate parcels; Parcel 1 being an area of ± 3.32 acres and Parcel 2 being an area of ± 1.82 acres, respectively;

4. Close the public hearing;
5. Approve the proposed design modifications for the Phase II build out of the Mutual Housing at Spring Lake project (Attachment 2).

Background

In July 2011, the Planning Commission approved the conceptual site plan and architectural elevations for the proposed 101-unit Mutual Housing at Spring Lake rental housing project (Attachment 3). All of the units are income-restricted to low and very-low income residents. The zero-net energy community, designed to produce as much energy as it uses, originally consisted of eleven, two and three story wood framed apartment buildings with an associated office and community center. As a result of funding limitations, the project was approved for phasing in 2013. Mutual Housing was able to secure funding for the construction of 62 units of the planned 101-unit project as well as the proposed community center. The community opened in February 2015.

Project Proposal

Mutual Housing is preparing to move forward with the Phase II build out of the project. Phase II construction will bring an additional 39 residential units to the existing 62 apartments and community center, bringing a total of 101 apartments to the site.

As a requirement of the project's financing, the Phase II project must be located on its own development site, a separate and stand-alone parcel from the Phase I project. Therefore, the applicant is requesting approval of a Tentative Parcel Map to split the existing 5.14-acre parcel into two parcels of 3.32 acres and 1.82 acres. The Phase II development will be located immediately south of the existing Phase I project on the smaller of the two parcels. The Phase II site is currently undeveloped with the exception of perimeter landscaping as well as an open style metal (black and tubular steel) fencing along Pioneer Avenue. The existing driveway entrances to the Mutual project shall remain in their current locations along Farmer's Central Road and along Brubaker Street. No new project entrances are proposed.

The remaining 39 units in Phase II will be located in three new buildings along Armus Place and Brubaker Street, with primary access to the apartments taken from the interior of the project site where dedicated parking spaces are provided for residents.

The driveway entrance on Brubaker Street was constructed slightly north of the original proposed location to create a relatively rectangular site for Phase I and to surround the community center on three sides by residential buildings, creating a more coherent first phase design. The final location of the building footprints where shifted slightly from the original site plan design and ultimately the number of residential buildings housing the 101 units was reduced from 10 to 8 buildings. However, the overall site plan including the general layout of the buildings, circulation pattern and open space remain substantially consistent with the original project approval.

The applicant is proposing minor design changes to the Phase II building elevations including minor modification to materials placement and more substantial changes to building access which previously included stairways to the second floor units on both the north and south sides of the buildings and entry doors facing Armus and Brubaker Streets.

The proposed redesign minimizes direct access to the units from Armus and Brubaker Streets by removing the south (street) facing stairs and by reorienting the entryways away from Armus and Brubaker Streets. The

design modifications were, in part, a response to complaints received from surrounding single-family homeowners on Brubaker and Armus Streets regarding residents of the Mutual project parking on the street in front of their homes, rather than on-site.

In some cases, it is more convenient for residents to park on the adjoining streets to access their individual units than to park within the complex. Armus and Brubaker are public streets and anyone is allowed to temporarily park on public streets. Fair housing practices prohibit Mutual Housing as well as the city from prohibiting residents of the apartment community from parking on the adjacent public streets. However, staff at Mutual Housing continually request, of their residents, that they park within the complex to minimize impacts on adjacent homeowners. Each residential unit will continue to have one dedicated covered parking space. 172 parking spaces will be provided throughout the complex consistent with the original project approval. 134 bicycle parking spaces will be provided at build out.

Mutual's staff and managers have also reached out to adjacent property owners offering to hold neighborhood meetings at their community center so that apartment residents and adjacent property owners can more formally meet one another and discuss any outstanding concerns such as on-street parking.

The units that face the streets will maintain their individual street facing patio areas enclosed by low, space defining garden walls to maintain the connectivity of the development to the surrounding neighborhood with private outdoor spaces.

The buildings will remain two story, consistent with the scale of the adjacent single family homes. Phase II will incorporate an additional small community room on the north side of the eastern most building and additional outdoor recreation areas are located on the north side and between the buildings included in Phase II. These additional outdoor spaces complement the existing facilities on the Mutual Housing at Spring Lake Phase I development and are located where they will be most accessible to the Phase II residents.

The applicant responded to design comments provided by the Planning Commission's Design Review Liaison, Chris Holt; making adjustments to the proposed roof lines to reflect the existing architecture of the buildings on site. The applicant also incorporated additional windows on the east and west elevations to help break up the large wall plane at the request of Commissioner Holt.

Commissioner Holt expressed concern with the removal of the metal window awnings depicted in the original "Phase I" elevations. The awnings were removed from the design upon staff level review and a finding of substantial conformance with the original design approval. The financing available for the Phase I construction resulted in both the necessary phasing of the project as well as the need to reduce construction and building costs, which ultimately led to the removal of the proposed metal awnings. The Phase II design reflects the appearance of the Phase I units completed to date.

Staff finds the proposed design changes in substantial conformance with the original approved project elevations.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland's Municipal Code and State Planning Law. Two methods of public notice were used:

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

Copies of the factual staff report for the proposed project have been on file at City Hall since March 31, 2017.

Applicable Laws, Codes & Ordinances

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

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance
- Spring Lake Specific Plan and Design Standards

Environmental Assessment Status

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

And on August 15, 2000, the City Council certified the *Turn of the Century* EIR (SCH#99022069; Resolution No. 4215, adopted August 15, 2000).

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 EIR certified for the SLSP has been written to qualify all planned SLSP residential projects for this exemption, assuming that are consistent with the adopted Specific Plan and fulfill all conditions and CEQA mitigations measures. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA documentation is required for the City to take action to approve the *Mutual Housing at Spring Lake* apartment project.

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

Reviewing Agency Comments

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

Staff Analysis

Zoning Consistency

Land Use - The Spring Lake Specific Plan designates the subject property R-25 (Residential - 25 du/ac). This category provides for attached and detached single family homes, duplexes, tri-plexes, four-plexes, six-plexes, bungalow courts, townhomes, condominiums, attached and detached multi-family units (apartments) and similar and compatible uses. The allowed density ranges from a minimum of 20.1 dwelling units per acre to a maximum of 25 dwelling units per acre. The land use of the *Mutual Housing at Spring Lake* apartment project is consistent with the R-25 designation of the Spring Lake Specific Plan and permitted as such; subject only to Design Review approval.

Lot Coverage - Lot building coverage for the proposed *Mutual Housing at Spring Lake* apartment project falls within the maximum 50% lot coverage allowed by the Zoning Ordinance.

Landscaping - Article 22 of the Zoning Ordinance commencing with Section 25-22-01 addresses landscaping. The proposed landscaping plan is generally consistent with the landscaping provisions of the Zoning Ordinance. Conditions of approval have been incorporated to require approval of final landscaping plans consistent with Section 25-22-01.

Off-Street Parking and Loading - Article 23 of the Zoning Ordinance commencing with Section 25-23-01 addresses off-street parking and loading requirements. Parking for apartments and multifamily dwellings requires one and one-half parking spaces for each dwelling unit plus one guest parking space for each five units. Parking remains consistent with the original approval. 172 vehicle parking spaces will be provided at build out.

City of Woodland Subdivision Ordinance

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

Appeals

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

Recommendation

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ (Attachment 1) recommending approval of Parcel Map No. 5119 to divide the property located at 2170 Farmer's Central Road into two separate parcels; Parcel 1 being an area of ±3.32 acres and Parcel 2 being an area of ±1.82 acres, respectively;

4. Close the public hearing;
5. Approve the proposed design modifications for the Phase II build out of the Mutual Housing at Spring Lake project (Attachment 2).

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

- a. Exhibit A - Tentative Parcel Map No. 5074
- b. Exhibit B - Conditions of Approval

Attachment 2 - General Application and Design Packet

Attachment 3 - Original 2011 Approved Elevations and Site Plan

RESOLUTION NO. PC 17 - _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5119
LOCATED AT 2170 FARMER'S CENTRAL ROAD (APN 042-533-001) IN
THE SPRING LAKE SPECIFIC PLAN AREA**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on April 6, 2017, to review and consider a request from Spring Lake Housing Association, LP, for Tentative Parcel Map No. 5119, to subdivide an existing 5.14 acre parcel into two parcels of approximately 3.32 acres and 1.82 acres respectively as shown in **Exhibit A**. The property is located at 2170 Farmer's Central Road (APN 042-533-001); and

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

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed modified use is categorically exempt from further environmental review pursuant to Section 15315 of CEQA and is a Class 15 exemption; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, and determinations with respect to the proposed Tentative Parcel Map No. 5119:

1. The Planning Commission, approving Tentative Parcel Map No. 5119, hereby makes the following findings concerning the Tentative Parcel Map pursuant to Government Code section 66474:
 - a. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of residential multiple-family land within the community.

- b. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for residential development.
 - c. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of residential uses given the shape and topography of the Project site.
 - d. The design of the parcel or the proposed improvements will not substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - e. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.
2. The Planning Commission does hereby approve Application No. PLNG 17-00007 for Tentative Parcel Map No. 5119 (Exhibit A) to allow the subdivision of property located at 2170 Farmer's Central Road, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the April 6, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. 5119

Exhibit B – Conditions of Approval

Exhibit B

Conditions of Approval

PLANNING

1. The project is as described in the staff report prepared for the April 6, 2017 Planning Commission meeting to approve Parcel Map No. 5119 to divide the property located at 95 West Kentucky into two separate parcels; Parcel 1 being an area of 3.32 acres and Parcel 2 being an area of 1.82 acres in size. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5119 dated February 8, 2017, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
4. Secure approval and satisfy requirements of all agencies of jurisdiction.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.
7. All applicable Conditions of Approval outlined as part of the original Mutual Housing at Spring Lake Site Plan and Design Review approval (PLNG11-00013) shall remain in full effect except as modified by the conditions herein.

BUILDING

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

8. This project must meet all criteria and mandates for these City adopted codes or the most current code:
 - A. 2016 California Building Code
 - B. 2016 California Plumbing Code
 - C. 2016 California Mechanical Code
 - D. 2016 California Electrical Code
 - E. 2016 Building Energy Efficiency Standards
 - F. 2016 California Green Building Code
 - G. The Code of the City of Woodland
9. 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.
10. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
11. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
12. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
13. A soils investigation report shall be provide as specified in section 1803.2 of the 2016 CBC.
 - a. Project shall be designed under 1803.5.3, 1808.6 of the 2016 CBC for expansive soil.

DEVELOPMENT ENGINEERING

Development Services Engineering has reviewed the proposed and has the following comments and conditions to be placed on the tentative map.

Tentative Map Conditions

Fees:

14. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
15. Project shall pay all other Development Fees and Spring Lake related fees at in place at the time of building permit.
16. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

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

Prior to approval of final map complete/construct

17. Replace the grate for the catch basin on the frontage of Parcel 1 with a bicycle safe grate.

Construct with building permit

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

18. Applicant shall construct separate metered water service for a building on parcel 2. Per the City's cross connection control ordinance Owner shall install approved backflow devices on all services that serve parcel 2 including domestic and irrigation. Backflow devices shall be tested by a City-approved tester and results provided to the Public Works Department prior to occupancy.

Site Design and Frontage Improvements

19. Items listed as bubble drains fronting on Armus Street shall be connected to an east-west on site drainage pipe and then to the catch basin near the intersection with Brubaker Street.
20. Bubble up drain fronting Brubaker Street shall be connected with an onsite drainage pipe to the rear of a public catch basin.

Easement Dedications, Right of Way, and map restrictions

21. Except for the frontage along Pioneer Avenue, Owner shall dedicate a Public Utility Easement along the street frontages.
22. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may connect to the public system. Easements may be dedicated through one of the following mechanisms:

- A. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
- B. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
- C. A statement on the map as follows “We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels __ and __ these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described.”

Storm Water Quality

23. This project is subject to the City’s Storm Water Quality Control Ordinance. All parcels, regardless of size shall incorporate General site design measures, Site Specific Measures, and Treatment Measures.

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

24. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City’s Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.

OWNER may reference the City’s Post Construction Standards Manual on the web.

<http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>

25. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.

General Information and Applicable Ordinances

26. If the final map is requested prior to the construction of required improvements, applicant shall prepare improvement plans for all work and obtain an encroachment permit for all within the public right-of-way or public easements, or new utility connections and submit

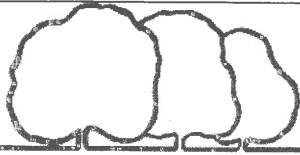
them to the Development Services Engineering Section enter into an improvement agreement and provide security. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

27. In accordance with the City Ordinance, project shall obtain an encroachment permit for any work within the public right-of-way and utility connections. Applicant shall submit to the Development Engineering Division of the Community Development Department an encroachment permit application and civil improvement plans for review and approval. All public improvements shall conform to the current City of Woodland Standard Specifications. This is a separate application from the building permit.
28. 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.
29. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
30. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.
31. Contractor shall remove and replace sidewalk curb and gutter damaged by the construction of the project. Construction of a separate construction access driveway shall include SWQT measures. Location of the construction access driveway and the travel path for trucks and other large vehicles are to be approved by the City.

FIRE

32. Access roads for fire department apparatus shall be a minimum width of 20 feet; No Parking fire lanes shall be required to be painted in approved locations where parking of vehicles may restrict the 20 foot access lanes.
33. The turning radius of fire apparatus access road shall be a minimum standard turning radius of 20 feet inside and 40 feet outside diameter. Turning radius outline shall be on construction plans for review and approval.
34. A Knox Box (locking key box) shall be installed at the community building for after hours access to fire protection systems.
35. The minimum water flow requirement for this project is 1,500 gallons per minute for a duration of at least 2 hours. Proposed fire hydrant locations are subject to change and approval at time of construction plan review.

36. Provide portable fire extinguishers in accordance with the 2016 California Fire Code Section 906.
37. Locking fire department connection (FDC) caps shall be installed on all FDCs.
38. Automatic fire sprinkler system and fire alarm system shall be designed and installed in accordance with applicable NFPA standards, City of Woodland Municipal Code Chapter 9, and the 2016 California Fire Code. Plans shall be submitted to the Woodland Fire Department for review and approval.
39. Underground fire service mains shall be designed and installed in accordance with NFPA 24, 2016 edition, City of Woodland Municipal Code Chapter 9 and the 2016 California Fire Code. Plans shall be submitted to the Woodland Fire Department Fire Prevention Office for review and approval.



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Mutual Housing California c/o Vanessa Guerra

MAILING ADDRESS:

8001 Fruitridge Road, Suite A

CITY STATE ZIP CODE:

Sacramento, CA 95820

PHONE NUMBER:

(916) 453-8400 ext. 214

E-MAIL ADDRESS:

vanessa@mutualhousing.com

PROJECT APPLICANT

Philip Harvey, Kuchman Architects pc

MAILING ADDRESS:

2203 13th Street

CITY STATE ZIP CODE:

Sacramento, CA 95814

PHONE NUMBER:

(916) 447-3436 ext. 6#

E-MAIL ADDRESS:

phil@kuchman.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☒ Tentative Parcel Map <i>3451</i> | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☒ Design Review <i>1612 \$483</i> | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other <i>CAT # 529 Minor \$483</i> | |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

Mutual Housing at Spring Lake Phase 2

Total Acres or Square Feet

1.86 acres Phase 2 / 5.14 acres total Phase 1 and Phase 2

Site address or location:

2170 Farmers Central Road

Assessor's Parcel Number:

533-001
~~042-040-05~~

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



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

PLNG 17-000007

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
Medium Density Residential	1.86	Same	1.86

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
RM, R-25 Spring Lake Specific Plan	1.86	Same	1.86

7. Residential Development

No. of residential units are being requested? 39 No. of lots will be created by this project? 2

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

Duplex _____ Apartments 39 Do you intend to market the units for rent? ☒ YES ☐ No

Condominiums _____ Other _____

Townhomes _____ Total Units 39

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

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

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

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

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

Applicant: Philip Harvey, Kuchman Architects pc Date 12-20-16

Legal Owner: Rachel Isakow, Executive Director Date 12-20-16
Mutual Housing California

Legal Owner: _____ Date _____

Date Received Stamp Here

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Narrative

The Mutual Housing at Spring Lake Phase 2 application seeks the necessary approvals from the City of Woodland for the following entitlements:

- **Design Review** for a modification of the previously approved design for Phase 2 of the Mutual Housing at Spring Lake project
-
- **Tentative Parcel Map** to subdivide the existing single parcel into two parcels to accommodate the Phase 2 project.

The Phase 2 project will bring an additional 39 residential units to the existing 62 apartments and community center at the site bringing a total of 101 apartments at the site. The addition of the Phase 2 living opportunities at the site will bring further activity and life at a major intersection in the Spring Lake neighborhood. The project will contribute to making the city of Woodland a unique and special place through the incorporation of established as well as visionary urban design principals including net zero energy residential development. Using pedestrian friendly street standards the project has been integrally woven into the fabric of this neighborhood and into the Mutual Housing at Spring Lake Phase 1 project. It is our intent to provide residents with a strong sense of place, a high quality of life and to contribute to the sustainability of the neighborhood.

SITE PLANNING

The Mutual Housing at Spring Lake Phase 2 seeks to complete the site that was previously approved for the development. In concert with the original site plan configuration the dwelling units that face the street will have front porches enclosed by low space defining garden walls providing connectivity of the development to the surrounding neighborhood with private outdoor spaces. Parking, including one covered space per unit, has been located around the center of the project completing the parking and vehicle circulation of site established with Phase 1. Placing the parking interior to the project keeps the parking area less visible from the neighborhood with long strings of parking spaces limited by the clustered nature of the site plan. Driveways are limited to the existing connections at Farmers Central and Brubaker Street away from street corners that were constructed with Phase 1 with no new driveway proposed for the Phase 2 project. This limiting of access to the overall project will help to reduce the impact of the development on neighboring properties.

The two story buildings of Phase 2 are located along Armus and Brubaker streets to blend with the scale of the existing neighborhood and to providing less impact on the neighborhood that consists of one and two story residences. A small community center on the ground floor of **Building Type 1** and outdoor recreation areas on the north side and between the buildings are included in the Phase 2 project. These additional outdoor spaces compliment the existing facilities on the Mutual Housing at Spring Lake Phase 1 development and are located where to be most accessible to the Phase 2 residents.

OPEN SPACE

The existing Mutual Housing at Spring Lake community includes a variety of open spaces are provided primarily in the center of the development. In the Phase 2 project in the areas immediately adjacent to the new residential buildings include additional outdoor open spaces to compliment those found in Phase 1. These new open spaces on the north side of the Phase 2 buildings include family areas with benches where residents can gather. Adjacent to the Phase 2 community center in **Building Type 1** is a slightly larger outdoor family and barbecue area.

CONTEXT

The Mutual Housing at Spring Lake Phase 2 project lies on the south side of the overall Mutual Housing at Spring Lake development. The context for the project includes the following surroundings:

- **North:** Existing Mutual Housing at Spring Lake Phase 1 and Farmers Central Road on the north side of the overall Mutual Housing at Spring Lake site is an open field with Pioneer High School just beyond.
- **East:** Brubaker Street with a single family neighborhood of one and two story homes beyond.
- **South:** Armus Place and a single family neighborhood of one and two story homes on a culdesac.
- **West:** Future Pioneer Avenue on the west side of the site where there are currently open fields.

CHARACTER

The personality of this new project has been informed by the principals of neo-traditional design. Traditional materials and conservative forms have been designed into the buildings in respect of the neo-traditional underpinnings of the surrounding neighborhood.

The roof pitch of the Phase 2 buildings are consistent with the roof pitch of the Phase 1 project structures. The buildings include gable roofs that are broken during the length of the structures to reduce the size of the buildings and patio spaces are emphasised with shed and broken shed roof forms that protrude from the buildings creating variety in the horizontal facade of the structures.

SCALE, MASSING AND BUILDING CONFIGURATION

The scale of the buildings is consistent with the scale of the single family homes in the surrounding neighborhood.

The massing of the Phase 2 buildings are two story and complement the Phase 1 structures which step up to three story on the north side of the Mutual Housing at Spring Lake site. This arrangement provides better sun access for the photovoltaic systems on the roof and shifts the larger massing away from nearby single-family homes. Roof lines are pitched with a variety of ridge elevations.

There are a variety of building orientations in the Phase 2 structures to present the building living units fronts to both Brubaker and Armus Streets. A shorter eight unit 2 story building is located on the corner of the two streets presenting interest and variety to the public way and to better integrate into the surrounding neighborhood of varied home designs.

MATERIALS

The materials choices are varied and interesting. Low plaster are used to define garden courtyards in front of sidewalk accessed entrances. Horizontal lap siding, board and batten siding and cement plaster walls add to the variety. Large eave overhangs will provide good shading for windows below. Exterior details include large front porches, muntined windows and craftsman-style eave details. A variety of exciting colors will assist in separating the project into smaller components to better integrate into the surrounding neighborhood.

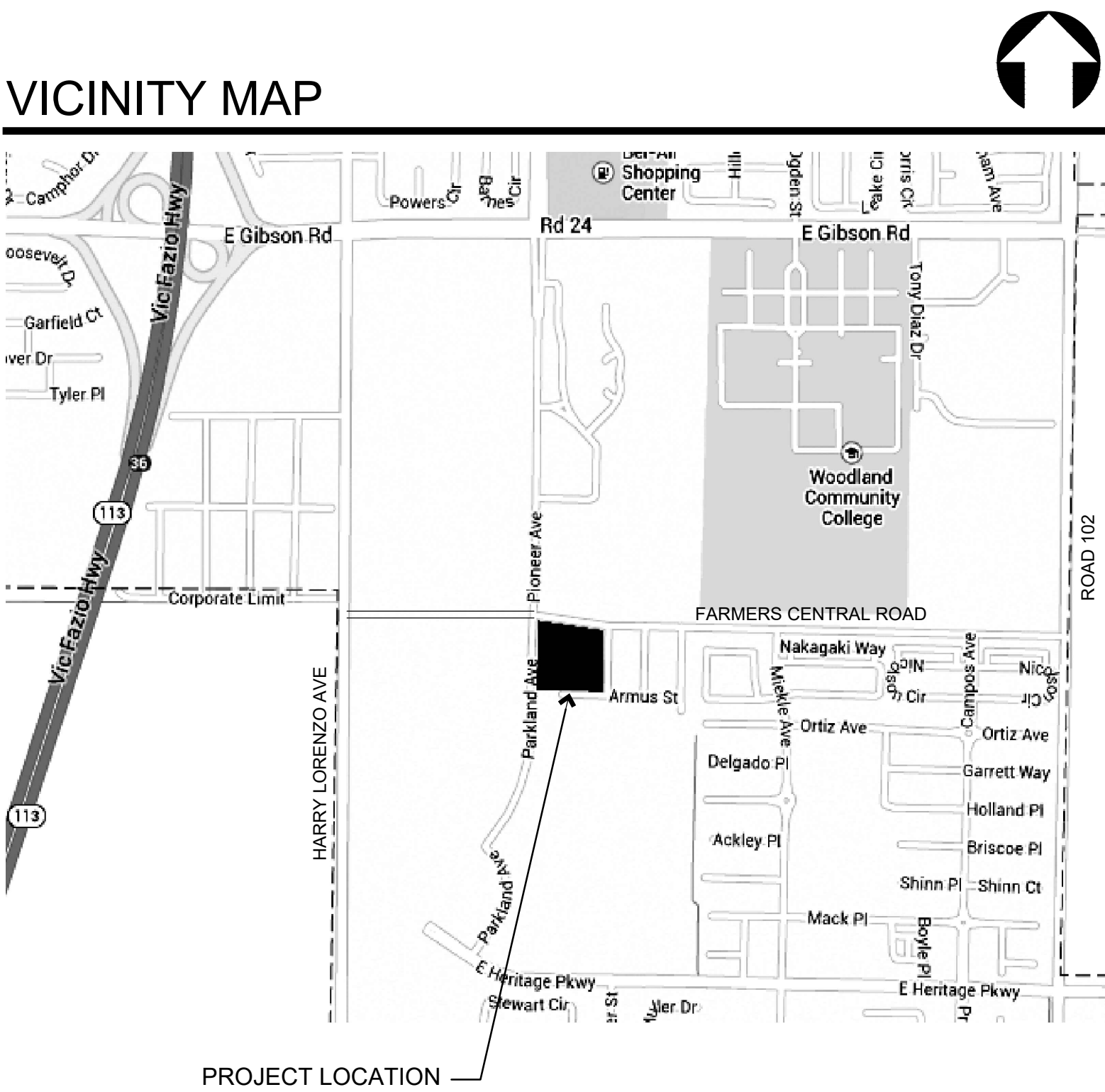
PEDESTRIAN AND BICYCLE FRIENDLY

Separated sidewalks surround the project at the edges of adjacent public streets. Throughout the interior of the project are a series of walkways

connecting all the buildings with the central community center. Bicycle parking has been provided throughout the site in locations directly accessible from dwelling units at a ratio exceeding 10% of the car parking spaces. The project shall be fully landscaped. Exterior lighting shall be integrated with the building style, materials and color.

MUTUAL HOUSING AT SPRING LAKE

2170 FARMERS CENTRAL ROAD
WOODLAND, CALIFORNIA 95776



PROJECT SUMMARY

DESCRIPTION	
PROJECT NAME	MUTUAL HOUSING AT SPRING LAKE
ADDRESS	2170 FARMERS CENTRAL ROAD WOODLAND, CA 95776 CITY OF WOODLAND
COMMUNITY	YOLO
COUNTY	CITY OF WOODLAND
JURISDICTION	042-010-05
ASSESSORS PARCEL NUMBER	RM, R-25 (SPRING LAKE SPECIFIC PLAN)
ZONING	3.28 ACRES (142,937 SQ. FT.)
SITE AREA PHASE I	1.86 ACRES (80,858 SQ. FT.)
SITE AREA PHASE II	5.14 ACRES (223,793 SQ. FT.)
SITE AREA TOTAL	62 UNITS
PHASE I UNITS	39 UNITS
PHASE II UNITS	101 UNITS
TOTAL UNITS	19.6 UNITS/ACRE
DENSITY TOTAL	VA & VB
CONSTRUCTION TYPE	R-2
OCCUPANCY	NFPA 13R
FIRE SPRINKLERS	

PARKING SUMMARY

REQUIRED PARKING PHASE I & II	SPACES
1.5 SPACES PER UNIT	101 UNITS = 152
GUEST-1 SPACE PER 5 UNITS	= 20
TOTAL PARKING REQUIRED	= 172
PARKING PROVIDED	
CARPSPORTS - PHASE I	= 25
CARPSPORTS ADAPTABLE - PHASE I	= 2
FULL SIZE SPACES - PHASE I	= 45
COMPACT SPACES - PHASE I	= 9
ACCESSIBLE SPACES - PHASE I	= 7
TOTAL SPACES PHASE I	= 98
CARPSPORTS PHASE II	= 16
FULL SIZE SPACES - PHASE II	= 40
COMPACT SPACES - PHASE II	= 14
ACCESSIBLE SPACES - PHASE II	= 4
TOTAL SPACES PHASE II	= 74
TOTAL PARKING PHASE I & II	= 172
BICYCLE PARKING	
BICYCLE PARKING - PHASE I	= 80
BICYCLE PARKING - PHASE II	= 54
TOTAL BICYCLE PARKING PHASE I & II	= 134

BUILDING SUMMARY

UNIT TYPES										
	A-AC, A 1BD/1BA	B-AC, B 2BD/2BA	C-AC, C 3BD/2BA	TOTAL UNITS PER BLDG.	COMMUNITY CENTER	TOTAL UNIT / BLDG. SQ. FT.	TOTAL SQ. FT. STORAGE & WH CLOSETS	TOTAL INTERIOR BUILDING SQ. FT. (INCLUDING STORAGE & WH CLOSETS)	TOTAL SQ. FT. COVERED PATIOS	TOTAL SQ. FT. COVERED BREEZEWAYS COVERED PATIOS
LIVING SQ. FT.	709	929	1,082		939					
STORAGE SQ. FT	20	20	20		20					
WH / CLOSET SQ. FT	20	20	20		20					
PATIO SQ. FT (COVERED)	51	51	51		101					
BUILDING & TYPE										
BUILDING TYPE 1		13	2	15	1	15,180	640	15,820	866	2,178
BUILDING TYPE 2	8	8		16		13,104	640	13,744	816	2,128
BUILDING TYPE 3			8	8		8,856	320	8,976	408	1,064
TOTAL	8	21	10	39		36,940	1,600	38,540	2,090	5,370
RATIO	21%	54%	26%	100%						

PROJECT DIRECTORY

OWNER & APPLICANT DEVELOPER	SPRING LAKE HOUSING ASSOCIATES, LP ATTENTION: VANESSA GUERRA 8001 FRUITRIDGE ROAD, SUITE A SACRAMENTO, CA 95820 PHONE: (916) 453-8400 FAX: (916) 453-8401 EMAIL: vanessa@mutualhousing.com
ARCHITECT & LAND PLANNER	KUCHMAN ARCHITECTS PC ATTENTION: PHIL HARVEY 2203 13th STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3436 EXT 6# FAX: (916) 447-3468 EMAIL: phil@kuchman.com
LANDSCAPE ARCHITECT	DEERING DESIGN ATTENTION: PAUL DEERING 2639G CARMELO STREET CARMEL, CA 93923 PHONE: (530) 756-9356 EMAIL: paul@deeringdesign.com
CIVIL ENGINEER	TSD ENGINEERING, INC. ATTENTION: CHRIS SCHULZE 31 NATOMA STREET, SUITE #160 FOLSOM, CA 95630 PHONE: (916) 608-0707 FAX: (916) 608-0701 EMAIL: cschulze@tsdeng.com

SHEET INDEX

A0	COVER SHEET
A1.1	PRELIMINARY SITE PLAN
A1.2	CONTEXTUAL SITE PLAN
A1.3	SITE AMENITIES
L-1	LANDSCAPE CONCEPT PLAN
L-2	PARKING LOT SHADE PLAN
A2.1	UNITS A,B,C FLOOR PLANS
A2.2	FLOOR PLANS - BUILDING TYPE 1
A2.3	FLOOR PLANS - BUILDING TYPE 2
A2.4	FLOOR PLANS - BUILDING TYPE 3
A3.1	ELEVATIONS - BUILDING TYPE 1
A3.2	ELEVATIONS - BUILDING TYPE 2
A3.3	ELEVATIONS - BUILDING TYPE 3





MUTUAL HOUSING AT SPRING LAKE PHASE II

Woodland, California

PRELIMINARY SITE PLAN



0 5 10 20 40
SCALE 1" = 20'-0"
JANUARY 06, 2017

A1.1



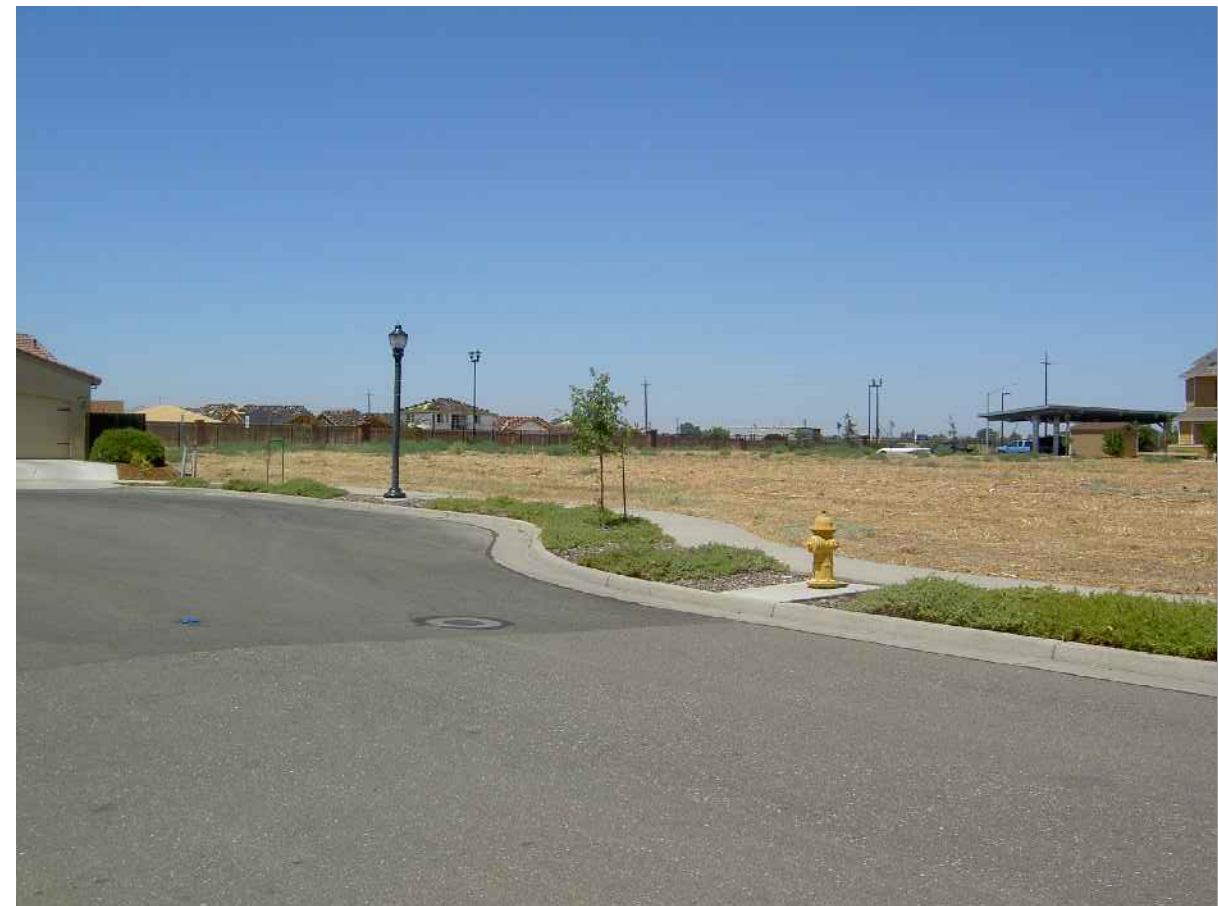
1



2



3



4



5



6



7



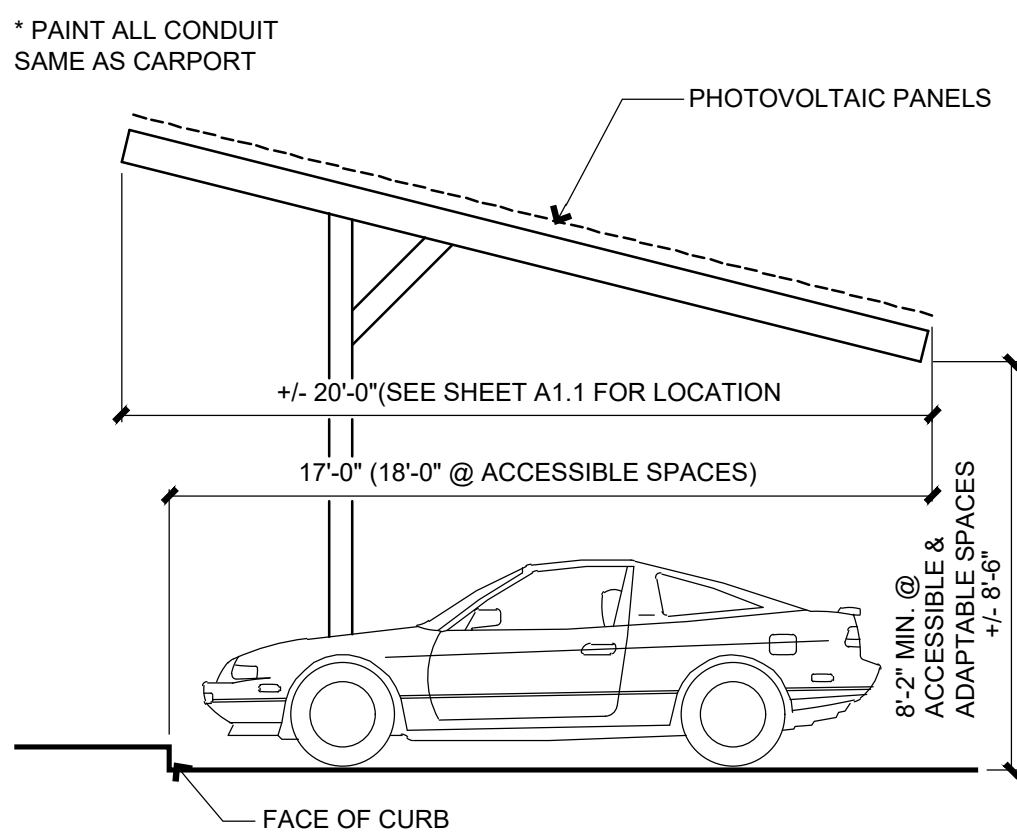
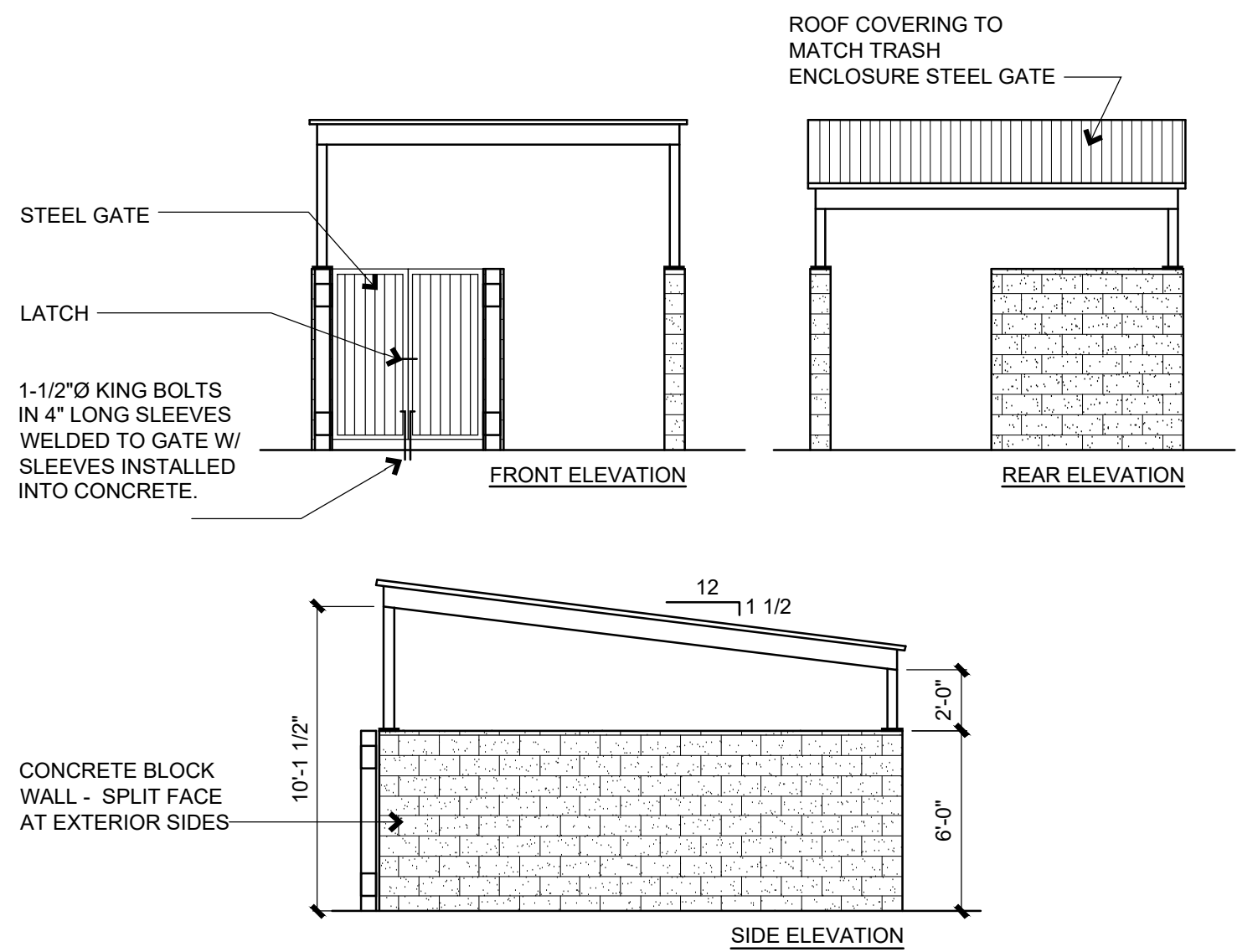
8



4'-0" TALL OPEN
STEEL FENCE
(GATE SIMILAR)

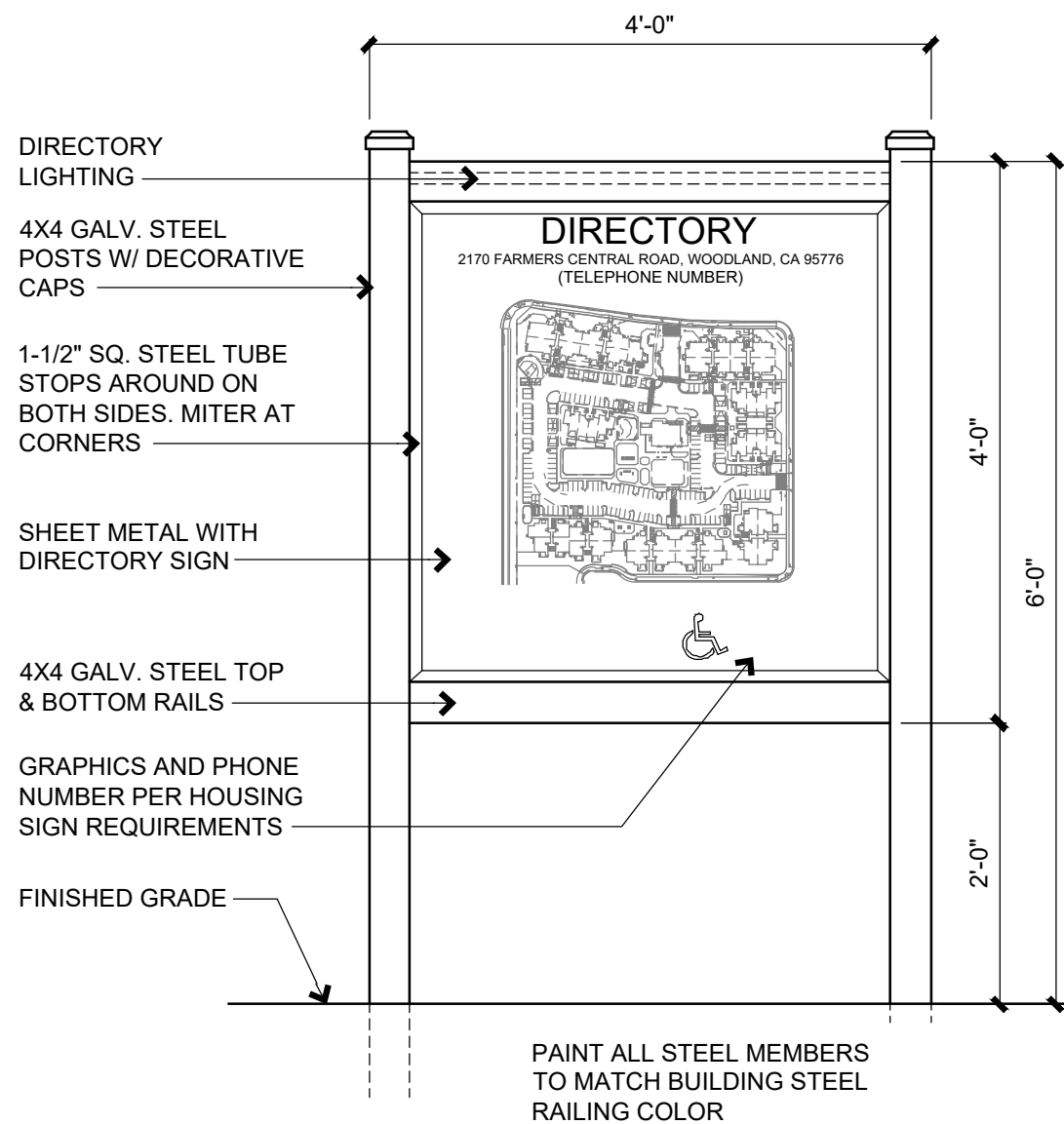
OPEN STEEL FENCE

NO SCALE



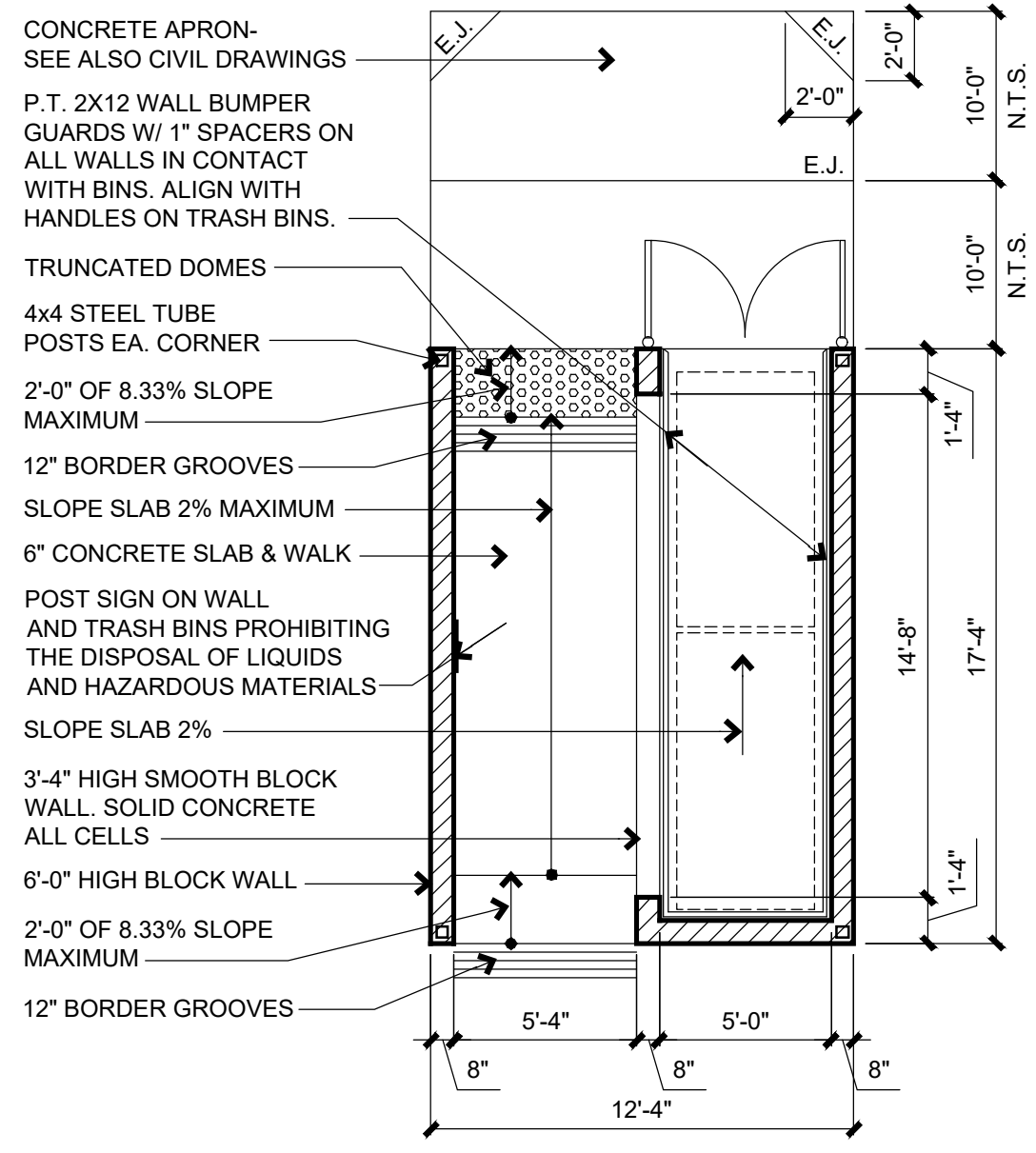
CARPORT

SCALE 1/4" = 1'-0"



DIRECTORY SIGN

SCALE 3/4" = 1'-0"

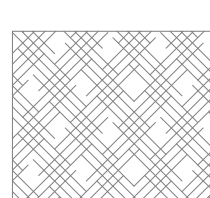


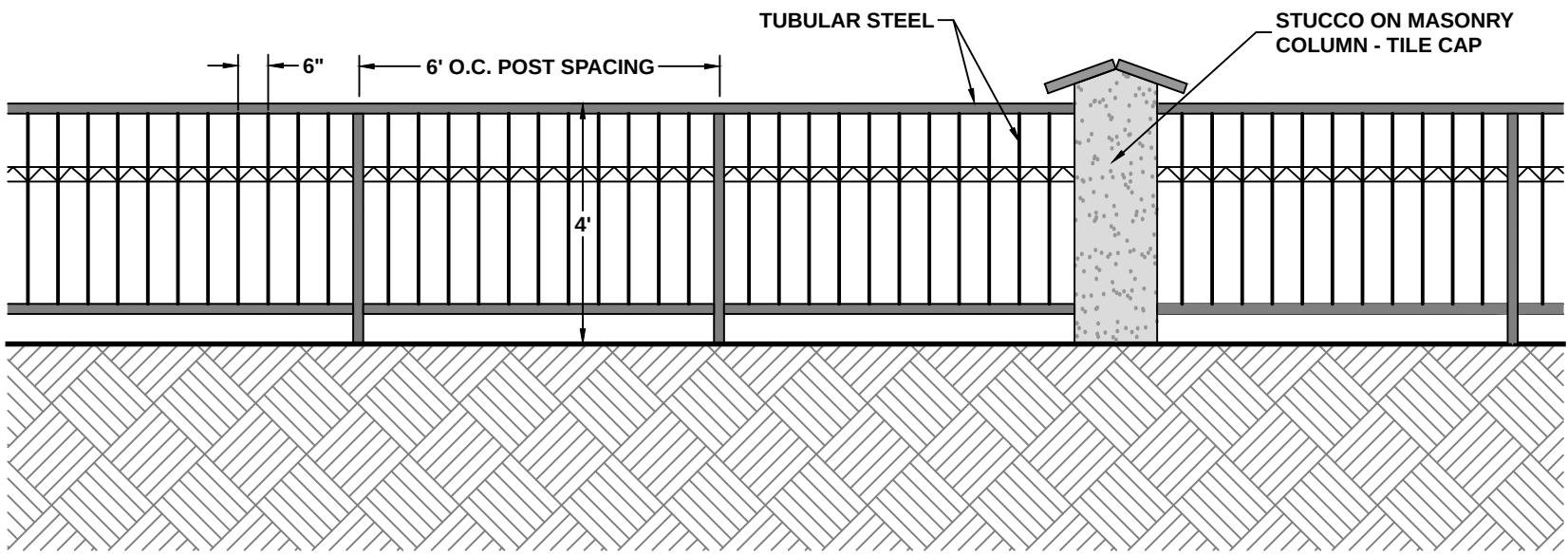
RECYCLING & TRASH ENCLOSURE

SCALE 3/16" = 1'-0"

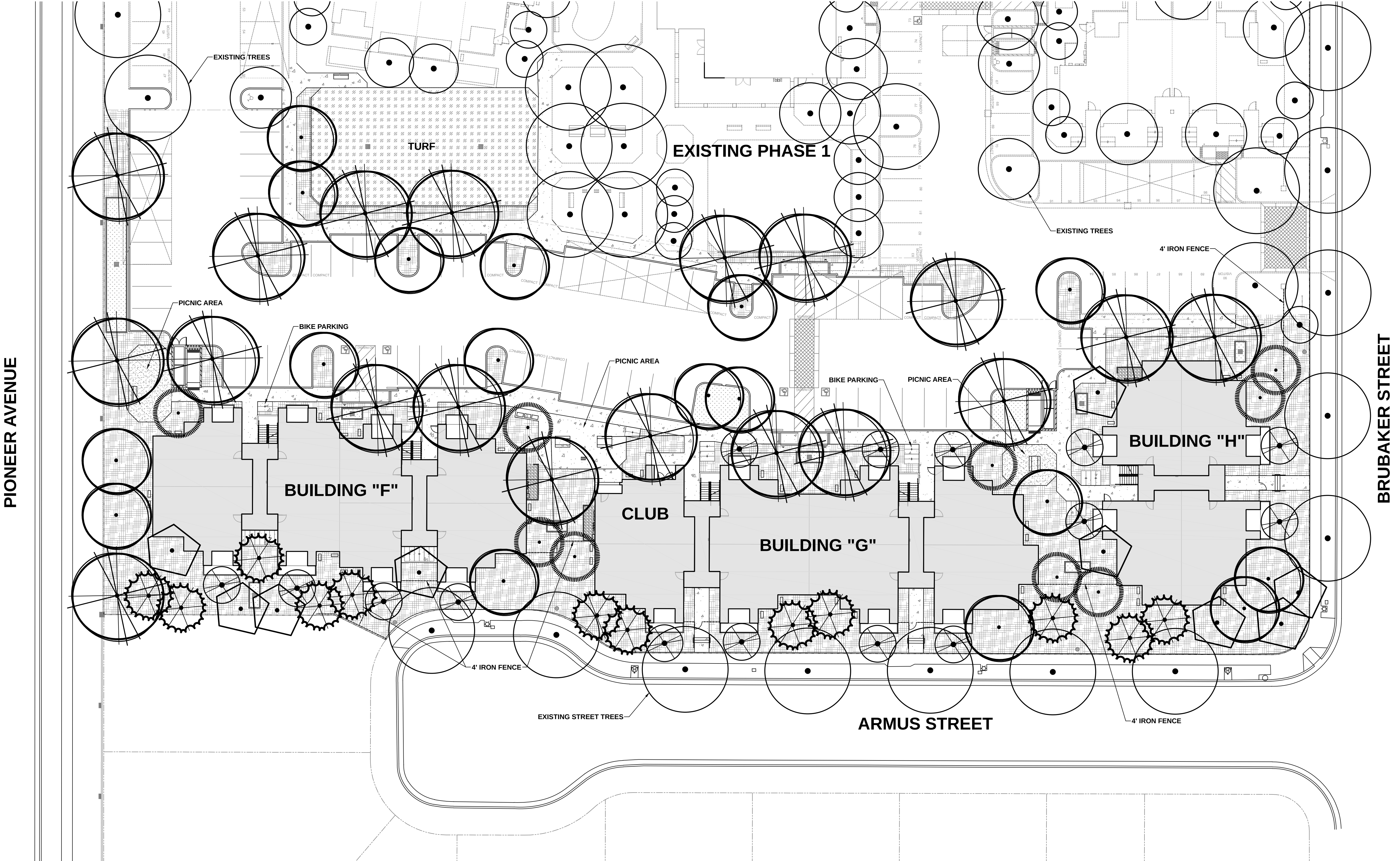
PLANT MATERIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	W*	HW**	RATE
	ARB 15 gal	TREES				
		Arbutus 'Marina'	Marina Arbutus	L	20'x10'	MED
	CHI 15 gal	Chilopsis linearis	Desert Willow	VL	20'x10'	MED
	LAG 15 gal	Lagerstromea ind. 'Tuscarora'	Crape Myrtle	L	15'x15'	MED
	LYO 15 gal	Lyonothamnus floribundus	Catalina Ironwood	L*	25'x10'	MED
	Q.L. 15 gal	Quercus lobata	Valley Oak	L	30'x30'	MED
	Q.W. 15 gal	Quercus wislizenii	Interior Live Oak	VL	25'x25'	MED

* Water Use Classifications of Landscape Species – State of California.
** Height and width – approximate at 15 years (maturity for shrubs).

