



City of Woodland
Meeting Agenda
Planning Commission

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

530-661-5820

Thursday, February 1, 2018

6:30 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for the 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

H. Public Hearing

1. Tentative Parcel Map No. 5136 - 530 Quality Circle

This item is continued to the February 15, 2018 Planning Commission meeting.

I. Business Items

2. Design Review for DR Horton; Adeline at Spring Lake

An application has been filed by DR Horton for consideration of Site Plan and Design Review for a residential project (*DR Horton: Adeline at Spring Lake*) on 12.4 acres (77 residential lots) within the R-8 zone of the Spring Lake Planning Area.

J. Staff or Commissioner Comments

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.



TO: MEMBERS OF THE PLANNING COMMISSION
DATE: February 1, 2018
ITEM #: 1.
SUBJECT: Tentative Parcel Map No. 5136 - 530 Quality Circle

Recommendation for Action:

This item is continued to the February 15, 2018 Planning Commission meeting.

Staff Contact:

Erika Bumgardner, Senior Planner, (530) 661-5886, erika.bumgardner@cityofwoodland.org

Prepared By: Erika Bumgardner, Senior Planner



TO: MEMBERS OF THE PLANNING COMMISSION
DATE: February 1, 2018
ITEM #: 2.
SUBJECT: Design Review for DR Horton; Adeline at Spring Lake

Recommendation for Action:

Staff recommends that the Planning Commission:

Review and approve the proposed conceptual residential designs for *DR Horton; Adeline at Spring Lake Central – Phase 5* including a minor exception to the maximum front setback for 13 lots

Staff Contact:

Cindy A. Norris, Principal Planner, (530) 661-5911, cindy.norris@cityofwoodland.org

Report in Brief:

An application has been filed for Site Plan and Design Review for a residential project (*DR Horton: Adeline at Spring Lake*) on 12.4 acres (77 residential lots) within the R-8 zone of the Spring Lake Planning Area (see Attachment 1 - Project Description and Narrative). The project consists of 77 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 1,577 to 2,622 square feet. A project design booklet provides a lot layout plan, elevations, floor plans, materials and colors, and typical front-yard landscape plan (Attachment 2 & 3 - Project Design Booklet)

Background:

The Adeline Subdivision is located within the large portion of Spring Lake known as Spring Lake Central. This site is located near the heart of Spring Lake on the east side of the Pioneer/Parkland curve, north of Heritage Parkway and directly across from the future multi-family site. The subdivision was created with approval of Tentative Subdivision Map No. 5027 on May 5, 2015 along with amendments to the land use designations within the subdivision (See Attachment 4 Tentative Map #5027 and Conditions of Approval).

The proposed project is located in Phase 5 of the Spring Lake Central Final Subdivision Map No 5111 (Attachment 5). Phase 5 is an R-8 product consisting of 77 lots. The majority of lot widths within the subdivision are 45-feet, with occasional lots (324, 325, 336, 337, 345, 353, 354) including corners that exceed the 45-foot width. Corners are typically 55-feet wide and have a larger street side setback. A 45-foot wide lot presents design challenges to meeting all the Spring Lake standards including the requirement that the garage not exceed 50% of the front elevation. With required 5-foot side setbacks, this effectively leaves a 35-foot wide design space for a house front. Required setbacks for the R-8 product are as follows:

Front Setback Min Lot House	Front Setback Garage	Front Setback Maximum	Interior Side/ Street Side	Rear Setback	Front Setback Porch	Width
12	20	20	5/10	15	7	40

The R-8 product allows a minimum lot width of 40-feet but requires an average of 45-feet. In addition, 50% of the

rear yard setbacks may be reduced to 12-feet.

Discussion:

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

Architecture:

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 that has 76-120 housing units. The Adeline subdivision provides twenty (20) elevations, five (5) floor plans each with four (4) architectural styles, thereby 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 (excluding garage)	Number of Lots	No. of Stories
1,577	1,577	12	1
1,856	1,856	17	2
2,250	2,250	18	2
2,390	2,390	18	2
2,622	2,622	12	2

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

Features	Style or Material
Roofs	Asphalt composition shingle
Masonry	A variety of Ledge stone pattern veneers
Stucco	Lace Finish body with sand finish trim (farmhouse transitional, contemporary and Prairie transitional) Sand Finish body with smooth trim (Modern)
Trim	Stucco foam, wood corner boards, and wood trim around windows. Wood bracket and Beam
Shutters	Wood and decorative foam
Siding	Composite board and batten, composite lap siding

On every plan the garage has been set back seven-feet or more from either the front building facade or porch. Front porches are included on Plans 1856 and 2390, while courtyards are provided on some of the elevations: Plans 1577-

Elevation L; 2390- Elevations J and L; and 2622 - Elevation L. A total of 45 plans include either full porches or courtyards. An additional 13 plans include a significant recessed entry stoop, providing for a total of 75% of the plans exhibiting porches, courtyards or larger entry stoops. The plan submittal includes a variety of garage door designs, driveway patterns, as well as varying roof pitches. Roof pitches range from visually flat sections on the contemporary homes to 4:12, 5:12 to 7:12 on the front portions of some of the contemporary plans.

The applicant has worked to develop architectural styles that provide for significant differentiation between plans. The plan submittal includes four different architectural styles and are further described in the Applicant's narrative statement (Attachment A):

A – Farmhouse *Transitional

The early American farmhouse design featured simply built homes with wooden clapboard siding and porches that functioned as outdoor storage spaces. A derivative of a traditional Farmhouse style, the proposed Farmhouse Transitional applies the use of two types of cladding materials, stucco and board and batten along with contemporary colors to create a transitional or contemporary style. Varying roof types including gable, hip and shed roofs also contribute to create a more current style, while building mass, composition roof and simple trim create the foundation of the traditional Farmhouse.

B – Prairie *Transitional

Prairie was a late 19th- and early 20th-century architectural style, most common to the Midwestern United States. The proposed Prairie style is marked by horizontal lines, hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament.

C – Modern

Modern architecture or modernist architecture is a term applied to a group of styles of architecture which emerged in the first half of the 20th century and became dominant after World War II. The proposed Modern elevations incorporates primarily gable roofs with shed roof accents, multiple cladding materials including stucco with control joints, pro-fit ledgerstone and lap siding. Composition roofing with offset windows and innovative column and post configurations are additional detail elements that can be found in the proposed Modern elevation styles.

D – Contemporary

In the world of contemporary architecture, no single style is dominant. Rustic Contemporary is an off-spin of a Tuscan style with a contemporary twist and incorporates a wide range of roof types including gable, hip, parapet and shed roofs with large bracket supports. The proposed Rustic Contemporary detailing and finishes are, but not limited to, composition roofing with gable end out lookers, crisp edge cut split face stone veneer, metal vents and simple trim.

* Transitional, (also known as "updated classic", "classic with a contemporary twist", "new takes on old classics") refers to a contemporary blend of traditional and modern styles, midway between old world traditional and the world of chrome and glass contemporary; incorporating lines that are less ornate than traditional designs, but not as severely basic as contemporary lines. As a result, transitional designs are classic, timeless, and clean.

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-38 through A-40 in the package) and there will be solar panels installed on all of the proposed homes.

The applicant has made efforts to create variability and reduce the appearance of the garage in the home design. Garage doors have pushed back from the front plane of each home design. The majority of the front porches are oversized. In addition, the rooflines on a number of elevations are varied and there are also massing projections above the garage to detract from the garage appearance.

The Adeline represents DR Horton's second residential community in Spring Lake. The design direction for The Adeline was to focus on the pedestrian friendly nature of the architecture – specifically on the front entry as the focal point of the homes, reducing the impact of the garage doors on the street and providing visually pleasing elevation alternatives with extensive opportunities for material diversity and color accents.

Site Plan

- All homes within the subdivision as proposed either meet or exceed minimum required setbacks. In particular, all lots exceed the minimum 15-foot rear yard setback. A total of 13 of the homes plans are proposed to be set-back from the street a greater distance than the maximum front house setback of 20 feet. This larger setback has been proposed in order to provide greater variability along the street front, consistent with Tentative Map condition of approval #25 which states, "*Owner shall provide further design enhancements to reduce the visual appearance of a long unbroken residential block.*" The lots with the larger front setbacks are shown with an asterisk on the Pre-Plot Plan Exhibit.

Staff's review of the conceptual 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.

Design Review Process

Staff received comments from the Planning Commission Design Liaison, Chris Holt early on in the design review process. The applicant submitted early preliminary design concepts in May of 2017. In response to comments, the applicant significantly modified their design concept to add more contemporary and modern styles. Staff and the Design Liaison offered further comments on a second preliminary submittal in September of 2017. In the latest submittal, the applicant has further addressed comments and concerns.

Commissioner Holt requested that for each design style presented, that appropriate architectural features be provided to reinforce the proposed style. As example, it was suggested that the roof shapes and roof planes be consistent with the purported style, as well as the types of materials, colors, and garage door designs. In addition, in response to Commissioner Holt's comments, the applicant has incorporated wood trim and features rather than foam where most appropriate, such as the shutters on the Farmhouse Transitional elevations as well as on window trim and corner boards. However, foam elements are proposed in areas such as on upper stories and where stucco will be applied to the trim feature. The applicant has indicated that a different, typically smoother stucco, will be applied to the trim features as compared to the body.

The applicant has worked with staff and the Design Liaison to both increase variability while at the same time take steps to minimize the appearance of the garages.

Exceptions

- 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. Building a home with the recessed garage in the back half of the lot minimizes the available rear yard area and narrows the width of the home. This is a difficult design to achieve with narrow lots while still maintaining a two-car garage. There 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. To help achieve variety the applicant has provided one additional floor plan than the minimum required.

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 proposal to have 13 of the plans with a slightly larger setback than the maximum will help provide greater variability along the street front.

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 (Attachment 3).

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: *DR Horton; Adeline 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 February 1, 2018. Any subsequent 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 with final review and approval by the Community Development Department. This final review may require minor site and design changes to ensure compliance with the Spring Lake Specific Plan and Spring Lake Design Standards and conditions contained herein.

COA #3: All residential units shall include a separated pedestrian pathway from back of walk to the courtyard, porch, or front door. Final designs shall be reviewed and approved by the Community Development Department prior to issuance of building permits.

COA #4: 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. Final review of the landscape and hardscape plans will be reviewed and approved by the Community Development Department prior to issuance of building permits.

COA #5: Public facilities shall be oriented and screened from public view to the greatest extent feasible. Details shall be provided on final landscape plans, which shall be reviewed and approved by the Community Development Department prior to issuance of building permits.

COA #6: 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 and approval of building permits.

COA #7: 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. Color, material and/or accent treatment shall be carried back to the fence line. Final details shall be reviewed and approved prior to issuance of building permits.

COA #8: 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 #9: Detailed Landscape and Irrigation plans shall be submitted for review and approval by the Community Development, and Parks and Recreation Departments concurrent prior to issuance of building permits. Final landscape plans shall specify the following:

- Locations, size and quantity of all plant materials
- A plan 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.
- Soils analysis specifying all required amendments and treatments in notes on the plans.
- Planting and installation details
- Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified

COA #10: Final landscape plans and installation of street trees shall be in conformance with the Spring Lake Design Standards and the City's Tree Planting Requirements and approved Master Street Tree Plan. Plans shall be reviewed and approved by the Community Development Department prior to issuance of building permits.

COA #11: Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #12: 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 #13: 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 #14: 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 #15: The perimeter concrete wall shall be consistent in design with existing privacy walls in Spring Lake and shall match all subdivision improvement plans.

COA #16: 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 #17: 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 #18: 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 #19: 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 #20: Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street.

Conclusion:

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

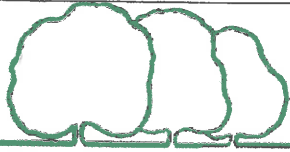
MOTION: Move to APPROVE the residential design for DR Horton; Adeline at Spring Lake, as shown in the Plan Booklet, overall site exhibit (lot layout), and color/materials boards, including a minor front setback exception on Lots 265, 268, 307, 313, 328, 337, 341, 343, 345, 349, 356, 360, 363, subject 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 DR Horton, Adeline at Spring Lake

Prepared By: Cindy A. Norris

ATTACHMENTS:

Description	Upload Date	Type
1 - General Application and Project Narrative	1/25/2018	Cover Memo
2A - Design Review Package pages 1-40	1/25/2018	Exhibit
2B - Design Review Package pages 41-80	1/26/2018	Exhibit
3 - Development Agreement and Conditions of Approval for TSM 5027	1/26/2018	Backup Material
4 - Civil Improvement Plans Title and Grading sheets	1/26/2018	Backup Material



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:

R & B 77, LLC

MAILING ADDRESS:

10630 Mather Blvd.

CITY STATE ZIP CODE:

Mather, CA. 95622

PHONE NUMBER:

(916) 366-3665

E-MAIL ADDRESS:

PROJECT APPLICANT

D.R. Horton CA2, Inc.

MAILING ADDRESS:

2260 Douglas Blvd., Suite 110

CITY STATE ZIP CODE:

Roseville, CA. 95661

PHONE NUMBER:

(916) 297-4461

E-MAIL ADDRESS:

mtmeyer@drhorton.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 <i>\$2666.00</i> | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

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

3. Project Description

Project Name:

Spring Lake Central - Phase 5

Total Acres or Square Feet

12.4 gross acres

Site address or location:

Corner of Heritage Parkway and Parkland Drive

Assessor's Parcel Number:

042-580-071

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-17-00061

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? 77

Single Family 77 Half-plex _____

Duplex _____ Apartments _____

Condominiums _____ Other _____

Townhomes _____ Total Units _____

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

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 _____

* 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: _____

Date: _____

Legal Owner: _____

Date: _____

Legal Owner: _____

Date: _____

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

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DR Horton - Spring Lake

Design Narrative

DR Horton is proposing both single and two story home plans to complement the already aesthetically pleasing community of Spring Lake. The design direction for these homes was to focus on the pedestrian friendly nature of the architecture – specifically on the front entry as the focal point of the homes, reducing the impact of the garage doors on the street and providing visually pleasing elevation alternatives with extensive opportunities for material diversity and color accents.

As required by the Spring Lake Specific Plan Design Standards, front porches are brought forward in every plan. Garage doors have pushed back a minimum of six feet from the front plane of each home design. The majority of the front porches are oversized as the SLSP Design Standards recommend. In addition, the roof lines on a number of elevations are broken over the garage and there are also massing projections above the garage to decrease the appearance. Sideyard porches at corner lots are not included as they will encroach into additional corner lot setbacks. Courtyards that compliment a plan and elevation will be added. For the Plan 1577 and Plan 2622 the elevation “L” will include the courtyard as standard. To add more variety to the street scene, the Plan 2390 elevation “J” & “L” will have an option for a courtyard. The Plan 2390’s that will include the optional courtyard show on the Pre-Plot Exhibit.

In addition, the proposed plans offer extensive architectural streetscape diversity. This was achieved by massing articulation, a variety of roof and porch configurations and incorporating materials and colors true to their architectural heritage, all in efforts to avoid repetitiveness and create a community that offers quality architecture. Each elevation style has been thoughtfully selected and designed to create style, interest and diversity within the Spring Lake community.

In order to further connect the street scene and engage pedestrian interaction, many of the elevations have one story elements to create a human scale pleasing to the streetscape. Additionally, vertical massing is attentively arranged to create further visual interest. Definitive material selections have been applied appropriately to identify specific detailing consistent with their respective architectural genres. Furthermore, the side and rear elevations have been enhanced when they are placed to public right-a-ways. These enhancements include enhanced window and door trim, shutters, gable end treatments i.e. siding and vents.

Four elevation styles have been designed for each plan, offering diversity in materials, detailing, exciting color selection, roof configuration and curb appeal. Below is a description of the proposed elevation styles.

I – Farmhouse *Transitional

The early American farmhouse design featured simply built homes with wooden clapboard siding and porches that functioned as outdoor storage spaces. A derivative of a traditional Farmhouse style, the proposed Farmhouse Transitional applies the use of two types of cladding materials, stucco and board and batten along with contemporary colors to create a transitional or contemporary style. Varying roof types including gable, hip and shed roofs also contribute to create a more current style, while building mass, composition roof and simple trim create the foundation of the traditional Farmhouse.

K – Prairie *Transitional

Prairie was a late 19th- and early 20th-century architectural style, most common to the Midwestern United States. The proposed Prairie style is marked by horizontal lines, hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament.

J – Modern

Modern architecture or modernist architecture is a term applied to a group of styles of architecture which emerged in the first half of the 20th century and became dominant after World War II. The proposed Modern elevations incorporate primarily gable roofs with shed roof accents, multiple cladding materials including stucco with control joints, pro-fit ledgerstone and lap siding. Composition roofing with offset windows and innovative column and post configurations are additional detail elements that can be found in the proposed Modern elevation styles.

L – Contemporary

In the world of contemporary architecture, no single style is dominant. Rustic Contemporary is an off-spin of a Tuscan style with a contemporary twist and incorporates a wide range of roof types including gable, hip, parapet and shed roofs with large bracket supports. The proposed Rustic Contemporary detailing and finishes are, but not limited to, composition roofing with gable end out lookers, crisp edge cut split face stone veneer, metal vents and simple trim.

** Transitional, (also known as "updated classic", "classic with a contemporary twist", "new takes on old classics") refers to a contemporary blend of traditional and modern styles, midway between old world traditional and the world of chrome and glass contemporary; incorporating lines that are less ornate than traditional designs, but not as severely basic as contemporary lines. As a result, transitional designs are classic, timeless, and clean.*

Title 24 Features

All homes will be designed to meet the 2016 Energy Code. The main feature of compliance starts with all homes having rough mounted solar plans as mandatory design feature. Homes owners will have the option to buy or lease the installed photovoltaic (PV) systems. Homes with living areas less than 2,000 square feet will have 3.0 Kilowatt PV systems and 2,000 square or greater will generally have 4.0 Kilowatt PV systems. Where roof design and plan orientation limit southerly expose system some sizes will be reduced to a 3.0 Kilowatt PV systems.

Other energy options that will allow 2016 energy code compliance include cool color reflective materials and radiant barrier used for roof construction along with attic insulation of R-38. Exterior 2x4 walls will have R-15 insulation material. Heating/cooling duct runs will be insulated with R-6 materials. In addition, an on-demand tankless water heater will be installed for hot water heating. After construction, homes will be inspected and tested for energy code compliance.

Layout Plan

A Pre-Plot Plan Exhibit provides the house plan and elevation that will be placed on the Phase 5 lots. The exhibit indicates the building setback lines to living areas (blue line work) and minimum garage door setbacks (red line work) per lot. In addition, Streetscape Block Numbers have been added for Streetscape House Plan and Elevation Review (see attached).

Based on the plotting, the exhibit indicated that no plan and elevation will be plotted more than twice in any block. And when plotted twice the color has been chosen so that a different color and material will be planned so no two similar homes are plotted on any one block.

House setbacks are varied from the minimum setbacks required in compliance with the Tentative Map Condition of Approval #25. The varied setbacks and the introduction of a front courtyard area on selected homes help to vary the street

scene on long block segments. Varying the front of the home setback from the street eliminates the tunnel effect of lining all homes consistently to minimum setbacks.

Landscape Concept

The overall landscape concept for Adeline continues a theme D.R. Horton established on previous projects in Woodland. This concept continues the use of low water use, drought tolerant plant material for the front yard landscape at each home within the project. All of the trees, shrubs and ground covers chosen for planting at Adeline have a "low" water rating from WUCOLS (Water Use Classification of Landscape Species). In another significant departure from "traditional" front yard landscape design, no lawn areas are proposed for any of the front yards within Adeline. This is significant because lawn areas are the highest water users in any landscape, and also require the highest levels of maintenance.

In lieu of lawn, the front yard designs include naturally curving bands of ground covers consisting of decorative bark mulch and pea gravel. The pea gravel areas are also accented with river rock cobbles and small boulders along the edges in natural looking clusters. The plants are located along the edges of the gravel ground cover areas to frame views or provide focal points within the front yards. At the rear of the landscape submittal package, we have provided a couple of sheets of plants that are proposed for use at Adeline. These photos show the typical character, in terms of height and spread, as well as the typical flower color associated with each plant. Within a few months of planting, the planting will start spreading and maturing to fill in to provide a very colorful front yard landscape. The flowering plants will provide a very colorful contrast to both the pea gravel and bark mulch ground covers.

Our Typical Front Yard Landscape Plan includes typical plantings around both large and small utility boxes. Due to the requirements for access to these boxes from utility companies, screening of these boxes immediately adjacent to the back of

sidewalk is extremely difficult. However, shrubs can be placed at the sides of the boxes to minimize the view for resident walking along the sidewalk within the development.

The typical irrigation system associated with our low water use, drought tolerant plant landscape concept will use either drip line tubing or multi-outlet drip emitters, with low water use, drip zone control valves. The automatic controller for each home will be a SMART controller with the ability to shut itself off during times of inclement weather. The fact that there is no lawn proposed for any front yard at Adeline reduces water use not only for the homeowner specifically, but for the overall project as well. Our preliminary Estimated Total Water Use (ETWU) for a typical front yard landscape at Adeline will be approximately 26% of the same front yard's Maximum Applied Water Allowance (MAWA). [Example for a typical 600 square foot front yard of landscaping, with no lawn and approximately 50% plant coverage: $MAWA = (51.6) (0.62) \times [0.7 \times 600] + SLA = 13,435 \text{ GPY}$. $ETWU = (51.6) (0.62) \times \{0.3 \times 300/0.81\} + SLA = 3,554 \text{ GPY}$. The ETWU for this typical front yard would be 26.4% of the MAWA (3,554/13435). See Updated Model Water Efficient Landscape Ordinance for detailed information on MAWA and ETWU formulas.

1. Landscape Concept: As requested, we prepared this description of our landscape concept for the project. The description discusses planting and ground cover uses, design patterns and intent. It also includes discussion about the drip irrigation system components and how that drip system, and lack of lawn use within the landscape concept, will reduce projected water use at Adeline significantly for individual homeowner in particular, and the overall project in general.
2. Preliminary Fencing Plan: Per City review comments, we modified our Preliminary Fencing Plan, Sheet L-2 to include; 1) a note to all wood details noting that the wood would be stained with a clear stain, and 2) a photo of a section of the existing wood fence at Arabella since this is the same fence per the details shown on our plans. As requested, these changes have been clouded with a note in the Revision block identifying the change with Delta No. 1, stating "Per City Review" with the date of 11/30/17.
3. Typical Front Yard Landscape Plan: Per City review comments, we modified our Typical Front Yard Landscape Plan, Sheet L-4, to add the location of both a large and small utility box at locations along shared property lines between units, as shown on the dry utility plans. Our plan shows planting setbacks from the boxes needed for clearance so the utility companies can access their boxes for maintenance purposes. On our plan shows the placement of shrubs on either side of each box in order to minimize the view of the box as people walk along the sidewalk. To illustrate our screening concept, we added typical planting elevations for both a large and small utility box on this plan sheet. We have also added driveway scoring options to four of the driveways shown on this plan sheet in order to illustrate possible driveway scoring patterns available for each house. We added Notes 4, 5 and 6 under "Notes" providing more information related to the changes we added. Finally, per City request, these changes have been clouded similarly to the changes made to Sheet L-2.

**ADELINE Spring Lake Central Phase 5
35-foot wide home fronts**

Stories	Elevations	Color & Materials	Garage Set Back	Porch (Y/N - SF)	Courtyard (Y/N)	Garage width	Other
1577/ 1-story (3-bedrooms/2-bath)	4	3	Varies from 7 to 8-ft back from the front bedroom	N, (recessed entry stoop) Varies from 29.5 to 48 SF	Y Elevation L (2-elevations proposed)	53% (18.5-foot visible garage width) The entry post overlaps a 3-ft section of the garage.	12 plans proposed Elevation L has 2 plans
1856 / 2-story (3 to 4 bedrooms/ 3 baths) 54-feet x 35-feet	4	3	2-feet back from the building face; 7.5 to 8-feet back from the porch	Y (full) Varies from 78 to 93 square feet 15.5-foot wide porch	N	58% (19.5-feet) Roof eave comes forward of garage to minimize garage appearance	16 plans proposed
2250/ 2-story (3 to 4 bedroom/ 3 baths)	4	3	15-feet back from the building face	N, (recessed entry stoop) Varies from 50 to 90 square feet Elevation K has a larger porch that comes forward to the building face	N	53% (18.5-foot visible garage width). The entry post overlaps a 3-ft section of the garage.	18 plans proposed Elevation K provides more of a courtyard entry (5 elevation Ks)
2390 / 2-story (4 to 5 bedroom/ 3 baths)	4	3	10-feet back from the building face	Y, (full) 139 square feet 15.5- feet wide porch	Y, Elevations J and L	58% (19.5-feet) Roof eave comes forward of garage to minimize garage appearance	18 plans proposed Elevation J & L has 5 plans
2622 / 2-story (4 to 5 bedroom/ 3 baths)	4	3	7- feet back from the building face	N, (recessed entry stoop) Varies from 19 to 42 square feet	Y, Elevation L (3-plans proposed)	58% (19.5-feet)	12 plans proposed Elevation L has 3 plans

*same as the square footage for each plan

Total of 77 lots; 20 plans/elevations - 60 plans/elevations/colors

Number of plans with porches (% of total) 45.5%

Number of plans with courtyards (% of total) 13.0%

Other significant features: 16.5% single-story plans

100% Solar installation

HOUSE PLAN MIX - D.R. Horton - Sacramento (56u)

Spring Lake Central - Phase 5 (Adeline) - Woodland

JDE Company Number: 56748

JDE Plan	Plan	I	J	K	L	-	-	Total		SF	Lvl	Bed	Bath	Garage	Approvals	Initials	Date
1577	1577	2	4	4	2	0	0	12		1,577	1	3	2	2	Forward Planning		
1856	1856	3	7	5	2	0	0	17		1,856	2	4	3	2	Construction		
2250	2250	4	4	5	5	0	0	18		2,250	2	4	3	2	Sales/Mktg		
2390	2390	6	4	4	4	0	0	18		2,390	2	5	3	2	Land Operations		
2622	2622	4	2	3	3	0	0	12		2,622	2	5	3	2	Operations		
		0	0	0	0	0	0	0							City Manager		
		0	0	0	0	0	0	0							Purchasing		
		0	0	0	0	0	0	0							Revision Date: 11/27/17 Original Date: 06/23/17		
		0	0	0	0	0	0	0									
Total		19	21	21	16	0	0	77		165,460	Notes:	CSME Template: POST					

Elevation Description:

Color Schemes:

1 25-27 J 28-30 K 31-33 L 34-36

See all other notes below.