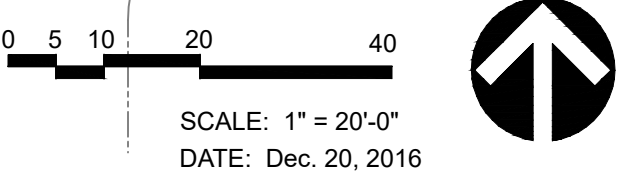
PLANT MATERIALS									
	KEY	SIZE	BOTANICAL NAME	COMMON NAME	W*	HW**	SPACE	RATE	
	SHRUBS, GROUNDCOVERS & PERENNIALS								
	AHM	5 gal	Arctostaphylos d. 'H. McMinn'	Vine Hill Manzanita	L	4' x 5'	4' OC	MED	
	ACH	1 gal	Achillea 'Heidi'	Pink Hybrid Yarrow	L	1' x 2'	2' OC	MED	
	AJD	1 gal	Arctostaphylos d. 'J. Dourley'	Dwarf Manzanita	L	2' x 3'	2.5' OC	SLOW	
	AEC	1 gal	Arctostaphylos 'Em. Carpet'	Kinnikinnick	L	6" x 3"	2' OC	SLOW	
	BAC	1 gal	Baccharis pilularis 'Pigeon Pt.'	Dwarf Coyote Brush	L	2' x 4'	3' OC	FAST	
	CAL	5 gal	Calycanthus occidentalis	Western Spice Bush	L	4' x 5'	4' OC	SLOW	
	CAR	5 gal	Carpenteria californica	Bush Anemone	L	5' x 5'	4' OC	SLOW	
	CYP	5 gal	Ceanothus g.h. 'Yankee Point'	Carmel Ceanothus	L	4' x 4'	4' OC	MED	
	CJP	5 gal	Ceanothus 'Julia Phelps'	Julia Phelps Ceanothus	L	6' x 6'	4' OC	MED	
	E.C.	1 gal	Epilobium canum	California Fuschia	L	1' x 2'	2' OC	MED	
	E.K.	1 gal	Erigeron karvinskianus	Santa Barbara Daisy	L	1' x 2'	2' OC	FAST	
	HET	5 gal	Heteromeles arbutifolia	Toyon	VL	8' x 6'	5' OC	MED	
	ID	1 gal	Iris douglasiana	Calif. Native Iris	L	1' x 1'	2' OC	MED	
	MIM	1 gal	Mimulus aurantiacus	Sticky Monkey Flower	L	3' x 2'	2' OC	FAST	
	S.B.	1 gal	Salvia 'Bees Bliss'	Creeping Sage	L	4' x 2'	3' OC	FAST	
	S.P.	1 gal	Salvia 'Pozo Blue'	Pozo Blue Sage	L	3' x 4'	3' OC	FAST	
	LOW NATIVE GRASSES (for bio-filtration areas)								
	BIO	seed	Molate Fescue, Idaho Fescue, Mokelumne Fescue		L	12"		FAST	



4' IRON FENCE



The Landscape Plans will comply with the State of California Water Efficient Landscape Ordinance - AB1881



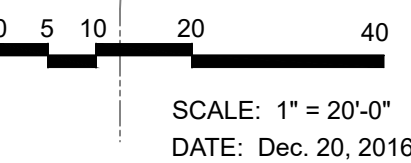
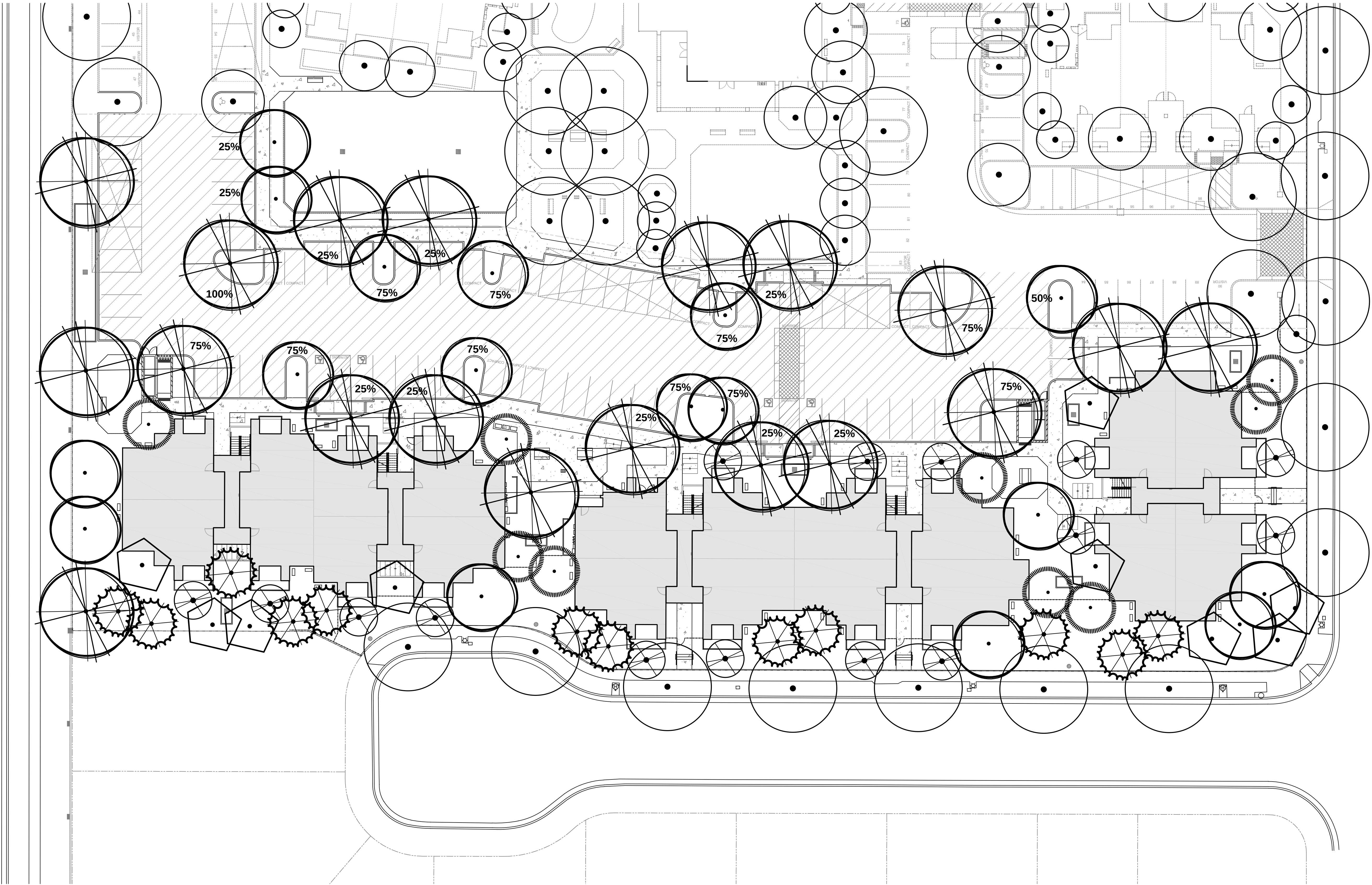
MUTUAL HOUSING AT SPRING LAKE PHASE II

Woodland, California

LANDSCAPE CONCEPT PLAN

DEERING DESIGN
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
25395 Carmelo St.
Carmel, CA 93923
(831) 756-9266
paul@deeringdesign.com
www.deeringdesign.com
CA Lic. LA 15975
Nevada Lic. LA 9350

PARKING LOT SHADE					
SYMBOL	BOTANICAL - COMMON NAME	100%	75%	50%	25% TOTAL SQ. FT.
	35' DIAMETER TREES	962	722	481	240
Q.L.	Quercus lobata - Valley Oak	1	4	0	8
Q.W.	Quercus wislizenii - Interior Live Oak	0	7	1	2
	SUM	0	11	1	10
	PRODUCT	0	7942	481	2400 10,823.00
	Existing tree shade				0.00
	Carport shade				3,014.00
	TOTAL SHADE				13,837.00
	TOTAL PARKING PAVING				24,112.00
	PERCENT SHADED				57.39%

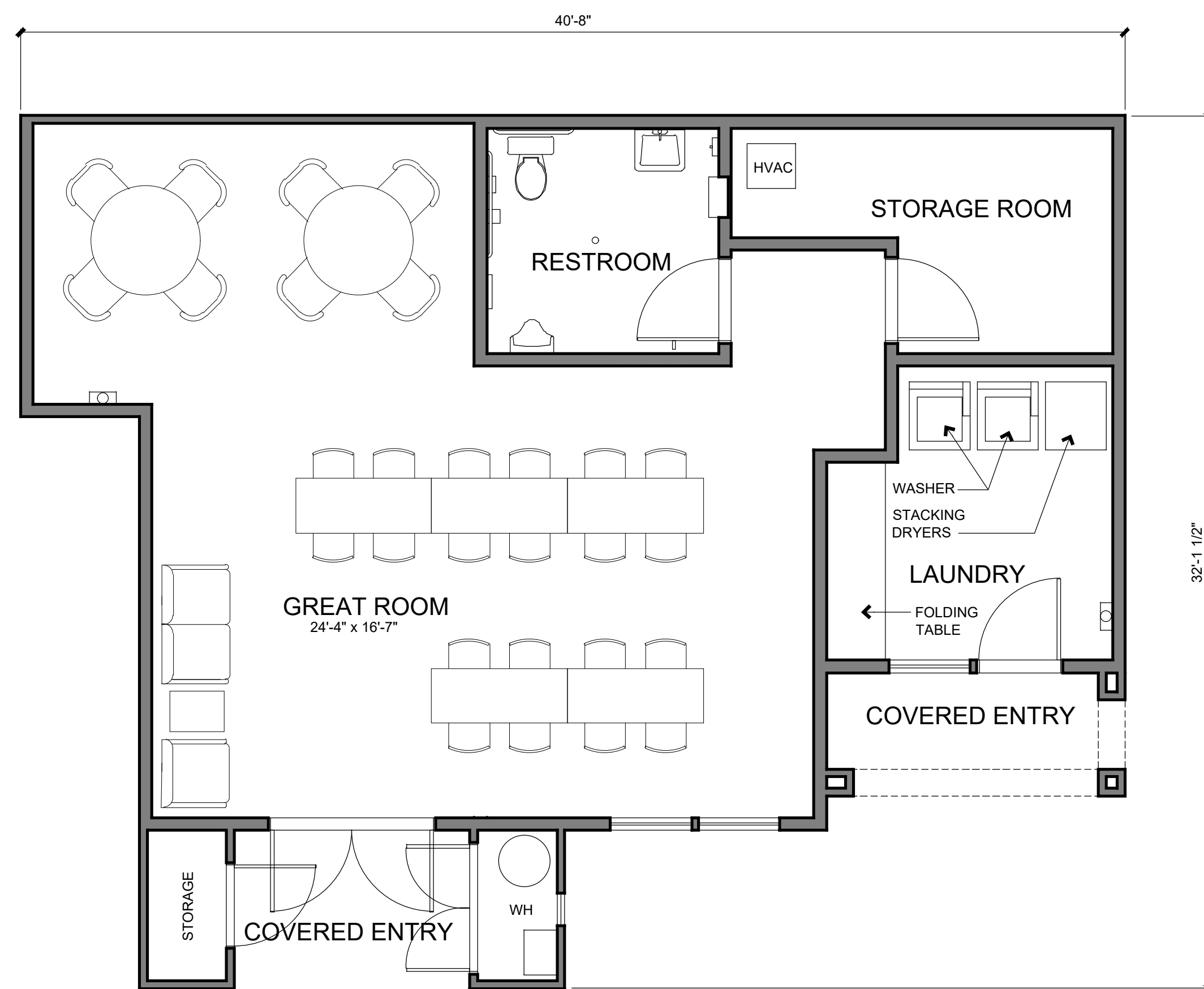


MUTUAL HOUSING AT SPRING LAKE PHASE II

Woodland, California

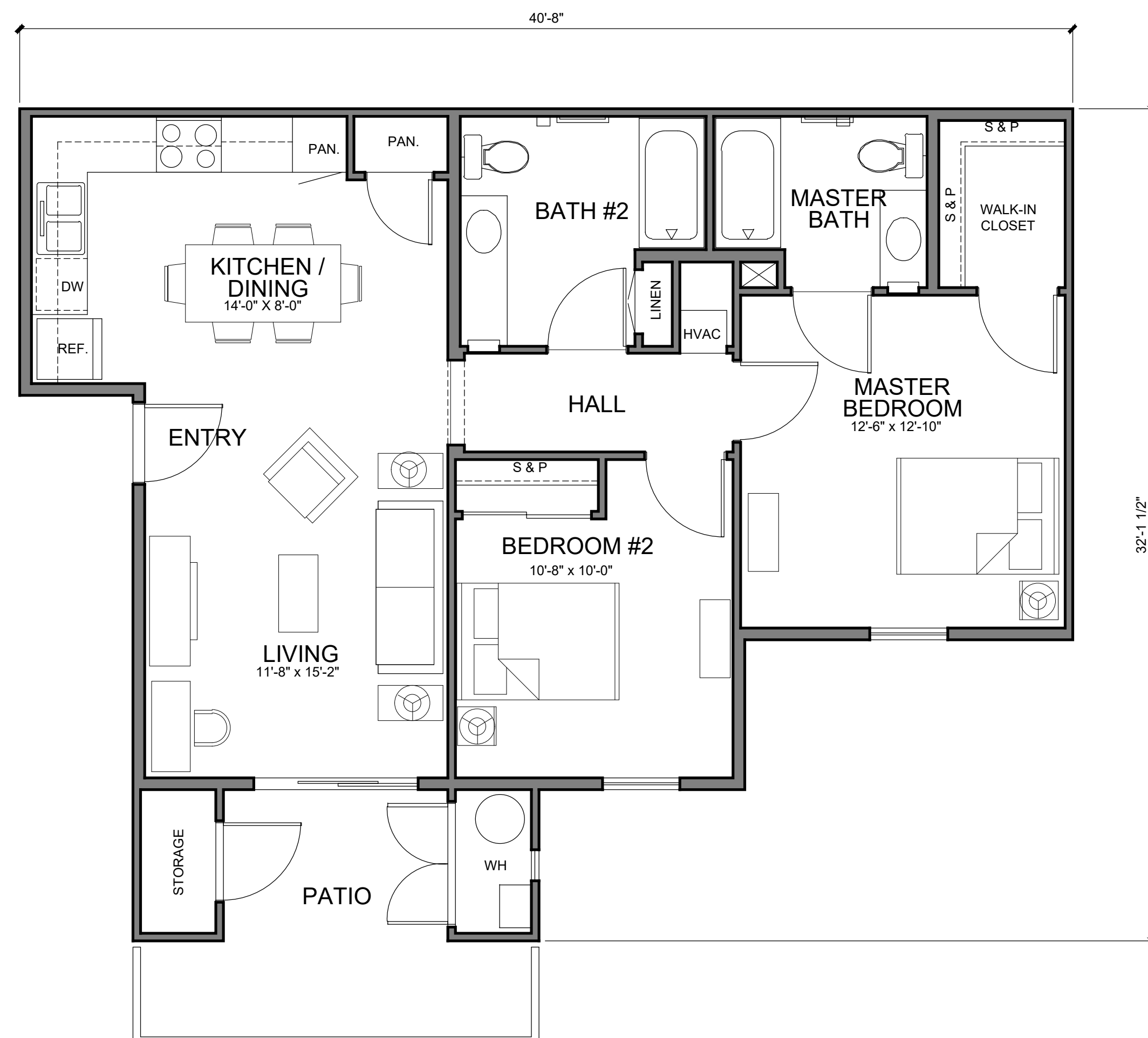
PARKING LOT SHADE PLAN

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25395 Carmelo St.
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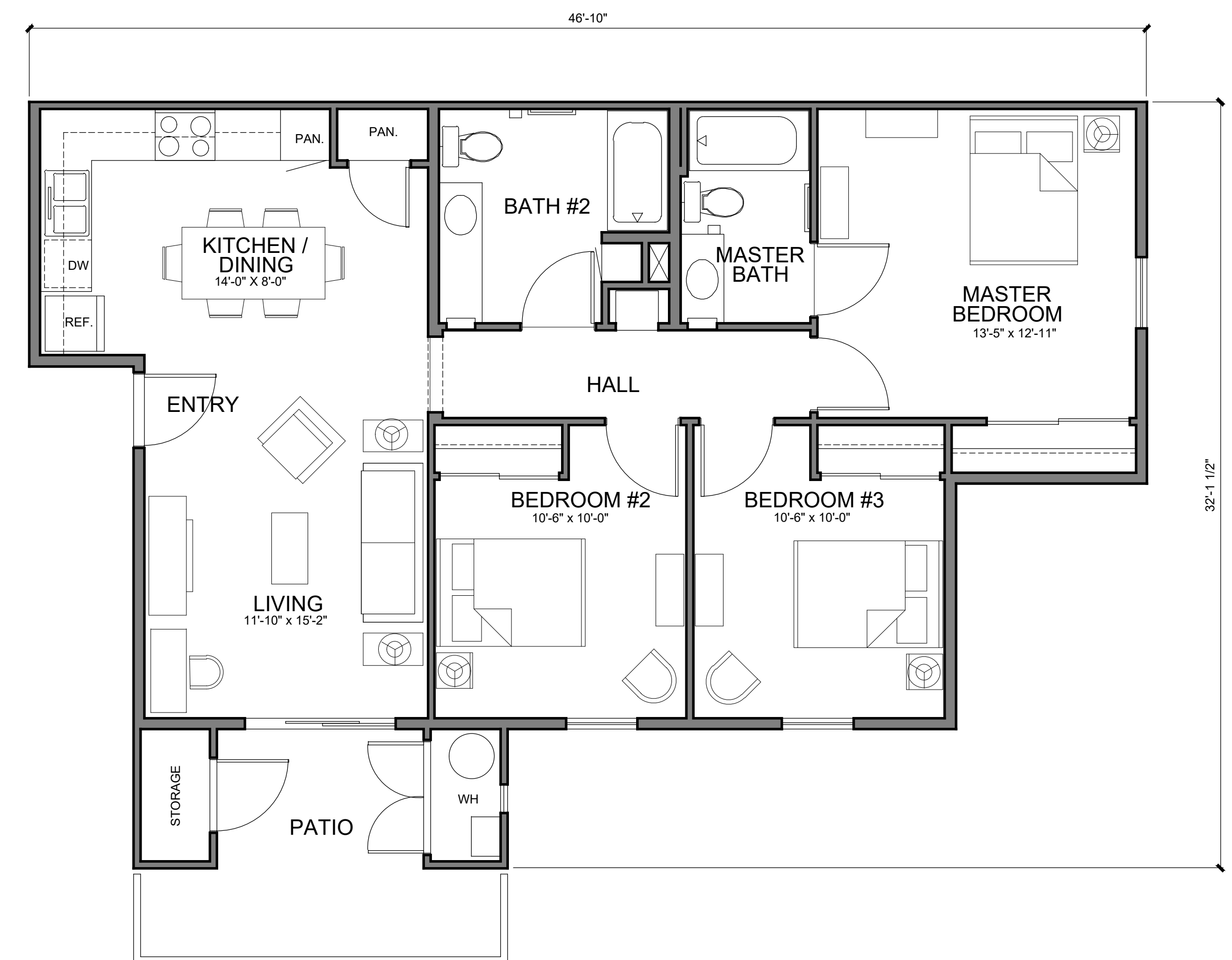
COMMUNITY CENTER

INTERIOR	939 SQ. FT.
STORAGE	20 SQ. FT.
W.H. CLOSET	20 SQ. FT.
COVERED ENTRY	101 SQ. FT. COVERED



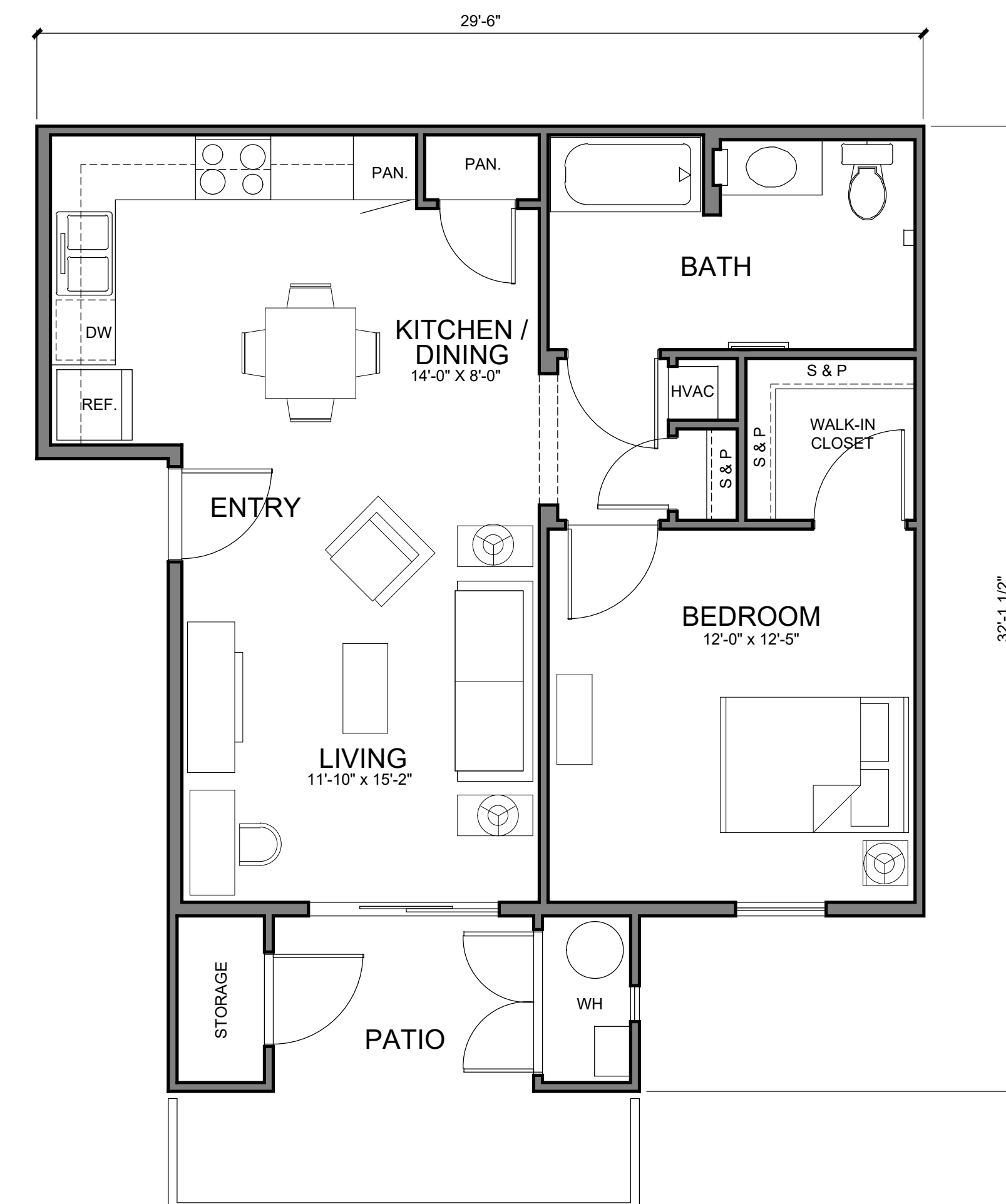
UNIT B-AC (UNIT B SIM.) - 2 BEDROOM / 2 BATH

LIVING	929 SQ. FT.
STORAGE	20 SQ. FT.
W.H. CLOSET	20 SQ. FT.
PATIO 1ST FLOOR	51 SQ. FT. COVERED -TOTAL 113 SQ. FT.
PATIO 2ND FLOOR	51 SQ. FT. COVERED
SMALL 1ST FLOOR PATIOS ON THE NORTH AND WEST SIDE OF THE BUILDINGS	51 SQ. FT. COVERED -TOTAL 88 SQ. FT.



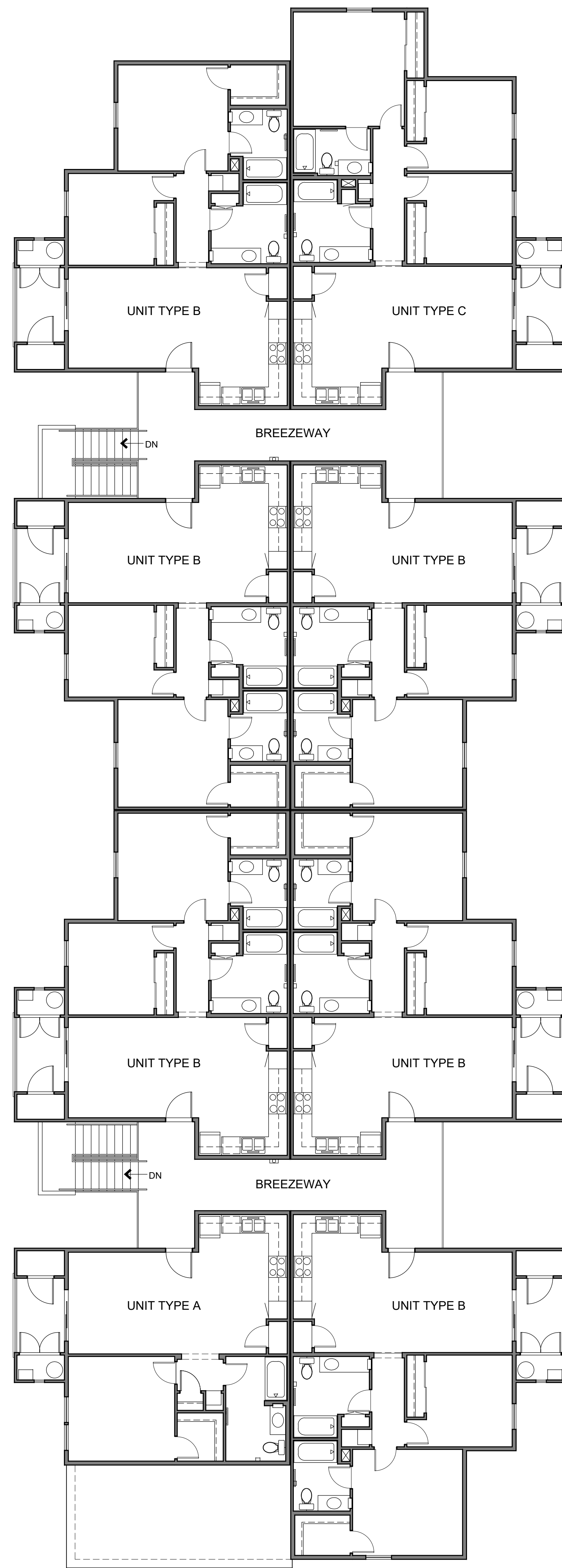
UNIT C-AC (UNIT C SIM.) - 3 BEDROOM / 2 BATH

LIVING	1,082 SQ. FT.
STORAGE	20 SQ. FT.
W.H. CLOSET	20 SQ. FT.
PATIO 1ST FLOOR	51 SQ. FT. COVERED -TOTAL 113 SQ. FT.
PATIO 2ND FLOOR	51 SQ. FT. COVERED
SMALL 1ST FLOOR PATIOS ON THE NORTH AND WEST SIDE OF THE BUILDINGS	51 SQ. FT. COVERED -TOTAL 88 SQ. FT.

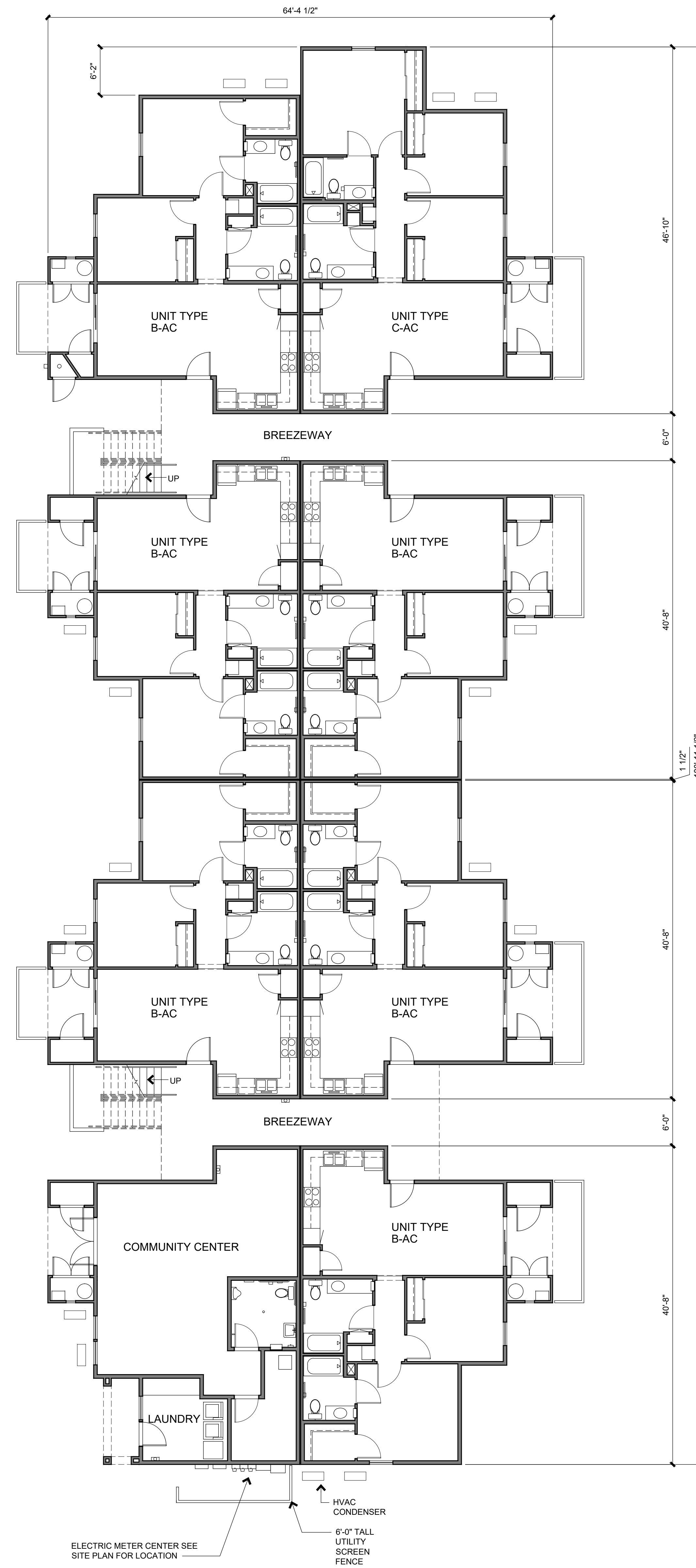


UNIT A-AC (UNIT A SIM.) - 1 BEDROOM / 1 BATH

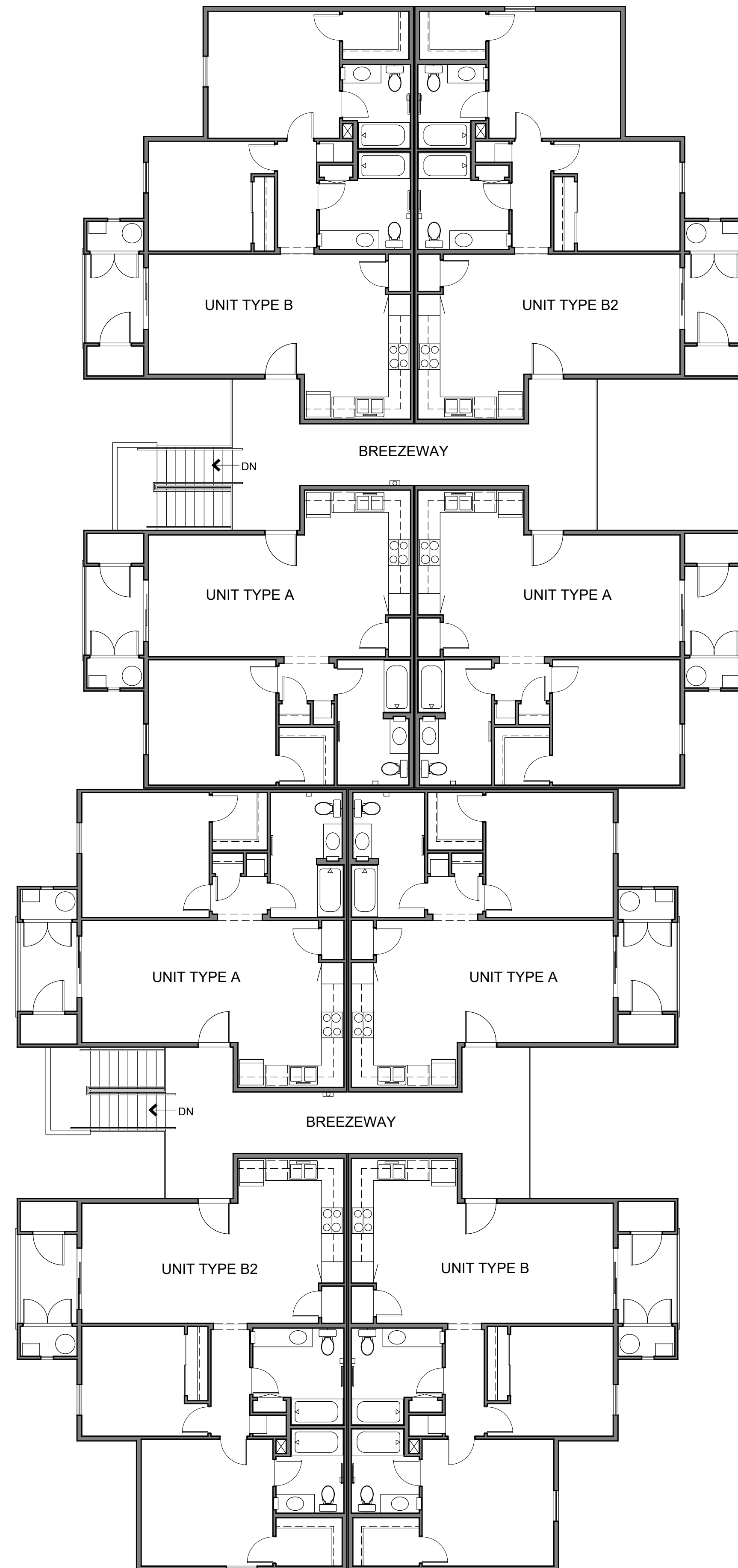
LIVING	709 SQ. FT.
STORAGE	20 SQ. FT.
W.H. CLOSET	20 SQ. FT.
PATIO 1ST FLOOR	51 SQ. FT. COVERED -TOTAL 113 SQ. FT.
PATIO 2ND FLOOR	51 SQ. FT. COVERED
SMALL 1ST FLOOR PATIOS ON THE NORTH AND WEST SIDE OF THE BUILDINGS	51 SQ. FT. COVERED -TOTAL 88 SQ. FT.



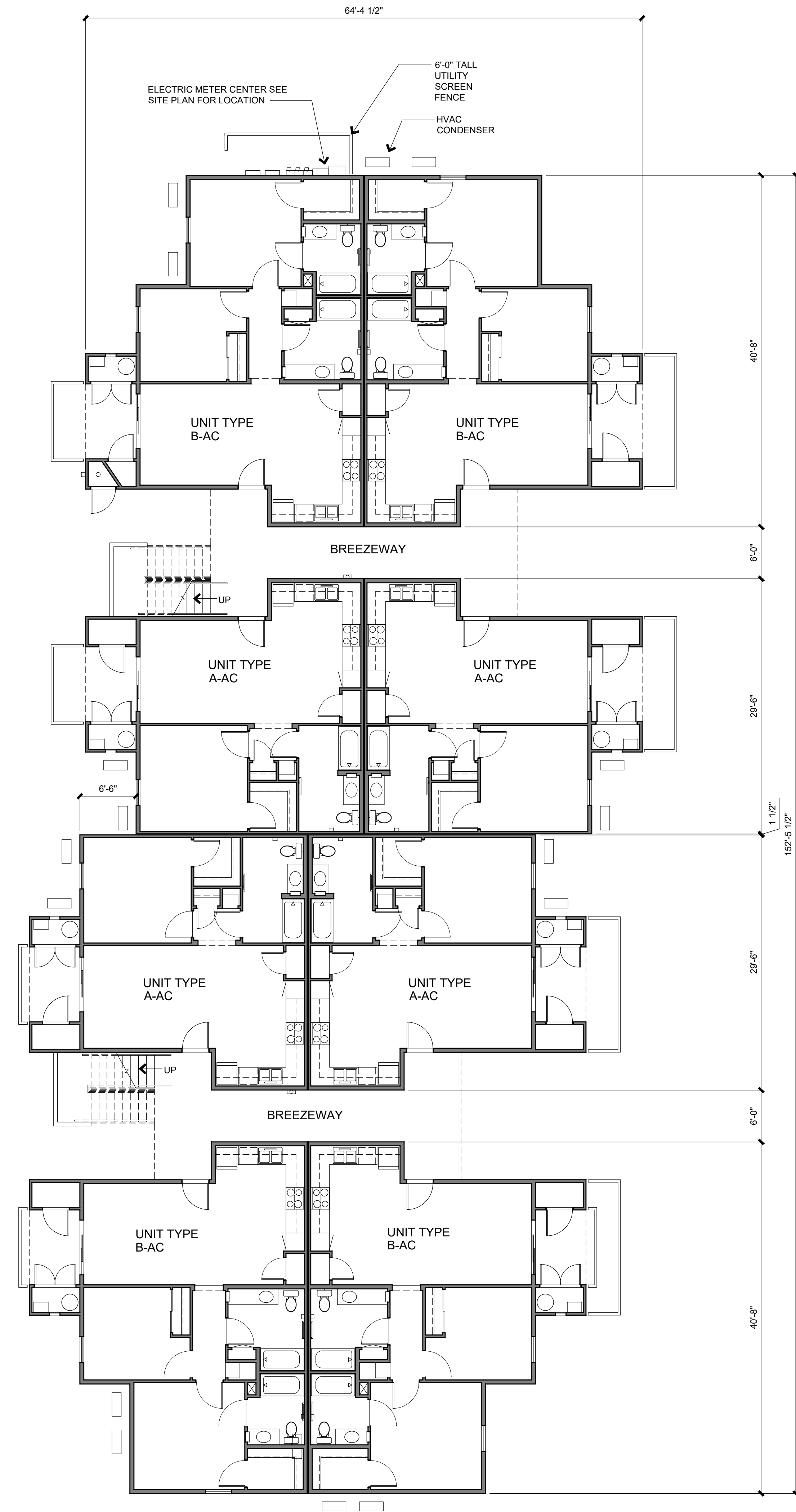
BUILDING TYPE 1 SECOND FLOOR PLAN



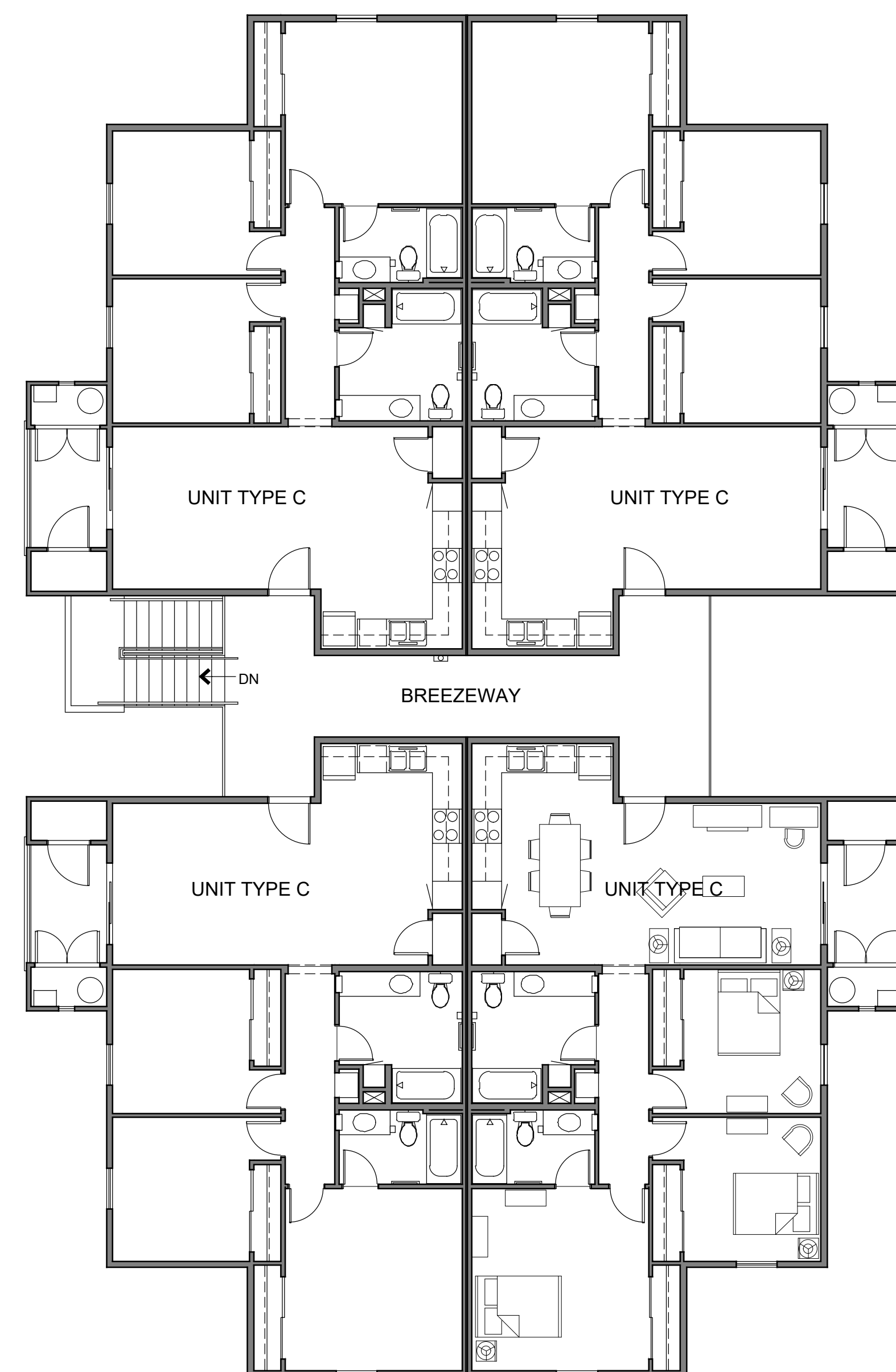
BUILDING TYPE 1 FIRST FLOOR PLAN



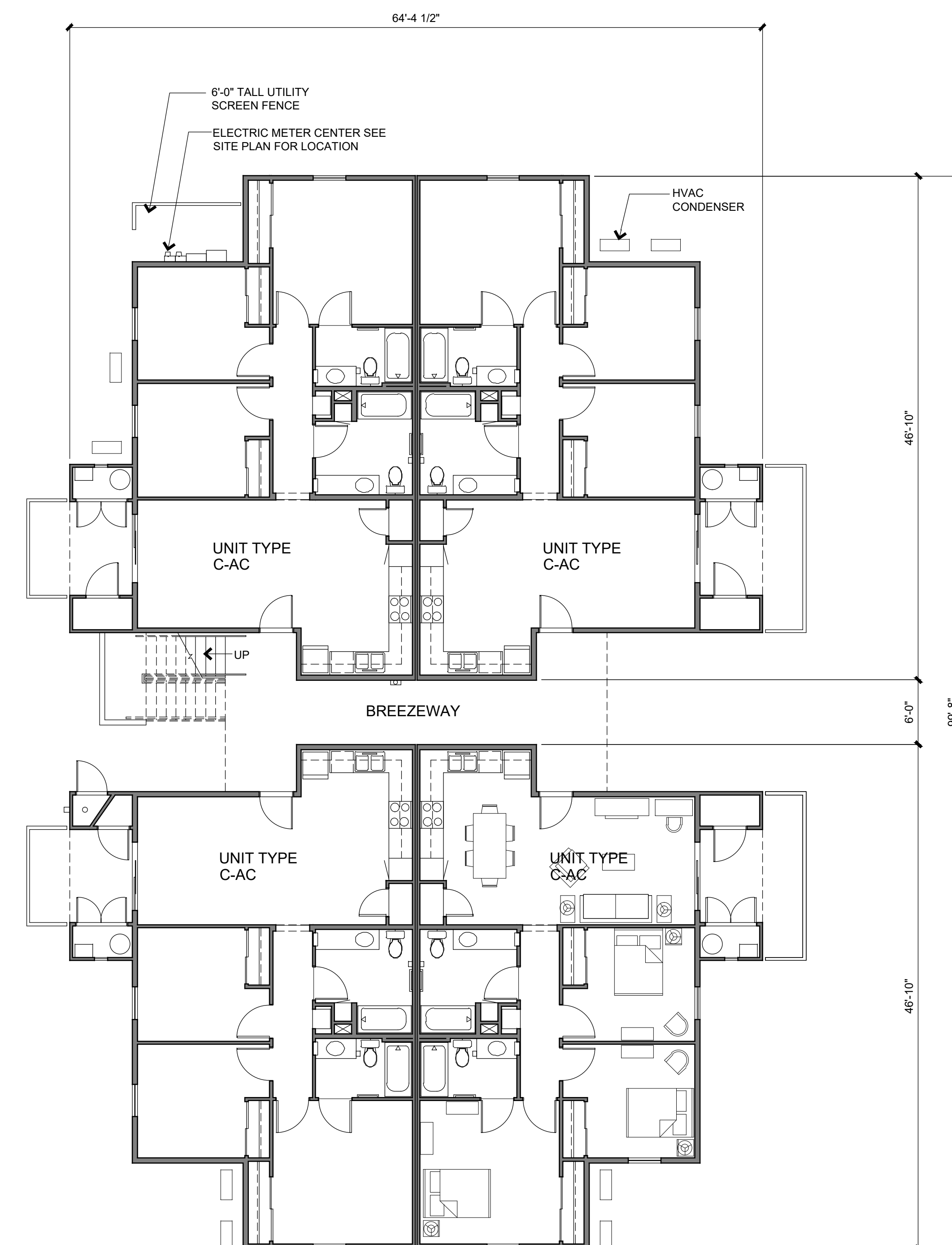
BUILDING TYPE 2 SECOND FLOOR PLAN



BUILDING TYPE 2 FIRST FLOOR PLAN



BUILDING TYPE 3 SECOND FLOOR PLAN



BUILDING TYPE 3 FIRST FLOOR PLAN



SOUTH ELEVATION (ARMUS ST ELEVATION)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION (ARMUS ST. ELEVATION)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



UNIT C-AC, C

EAST ELEVATION (BRUBAKER ST. ELEVATION)



UNIT C-AC, C

UNIT C-AC, C

UTILITY
SCREEN WALL
3-COAT CEMENT
PLASTER SYSTEM

NORTH ELEVATION



UNIT C-AC, C

UNIT C-AC, C

SOUTH ELEVATION (ARMUS ST. ELEVATION)



UNIT C-AC, C

UNIT C-AC, C

WEST ELEVATION

MUTUAL HOUSING at SPRING LAKE

WOODLAND, CALIFORNIA



VICINITY MAP



PROJECT SUMMARY

PROJECT SUMMARY

PROJECT ADDRESS	MUTUAL HOUSING AT SPRING LAKE CORNER OF FARMERS CENTRAL RD. AND PIONEER AVE
APN	042-533-001
ZONING	SLP (SPRING LAKE SPECIFIC PLAN)
ZONE	AR-25
LOCATION	CITY OF WOODLAND
NET SITE AREA	5.138 ACRES 223,799 SQ. FT.
DENSITY	20 UNITS / ACRE
CONSTRUCTION TYPE	VA
OCCUPANCY APARTMENTS	R-2
OCCUPANCY COMMUNITY CENTER	A-3
STORIES	ONE, TWO, THREE

PARKING SUMMARY

PARKING PROVIDED			
FULL SIZE	53	SPACES	
COMPACT	12	SPACES	
HANDICAPPED ACCESSIBLE	5	SPACES	
CARPORTS	97	SPACES	
CARPORTS - HANDICAPPED ADAPTABLE	5	SPACES	
TOTAL PARKING PROVIDED	172	SPACES	
PARKING RATIO PROVIDED	PER UNIT	1.70	SPACES
PARKING REQUIRED			
1 1/2 SPACES PER UNIT +			
1 SPACE FOR EVERY 5 UNITS FOR GUEST PARKING	172	SPACES	
BICYCLE PARKING PROVIDED	144	SPACES	

PROJECT DIRECTORY

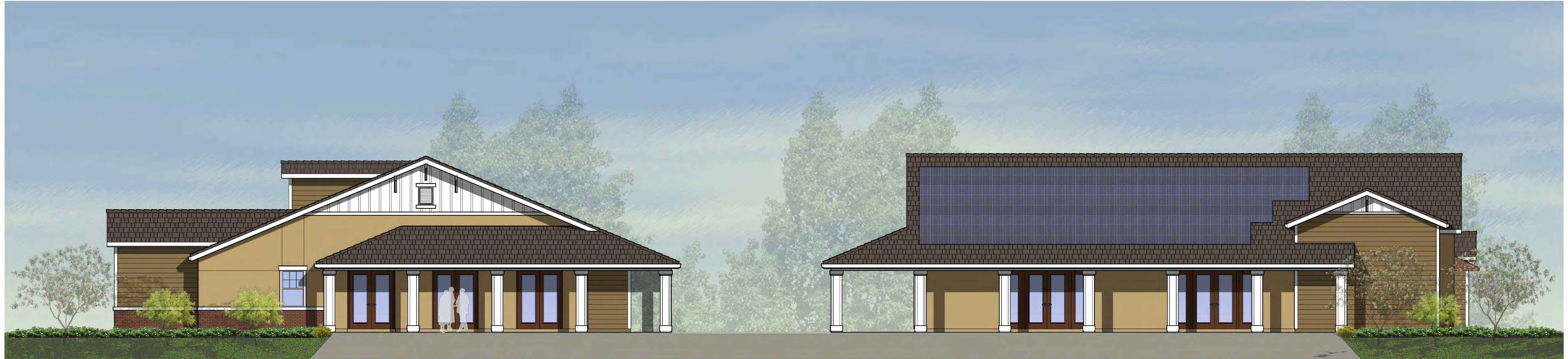
OWNER & APPLICANT DEVELOPER	SACRAMENTO MUTUAL HOUSING ASSOC. ATTENTION: WENDY CARTER 8001 FRUITRIDGE ROAD SACRAMENTO, CA 95820 PHONE: (916) 453-8400 FAX: (916) 453-8401 EMAIL: wendy@mutualhousing.com
ARCHITECT & LAND PLANNER	KUCHMAN ARCHITECTS ATTENTION: BOB KUCHMAN 2203 13th STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3436 FAX: (916) 447-3466 EMAIL: bob@kuchman.com
MECHANICAL ENGINEER	ALEXANDER SCHEFLO & ASSOCIATES ATTENTION: MITCH SCHEFLO 2926 PACIFIC AVENUE STOCKTON, CA 95204 PHONE: (209) 948-9761 FAX: (209) 948-1258 EMAIL: mitch@ascheffloeng.com
ELECTRICAL ENGINEER	UP LIGHT ELECTRICAL ENGINEERING ATTENTION: JIM LEVY & JIM PUGA 3130 TWITCHELL ISLAND ROAD WEST SACRAMENTO, CA 95691 PHONE: (916) 371-3202 FAX: (916) 371-3202 EMAIL: jim.levy@up-lightee.com EMAIL: jim.puga@up-lightee.com
LANDSCAPE ARCHITECT	DEERING DESIGN ATTENTION: PAUL DEERING 26395 CARMEL O STREET CARMEL, CA 93923 PHONE: (530) 756-9356 EMAIL: paul@deeringdesign.com
CIVIL ENGINEER	TSO ENGINEERING, INC. ATTENTION: CHRIS SCHULZE 31 NATOMA STREET, SUITE #160 FOLSOM, CA 95630 PHONE: (916) 608-0707 FAX: (916) 608-0701 EMAIL: cschulze@tsdeng.com
ENERGY CONSULTANTS	DUCT TESTERS INC. ATTENTION: DAVE HEGARTY 615 13TH STREET MODESTO, CA 95354 PHONE: (209) 579-5000 FAX: (209) 522-2001 EMAIL: davehegarty@ducttesters.com

SHEET INDEX

1	COVER SHEET
2	COLOR LANDSCAPE PLAN
3	COLOR COMMUNITY CENTER ELEVATIONS
4	COLOR ELEVATIONS - BUILDING TYPE 2
5	COLOR ELEVATIONS - BUILDING TYPE 5
6	CONTEXTUAL SITE PLAN
7	SITE PHOTOS
8	PRELIMINARY SITE PLAN
9	PRELIMINARY LANDSCAPE PLAN
9A	PARKING LOT SHADE PLAN
10	SITE SURVEY
11	SUSTAINABLE BUILDING MEASURES
12	COMMUNITY CENTER FLOOR PLAN
13	COMMUNITY CENTER ELEVATIONS
14	APARTMENT FLOOR PLANS (FLATS) UNITS A-D
15	APARTMENT FLOOR PLANS (TOWNHOUSE) UNITS E-G
16	BUILDING TYPE 1 ELEVATIONS
17	BUILDING TYPE 2 ELEVATIONS
18	BUILDING TYPE 3 ELEVATIONS
19	BUILDING TYPE 4 ELEVATIONS
20	BUILDING TYPES 5 AND 6 ELEVATIONS
21	BUILDING TYPE 1 FLOOR PLAN
22	BUILDING TYPE 2 FLOOR PLAN
23	BUILDING TYPE 3 FLOOR PLAN
24	BUILDING TYPE 4 FLOOR PLAN
25	BUILDING TYPES 5 AND 6 FLOOR PLANS
26	SITE AMENITIES
27	PLUMBING SITE PLAN
28	PRELIMINARY UTILITY PLAN
29	PRELIMINARY GRADING PLAN

PROJECT BUILDING SUMMARY

	UNIT TYPES							TOTAL UNIT PER BLDG.	TOTAL UNIT / BLDG. SQ. FT.	COMMUNITY CENTER & MAINTENANCE	TOTAL SQ. FT. STORAGE & WH CLOSETS	TOTAL SQ. FT. PATIOS	TOTAL SQ. FT. BREEZEWAYS COVERED PORCH	TOTAL BUILDING SQ. FT. (INCLUDING PATIOS, CLOSETS & BREEZEWAYS)	BUILDING FOOTPRINT (NO PATIOS, BREEZEWAYS, STAIRS)
	A 1BD/1BA	B 2BD/2BA	C 3BD/2BA	D 4BD/2BA	E 3BD/2BA	F 4BD/2BA	G 3BD/2BA								
LIVING SQ. FT.	709	929	1,082	1,287	1,360	1,515	1,390								
STORAGE SQ. FT	19	19	19	19	19	19	15								
WH / CLOSET SQ. FT	19	19	19	19	19	19	14								
PATIO SQ. FT	51	51	51	51	56	56	119								
BUILDING & TYPE															
BUILDING A - TYPE 1	12	6		6	1			25	23,164		950	1,280	2,002	27,396	8,970
BUILDING B - TYPE 2	12	12						24	19,656		912	1,224	1,968	23,760	6,856
BUILDING C - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING D - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING E - TYPE 5						2	2	4	5,810		134	350	144	6,438	3,018
BUILDING F - TYPE 3			8					8	8,656		304	408	656	10,024	4,480
BUILDING G - TYPE 3			8					8	8,656		304	408	656	10,024	4,480
BUILDING H - TYPE 4		16						16	14,864		608	816	1,968	18,256	7,736
BUILDING I - TYPE 5					2	2	2	4	5,810		134	350	144	6,438	3,018
BUILDING J - TYPE 6							2	4	5,500		134	350	144	6,128	3,018
COMMUNITY CENTER MAINTENANCE										4,330 400			1,285	5,615 400	4330 400
TOTAL	24	34	16	6	3	8	10	101	103,736	4,730	3,748	5,886	9,255	127,355	52,342
RATIO	24%	34%	16%	6%	3%	8%	10%	100%							



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION



BUILDING B TYPE 2 EAST ELEVATION

BUILDING B TYPE 2 SOUTH ELEVATION



BUILDING B TYPE 2 WEST ELEVATION

BUILDING B TYPE 2 NORTH ELEVATION



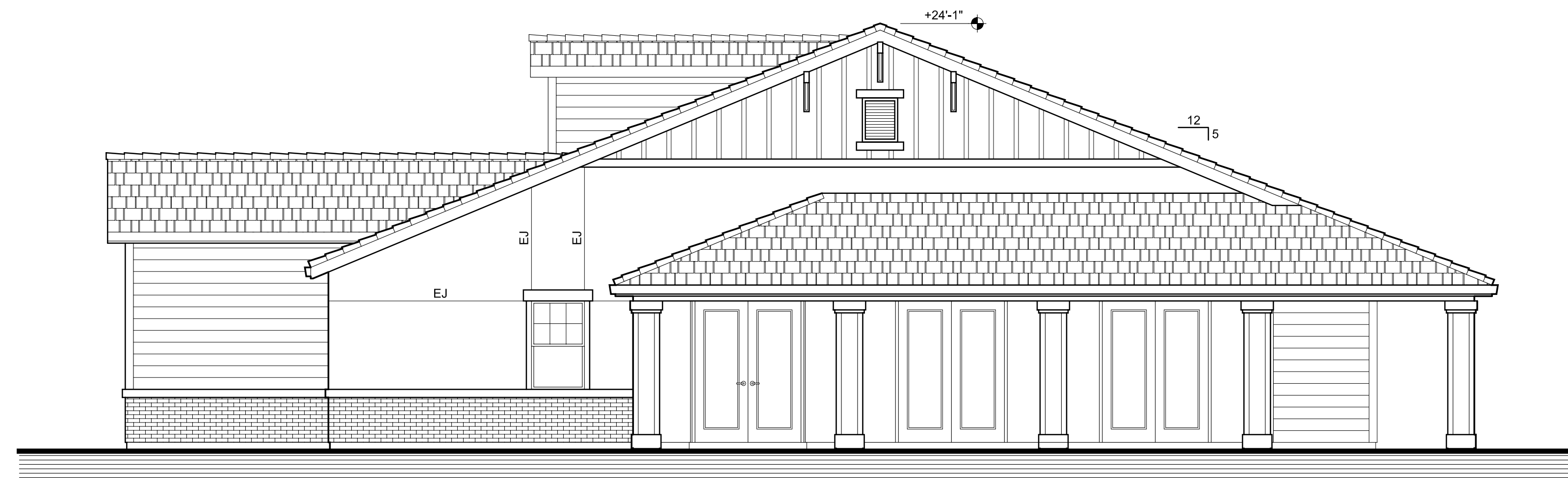
BUILDING TYPE 5 EAST ELEVATION

BUILDING TYPE 5 SOUTH ELEVATION



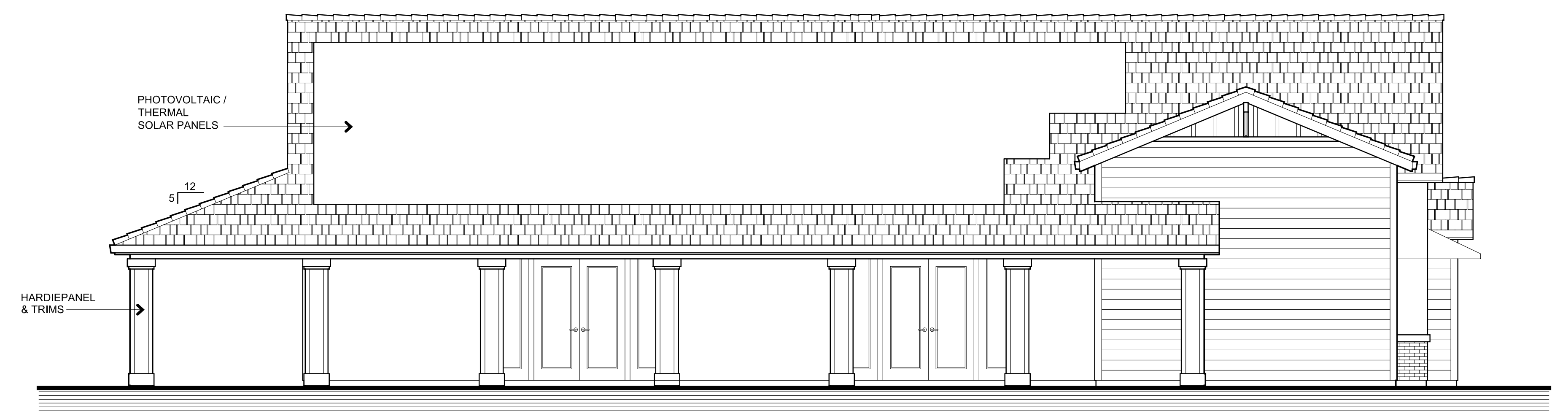
BUILDING TYPE 5 WEST ELEVATION

BUILDING TYPE 5 NORTH ELEVATION



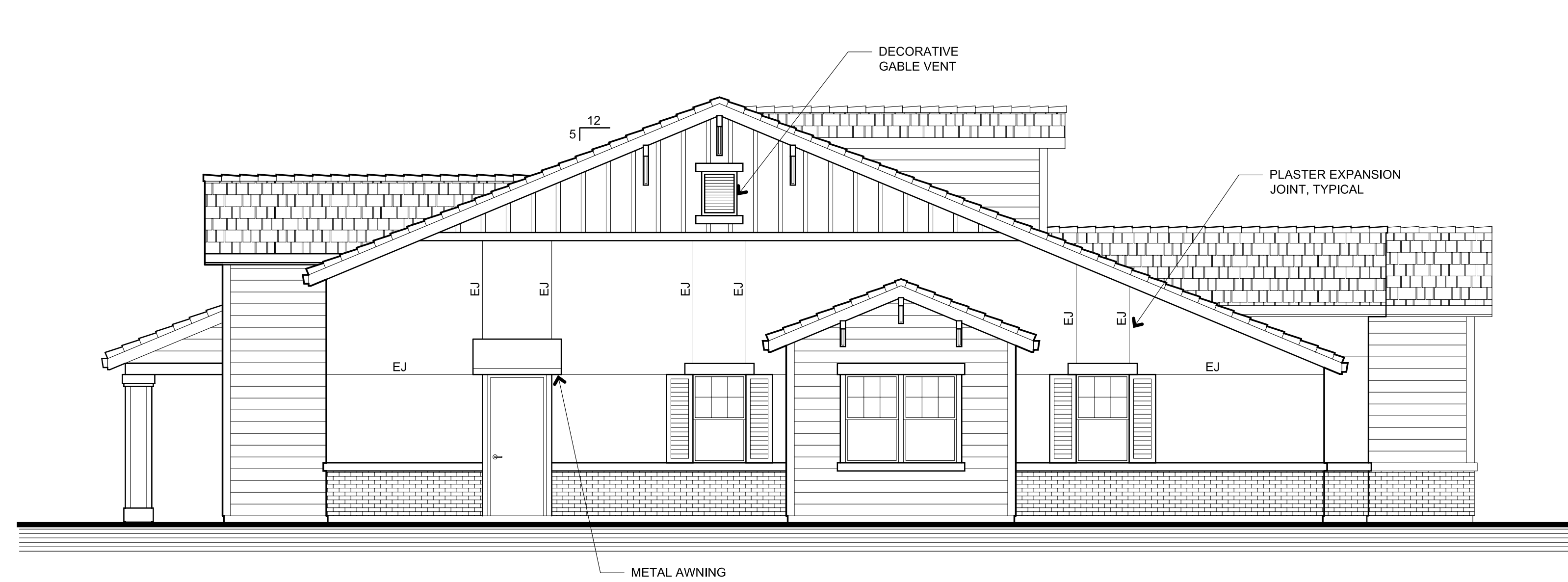
WEST ELEVATION

SCALE 3/16" = 1'-0"



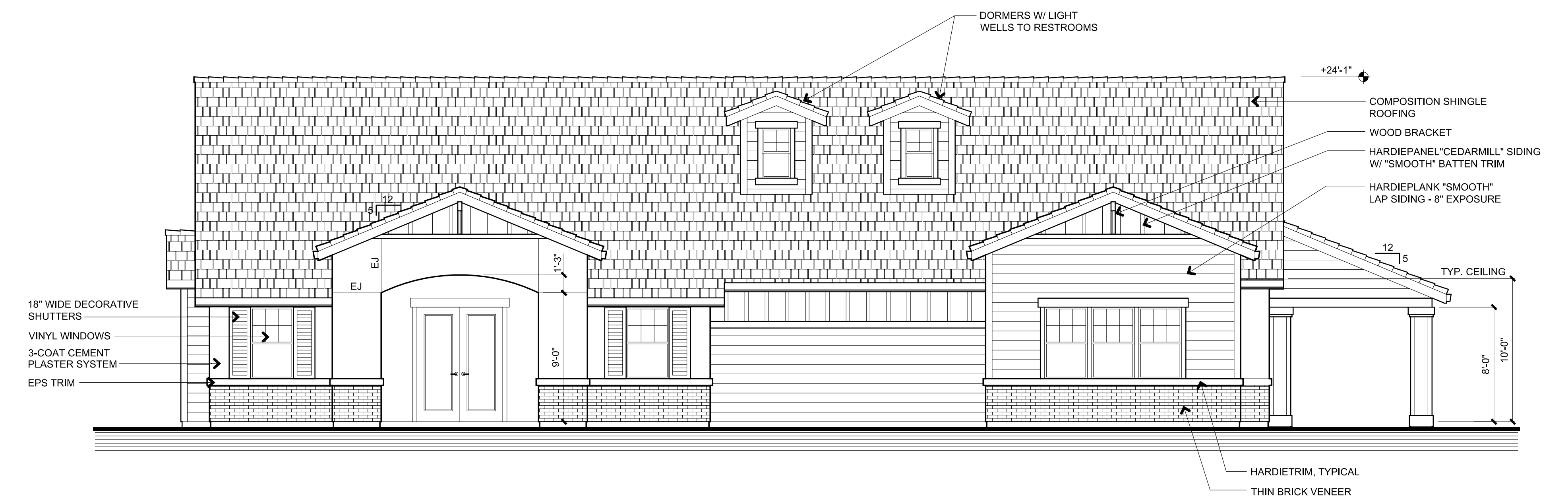
SOUTH ELEVATION

SCALE 3/16" = 1'-0"



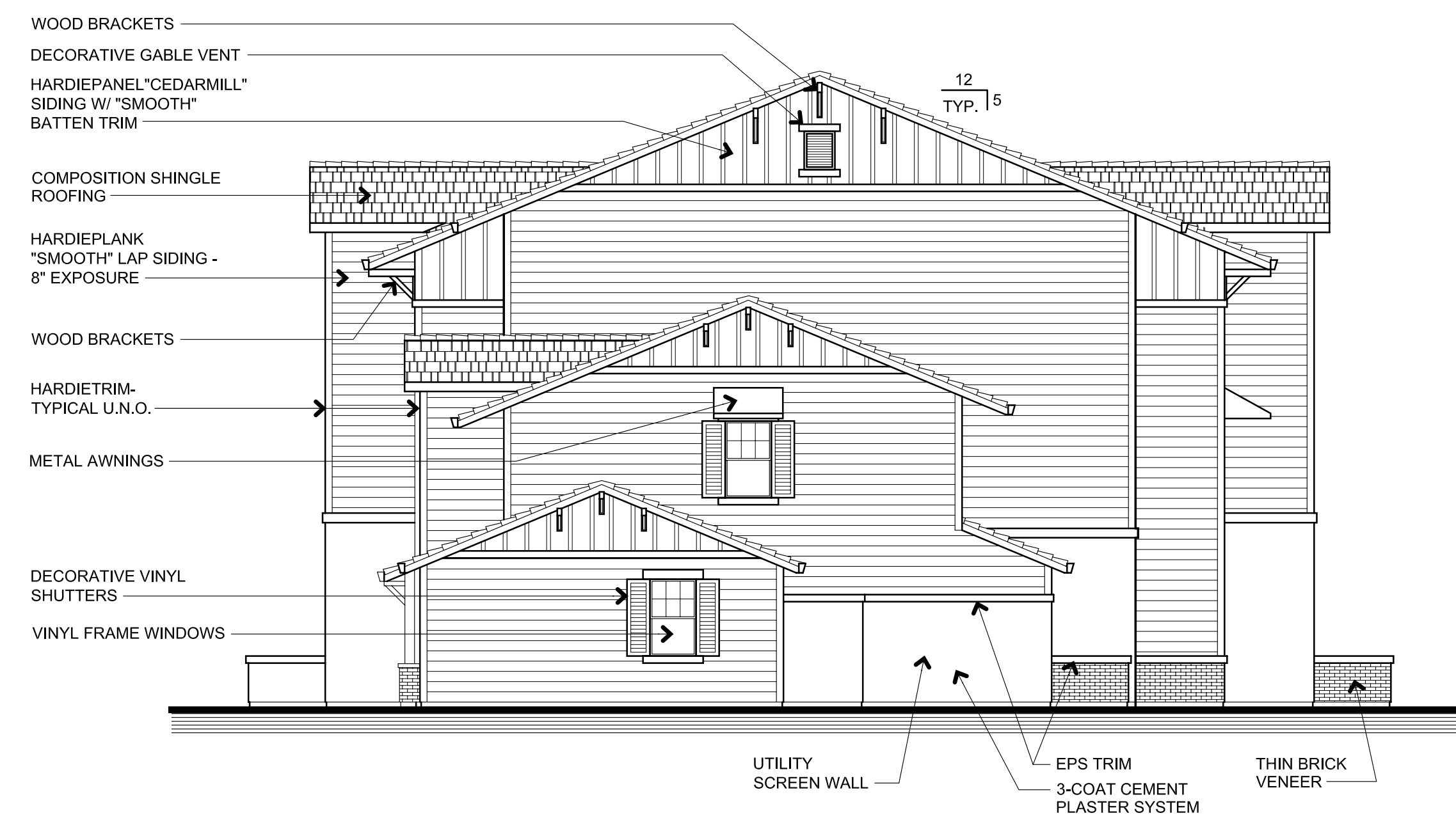
EAST ELEVATION

SCALE 3/16" = 1'-0"



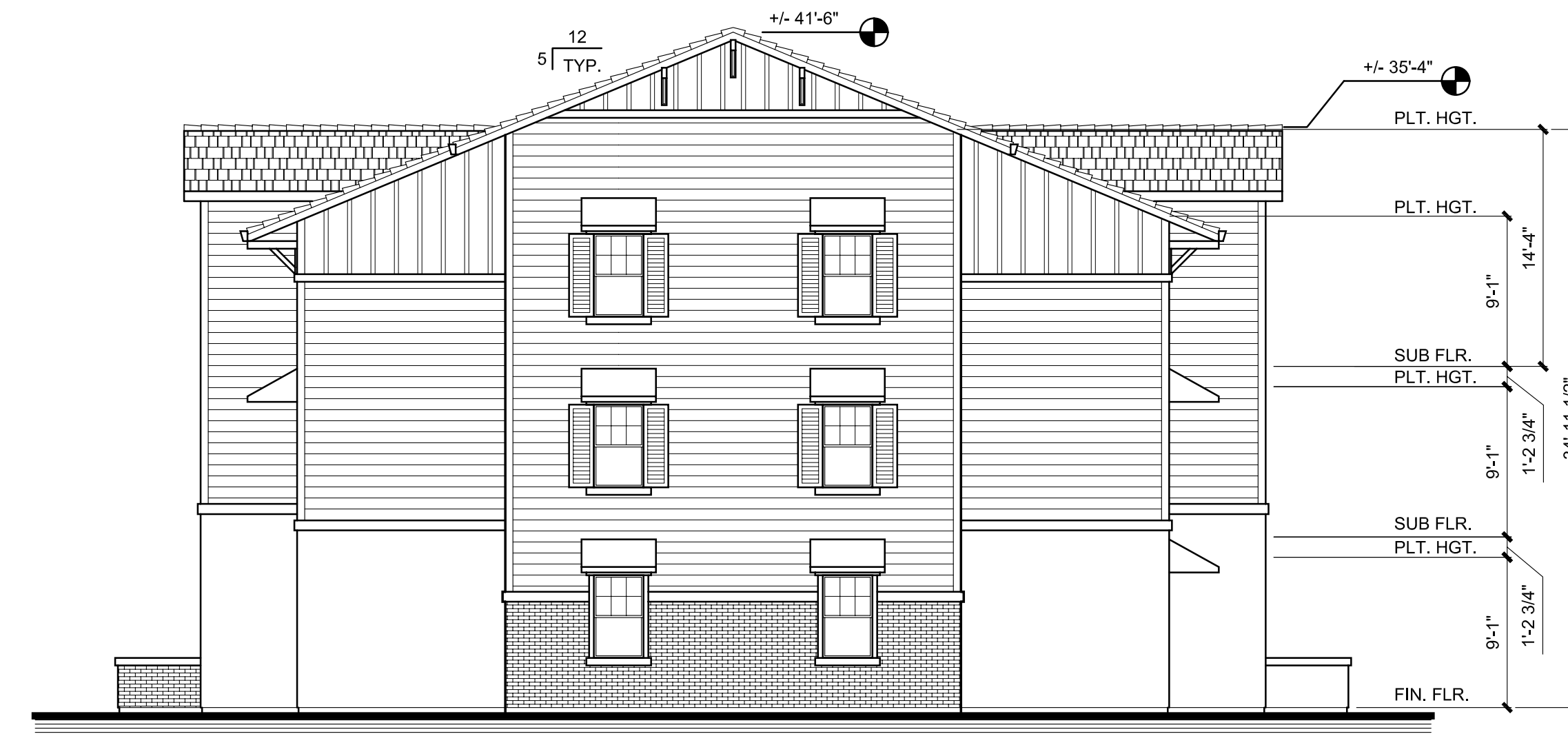
NORTH ELEVATION

SCALE 3/16" = 1'-0"



BUILDING A (TYPE 1) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING A (TYPE 1) - WEST ELEVATION

SCALE 1/8" = 1'-0"



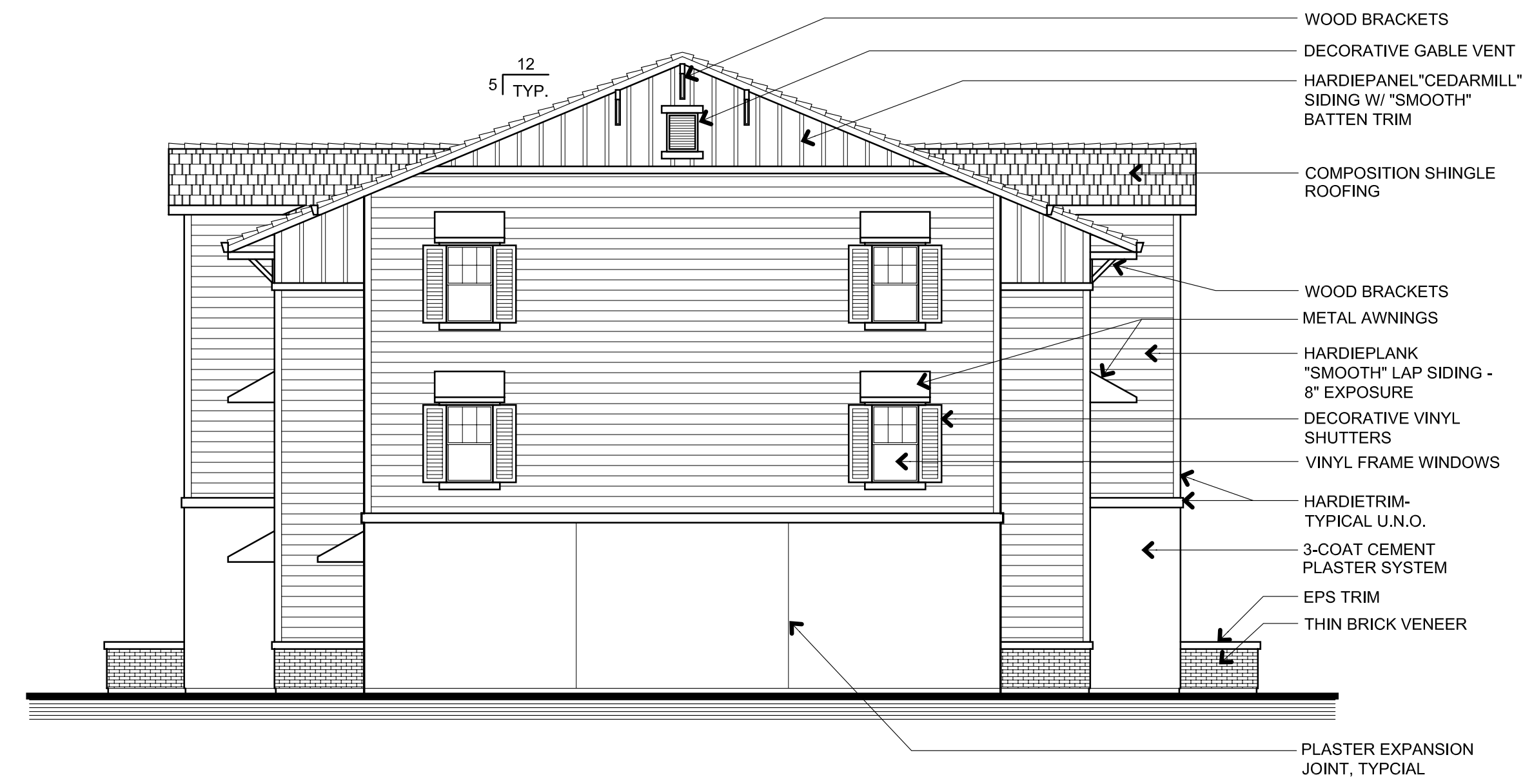
BUILDING A (TYPE 1) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



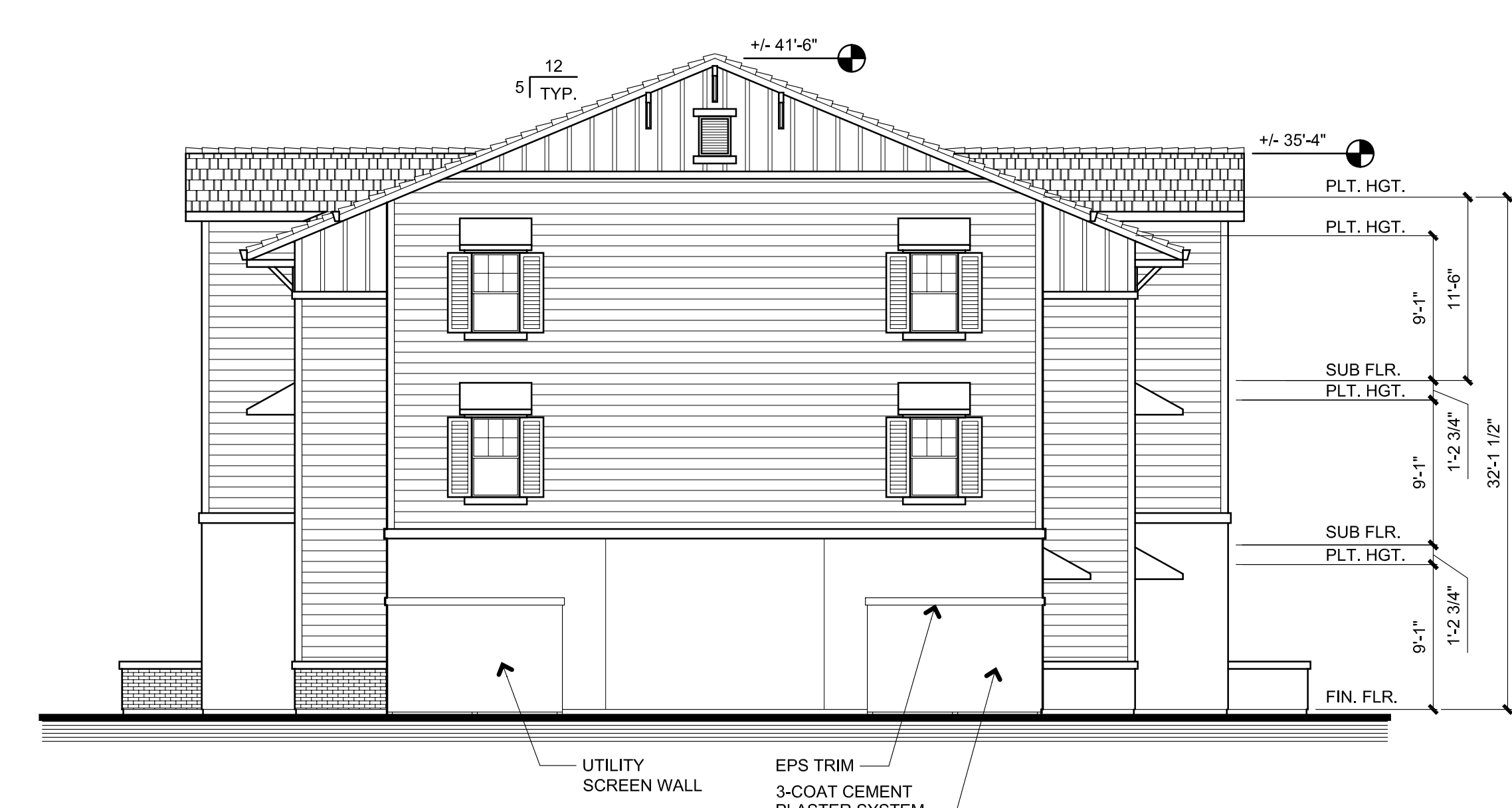
BUILDING A (TYPE 1) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



BUILDING B (TYPE 2) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING B (TYPE 2) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING B (TYPE 2) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



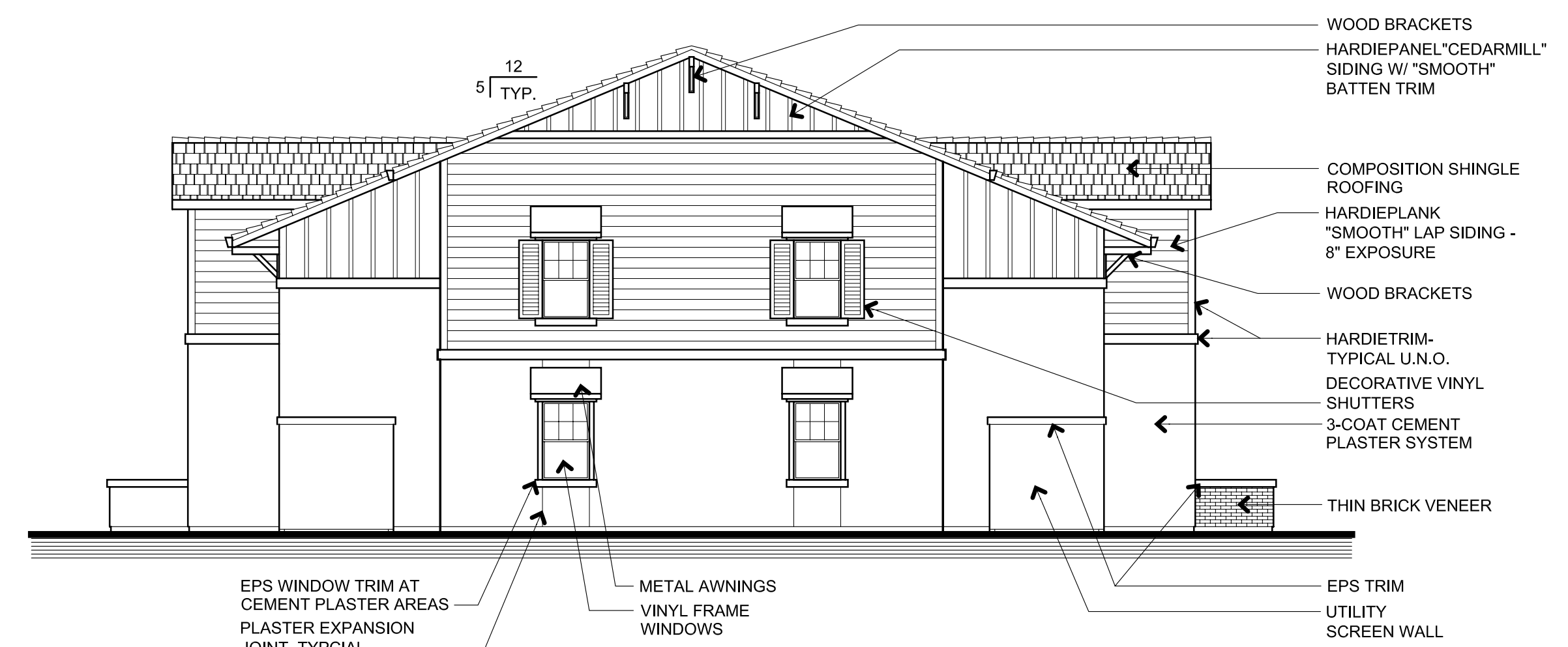
BUILDING B (TYPE 2) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



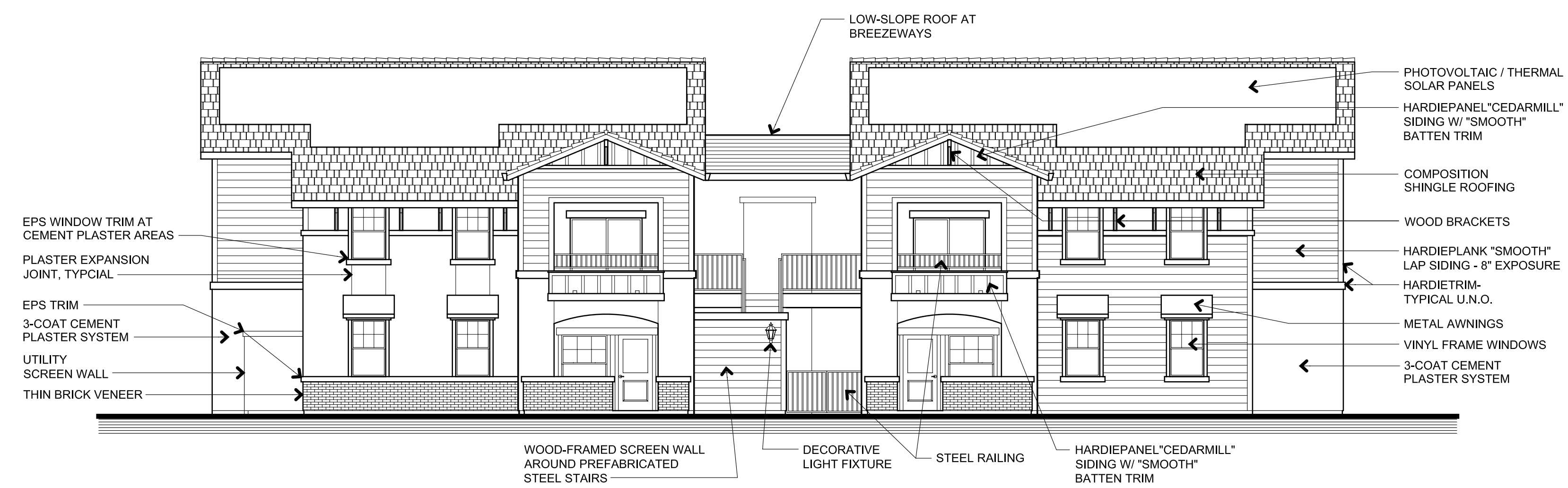
BUILDING G (TYPE 3) - NORTH ELEVATION

SCALE 1/8" = 1'-0"



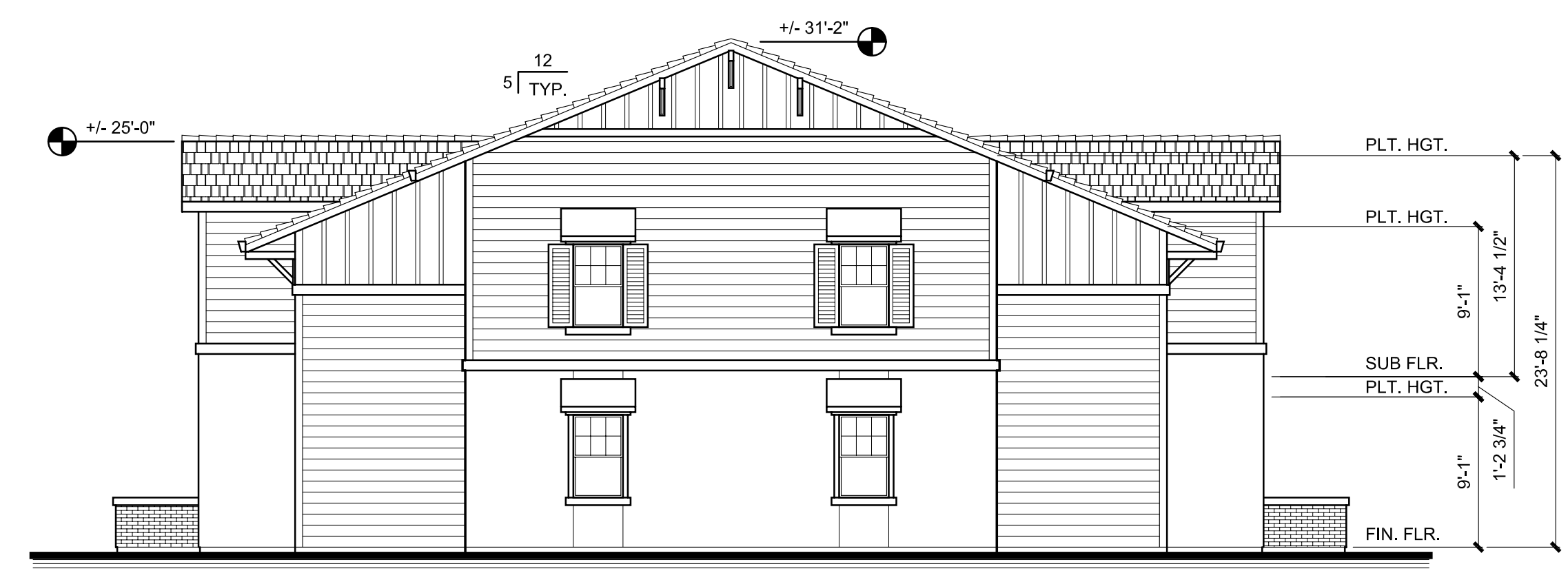
BUILDING G (TYPE 3) - WEST ELEVATION

SCALE 1/8" = 1'-0"



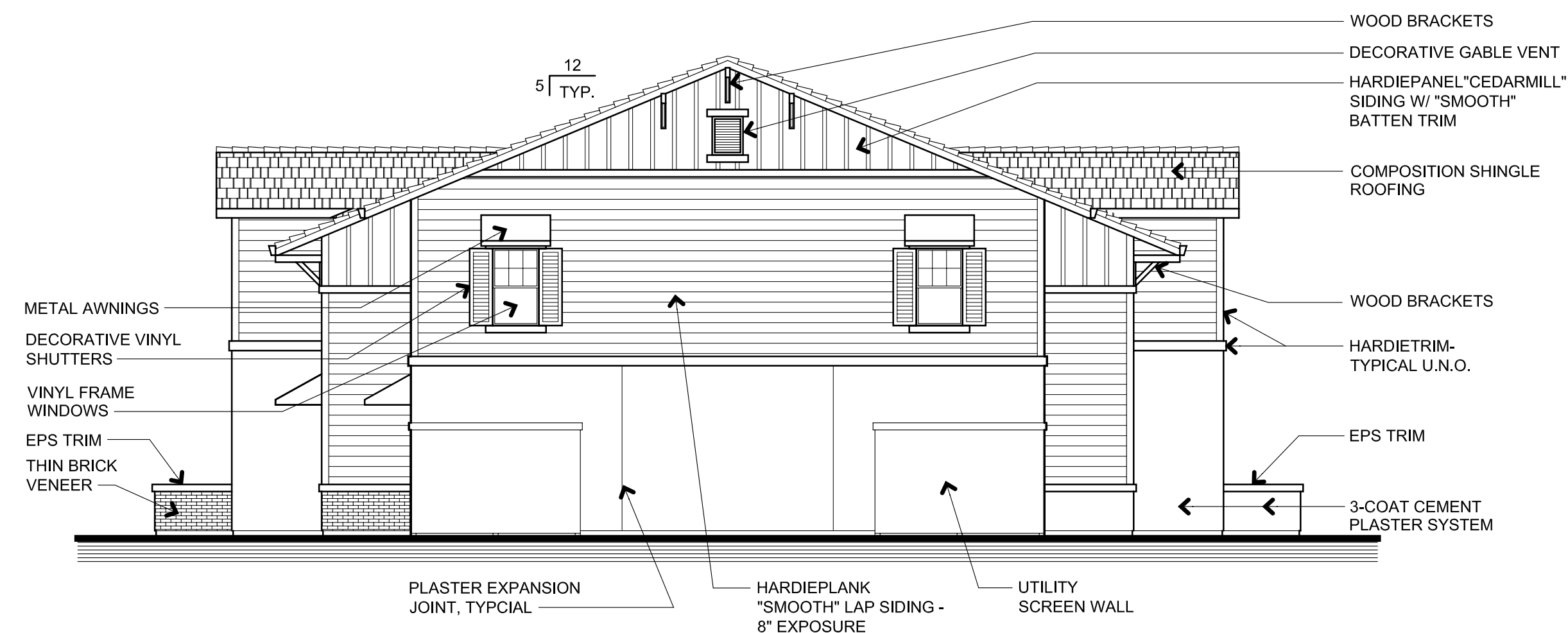
BUILDING G (TYPE 3) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"



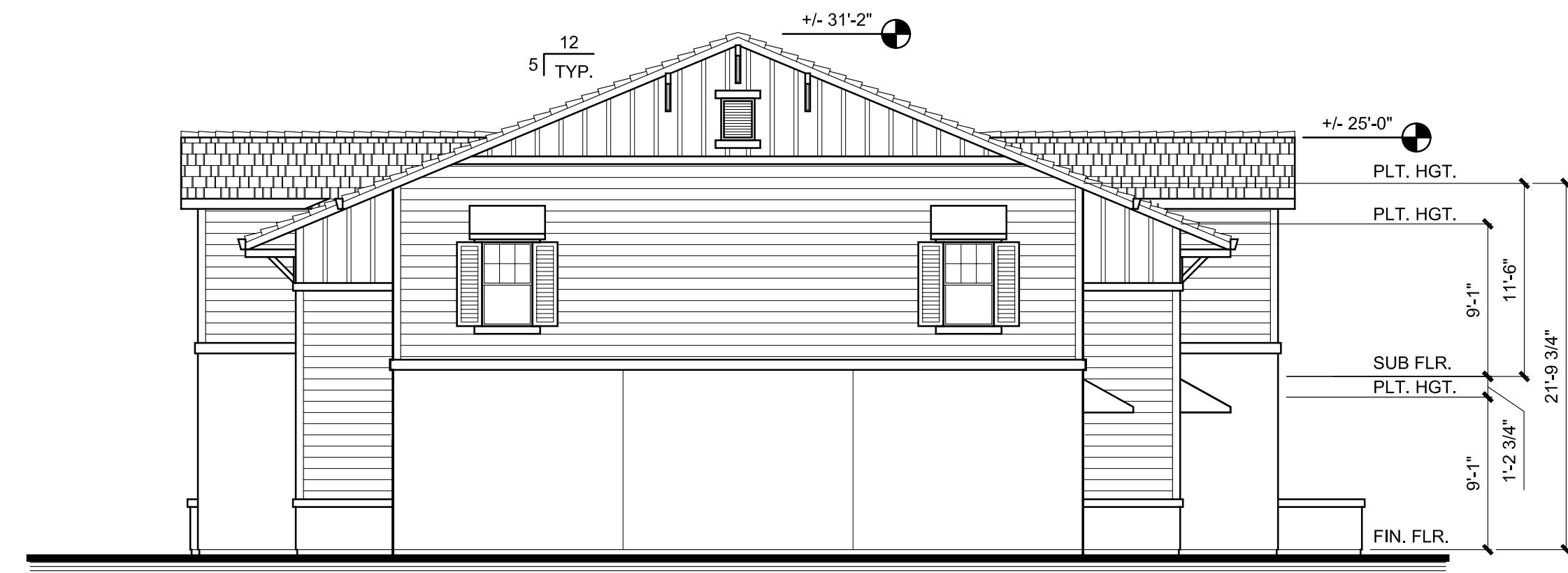
BUILDING G (TYPE 3) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING H (TYPE 4) - EAST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING H (TYPE 4) - WEST ELEVATION

SCALE 1/8" = 1'-0"



BUILDING H (TYPE 4) - NORTH ELEVATION

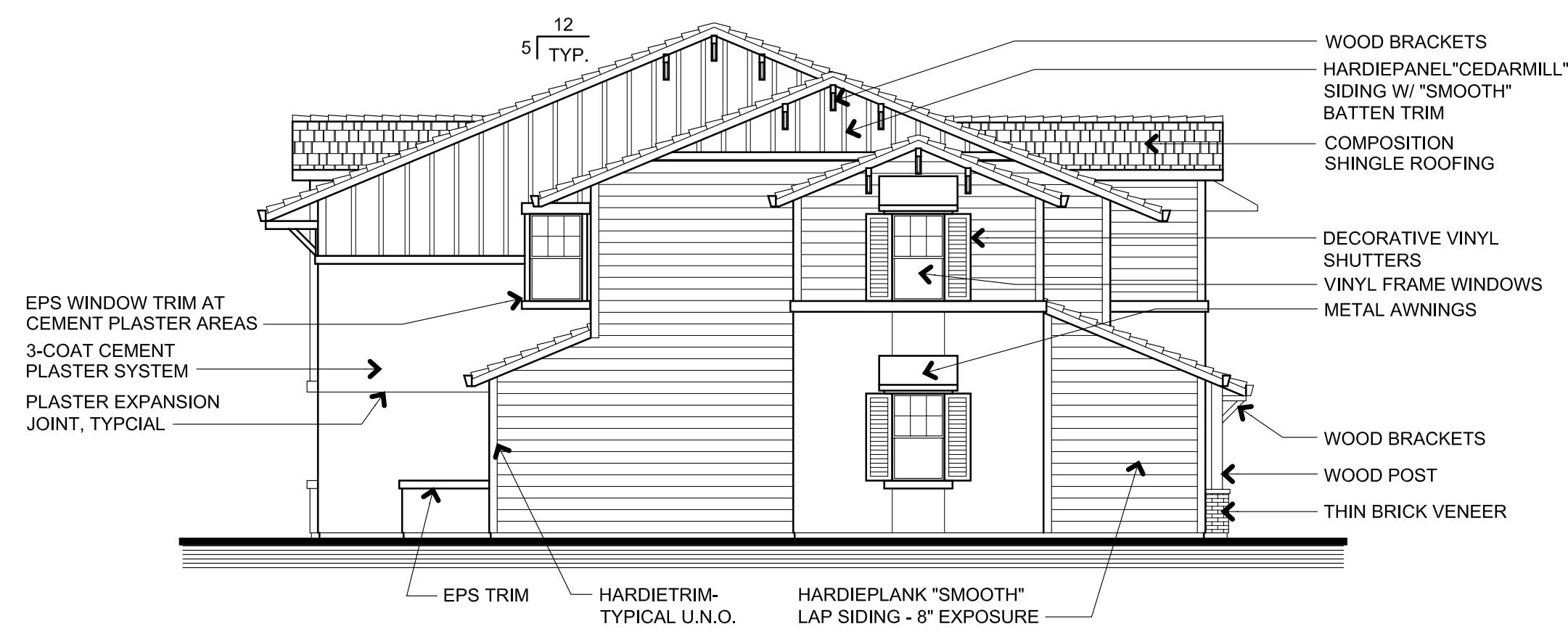
SCALE 1/8" = 1'-0"



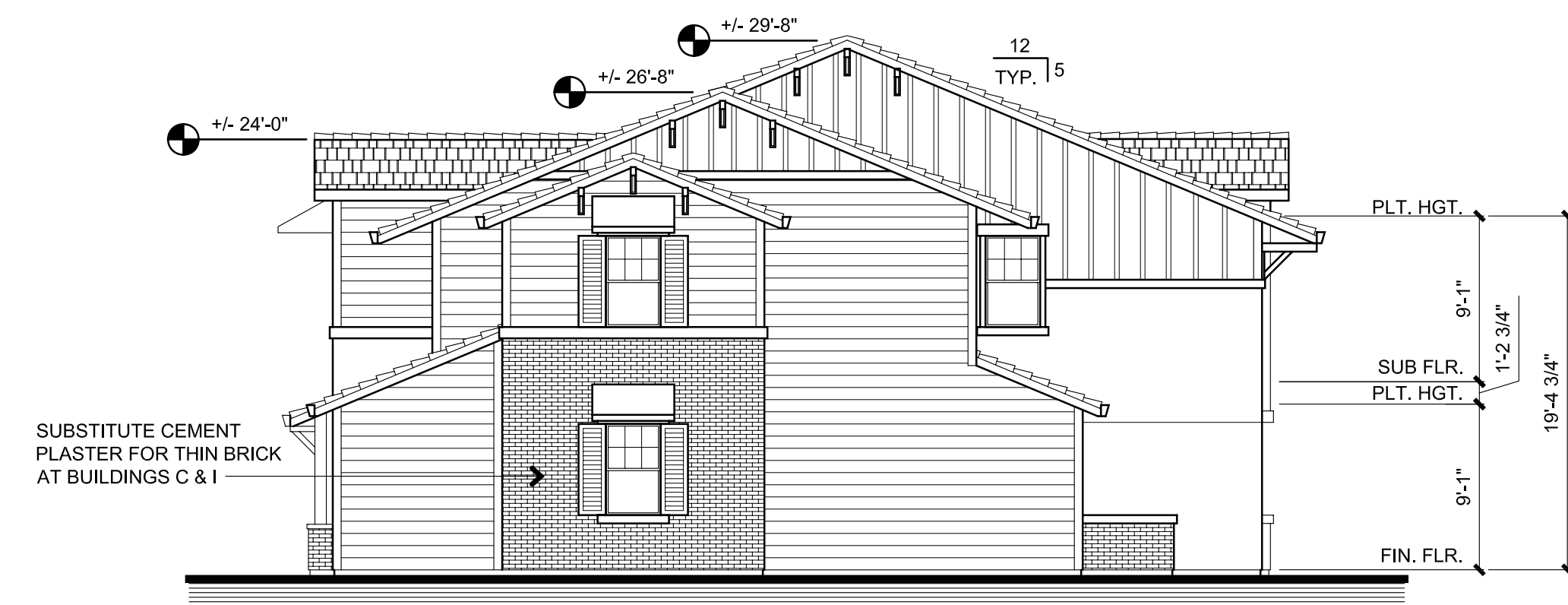
BUILDING H (TYPE 4) - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

0 2 4 8 16
SCALE: 1/8" = 1'-0"
REVISED JULY 11
MAY 23, 2011



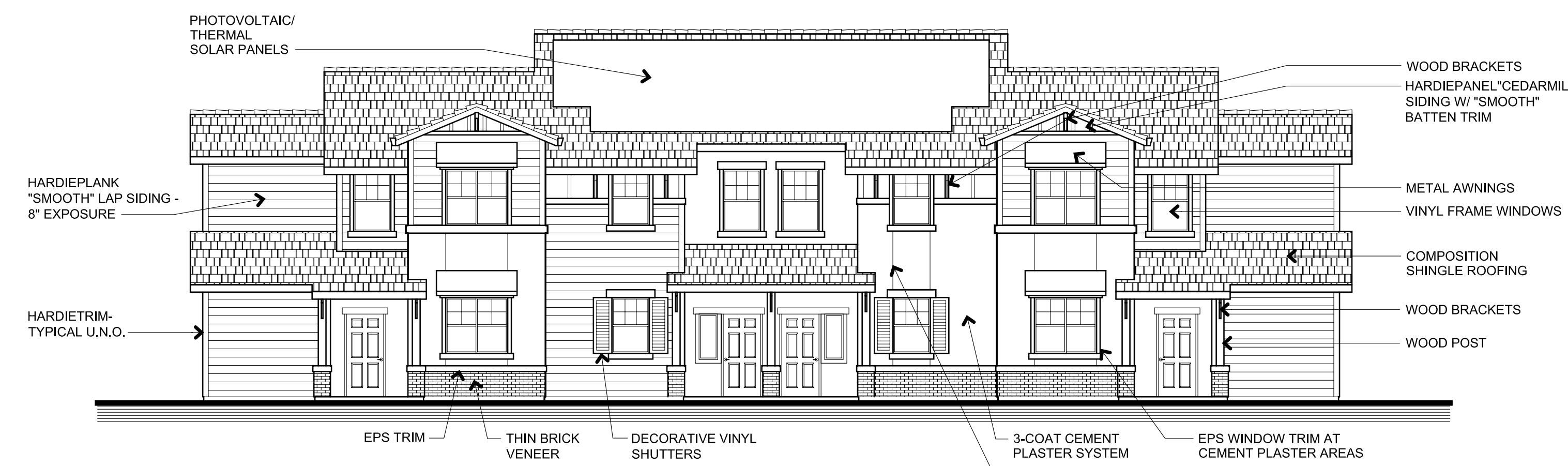
BUILDINGS D,E (TYPE 5) - WEST ELEVATION
BUILDINGS C,I (EAST)
 SCALE 1/8" = 1'-0"



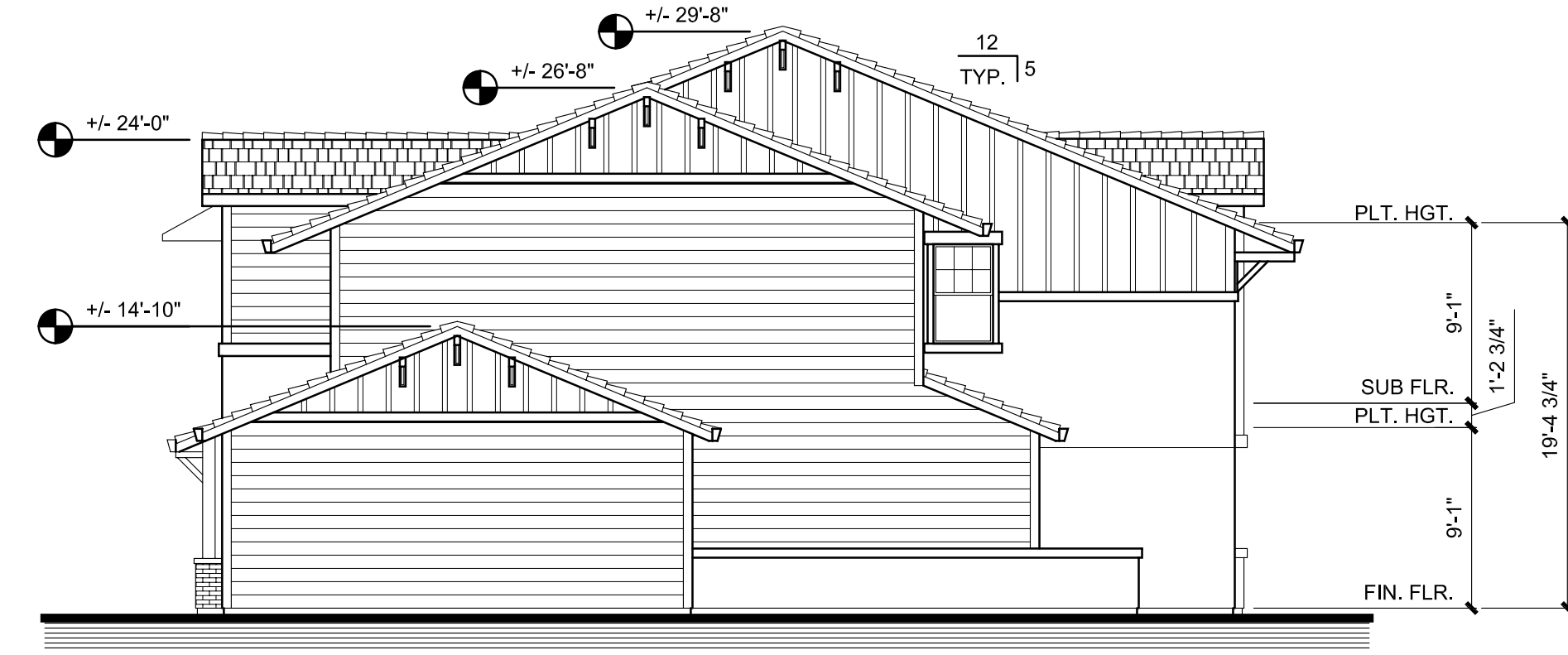
BUILDINGS D,E (TYPE 5) - EAST ELEVATION
BUILDINGS C,I (WEST)
 SCALE 1/8" = 1'-0"



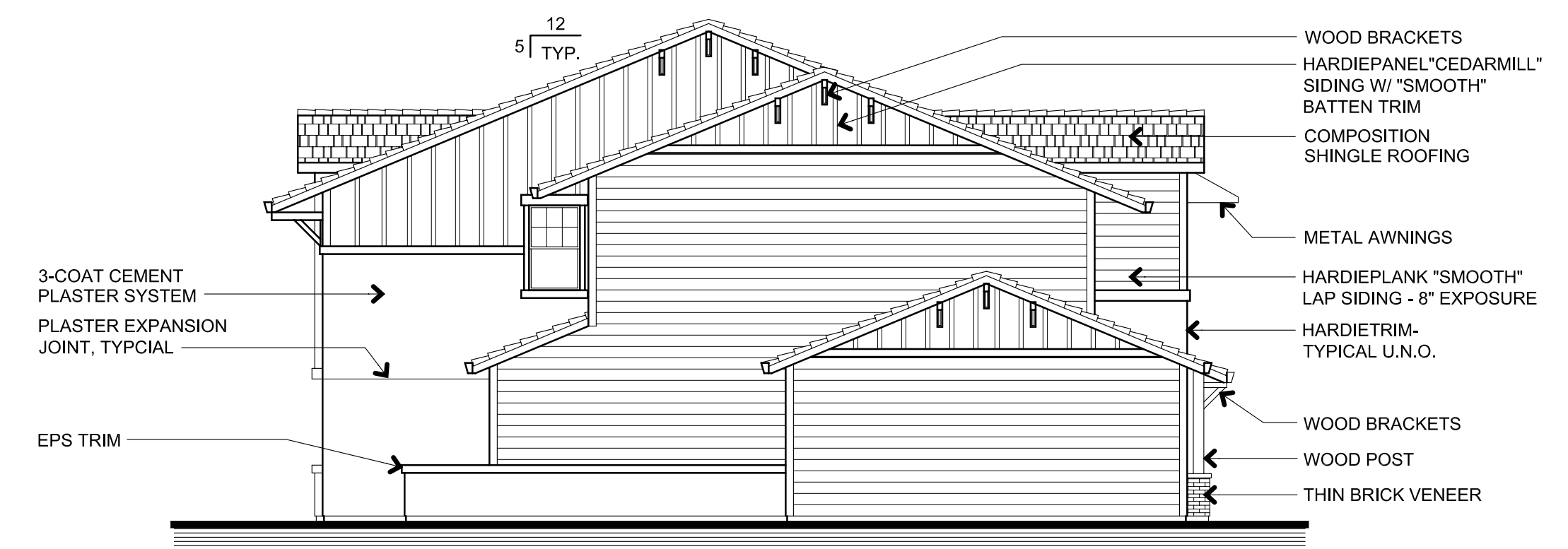
BUILDINGS D,E (TYPE 5) - NORTH ELEVATION
BUILDINGS C,I (SOUTH)
 SCALE 1/8" = 1'-0"



BUILDINGS D,E (TYPE 5) - SOUTH ELEVATION
BUILDINGS C,I (NORTH)
 SCALE 1/8" = 1'-0"



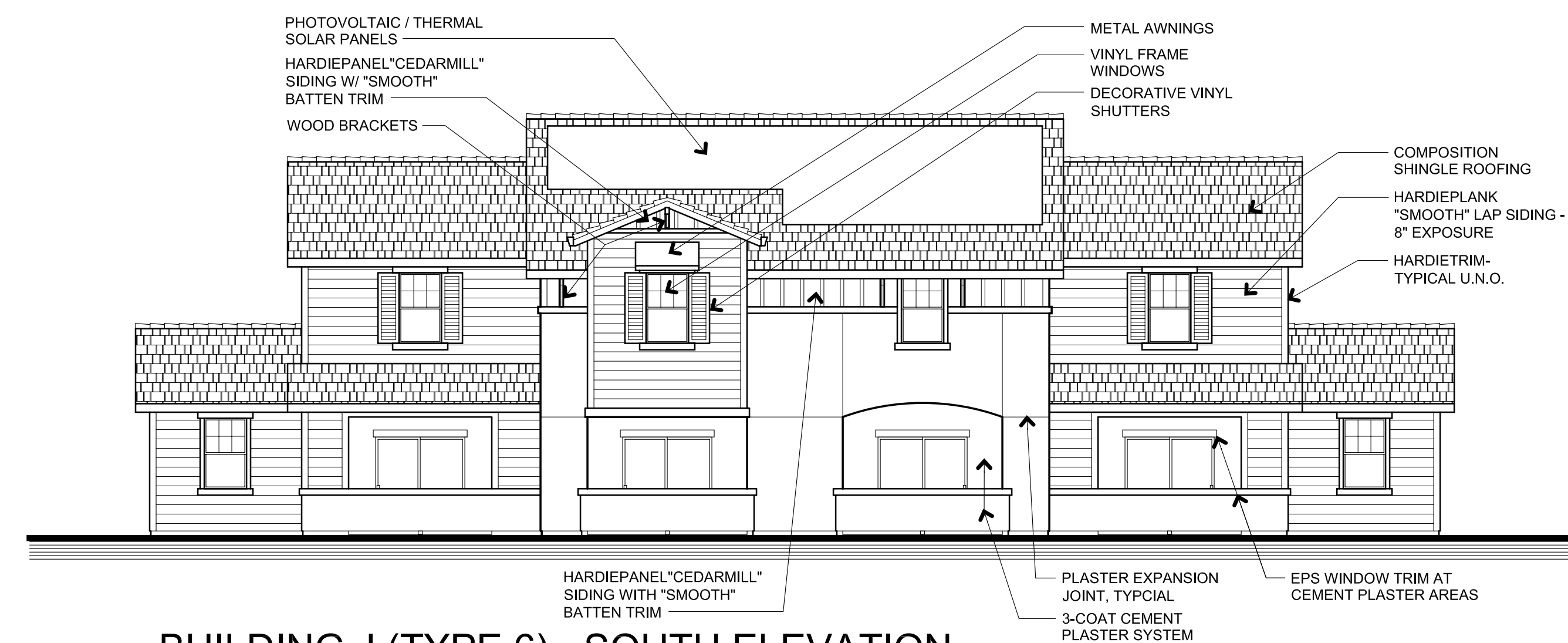
BUILDING J (TYPE 6) - WEST ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING J (TYPE 6) - EAST ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING J (TYPE 6) - NORTH ELEVATION
 SCALE 1/8" = 1'-0"



BUILDING J (TYPE 6) - SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

0 2 4 8 16
 SCALE: 1/8" = 1'-0"
 REVISED JULY 11
 MAY 23, 2011



Legislation Details (With Text)

File #: 17-0373 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 3/28/2017 In control: Planning Commission
On agenda: 4/6/2017 Final action:
Title: SUBJECT: Design Review for Lennar; The Orchard at Spring Lake

DATE: April 6, 2017

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for Lennar; The Orchard at Spring Lake including a minor side yard setback exception on Lot 142 to allow for a covered wrap around porch and subject to the conditions of approval.