JDE Bus Unit #	Lot	Const. Seq	BRE Phase	Block	BK-Page	Plan	Elev.	Gar R/L	Solar Size	Color	Address	Street	Option / Own	Comments
567480259	259	020				2390	L	L	4.0	34		Ball Drive	Option	
567480260	260	021				1856	J	R	3.0	28		Ball Drive	Option	
567480261	261	022				2622	I	L	4.0	25		Ball Drive	Option	
567480262	262	023				2250	L	R	4.0	36		Ball Drive	Option	
567480263	263	027				2390	J	L	4.0	30		Ball Drive	Option	
567480264	264	028				1856	K	R	3.0	32		Ball Drive	Option	
567480265	265	029				2390	L	L	4.0	35		Ball Drive	Option	Courtyard
567480266	266	033				2250	J	R	4.0	28		Ball Drive	Option	
567480267	267	034				2390	K	L	4.0	31		Ball Drive	Option	
567480268	268	035				1856	L	R	3.0	34		Ball Drive	Option	
567480302	302	070				1577	J	R	3.0	28		Ball Drive	Option	
567480303	303	069				2390	K	L	4.0	31		Ball Drive	Option	
567480304	304	068				2250	J	R	4.0	29		Ball Drive	Option	
567480305	305	067				1577	I	L	3.0	26		Ball Drive	Option	
567480306	306	066				2622	K	L	4.0	32		Ball Drive	Option	
567480307	307	065				2390	L	L	4.0	34		Ball Drive	Option	Courtyard
567480308	308	064				1856	J	R	3.0	28		Ball Drive	Option	
567480309	309	063				2250	K	L	4.0	33		Ball Drive	Option	
567480310	310	062				2390	I	R	4.0	27		Ball Drive	Option	
567480311	311	061				2622	J	L	4.0	30		Ball Drive	Option	
567480312	312	048				1577	K	R	3.0	32		Ball Drive	Option	
567480313	313	047				2390	J	L	4.0	29		Ball Drive	Option	Courtyard
567480314	314	046				1856	K	R	3.0	33		Ball Drive	Option	
567480315	315	045				2250	I	L	4.0	25		Ball Drive	Option	
567480316	316	071				2250	I	L	3.0	27		Ball Drive	Option	
567480317	317	072				2622	L	R	4.0	35		Ball Drive	Option	Courtyard
567480318	318	073				2390	I	L	3.0	25		Soza Place	Option	
567480319	319	074				2622	K	L	4.0	31		Soza Place	Option	
567480320	320	075				1577	I	R	3.0	27		Soza Place	Option	
567480321	321	077				1856	K	L	3.0	33		Soza Place	Option	ADA Access & Facilities
567480322	322	001				2250	J	R	4.0	30		Soza Place	Option	Model
567480323	323	002				2622	I	L	4.0	26		Soza Place	Option	Model
567480324	324	076				2250	L	R	4.0	36		Soza Place	Option	
567480325	325	051				1856	K	L	3.0	31		Wooster Place	Option	
567480326	326	052				1577	J	R	3.0	29		Wooster Place	Option	
567480327	327	053				2622	I	L	4.0	27		Wooster Place	Option	
567480328	328	054				2390	J	R	4.0	28		Wooster Place	Option	Courtyard
567480329	329	060				1577	K	R	3.0	33		Wooster Place	Option	
567480330	330	059				2250	L	R	3.0	34		Wooster Place	Option	
567480331	331	058				1856	J	L	3.0	29		Wooster Place	Option	
567480332	332	057				2390	I	R	4.0	25		Wooster Place	Option	
567480333	333	056				2250	K	L	4.0	31		Wooster Place	Option	
567480334	334	055				1856	J	R	3.0	30		Wooster Place	Option	
567480335	335	050				2390	K	L	4.0	32		Wooster Place	Option	
567480336	336	049				2250	I	R	4.0	26		Wooster Place	Option	
567480337	337	038				2390	J	L	4.0	36		McNary Place	Option	
567480338	338	038				2622	K	R	4.0	33		McNary Place	Option	
567480339	339	040				1577	J	L	3.0	30		McNary Place	Option	
567480340	340	041				1856	I	R	3.0	25		McNary Place	Option	
567480341	341	042				2250	K	L	3.0	32		McNary Place	Option	

HOUSE PLAN MIX - D.R. Horton - Sacramento (560)

JDE Bus Unit #	Lot	Const. Seq	BRE Phase	Block	BK-Page	Plan	Elev.	Gar R/L	Solar Size	Color	Address	Street	Option / Own	Comments
567480342	342	044				2622	L		4.0	34		McNary Place	Option	Courtyard
567480343	343	043				2390	I	R	4.0	26		McNary Place	Option	
567480344	344	037				2250	L	L	4.0	35		McNary Place	Option	
567480345	345	036				1856	J	R	3.0	28		McNary Place	Option	
567480346	346	032				2622	L	R	4.0	36		Ball Drive	Option	Courtyard
567480347	347	031				1856	J	L	3.0	29		Ball Drive	Option	
567480348	348	030				1577	L	R	3.0	34		Ball Drive	Option	Courtyard
567480349	349	026				1856	I	L	3.0	26		Ball Drive	Option	
567480350	350	025				2622	J	R	4.0	29		Ball Drive	Option	
567480351	351	024				2390	K	L	4.0	33		Ball Drive	Option	
567480352	352	003				2250	I	L	3.0	25		Millsap Place	Option	
567480353	353	004				1856	K	R	3.0	31		Millsap Place	Option	1856 K only
567480354	354	010				2390	J	L	4.0	27		Millsap Place	Option	2390 J only
567480355	355	011				2250	K	R	4.0	33		Millsap Place	Option	
567480356	356	012				2390	J	L	3.0	29		Millsap Place	Option	Courtyard
567480357	357	013				1577	L	R	3.0	35		Millsap Place	Option	Courtyard
567480358	358	015				2250	J	L	4.0	29		Millsap Place	Option	
567480359	359	014				1577	K	L	3.0	32		Millsap Place	Option	
567480360	360	009				1856	L	R	3.0	36		Millsap Place	Option	
567480361	361	008				1577	J	L	3.0	28		Millsap Place	Option	
567480362	362	007				2250	L	R	4.0	34		Millsap Place	Option	
567480363	363	006				2390	I	L	4.0	26		Millsap Place	Option	
567480364	364	005				1577	K	R	3.0	33		Millsap Place	Option	
567480365	365	016				1856	J	L	3.0	30			Option	
567480366	366	017				2622	I	R	4.0	27		Millsap Drive	Option	
567480367	367	018				2250	K	L	4.0	32		Millsap Drive	Option	
567480368	368	019				1856	I	R	3.0	26		Millsap Drive	Option	
Total													77	Option
													0	Owned
													77	Total

Additional Project / Revision Notes

Date Note

08/02/17 Revise Model location, Plan Elevation

08/29/17 Revised Model location, Plan Elevation, Sequence #

08/31/17 Add Elevations & Array restricts

09/08/17 Revised Template w/Solar Array Size, Add Colors

11/27/17 Revised Plan 2390 J & L courtyard wall, revised plotting to add more courtyard walls

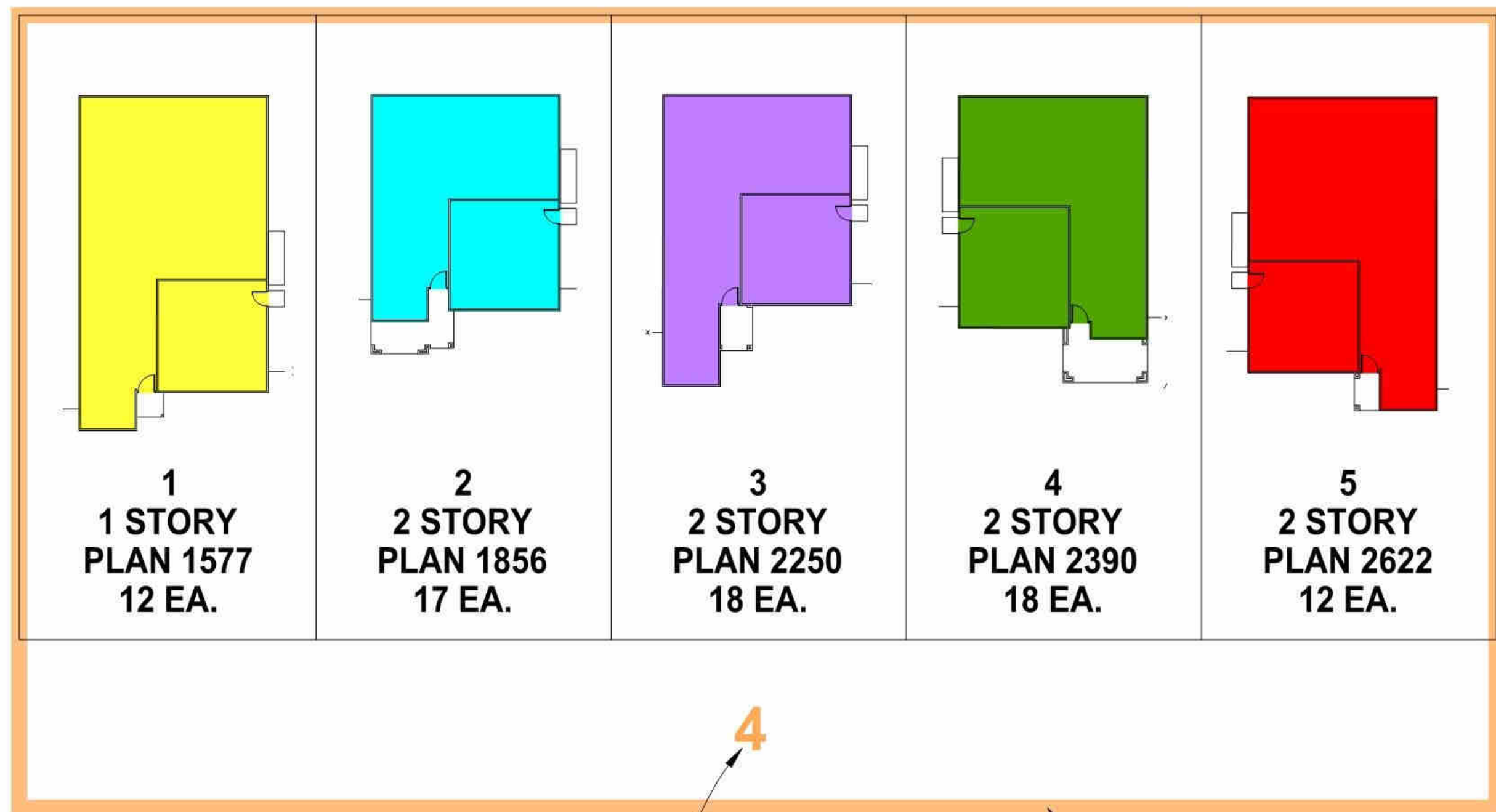
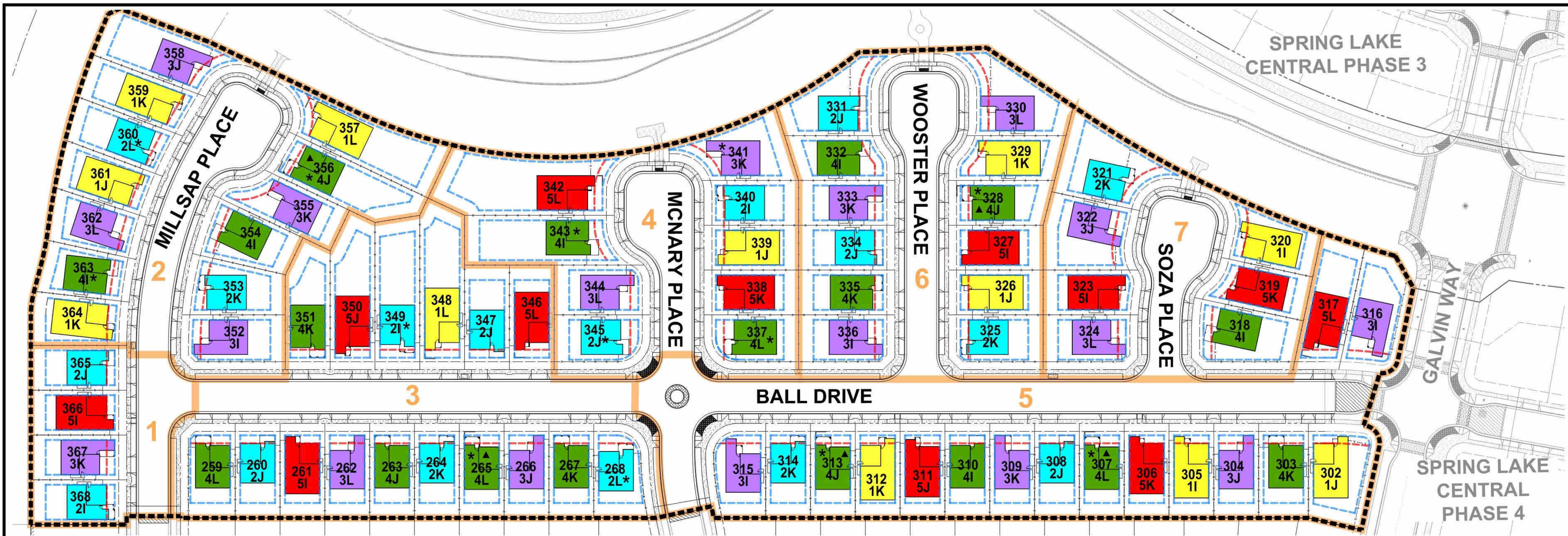


A0.1	Cover Sheet	A3.10	2250 - Prairie Transitional Enhanced Elev.
A0.2	Plot Plan	A3.11	2250 - Contemporary Elev.
A0.3	Architectural Style Summary	A3.12	2250 - Contemporary Enhanced Elev.
<u>A0.4</u>	Architectural Perspectives - 1557L, 2250L & 2250J	<u>A3.13</u>	2250 - Roof Plans
A0.5	Color Scheme Matrix	A4.1	2390 - Main Floor Plans
A0.6	Colors and Materials	A4.2	2390 - Partial Main Floor Plans - Alternate Elev.
A1.1	1577 - Main Floor Plan	A4.3	2390 - Partial Upper Floor Plans - Alternate Elev.
A1.2	1577 - Partial Floor Plans - Alternate Elev.	A4.4	2390 - Front Elevations
A1.3	1577 - Front Elevations	A4.5	2390 - Farmhouse Transitional Elev.
A1.4	1577 - Farmhouse Transitional Elev.	A4.6	2390 - Farmhouse Transitional Enhanced Elev.
A1.5	1577 - Farmhouse Transitional Enhanced Elev.	A4.7	2390 - Modern Elev.
A1.6	1577 - Modern Elev.	A4.8	2390 - Modern Enhanced Elev.
A1.7	1577 - Modern Enhanced Elev.	<u>A4.9</u>	2390 - Modern Elev. - Courtyard Option
A1.8	1577 - Prairie Transitional Elev.	A4.10	2390 - Prairie Transitional Elev.
A1.9	1577 - Prairie Transitional Enhanced Elev.	A4.11	2390 - Prairie Transitional Enhanced Elev.
A1.10	1577 - Contemporary Elev.	A4.12	2390 - Contemporary Elev.
<u>A1.11</u>	1577 - Contemporary Enhanced Elev.	<u>A4.13</u>	2390 - Contemporary Enhanced Elev.
<u>A1.12</u>	1577 - Roof Plans	<u>A4.14</u>	2390 - Contemporary Elev. - Courtyard Option
A2.1	1856 - Main Floor Plan	<u>A4.15</u>	2390 - Roof Plans
A2.2	1856 - Partial Main Floor Plans - Alternate Elev.	A5.1	2622 - Main Floor Plan
A2.3	1856 - Partial Upper Floor Plans - Alternate Elev.	A5.2	2622 - Partial Main Floor Plans - Alternate Elev.
A2.4	1856 - Front Elevations	A5.3	2622 - Partial Upper Floor Plans - Alternate Elev.
A2.5	1856 - Farmhouse Transitional Elev.	A5.4	2622 - Front Elevations
A2.6	1856 - Farmhouse Transitional Enhanced Elev.	A5.5	2622 - Farmhouse Transitional Elev.
A2.7	1856 - Modern Elev.	A5.6	2622 - Farmhouse Transitional Enhanced Elev.
A2.8	1856 - Modern Enhanced Elev.	A5.7	2622 - Modern Elev.
A2.9	1856 - Prairie Transitional Elev.	A5.8	2622 - Modern Enhanced Elev.
A2.10	1856 - Prairie Transitional Enhanced Elev.	A5.9	2622 - Prairie Transitional Elev.
A2.11	1856 - Contemporary Elev.	A5.10	2622 - Prairie Transitional Enhanced Elev.
<u>A2.12</u>	1856 - Contemporary Enhanced Elev.	A5.11	2622 - Contemporary Elev.
<u>A2.13</u>	1856 - Roof Plans	<u>A5.12</u>	2622 - Contemporary Enhanced Elev.
A3.1	2250 - Main Floor Plan	<u>A5.13</u>	2622 - Roof Plans
A3.2	2250 - Partial Main Floor Plans - Alternate Elev.	L-1	Internal Street Tree Plan
A3.3	2250 - Partial Upper Floor Plans - Alternate Elev.	L-2	Preliminary Fencing Plan
A3.4	2250 - Front Elevations	L-3	Street Scene Plan
A3.5	2250 - Farmhouse Transitional Elev.	L-4	Typical Front Yard Landscape Plan
A3.6	2250 - Farmhouse Transitional Enhanced Elev.	L-5	Typical Corner Lot Landscape Plan
A3.7	2250 - Modern Elev.	L-6	Plant Palette Exhibit - Trees
A3.8	2250 - Modern Enhanced Elev.	L-7	Plant Palette Exhibit - Shrubs
A3.9	2250 - Prairie Transitional Elev.		

Project Team:

Landscape:
FirstCarbon Solutions
1350 Treat Blvd., Suite 380
Walnut Creek, CA 94597
Contact: Steve Arago
Phone: 925.357.2562
www.firstcarbonsolutions.com

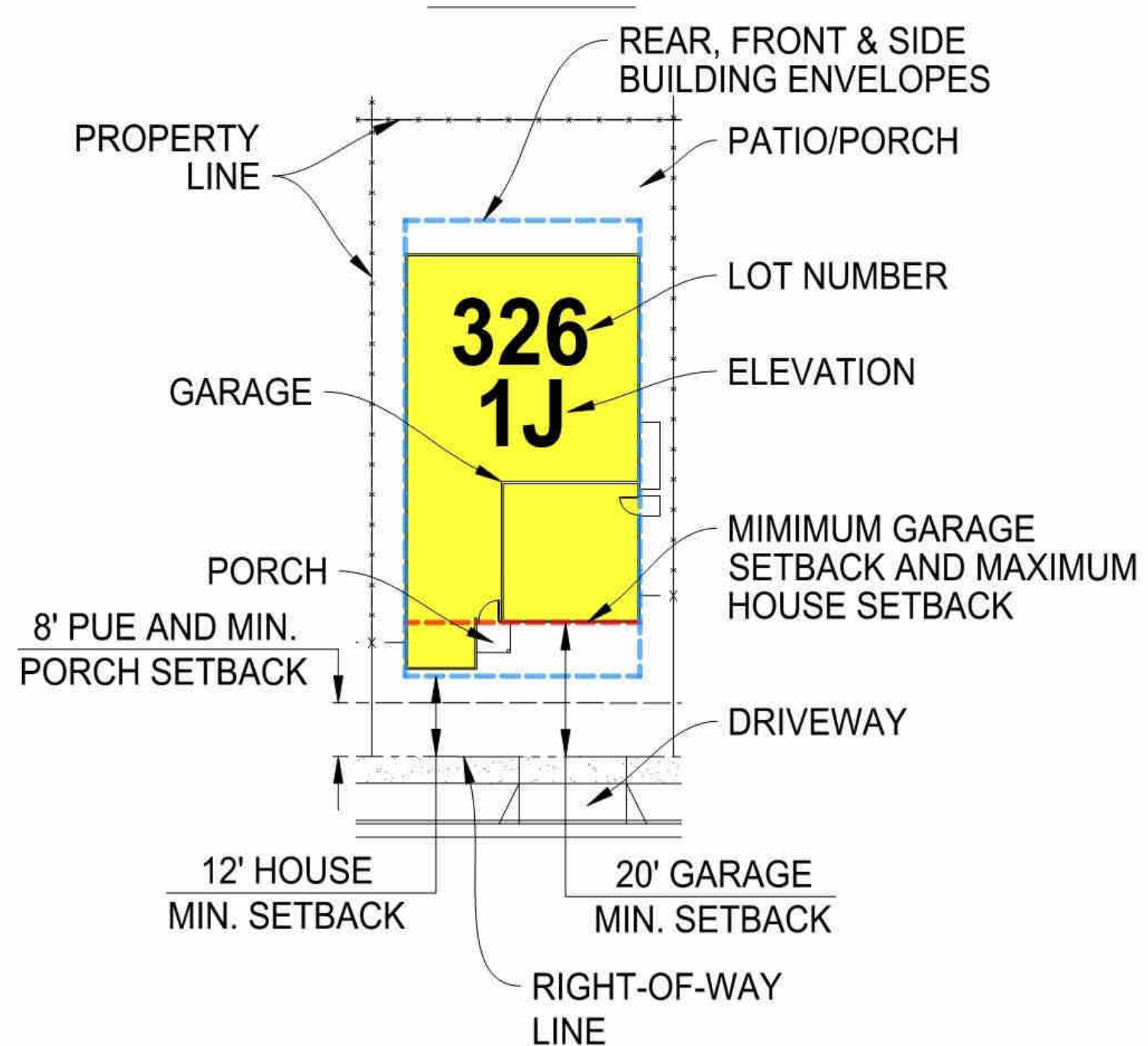




STREETSCAPE
BLOCK NUMBER

STREETSCAPE
BLOCK BOUNDARY

LEGEND

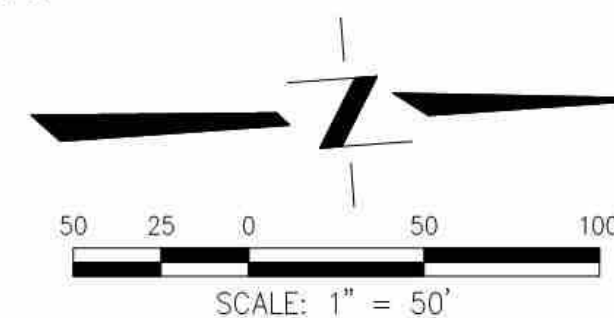


TYPICAL SETBACK ENVELOPE DIMENSIONS	
	SETBACK DISTANCE
FRONT HOUSE (MIN)/ GARAGE (MIN)	12' / 20'
FRONT HOUSE (MAX)	20'-0"
SIDES INTERIOR / STREET / GREENBELT	5' / 10' / 10'
BACK	15' (50% OF UNITS MAY GO DOWN TO 12')
PORCH FRONT	8' (PORCH SHALL NOT ENCROACH UPON PUE)

* EXCEEDS MAXIMUM HOUSE FRONT SETBACK
▲ OPTIONAL COURTYARD

ELEVATION LEGEND:

- I FARMHOUSE TRANSITIONAL
- J MODERN
- K PRAIRIE TRANSITIONAL
- L CONTEMPORARY



ADELINE PRE-PLOT PLAN EXHIBIT



I – Farmhouse *Transitional

The early American farmhouse design featured simply built homes with wooden clapboard siding and porches that functioned as outdoor storage spaces. A derivative of a traditional Farmhouse style, the proposed Farmhouse Transitional applies the use of two types of cladding materials, stucco and board and batten along with contemporary colors to create a transitional or contemporary style. Varying roof types including gable, hip and shed roofs also contribute to create a more current style, while building mass, composition roof and simple trim create the foundation of the traditional Farmhouse.



J – Modern

Modern architecture or modernist architecture is a term applied to a group of styles of architecture which emerged in the first half of the 20th century and became dominant after World War II. The proposed Modern elevations incorporate primarily gable roofs with shed roof accents, multiple cladding materials including stucco with control joints, pro-fit ledgerstone and lap siding. Composition roofing with offset windows and innovative column and post configurations are additional detail elements that can be found in the proposed Modern elevation styles.



K – Prairie *Transitional

Prairie was a late 19th- and early 20th-century architectural style, most common to the Midwestern United States. The proposed Prairie style is marked by horizontal lines, hipped roofs with broad overhanging eaves, windows grouped in horizontal bands, integration with the landscape, solid construction, craftsmanship, and discipline in the use of ornament.



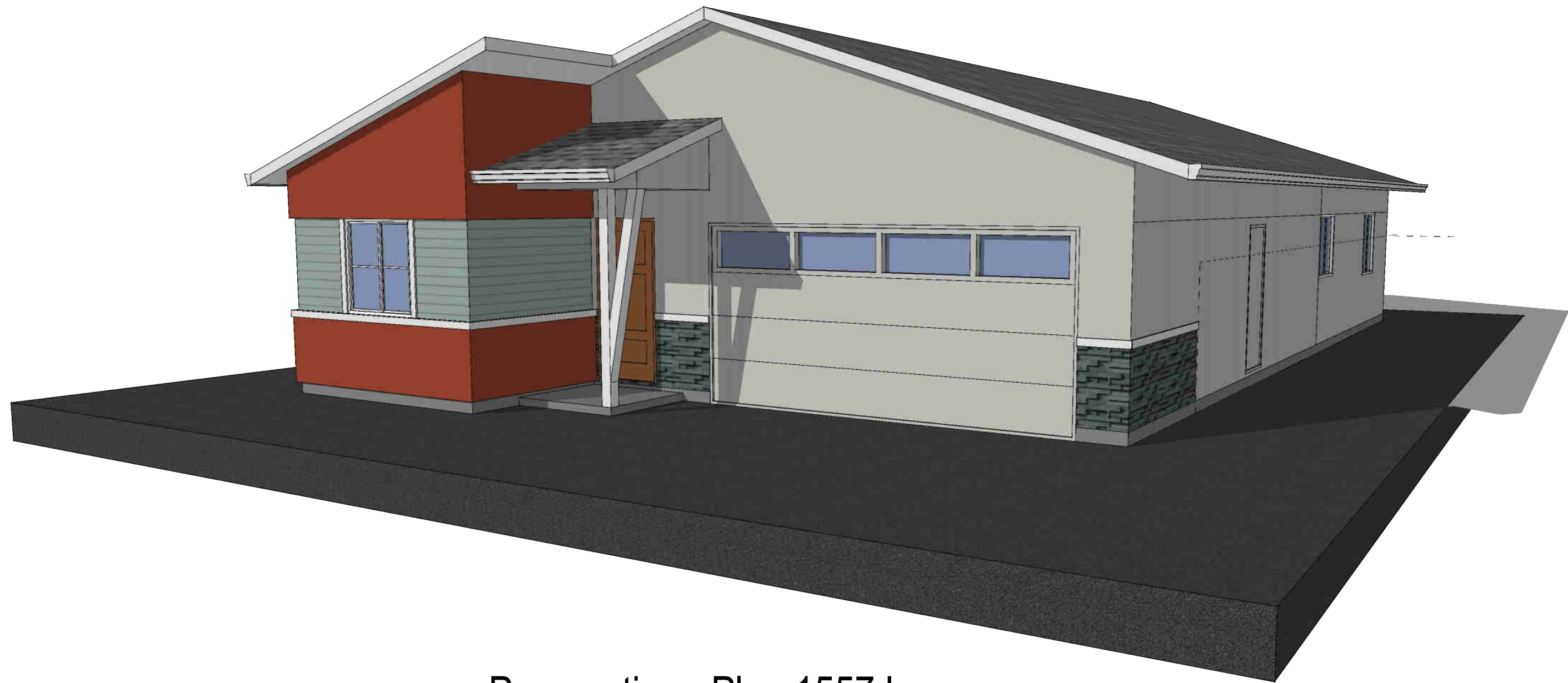
L – Contemporary

In the world of contemporary architecture, no single style is dominant. Contemporary is an off-spin of a Tuscan style with a contemporary twist and incorporates a wide range of roof types including gable, hip, parapet and shed roofs with large bracket supports. The proposed Contemporary detailing and finishes are, but not limited to, composition roofing with gable end out lookers, crisp edge cut split face stone veneer, metal vents and simple trim.

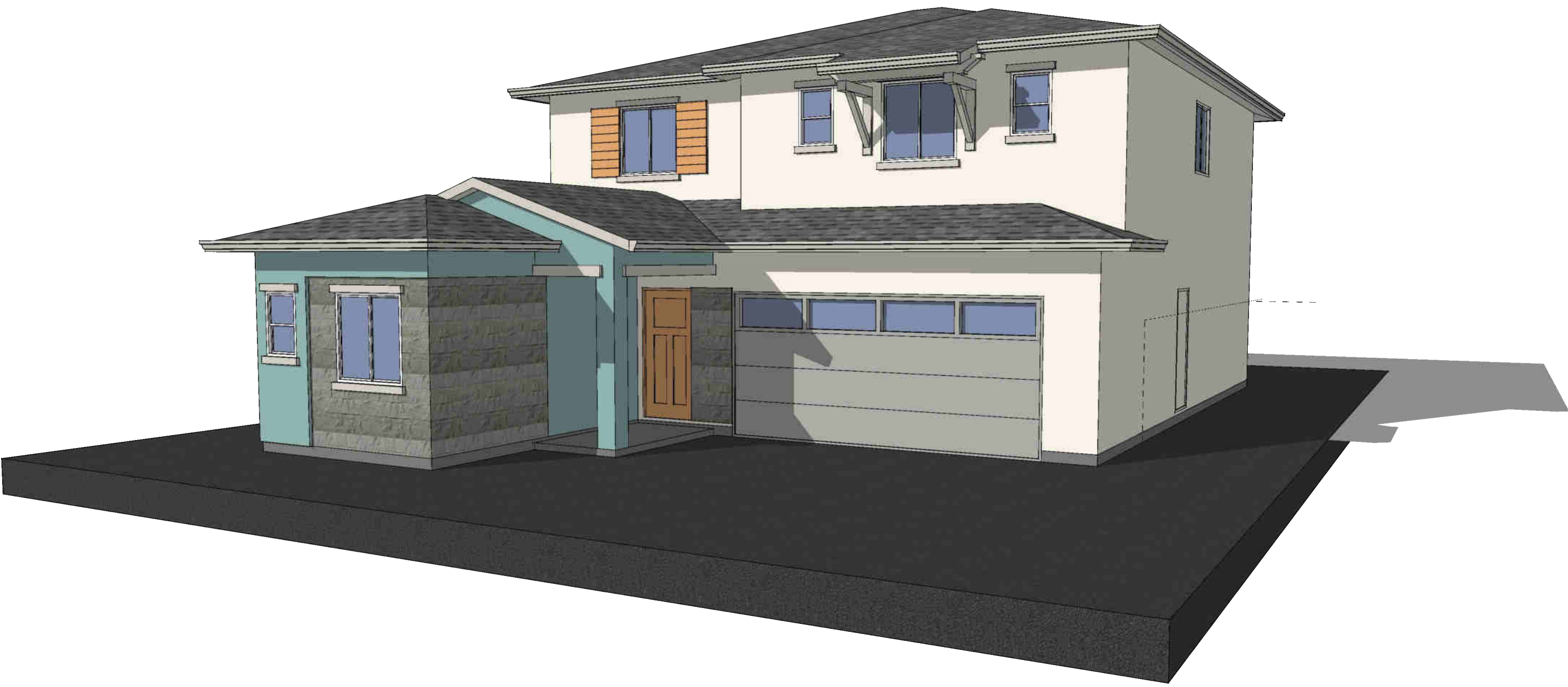
* Transitional, (also known as "updated classic", "classic with a contemporary twist", "new takes on old classics") refers to a contemporary blend of traditional and modern styles, midway between old world traditional and the world of chrome and glass contemporary; incorporating lines that are less ornate than traditional designs, but not as severely basic as contemporary lines. As a result, transitional designs are classic, timeless, and clean.