Sponsors:

Indexes:

Code sections:

Attachments: [1 - General Application](#)
[2 - Residential Design Booklet \(Pre-Plot Exhibit, Landscape Plans, Elevations, Floor Plans, Color](#)
[3 - Subdivision Map #5048 and Conditions of Approval](#)

Date	Ver.	Action By	Action	Result
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MEMORANDUM

TO: Members of the Woodland Planning Commission

FROM: Erika Bumgardner, Senior Planner

SUBJECT: Design Review for Lennar; The Orchard at Spring Lake

DATE: April 6, 2017

RECOMMENDATION: Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for Lennar; The Orchard at Spring Lake including a minor side yard setback exception on Lot 142 to allow for a covered wrap around porch and subject to the conditions of approval.

PROJECT PROPOSAL:

An application has been filed for Site Plan and Design Review for a residential project (Lennar; The Orchard at Spring Lake) on 24.3 acres (103 residential lots) within the R-4 zone of the Spring Lake Planning Area (see Attachment 2 - Residential Design Booklet). The project consists of 103 single-family detached homes with five (5) floor plans and four (4) architectural styles for a total of twenty (20) elevations. The homes range in

size from 1,945 to 3,312 square feet. A lot layout plan, typical front yard landscape plan, and a residential design booklet are included in the plan submittal.

BACKGROUND:

The Orchard Subdivision is located in the southeastern most corner of the Spring Lake Specific Plan area at the northwest corner of County Road 102 and the future County Road 25A extension. The subdivision was created with approval of Subdivision Map No. 5048 on July 1, 2014, along with a rezoning of the subdivision from residential R-3 to R-4.

PROJECT ANALYSIS:

The project design review was performed using the Spring Lake Specific Plan (adopted December 18, 2001 and subsequently amended) and the Spring Lake Specific Plan (SLSP) Design Standards as approved May 20, 2003.

Compliance With SLSP Design Standards

To achieve architectural diversity within residential neighborhoods, the Spring Lake Design Standards requires four (4) distinct floor plans and sixteen (16) elevations (4 per plan) for a subdivision of 76-120 units. The Orchard subdivision includes four (4) architectural styles and five (5) floor plans, exceeding the specific plan requirements. A detailed pre-plot exhibit has been provided, (Attachment 2), to ensure the best floor plan fit for each lot. Staff finds that the resulting unit and elevation mix meets the intent of the Spring Lake Specific Plan for architectural diversity. The following table indicates the plan mix:

Plan	Square Footage	Number of Lots	No. of Stories
1	1945	18	1
2	2145	21	1
3	2767	21	2
4	2874	19	2
5	3312	24	2

A desired intent of the Spring Lake Specific Plan is to create variety and interest along a street and provide opportunity for neighborhood social interaction. Toward this end, the applicant has worked to develop color pallets with a mix of architectural materials and roof styles and that are diverse yet appropriate to each architectural style. The exterior materials being proposed include:

Features

Roofs

Masonry

Stucco

Trim

Shutters

Siding

Style or Material

‘S’ Type Profile Concrete Roof Tile

‘Slate’ Style Flat Profile Concrete Roof Tile

‘Shake’ Style Flat Profile Concrete Roof Tile

Brick and Stone Wainscot

Sand Finish

Stucco Foam

Prefabricated Board and Batten

Prefabricated Panel Type Shutters

Board and Batten

Front porches are included on Plans 2767 and 2874, while courtyards are provided on Plans 1945, 2145 and 3312 to enhance the street front appearance. The plan submittal includes a variety of garage door designs, driveway patterns, as well as varying roof pitches. Roof pitches range from 4:12 to 5:12.

The applicant has worked to develop architectural styles that provide for significant differentiation between plans. The plan submittal includes four different architectural styles:

Mission - Incorporates arched topped trim over recessed windows and doors in a stucco wall plane with arched soffits, plank type shutters, with “clay” pipe detailing in the gables and “S” tile roof in a combination of gable and hip roofs.

Artisan - An offshoot of Prairie style, Artisan has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs, supported by knee bracing at the corners. Brick wainscot with horizontal mullions in the windows along with panel type shutters and additional horizontal banding under second story windows with flat “slate” concrete roof tile.

Craftsman - Incorporates primarily gable type roofs with board and batten siding in the gables along with corbel accents. Stone wainscot with plank shutters and battered columns on a stone base along with flat “slat” concrete roof tile.

French Country - Incorporates recessed windows and doors in a stucco wall plane with trimmed arched soffits, arch angled plank type shutters, vertical mullions, curved corbels at gable ends along with a stone wainscot and flat “shake” concrete roof tile.

To address energy and sustainability issues the applicant is providing water conserving landscaping without turf for all front yard landscaping as shown on the landscape plans (Sheets A-42 through A-44 in the package) and there will be solar panels installed on all of the proposed homes.

The Orchard represents Lennar’s fourth residential community in Woodland. Similar to their other communities in Spring Lake, The Orchard will incorporate the successful “Next Gen” model into their Plan 3,312 to meet the needs of the changing demographics in Woodland. The multi-generational homes allow families to “age in place” by providing a separate suite within the main home. The suite includes a bedroom, bathroom, small sitting area and wet bar. The suite is intended for a relative of the homeowner, such as an aging parent or returning adult child to live with the rest of the family while still having space of their own for privacy and comfort. The multi-generation home is not intended to be used as a rental unit by people not related to the homeowner. The suite in the multi-generation home does not have a kitchen. The wet bar includes a sink, and refrigerator but does not include a stove, oven or 220 electrical power.

Staff’s review of the conceptual residential elevations and plans, finds the residential designs, as conditioned, substantially comply with the Spring Lake Specific Plan and the Spring Lake Design Standards. The proposed residential designs incorporate a variety of elevation styles, varied roof lines, and a mix of siding and accent materials.

Staff received comments from the Planning Commission Design Liaison, Chris Holt, regarding the appropriateness of specific decorative elements on the ‘mission style’ elevation and provided recommendations. The applicant responded by removing the shutters, adding additional windows or decorative light fixtures to balance and break up larger expanses of stucco façade, and by increasing the size of the arched trim over the

garage. The applicant has also expressed a willingness to continue to work with staff to identify decorative light fixtures that reflect the “mission” style design of the façade for the 1945, 2145, and 2874 plan where the decorative light fixture is identified (see Condition of Approval #6).

Commissioner Holt also expressed concern with the “garage heavy” appearance on the single story plans and their consistency with the Spring Lake Design Standards which require garages to be subordinate to the main living area of the house, “deemphasiz[ing] a garage forward design and provid[ing] for a pedestrian friendly neighborhood.” In response, the applicant noted that while the front door itself is recessed, the garage portion of the elevation is recessed approximately five feet from the remaining “livable” portion (i.e. non-garage portion) of the façade. However, the applicant modified the elevation on these plans to attract attention toward the livable portion of the house and away from the garage including adding additional windows or decorative light fixtures (Elevation A), doubling the knee braces on Elevation B, enlarging the stucco recess over the livable portion of the front and revising the roof to Dutch Gable (Elevation D). Elevations B, C and D all have decorative shutters, alternative brick or stone veneer, decorative window trim to differentiate and enhance from the garage portion of the façade. Staff confirmed that the garage portion of the front elevation does not exceed 50% of the façade as required by the Design Standards.

Commissioner Holt requested enhancement of the facades that face large open yards and/or greenbelt trails. Given the larger sized lots in the subdivision, Commissioner Holt recommended celebrating those lots that have sizable side yards in particular, through enhanced patios/porches and by treating the side elevations as an architecturally significant façade. The applicant considered this request and working with staff, revised Plan 2874 to provide an “optional” wrap-around front porch as an enhancement to the front and front-side elevation. The wrap-around front porch design will be included on all plans fronting the interior greenbelt trail (i.e. Lots 117, 118, 133, 134, 142, 159, 160, and 177) (see COA #3). However, the Planning Commission is asked to approve an exception to the side yard setback on Lot 142 to allow the covered, wrap-around front porch to encroach approximately 2 feet into the otherwise required 10-foot setback. Staff finds this to be a minimal deviation from the standard setback requirement given that the porch is open on the sides, the encroachment is fairly minor and it is adjacent to substantial “open space” tied to the greenbelt trail.

The applicant noted that on Plans 2145, 2874 and 3312 (where sizable side yards are available), the sides of the homes are not conducive to large openings as they are generally kitchen and bathroom areas. However, the rear yard patio area is accessed via sliding glass doors off the rear corner of the home and a patio area is situated in a manner so as to provide direct access to the rear yard as well as the larger open space side yard. All elevations that are visible from a public right of way or trail system are required to continue enhanced design treatments, such as decorative window trim, around to those sides of the house visible to the public.

The project does not comply with Spring Lake Design Standard 2.2.1(c) which requires one floor plan in each subdivision to have a recessed garage located in the back half of the lot with either side-by drive or alley access. The applicant provided a justification statement explaining that “the market strongly favors homes that live side to side versus front to back and also there is a strong desire for adequate private rear yard area. Building a home with the recessed garage in the back half of the lot minimizes the available rear yard area and also narrows the width of the home at the rear. ...[T]here is a strong desire from homebuyers to have the livable area along the rear of the home with natural light entering kitchens, great rooms, etc. and having access to rear yard patios and areas via sliding glass doors/french doors, etc. The garage in the rear will narrow the home and impact the ability to provide that natural light, access, and those desirable living spaces in the back.”

In evaluating design proposals, the Spring Lake Design Standards provide that the Planning Commission may allow minor deviations as long as projects are substantially consistent with the intent of the standards, including

providing design variation along a street to create variety and interest. With the additional floor plan, exceeding the minimum requirement for the proposed number of units, staff finds that the proposal achieves the intended design variation. Further, the face of the garage elevation in Plan 2767 is setback approximately 30 feet from the face of the front porch providing, somewhat, the feeling of a recessed garage and additional variation along the streetscape.

The applicant shall comply with the following Conditions of Approval specific to the design review application, but shall also be subject to applicable conditions provided in the originally approved Development Agreement for Subdivision Map #5048 (Attachment 3).

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: Lennar; The Orchard at Spring Lake shall comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of April 6, 2017. Proposed changes shall be submitted to staff for review. Minor design or material changes and/or setback modifications consistent with the intent of the Spring Lake Specific Plan and Design Standards can be approved by staff and major changes will be reviewed by the Planning Commission.

COA #2: Prior to issuing any building permit, a final site and design review of final plans shall be conducted by staff. This final review may require further site and design changes to ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards and conditions contained herein.

COA #3 Homes located on Lots 117, 118, 133, 134, 142, 159, 160, and 177 (those lots located adjacent to, east and west of, the interior greenbelt trail) shall include wrap-around and covered front porches consistent with the optional porch design provided for Plan 2874.

COA #4: All residential units shall include a separated, enhanced pedestrian pathway from back of walk to the courtyard, porch, or front door.

COA #5: Courtyard Hardscape. All courtyards shall be designed to provide a pleasing and functional outdoor space. The same hardscape treatment that is provided on the driveway shall be provided within the courtyard area. In-lieu of the proposed courtyard enclosure (decorative tubular steel fencing) (Plans 1945, 2145, 3312), applicant may propose a landscaped hedge style courtyard enclosure. Landscape plans depicting the proposed hedge style landscaping shall be reviewed and approved by staff prior to installation.

COA #6: Compliance with the following standards is required prior to issuance of a building permit:

- Applicant shall continue to work with Staff to select design appropriate light fixtures, including preferably wrought iron detailing, on the Mission Style elevations.

COA #7: Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.

COA #8: Corner Lot Accent Treatment. Homes located on corner lots, and/or side and rear elevations that

are visible to public view shall have enhanced treatment provided on sides and rear in addition to the home front. The enhancement treatments provided shall be consistent with the approved Design Review booklet provided by applicant.

COA #9: Lot Coverage. The project shall comply with lot coverage requirements as specified in the City's Zoning Ordinance. Lot coverage shall be clearly specified for each lot on the final lot layout and site plan prior to issuance of building permits. The applicant shall provide disclosure to property owners of the maximum lot coverage allowed on the lot they have purchased. At no time shall the housing footprint exceed the maximum lot coverage requirement of 50 percent.

COA #10: Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:

- Locations, size, and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
- Planting and installation details; and notes including soil amendments.
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.

COA #11: Street Tree Master 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 the City's Tree Planting Requirements and approved by the Community Development Department and the City's Public Works Department - Tree Division. A soils test shall be submitted that will assist in appropriate species selection.

COA #12: 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 Community Development and the Department of Parks and Recreation. Due to poor soil conditions in the project area, soil sample analysis shall be provided for publicly maintained landscaping areas.

COA #13: Tree Replacement. Prior to issuance of a building or grading permit, and **prior to removal of any trees on site**, applicant shall provide a tree plan consistent with Section 20A-1-090 of the Municipal Code, which shall contain the following information:

- a. Map showing the location, size, species and condition of all existing trees which are located upon the property proposed for development;
- b. Identification of those trees which the applicant proposes to preserve and those which are proposed to be removed, and the reason for such removal;
- c. A program for the preservation of street trees, heritage, specimen, landmark trees and trees with aesthetic value (trees with a nine-inch diameter or larger, measured fifty-four inches above the ground, in healthy condition) during and after completion of the development project, as required in the city standard specifications, engineering design

standards, Section 8, grading and erosion control;

- d. A program for the replacement of any trees proposed to be removed, as required by [Municipal Code Section 20A-1-100](#); and
- e. Any change in the trees to be saved and/or removed as designated on the approved development plan shall only be permitted upon the written approval of the director.

COA #14: Timing of Public Landscaping. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #15: Water Conservation. Applicant shall comply with both the City and the State of California's new Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the new State ordinance on the final front yard landscape plans.

COA #16: Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

COA #17: 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. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the Spring Lake Design Standards including but not limited to a 2" x 8" cap and 1" x 6" (or 1" x 8") panels and galvanized steel posts at least 3" minimum in diameter.

COA #18: Greenbelt Adjacent Fencing. All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA #19: Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits.

COA #20: Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

COA #21: Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

COA #22: Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

COA #23: Energy Efficiency. All future development shall meet the requirements for energy efficiency consistent with Section 2.11 of the Spring Lake Design Standards including the requirement that five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy systems.

COA #24: Mechanical Equipment. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street.

RECOMMENDED ACTION: Staff recommends approval of the residential designs by making an affirmative motion as follows:

MOTION NO. 1: Move to APPROVE the residential design for Lennar; The Orchard at Spring Lake, as shown in the Plan Booklet, overall site exhibit (lot layout), and color/materials boards, including a minor side yard setback exception on Lot 142 to allow for a covered wrap around porch, subject to the conditions of approval provided.

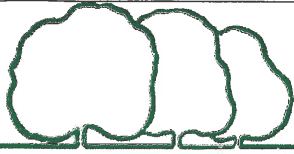
- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan.
- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan Design Standards.
- Approve the conceptual residential designs for Lennar; The Orchard at Spring Lake.

ATTACHMENTS:

Attachment 1 - General Application

Attachment 2 - Residential Design Booklet (Pre-Plot Exhibit, Landscape Plans, Elevations, Floor Plans, Color samples)

Attachment 3 - Subdivision Map #5048 and Conditions of Approval



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Lennar Homes of California, Inc

MAILING ADDRESS:

1420 Rocky Ridge Drive, Suite 320

CITY STATE ZIP CODE:

Roseville CA 95661

PHONE NUMBER:

916-746-8501

E-MAIL ADDRESS:

larry.gualco@lennar.com

PROJECT APPLICANT

Pierre Martinez

MAILING ADDRESS:

1420 Rocky Ridge Drive, Suite 320

CITY STATE ZIP CODE:

Roseville CA 95661

PHONE NUMBER:

916-746-8508

E-MAIL ADDRESS:

Pierre.martinez@lennar.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☒ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other | <u>Subdivision # 2604</u> |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

The Orchard

Total Acres or Square Feet

Approximately 24.3 acres

Site address or location:

County Road 102
Northwest corner of County Road 25A

Assessor's Parcel Number:

042-030-053

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



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

PLNG17-00014

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
-----------------------------------	-------------	-----------------------------------	-------------

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
------------------------	-------------	------------------------	-------------

7. Residential Development

No. of residential units are being requested? 103

Single Family ☒ Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units 103

No. of lots will be created by this project? 0

Do you intend to market the units for sale?

☒ YES ☐ No

Do you intend to market the units for rent?

☐ YES ☒ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

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

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify Certificate of Incumbency

* Attach Evidence of Authority

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

Date Received Stamp Here

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

Pierre Martinez 2/9/17

Applicant: _____ Date

Kennar Homes of CA _____
Legal Owner: _____ Date

[Signature] 2/9/17
Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

Statement of Justification The Orchard

Lennar Homes of California (Lennar) is excited to present home plans for our fourth community in Woodland, The Orchard at Spring Lake. Lennar is approaching buildout of our Brookstone at Spring Lake community, anticipated to be sold out in Q1 of 2017 and anticipates opening up our newest community, The Grove at Spring Lake, in Q1 of 2017. Our Camelia at Spring Lake community was recently completed in 2016. Similar to our other communities within the Spring Lake Specific Plan area, The Orchard will incorporate a variety of home plans and elevation styles, including the innovative “Next Gen” home.

The Orchard community includes 103 homes located at the southeast corner of the Spring Lake Specific Plan. Located within Subdivision No. 5048, The Orchard includes a Greenbelt leading to a future school site and neighborhood park. These amenities are within a short walk and will attract a variety of homebuyers, from first time home buyers, to young families, and beyond. Five distinct home plans ranging in size from 1,945 to 3,312 square feet are proposed. Four architectural styles are proposed, including “Mission”, “Artisan”, “Craftsman”, and “European Country”. Although the Spring Lake Specific Plan requires four floor plans, Lennar is introducing five plans to provide greater variety in architectural styles, which will in turn result in more diversity in the streetscape. The styles will introduce a mixture of roof lines, massing, materials and accents, unique to each style. Porch and courtyard fencing will also vary, providing further interest. Twelve complementary color palettes and three distinct decorative driveway and walkway patterns will provide even further interest in the streetscape. Two of the plans are single-story and three are two-stories, including outdoor porches and courtyards. All homes will be constructed with solar panels.

Due to the continued success with our “Next Gen” homes, The Orchard will include a 3,313 square foot “Next Gen” home to meet the needs of the changing demographics of our society. The “Next Gen” home is intended to accommodate for the needs of multi-generational families living together, whether it be older children remaining or returning home from college to accommodating elderly parents to live with their adult children.

We are eager to continue our partnership with the City of Woodland in building desirable homes in desirable communities and look forward to working cooperatively.



THE ORCHARD

WOODLAND, CA

03/27/17

Our Team:



Developer:
Contact: Pierre Martinez
Business: (916) 746-8508
www.lennar.com

Lennar Homes
1420 Rocky Ridge Drive, Suite 320
Roseville, CA 95661



Architect:
Contact: Barry Pattison
Business: (949) 660-1587
www.klcarch.com

Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614



Architect:
Contact: Kevin J. Lazarowski
Business: (480) 941-0840
www.linderoth.com

Linderoth Associates Architect, Inc.
8135 East Indian Bend Road, Suite 103
Scottsdale, AZ 85250



Civil Engineer:
Contact: Steve Greenfield
Business: (530) 758-2026
www.cecwest.com

Cunningham Engineering Corporation
2940 Spafford Street, Suite 200,
Davis, CA 95618



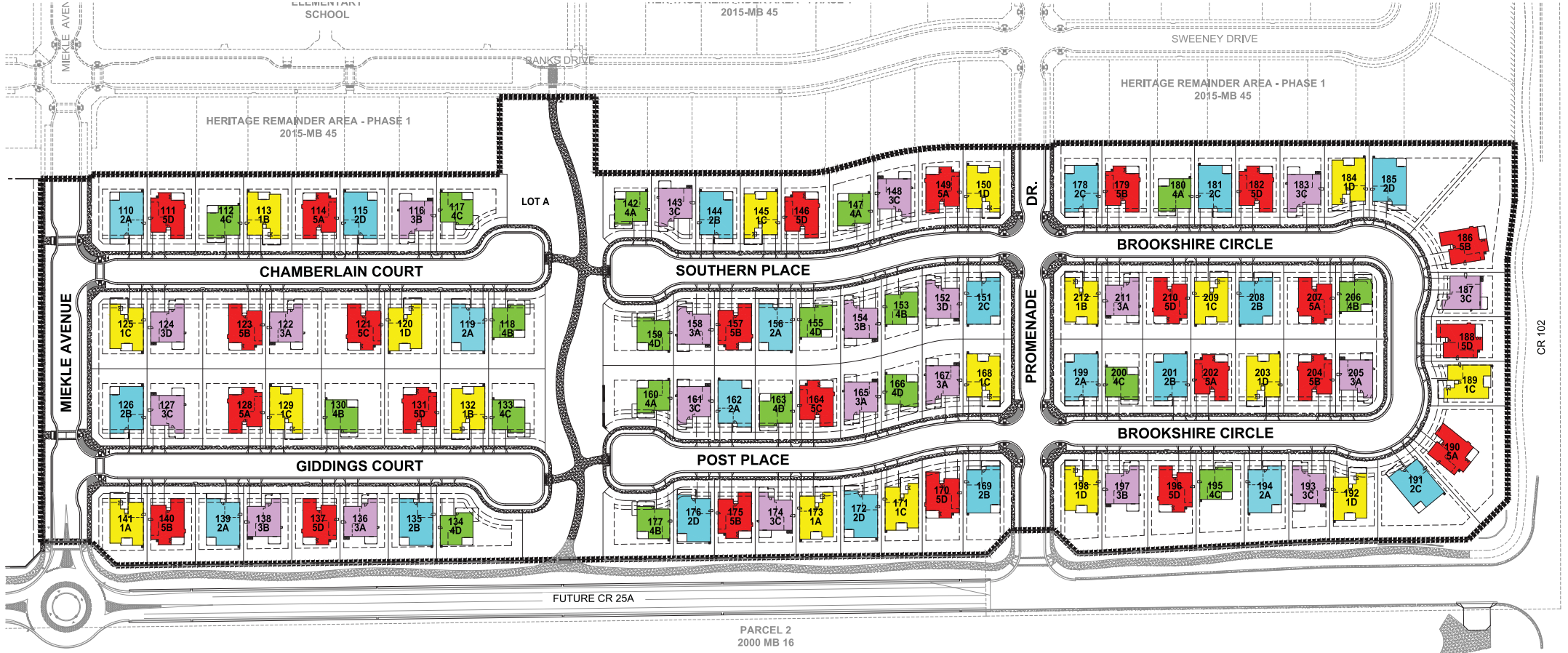
Landscape:
Contact: Jim Luttrell
Business: (916) 420-7864
www.earthlinedesign.com

Earthline Design Group

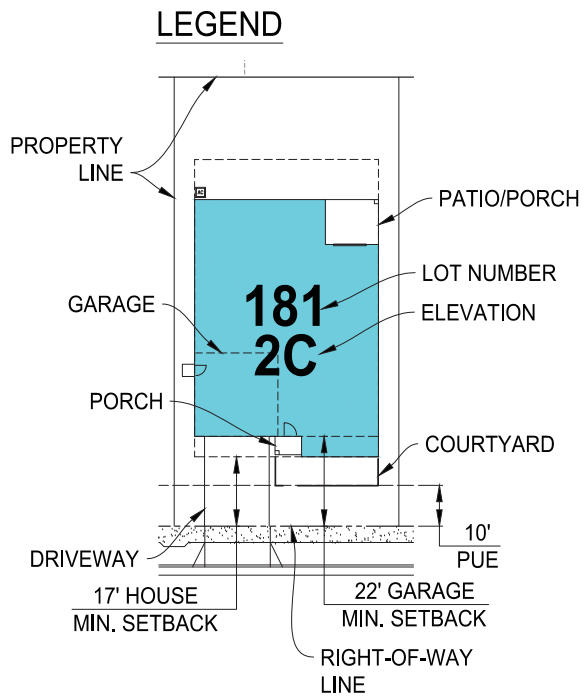
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1 1 STORY PLAN 1945 18 EA.	2 1 STORY PLAN 2145 21 EA.	3 2 STORY PLAN 2767 21 EA.	4 2 STORY PLAN 2874 19 EA.	5 2 STORY PLAN 3312 24 EA.

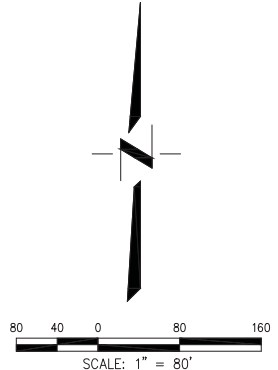


TYPICAL SET BACK ENVELOPE DIMENSIONS:

FRONT HOUSE / GARAGE:	17' / 22'
SIDES INTERIOR / STREET / GREENBELT:	5' / 15' / 15'
BACK:	20'
PORCH FRONT:	10'

ELEVATION LEGEND:

A	MISSION
B	ARTISAN
C	CRAFTSMAN
D	FRENCH COUNTRY



THE ORCHARD
PRE-PLOT PLAN EXHIBIT

CECRES17.COM
Project Planning & Civil Engineering & Landscape Architecture
Suzanne Office =
210 20th Street, Suite 200
Sacramento, CA 95811
(916) 485-2028
Data Office =
2840 Spindrift Street, Suite 200
Sacramento, CA 95825
(916) 755-2028

WOODLAND

DRAWN: LE
CHECKED: SG
SCALE: 1" = 80'
SHEET 1 OF 1
DATE: 03/15/17
JOB No: 1588.00.06

S:\Projects\1500\1588 Heritage Remainder Area Phase 2 - Lennar\AutoCAD\1588-00-06 PRE PLOT PLAN\1588-00-06 PRE PLOT PLAN.dwg - layout 3/15/2017 - 3:49PM Plotted by: Liz



A-Mission

Incorporates arched topped trim over recessed windows and doors in a stucco wall plane with arched soffits, plank type shutters, with “clay” pipe detailing in the gables and “S” tile roof in a combinations of gable and hip roofs.



B-Artisan

An offshoot of Prairie style, Artisan has elements meant to emphasize a low horizontal feel and incorporates hip roofs with large overhangs, supported by knee bracing at the corners. Brick wainscot with horizontal mullions in the windows along with panel type shutters and additional horizontal banding under second story windows with flat “slate” concrete roof tile.



C-Craftsman

Incorporates primarily gable type roofs with board and batten siding in the gables along with corbel accents. Stone wainscot with plank shutters and battered columns on a stone base along with flat “slate” concrete roof tile.



D-French Country

Incorporates recessed windows and doors in a stucco wall plane with trimmed arched soffits, arch angled plank type shutters, vertical mullions, curved corbels at gable ends along with a stone wainscot and flat “shake” concrete roof tile.

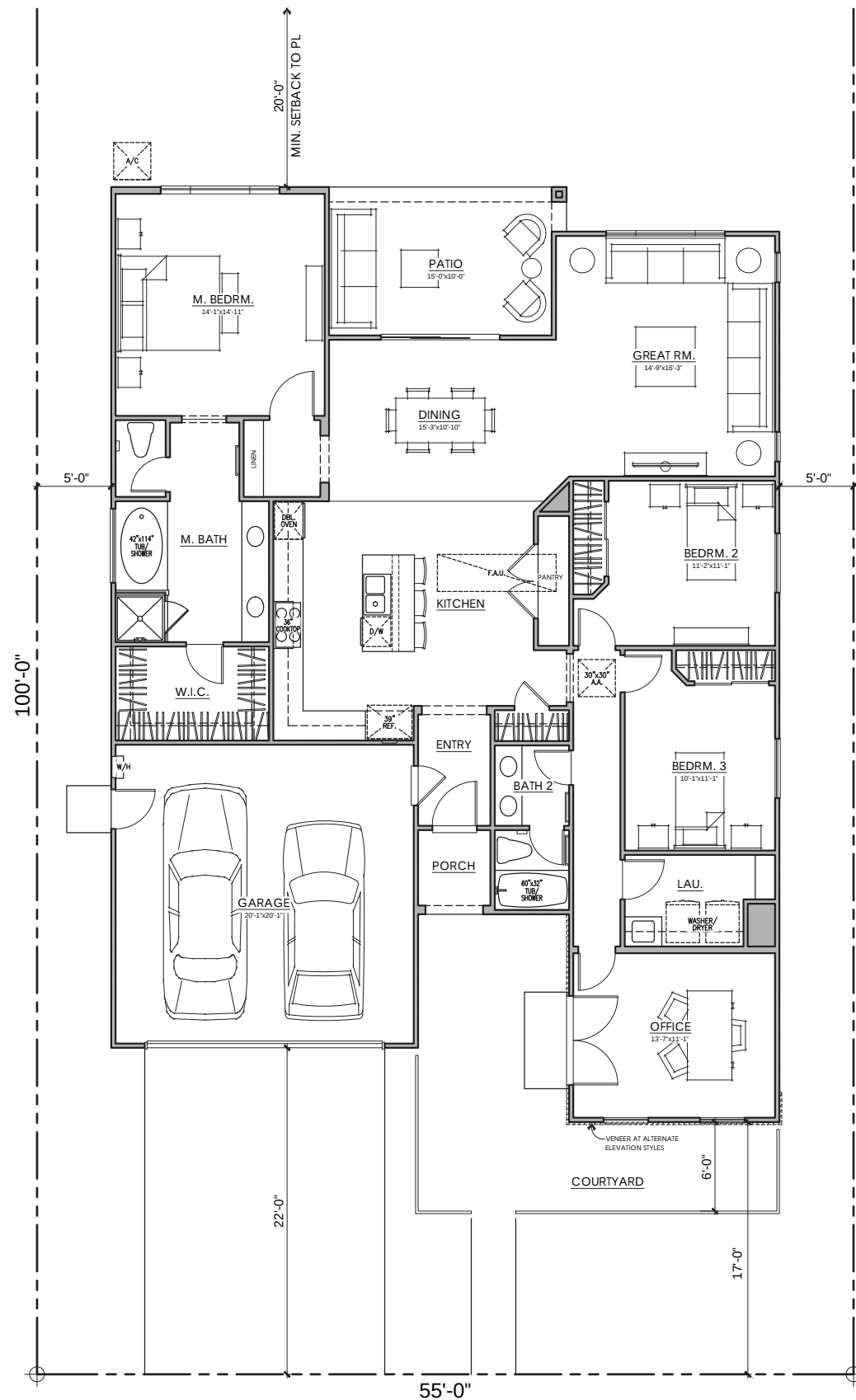
THE ORCHARD - ARCHITECTURAL STYLES

An offering of both single and two story plans along with a variety of plan widths, massing and roof configurations all contribute to the architectural diversity as outlined in the Spring Lake Specific Plan Design Standards and Guidelines.

The plans offer a variety of front massing configurations including porch forward and courtyard forward.

In all instances the garage has been setback from the forward elements mitigating its impact.

Four elevation styles have been selected for their diversity in materials, detailing, color palettes and roof designs.

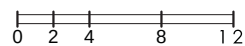


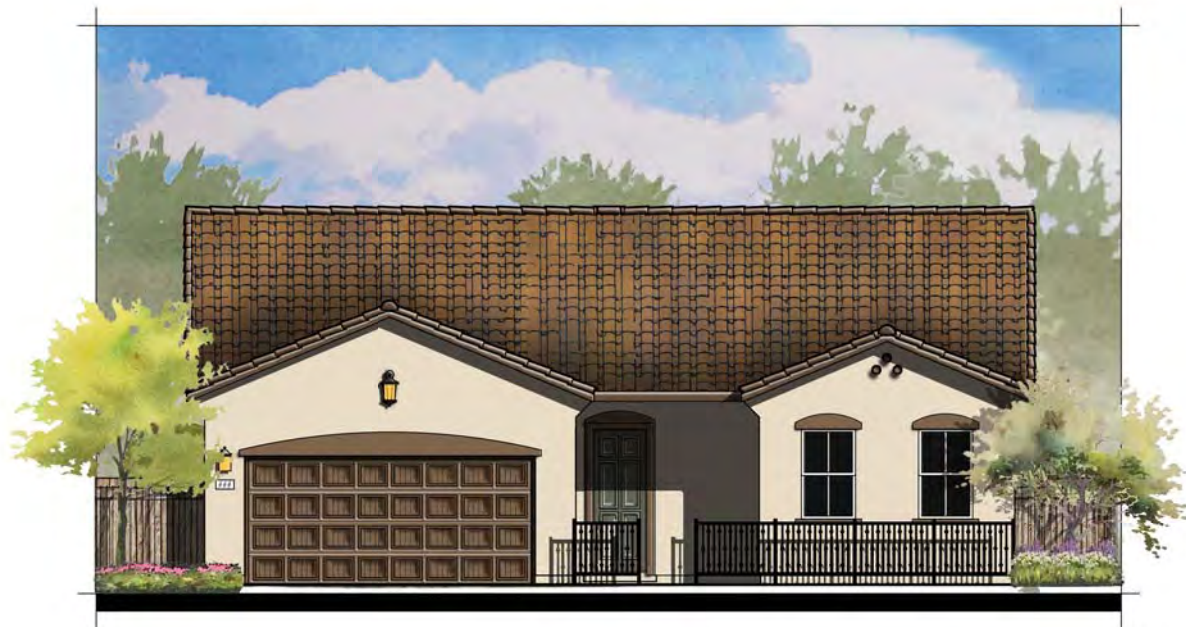
FLOOR PLAN

PLAN 1945
3 BEDROOM, 2 BATH, OFFICE

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,945 SQ. FT.
TOTAL DWELLING	1,945 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	28 SQ. FT.
PATIO	153 SQ. FT.





COLOR SCHEME #1
MISSION "A"



COLOR SCHEME #4
ARTISAN "B"



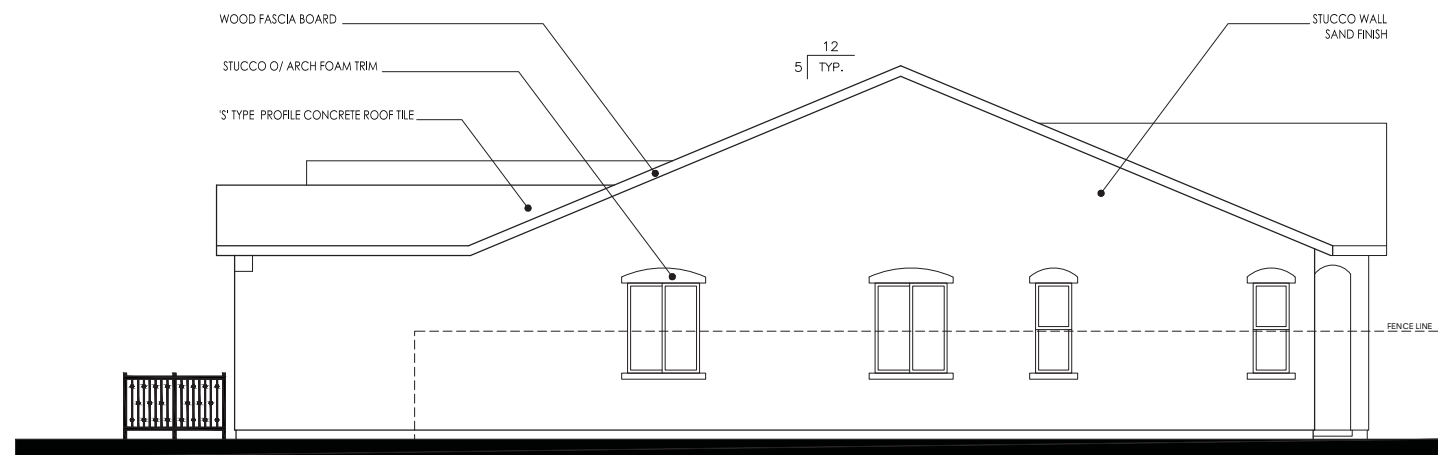
COLOR SCHEME #7
CRAFTSMAN "C"



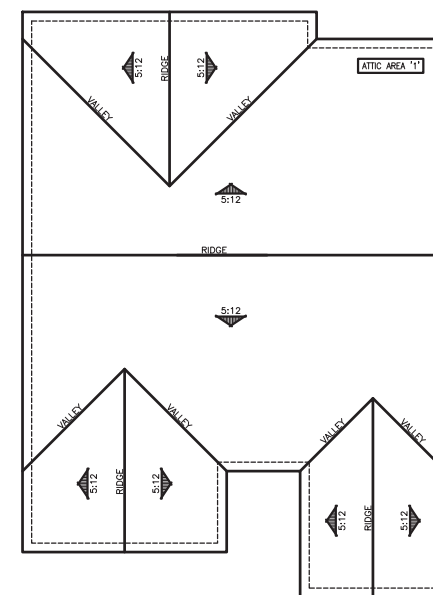
COLOR SCHEME # 10
FRENCH COUNTRY "D"

PLAN 1945-FRONT ELEVATIONS

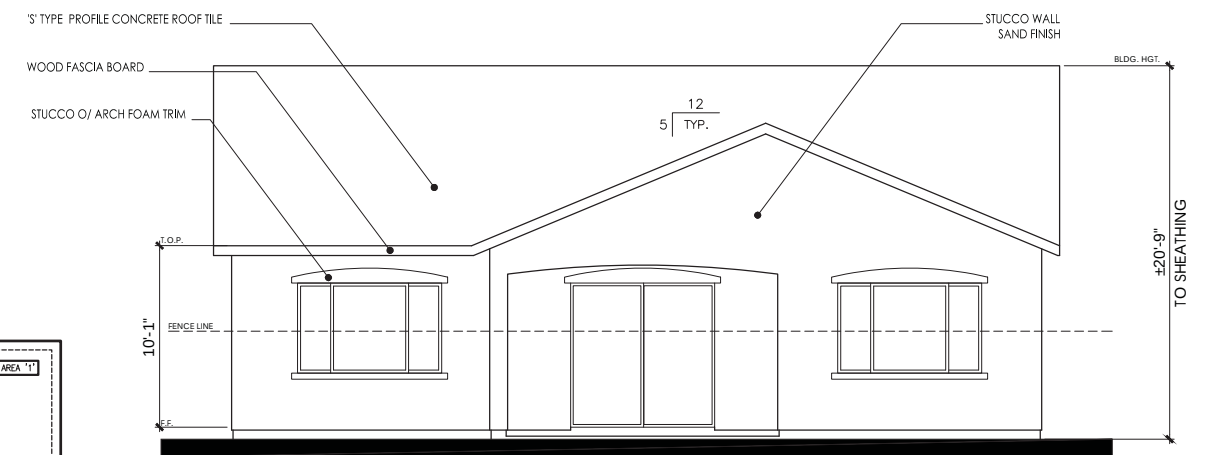
0 2 4 8 12



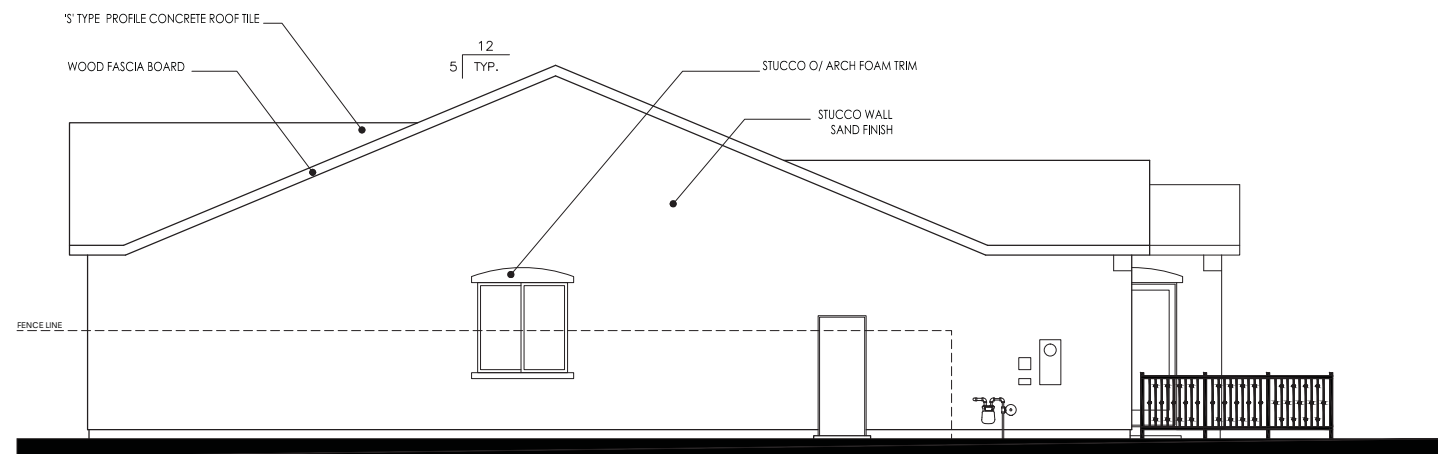
RIGHT ELEVATION



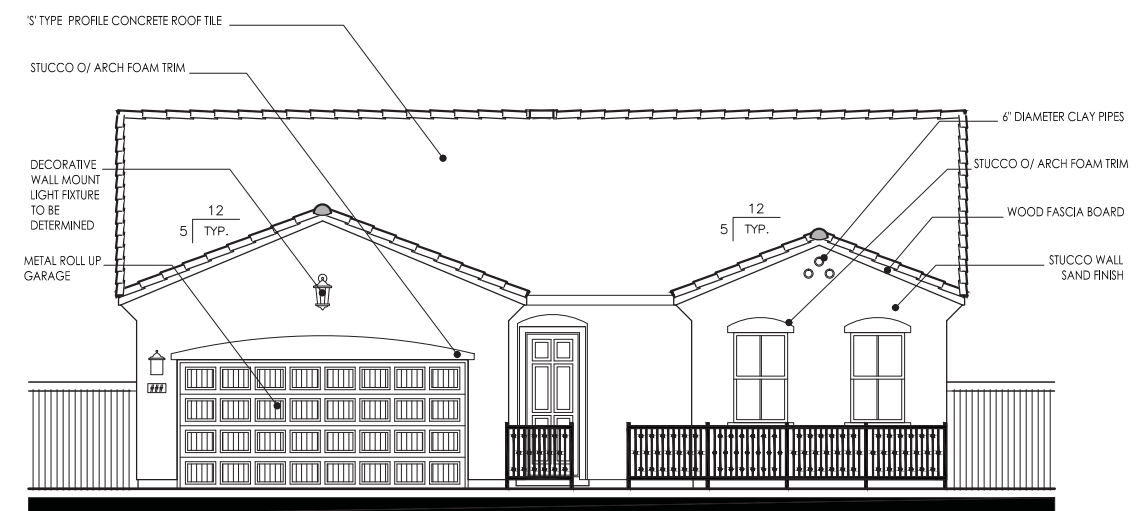
ROOF PLAN



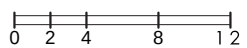
REAR ELEVATION



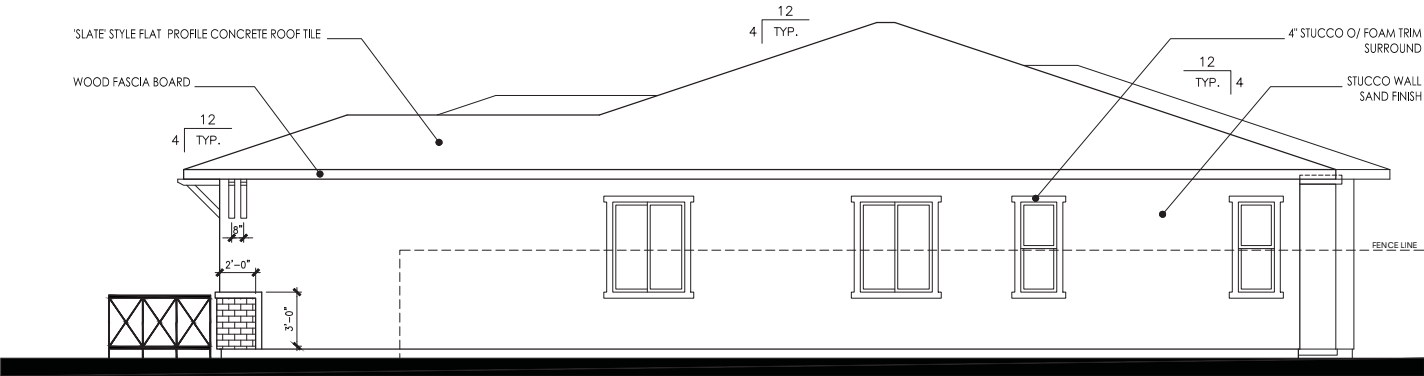
LEFT ELEVATION



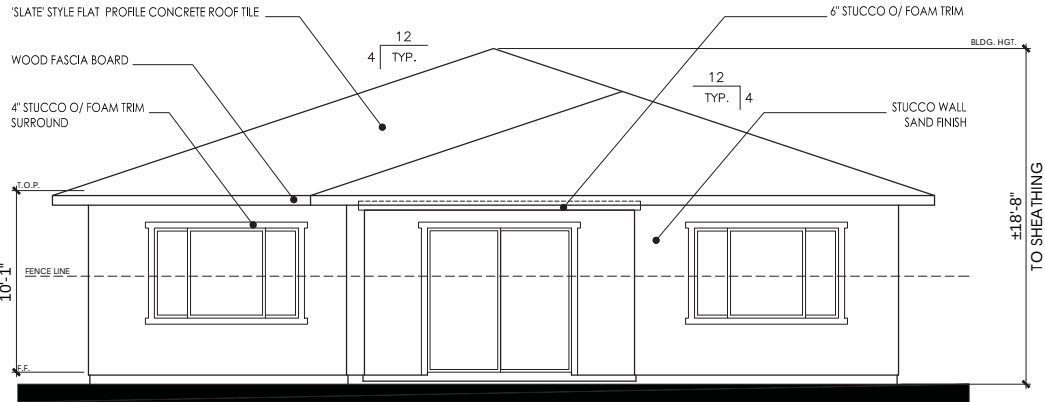
FRONT ELEVATION



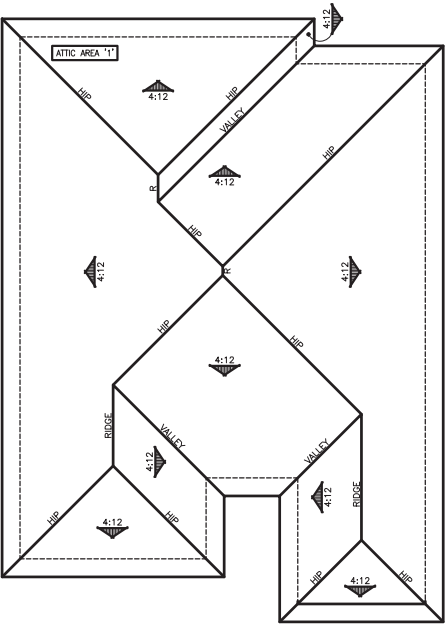
PLAN 1945
MISSION "A"



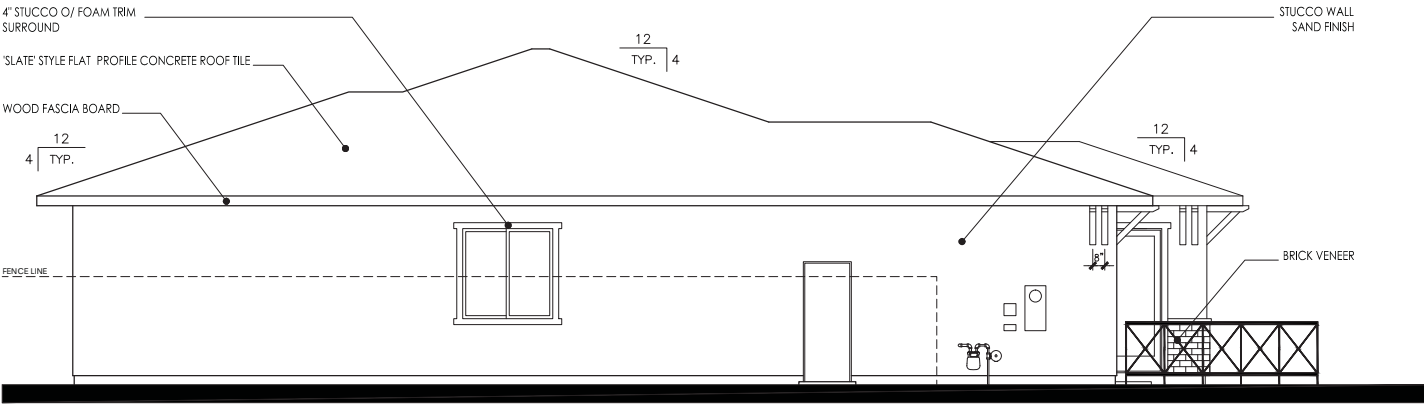
RIGHT ELEVATION



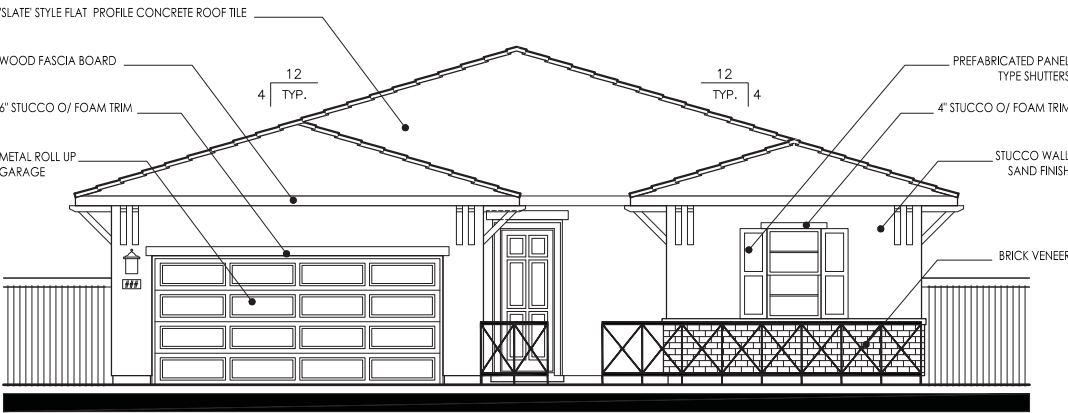
REAR ELEVATION



ROOF PLAN



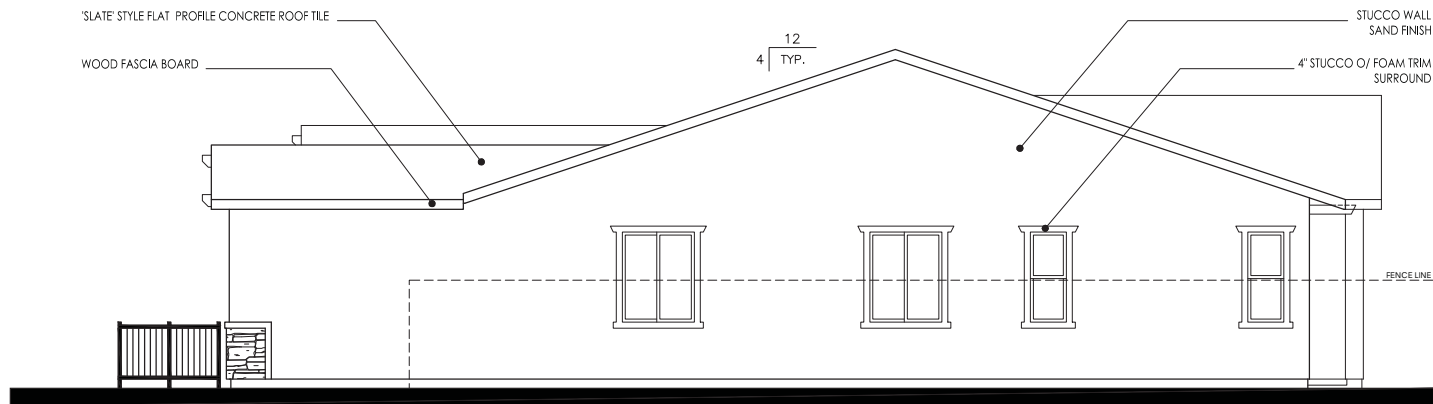
LEFT ELEVATION



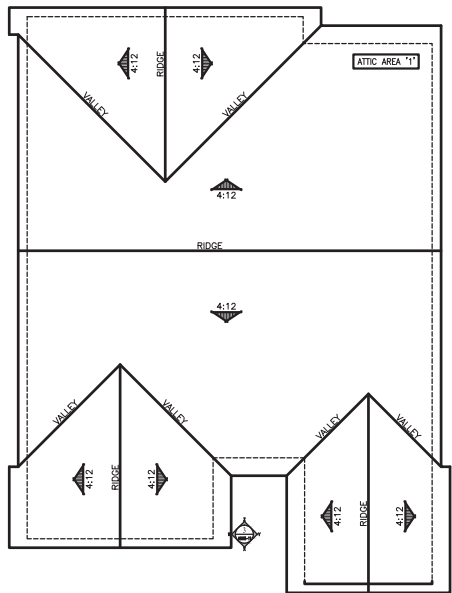
FRONT ELEVATION



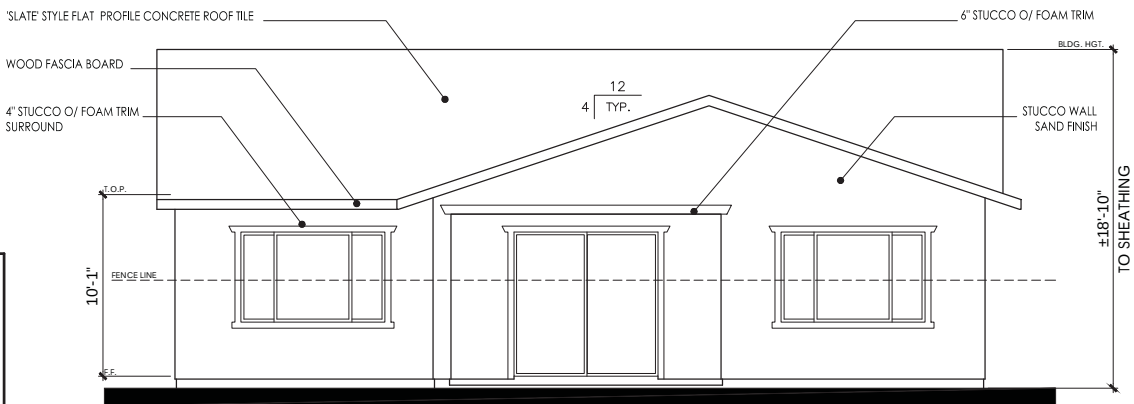
PLAN 1945
ARTISAN "B"