ADELINE ARCHITECTURAL STYLES

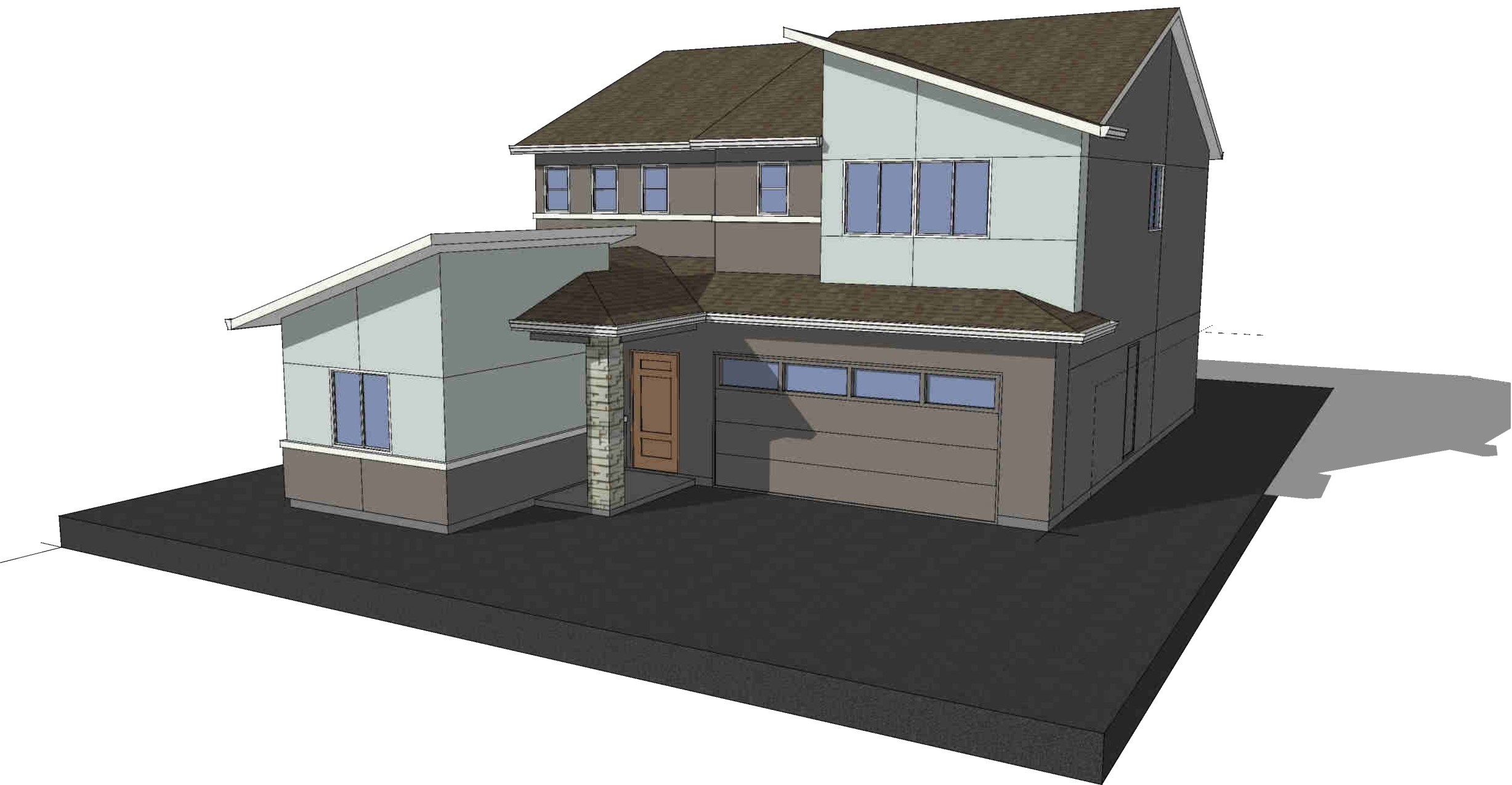
DR Horton is proposing both single and two story home plans to complement the already aesthetically pleasing community of Spring Lake. The design direction for these homes was to focus on the pedestrian friendly nature of the architecture – specifically on the front entry as the focal point of the homes, reducing the impact of the garage doors on the street and providing visually pleasing elevation alternatives with extensive opportunities for material diversity and color accents.



Perspective - Plan 1557 L
Modern



Perspective - Plan 2250 L
Contemporary



Perspective - Plan 2250 J
Modern

Perspective Elevations

Scale: Not to Scale

PROJECT: Spring Lake - Woodland, CA

BUILDER : D.R. Horton Sacramento Division / BSB Design

EXTERIOR COLOR SCHEMES DOCUMENT (ECS)

9-5-2017 MBACI renumbered schemes per DR request/ updated scheme 2 red to SW/ updated plans Elev L for stone

COLORS BY: MICHELLE BRIDGES - ARCHITECTURAL COLORS, INC. 7-25-17 Revisions per skype meeting
SEE COLOR KEYED ELEVATIONS / COLOR KEYED ECS FOR EXACT PLACEMENT OF COLOR 7-21-2017 REVISED ENTIRE PALETTE
6-30-17 For approval / Updated RC 10-12 7-6-17

STUCCO: Sherwin Williams PAINT: Sherwin Williams ROOF: IKO Composition Roofs - COOL ROOFS WRT. IRON / DECORATIVE METAL: Black by manufacturer			STONE: Cultured Stone by Boral BRICK: Cultured Stone by Boral MORTAR: Standard Grey			
(I) - Farmhouse Transitional Elevations Only						
COLOR SCHEME		25		26		27
COLOR APPLICATION						
STUCCO BODY		SW 7671 ON THE ROCKS		SW 7531 CANVAS TAN		SW 7005 PURE WHITE
BATTEN SIDING BODY / STUCCO ACCENT / WINDOW TRIM AT SIDING/ HORIZONTAL SIDING		SW 6237 DARK KNIGHT		SW 7598 REDWOOD		SW 7006 EXTRA WHITE
FASCIA / EAVES / TRIM AT STUCCO / GARAGE DOORS		SW 7757 HIGH REFLECTIVE WHITE		SW 7641 COLONNADE GRAY		SW 7006 EXTRA WHITE
ENTRY DOORS / CORBELS / KNEE BRACES		SW 6138 ARTIFICAT		SW 7068 GRIZZLE GRAY		SW 7006 EXTRA WHITE
SHUTTERS		SW 7757 HIGH REFLECTIVE WHITE		SW 7641 COLONNADE GRAY		SW 7645 THUNDER GRAY
ROOF MATERIAL: COMPOSITION SHINGLE		DUAL GREY		AMBER BURST		DUAL GREY
(J) - Modern Elevations Only						
COLOR SCHEME		28		29		30
COLOR APPLICATION						
STUCCO BODY / GARAGE DOORS		SW 7065 ARGOS		SW 6170 TECHNO GRAY		SW 7019 GAUNTLET GRAY
SIDING BODY PLAN 3 / STUCCO ACCENT		SW 7599 BRICK PAVER		SW 7703 EARTHEN JUG		SW 6211 RAINWASHED
SIDING BODY INSETS & TRIM PLANS 2,4,6/ STUCCO ACCENT PLAN 7		SW 9133 JASPER STONE		SW 2855 SYCAMORE TAN		SW 9110 MALABAR
FASCIA / EAVES / TRIM		SW 7063 NEBULOUS WHITE		SW 7047 PORPOISE		SW 7005 PURE WHITE
ENTRY DOORS		SW 6363 GINGERY		SW 7664 STEELY GRAY		SW 9186 CARMELIZED
STONE VENEER PROFIT MODERA LEDGESTONE / TIGHTFIT DRYSTACK INSTALLATION		CARBON		INTAGLIO		VELLUM
ROOF MATERIAL: COMPOSITION SHINGLE		DUAL GREY		VALLEY OAK		VALLEY OAK
(K) - Prairie Transitional Elevations Only						
COLOR SCHEME		31		32		33
COLOR APPLICATION						
STUCCO BODY		SW 7045 INTELLECTUAL GRAY		SW 7649 SILVERPLATE		SW 7504 KEYSTONE GRAY
SIDING BODY / STUCCO ACCENT		SW 7564 POLAR BEAR		SW 7040 SMOKEHOUSE		SW 6062 RUGGED BROWN
FASCIA / EAVES / TRIM BOARD UNDER FASCIA / TRIM		SW 6146 UMBER		SW 7546 PRAIRIE GRASS		SW 1015 SKYLINE STEEL
GARAGE DOOR		SW 7564 POLAR BEAR		SW 7040 SMOKEHOUSE		SW 7505 MANOR HOUSE
ENTRY DOORS		SW 7745 MUDDLED BASIL		SW 6068 BREVITY BROWN		SW 7675 SEALSKIN
STONE VENEER PROFIT TERRAIN LEDGESTONE / TIGHTFIT DRYSTACK INSTALLATION		ETHOS		ARCTIC		TREK
ROOF MATERIAL: COMPOSITION SHINGLE		VALLEY OAK		AMBER BURST		DESERT GOLD
(L) - Rustic Contemporary Elevations Only						
COLOR SCHEME		34		35		36
COLOR APPLICATION						
STUCCO BODY		SW 7632 MODERN GRAY		SW 0023 PEWTER TANKARD		SW 8917 SHELL WHITE
STUCCO ACCENT		SW 7019 GAUNTLET GRAY		SW 2808 ROOKWOOD DARK BROWN		SW 6479 DRIZZLE
FASCIA / EAVES / TRIM		SW 7028 INCREDIBLE WHITE		SW 2829 CLASSICAL WHITE		SW 7015 REPOSE GRAY
GARAGE DOORS		SW 7640 FAWN BRINDLE		SW 7547 SANDBAR		SW 7066 GRAY MATTERS
ENTRY DOORS / SHUTTERS		SW 7598 SIERRA REDWOOD		SW 6129 RESTRAINED GOLD		SW 2858 HARVEST GOLD
STONE VENEER PLANS 2(1856), 5(2620) HEWN LEDGESTONE PATTERN HSP 35809 / TIGHTFIT DRYSTACK INSTALLATION		TALUS		FOUNDATION		SPAN
STONE VENEER PLAN 3(2250) HEWN LEDGESTONE PATTERN HSP 522 / TIGHTFIT DRYSTACK INSTALLATION		TALUS		FOUNDATION		SPAN
STONE VENEER PLANS 1(1577), 4(2390) HEWN LEDGESTONE PATTERN HSP 3507 / TIGHTFIT DRYSTACK INSTALLATION		TALUS		FOUNDATION		SPAN
ROOF MATERIAL: COMPOSITION SHINGLE		DESERT GOLD		VALLEY OAK		DUAL GREY

All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive internal use by SAID BUILDER.
Any other use is prohibited.

Color schemes are exclusive property of MBACI. Any reuse of any C & M Selections other than at above said property must receive approval by MBACI.
MBACI shall not be held liable for any errors or product failure on manufacturers or superintendents/contractor/subcontractors part in the field
(i.e. stucco, masonry, paint manufacturers, metal, errors, etc).

NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT OTHER THAN DESIGNATED PAINT AS NOTED ABOVE.
MBACI MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.

NOTE: GUTTERS & DOWNSPOUTS / MANDOORS & VENTS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED

NOTE: ALL PAINT BREAKS TO BE TURNED AND FINISHED AT INSIDE CORNERS INCLUDING UNDERSIDES OF BALCONIES ETC. UNLESS OTHERWISE NOTED

NOTE: SUBSTITUTIONS FOR ANY MATERIALS ARE NOT TO BE MADE WITHOUT THE FINAL APPROVAL FROM MBACI OFFICE

NOTE: SIDE ENHANCED ELEVATIONS TO RECEIVE TYPICAL TREATMENTS AS FRONT ELEVATIONS. - SEE ELEVATIONS FOR COLOR PLACEMENT

NOTE: All digital paint, photographs of stone, brick, masonry and roof tiles are for representation only - See actual samples for exact colors.

MBACI not responsible for manufacturer color printed materials being off from actual materials.

1

Material Notes:

Trim materials are relevant to the adjacent body material

• Trim that is adjacent to stucco body shall be foam with stucco finish (texture finish as noted below).

• Trim that is adjacent to siding body shall be wood trim.

Farmhouse Transitional

1

(Main Body Stucco Finish: Lace Finish
Stucco Trim Finish: Sand Finish)

Stucco Body

Batten Siding Body / Window
Trim at Siding / Horizontal Siding

Entry Doors / Corbels / Knee Braces

Fascia / Eaves / Trim
at Stucco / Garage

Shutters

Roof Material

Scheme 25

Modern

1

(Main Body Stucco Finish: Modified Sand Finish
Stucco Trim Finish: Smooth Finish)

Stucco Body / Garage Doors

Siding Body (as applies) / Stucco Accent

Entry Doors

Fascia / Eaves / Trim

Siding Body Insets / Trim /
Stucco Accent

Roof Material

Stone Veneer

Scheme 28

Prairie Transitional

1

(Main Body Stucco Finish: Lace Finish
Stucco Trim Finish: Sand Finish)

Stucco Body

Siding Body / Stucco Accent

Entry Doors

Fascia / Eaves / Trim
Board Under Fascia / Trim

Garage Doors

Roof Material

Stone Veneer

Scheme 31

Contemporary

1

(Main Body Stucco Finish: Lace Finish
Stucco Trim Finish: Sand Finish)

Stucco Body

Stucco Accent

Entry Doors / Shutters

Fascia / Eaves / Trim

Garage Doors

Roof Material

Stone Veneer

Scheme 34

Stucco Body

Batten Siding Body / Window
Trim at Siding / Horizontal Siding

Entry Doors / Corbels / Knee Braces

Fascia / Eaves / Trim
at Stucco / Garage

Shutters

Roof Material

Scheme 26

Stucco Body / Garage Doors

Siding Body (as applies) / Stucco Accent

Entry Doors

Fascia / Eaves / Trim

Siding Body Insets / Trim /
Stucco Accent

Roof Material

Stone Veneer

Scheme 29

Stucco Body

Siding Body / Stucco Accent

Entry Doors

Fascia / Eaves / Trim
Board Under Fascia / Trim

Garage Doors

Roof Material

Stone Veneer

Scheme 32

Stucco Body

Stucco Accent

Entry Doors / Shutters

Fascia / Eaves / Trim

Garage Doors

Roof Material

Stone Veneer

Scheme 35

Stucco Body

Batten Siding Body / Window
Trim at Siding / Horizontal Siding

Entry Doors / Corbels / Knee Braces

Fascia / Eaves / Trim
at Stucco / Garage

Shutters

Roof Material

Scheme 27

Stucco Body / Garage Doors

Siding Body (as applies) / Stucco Accent

Entry Doors

Fascia / Eaves / Trim

Siding Body Insets / Trim /
Stucco Accent

Roof Material

Stone Veneer

Scheme 30

Stucco Body

Siding Body / Stucco Accent

Entry Doors

Fascia / Eaves / Trim
Board Under Fascia / Trim

Garage Doors

Roof Material

Stone Veneer

Scheme 33

Stucco Body

Stucco Accent

Entry Doors / Shutters

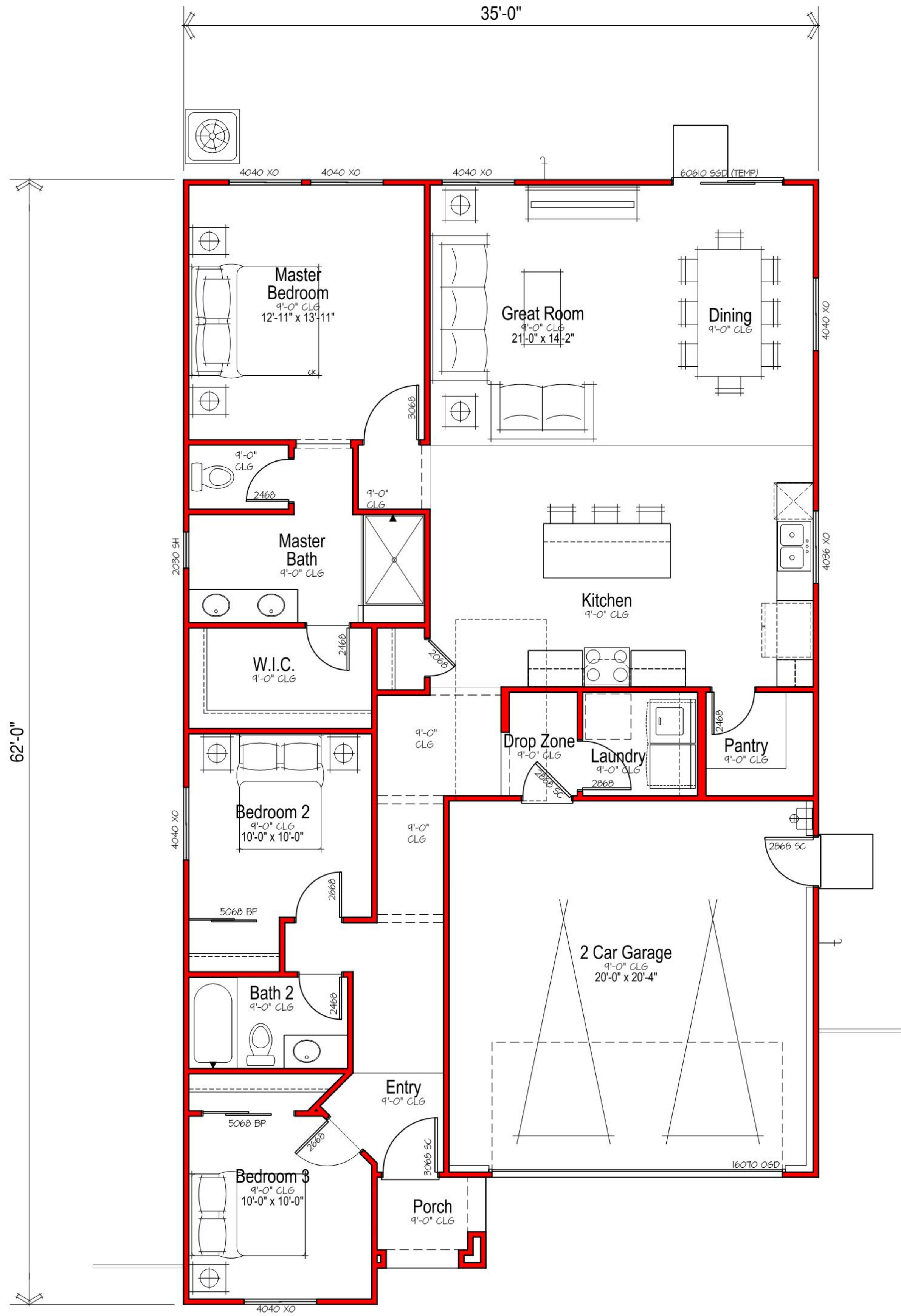
Fascia / Eaves / Trim

Garage Doors

Roof Material

Stone Veneer

Scheme 36



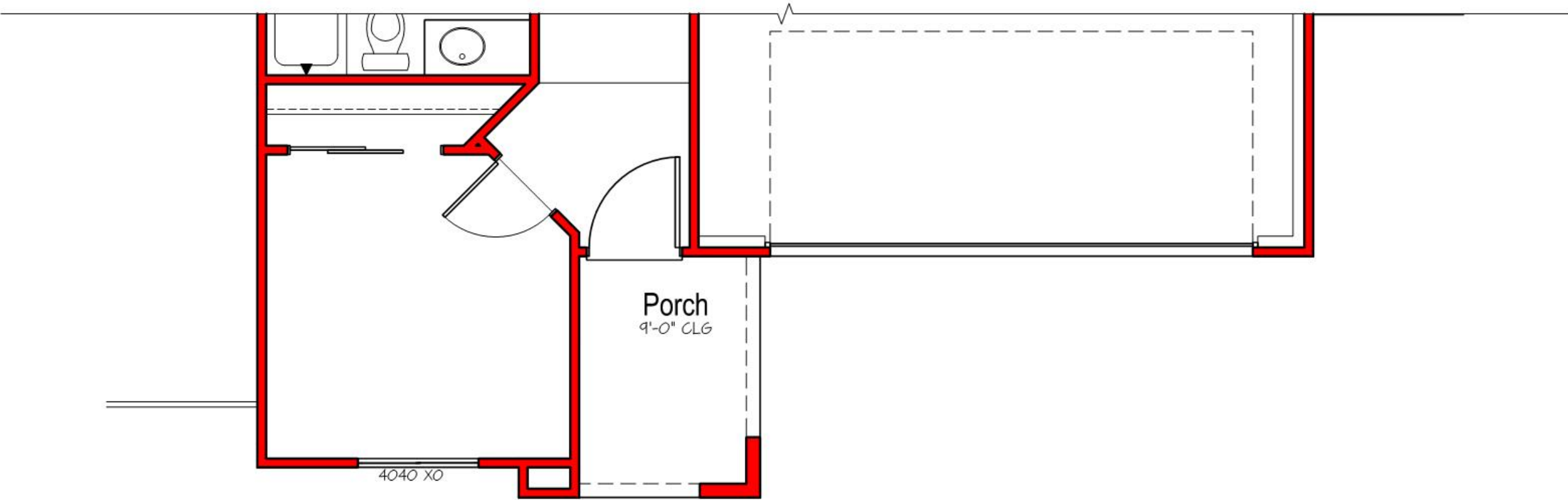
Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES				
	Elevation I	Elevation J	Elevation K	Elevation L
MAIN FLOOR LIVING	1577	1577	1577	1577
TOTAL LIVING	1577	1577	1577	1577
GARAGE	423	423	423	423
PORCH	30	22	48	30

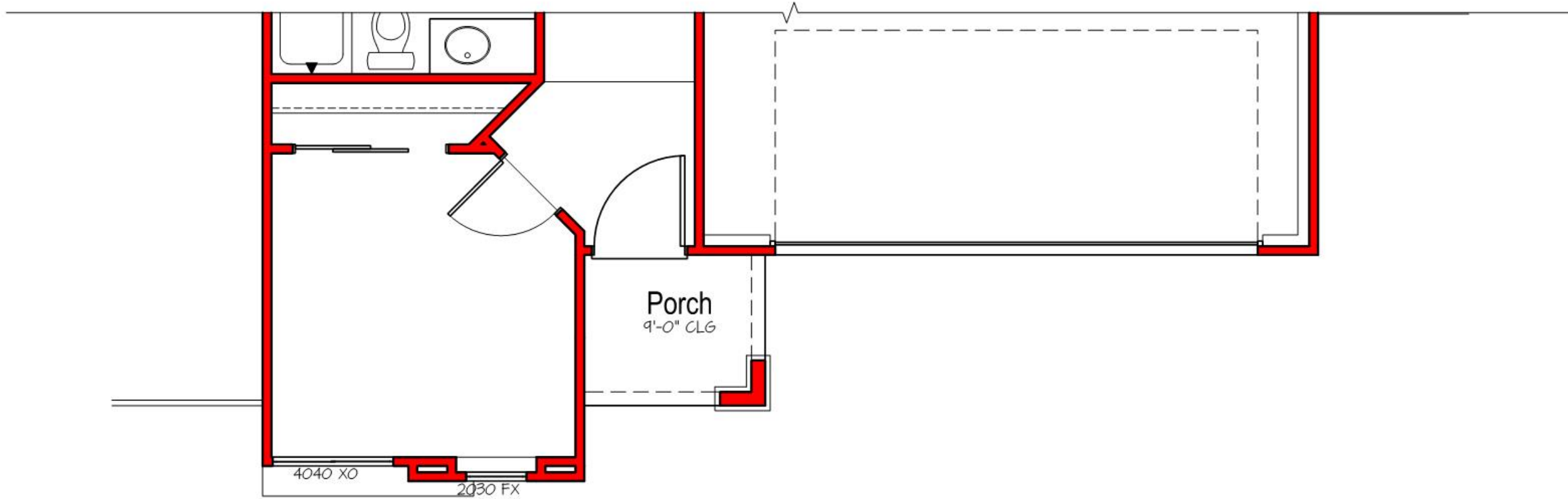
Plan 1577

Scale: 1/4"=1'-0"



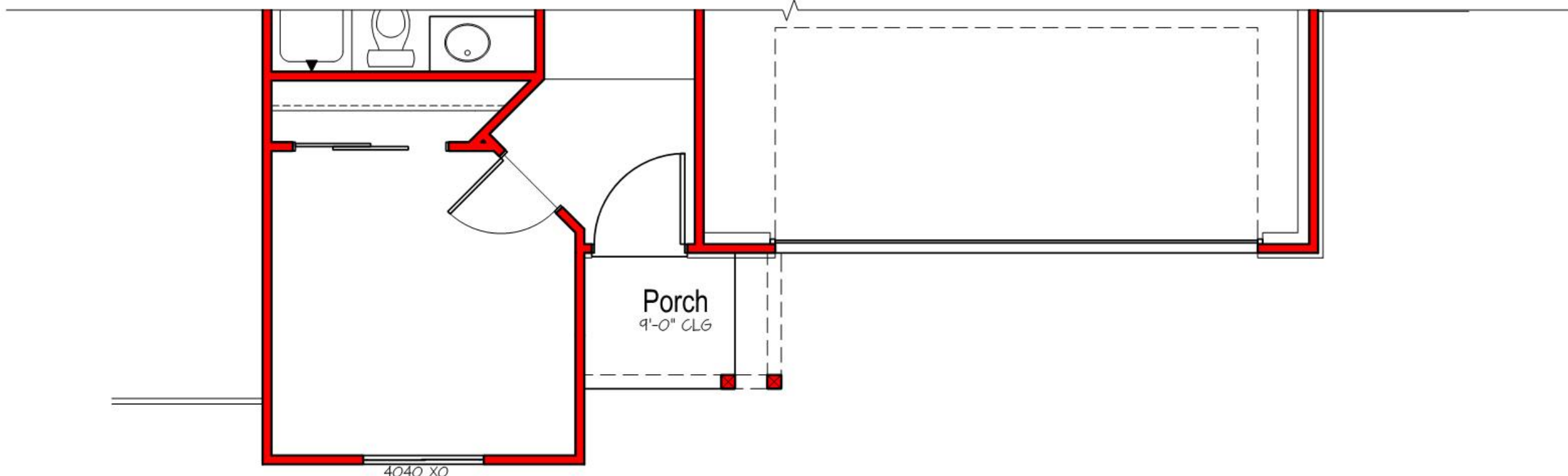
Elevation - K
Partial Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation - J
Partial Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation I - Farmhouse Transitional
Color Scheme #25



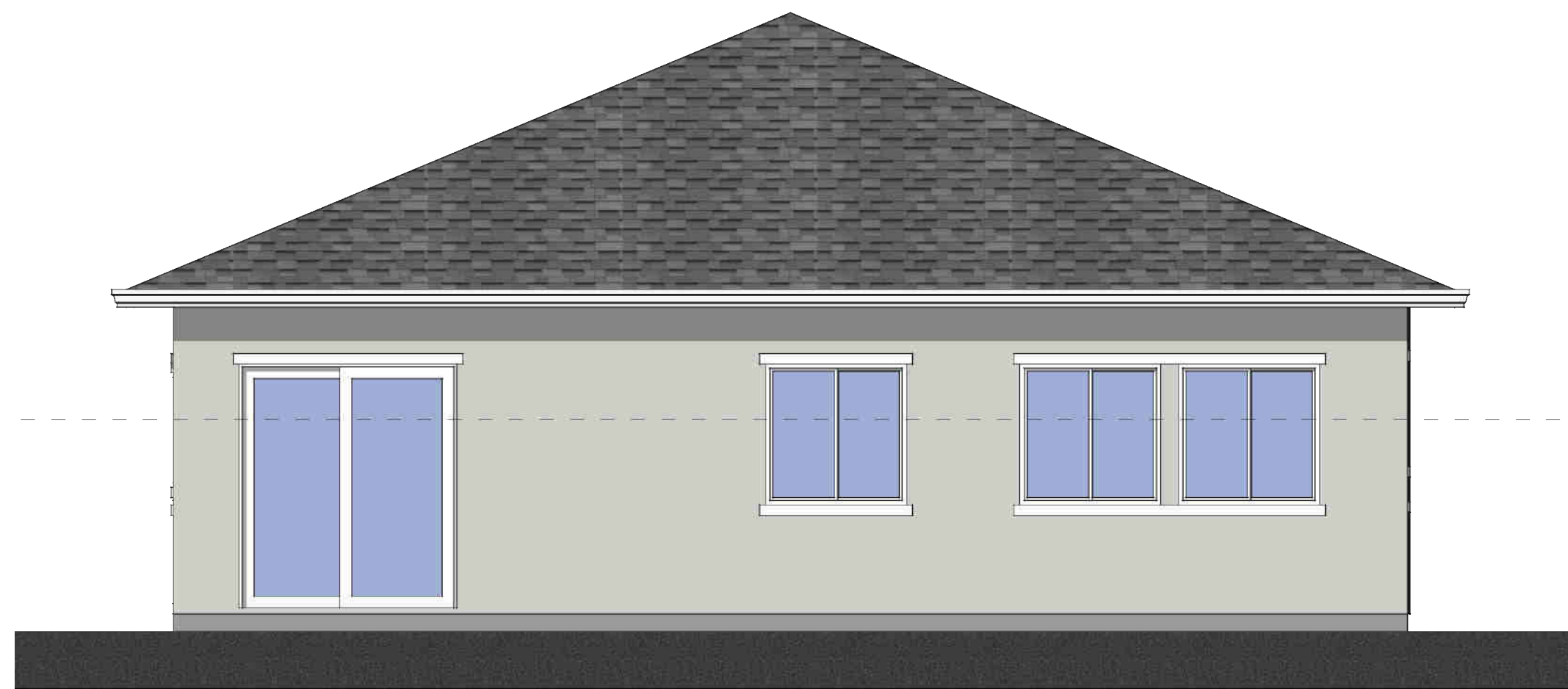
Elevation J - Modern
Color Scheme #28



Elevation K - Prairie Transitional
Color Scheme #31



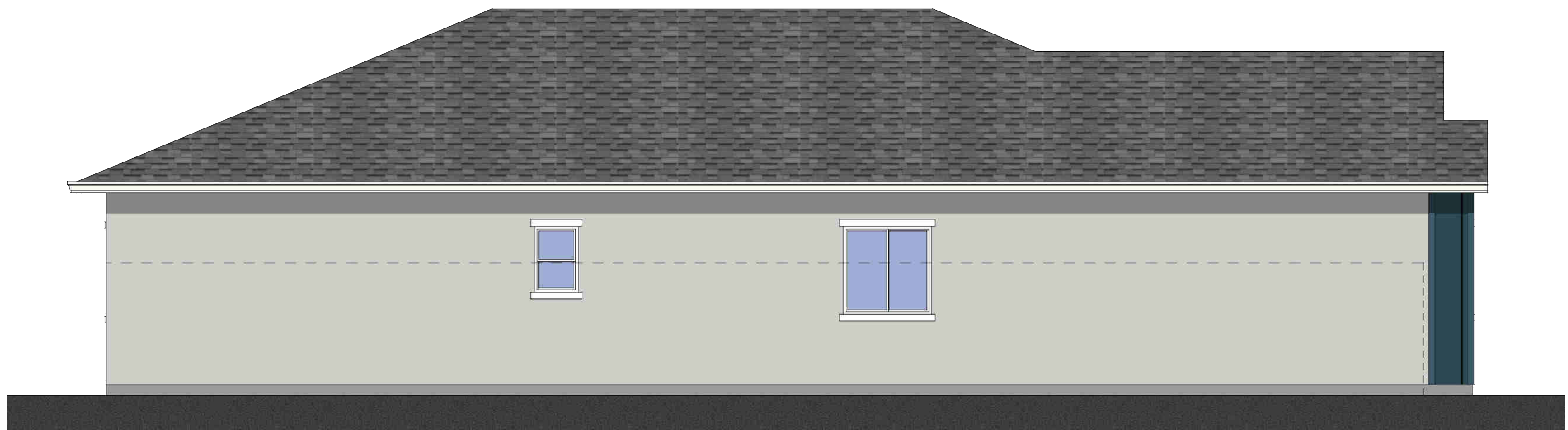
Elevation L - Contemporary
Color Scheme #34