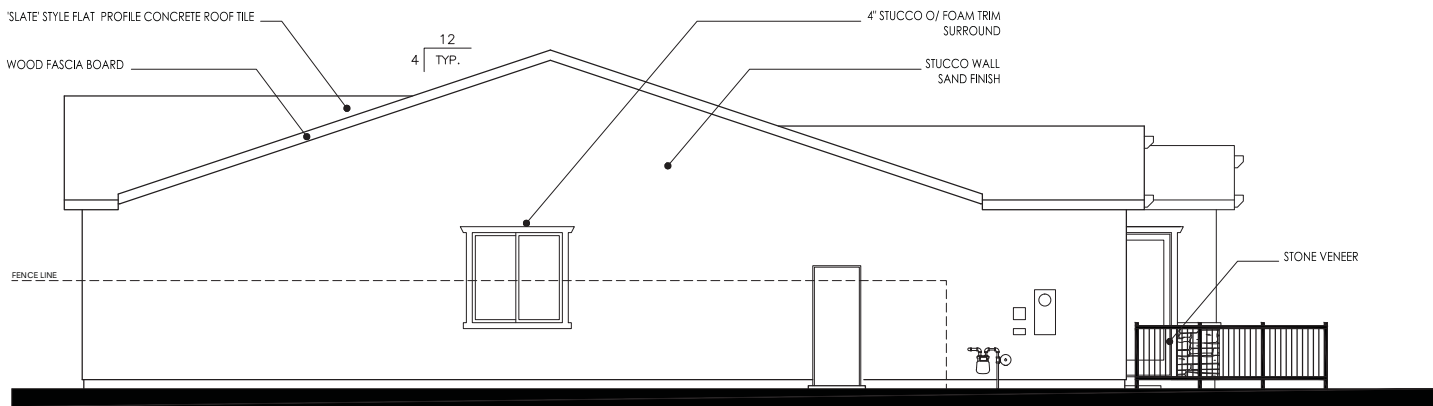
RIGHT ELEVATION



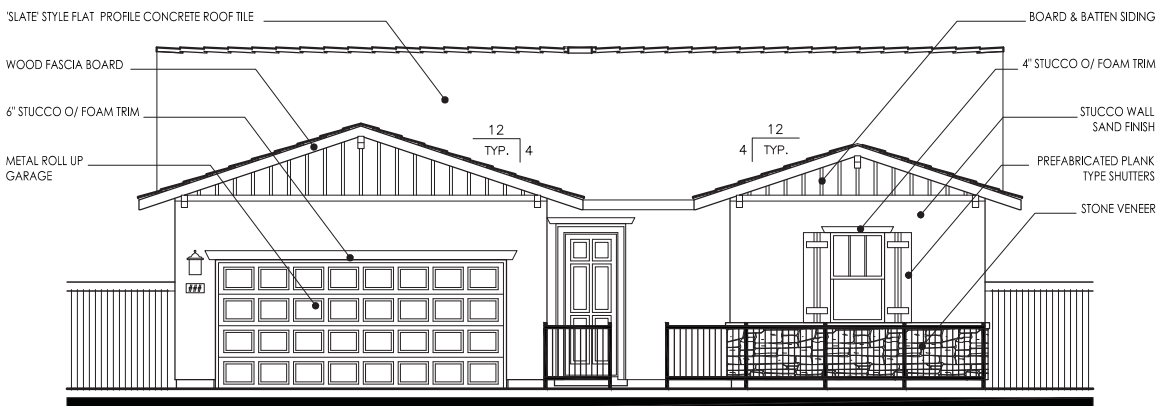
ROOF PLAN



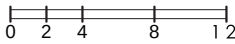
REAR ELEVATION



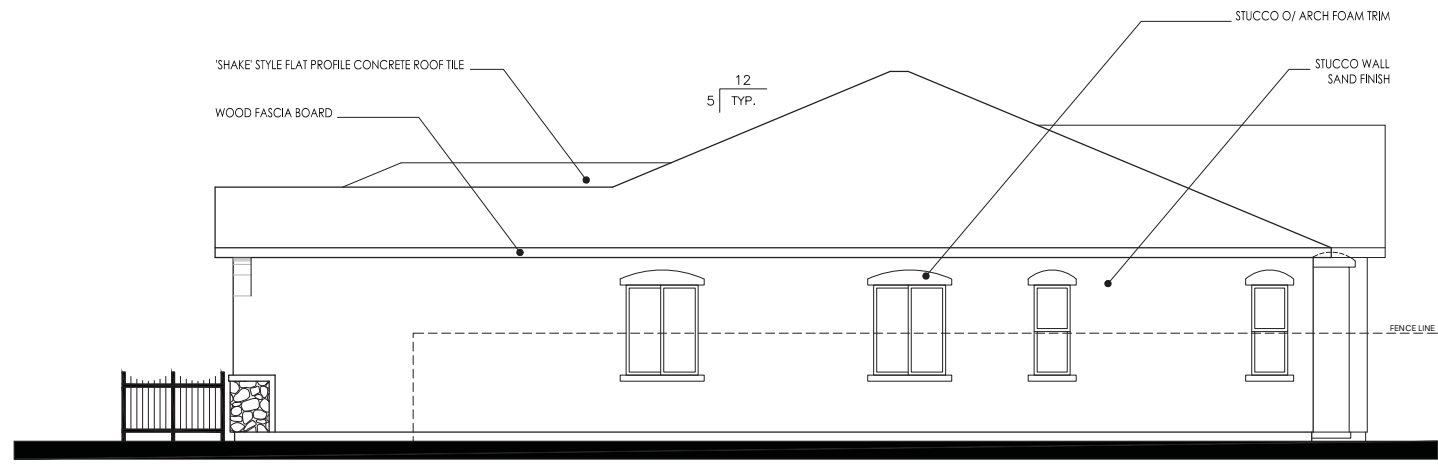
LEFT ELEVATION



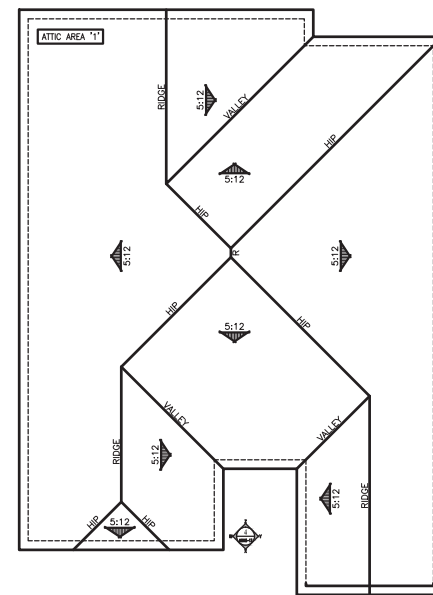
FRONT ELEVATION



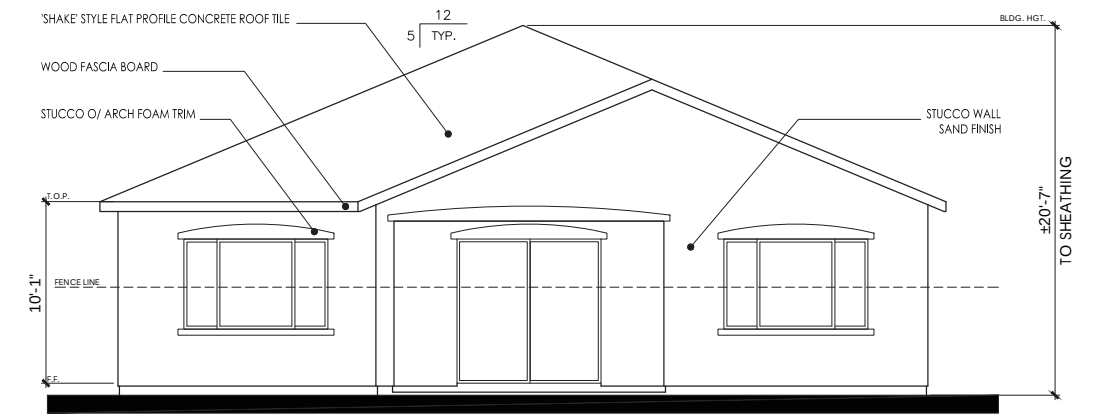
PLAN 1945
CRAFTSMAN "C"



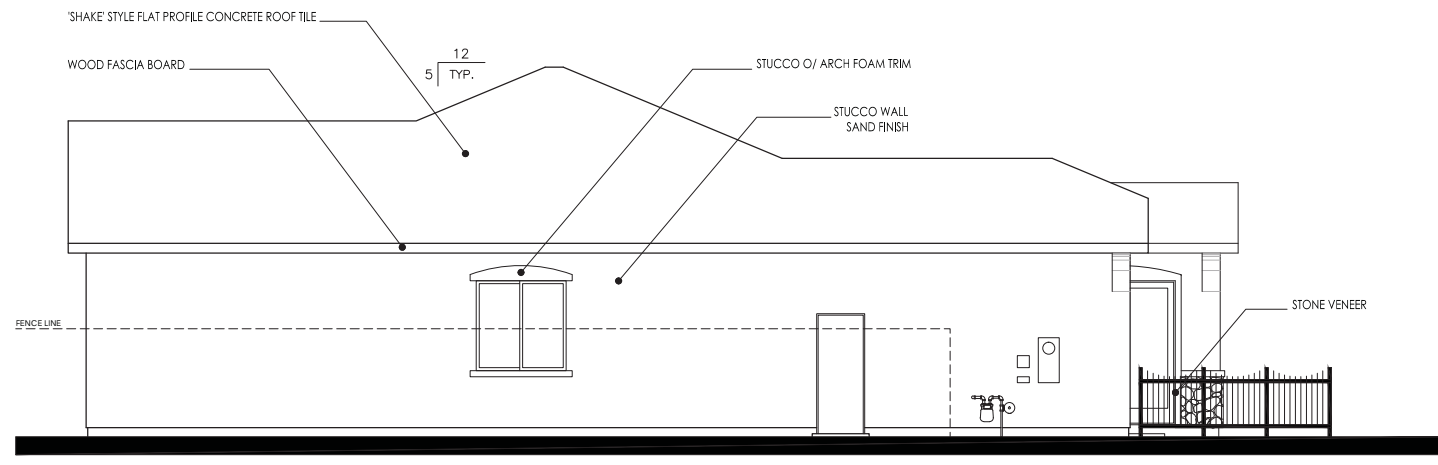
RIGHT ELEVATION



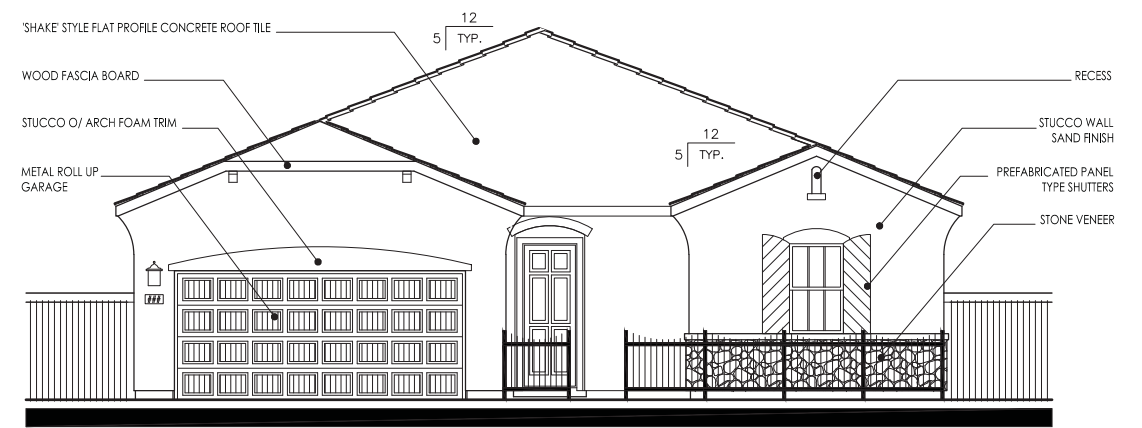
ROOF PLAN



REAR ELEVATION



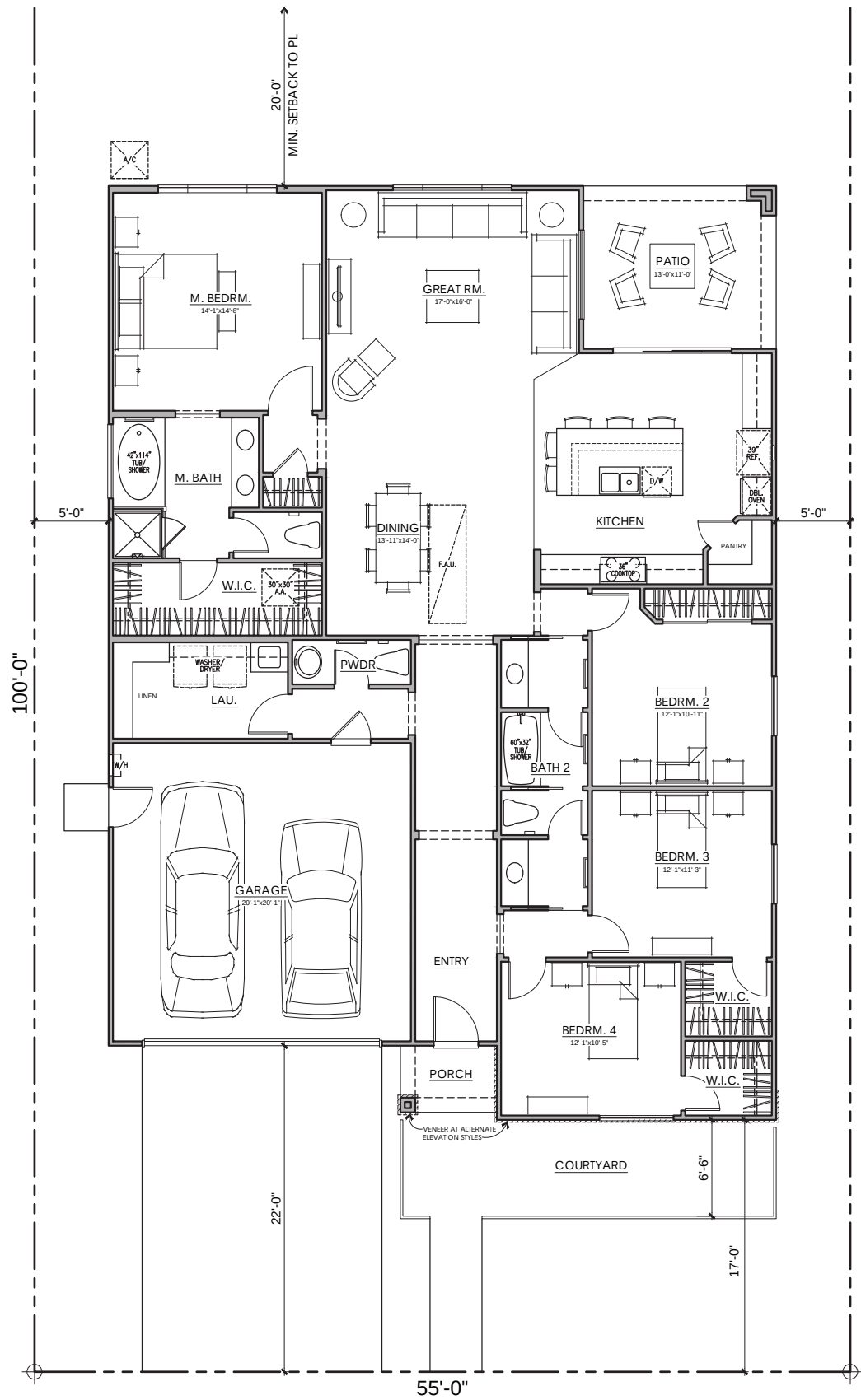
LEFT ELEVATION



FRONT ELEVATION

PLAN 1945
FRENCH COUNTRY "D"





FLOOR PLAN

PLAN 2145
4 BEDROOM, 2.5 BATH

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,145 SQ. FT.
TOTAL DWELLING	2,145 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	416 SQ. FT.
PORCH "A", "C", & "D"	29 SQ. FT.
PORCH "B"	26 SQ. FT.
PATIO	143 SQ. FT.

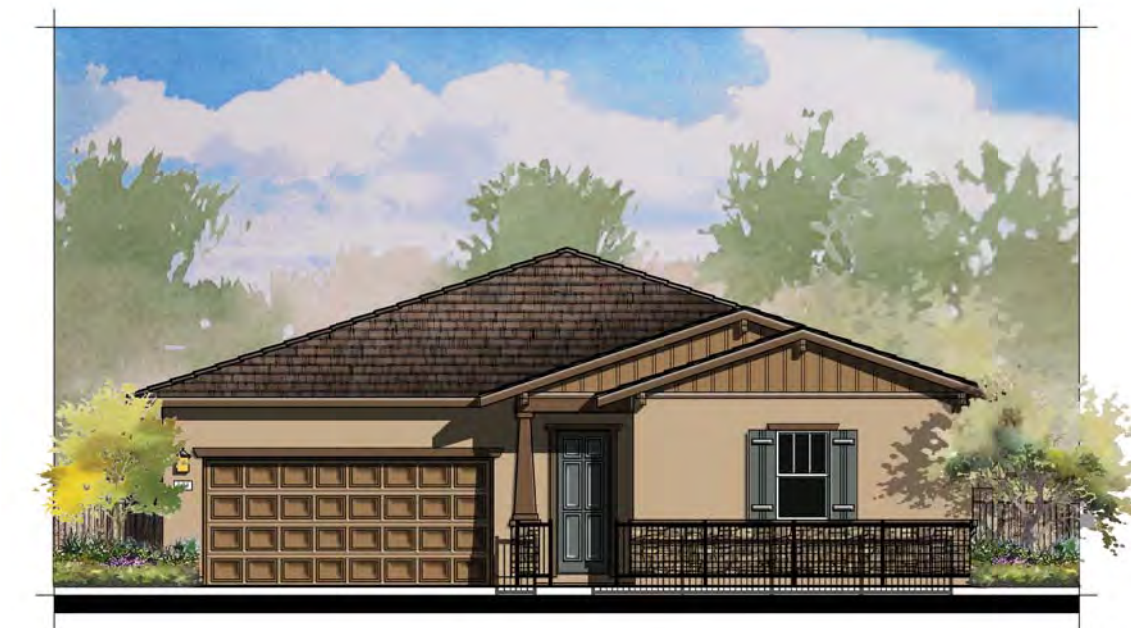




COLOR SCHEME #2
MISSION "A"



COLOR SCHEME #5
ARTISAN "B"



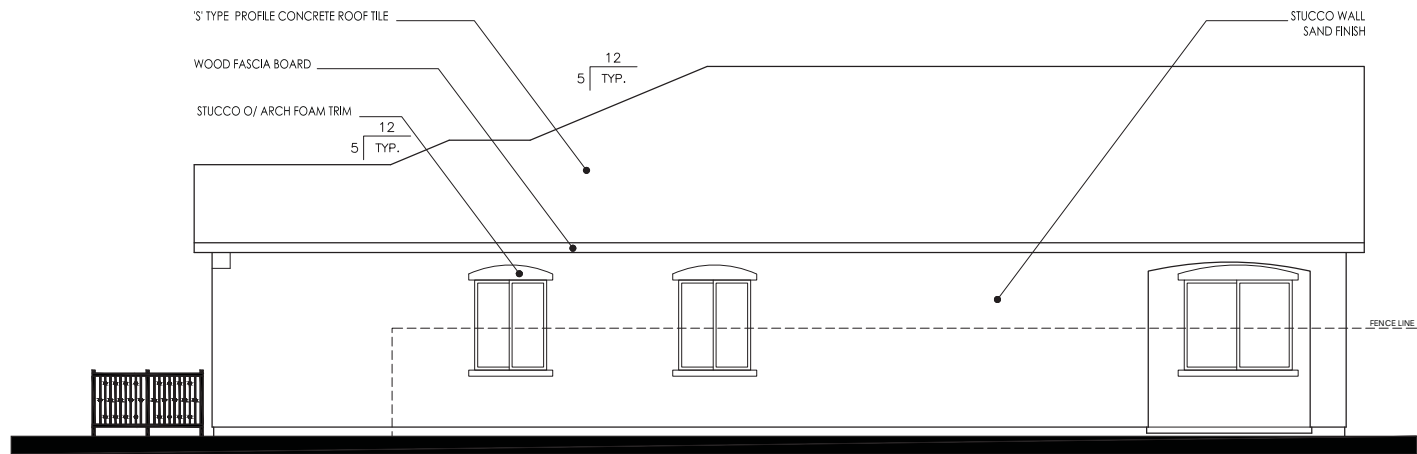
COLOR SCHEME #8
CRAFTSMAN "C"



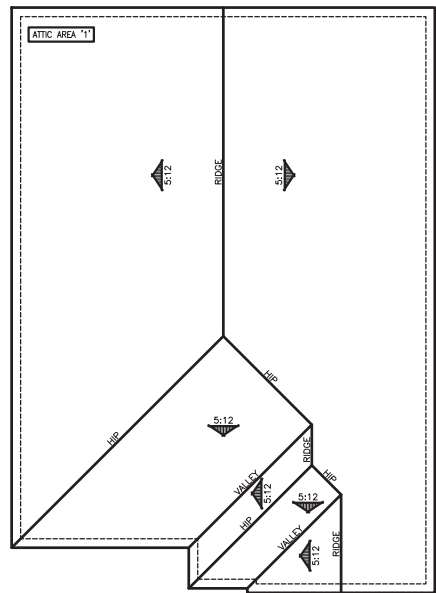
COLOR SCHEME # 11
FRENCH COUNTRY "D"

PLAN 2145-FRONT ELEVATIONS

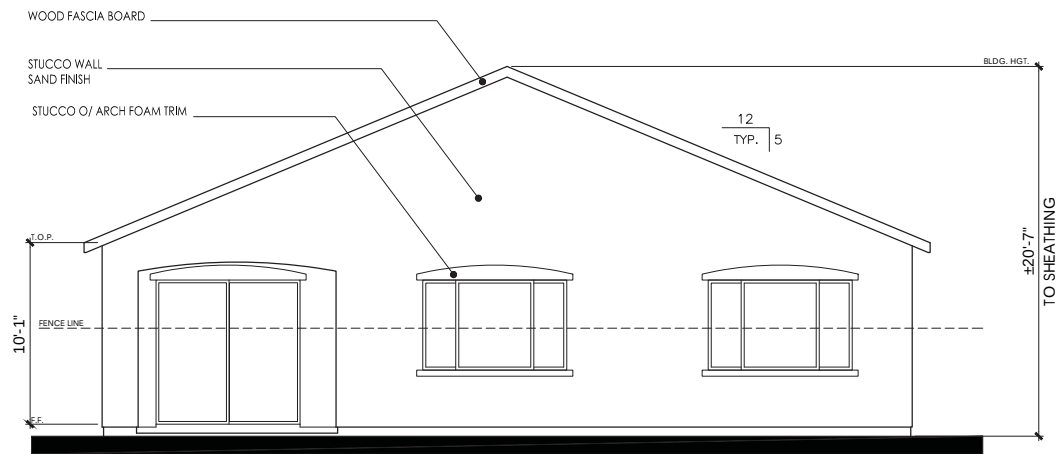
0 2 4 8 12



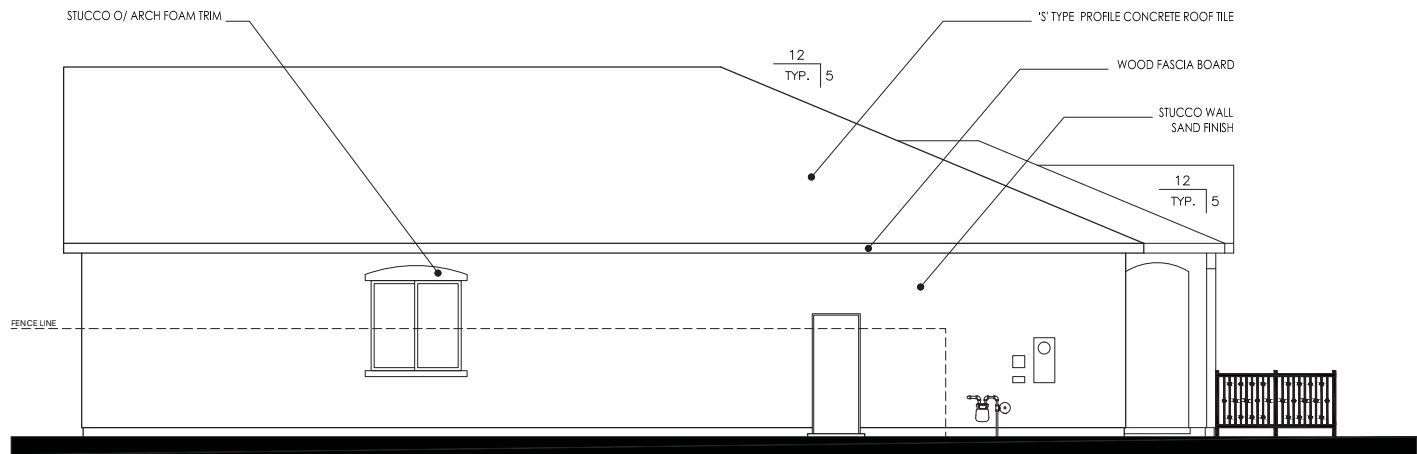
RIGHT ELEVATION



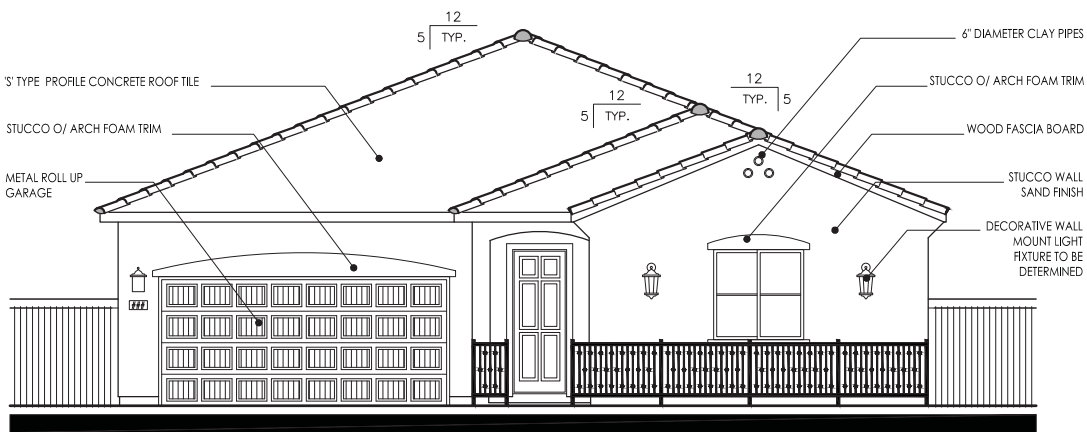
ROOF PLAN



REAR ELEVATION



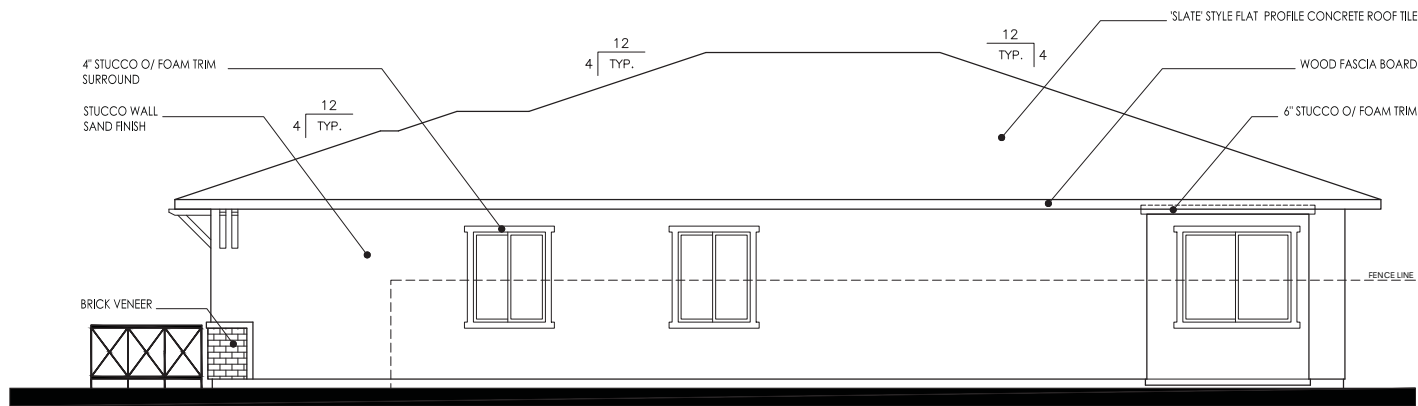
LEFT ELEVATION



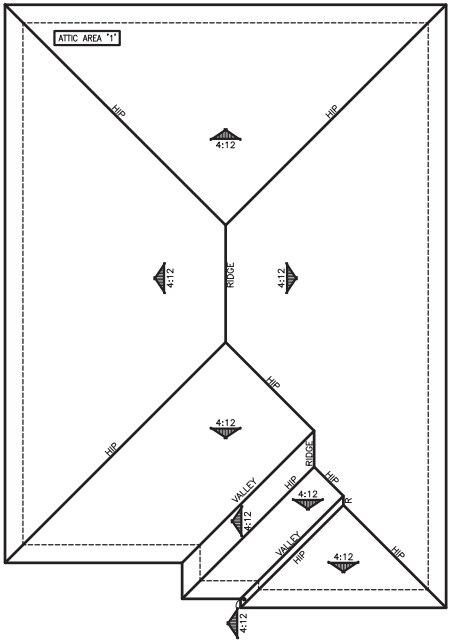
FRONT ELEVATION



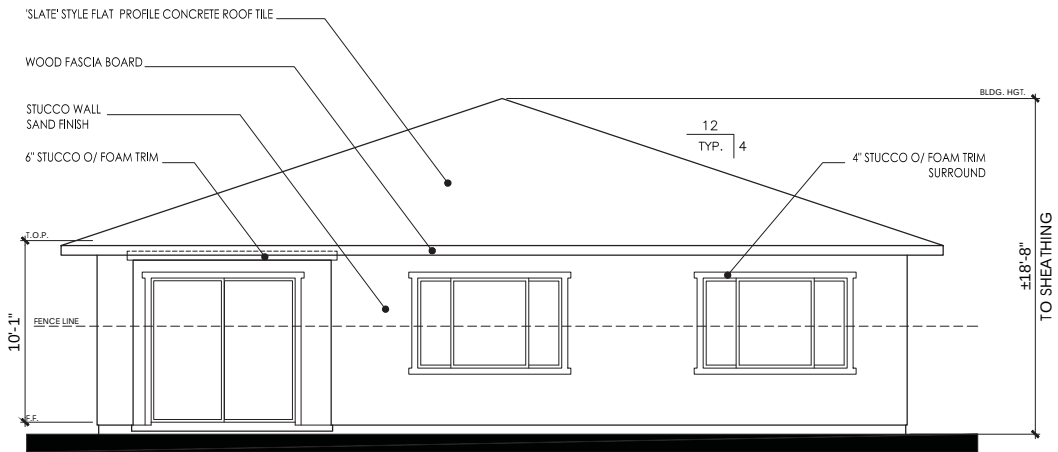
PLAN 2145
MISSION "A"



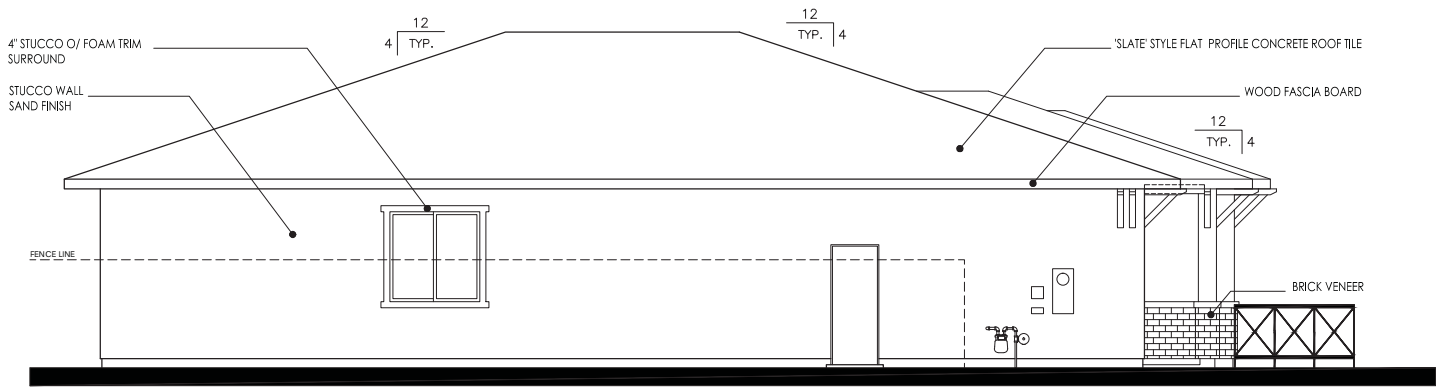
RIGHT ELEVATION



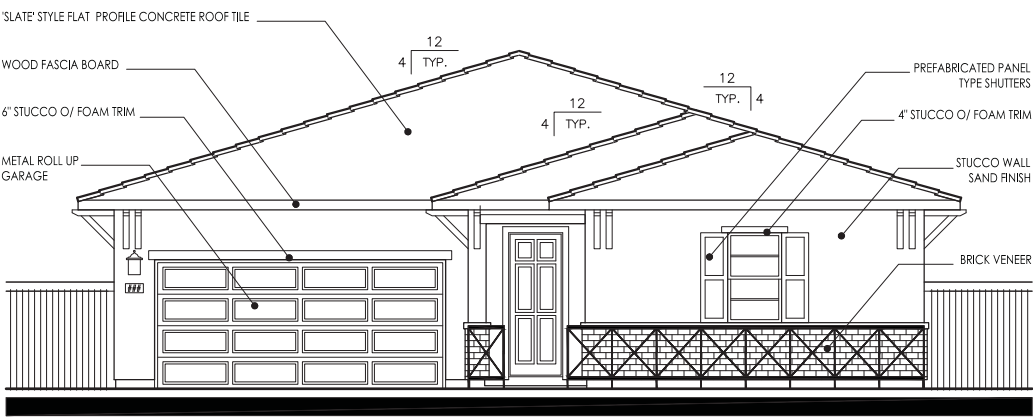
ROOF PLAN



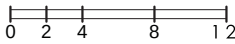
REAR ELEVATION



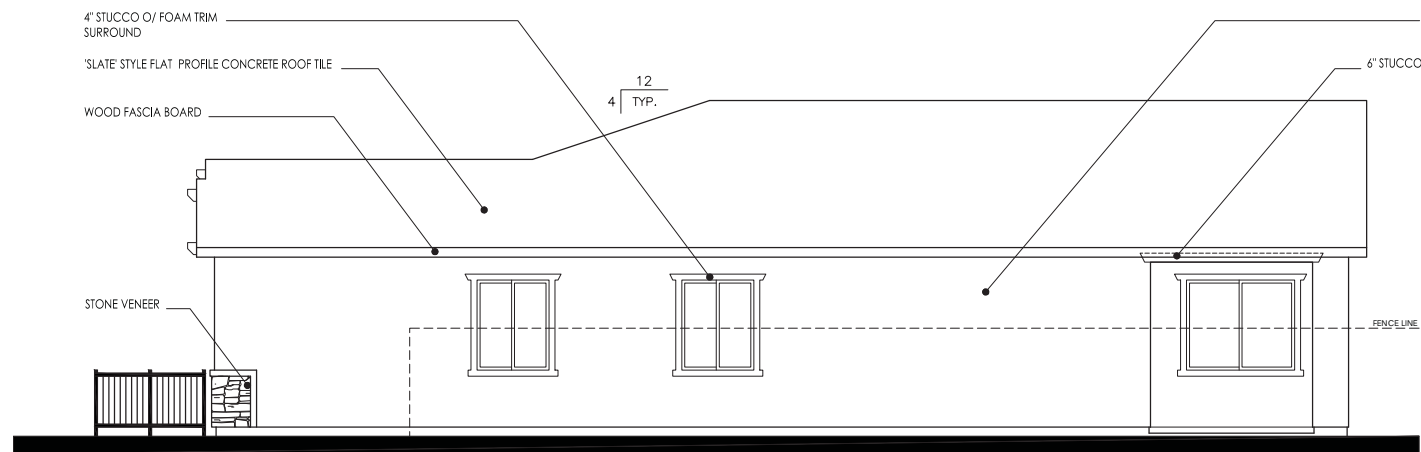
LEFT ELEVATION



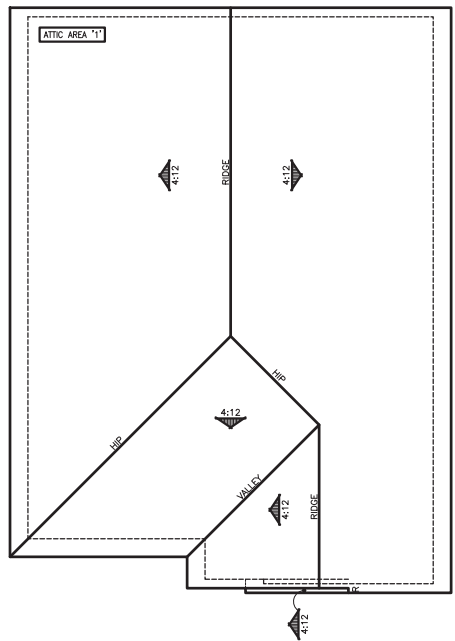
FRONT ELEVATION



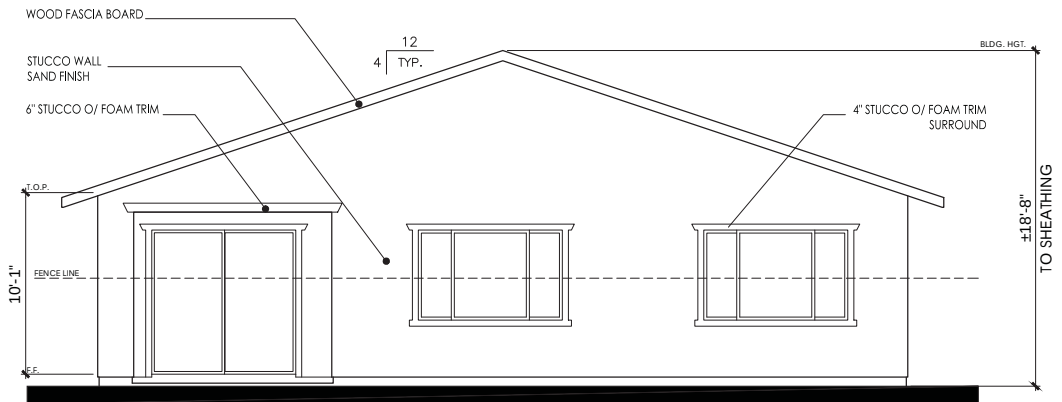
PLAN 2145
ARTISAN "B"



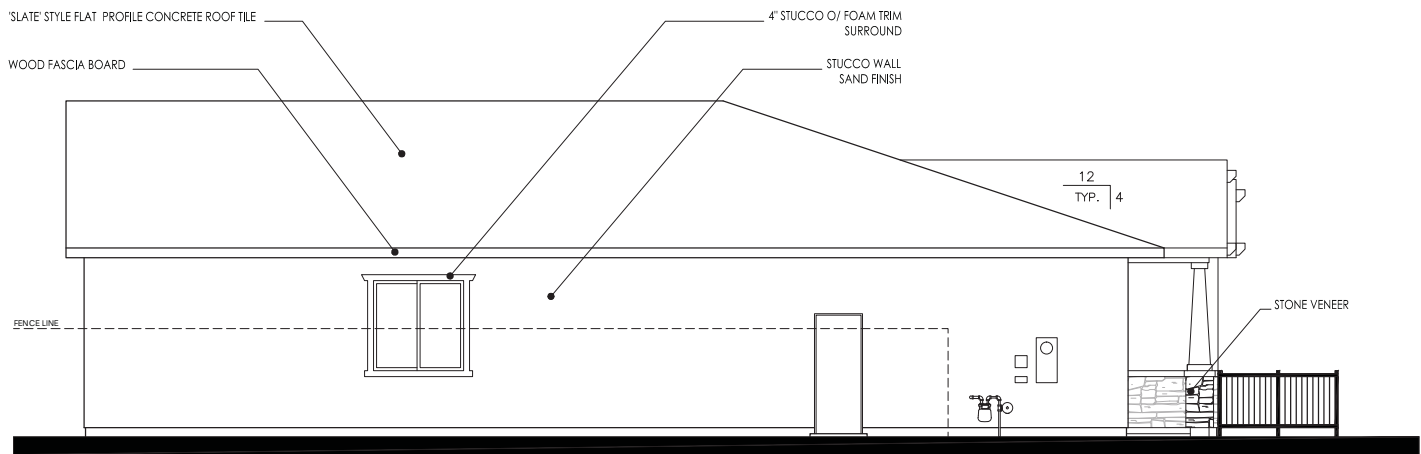
RIGHT ELEVATION



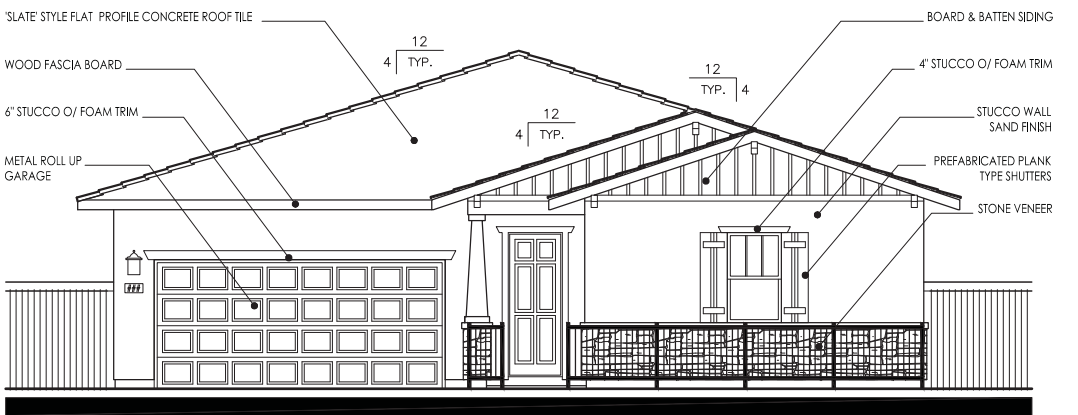
ROOF PLAN



REAR ELEVATION

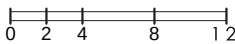


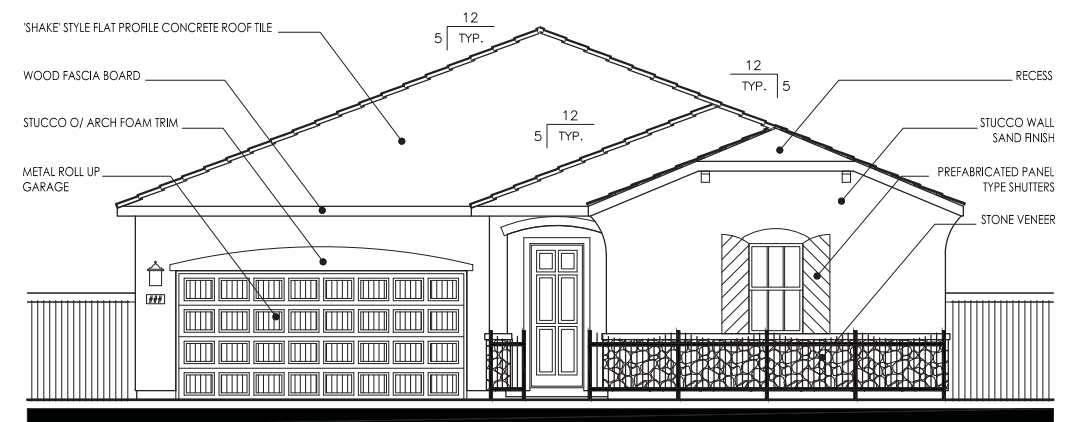
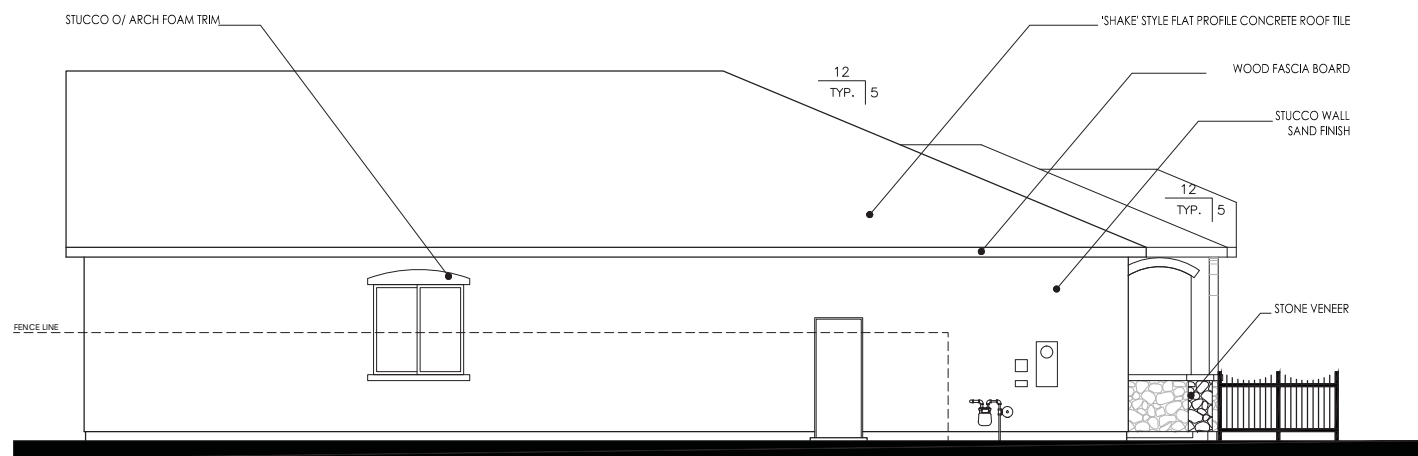
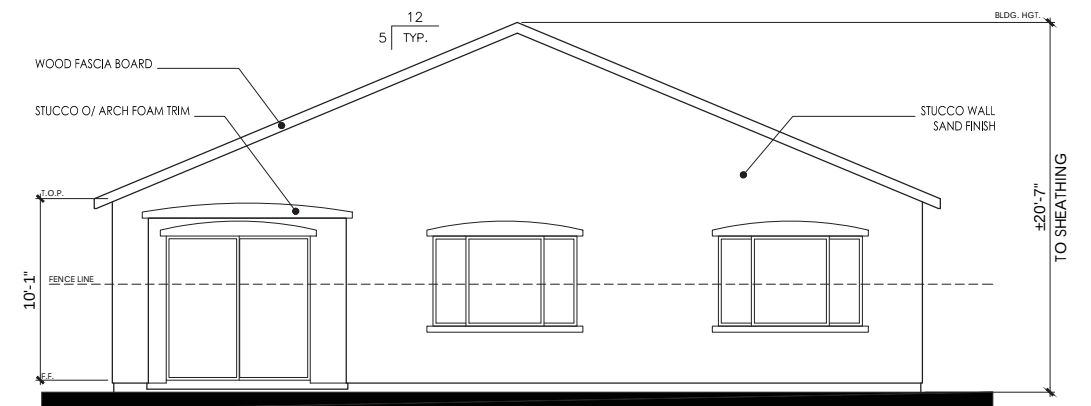
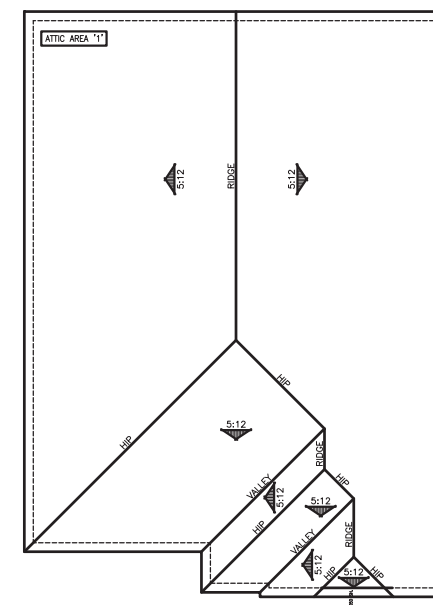
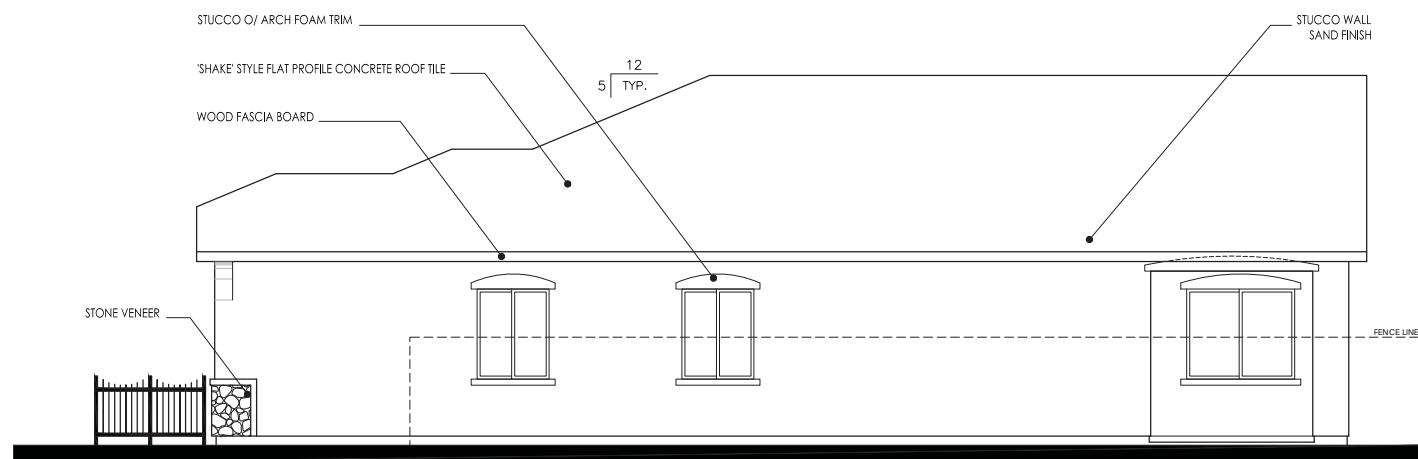
LEFT ELEVATION



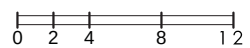
FRONT ELEVATION

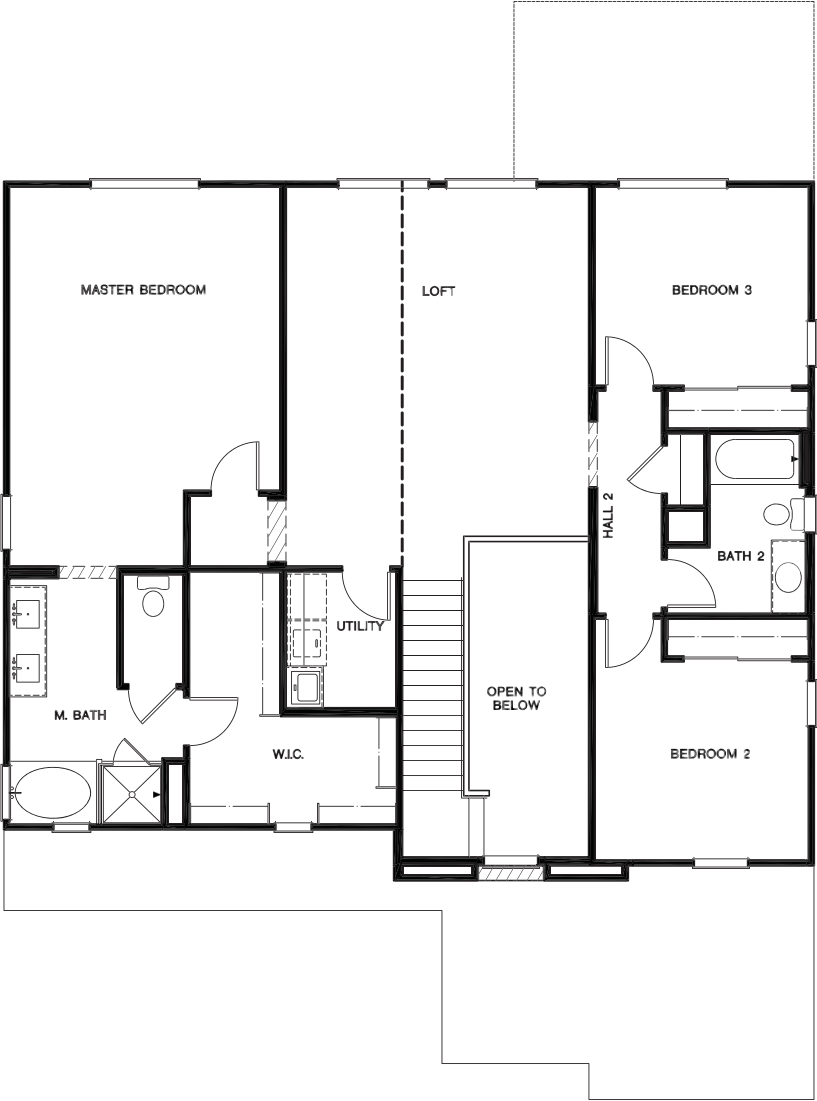
PLAN 2145
 CRAFTSMAN "C"



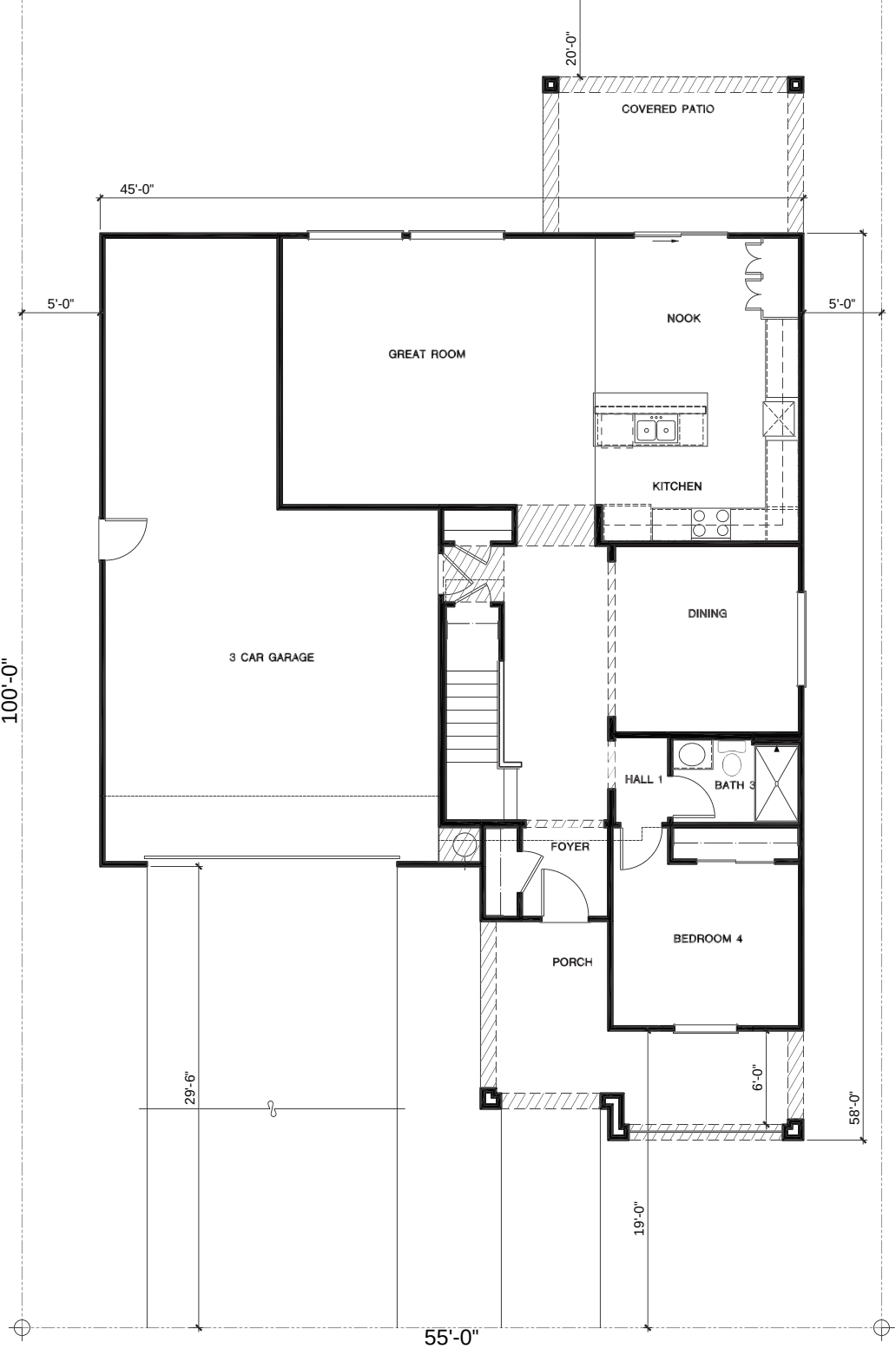


PLAN 2145
FRENCH COUNTRY "D"





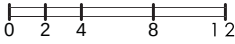
SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA CALCULATIONS		
	AREA	SQ. FTG.
LIVABLE		
LOWER FLOOR LIVABLE	1280 S.F.	
UPPER FLOOR LIVABLE	1487 S.F.	
TOTAL LIVABLE (ALL ELEVATIONS)	2767 S.F.	2767 S.F.
GARAGE / STORAGE		
2 CAR GARAGE (ALL ELEVATIONS)	701 S.F.	701 S.F.
COVERED PORCH (ALL ELEVATIONS)	185 S.F.	185 S.F.
OPT. COVERED PATIO (ALL ELEVATIONS)	166 S.F.	166 S.F.
UPPER FLOOR ARCHITECTURAL PROJECTIONS (ALL ELEVATIONS)	10 S.F.	10 S.F.
TOTAL SQUARE FOOTAGE (ALL ELEVATIONS)	3829 S.F.	
MAXIMUM SQUARE FOOTAGE (ALL ELEVATIONS)		3684 S.F.
MAXIMUM FOOTPRINT (ALL ELEVATIONS)	2332 S.F.	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION USED.