Rear Elevation



Right Elevation



Left Elevation



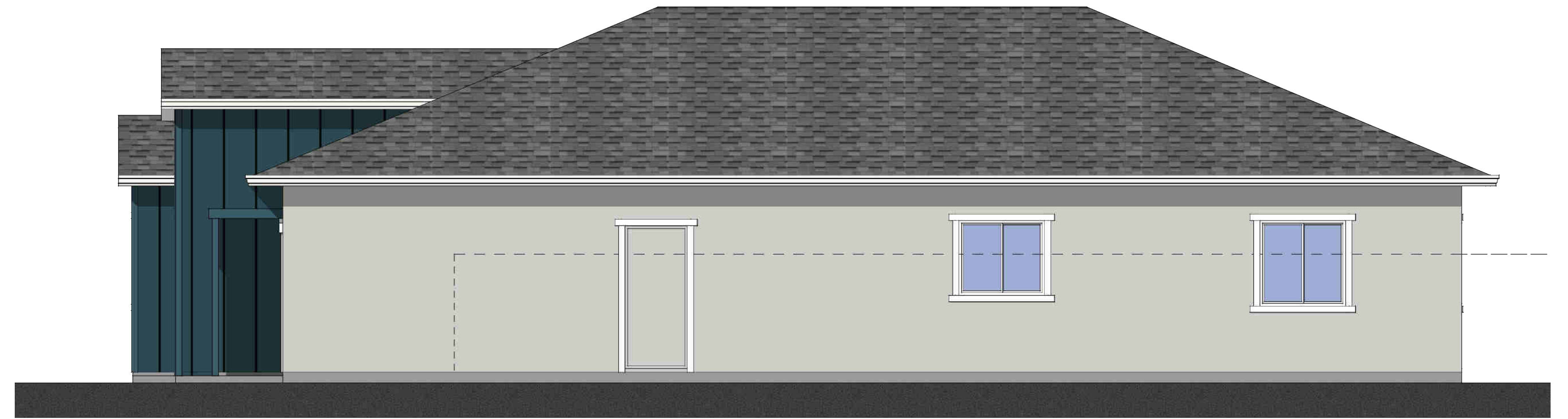
Front Elevation

Elevation I - Farmhouse Transitional
Color Scheme #25

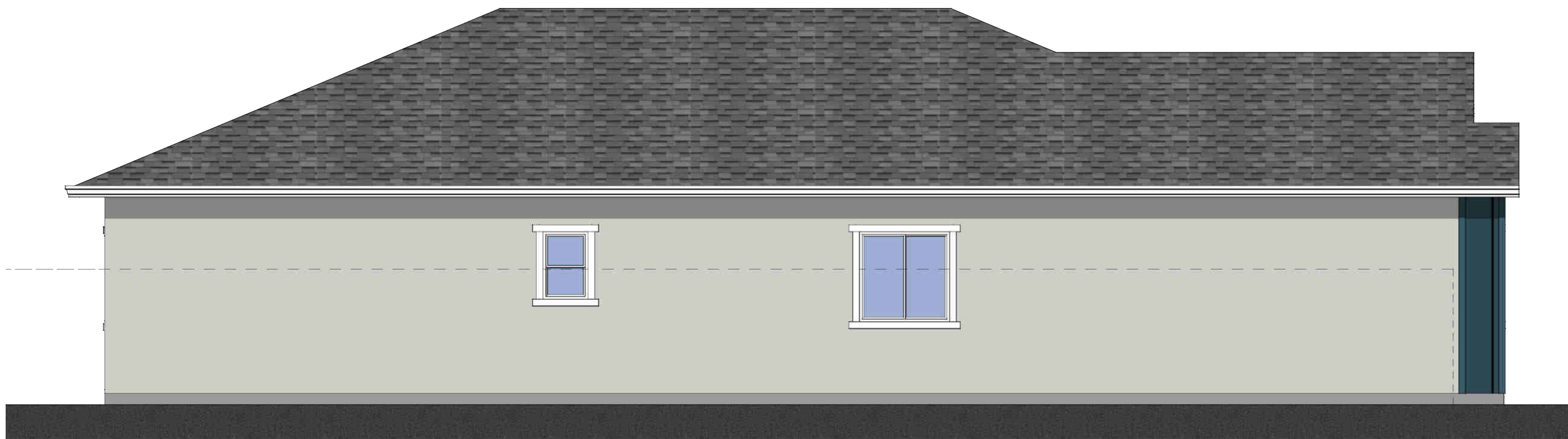
Plan 1577
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

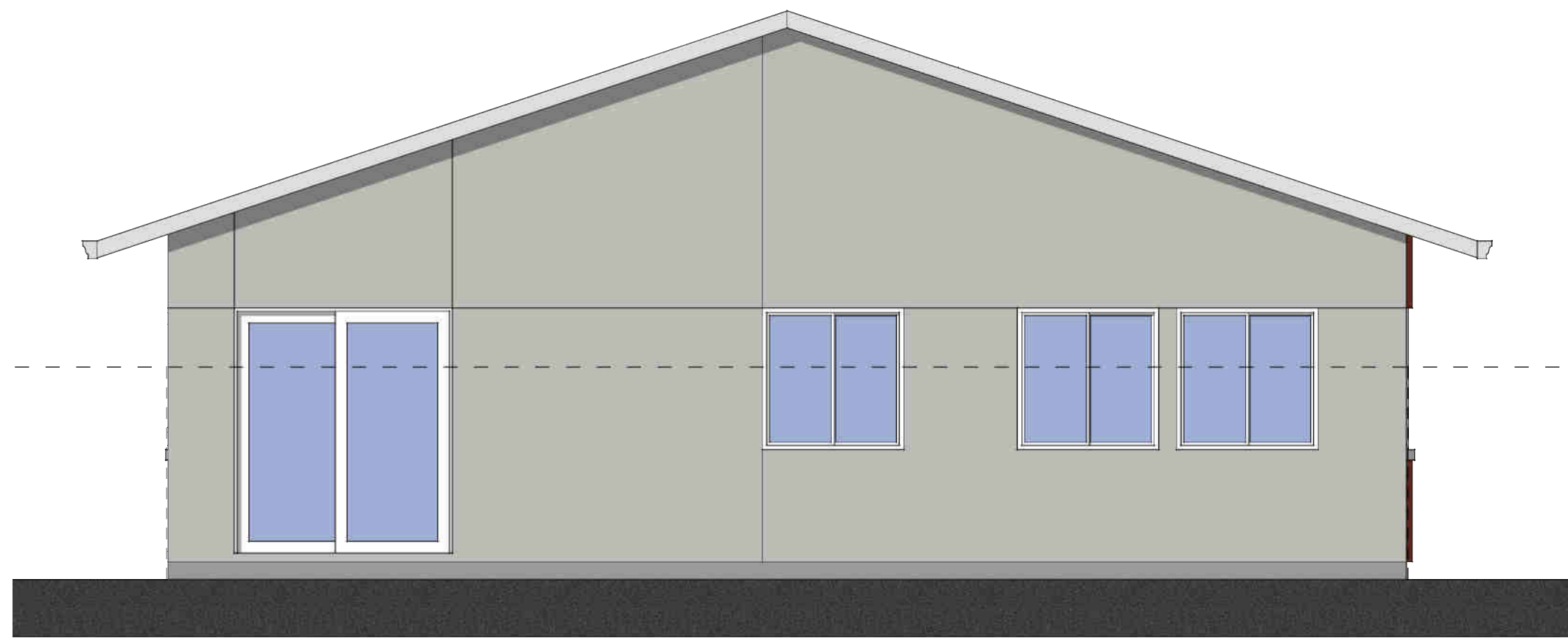
Elevation I - Farmhouse Transitional

Color Scheme #25

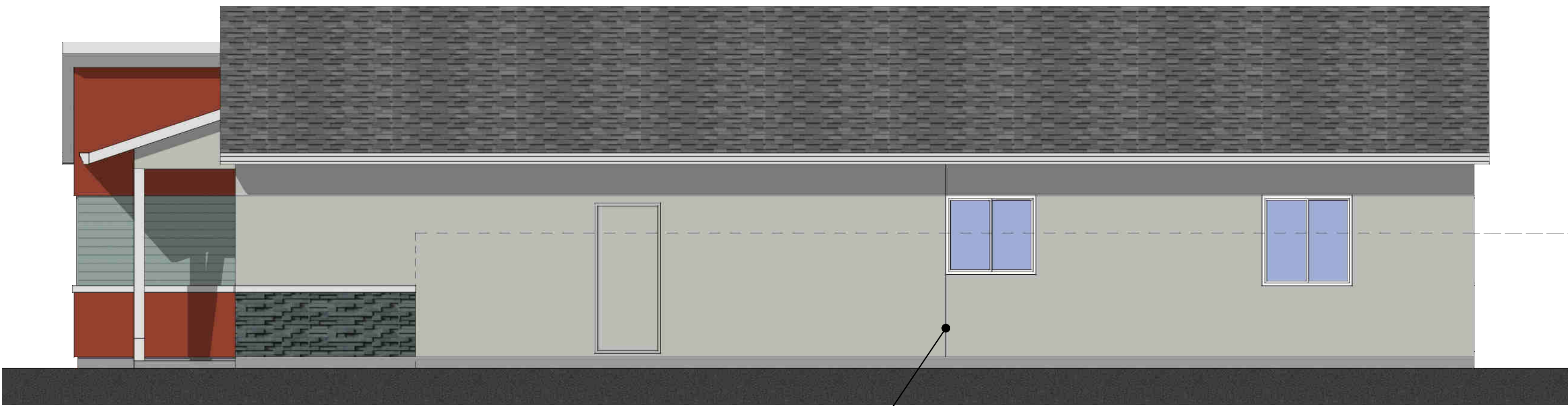
Enhanced Elevation

Plan 1577

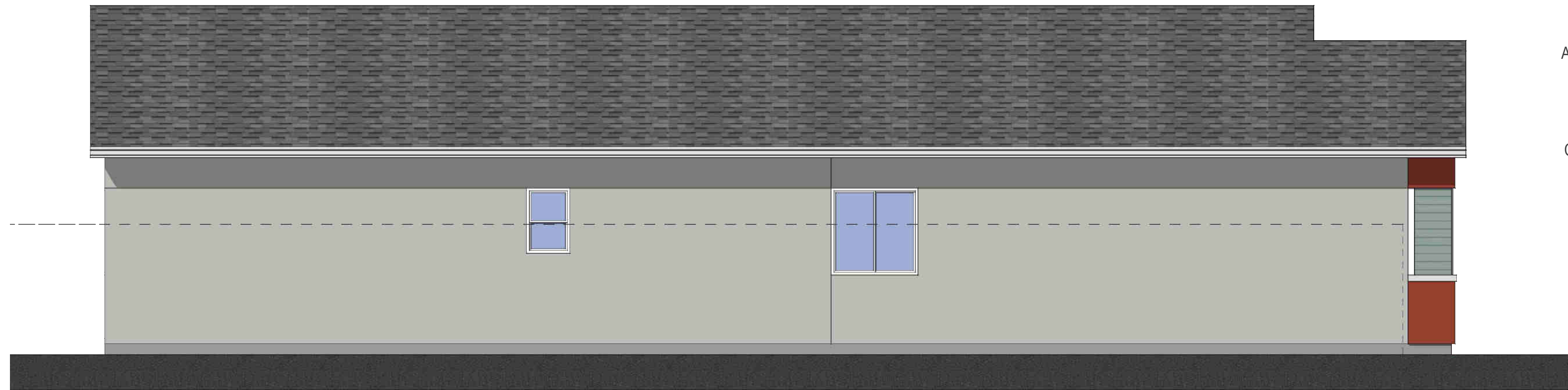
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



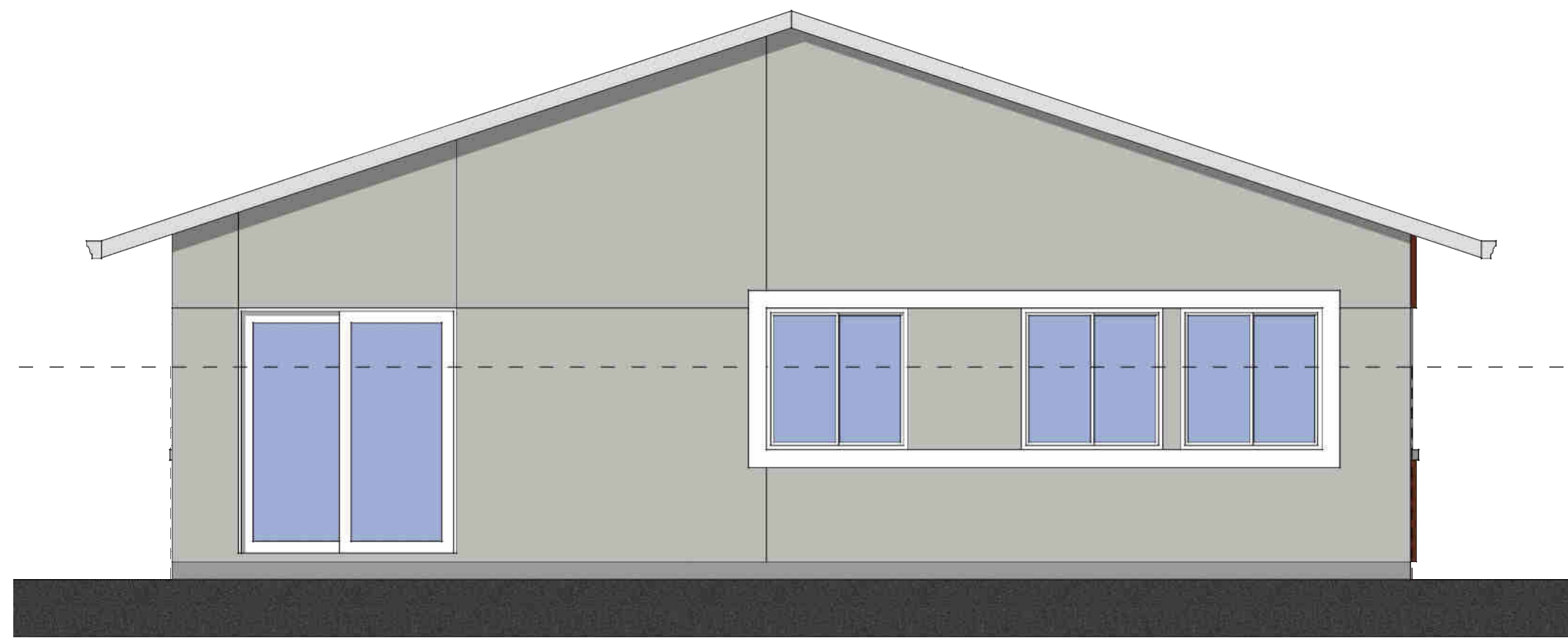
Left Elevation



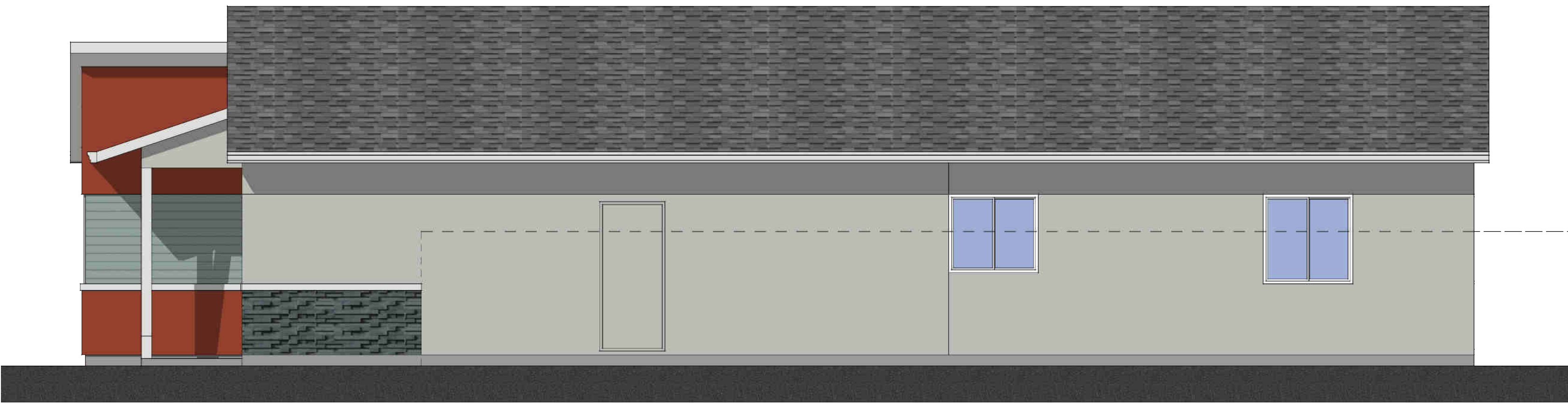
Front Elevation

Elevation J - Modern
Color Scheme #28

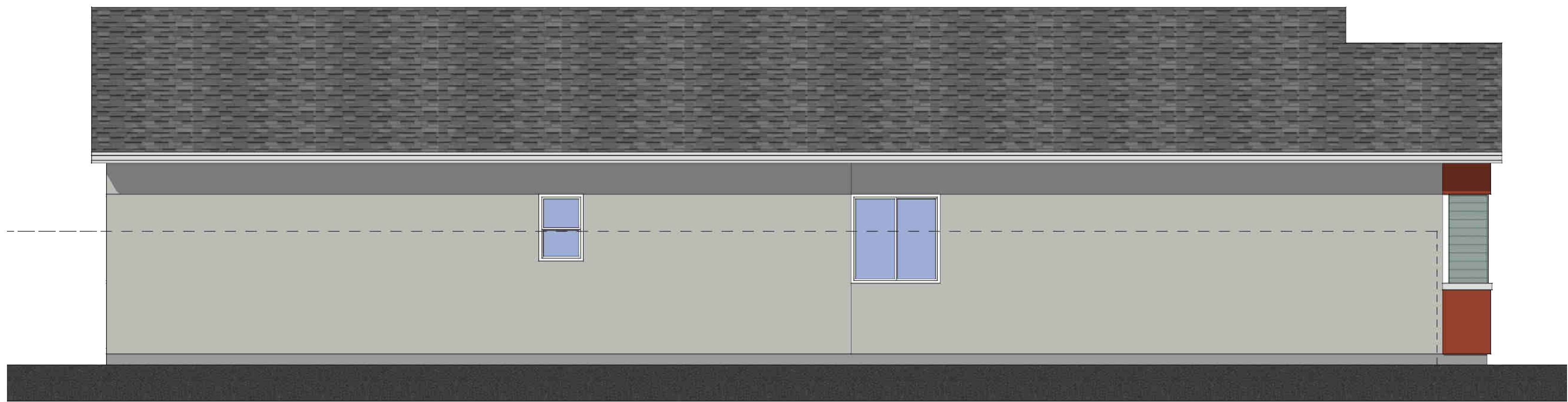
Plan 1577
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

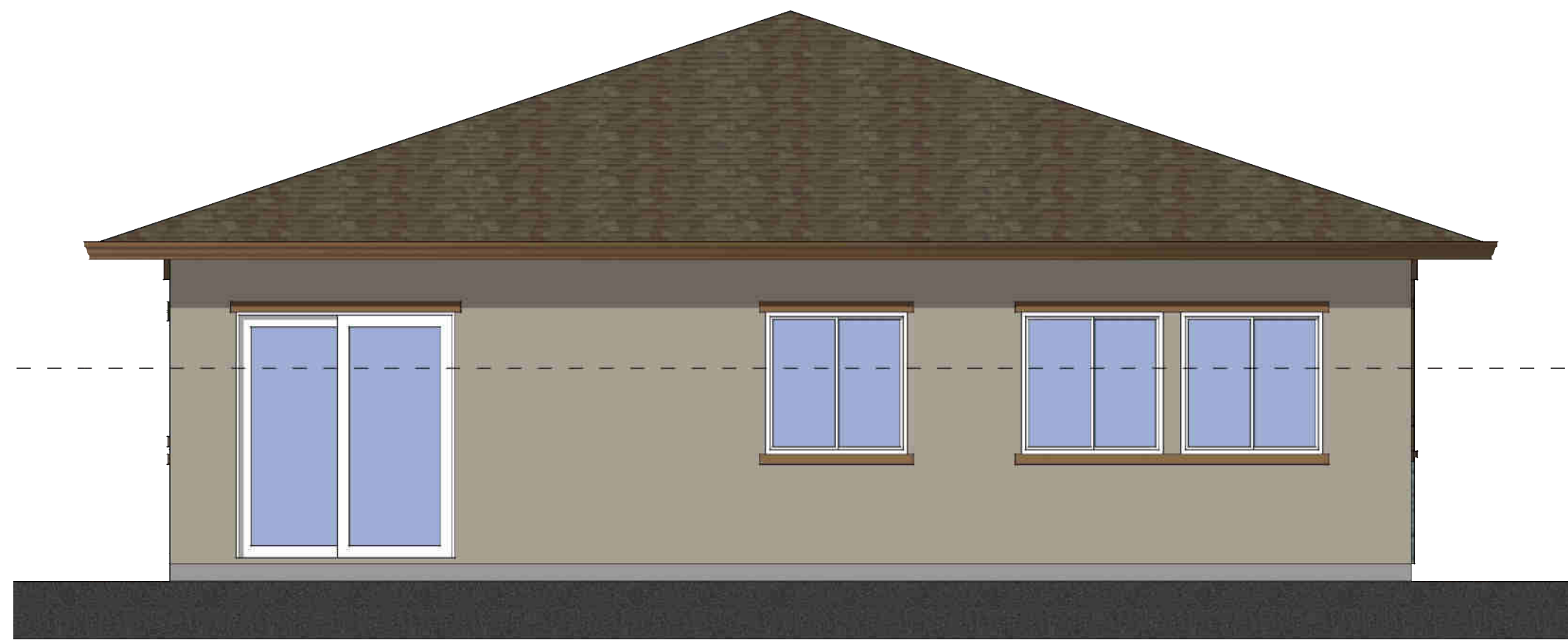
Elevation J - Modern

Color Scheme #28

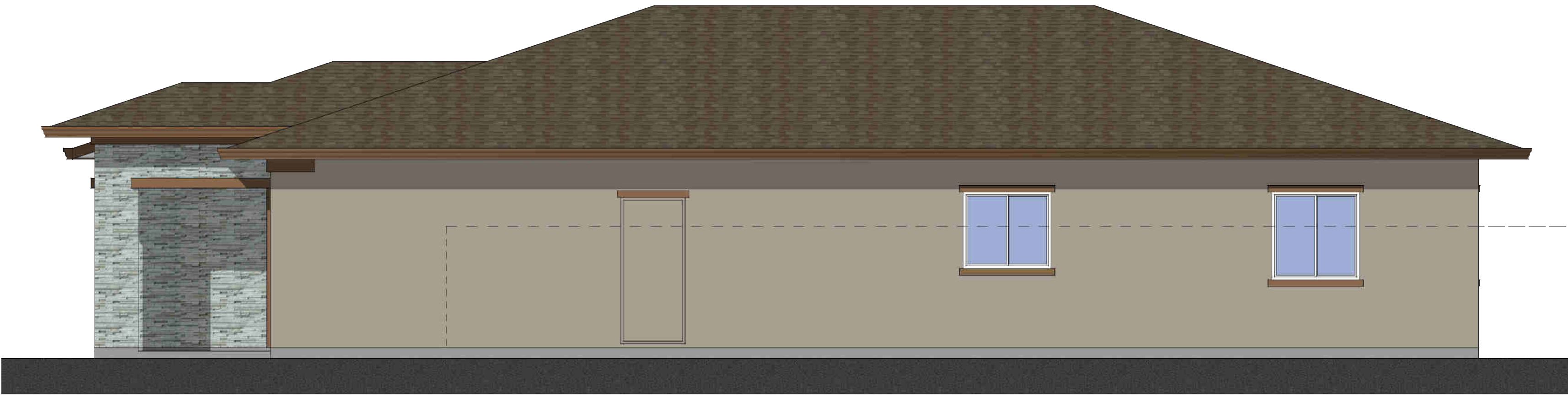
Enhanced Elevation

Plan 1577

Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



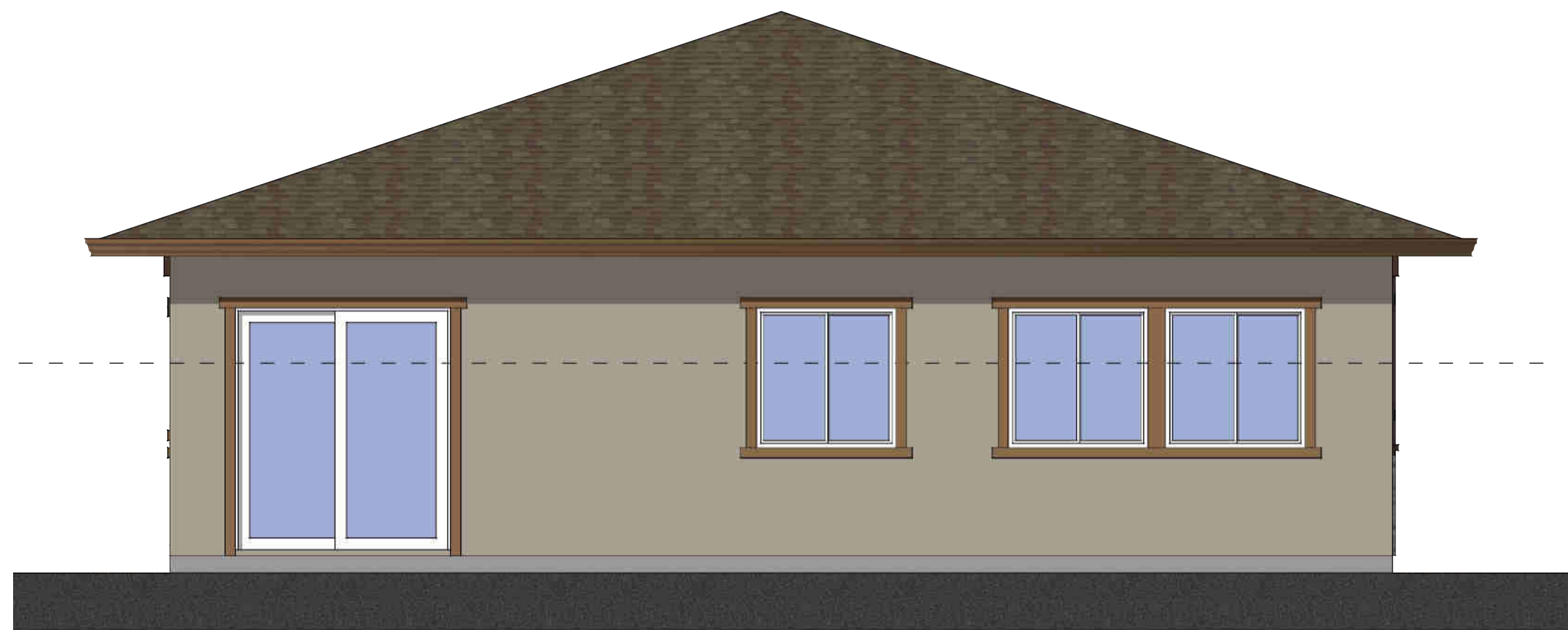
Left Elevation



Front Elevation

Elevation K - Prairie Transitional
Color Scheme #31

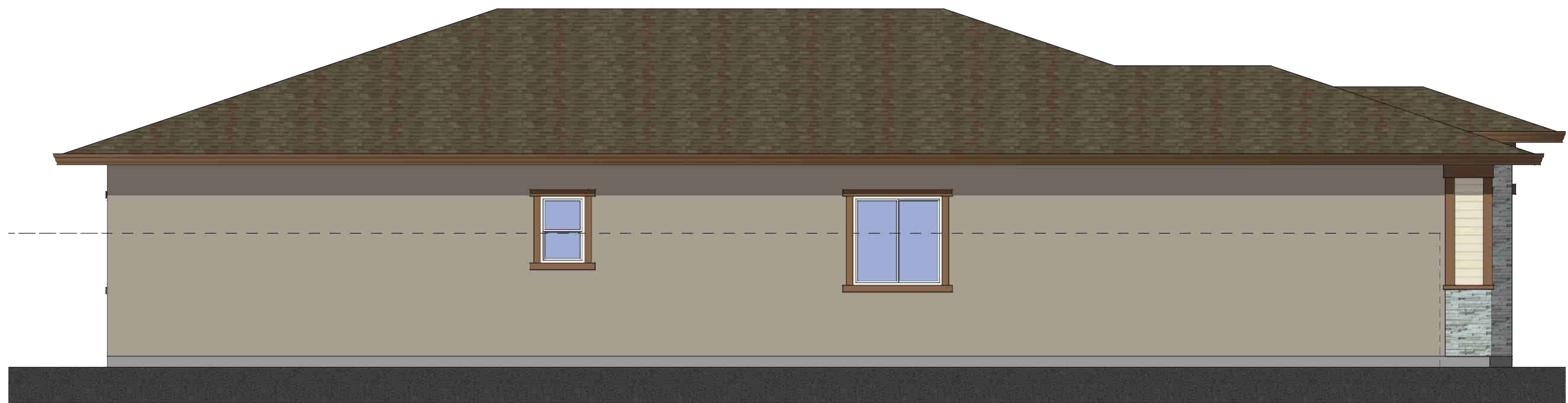
Plan 1577
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

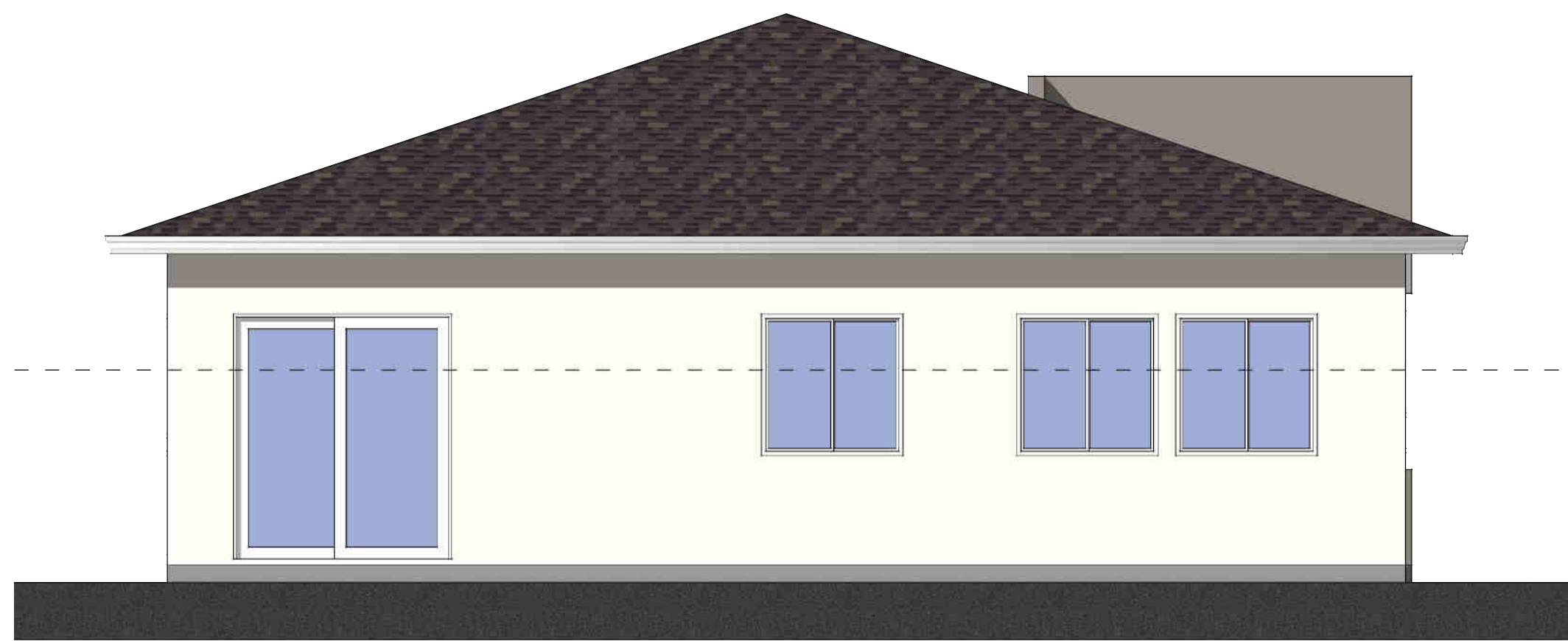
Elevation K - Prairie Transitional

Color Scheme #31

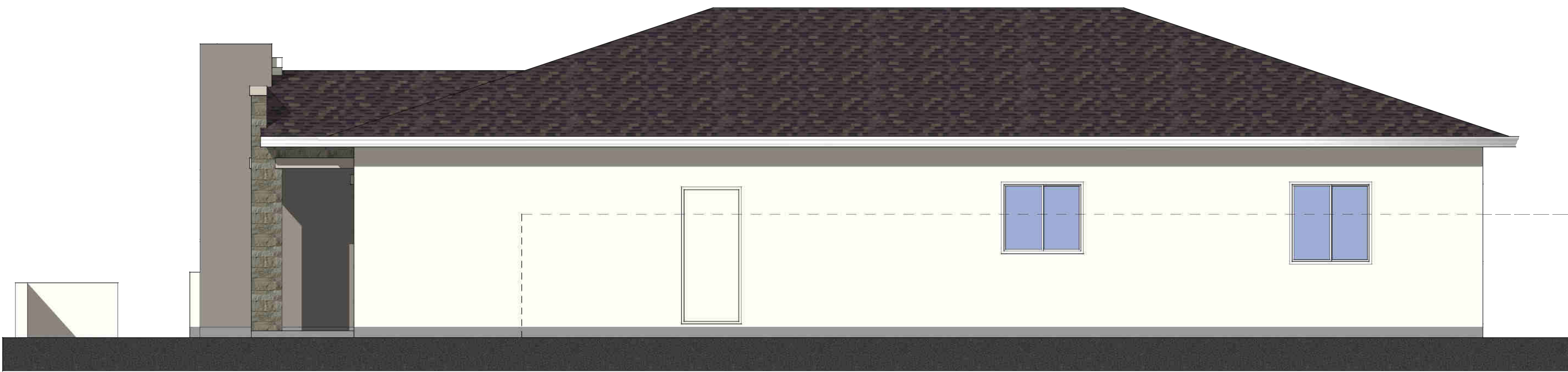
Enhanced Elevation

Plan 1577

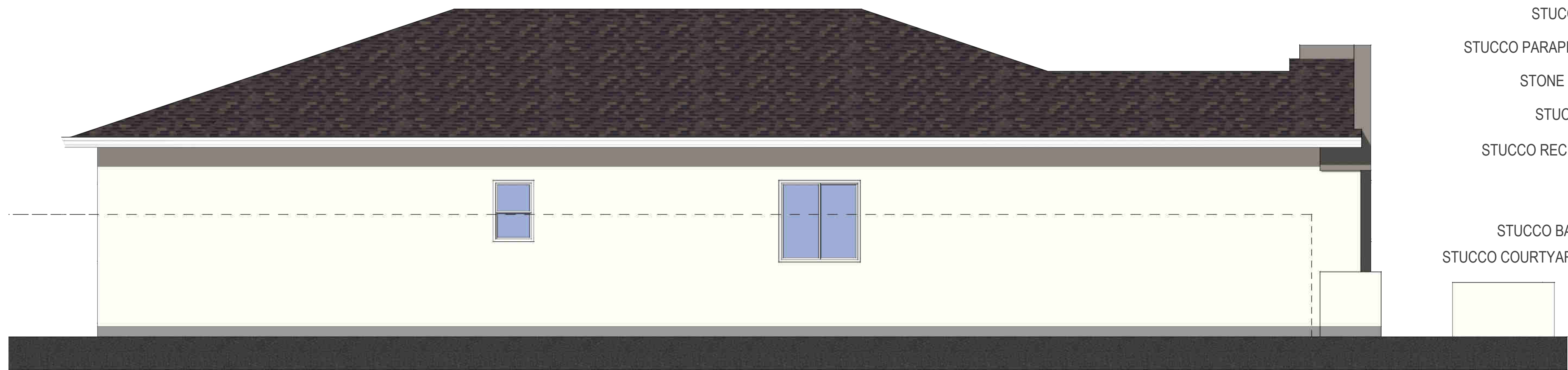
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation



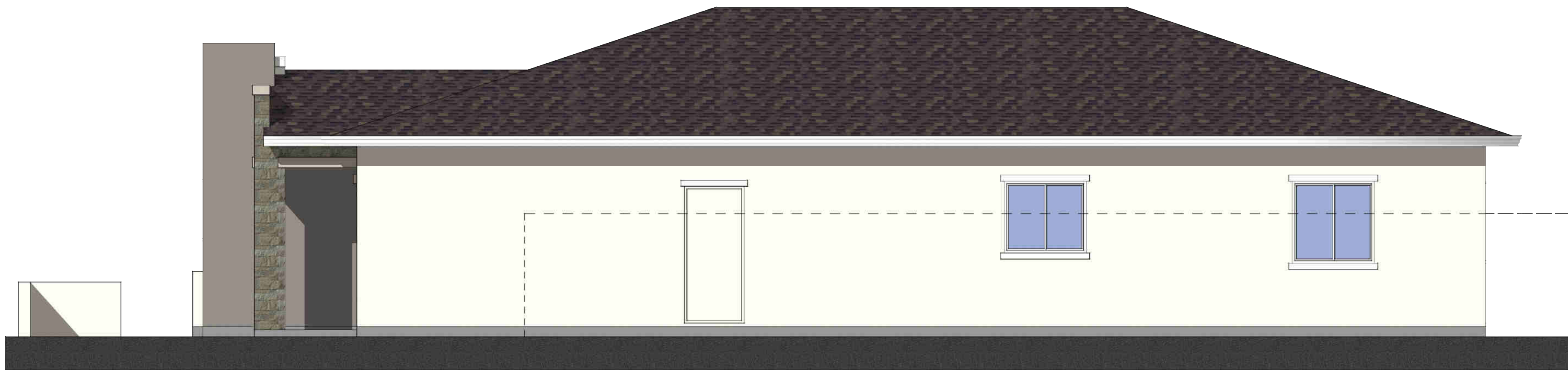
Front Elevation

Elevation L - Contemporary
Color Scheme #34

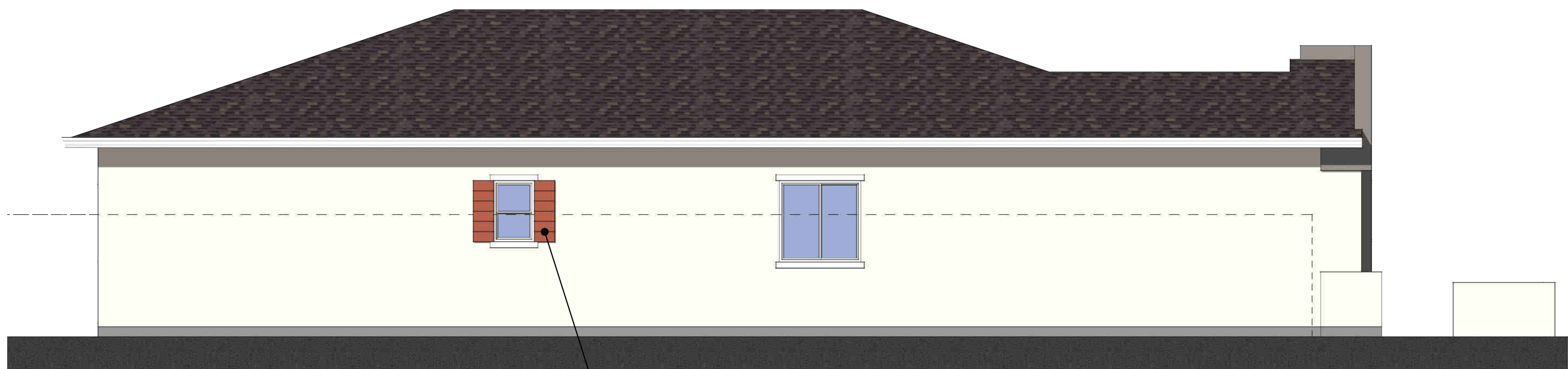
Plan 1577
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

(DECORATIVE FOAM SHUTTER)
1

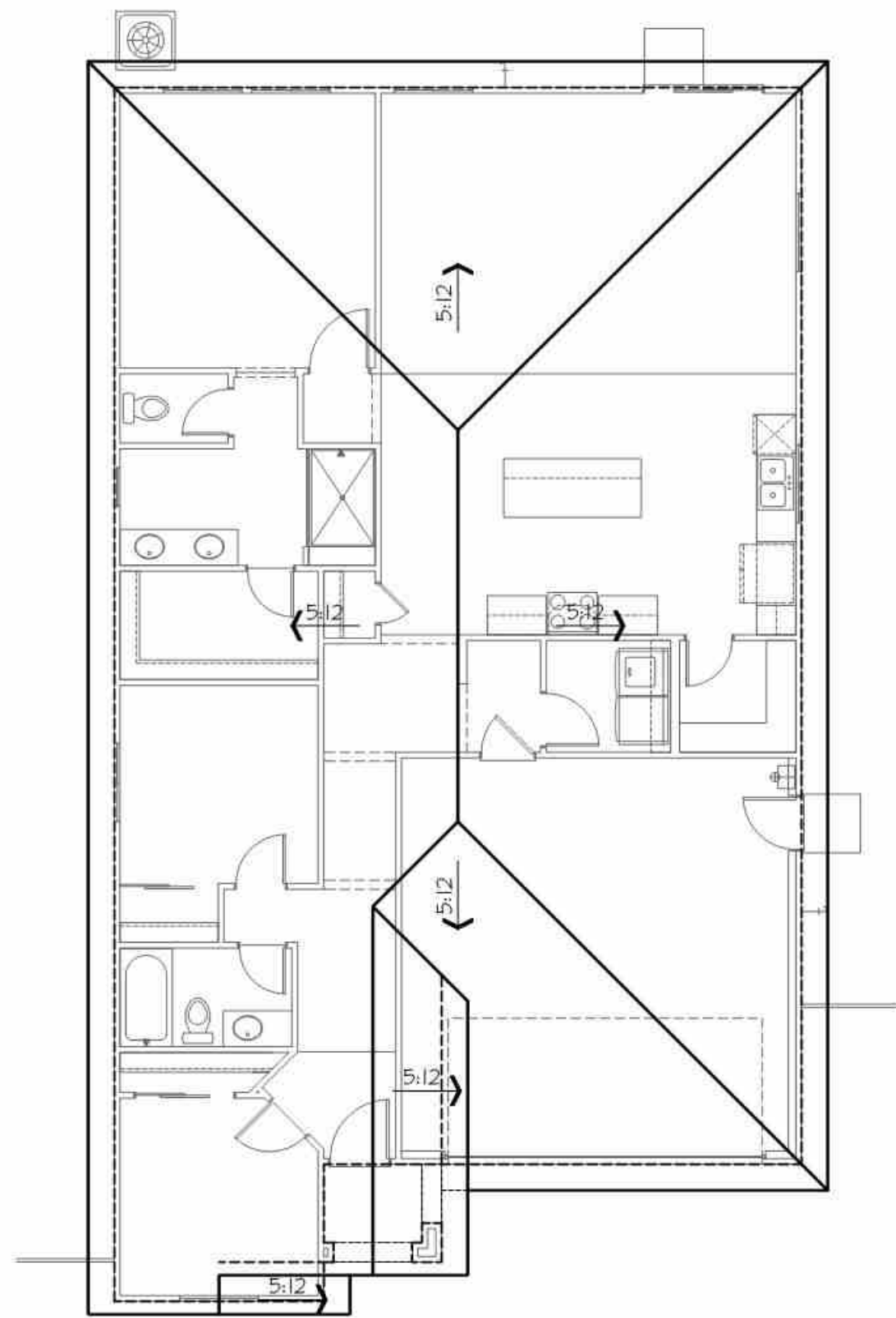
Elevation L - Contemporary

Color Scheme #34

Enhanced Elevation

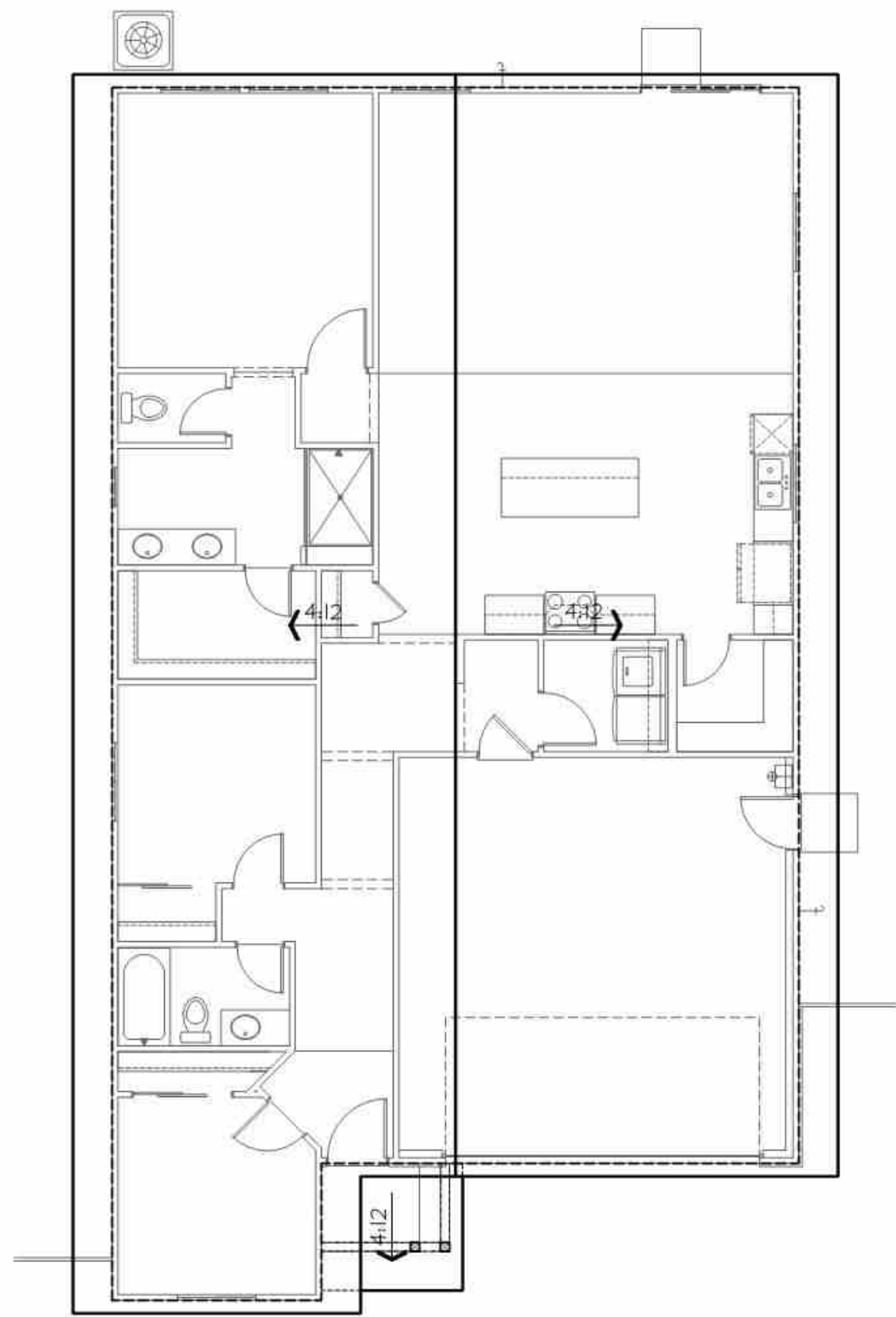
Plan 1577

Scale: 1/4"=1'-0"



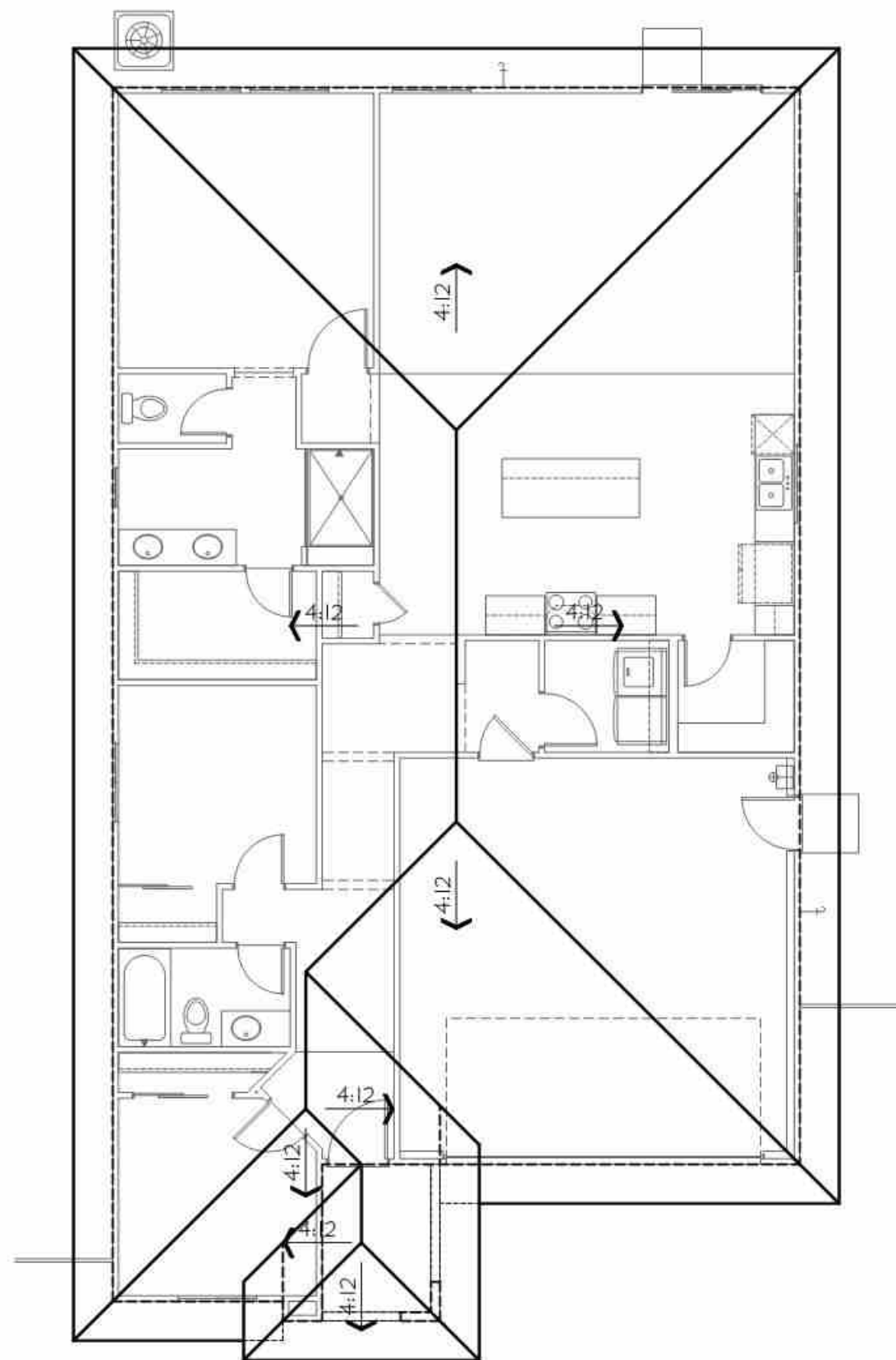
Elevation "I"
Farmhouse Transitional
Roof Plan

SCALE: 1/8"=1'-0"



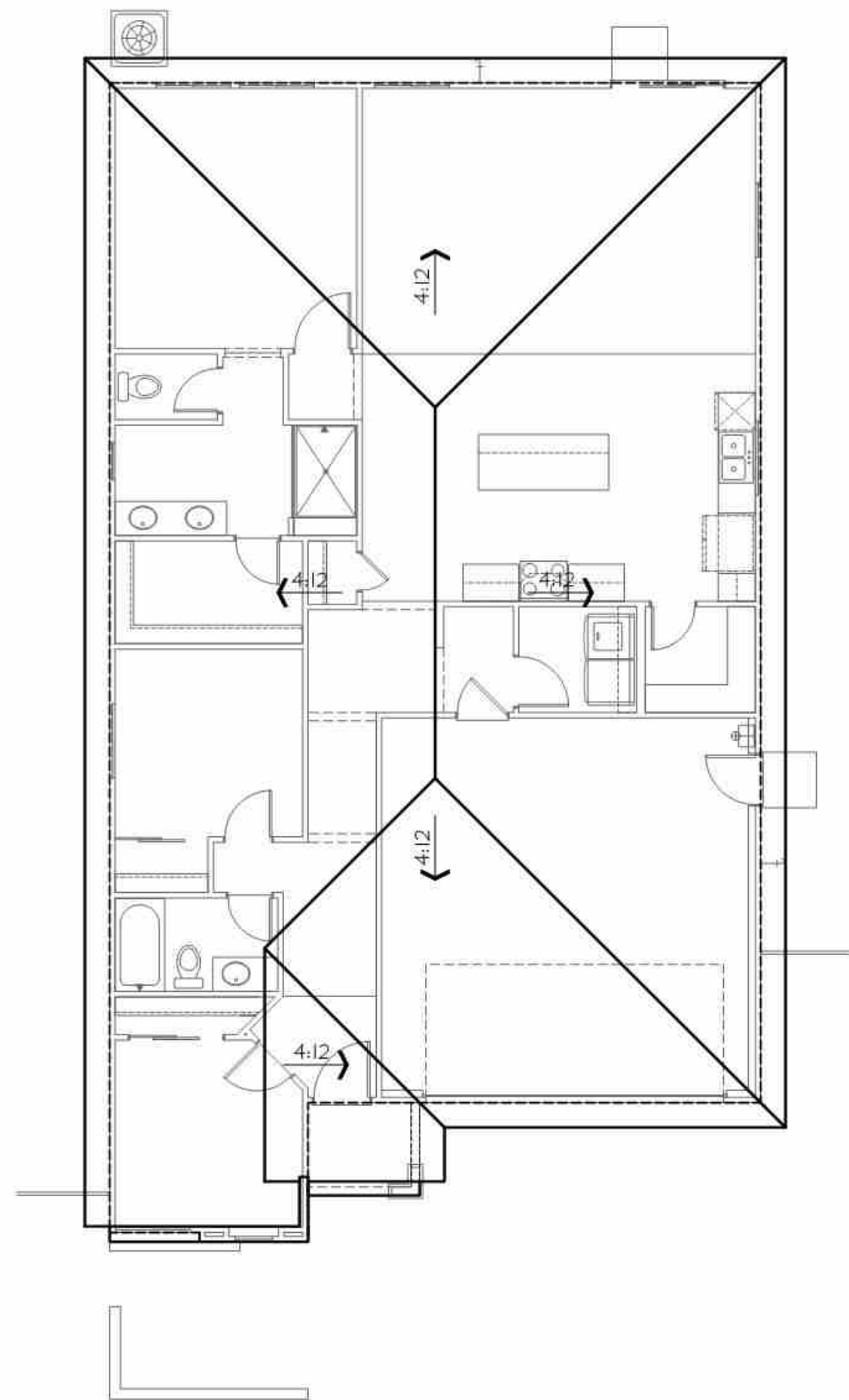
Elevation "J"
Modern
Roof Plan

SCALE: 1/8"=1'-0"



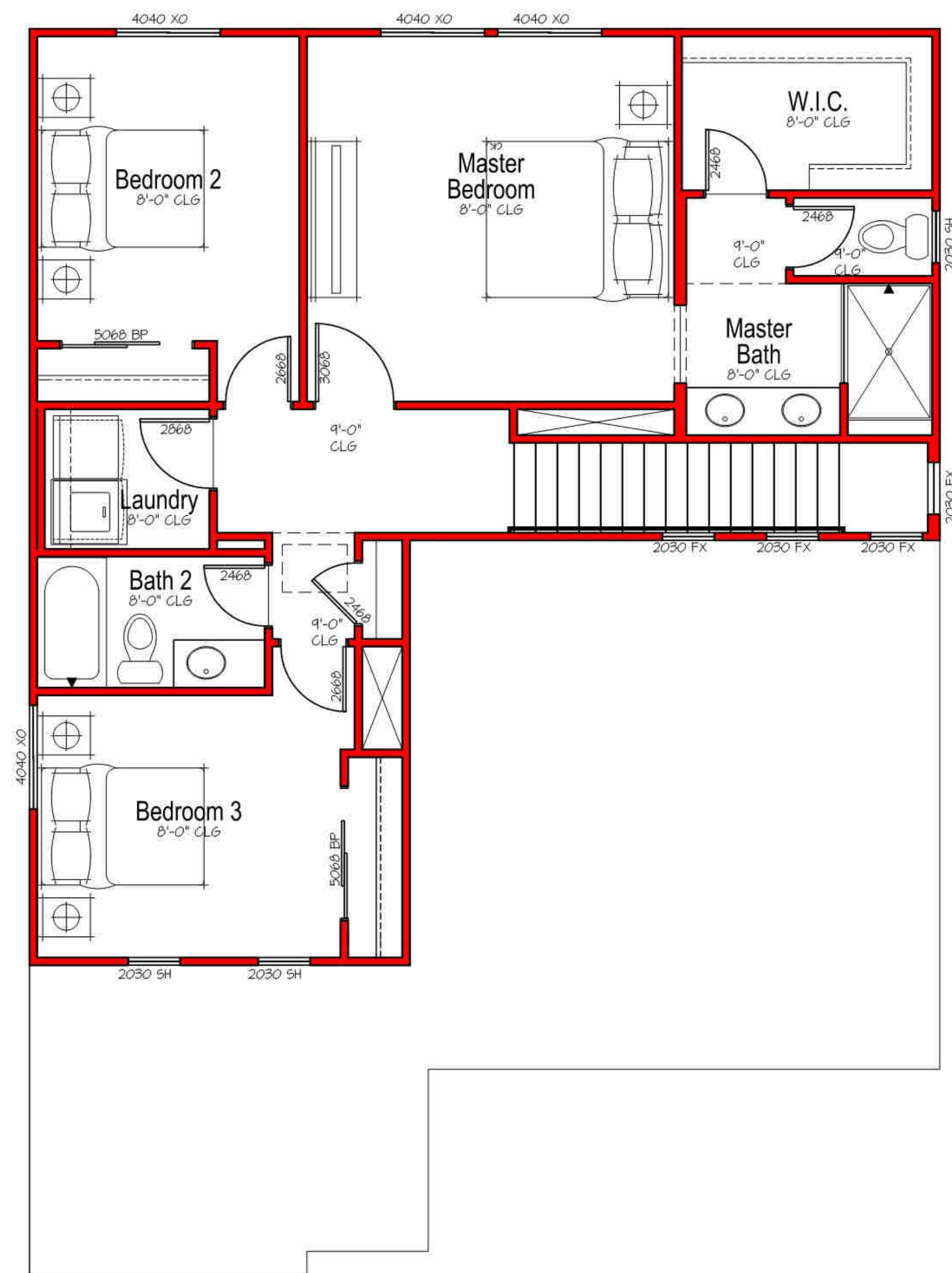
Elevation "K"
Prairie Transitional
Roof Plan