PLAN 2767
4 BEDROOM, 3 BATH



ELEVATION 2767A - MISSION
COLOR SCHEME #2



ELEVATION 2767B - ARTISAN
COLOR SCHEME #5

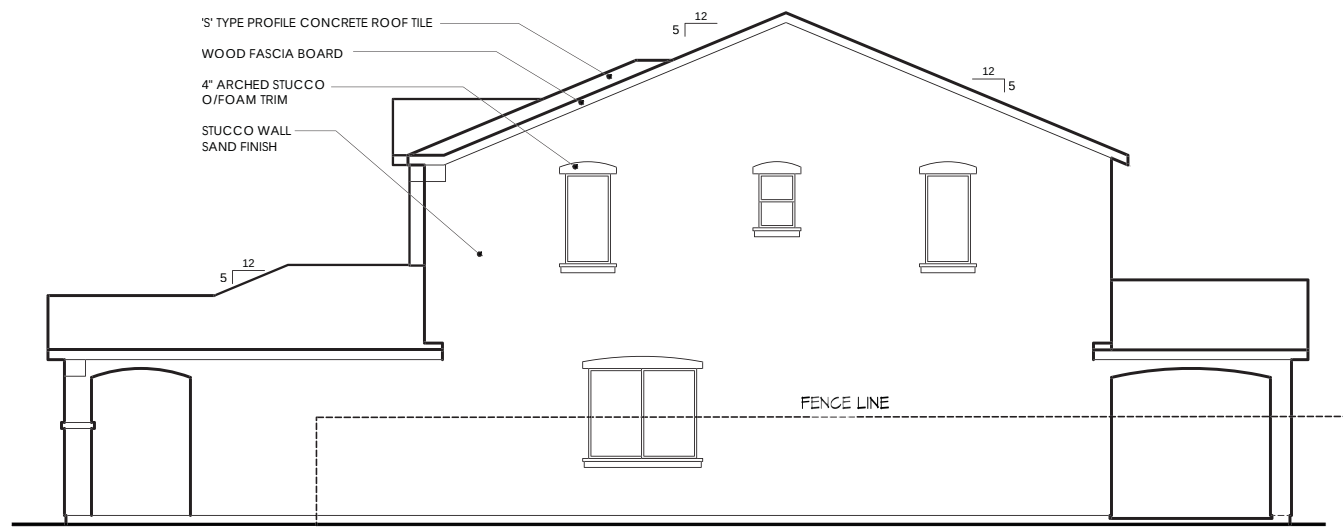


ELEVATION 2767C - CRAFTSMAN
COLOR SCHEME #8



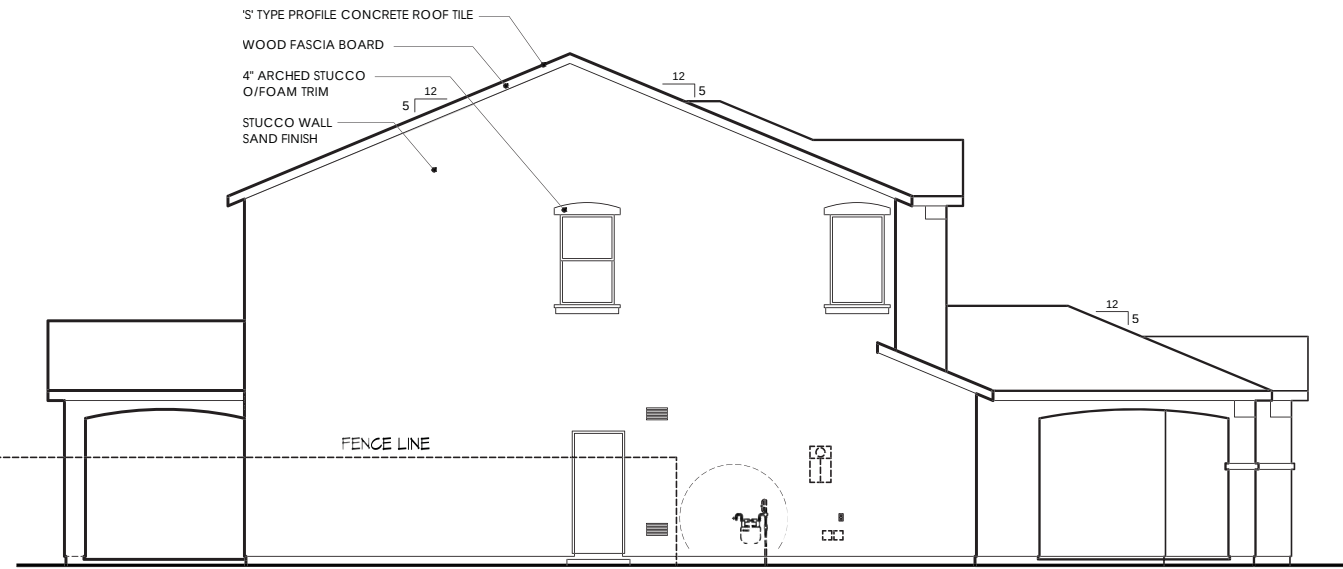
ELEVATION 2767D - FRENCH COUNTRY
COLOR SCHEME # 11

PLAN 2767 FRONT ELEVATIONS

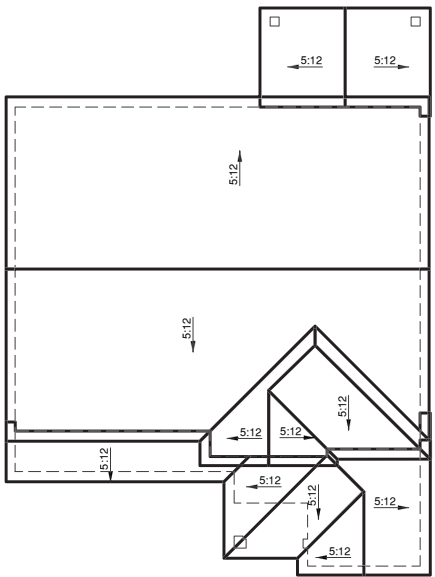


RIGHT ELEVATION

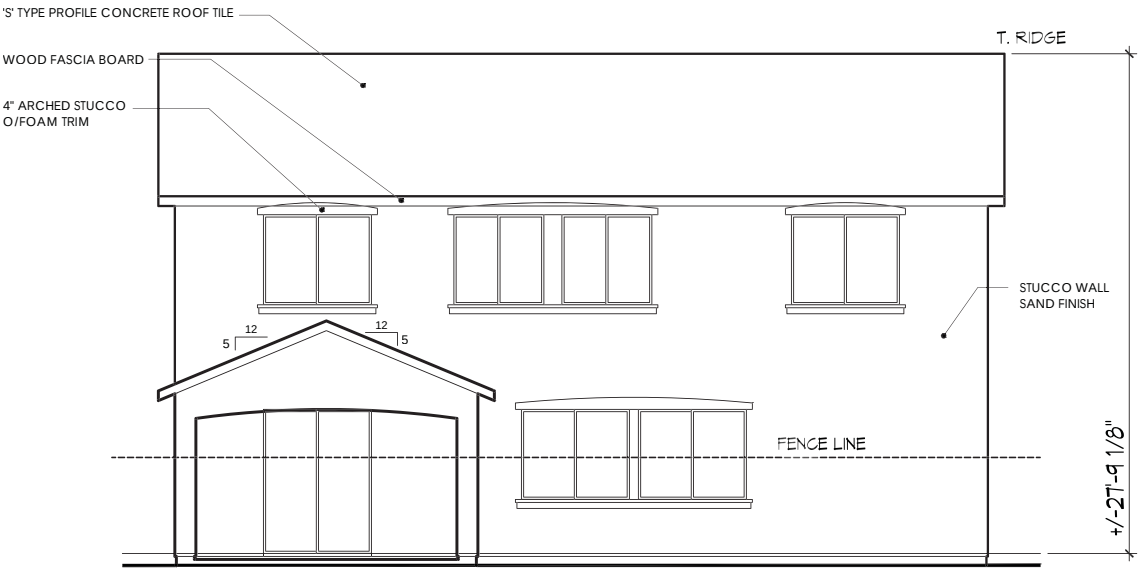
ITEMS SHOWN DASHED SHALL OCCUR ON
LOTS ADJACENT TO PUBLIC RIGHT OF
WAYS REQUIRING ENHANCEMENTS



LEFT ELEVATION



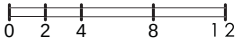
ROOF PLAN



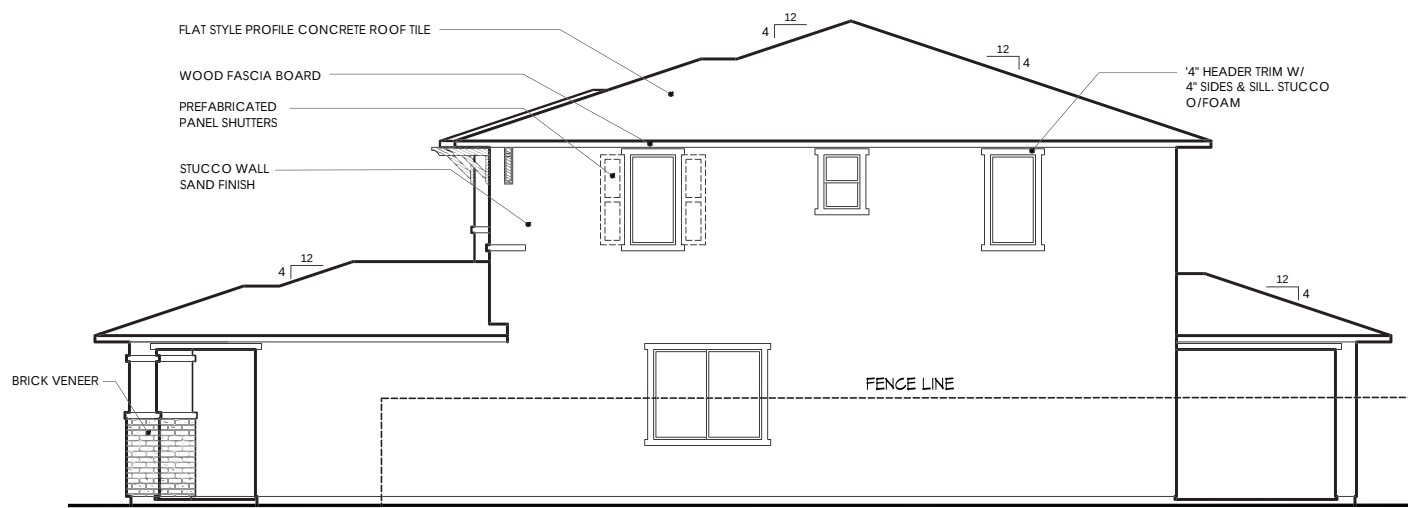
REAR ELEVATION



FRONT ELEVATION

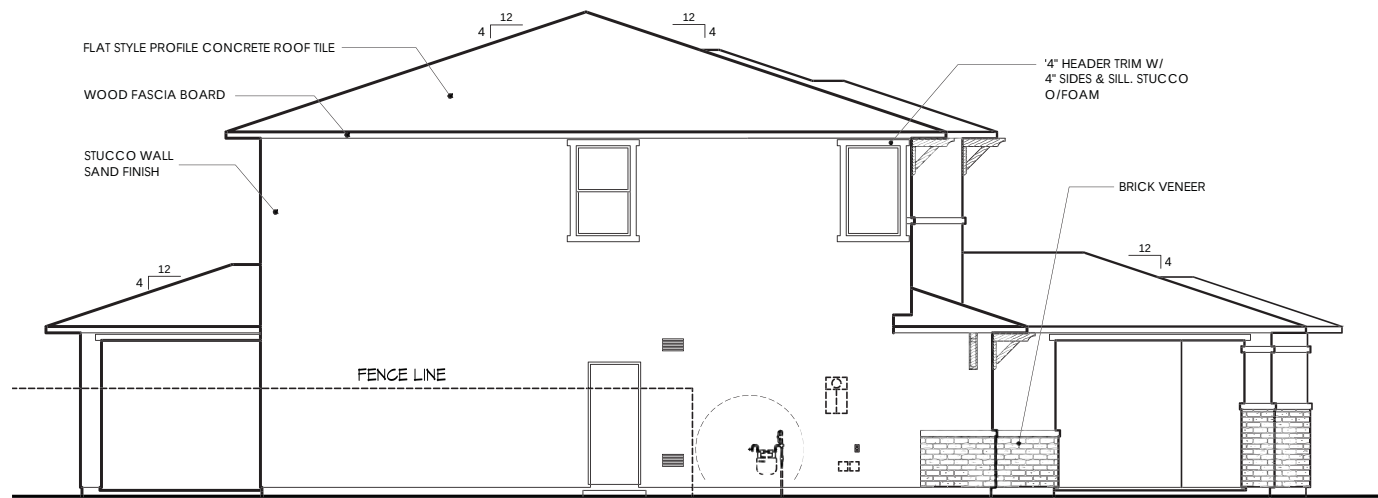


PLAN 2767
MISSION "A"

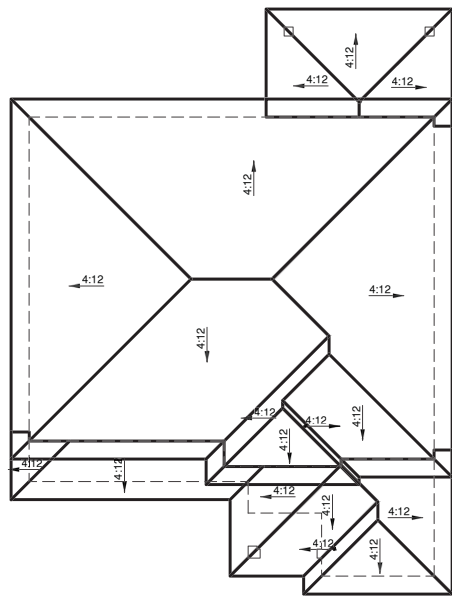


RIGHT ELEVATION

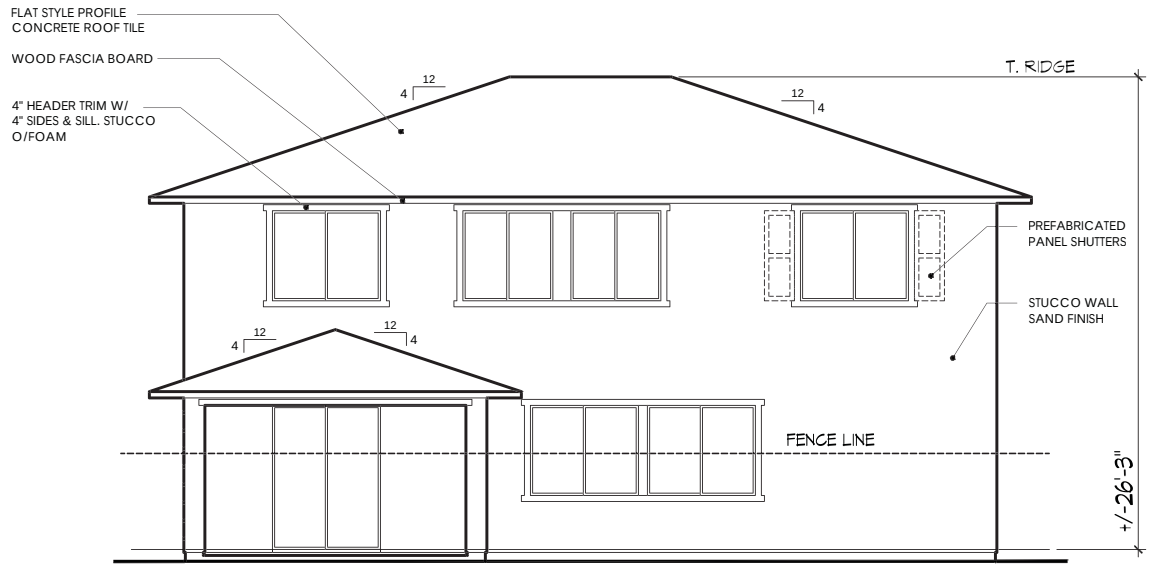
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



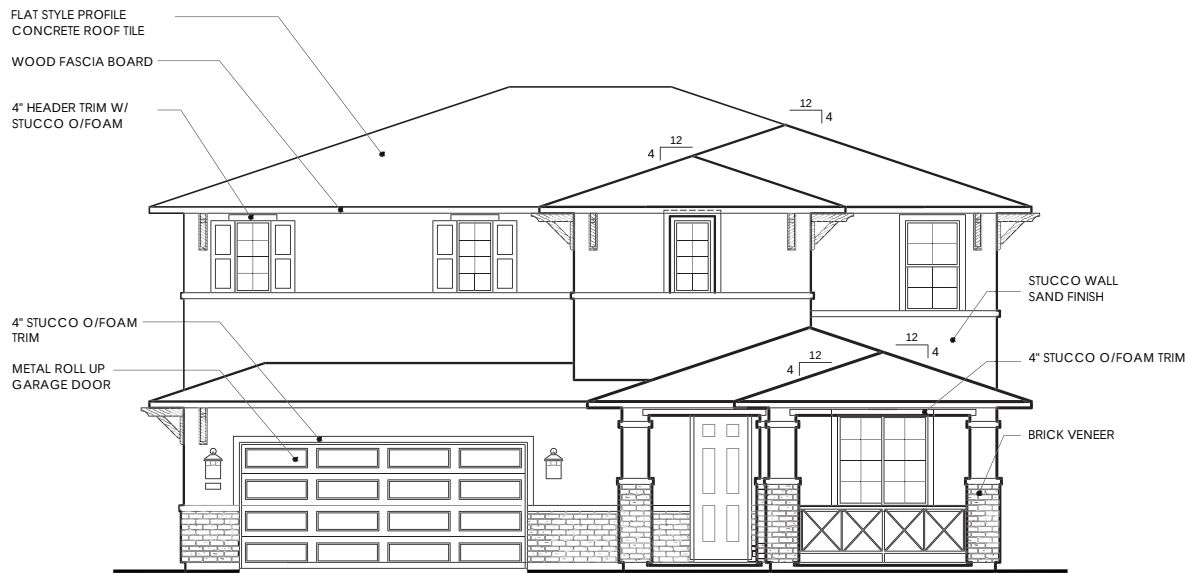
LEFT ELEVATION



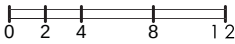
ROOF PLAN



REAR ELEVATION

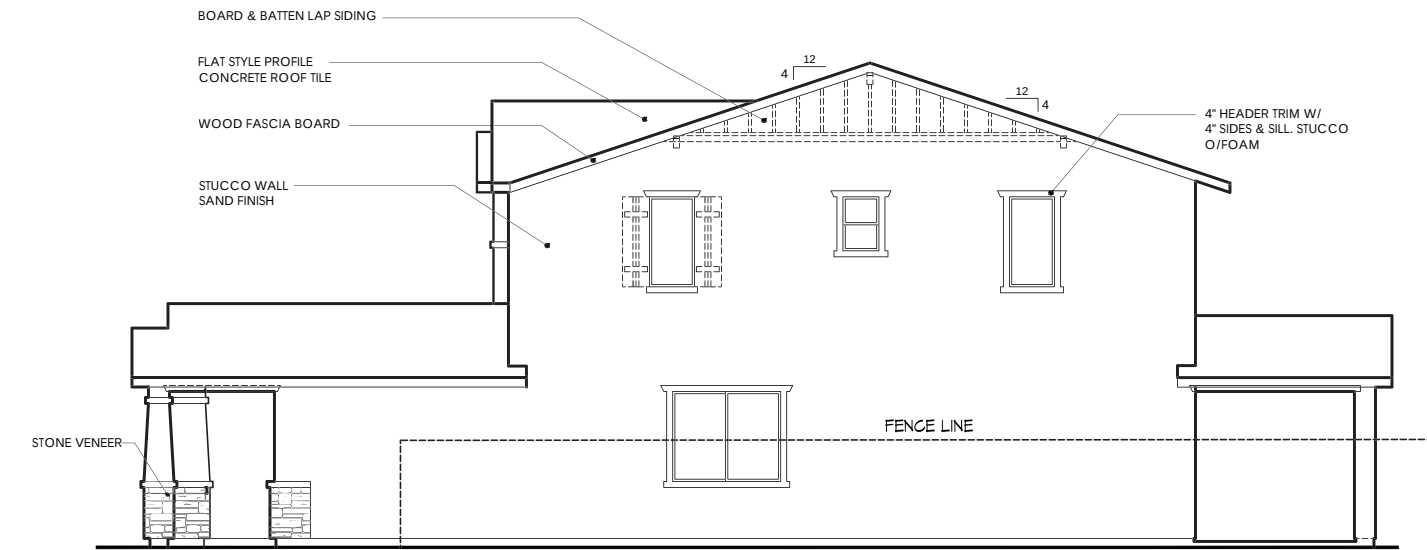


FRONT ELEVATION



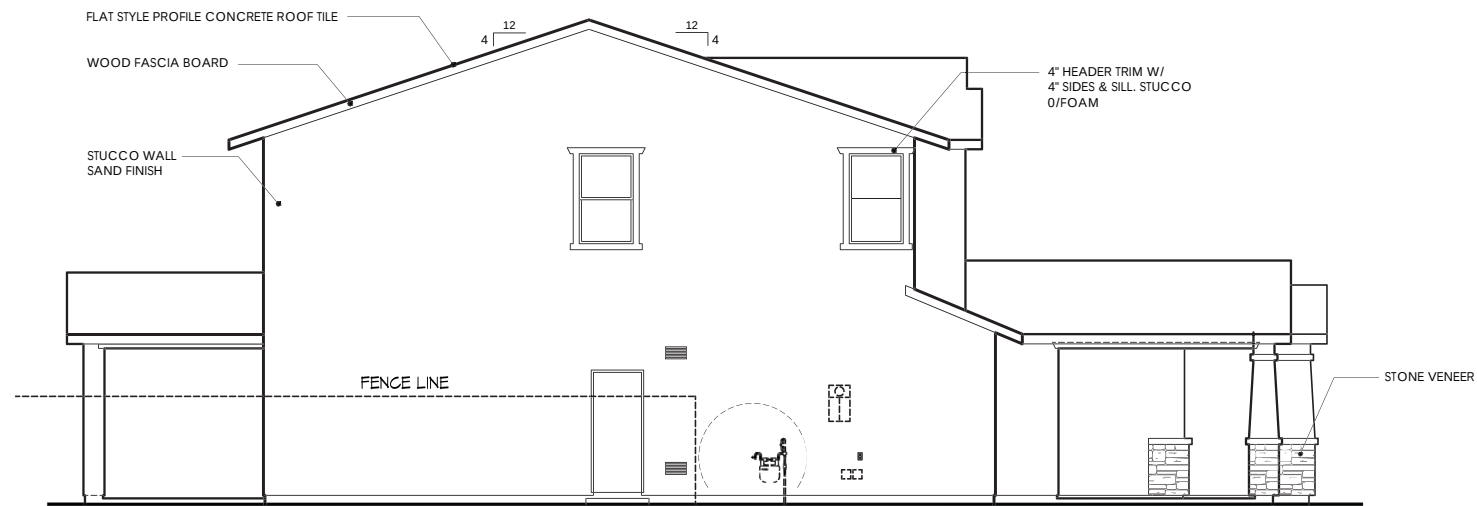
PLAN 2767
ARTISAN "B"

0 2 4 8 12

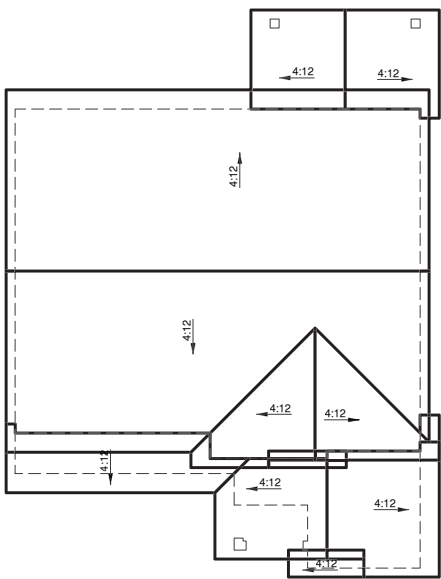


RIGHT ELEVATION

ITEMS SHOWN DASHED SHALL OCCUR ON
LOTS ADJACENT TO PUBLIC RIGHT OF
WAYS REQUIRING ENHANCEMENTS

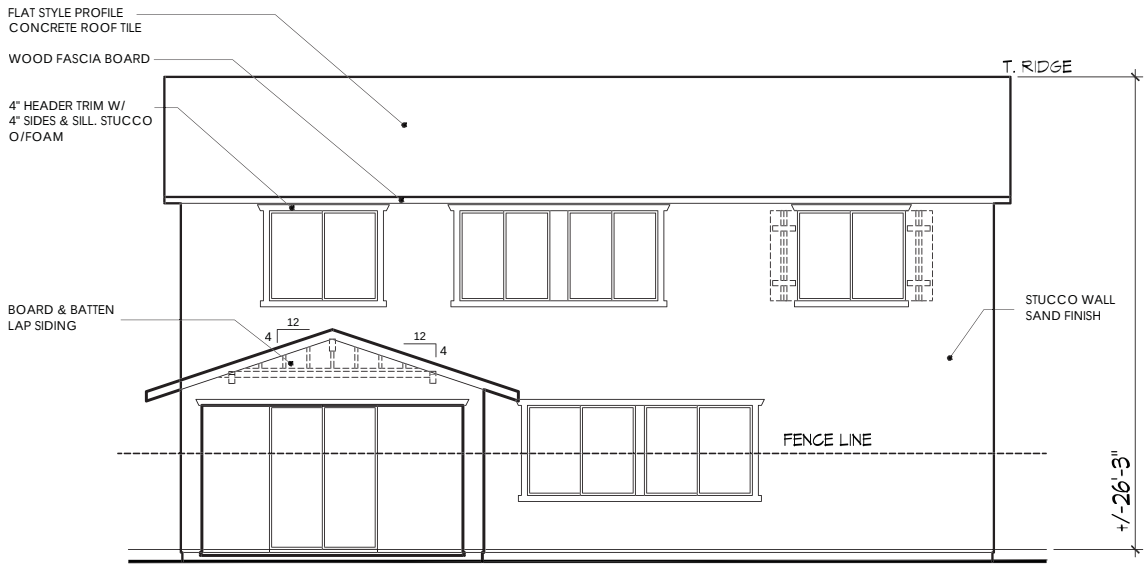


LEFT ELEVATION

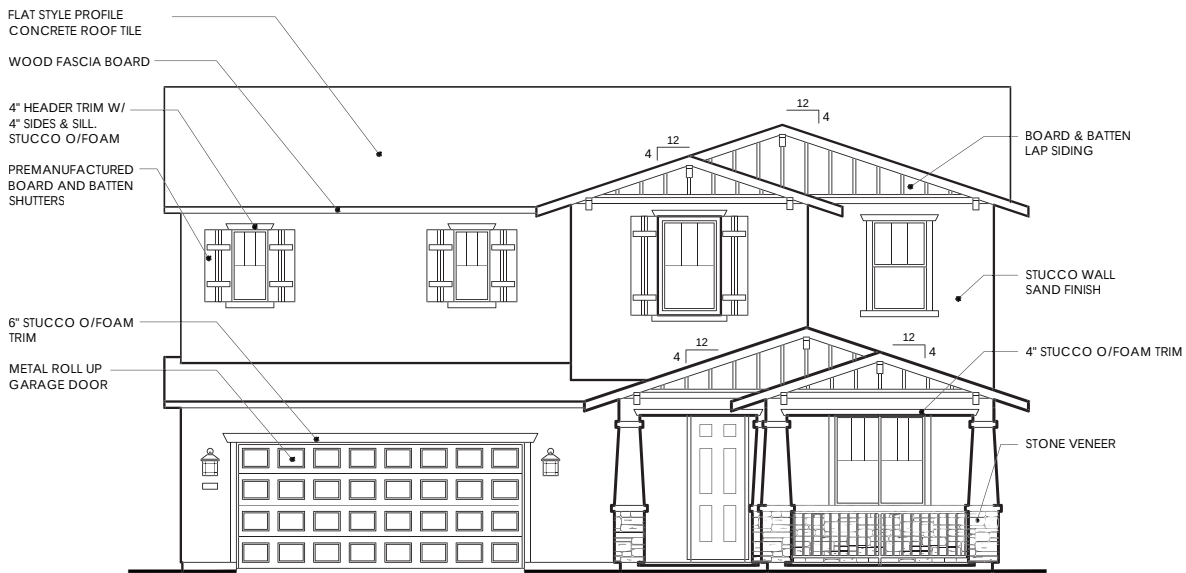


ROOF PLAN

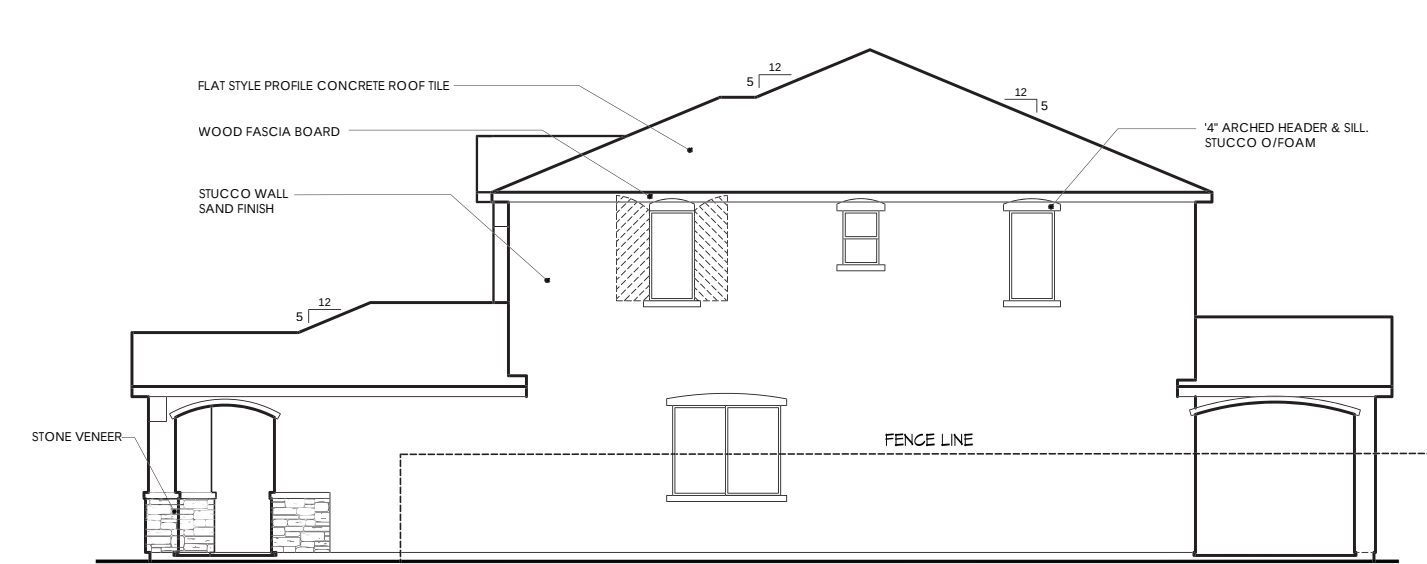
PLAN 2767
CRAFTSMAN "C"



REAR ELEVATION

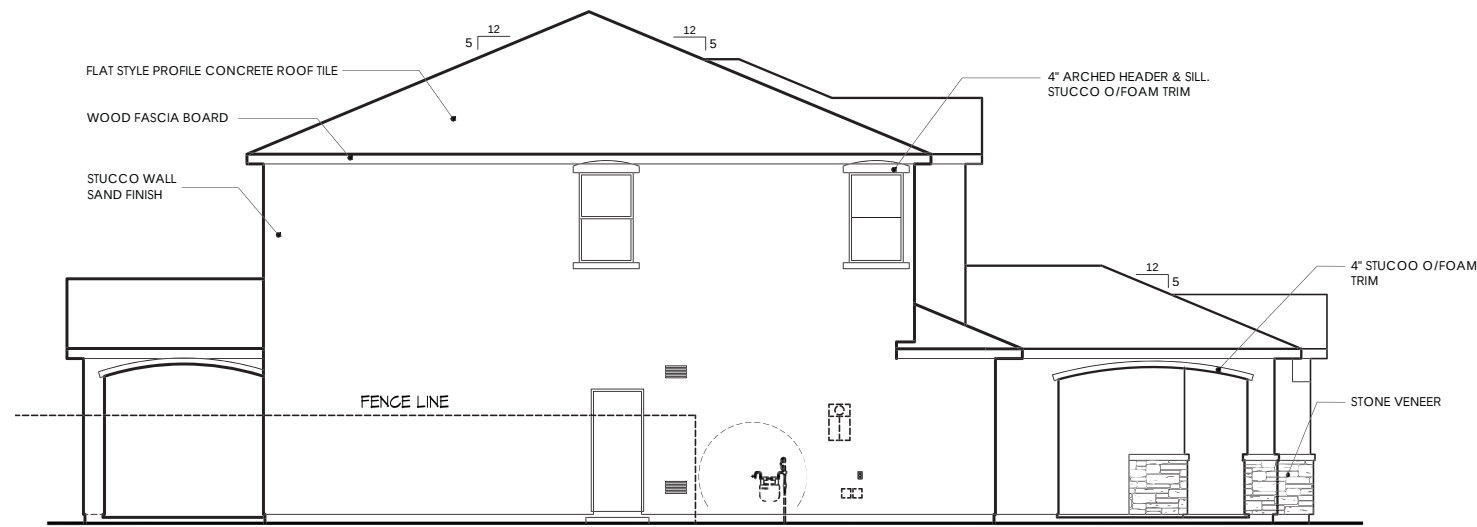


FRONT ELEVATION

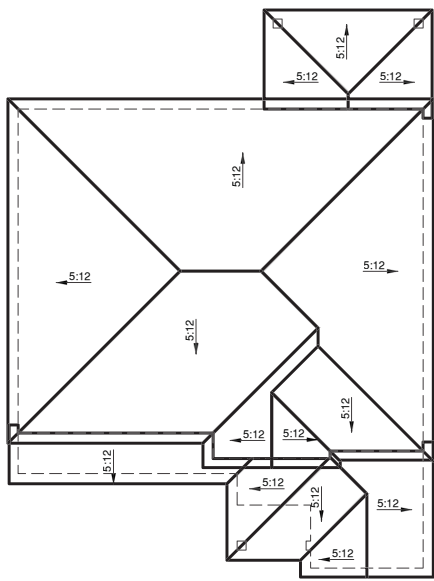


RIGHT ELEVATION

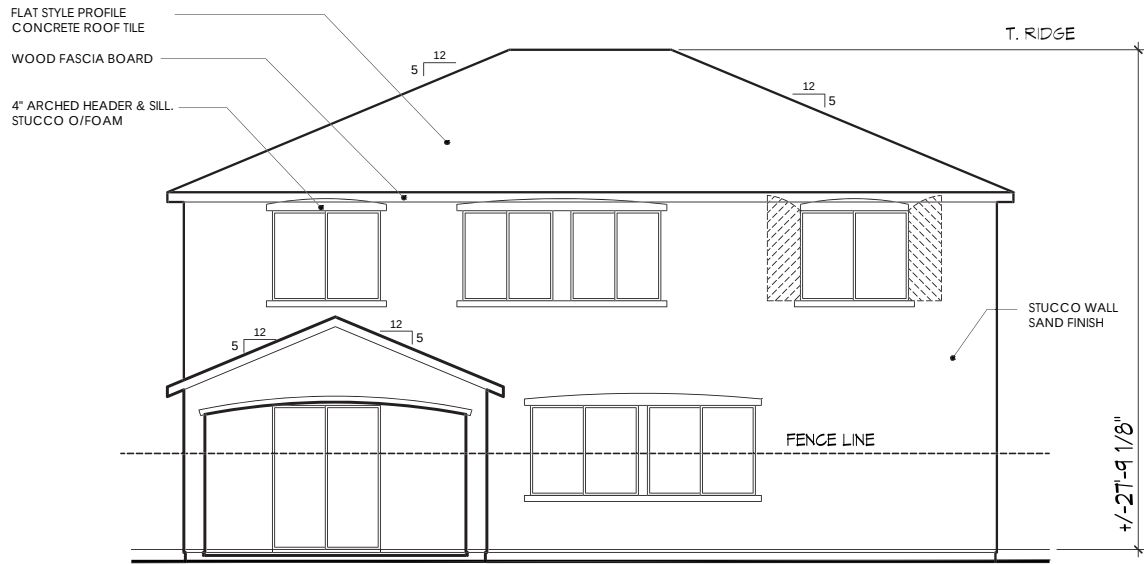
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



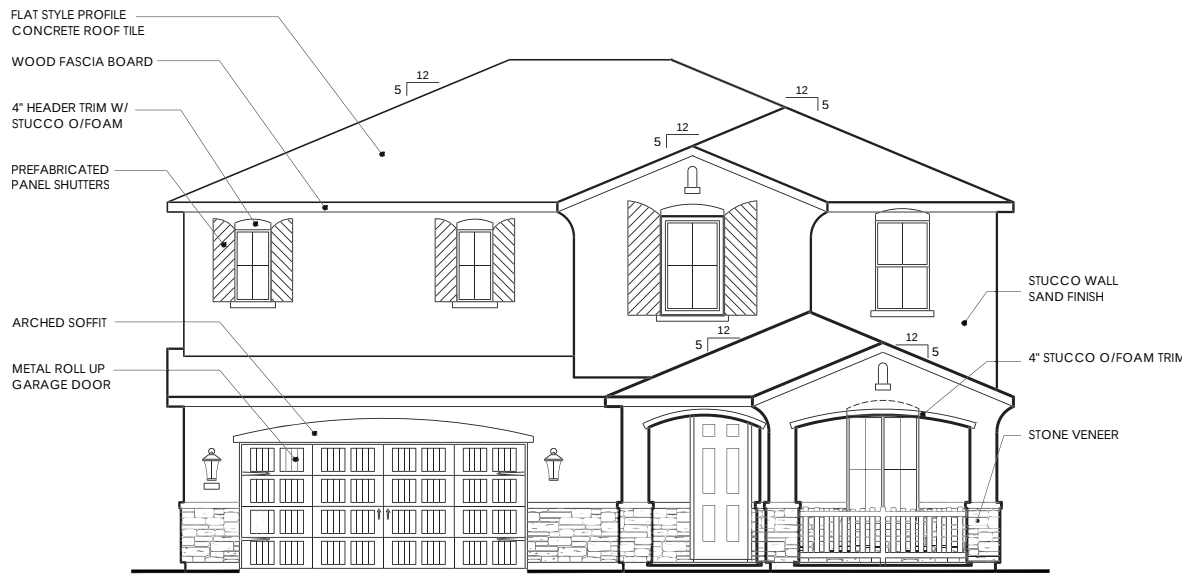
LEFT ELEVATION



ROOF PLAN



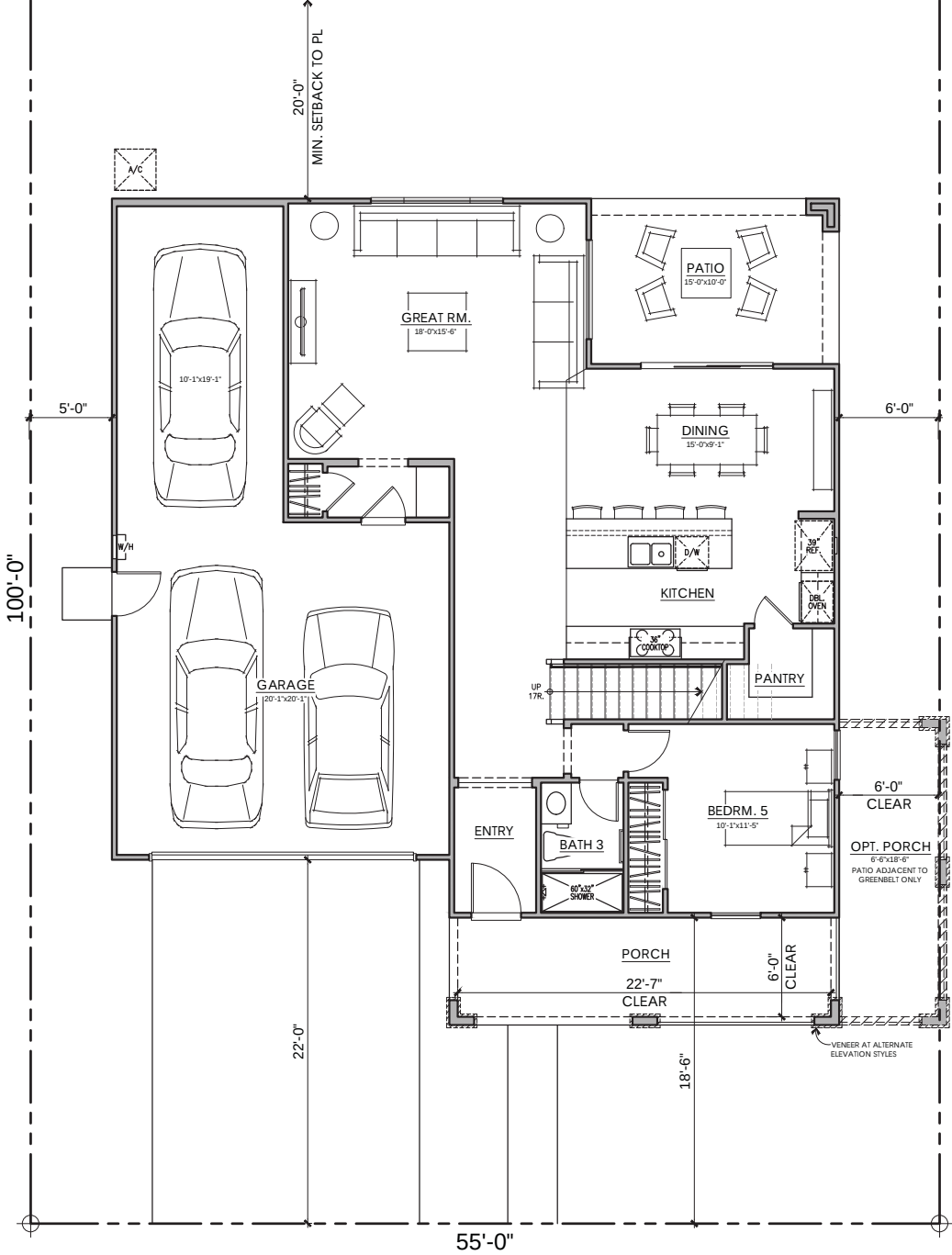
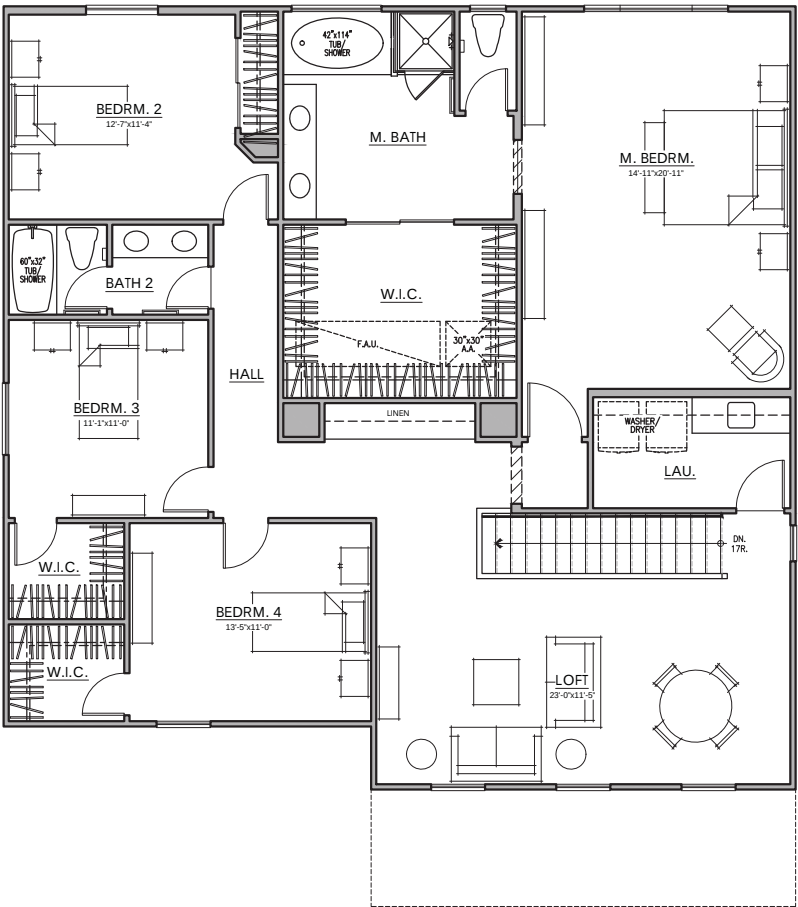
REAR ELEVATION



FRONT ELEVATION



PLAN 2767
FRENCH COUNTRY "D"



AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,073 SQ. FT.
SECOND FLOOR AREA	1,801 SQ. FT.
TOTAL DWELLING	2,874 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	620 SQ. FT.
PORCH	142 SQ. FT.
OPT. PATIO	150 SQ. FT.





COLOR SCHEME #3
MISSION "A"



COLOR SCHEME #6
ARTISAN "B"



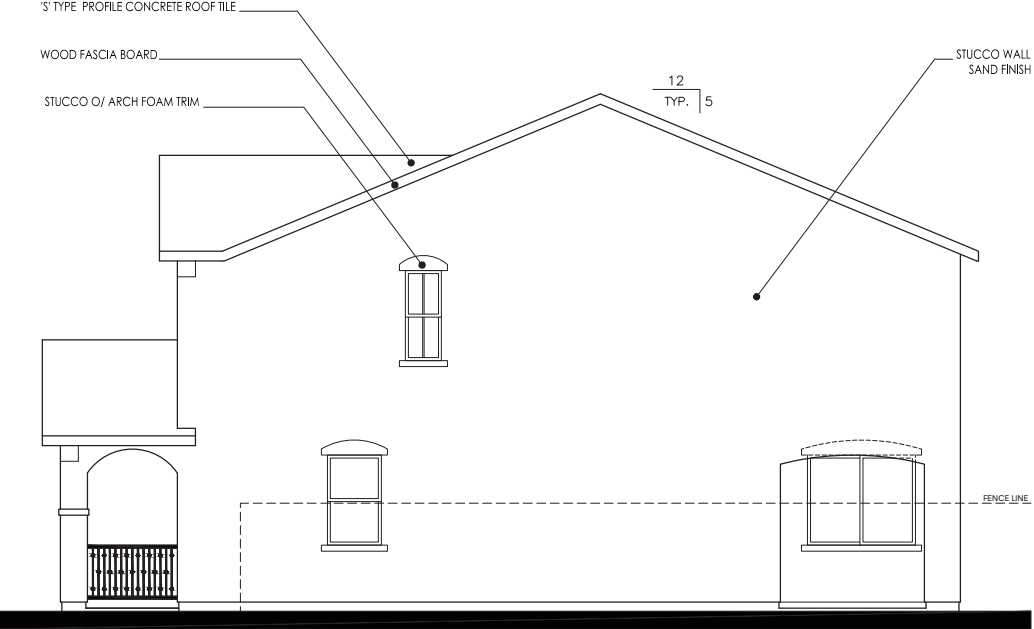
COLOR SCHEME #9
CRAFTSMAN "C"



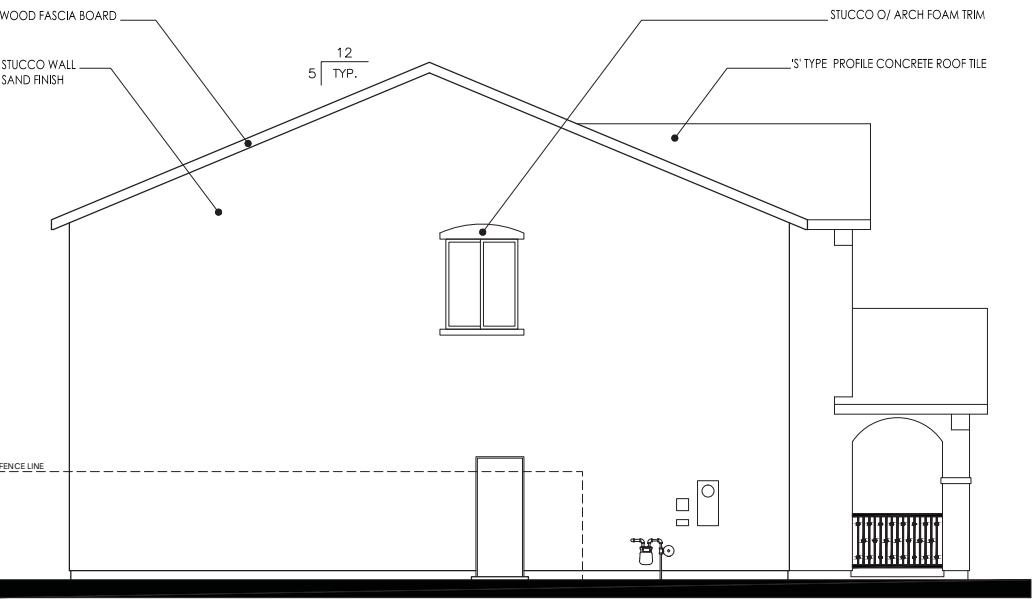
COLOR SCHEME # 12
FRENCH COUNTRY "D"

PLAN 2874-FRONT ELEVATIONS

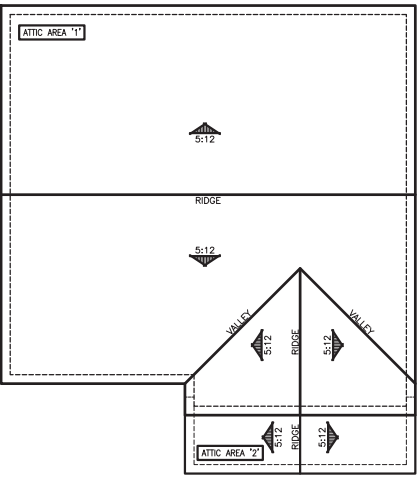
0 2 4 8 12



RIGHT ELEVATION



LEFT ELEVATION

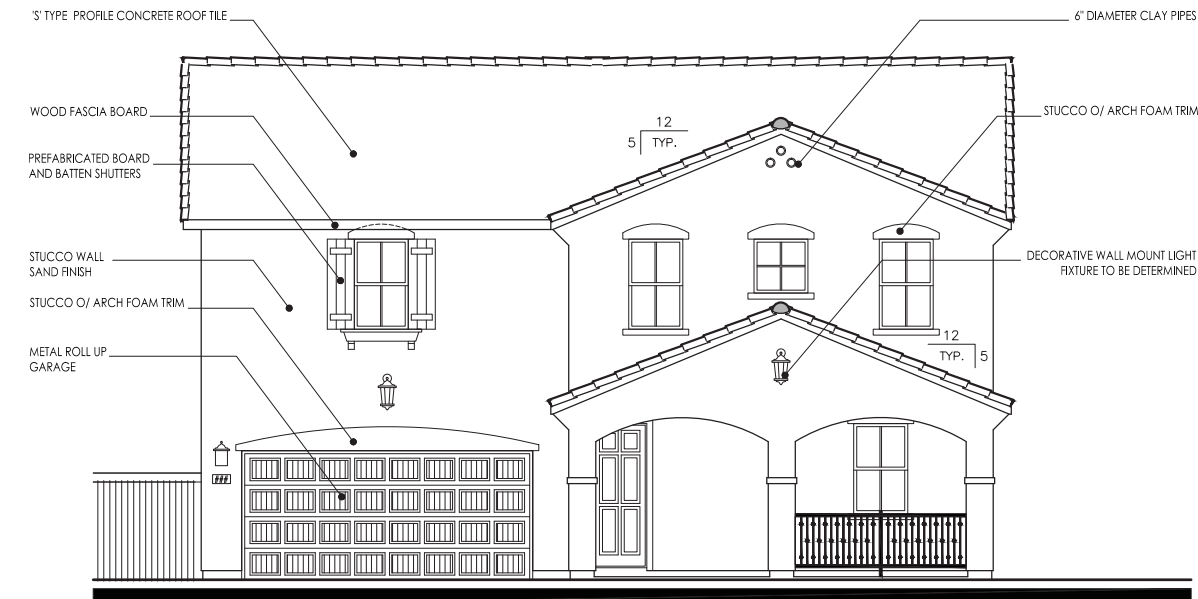


ROOF PLAN

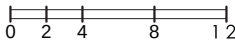


REAR ELEVATION

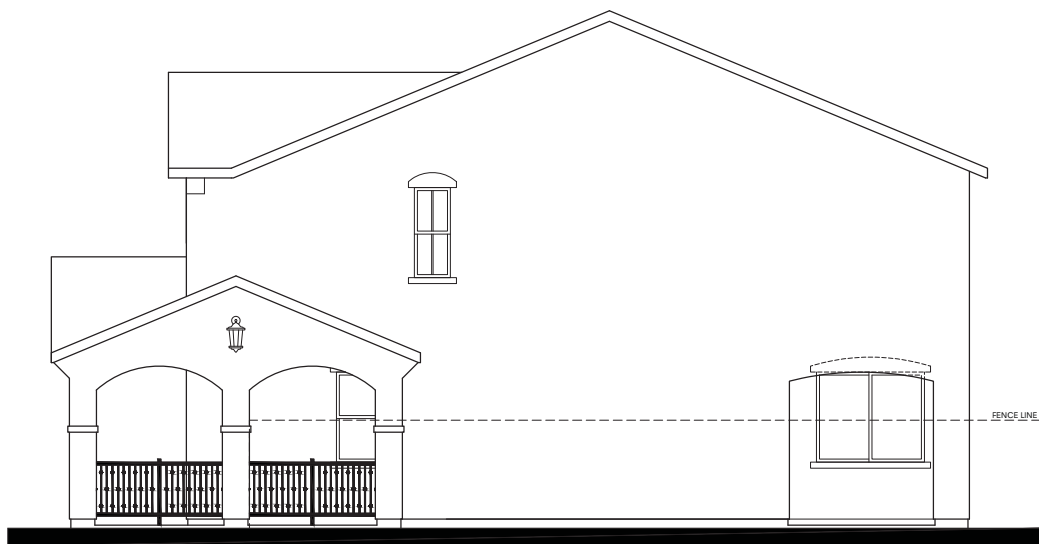
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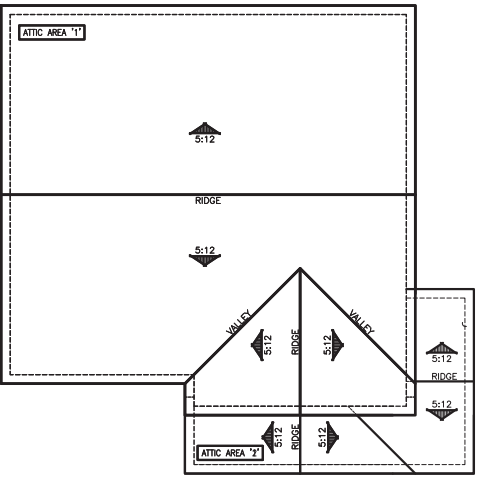
FRONT ELEVATION



PLAN 2874
MISSION "A"