SCALE: 1/8"=1'-0"



Elevation "L"
Contemporary
Roof Plan

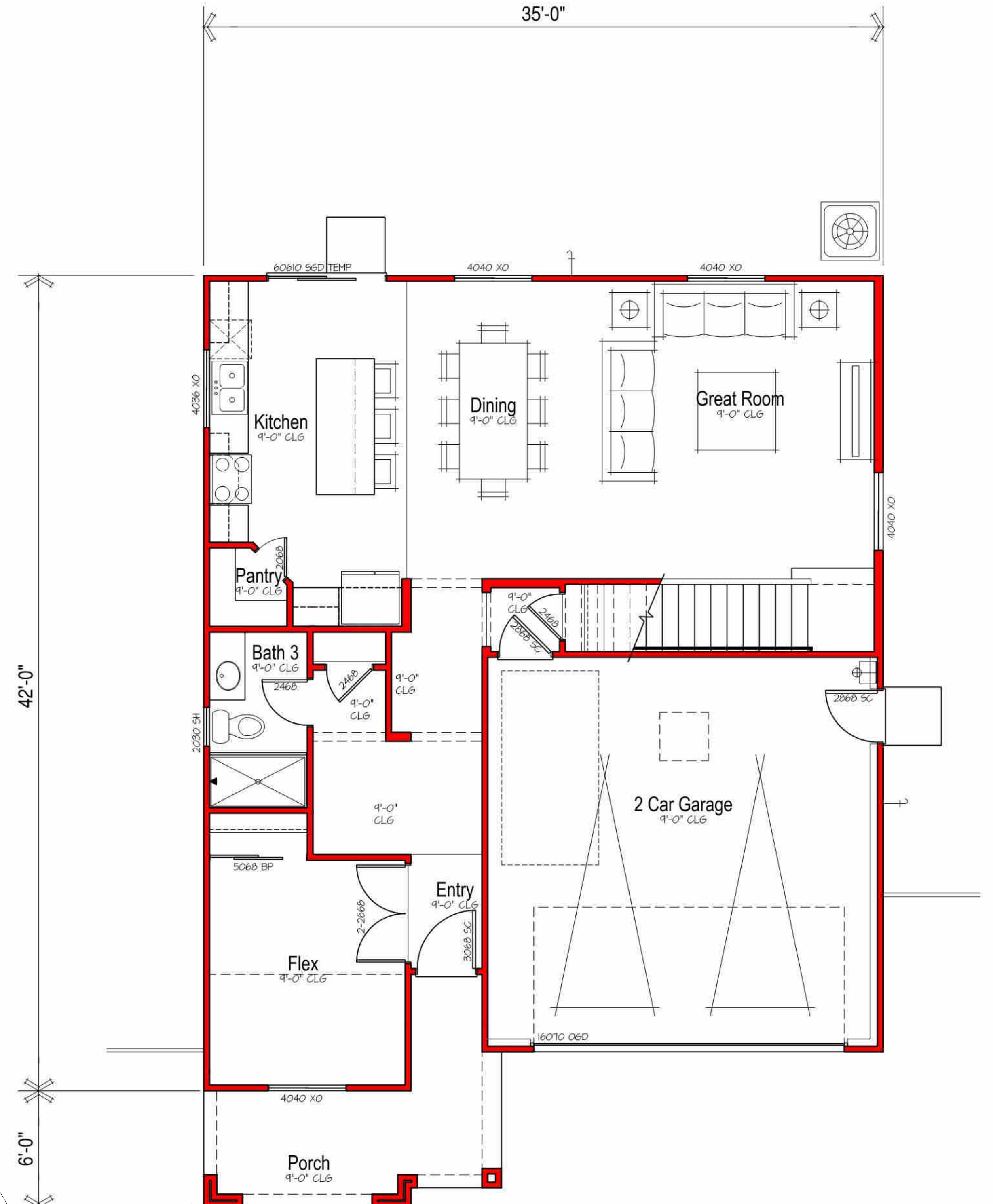
SCALE: 1/8"=1'-0"



Upper Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES				
	Elevation I	Elevation J	Elevation K	Elevation L
FIRST FLOOR LIVING	990	990	990	990
SECOND FLOOR LIVING	866	866	866	866
TOTAL LIVING	1856	1856	1856	1856
GARAGE	423	423	423	423
PORCH	110	110	110	110

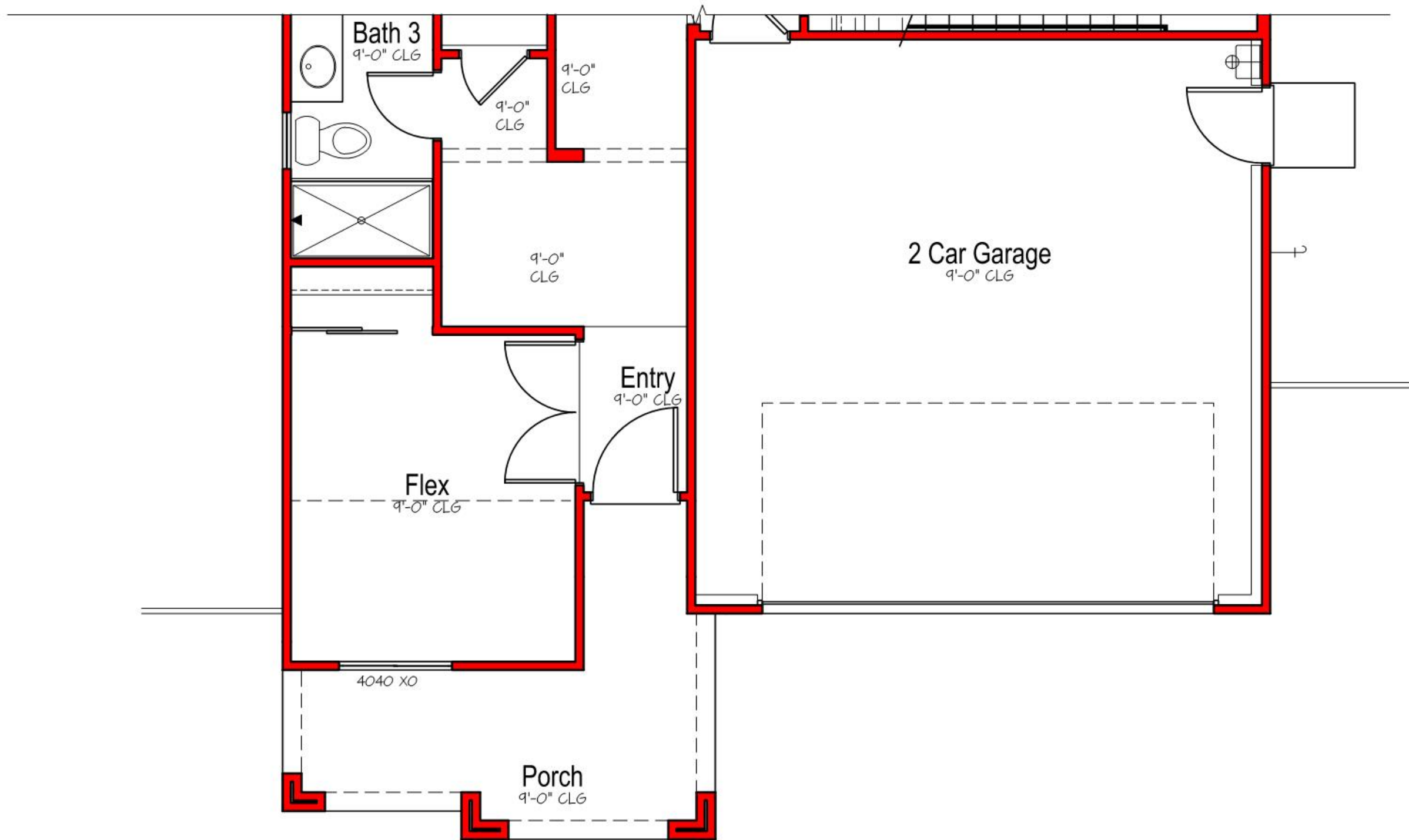


Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

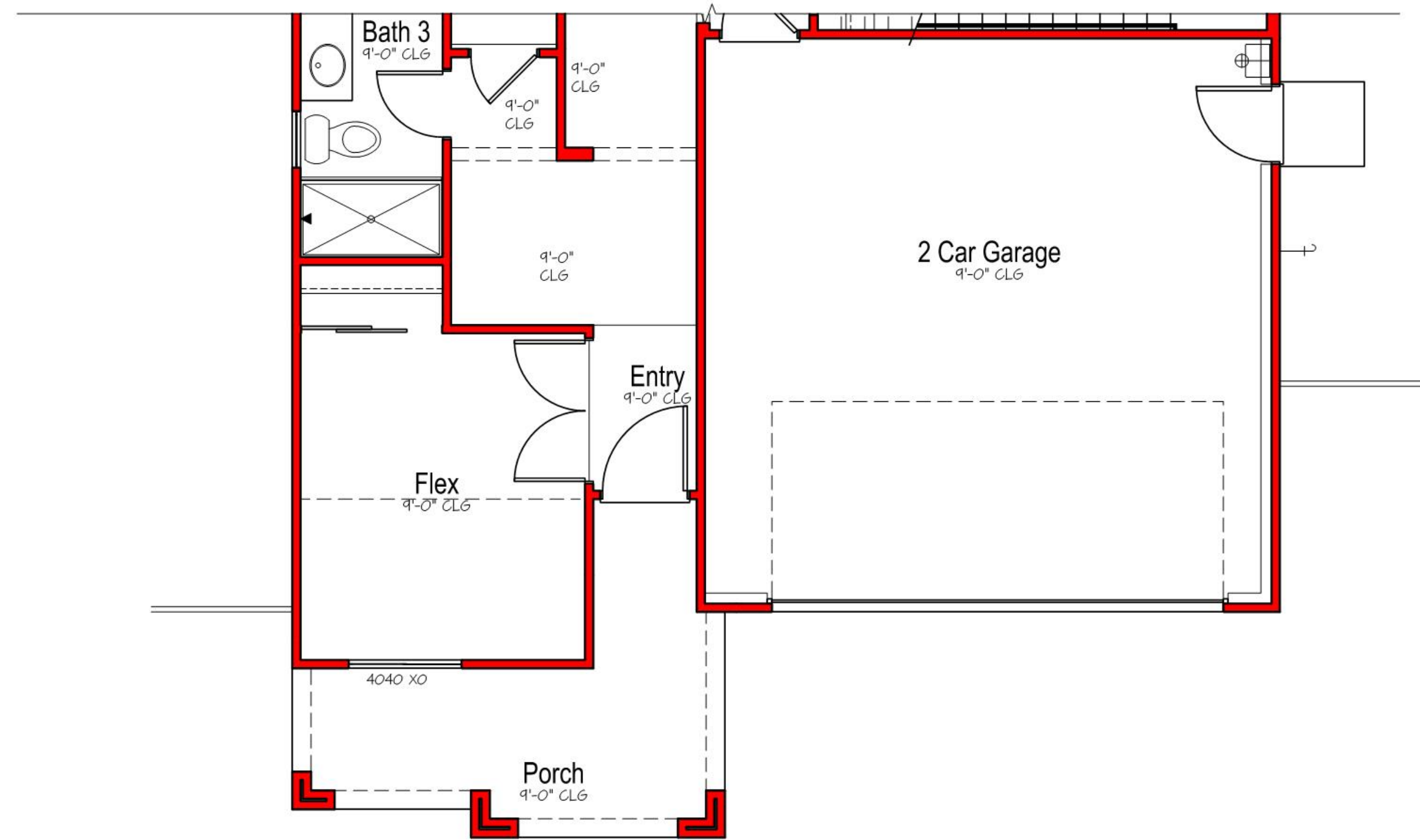
Plan 1856

Scale: 1/4"=1'-0"



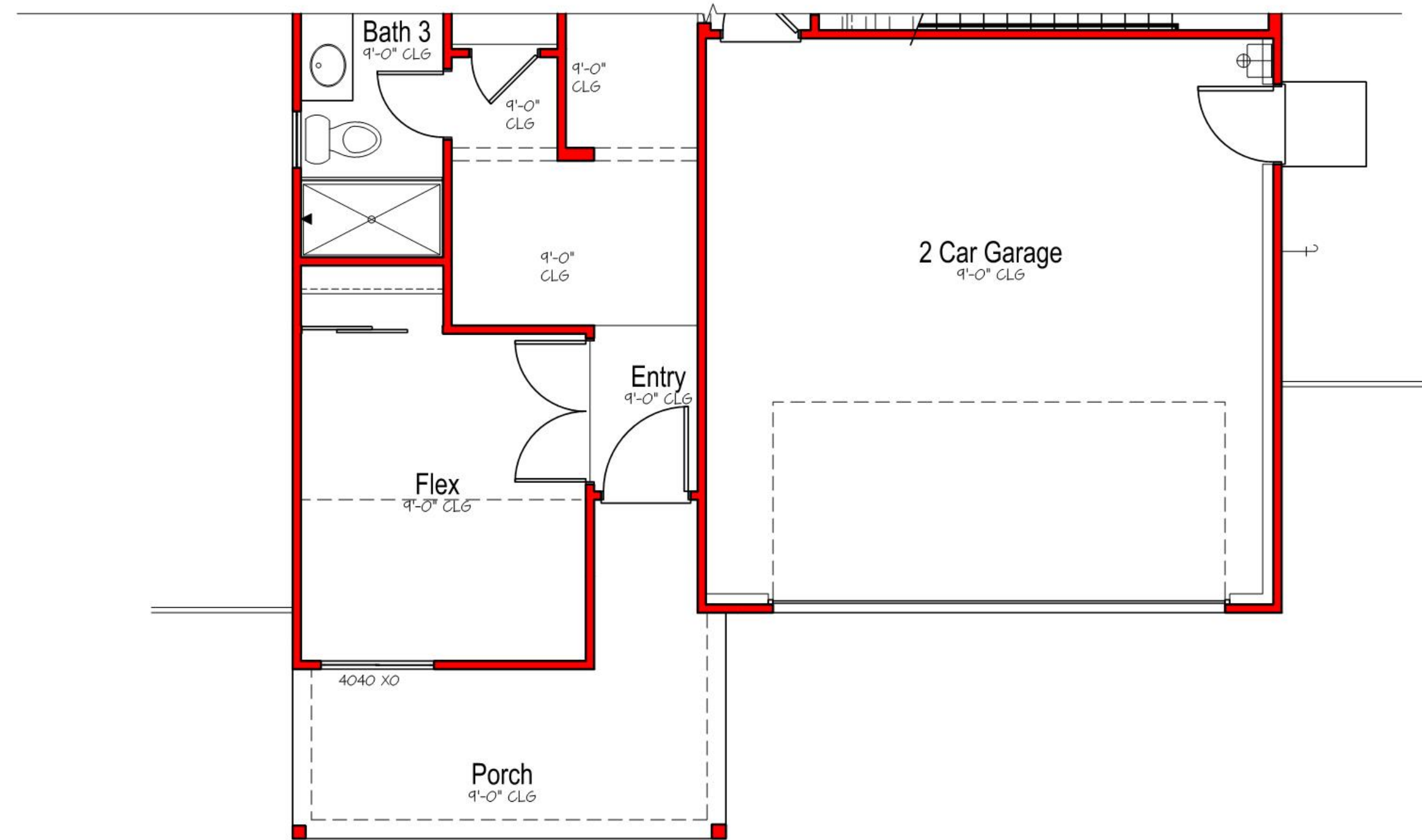
Elevation - K
Partial Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

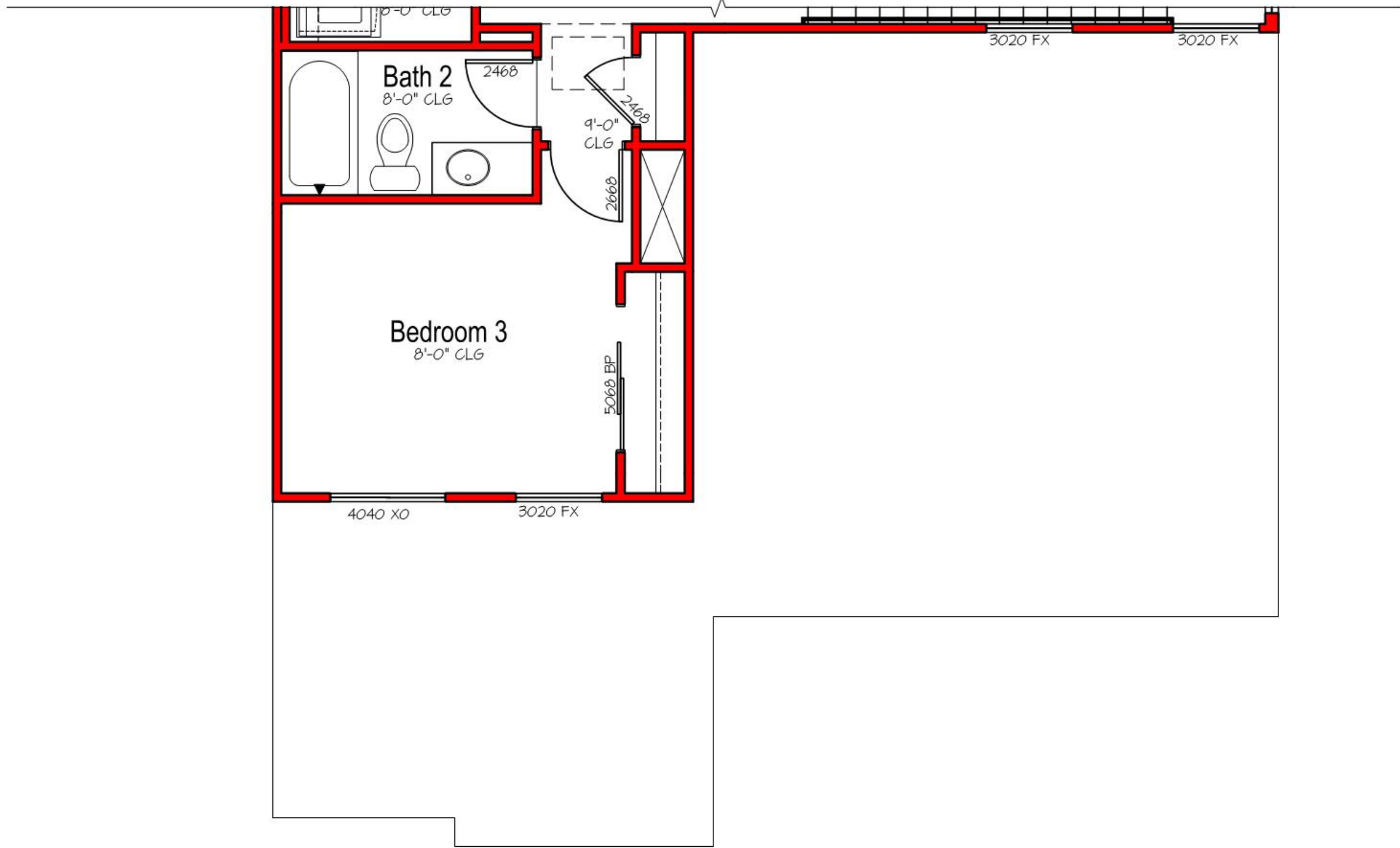


Elevation - J
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

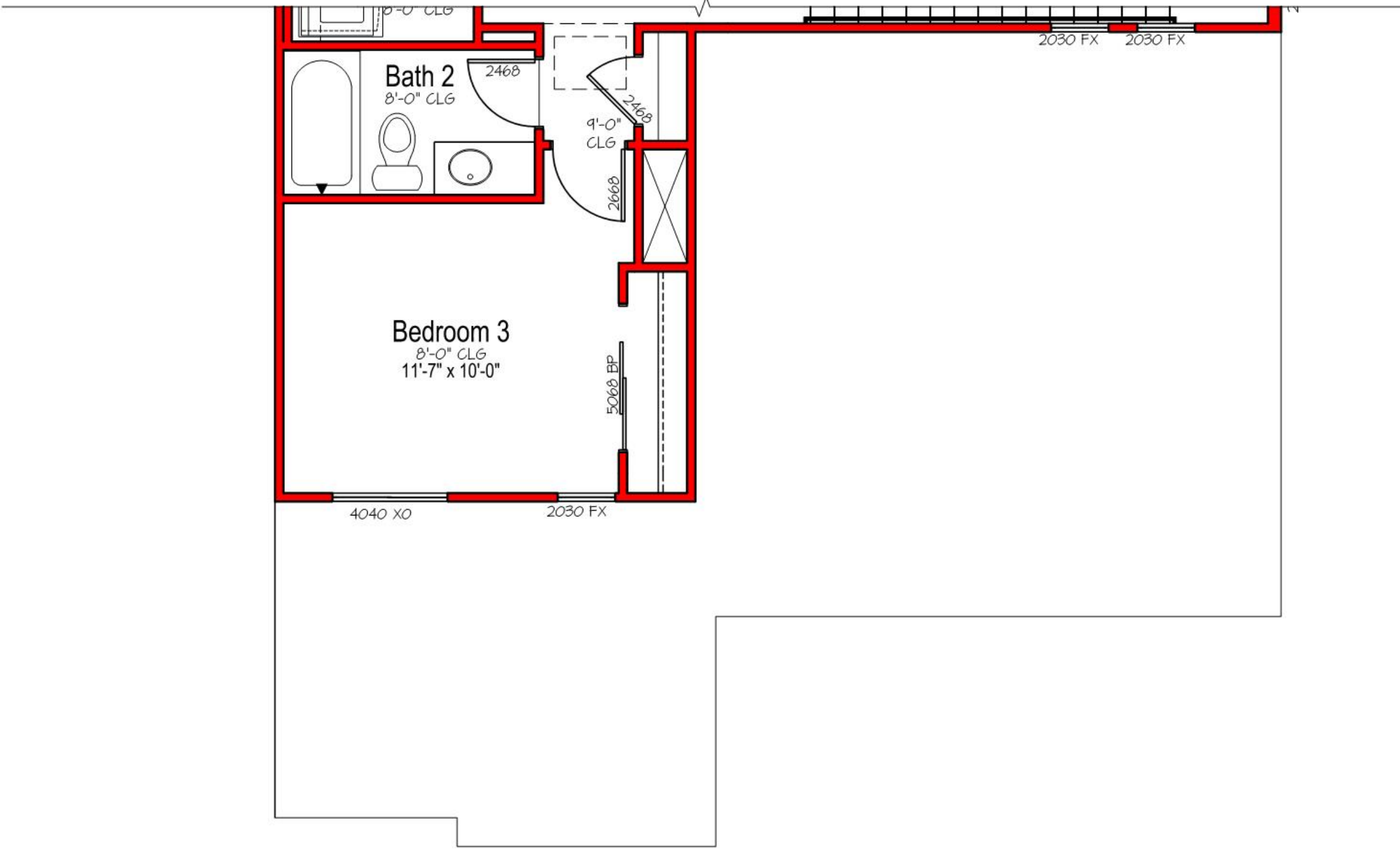
Plan 1856

Scale: 1/4"=1'-0"



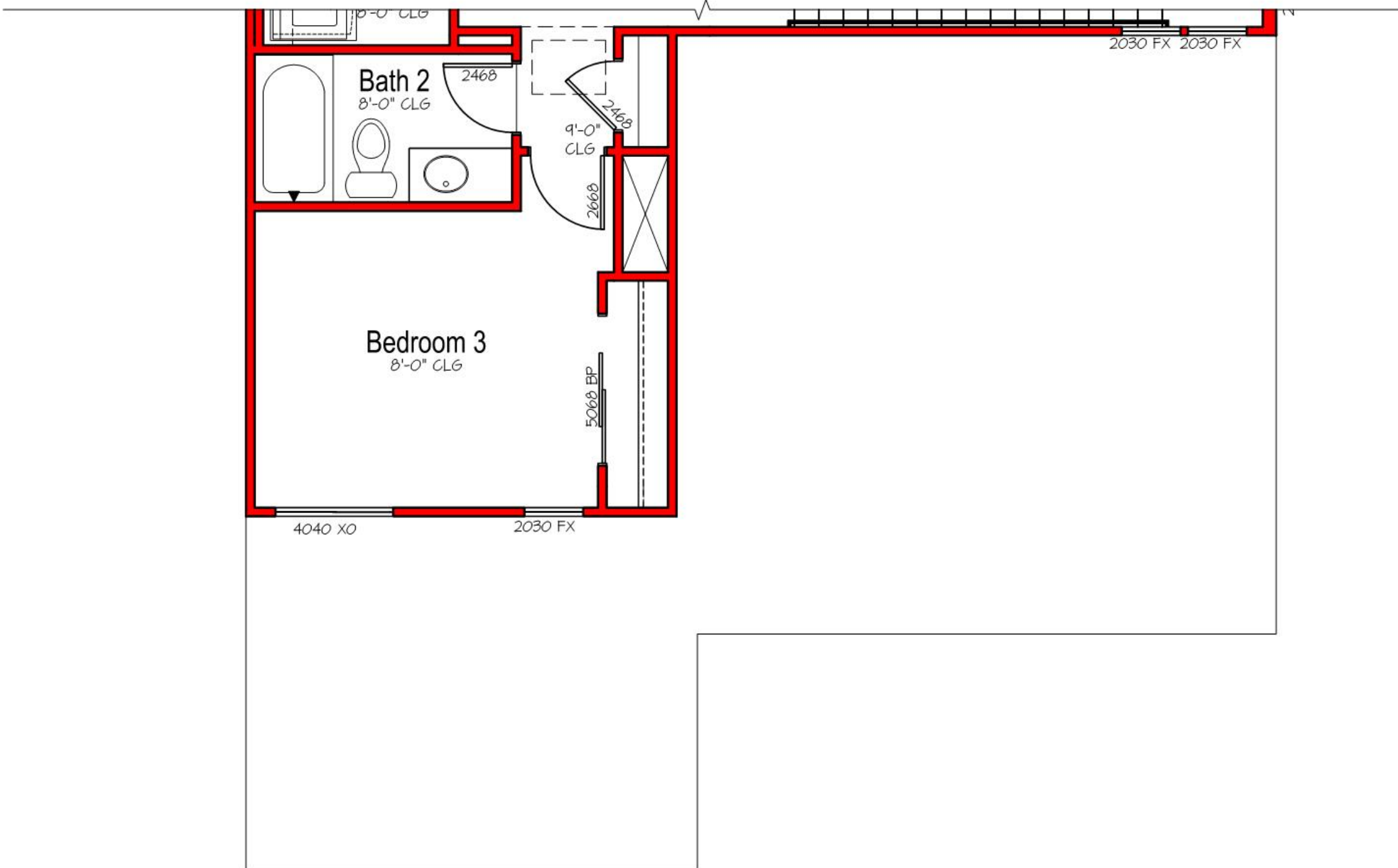
Elevation - K
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - J
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation I - Farmhouse Transitional
Color Scheme #26