RIGHT ELEVATION



ROOF PLAN

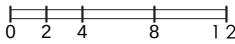


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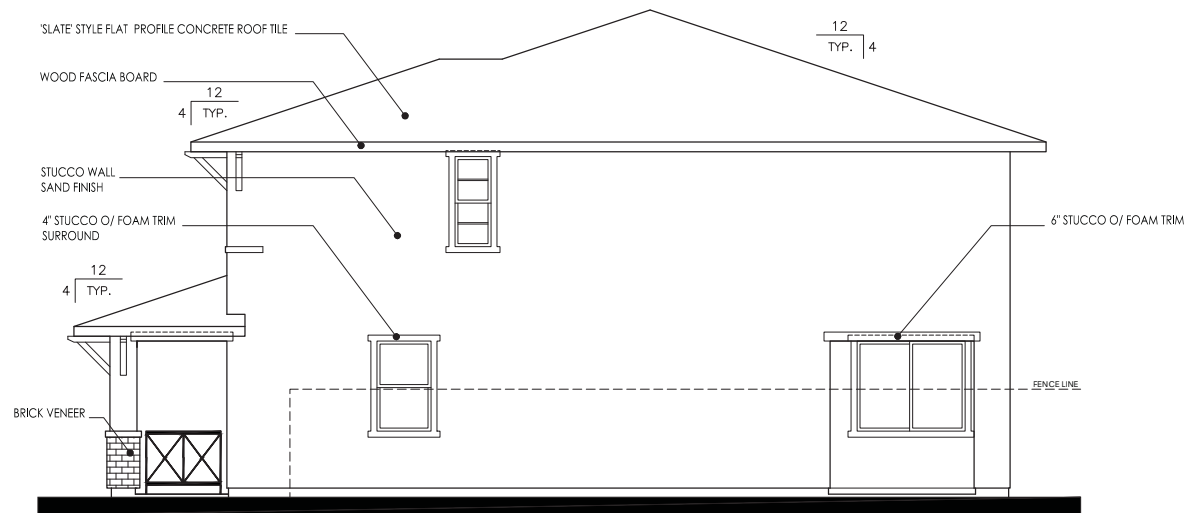
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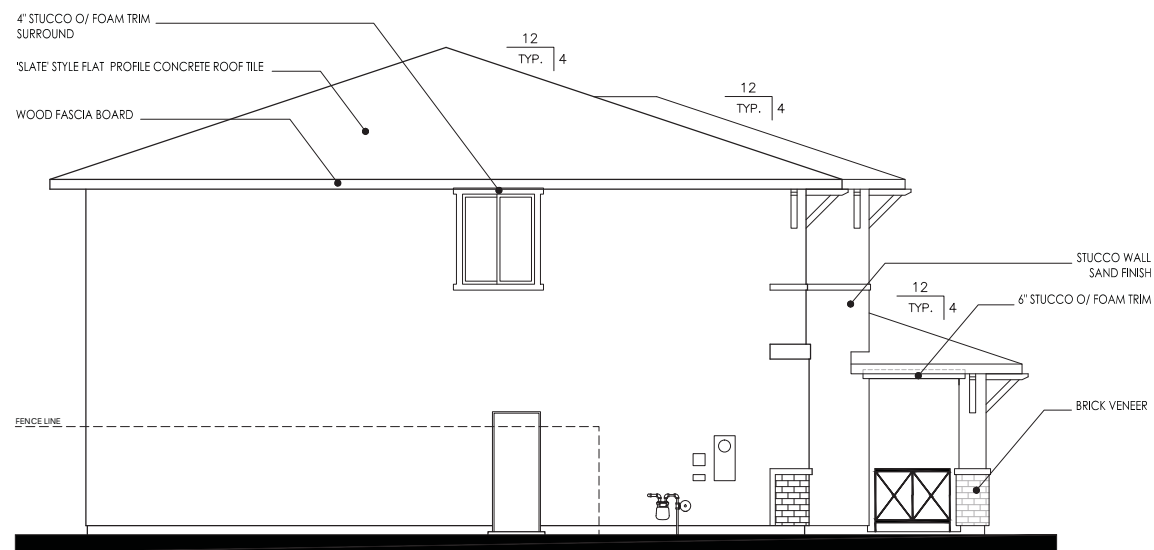
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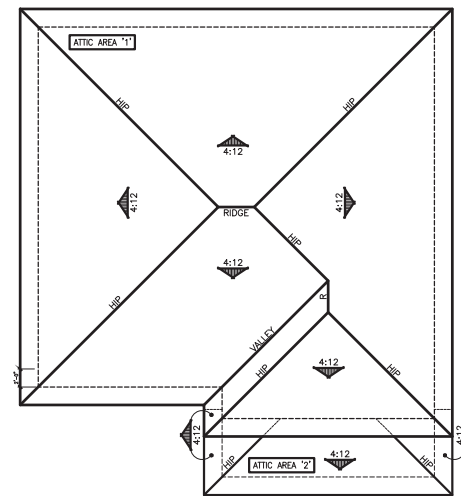
PLAN 2874
MISSION "A" OPTIONAL PORCH



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN

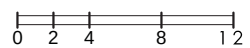


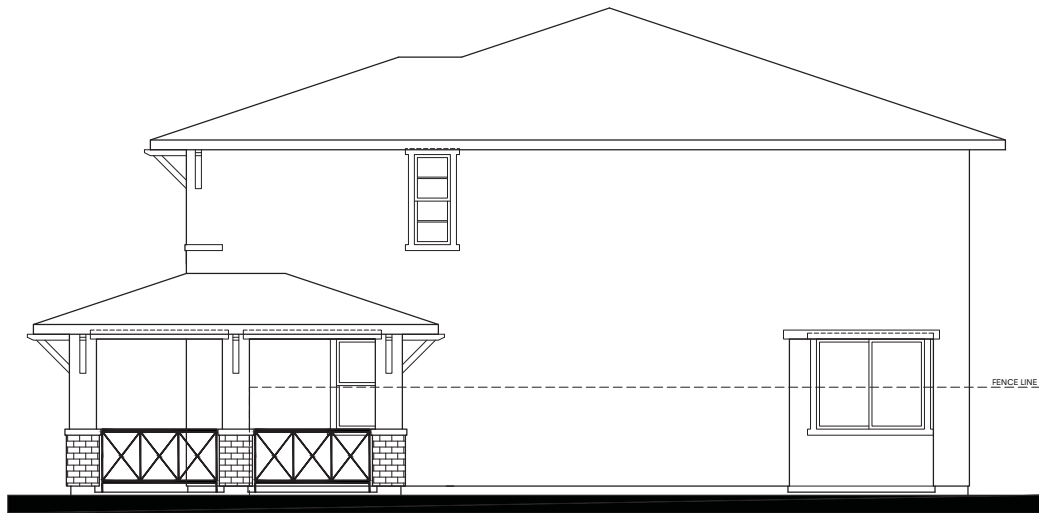
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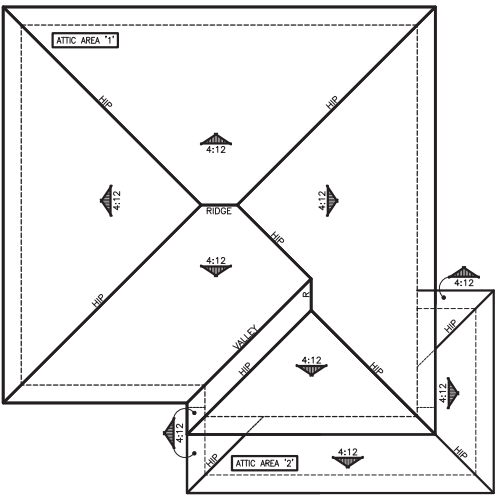
FRONT ELEVATION

PLAN 2874
ARTISAN "B"





RIGHT ELEVATION



ROOF PLAN

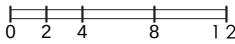


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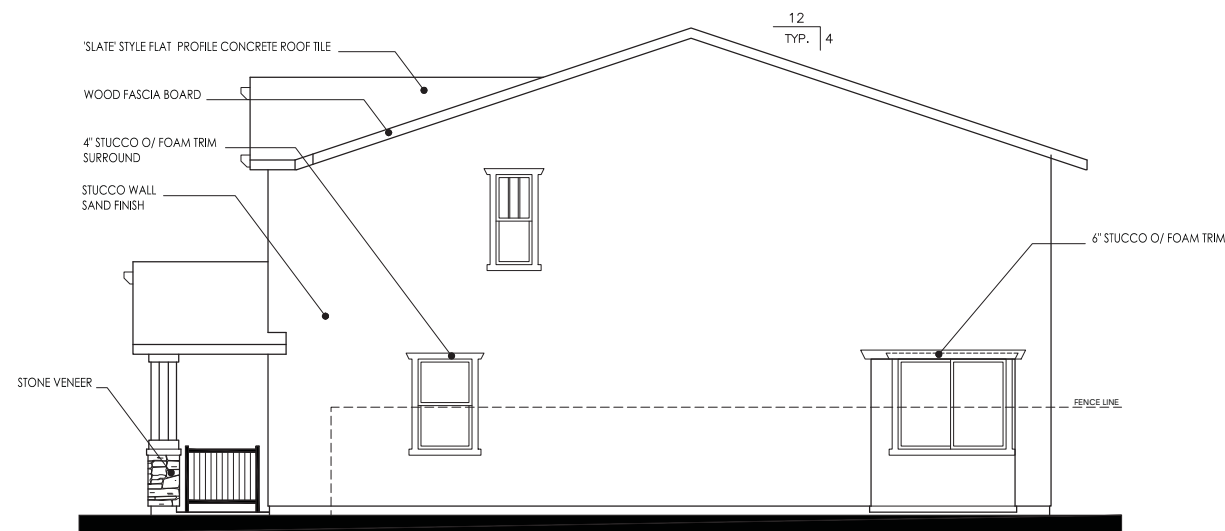
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FRONT ELEVATION



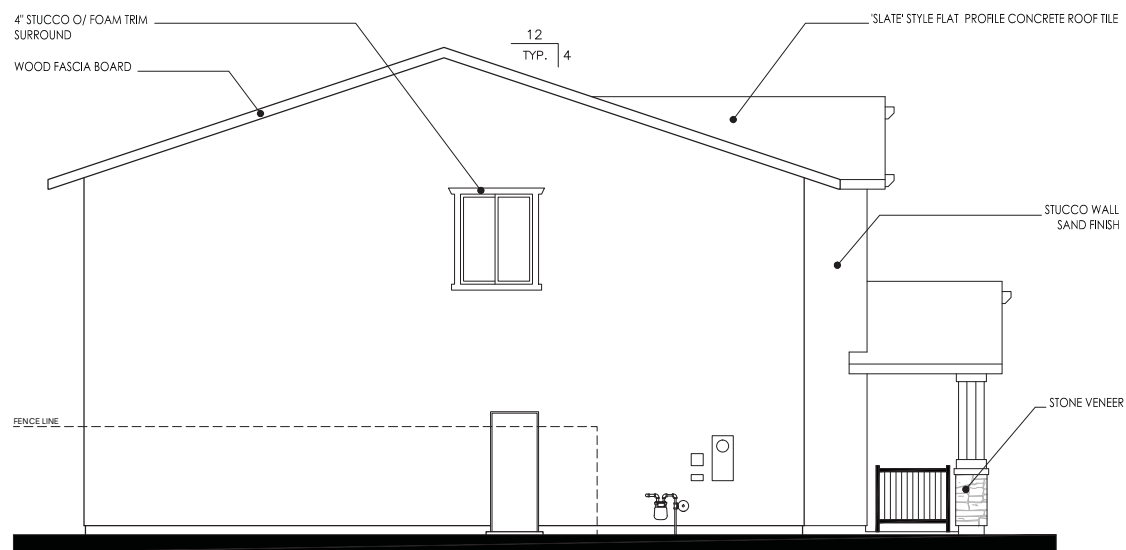
PLAN 2874
ARTISAN "B" OPTIONAL PORCH



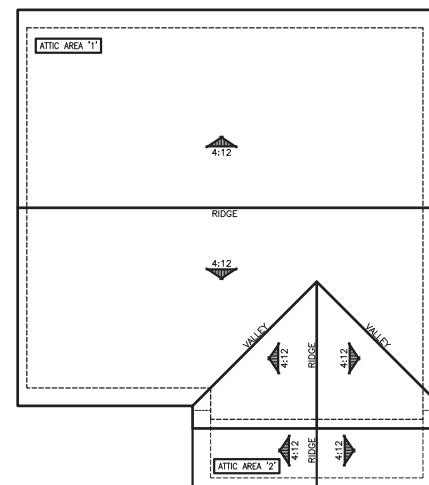
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REAR ELEVATION



LEFT ELEVATION

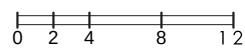


ROOF PLAN



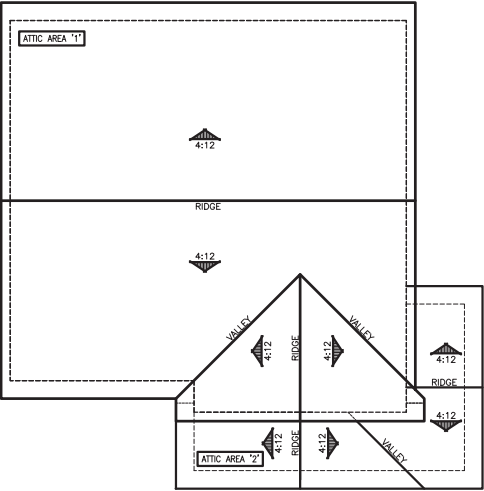
FRONT ELEVATION

PLAN 2874
CRAFTSMAN "C"





RIGHT ELEVATION



ROOF PLAN



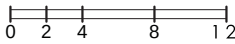
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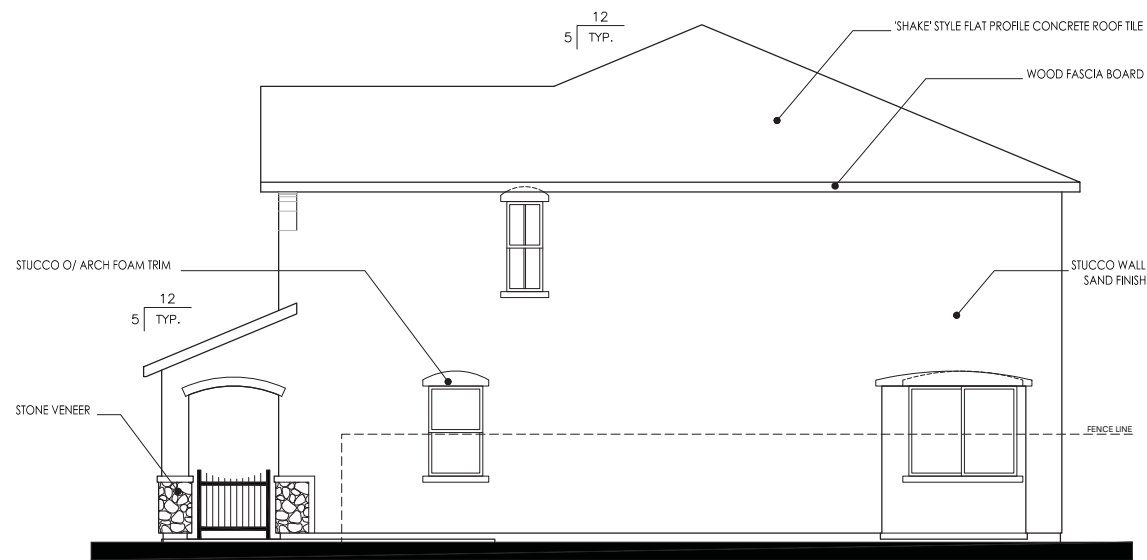
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



FRONT ELEVATION

PLAN 2874
CRAFTSMAN "C" OPTIONAL PORCH

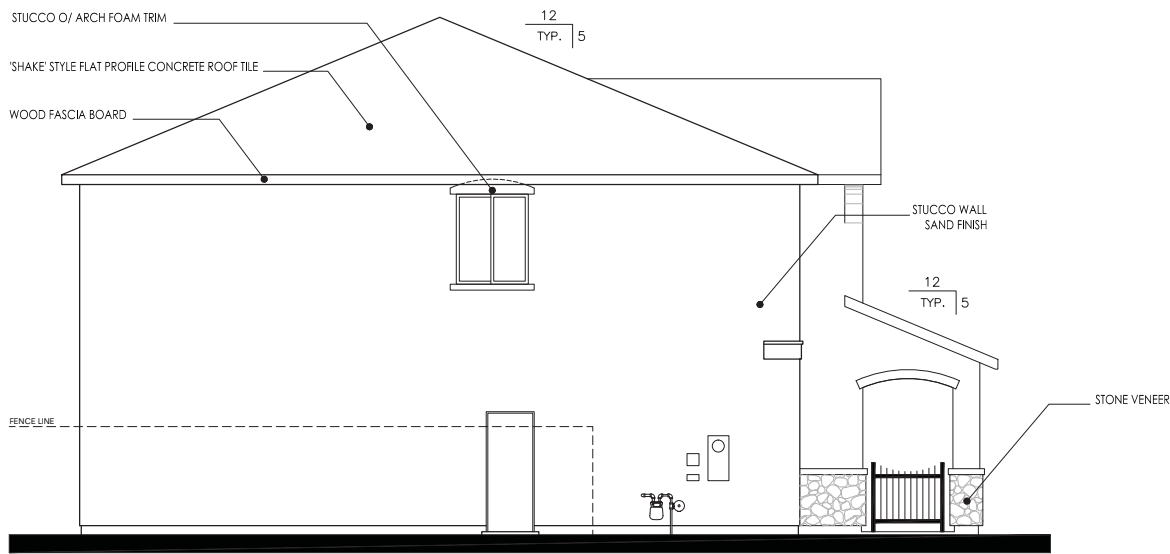




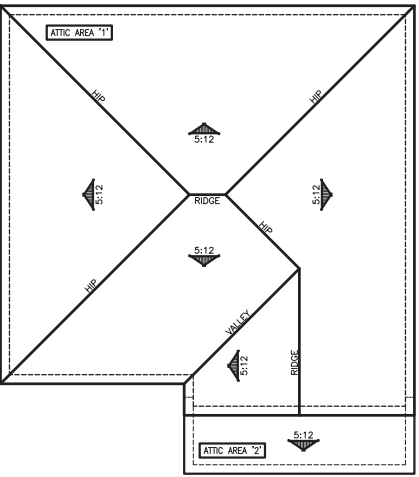
RIGHT ELEVATION



REAR ELEVATION



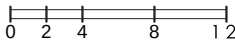
LEFT ELEVATION



ROOF PLAN



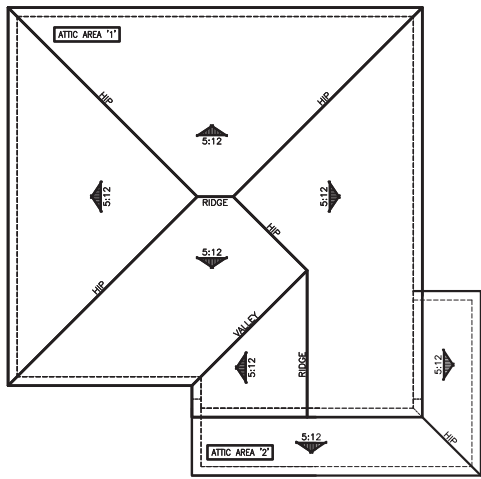
FRONT ELEVATION



PLAN 2874
FRENCH COUNTRY "D"



RIGHT ELEVATION



ROOF PLAN



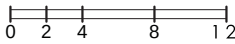
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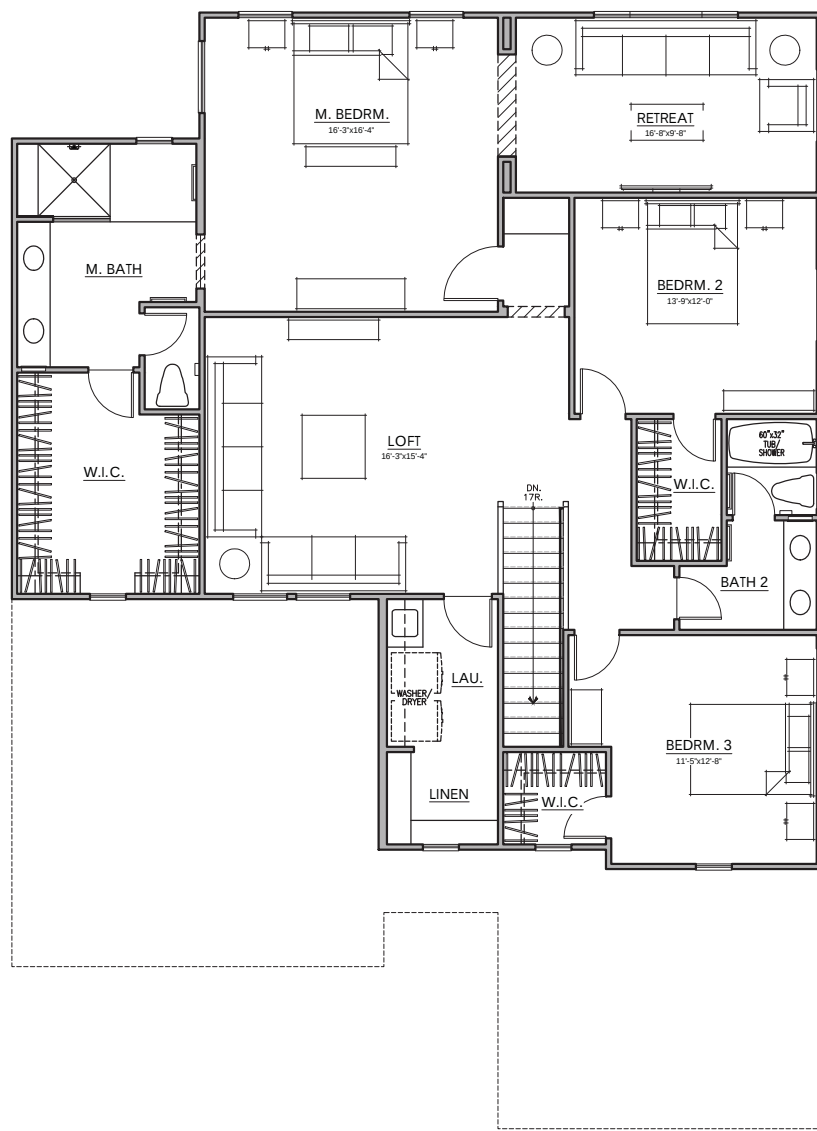
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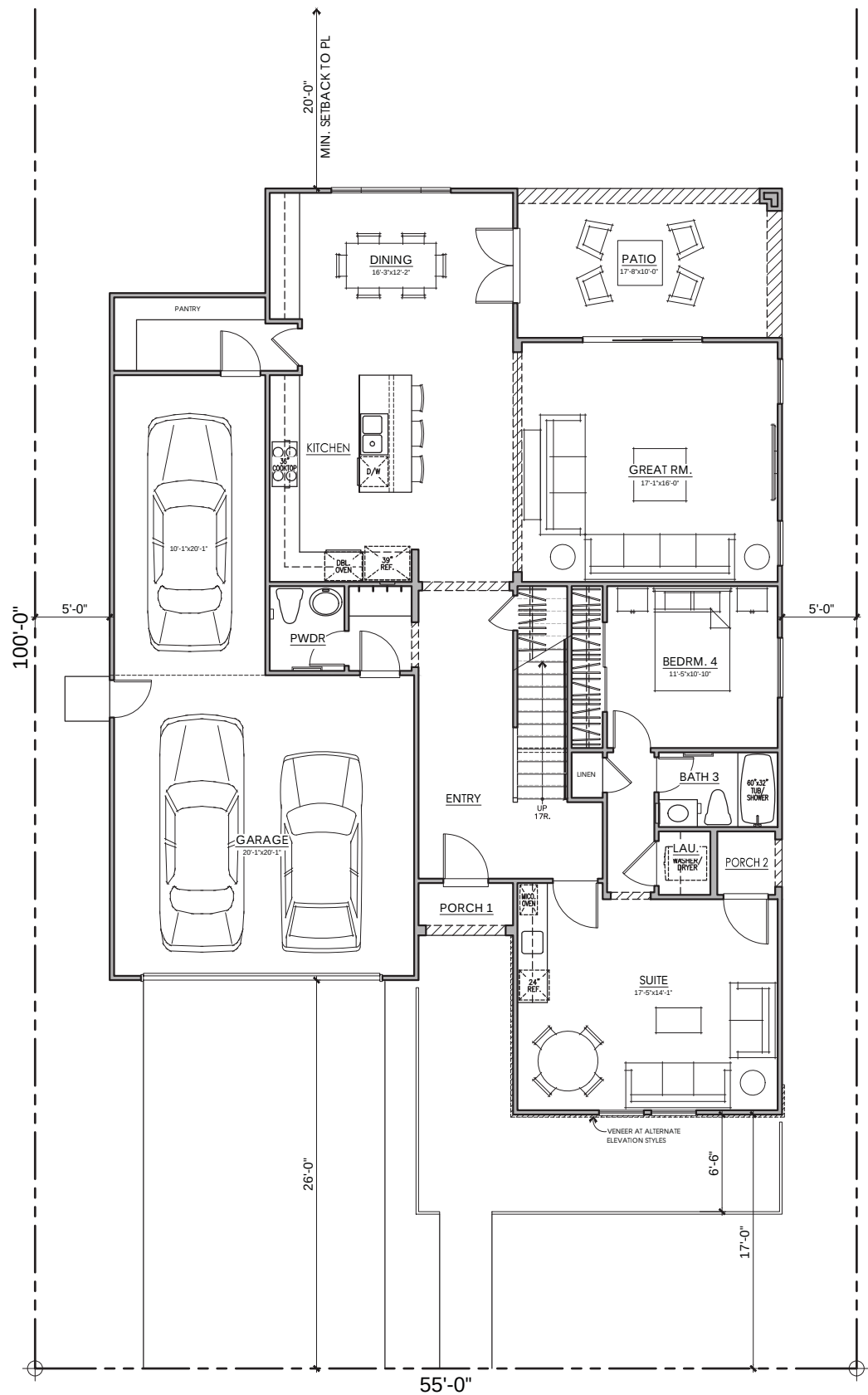
FRONT ELEVATION

PLAN 2874
FRENCH COUNTRY "D"OPTIONAL PORCH





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3312
4 BEDROOM, 3.5 BATH

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,610 SQ. FT.
SECOND FLOOR AREA	1,702 SQ. FT.
TOTAL DWELLING	3,312 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	627 SQ. FT.
PORCH 1	22 SQ. FT.
PORCH 2	18 SQ. FT.
PATIO	177 SQ. FT.





COLOR SCHEME #1
MISSION "A"



COLOR SCHEME #4
ARTISAN "B"



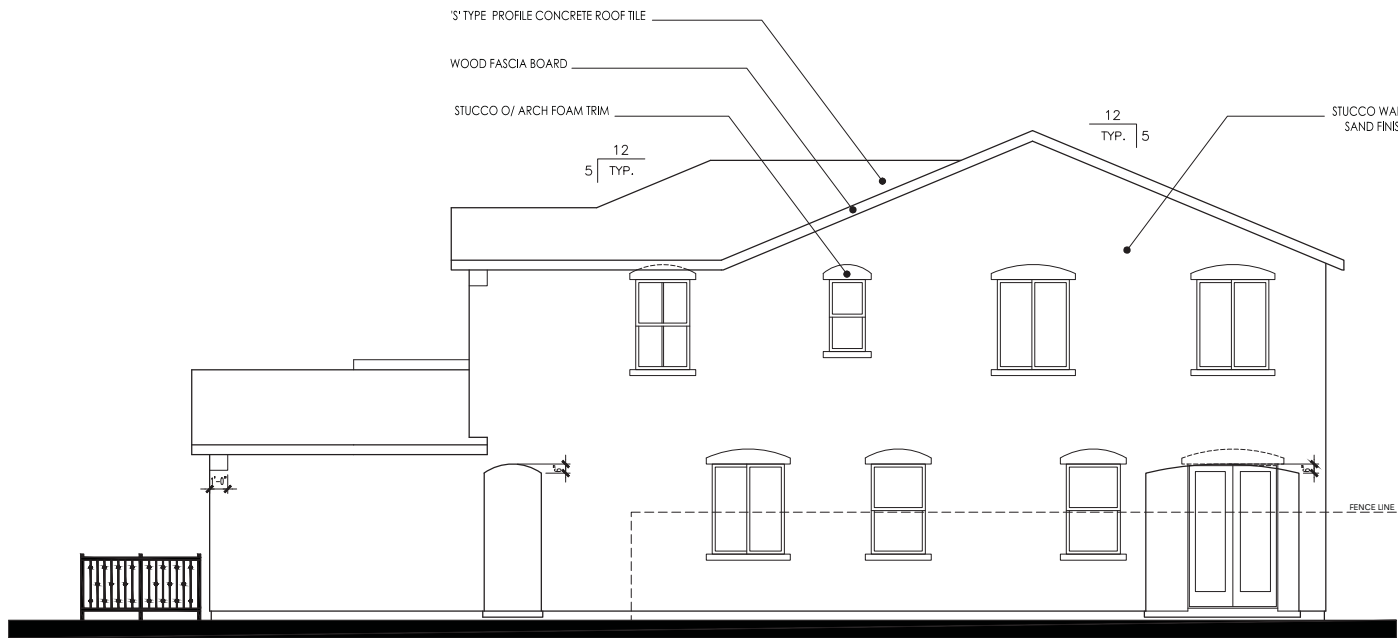
COLOR SCHEME #7
CRAFTSMAN "C"



COLOR SCHEME # 10
FRENCH COUNTRY "D"

PLAN 3312-FRONT ELEVATIONS

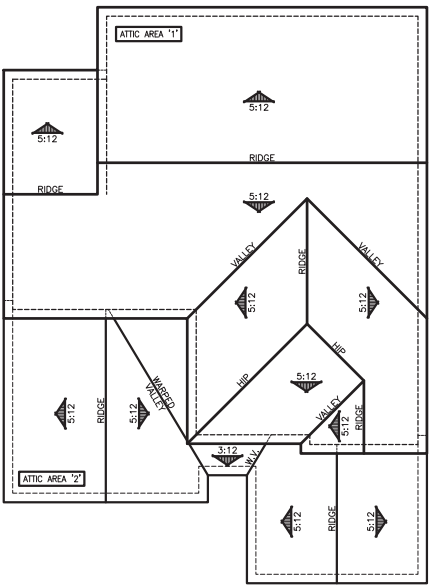
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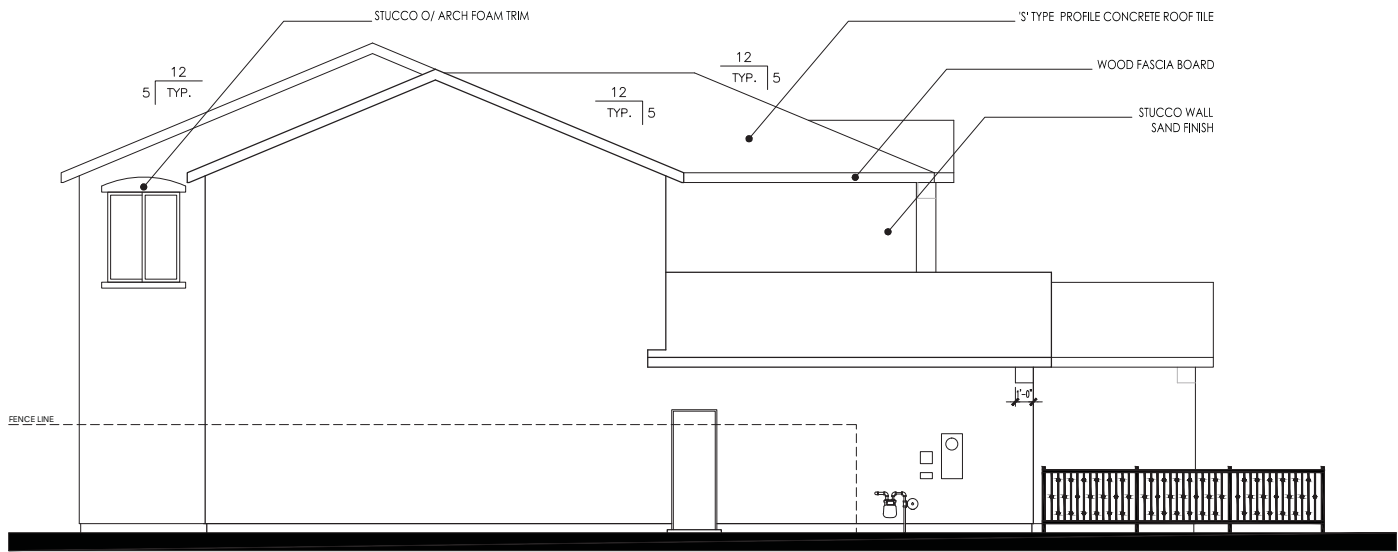
RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN



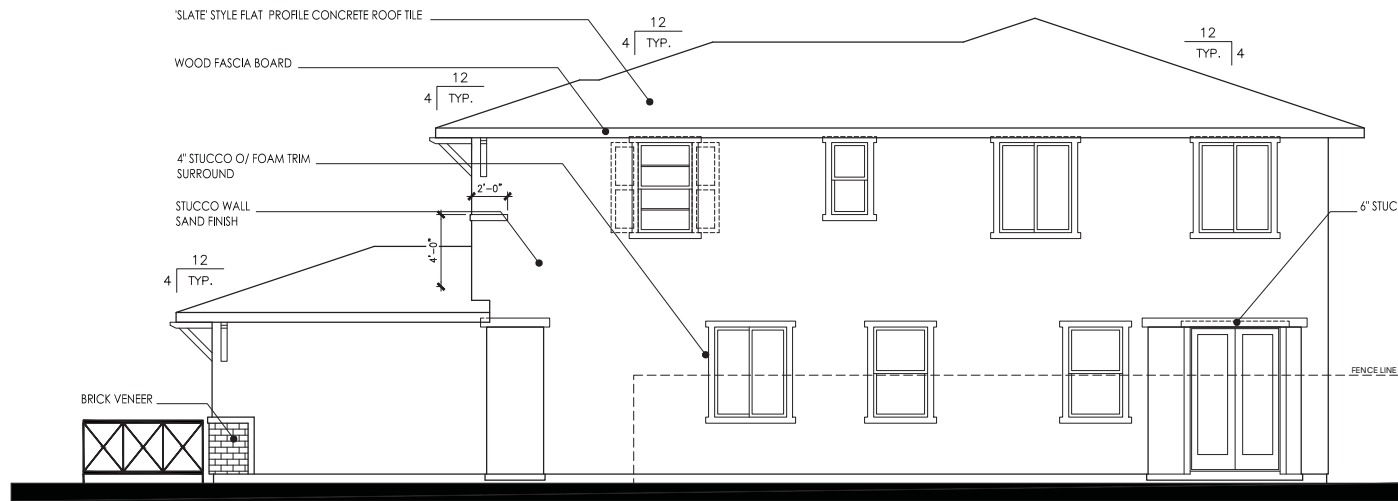
LEFT ELEVATION



FRONT ELEVATION

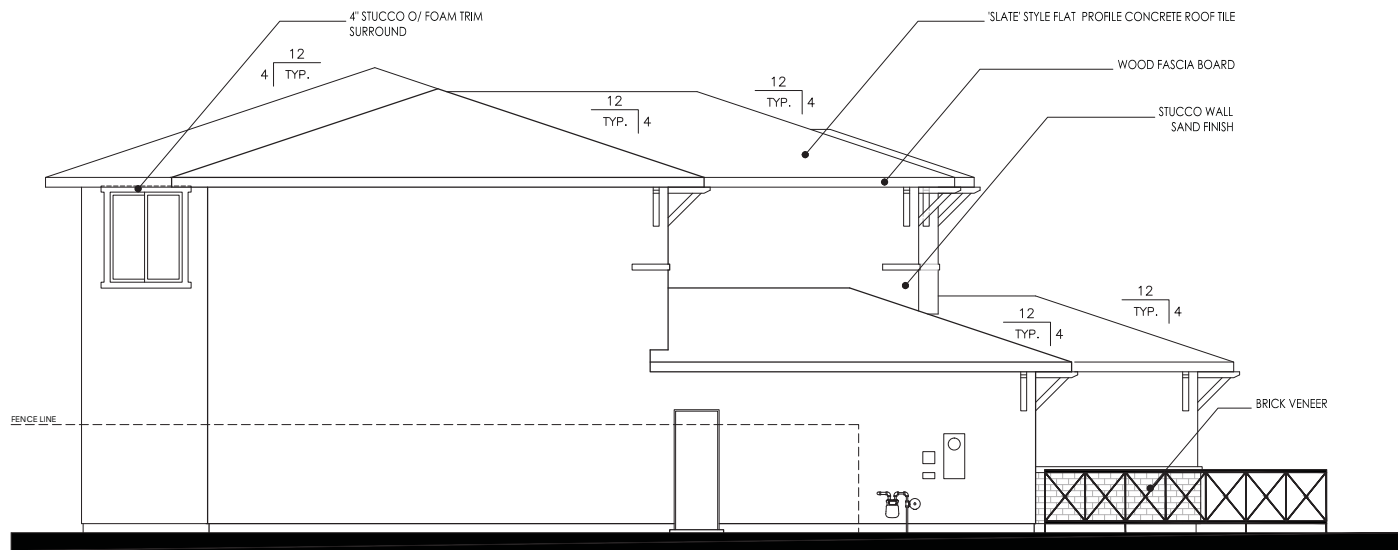


PLAN 3312
MISSION "A"

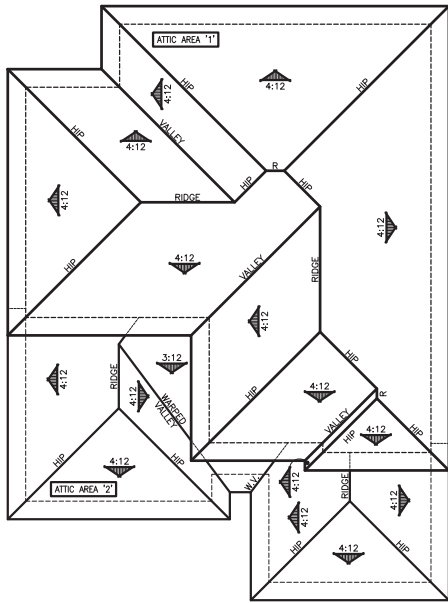


RIGHT ELEVATION

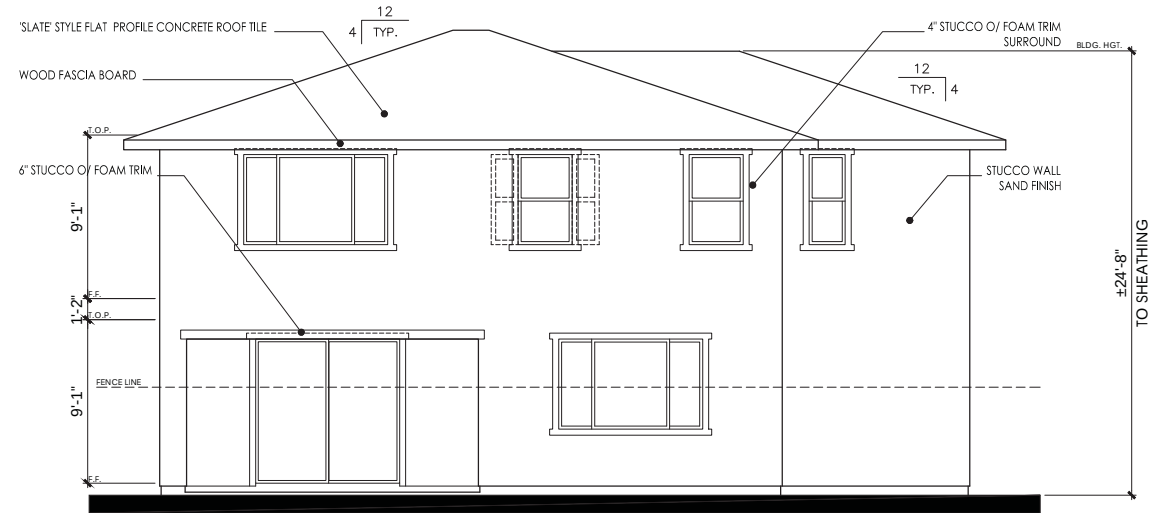
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



LEFT ELEVATION

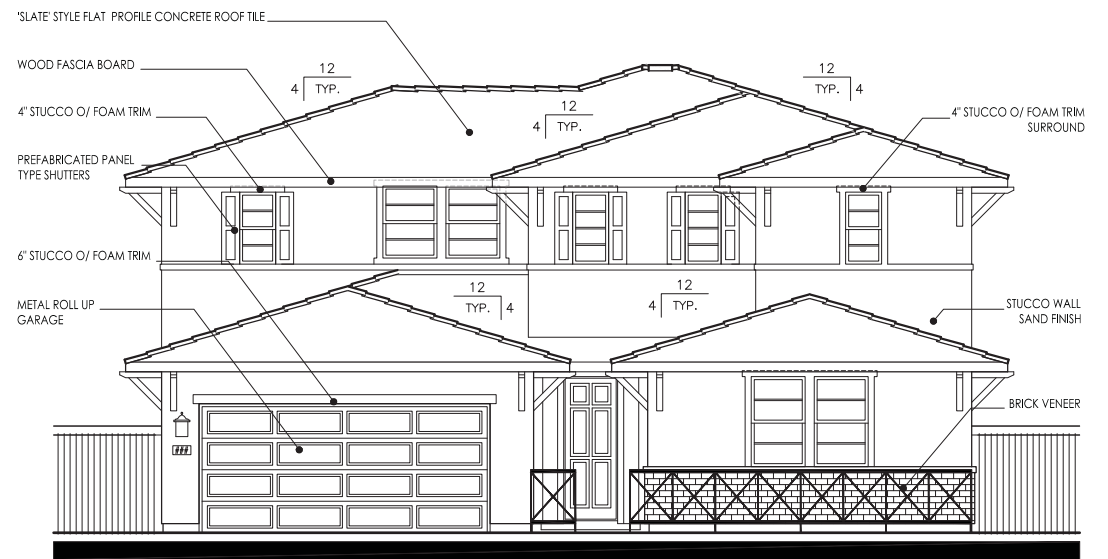


ROOF PLAN

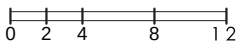


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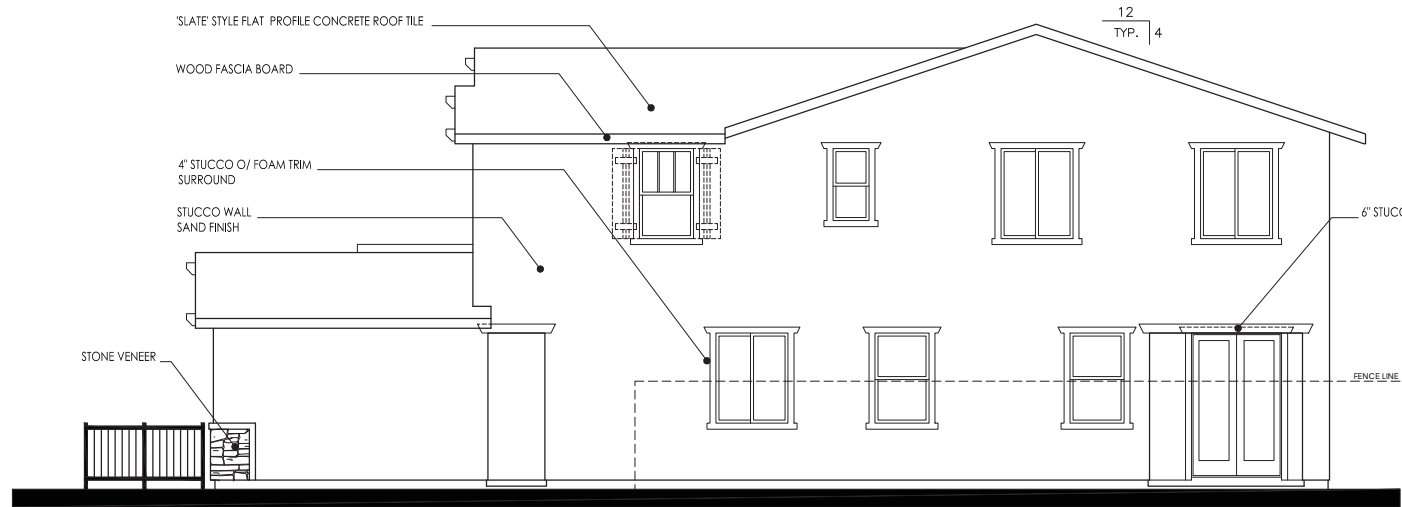
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FRONT ELEVATION

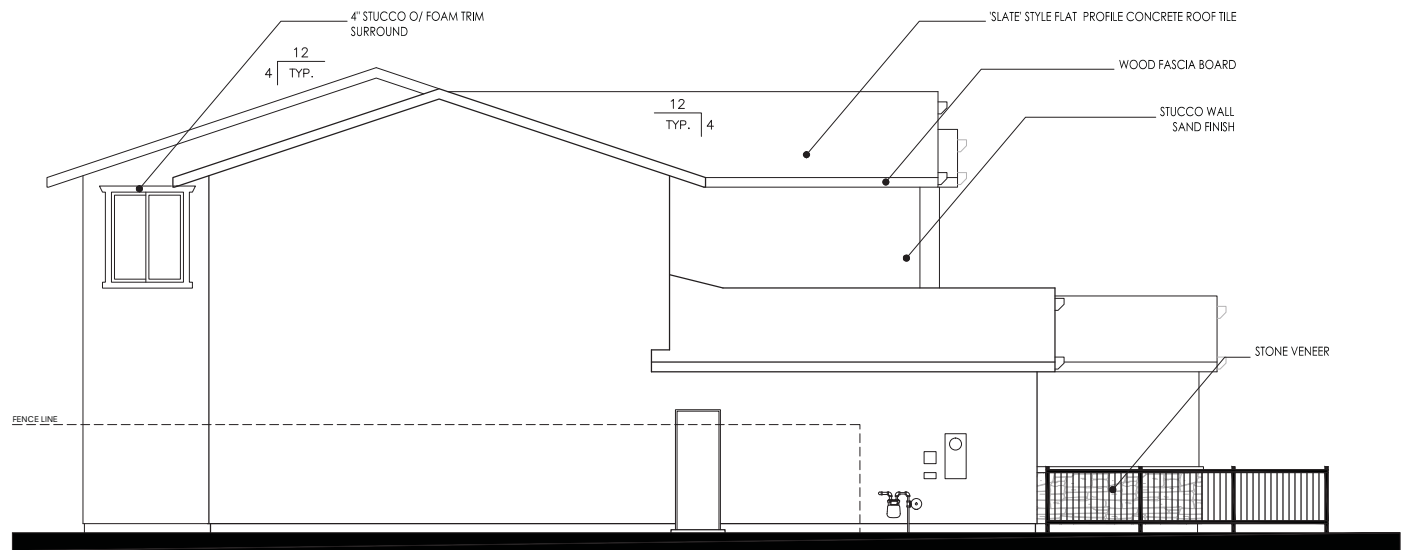


PLAN 3312
ARTISAN "B"

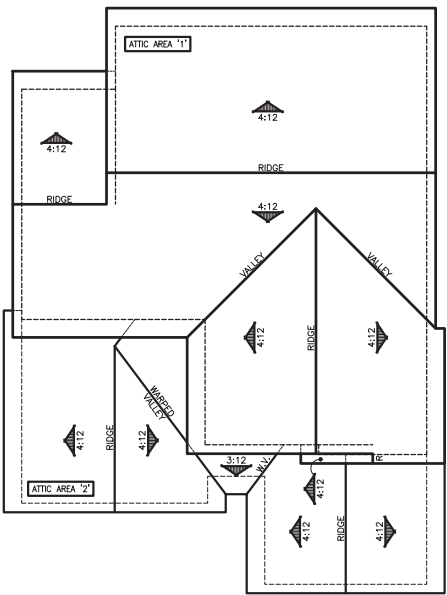


RIGHT ELEVATION

ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



LEFT ELEVATION



ROOF PLAN

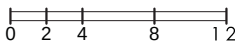


REAR ELEVATION

ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



FRONT ELEVATION

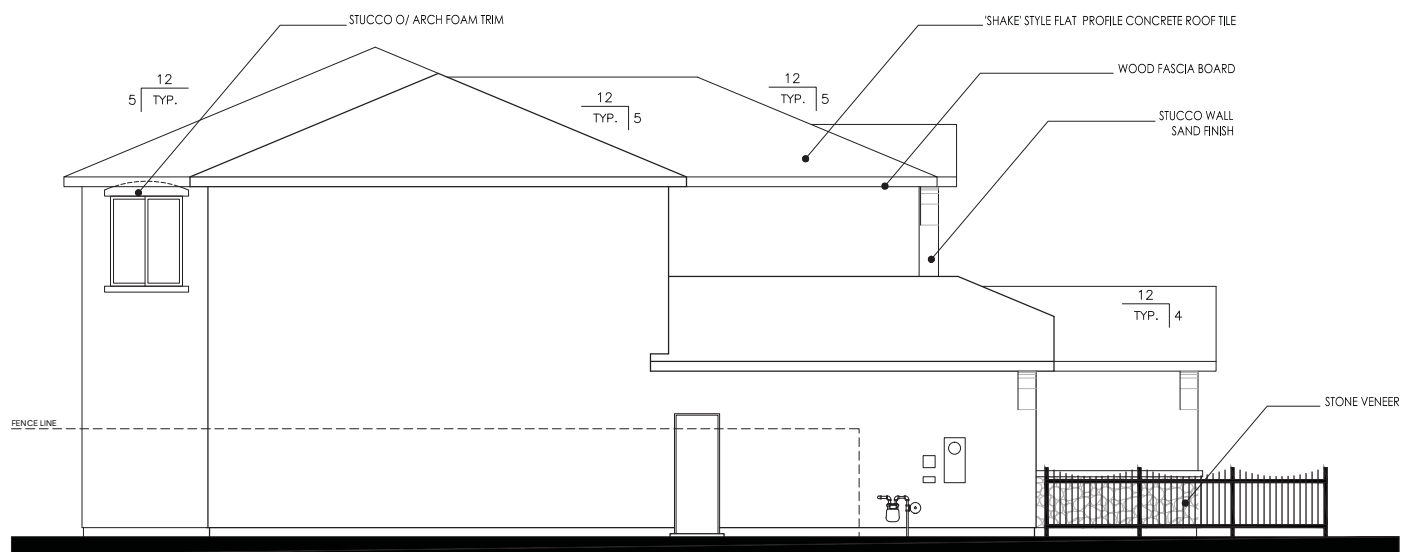


PLAN 3312
CRAFTSMAN "C"

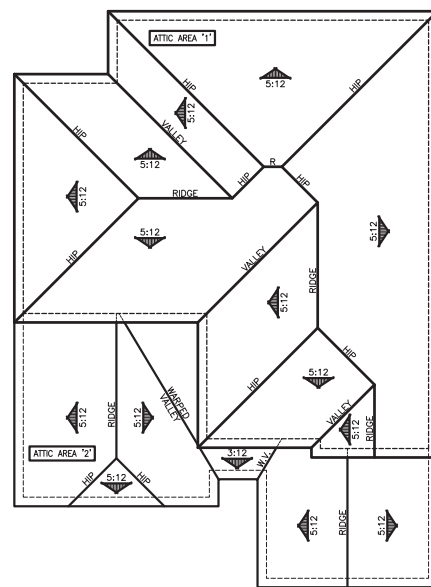


RIGHT ELEVATION

ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



LEFT ELEVATION



ROOF PLAN



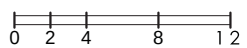
REAR ELEVATION

ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



FRONT ELEVATION

PLAN 3312
FRENCH COUNTRY "D"



THE ORCHARD
WOODLAND, CALIFORNIA

PROJECT #16085

CREATED 1/18/2017

Client Revisions 2/9/2017

"A" ELEVATIONS MISSION	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW6126 NAVAJO WHITE	SW6385 DOVER WHITE	SW7551 GREEK VILLA
FASCIA	SW6104 KAFFEE	SW6090 JAVA	SW6083 SABLE
TRIM/GARAGE	SW 6103 TEA CHEST	6089 GROUNDED	SW7509 TIKI HUT
ACCENT*	SW6202 CAST IRON	SW2839 ROYCROFT CPR RED	SW0032 NEEDLEPOINT NAVY
ROOF (S-TILE)	1HBGS6464 CA MISSION BLD	1HBGS6464 CA MISSION BLD	1HBGS6464 CA MISSION BLD

"B" ELEVATIONS ARTISAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW7540 ARTISAN TAN	SW7051 ANALYTICAL GRAY	SW7065 ARGOS
FASCIA / TRIM	SW6111 COCONUT HUSK	SW7054 SUITABLE BROWN	SW7067 CITYSCAPE
GARAGE DOOR	SW6124 CARDBOARD	SW7544 FENLAND	SW7655 STAMPED CONCRETE
ACCENT*	SW6202 CAST IRON	SW6186 DRIED THYME	SW6236 GRAYS HARBOR
ROOF (SLATE)	1FACS1132 CHARCOAL BRWN BLEND	1FACS1132 CHARCOAL BRWN BLEND	1FACS1132 CHARCOAL BROWN BLEND
BRICK	HIGH DESERT USED	MOROCCAN SAND HANDMADE	ANTIQUE RED USED

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW7538 TAMARIND	SW7540 ARTISAN TAN	SW7051 ANALYTICAL GRAY
FASCIA/TRIM	SW6103 TEA CHEST	SW6111 COCONUT HUSK	SW6385 DOVER WHITE
GABLE SIDING/ GARAGE DOOR	SW6095 TOASTY	SW6124 CARDBOARD	SW6172 HARDWARE
ACCENT	SW2856 FAIRFAX BROWN	SW7622 HOMBURG GRAY	SW6202 CAST IRON
ROOF (SLATE)		1FACS7002 CHERRYWOOD	1FACS7002 CHERRYWOOD
STONE	BURNT OCHRE DEL MARE LEDGESTONE	BURNT OCHRE DEL MARE LEDGESTONE	PALERMO DEL MARE LEDGESTONE

"D" ELEVATIONS FRENCH COUNTRY	SCHEME 10	SCHEME 11	SCHEME 12
STUCCO PAINT BODY	SW6003 PROPER GRAY	SW7016 MINDFUL GRAY	SW7022 ALPACA
FASCIA / TRIM / GARAGE DOOR	SW7004 SNOWBOUND	SW7039 VIRTUAL TAUPE	SW6088 NUTHATCH
ACCENT	SW6006 BLACK BEAN	SW2848 ROYCROFT PEWTER	SW2802 ROOKWOOD RED
ROOF (SHAKE)	1FBCJ3184 RUSTIC BRWN BLD	1FBCJ3184 RUSTIC BRWN BLD	1FBCJ3184 RUSTIC BRWN BLD
STONE	ANCIENT VILLA LEDGESTONE - CHIANTI	ANCIENT VILLA LEDGESTONE - SEVILLA	ANCIENT VILLA LEDGESTONE - SIENA

PAINT:	SHERWIN WILLIAMS
STONE / BRICK:	CULTURED STONE BY BORAL
ROOF:	BORAL

LENNAR®

Kevin L. Crook
Architect
Inc

*ACCENT TO BE USED ON FRONT DOORS, SHUTTERS.
ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

COLOR SCHEME DOCUMENTS

MISSION
SCHEME # 1

STUCCO PAINT BODY

ROOF

FASCIA

TRIM / GARAGE

ACCENT

LENNAR
Job #: 16085
Date: JANUARY 18, 2017

THE ORCHARD
WOODLAND, CALIFORNIA

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MISSION
SCHEME # 2

STUCCO PAINT BODY

ROOF

FASCIA

TRIM / GARAGE

ACCENT

LENNAR
Job #: 16085
Date: JANUARY 18, 2017

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MISSION
SCHEME # 3

STUCCO PAINT BODY

ROOF

FASCIA

TRIM / GARAGE

ACCENT

LENNAR
Job #: 16085
Date: JANUARY 18, 2017

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MISSION “A” EXTERIOR COLOR SCHEMES



ARTISAN “B” EXTERIOR COLOR SCHEMES

CRAFTSMAN
SCHEME # 7

STUCCO PAINT BODY

ROOF

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

ACCENT

STONE

LENNAR®
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CRAFTSMAN
SCHEME # 8

STUCCO PAINT BODY

ROOF

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

ACCENT

STONE

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CRAFTSMAN
SCHEME # 9

STUCCO PAINT BODY

ROOF

FASCIA / TRIM

GABLE SIDING /
GARAGE DOOR

ACCENT

STONE

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Job #: 16085
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CRAFTSMAN “C” EXTERIOR COLOR SCHEMES

FRENCH COUNTRY

SCHEME # 10

STUCCO PAINT BODY

FASCIA / TRIM / GARAGE DOOR

ACCENT

STONE

ROOF

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FRENCH COUNTRY

SCHEME # 11

STUCCO PAINT BODY

FASCIA / TRIM / GARAGE DOOR

ACCENT

STONE

ROOF

LENNAR®
Job #: 16085
Date: JANUARY 18, 2017

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FRENCH COUNTRY

SCHEME # 12

STUCCO PAINT BODY

FASCIA / TRIM / GARAGE DOOR

ACCENT

STONE

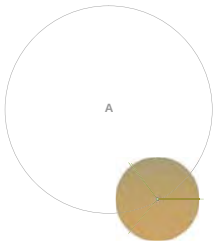
ROOF

LENNAR®
Job #: 16085
Date: JANUARY 18, 2017

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Architect
Inc

FRENCH COUNTRY “D” EXTERIOR COLOR SCHEMES



CONCEPTUAL PLANT LIST

General design intent shall be the creation of a pleasing mix of plant material as needed to maintain visual interest and a varied but somewhat cohesive streetscape throughout the community. See additional notes below.
See container size recommendations in each section below.
Plant density MINIMUM shall be 1 plant per each 16 square feet of planter area.

STREET TREES: ALL 15 GALLON SIZE

Street Tree plantings shall be per approved Landscape Improvement Plans (Internal Street Tree Plan – Sheet L4.4) by Cunningham Engineering. Street tree types and installation methods (staking, root barriers, etc.) shall be per Improvement Plans. Trees shown on these plans are conceptual only.

ACCENT TREES: ALL 15 GALLON SIZE

These small accent trees are used as understory trees to the taller street trees above. These trees are installed in the front yards as shown.
Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'	Red-leaf Eastern Redbud
Lagerstroemia 'Dynamite' – Standard	Compact Crape Myrtle
Lagerstroemia 'Zuni' – Standard	Compact Crape Myrtle
Acer palmatum 'Sango Kaku'	Coral bark Japanese Maple

TREES BETWEEN DRIVEWAYS: ALL 15 GALLON SIZE

These small accent trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.
Final Plans shall select from the following list:

Crataegus phaeopyrum	Washington Hawthorn
Malus floribunda 'Prairiefire'	Flowering crabapple
Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia

SIDE YARD TREES: ALL 15 GALLON SIZE

These trees are installed along the side yard of corner lots.
Final Plans shall select from the following list:

Olea Europa 'Fruitless' - multi	Multi trunk Fruitless olive
---------------------------------	-----------------------------

FOUNDATION SHRUBS (LARGE): ALL 5 GALLON SIZE

These larger evergreen shrubs are used as a foundation along fence lines where shown.
Final Plans shall select from the following list:

Foajia sellowiana	Picapple guava
Ligustrum texanum	Texas privet
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xyloxma congestum 'Compacta'	Compact shiny xyloxma

FOUNDATION SHRUBS (SMALL): ALL 5 GALLON SIZE

These shrubs are used as a smaller foundation layering shrub where shown.
Final Plans shall select from the following list:

Nandina domestica	Heavenly Bamboo
Hypericum moserianum	Gold flower
Rosa 'Iceberg'	Iceberg rose
Mahonia aquifolium	Oregon grape

ACCENT SHRUBS: ALL 5 GALLON SIZE

These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.
Final Plans shall select from the following list:

Lagerstroemia – Bush varieties	Bush crape myrtle – all colors
Buddleja 'Buzz' Varieties	Dwarf Butterfly Bush – upright varieties
Hibiscus syriacus	Rose of Sharon – all colors
Nandina dom. 'Obsession'	Compact Heavenly Bamboo

LAYERING SHRUBS (LARGE): ALL 5 GALLON SIZE

These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.
Final Plans shall select from the following list:

Raphiolepis umbellata minor	Compact India hawthorn
Westringia fruticosa	Coast Rosemary
Pittosporum t. 'Golf Ball'	Golf ball kohuhu
Ceanothus 'Skylark'	Compact wild lilac

LAYERING SHRUBS (SMALL): ALL 5 GALLON SIZE

These smaller shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.
Final Plans shall select from the following list:

Nandina dom. 'Nana'	Dwarf Heavenly Bamboo
Rosa 'Drift' varieties	Drift Rose (assorted colors)
Cistus 'Sunset'	Prostrate Rockrose
Lantana – trailing lavender	Trailing Lantana

LAYERING SHRUBS (ACCENT): ALL 1 GALLON SIZE

These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.
Final Plans shall select from the following list:

Euonymus f. 'Emerald Gaiety'	Prostrate euonymous
Pennesetum 'Little Bunny'	Dwarf fountain grass
Erigeron karvinskianus	Santa Barbara daisy
Trachelospermum jasminoides	Star jasmine

ORNAMENTAL GRASSES: ALL 5 GALLON SIZE

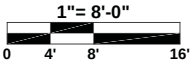
These ornamental grass selections are utilized randomly throughout the landscape as textural accents where shown.
Final Plans shall select from the following list:

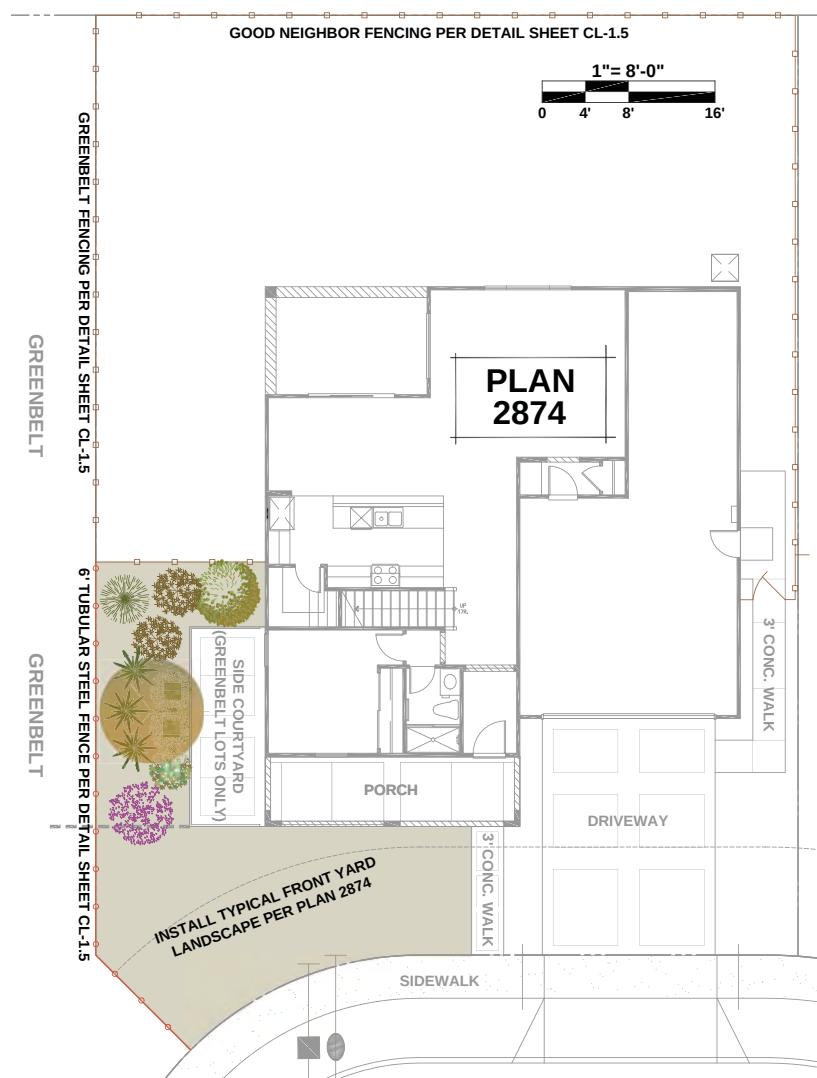
Dietes bicolor	Butterfly Iris
Muhlenbergia cap. 'White Cloud'	White Cloud Deergass
Muhlenbergia cap. 'Regal Mist'	Pink Muhly Grass

GROUND COVER: ALL 1 GALLON SIZE

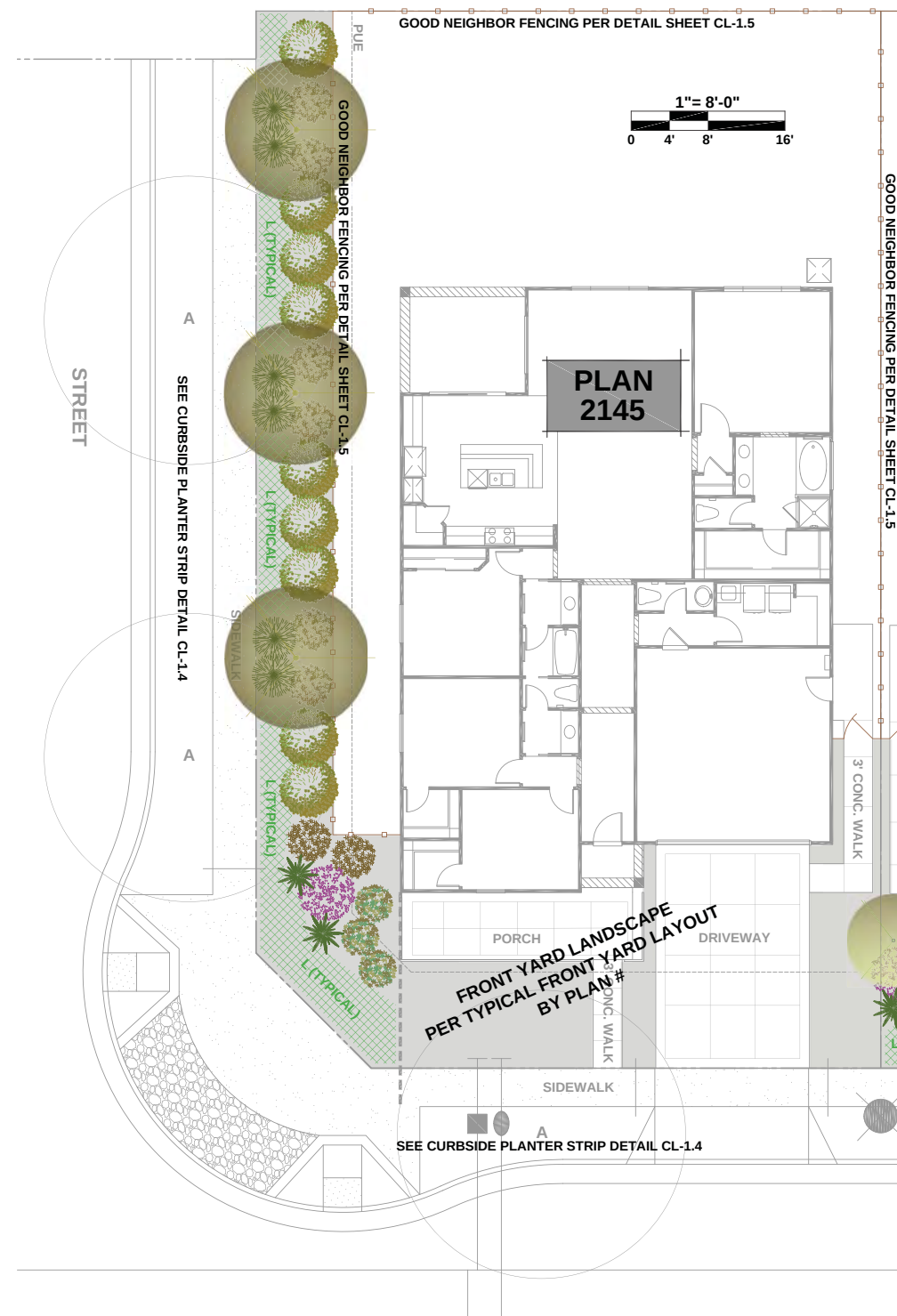
This low, evergreen groundcover is used along the back of the sidewalk as a low, unifying groundcover along the streetscape.

Myoporum parvifolium 'Putah Creek'	Creeping myoporum
------------------------------------	-------------------

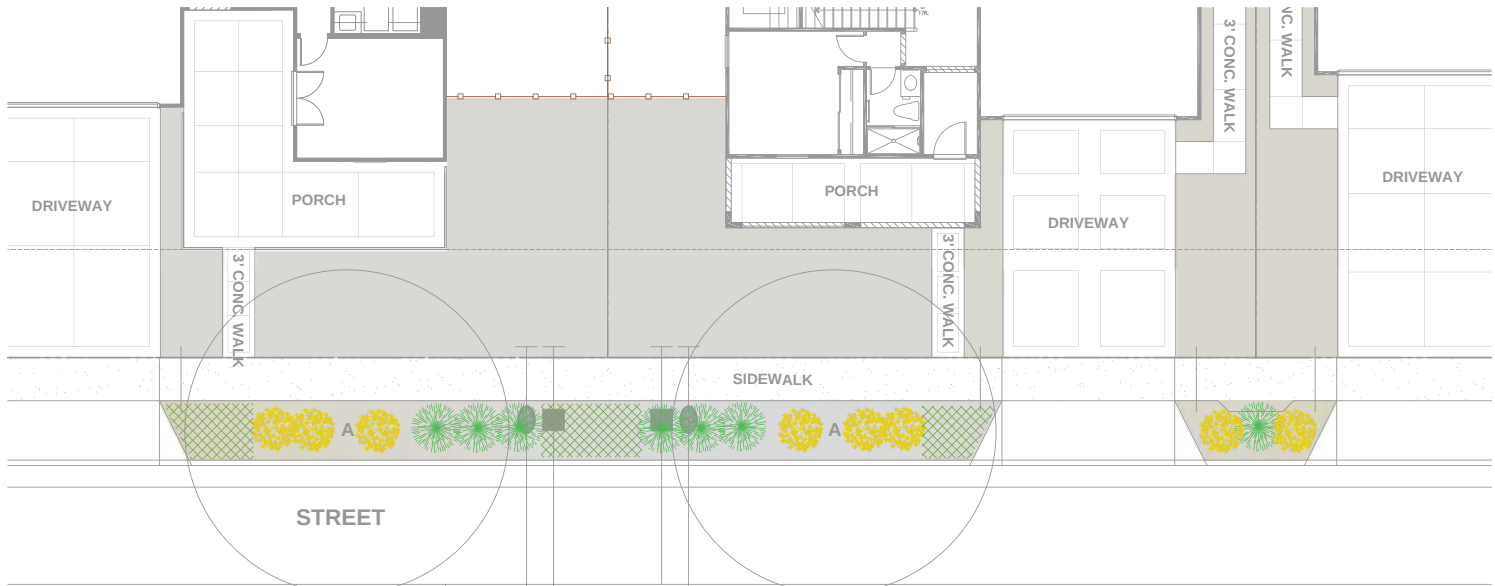




**TYPICAL LANDSCAPE LAYOUT FOR LOTS
ADJACENT TO GREENBELT**



**TYPICAL CORNER LOT LANDSCAPE LAYOUT
PLAN 2145 SHOWN**



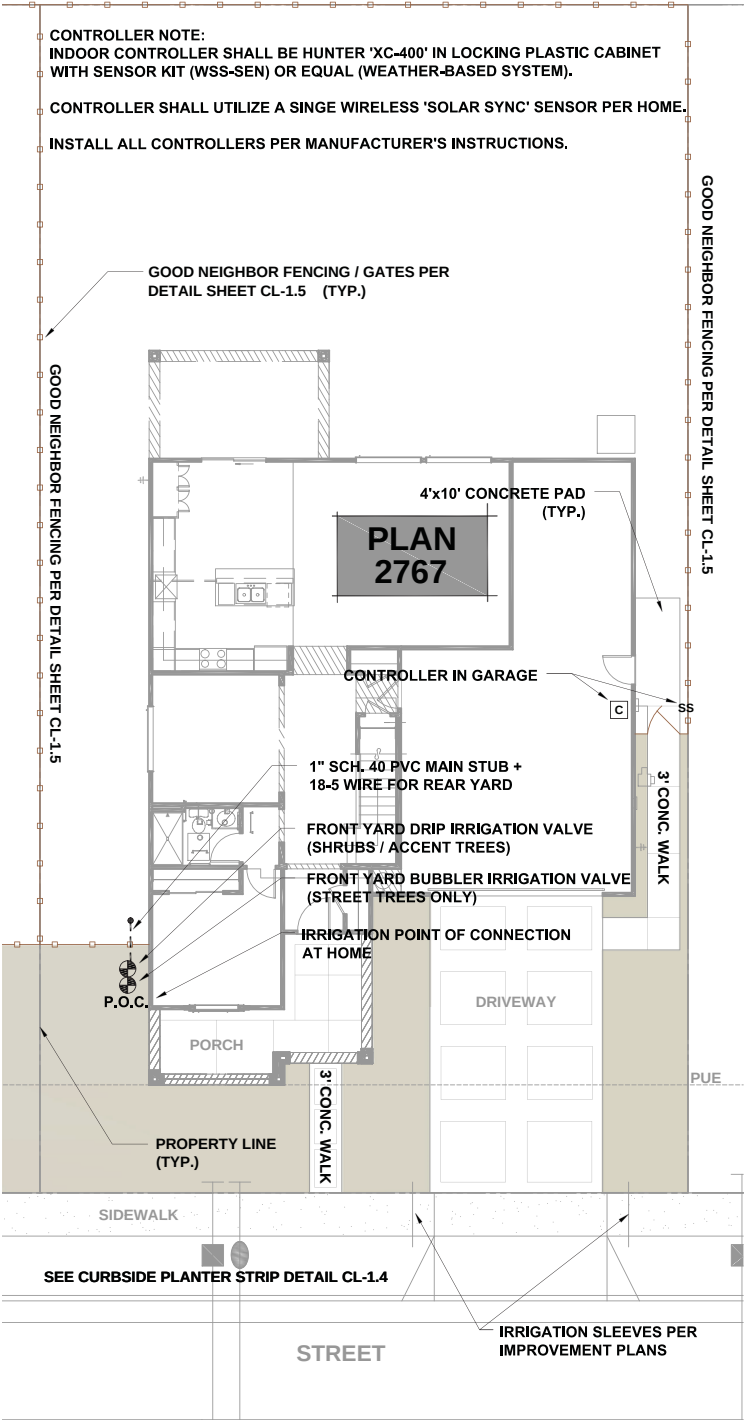
TYPICAL CURBSIDE PLANTER STRIP LAYOUT

CURBSIDE PLANTER PALLETTE:
 Installer will place these shrubs and groundcovers approximately per plans, paying special attention to lines of sight at driveway approaches (do not place shrubs within 6 feet of driveway aprons).

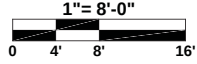
LARGER ACCENT SHRUBS	ALL 5 GAL. SIZE
Rhaphiolepis indica 'Pinkie'	Compact India Hawthorn
LOWER SPREADING SHRUBS	ALL 5 GAL. SIZE
Salvia 'Bee's Bliss'	Prostrate sage
PRIMARY GROUNDCOVER	ALL 1 GAL. SIZE
Myoporum parvifolium 'Putah Creek'	Creeping myoporum

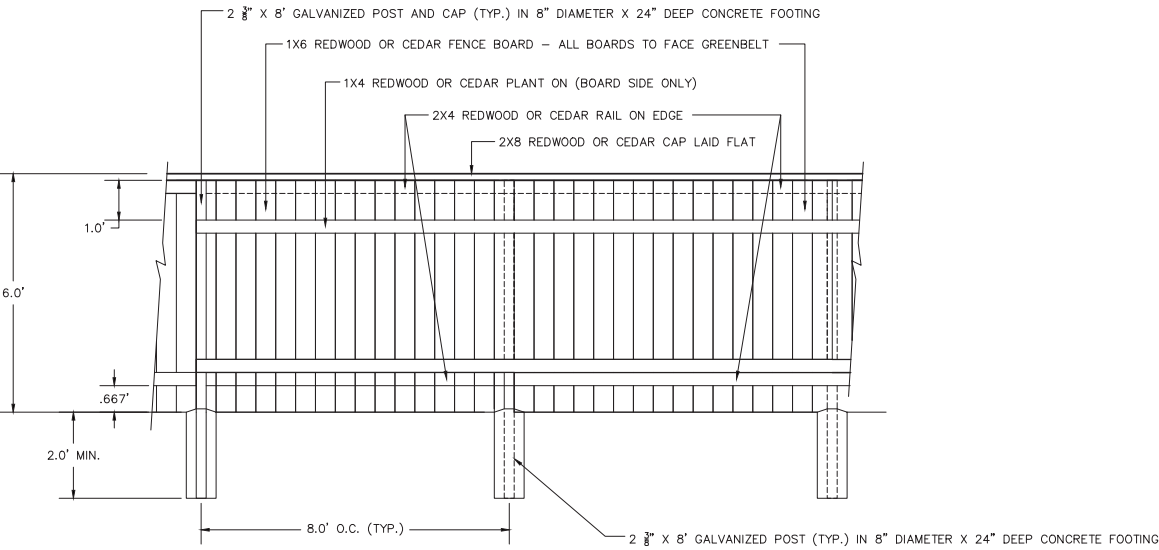
GENERAL INSTALLATION NOTES

- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape Plans shall specify:
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
- For street tree selections and locations, see Landscape Improvement Plans and Internal Street Tree Plans by Cunningham Engineering Corporation.
- All shrub and groundcover areas shall receive a 2" minimum layer of bark topdressing. Bark shall be 'Mocha Chips' as available at Hastie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval).
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
- All plant material shall be of acceptable nursery quality. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box. Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.



TYPICAL HARDSCAPE AND IRRIGATION LAYOUT (ALL LOTS) - PLAN 2767 SHOWN

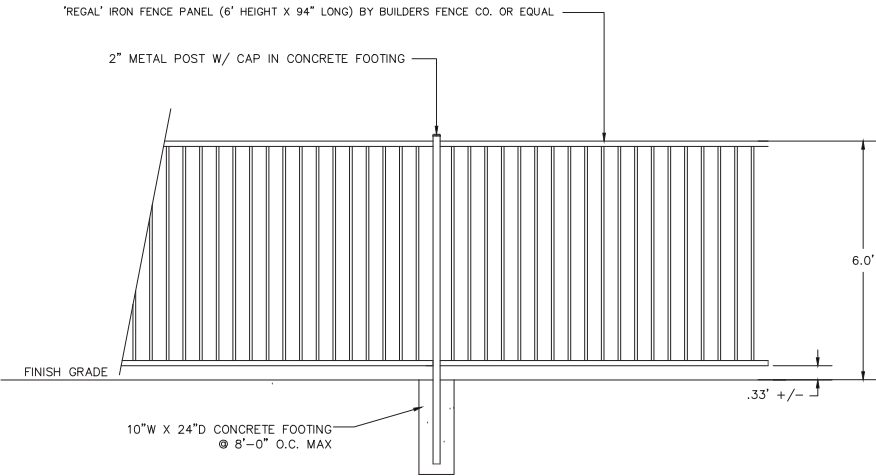




FENCING ADJACENT TO GREENBELT

NO SCALE

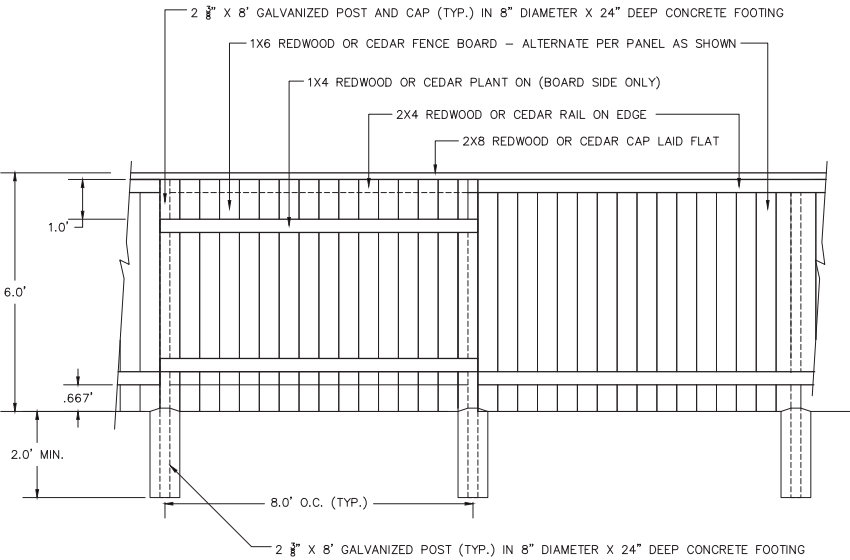
- NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
 2. ALL WOOD SHALL HAVE ONE COAT OF WATER SEALANT CLEAR STAIN APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.
 3. ALL FENCE BOARDS SHALL FACE GREENBELT.



6' OPEN TUBULAR STEEL FENCING

NO SCALE

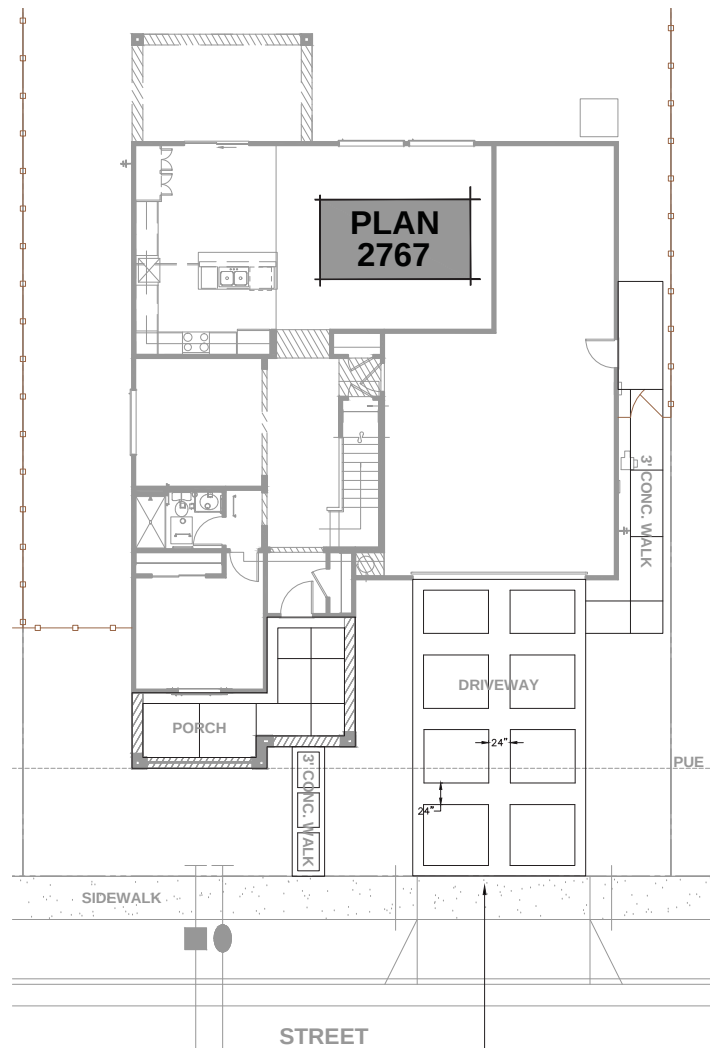
- NOTES:
1. ALL FENCING AND POSTS SHALL BE DELIVERED FROM FACTORY WITH A "GALVA-GUARD 1" OR EQUAL FINISH (BLACK).
 2. ALL CONNECTIONS SHALL BE WELDED (NOT BRACKETED). GRIND WELDS AS NEEDED TO ELIMINATE ALL SHARP EDGES. TOUCH UP WELDS WITH RUSTOLEUM BLACK PAINT AS NEEDED.



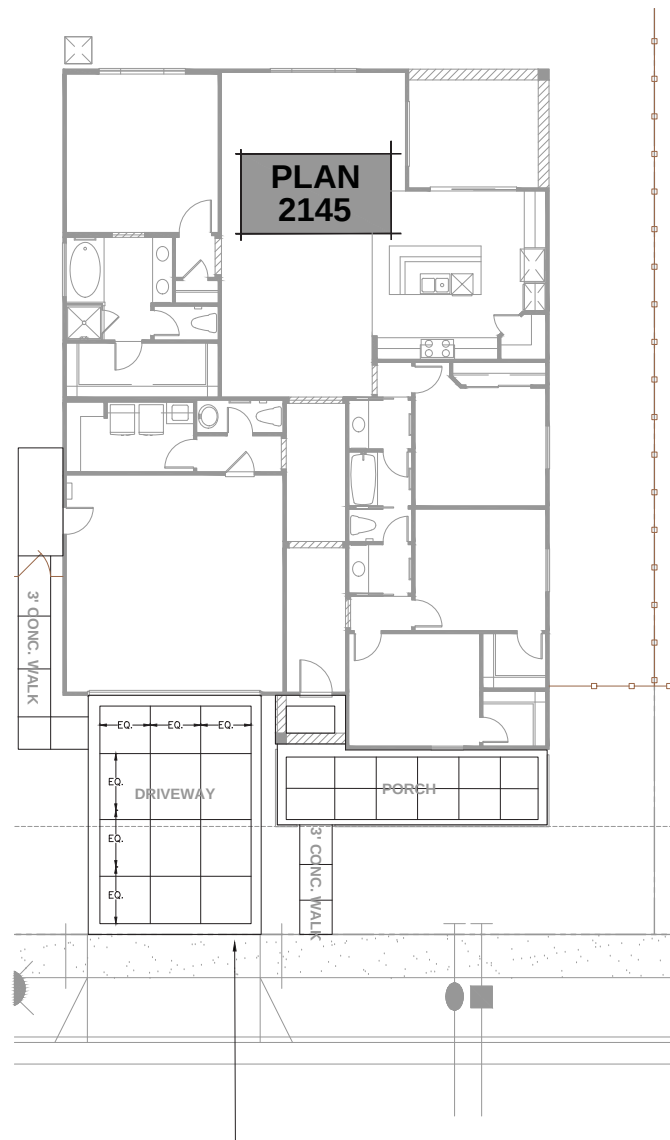
GOOD NEIGHBOR FENCING

NO SCALE

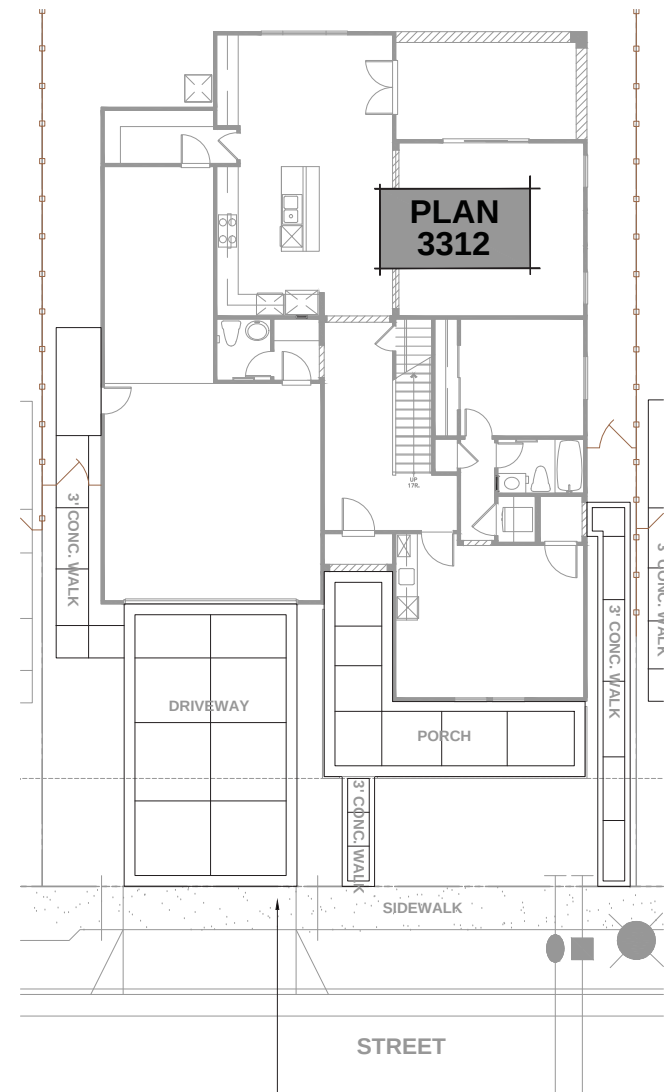
- NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
 2. ALL WOOD SHALL HAVE ONE COAT OF WATER SEALANT CLEAR STAIN APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.



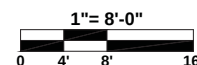
- TYPICAL PLANS 2767 & 2874 CONCRETE SPECIFICATIONS:
(PLAN 2767 SHOWN)
- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN ADD 24" WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
 - ENTRY WALKWAY TO HAVE MATCHING LIGHT BROOM FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN



- TYPICAL PLAN 2145 CONCRETE SPECIFICATIONS:
(PLAN 2145 SHOWN)
- DRIVEWAY TO HAVE BROOM FINISH FIELD AREAS WITH RECTILINEAR SCORING AT 4'-5" (EQUAL) GRIDS AND 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
 - ENTRY WALKWAY AND COURTYARD TO BE LIGHT BROOM FINISH WITH SCORING AT BETWEEN 4'-5" APART (NO PERIMETER BANDS)



- TYPICAL PLANS 1945 & 3312 CONCRETE SPECIFICATIONS:
(PLAN 3312 SHOWN)
- DRIVEWAY / COURTYARD FIELD AREAS TO HAVE LIGHT ROCK SALT FINISH WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
 - ENTRY WALKWAY TO HAVE MATCHING SALT FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS





YOLO Recorder's Office
Freddie Oakley, County Recorder
DOC- 2014-0019055-00

Check Number 1688
REQD BY TURN OF THE CENTURY
Friday, AUG 22, 2014 10:41:00
Ttl Pd \$23.00 Rcpt # 0001108626
FRT/R6/1-4

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

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

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Heritage Remainder Area Development Agreement Ordinance No. 1563

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

City and Developer hereby agree to be bound by all of the terms and conditions contained in the Development Agreement Ordinance No. 1563 between the City of Woodland and Turn of the Century LLC, dated July 1, 2014, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this 21st day of August, 2014, at Woodland, Yolo County, California.

Turn of the Century LLC

By: 

CITY OF WOODLAND

By: 

~~Marlin H. "Skip" Davies, Mayor~~
Tom Stallard

ATTEST:

By: 

Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: 

Kara K. Ueda, City Attorney

Attachment 1

LEGAL DESCRIPTION

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

PARCELS 1, 2, 3 AND 4 OF THAT CERTAIN MAP NO. 5046 "HERITAGE LARGE LOT PARCEL MAP", FILED FOR RECORD ON AUGUST 18, 2014 IN BOOK 2014 OF MAPS, PAGE 48 THROUGH 51, YOLO COUNTY RECORDS.

NOTARY ACKNOWLEDGEMENT

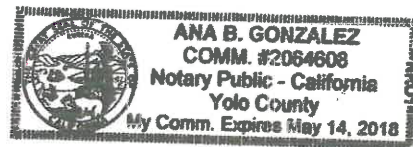
STATE OF CALIFORNIA)
)ss.
COUNTY OF YOLO)

On August 21, 2014, before me, ANA B. GONZALEZ, Notary Public, personally appeared Melanie Mathews who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



My commission expires May 14, 2014
Notary Commission No. 1889310

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
)ss.
COUNTY OF YOLO)

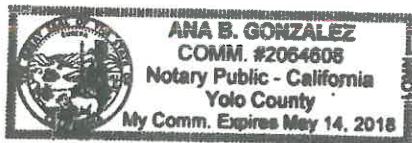
On August 21, 2014, before me, ANA B. GONZALEZ, Notary Public, personally appeared Tom Stallard who proved to me on the basis of satisfactory evidence to be the person whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature ANA B. GONZALEZ

My commission expires May 14, 2018
Notary Commission No. 1889310



END OF DOCUMENT

ORDINANCE NO. 1563

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND TURN OF THE CENTURY, LLC FOR THE HERITAGE REMAINDER AREA DEVELOPMENT.

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

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

WHEREAS, Turn Of The Century, LLC ("Developer") propose to develop certain real property located in the City of Woodland ("Property"), more particularly described in Exhibit "1" attached hereto and incorporated herein by reference, for residential use ("Project"); and

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

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

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

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

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

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

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

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

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

WHEREAS, the City of Woodland City Council held a duly noticed public hearing on June 17, 2014 to receive public testimony concerning the Amendment (See Exhibit "2"), consider the Planning Commission's recommendations, and take action on the Amendment; and

WHEREAS, on June 17, 2014 the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Development Agreement were heard and at which time the Development Agreement was comprehensively reviewed; and

WHEREAS, on June 17, 2014 the City Council introduced this Ordinance through a first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 et seq. on June 17, 2014, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project and Development Agreements; and

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

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

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

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

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

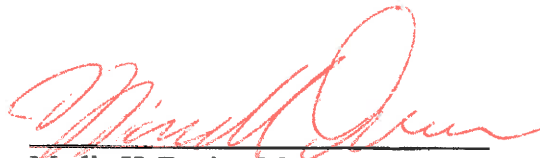
Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Agreement because, on June 17, 2014, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project Development Agreement.

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

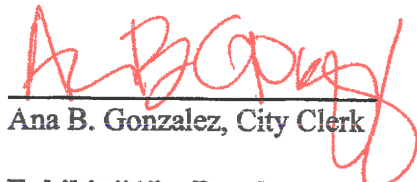
Section 6. This Ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council this 1st day of July, 2014, by the following vote:

AYES:	Council Members Denny, Hilliard, Marble and Stallard and Mayor Davies
NOES:	None
ABSENT:	None
ABSTAIN:	None


Marlin H. Davies, Mayor

ATTEST:


Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:


Kara K. Ueda, City Attorney

Exhibit "1" – Development Agreement

Exhibit "2" – Amendments to Development Agreement

**CONDITIONS OF APPROVAL FOR THE HERITAGE REMAINDER AREA PROJECT
SPECIFIC PLAN AMENDMENT, TM #5048, AND DEVELOPMENT AGREEMENT.**

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

General Conditions

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the Tentative Subdivision Map #5048, improvement plans, and exhibits included in the 6-17-2014 City Council staff report, as approved by City Council, for the Heritage Remainder project, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions, and environmental documents.
2. Indemnification. The OWNER shall defend (with counsel reasonably satisfactory to the City Attorney), indemnify, and hold harmless the City of Woodland, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul an approval of the subject application by the City, its legislative body, advisory agencies, or administrative officers. The City will promptly notify the OWNER of any such claim, action, or proceeding against the City, and the OWNER will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
4. Responsibility to Inform. The OWNER shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons

who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

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

7. Coordination of Plans. The OWNER shall be responsible for coordinating all plans to ensure consistency with all conditions of approvals, and including site plan, landscaping, and improvement plans, prior to submittal for review. Plans shall be coordinated and submitted to the Community Development Department as one package in accordance with plan check requirements.
8. Affordable Housing. The R-15 multifamily site's unit low and very low units have been provided by the Terracina Development. The land dedication agreement requires that the 7.03 acre site provide 10% low units based on the ultimate density of that site at build out of the property. For example, if the site builds out at 10 units per acre, the affordable yield will be 7 units.
9. Inclusionary Housing Agreement. Prior to the City approving the OWNER's first final map, the OWNER and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.
10. SLSP AHP Compliance. Prior to approval of tentative map(s), the OWNER shall show proof of compliance with the SLSP AHP.
11. Offsite Affordable Fee. The off-site affordable housing fee shall be paid for each single-family market rate unit for units created.
12. Affordable unit size. Affordable For-Sale Single Family units may be smaller in square footage than the Market-Rate units in a Residential Project that trigger the affordable housing

obligation to a minimum unit living area of 850 square feet, however a mix of bedroom numbers and square footage among for-sale single family homes is desired.

13. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however, affordable for-sale units may feature different interior amenities than those of the market rate units.
14. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
15. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to development regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24, and 6.25.
16. Nexus Study. The OWNER shall comply with the requirements of the SLSP Nexus Study.
17. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23, and 6.37.
18. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of the first final map requires that all lots have a building unit allocation. No final map shall be accepted by the City unless BUAs are assigned.
19. Reservation of Lots for public sale. The requirements of Section 21-15-1 of the City of Woodland Municipal Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, the OWNER shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If the appraiser indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value. Alternately, OWNER shall present evidence that finished lots are available in the adjacent Heritage and Heritage Park subdivisions, offered consistent with these requirements, to satisfy this condition. **This condition has been met for Phase 1 of this map.**

Finance Department

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

Community Development

1. Design Review. For all residential uses, final site plans, architectural plans, elevations and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling units shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), SLSP Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 (relating to energy conservation.)
2. Setbacks and Lot standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.
3. Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:
 - Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments.

- Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
4. Street Tree Master Plan. A Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Tree Division. OWNER shall submit a soils test, which shall assist in appropriate species selection.
 5. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought –tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
 6. Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits. OWNER shall be responsible for constructing three (3) connecting access paths: 1) Lot "C" between Russell Circle and Marston Drive; 2) Lot "B", just north of Banks Drive; and 3) at the eastern end of Zane Drive, just north of Lot 26. The pathways shall be designed to be ADA accessible. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit.
 7. Greenbelts. OWNER shall construct the Lot "A" greenbelt at the time of construction of Phase 2, prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director.. OWNER shall provide benches and tables with a shade structure and bike racks for the Lot "A" greenbelt to the satisfaction of the Community Development Department. OWNER shall submit proposal and timing of construction to be reviewed and approved by the City. The proposal shall be submitted prior to issuing the first building permit. The proposed greenbelts are located on the east and north sides of the future school site.
 8. Utility Design. The location of all utility structures shall be coordinated with, and depicted on, the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities), and 6.17 through 6.19 (general utility requirements).

9. Light pole location. Light poles shall not conflict with planting or shade trees throughout the site. Review shall be provided prior to issuance of final map.
10. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
11. Compliance with State Water Conservation Ordinance. All yards and public landscaping shall be in compliance with the State Water Efficient Landscape Ordinance AB 1881, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. Plans shall be reviewed by the City for compliance prior to issuance of building permits.
12. Residential Fencing. All wood fence post and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
13. Park and Greenbelt Adjacent Fencing. All fencing adjacent to the park shall be enhanced materially and aesthetically. Fencing shall comply with Section 2.9 (c) of the SL Design Standards. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.
14. Privacy / Sound Wall. The required sound wall along the west side of County Road 102 shall be designed and constructed to be consistent with the existing adjacent sound wall and shall extend around the corner of CR 102 & CR 25A to the **eastern** lot line of parcel 192. The required privacy wall along the north side of County Road 25A shall be designed and constructed to be consistent with existing fencing on Heritage Parkway. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of building permits. The privacy wall shall begin where the sound wall terminates on CR 25A. Landscaping and construction of the privacy/sound wall shall occur concurrently with adjacent development.
15. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the OWNER shall establish a neighborhood entry sign at the northwest corner of Promenade Drive and County Road 25A consistent with SL Design Standard 1.6.2, which may include small scale monument signs or themed art pieces. Entry sign to be constructed prior to issuing the first building permit in Phase 2 or at the discretion of the Community Development Director. The project shall also provide a "Welcome to Woodland Sign" at the northwest corner of County Road 102 and County Road 25A. The sign shall be similar in quality and in appearance and material to the other curved Entryway Signs throughout the City. A design specification for the sign and shall be prepared for review and approval by the City prior to approval of the final map. Construction of the "Welcome to Woodland" sign shall be concurrent with construction of the sound wall.

16. Prohibit RV Parking. Provisions in the CC& Rs for the Single Family (R-4) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC & Rs.

17. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.

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

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

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

19. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

20. Lot width. Lot width shall be varied (SLSP 2.35.5) providing no more than three (3) of the same lot width in a row and shall vary by at least 3 feet or at the discretion of the Community Development Director.

21. "Lot A" Adjacent Lots. Lots adjacent to Lot "A" (Greenbelt) shall have homes constructed with "wrap around" porches or patios to provide additional opportunity for "eyes on the greenbelt". Garages and driveways are prohibited from be constructed on the Greenbelt side of lots abutting "Lot A" or at the discretion of the Community Development Director.

22. Fencing: Fencing along green belt (Lot A) shall be constructed with a of 4-foot solid fence (4-foot maximum height for solid fence). Fences going up 6-feet shall require fence having 50% open (transparent) fence style for the remaining 2-foot fence.

23. Fence. Post and rail fence shall be constructed at the southern end of Lot A (Greenbelt) on the south side of bike path to the satisfaction of the Community Development Department.
24. Homes on lots **51-63 (lots backing onto Somerset Circle lots)** shall be only one-story homes at the time of initial construction.

SLSP Mitigation Measures:

1. Mitigation Requirements. The OWNER shall comply with all mitigation measures required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigation measures.
2. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to issuance of building permits, house plans shall be reviewed for consistency with interior noise level requirements, particularly for second floor bedrooms.
3. Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the OWNER shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.
4. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant to Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement. A fully executed agreement, signed and recorded with the County, shall be provided as evidence.
5. Raptor Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds of prey would be affected.
6. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (prepared by Wallace-Kuhl & Associates, dated August 2, 2012) shall be complied with in the development of this project.
7. Air Quality Directives. OWNER shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-

emission heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).

8. Mosquito Vector Control. Prior to each construction season OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
9. Construction Recycling. Prior to the commencement of construction on any project, the OWNER shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
10. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities. (SLSP Regulation 7.4)
11. Off site improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
12. Cultural Resources. During grading or any site work development, OWNER shall comply with Development Regulation 7.22. (MM 4.10-1)

Development Engineering

Roadways County Road 102

1. The OWNER with the first final map shall widen County Road 102 to its current Spring Lake width from its current width section (including landscape & sound wall) north of the project to County Road 25A plus transition south of Road 102 and turn lanes as determined by the City. Minimum turn lane lengths are as follows: 400' NB left, 325' SB right, and 325' SB left. 120' tapers shall be used. Acceleration lane for right turns from future 25A connection shall be a minimum of 250'.
2. Improvement of the County Road 102/25A intersection shall include underground improvements and foundations for the future traffic signal.
3. The tentative map shall include a proposed cross section for County Road 102 south of County Road 25A subject to review and approval by the City.
4. Striping of County Road 102 shall include enhanced or specialized bike lane striping subject to review and approval of the City.
5. Existing pavement sections on County Road 102 shall be micropaved through the limits of widening. Existing striping to be removed prior to micropaving.

6. County Road 102 design shall include an AC dike along the western edge of the road section north of the intersection with County Road 25A continuously to the north edge of the improvements or equivalent improvement as determined by City.

County Road 25A

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

Zane Drive

1. OWNER shall complete Zane Drive except north side sidewalk and landscaping with first final map in Phase 1. Plans shall include photometrics and north side street lights, however north side street lights may be deferred (with City approval).
2. The first final map in Phase 1 improvements for Zane Drive shall include the subdivision trail north of Lot 26.
3. Design of the traffic circle shall be submitted to the City for approval and shall include architectural enhancements prepared by a licensed landscape architect.

Banks Drive

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

Miekle Avenue

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

Traffic conditions

1. Traffic calming is required on Banks Drive, Promenade Drive, & Miekle Avenue through the limits of the project, specifically at the intersections and crosswalks as well as along the length of the roadway. This may include chicanes, traffic circles, medians, speed tables, humps, speed feedback signs, lighted crossings or other measures to be approved by the City. With the first final map, OWNER shall submit a concept for the entire length of Banks Drive, Promenade Drive, & Miekle Drive, for the approval of the City. For logical consistency some of the measures within phase 2 may be required to be constructed in phase 1, at the discretion of the City.
2. All new roads that extend or “finish” existing partial roads must T-cut the asphalt a minimum of 1’.
3. The full extent of Miekle south of Heritage Parkway, and Banks Drive and Promenade Drive if used for construction access and any other roads used for access to the project site shall be repaired, crack sealed, microsurfaced and restriped at the end of the project (second final map).
4. If services for water and sewer or other utilities are cut and trenched into an existing street, the plans shall include a grind and over lay of that street.
5. The first phase final map shall include preliminary (10%) design for a roundabout at the future intersection of County Road 25A and Miekle Avenue. This 10% Design of the roundabout including modifications to the greenbelt and/or drainage canal shall be to the satisfaction of the City. If deemed necessary by the City the quantity and configuration of lot(s) on R-15 site and “A” Court maybe required to be adjusted to accommodate the roundabout and minimize encroachment into the urban forest / greenbelt and drainage canal.
6. OWNER shall remove the unused ramp across from Lot 68 and replace it with sidewalk and planter space as determined by the City.

Map circulation

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

Easements and Right of Way

1. OWNER shall acquire and dedicate right-of-way from Parcel 42-01-17 as needed for the

completion of Zane Drive and the connecting subdivision trail to CR 102 prior to approval of the first final map.

2. Appropriate easements shall be required for City-maintained facilities located outside of City-owned property or the public right-of-way.
3. OWNER shall facilitate, with City cooperation, the abandonment of all City easements and dedications currently held but no longer necessary as determined by the Public Works Department.
4. A seven foot public utility easement back of separated sidewalk (ten feet behind monolithic), adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception will be made on Arterial roads with green belts of 20' or greater.
5. Prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.
6. Phase 1 map shall include abandonment/vacation of the street stub shown on Mickle Drive south of Marston Drive.
7. The final map shall identify relinquishment of access rights along CR 102, 25A, and Marston Drive.

Wastewater and Sewer Collection System

1. The OWNER shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.
2. Each parcel of property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
3. The Tentative Map Sewer Plan showing sewer routing, pipe slopes, and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
4. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.
5. OWNER shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.
6. Sewer laterals are to be stubbed to the north side of Zane Drive.

7. Zane Drive sewer system shall be completed to City standards, including mains, manholes, cleanouts, laterals, and appurtenances.

Storm Water

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

Storm Water Quality Control

1. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMPs to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
2. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
3. The OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to issuance of a grading permit or final map approval.

Water Infrastructure Conditions

1. All materials and installation of the water system shall be at the OWNER's expense per City of Woodland Standard Specifications and Details.
2. Until such time as actual service connections are approved for the subdivision, the City may withhold water service due to a water shortage declared by the City.
3. The Tentative Map Water Plan showing water routing, sizing, and locations are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall

occur with the final improvements based on the requirements set forth in these conditions of approval.

4. Per the City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the OWNER's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
5. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
6. When a median strip is to be installed in the center of a street, the fire hydrant will be spaced not more than 300 feet on both sides of the divider on the curb side of the street. Final approval and approval of any changes is the responsibility of the City Engineer.
7. Zane Drive water system shall be completed to City standards including the 12" main, valves, hydrants, laterals and appurtenances.
8. OWNER shall install one water testing station with the Phase I map. To be installed when determined by the City.
9. The public improvement plans shall have separate metered services including water for all publicly maintained landscaped areas.

Grading

1. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
2. The Tentative Map Grading and Drainage Plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these

conditions of approval.

3. Overland Release calculations will need to be carried to the outlet control point at CR 102 and include water surface elevations from the control point to the developed site.
4. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
5. Landscaped slopes along streets shall not exceed 5:1; exceptions shall require approval of the City Engineer. Level areas having a minimum width of two (2) feet shall be required at the toe and top of said slopes.
6. **Following grading, and before installation of the landscaping, a representative number of soil samples shall be taken from the front yards and areas to be publically landscaped to conduct fertility testing and determine amendment recommendations. Such recommendations shall be included with the landscaping plans and the publically landscaped areas shall be amended during the installation of the landscaping. The front yards shall be either amended and/or planted using a plant palette, which is compatible with the tested soil conditions.**
7. **Owner shall disclose the potentially high PH to homeowners and recommend amendment to the rear yard soil prior to landscape installation.**

Fees

1. The OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.
2. Prior to approval of improvement plans, the OWNER shall pay all fees for plan check and inspection of off-site infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If OWNER pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.
3. OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
4. Prior to any final map OWNER shall pay AMR fees for public meters in accordance with the current fee schedule. For reference the 2013 AMR fee is \$203 per meter.
5. OWNER agrees to pay Fifty Thousand Dollars (\$50,000.00) towards park development design for the SLSP Neighborhood Park N-3, within 45 days of rezone approval of the commercially zoned land (on Yolo County APN 42-030-47) **to a single-family residential land use**. This payment is a non-reimbursable, non-SLIF cost, in order to begin preliminary design of the park immediately following the rezone of APN 42-030-47.
6. Prior to approval of a large parcel map for sale only, or if the project goes directly to small lot final map, the OWNER shall prepare a legal description and a separate map and shall

dedicate the greenbelt between the park and the school site. The Greenbelt shall be 20' in width. Land shall be reimbursable from the SLIF at the cost of \$25,000 per acre subject to reimbursement policies. The first small lot final map submitted shall prepare preliminary plans for the greenbelt sufficient to identify key infrastructure components and a cost estimate. The OWNER shall deposit 134% of the cost estimate (cost +24% soft cost +10% contingency) with the City for the greenbelt to be constructed concurrently with the park. These costs shall be reimbursable from the SLIF subject to reimbursement policies.

7. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements, and/or other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees and a description of the dedications, reservations and other exactions.

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

8. Prior to final map approval, the OWNER shall pay alternative transportation fee of \$208.00 for operations and \$35.00 maintenance fee per DUE, prior to approval of final map.
9. Prior to approval of the first final map, OWNER shall pay the balance of the public art in lieu payment, which is THIRTY THOUSAND DOLLARS (\$30,000), as set forth in Section 4.31 of the Development Agreement.

*4.31 Public Art. OWNER shall incorporate at least one public art feature from a commissioned artist. The maximum dollar amount shall be \$60,000 for the entire Russell Property of which \$30,000 has been paid. Public art can be incorporated into the subdivision amenities or into one of the SLSP Landmark / Monumentation entryway features. This artwork is intended to be in addition to other required subdivision features (i. e. neighborhood entry features and roundabouts features). The theme and conceptual design of public art feature(s) shall be approved by the Planning Commission. CITY agrees that in the event CITY institutes a Citywide or a Specific Plan wide fee for the purpose of funding public art, that OWNER shall be exempt from that fee as a result of this contribution. **There is no requirement that this public art occur with Phase 1.***

Landscaping

1. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.

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

General Conditions

1. Prior to final map approval, the OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City.
2. Developer shall document and show evidence that all tentative map conditions are met upon submittal of the final map.
3. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
4. OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Public Works Department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
5. Submit proposed street names to Fire Department for approval with a copy to Engineering Division prior to improvement plan or final map submittal.

6. Prior to final map approval, the OWNER shall obtain a County encroachment permit for transition work on CR 102.
7. OWNER shall comply with County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits, or the improvement plan, the existing well shall be abandoned. Prior to abandonment of the well, the OWNER shall provide to the City permission from all recipients that receive water to abandon the well.
8. OWNER shall conform to all mitigation measures required in the Environmental Impact Report (EI.) and traffic study.
9. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, streetlights, landscaping, and railroad crossing improvements.
10. OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map, if required by the City.
11. If improvements are constructed and/or installed by a party or parties other than the OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) to Developer.
12. If conditions for the project require OWNER to construct improvements that benefit parties other than OWNER, and are subject to reimbursement by others as determined by the City Engineer, OWNER may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.
13. OWNER shall pay the MPFP single-family dwelling unit development fees for any second unit larger than 600 square feet.
14. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.
15. This project is subject to the construction and demolition debris recycling and diversion ordinance; Chapter 23C-13-(1-10) of the City Municipal Code
16. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans. Joint trench shall be stubbed to the north side of Zane Drive.
17. If project conditions require the OWNER to construct improvements that serve the entire City and are included in the City's Development Impact Fee Program, or other funded program, the OWNER may request to enter into a reimbursement agreement drafted by the

City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.

18. Prior to approval of a final map, OWNER shall secure rights-of-way, rights of entry, and any permits necessary to construct improvements required by the final map conditions of approval.

Fire Department

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

Building Division

1. OWNER shall be required to conform to the current codes that are in effect at the time of plan submittal.
2. Plans shall be complete at the time of submittal, as the City of Woodland does not accept deferred submittals.
3. All sub-contractors/companies working on the project will be required to obtain a City of Woodland Business Registration License.
4. The project shall be in compliance with FEMA regulations.
5. Residential buildings incorporating concrete slab foundations located in areas known to contain expansive soils, (which includes all of the Spring Lake Development--see the

applicable soils reports for reference), shall comply with *Woodland General Plan Policy Document, Part II, Policy 8.A.9, "The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil"* and shall comply with *2013 California Residential Code (CRC) R403.1.8.1 & 2013 California Building Code (CBC) 1808.6*.

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

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

Police Department

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

Yolo Solano Air Quality Management District

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