Elevation J - Modern
Color Scheme #29



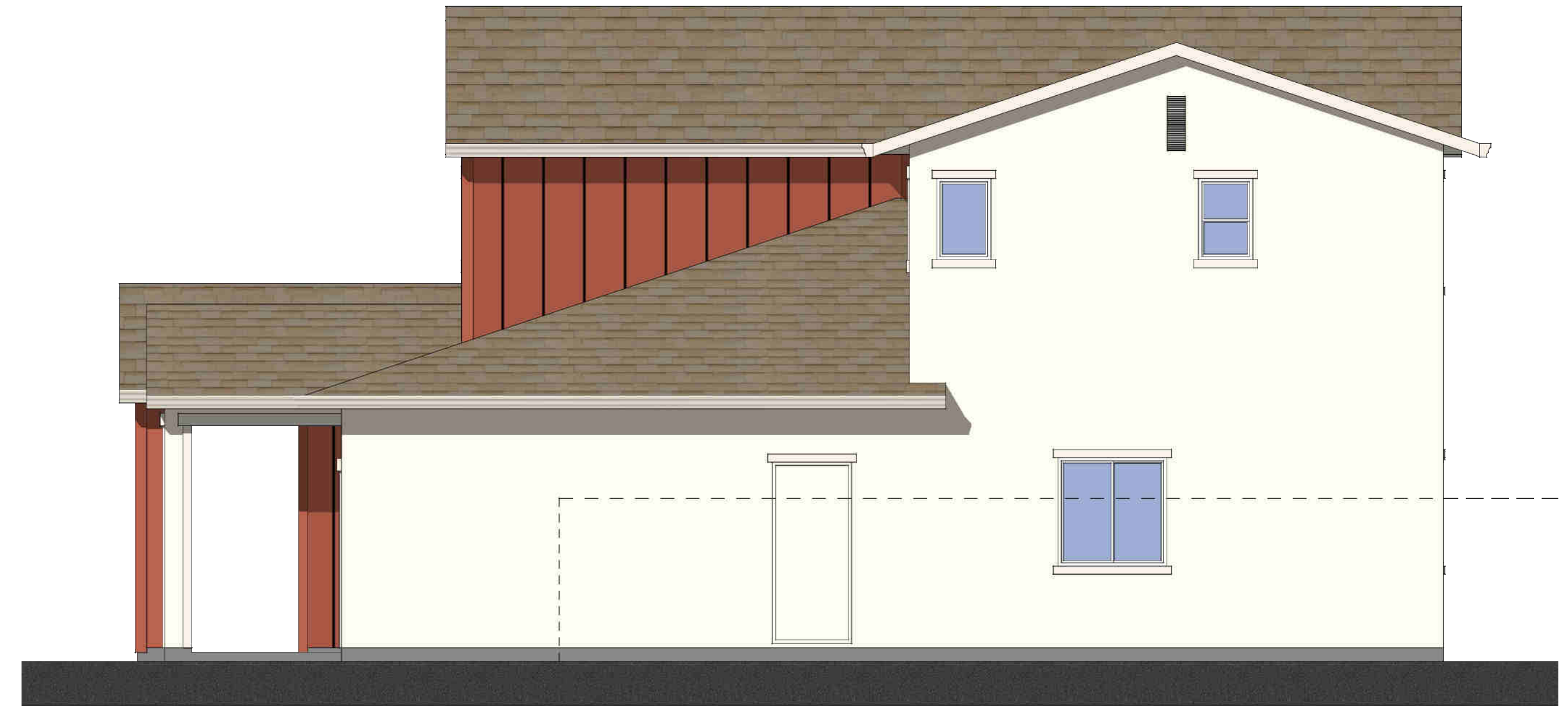
Elevation K - Prairie Transitional
Color Scheme #32



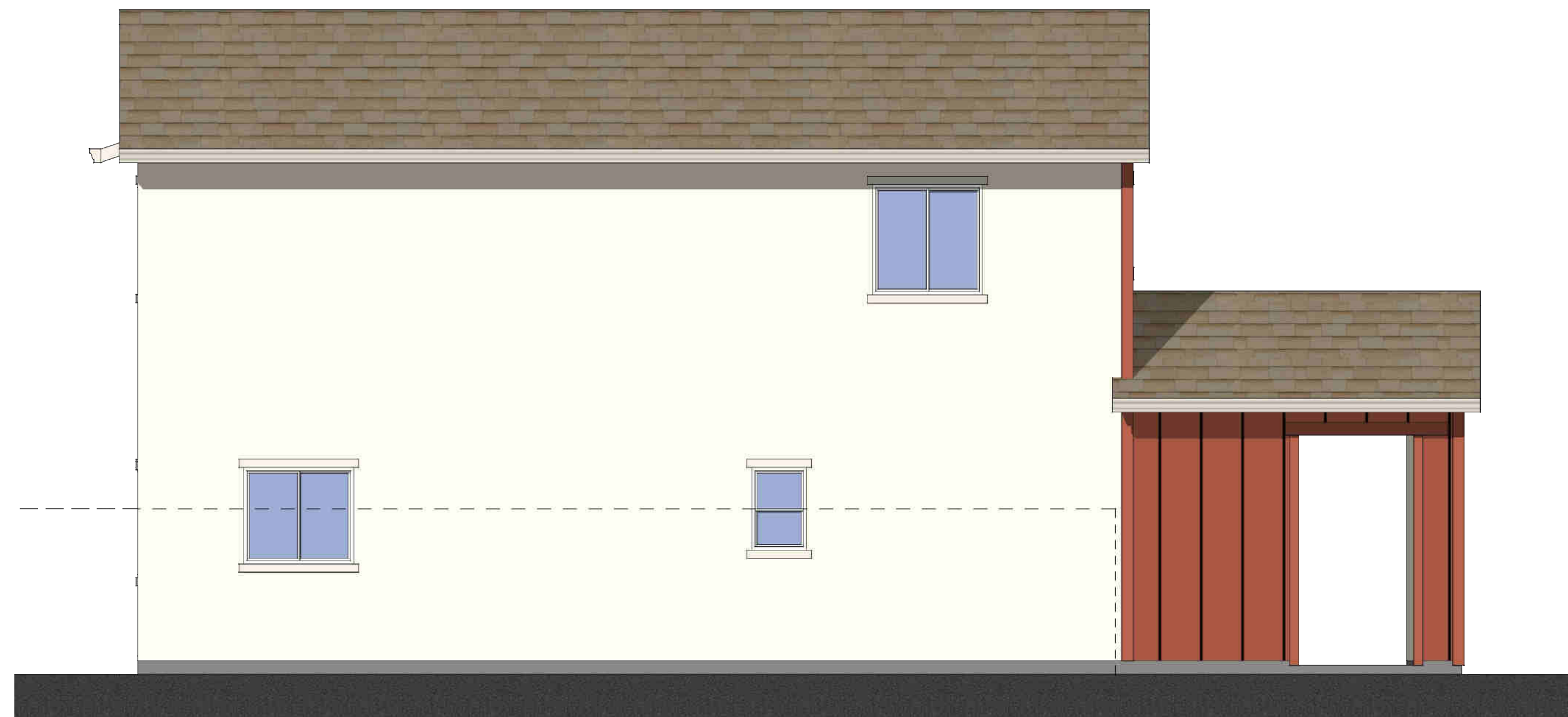
Elevation L - Contemporary
Color Scheme #35



Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Elevation I - Farmhouse Transitional
Color Scheme #26

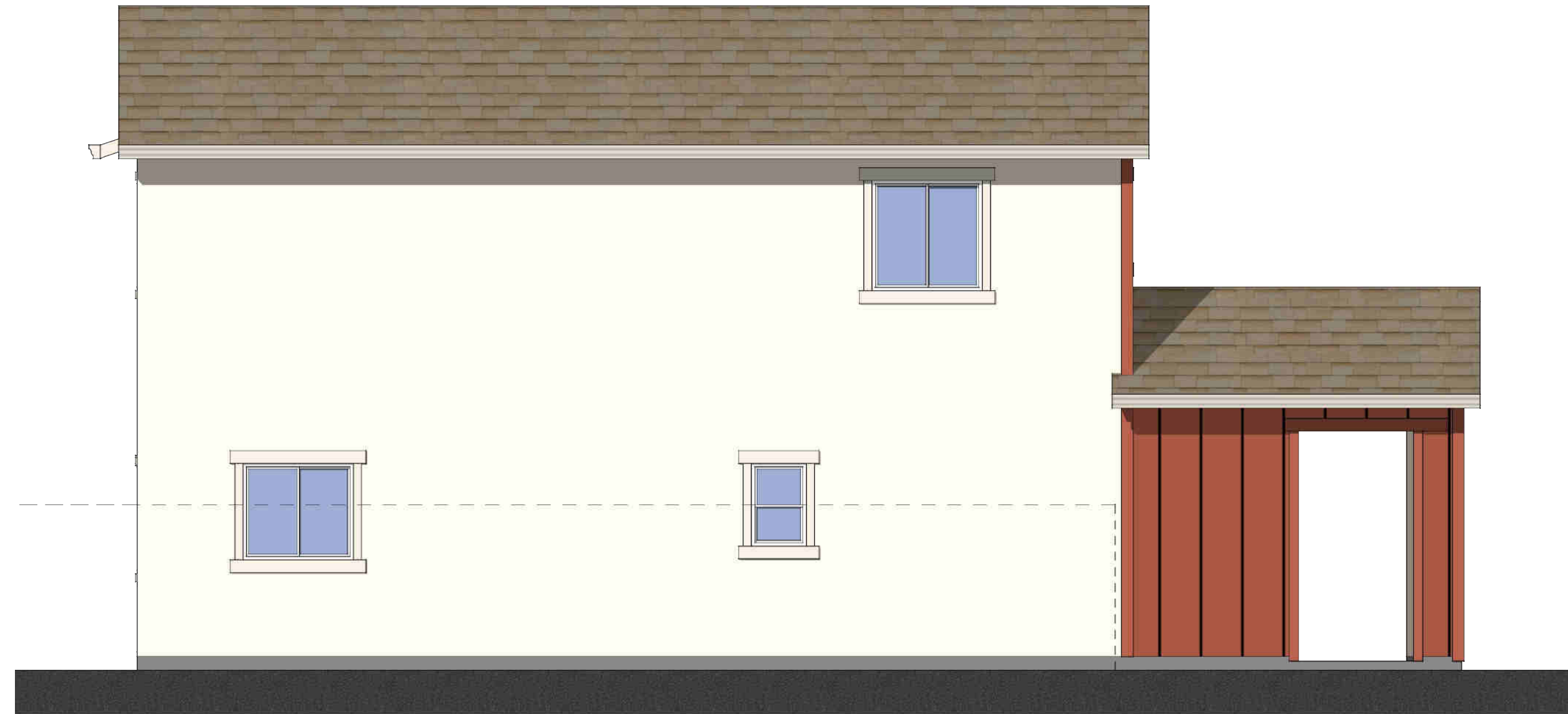
Plan 1856
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

Elevation I - Farmhouse Transitional

Color Scheme #26

Enhanced Elevation

Plan 1856

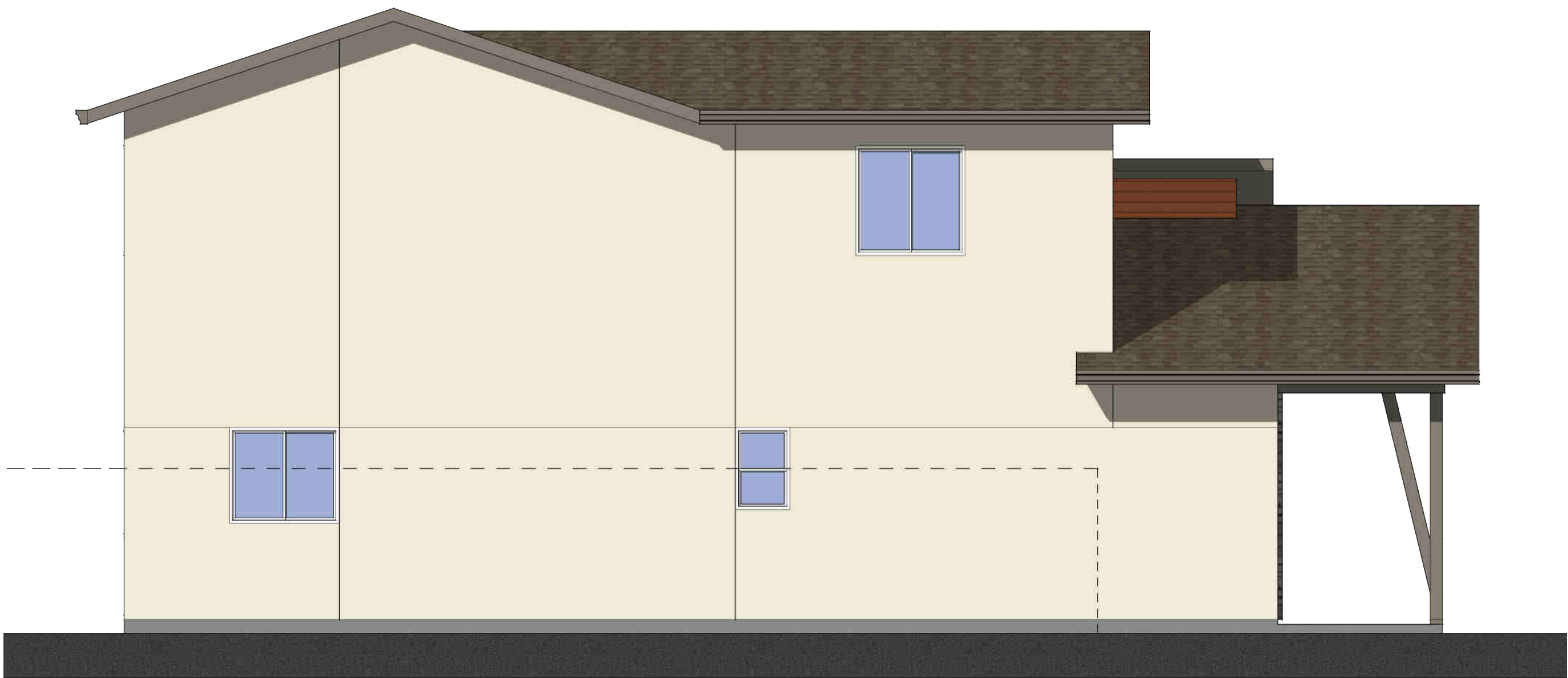
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



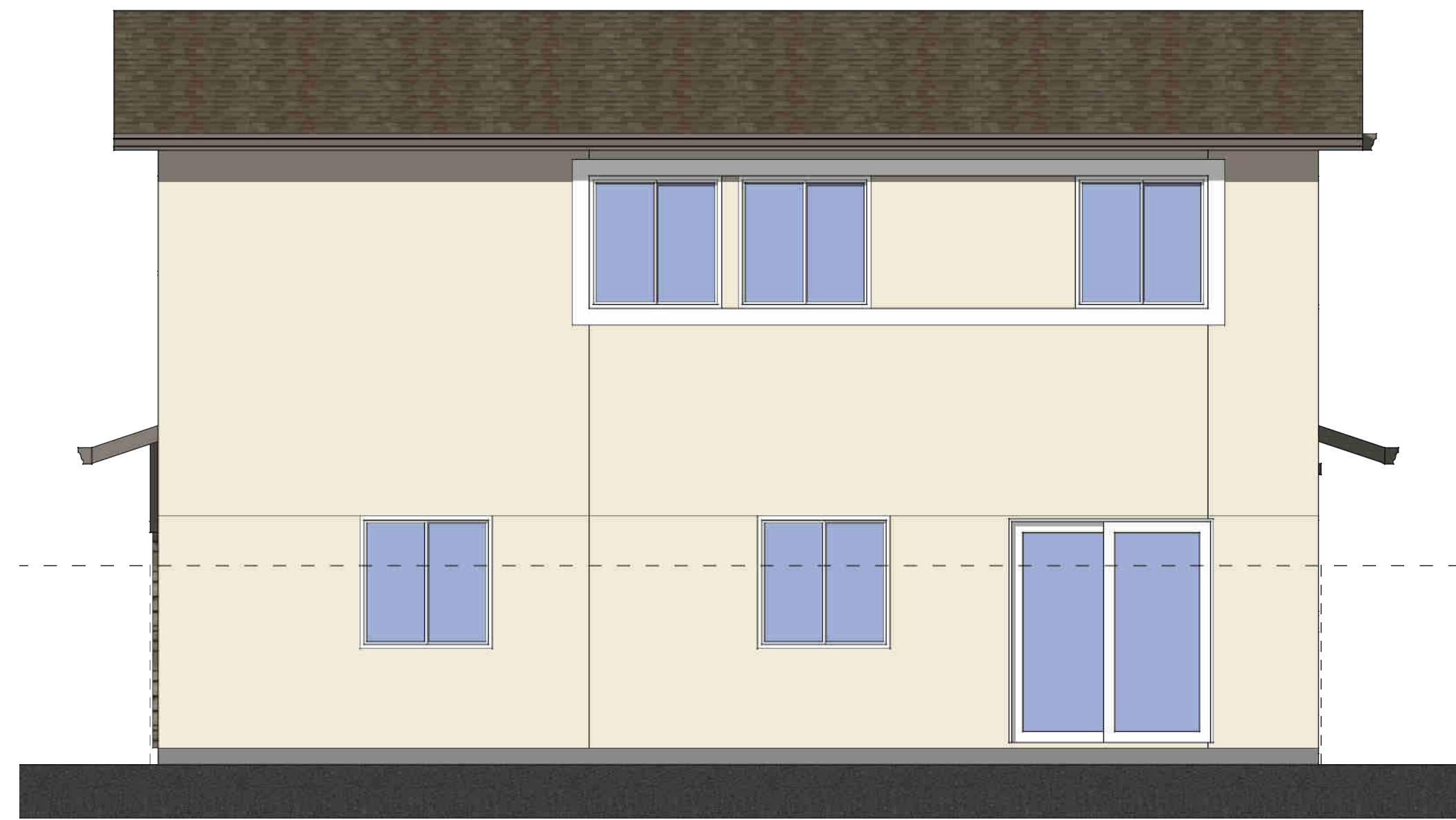
Left Elevation



Front Elevation

Elevation J - Modern
Color Scheme #29

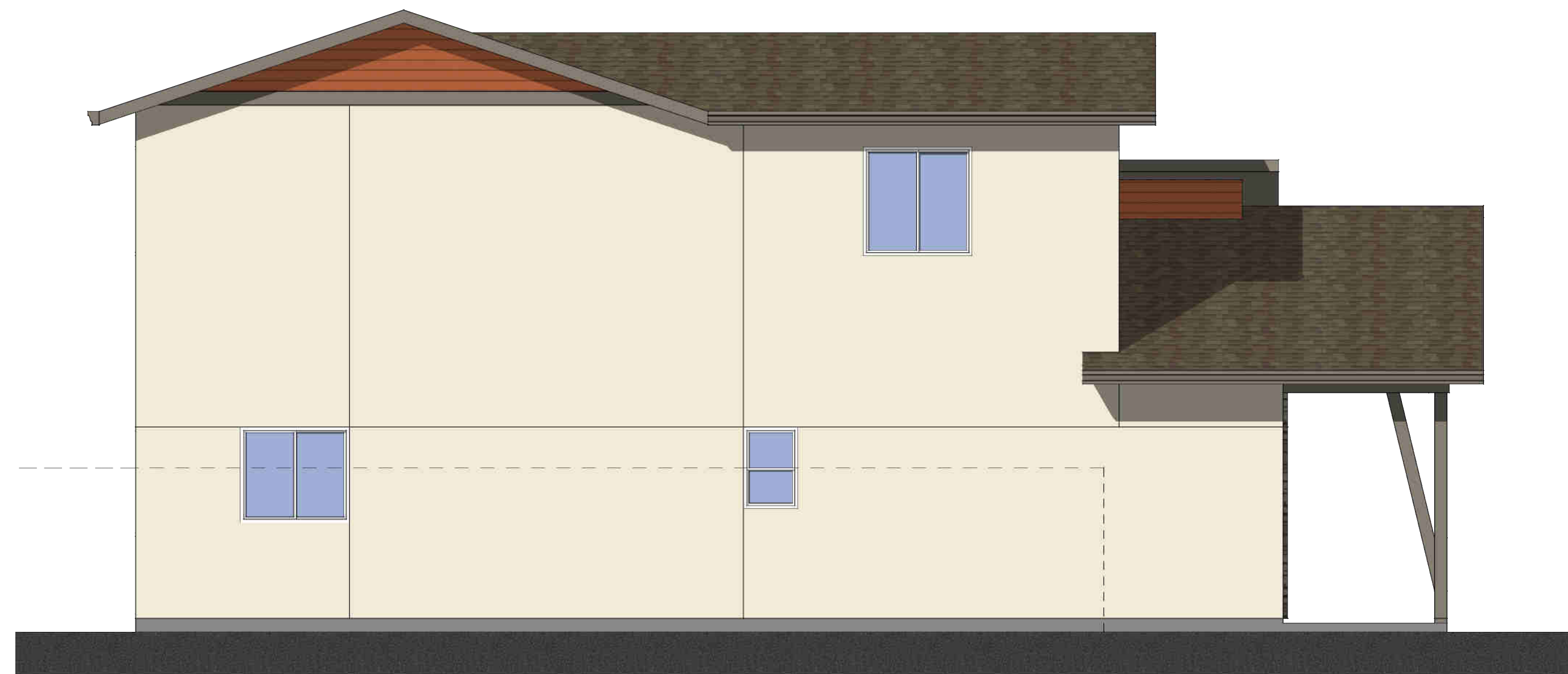
Plan 1856
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

Elevation J - Modern

Color Scheme #29

Enhanced Elevation

Plan 1856

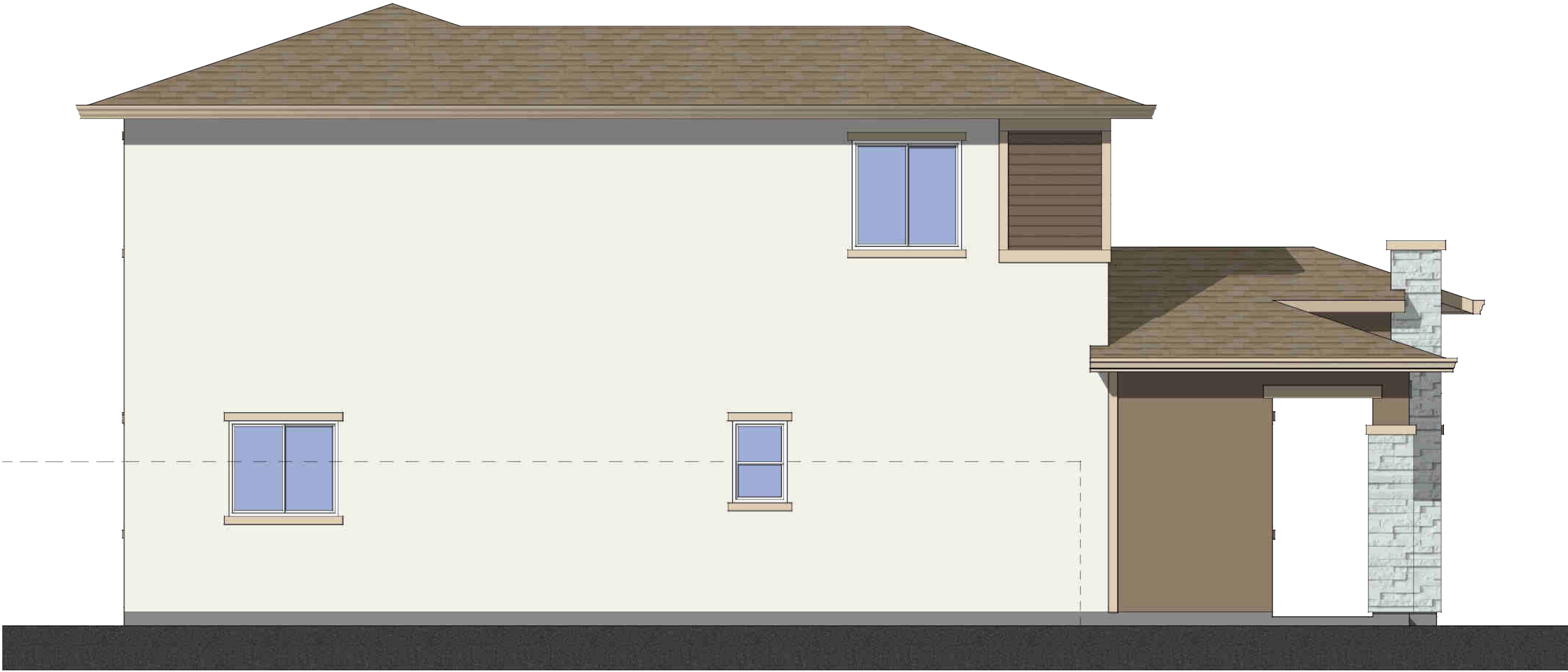
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation



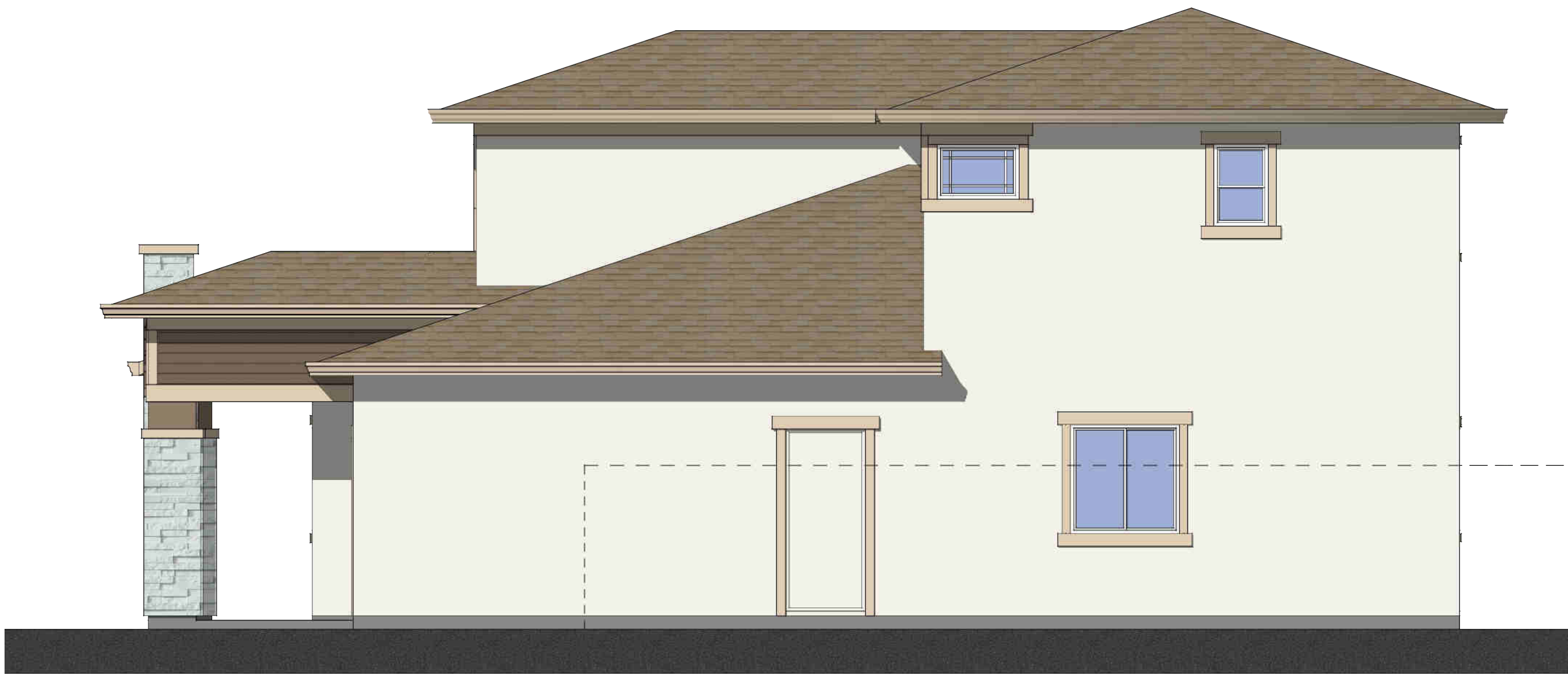
Front Elevation

Elevation K - Prairie Transitional
Color Scheme #32

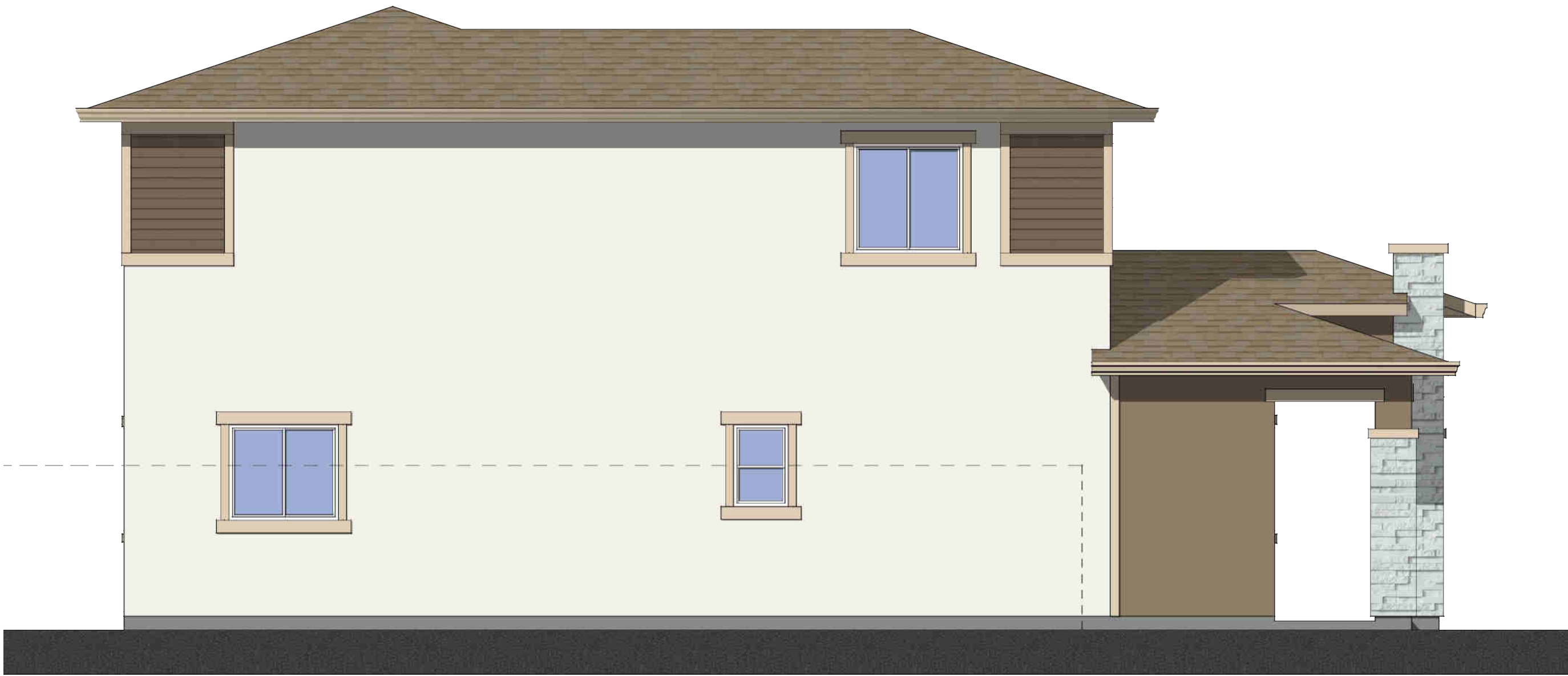
Plan 1856
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

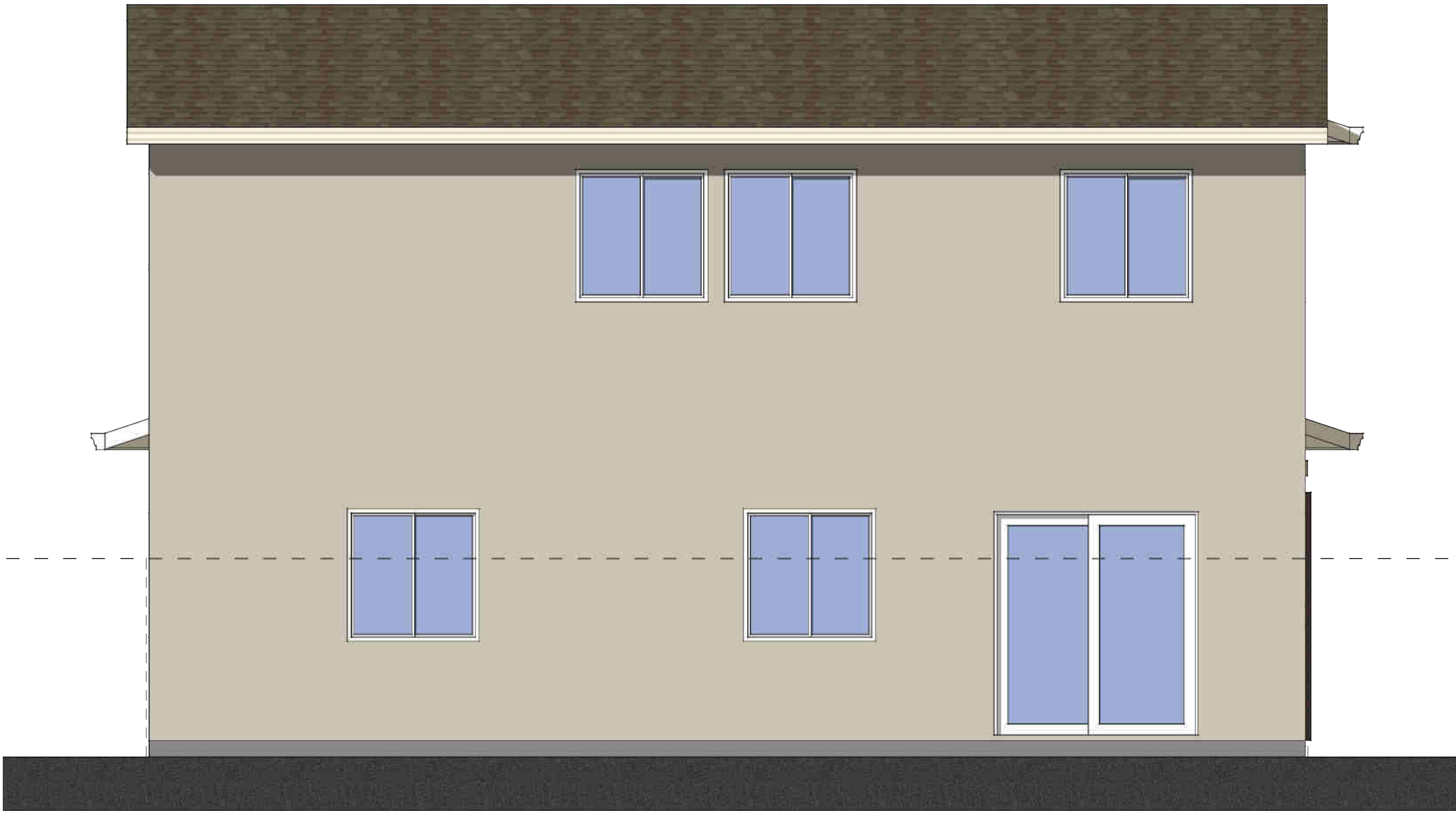
Elevation K - Prairie Transitional

Color Scheme #32

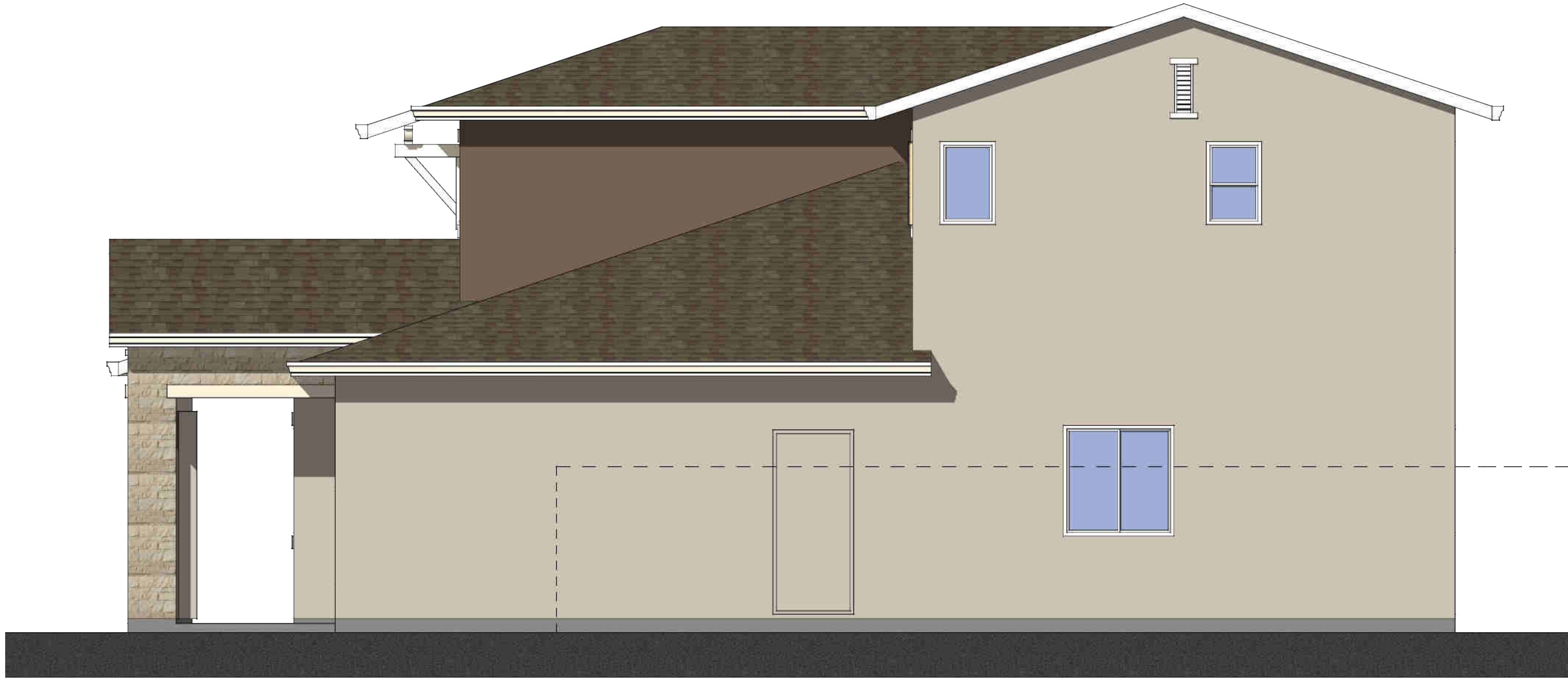
Enhanced Elevation

Plan 1856

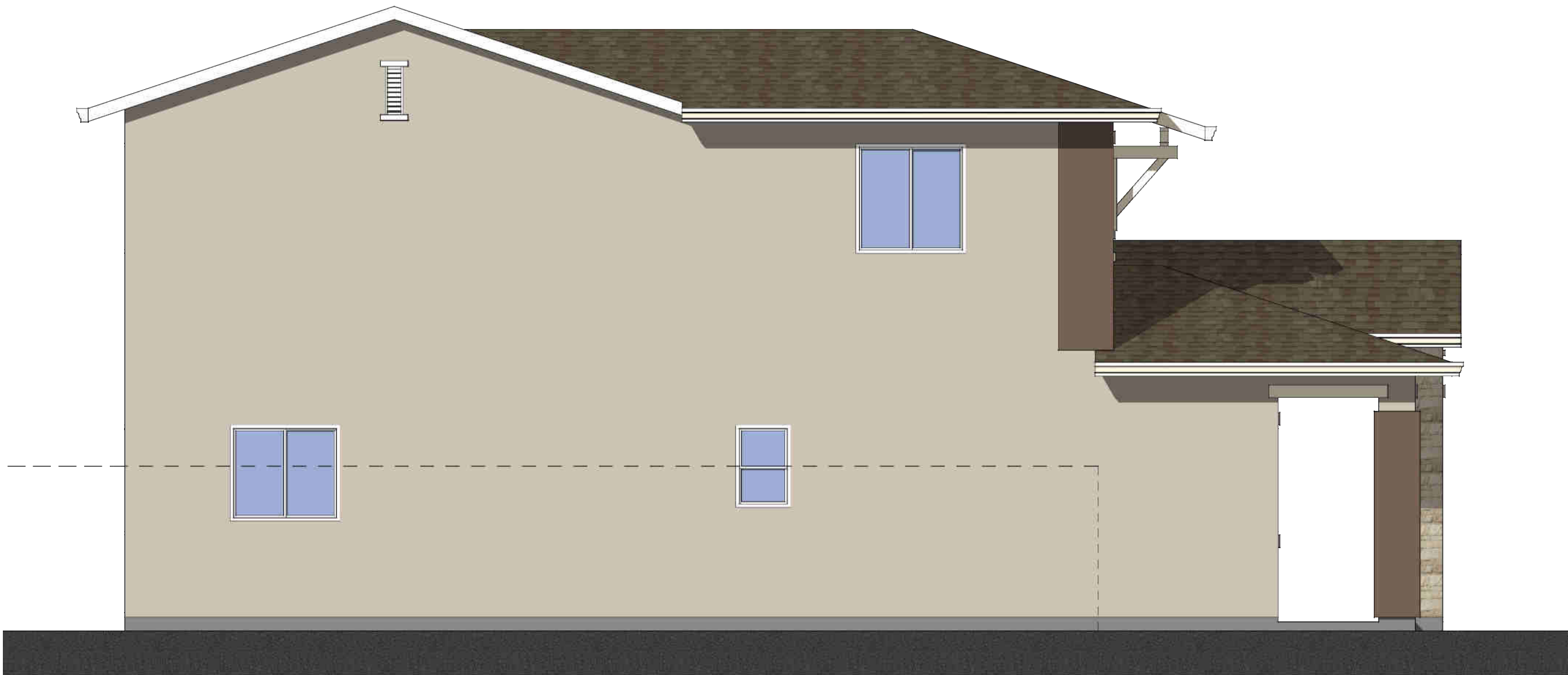
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



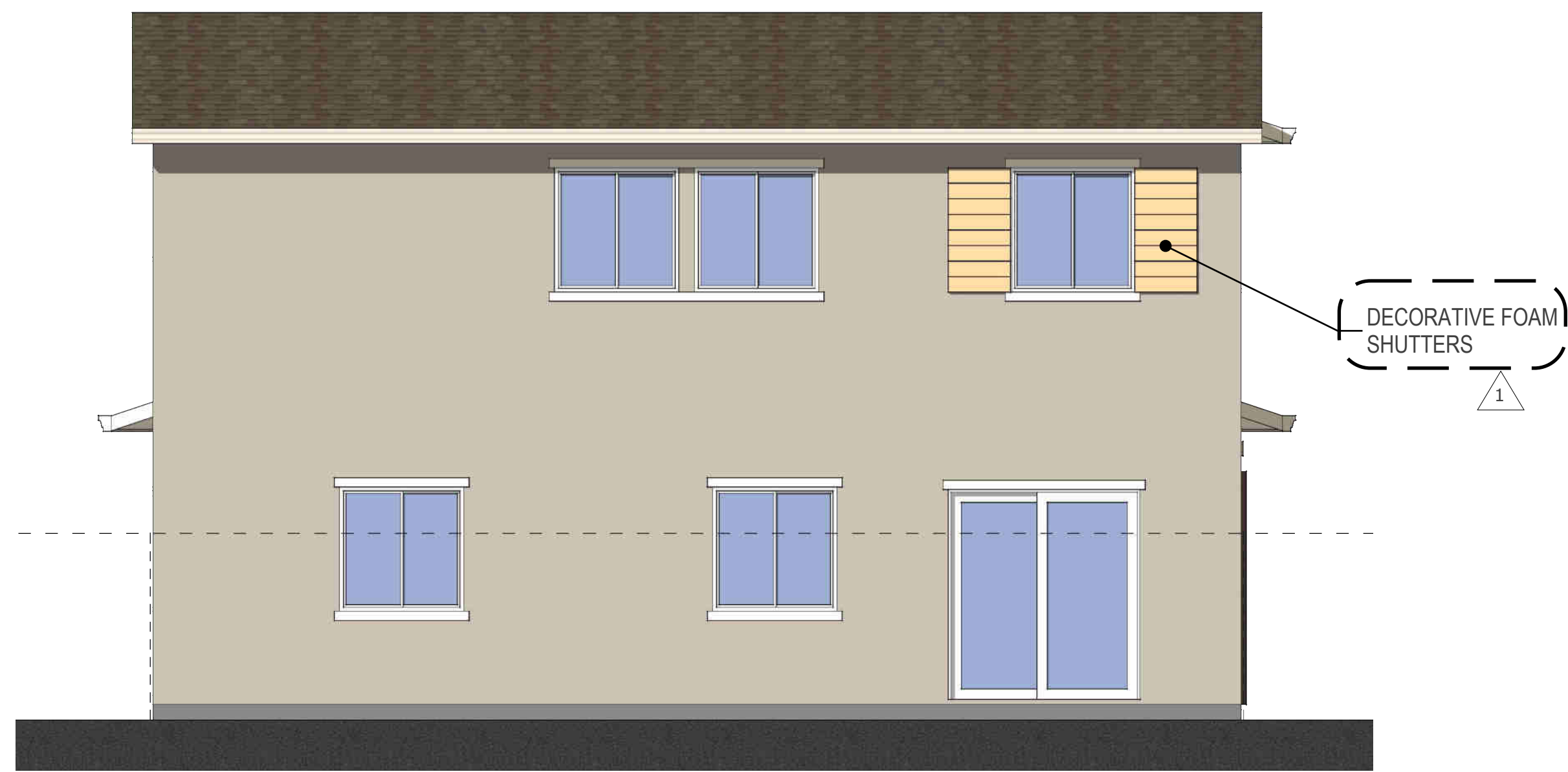
Left Elevation



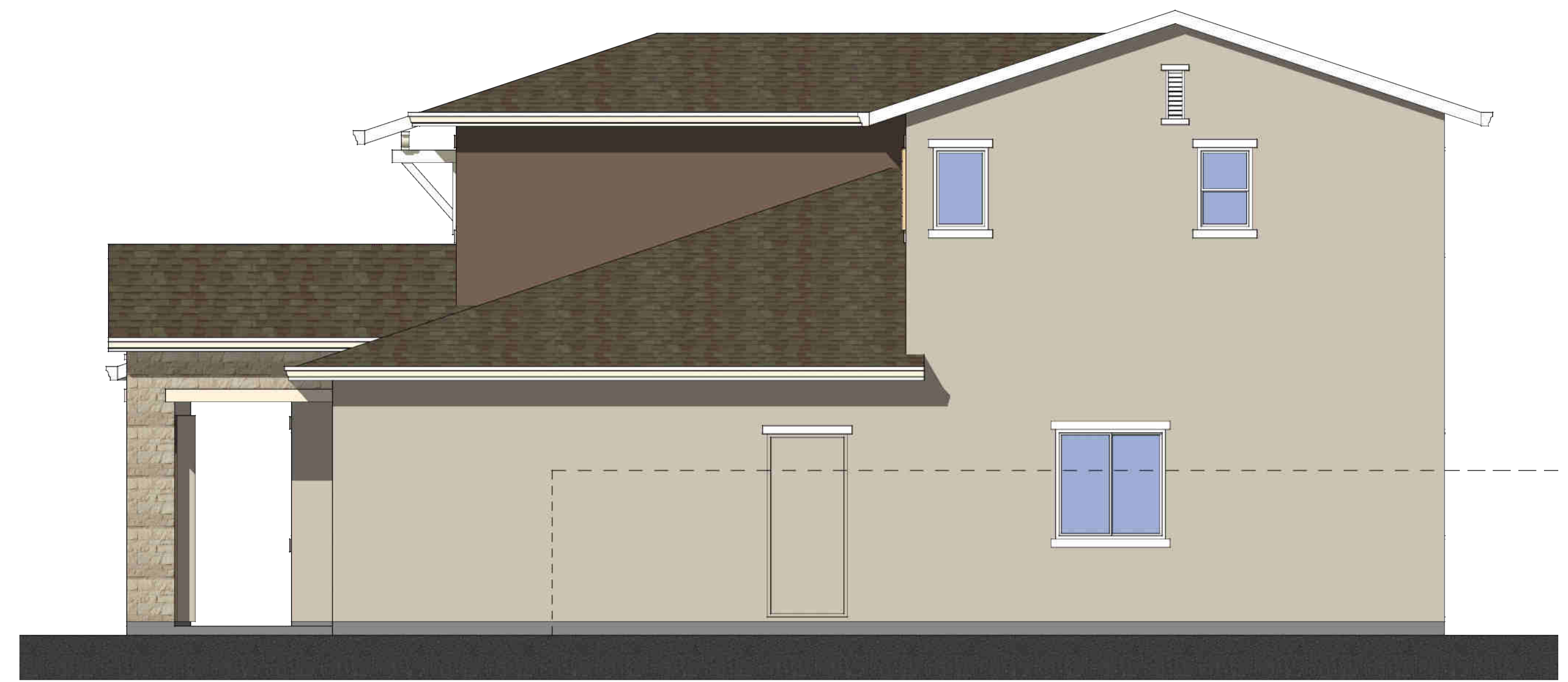
Front Elevation

Elevation L - Contemporary
Color Scheme #35

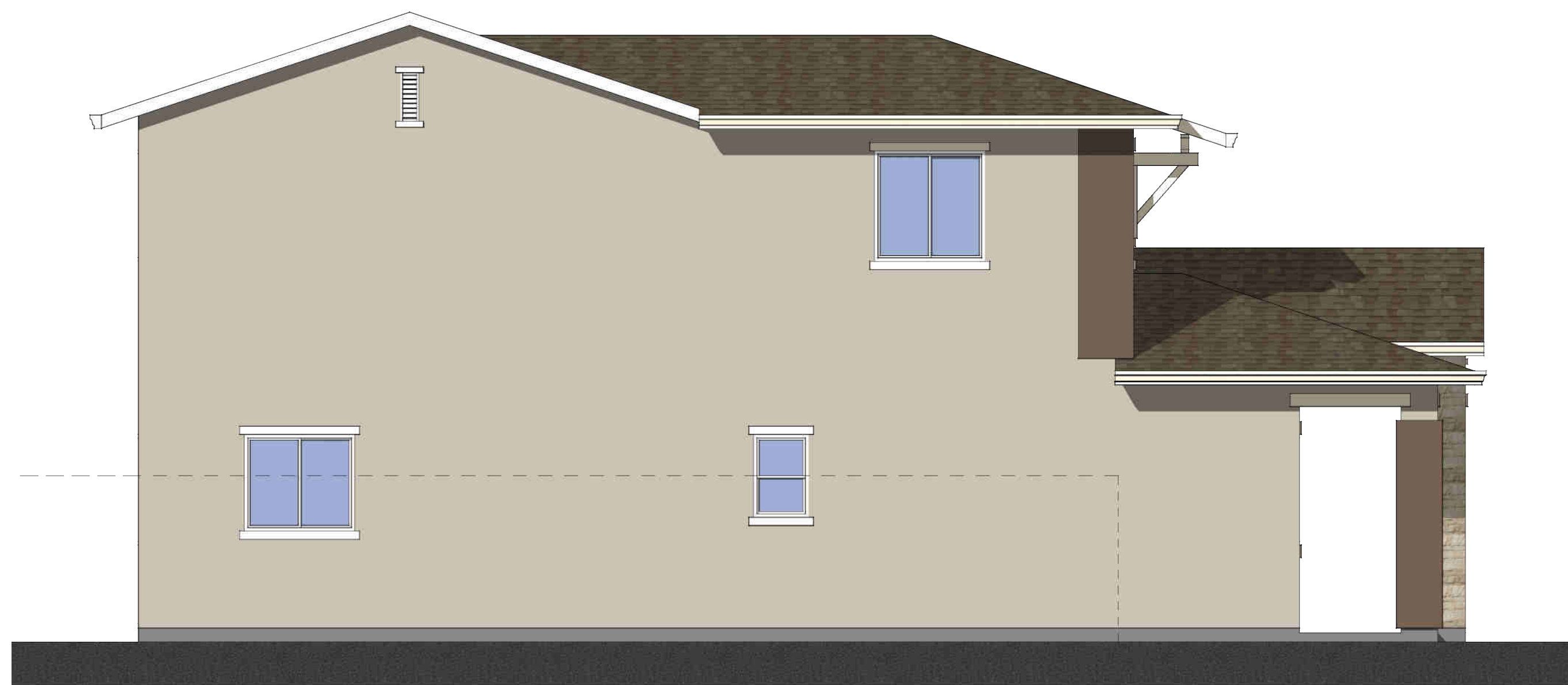
Plan 1856
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

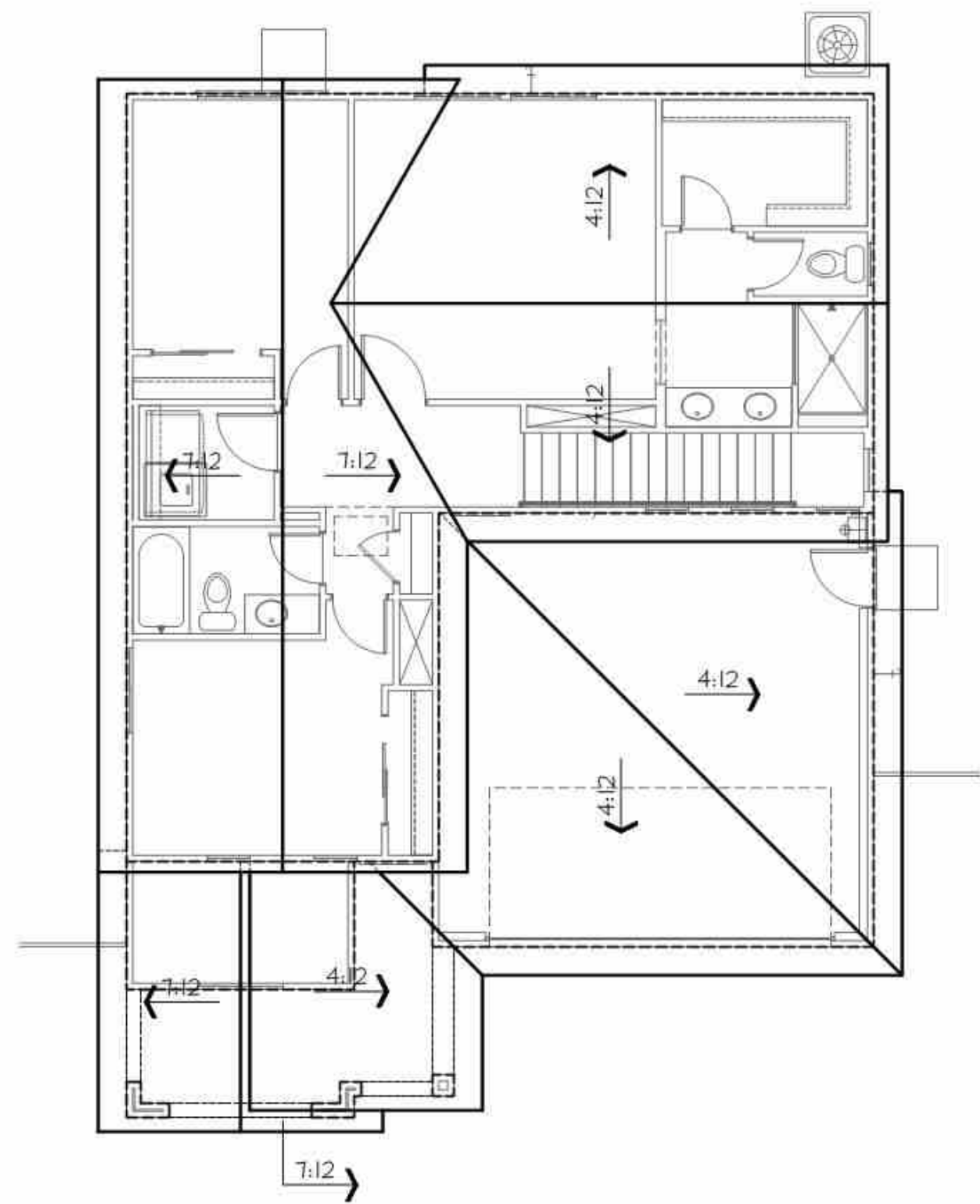
Elevation L - Contemporary

Color Scheme #35

Enhanced Elevation

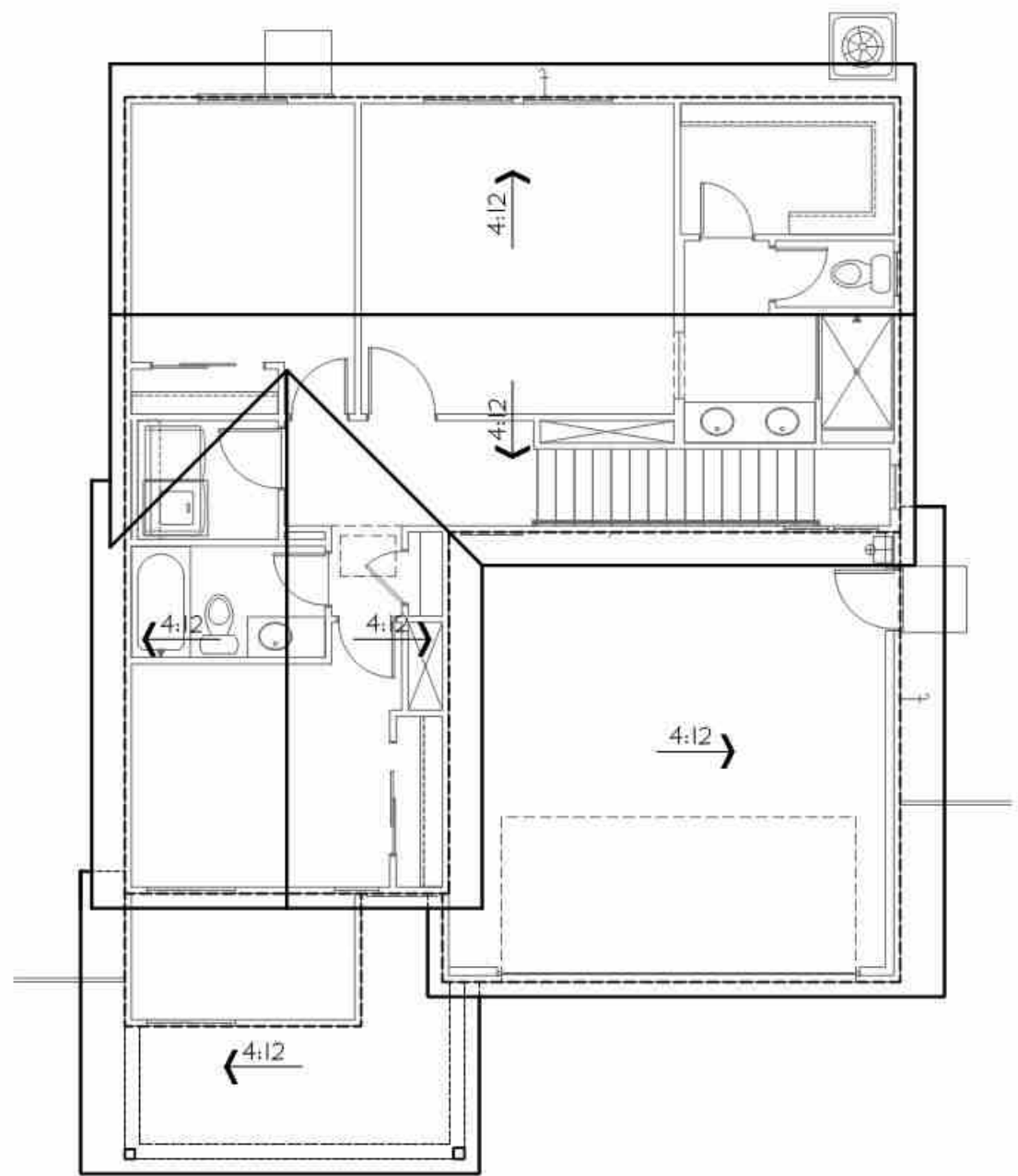
Plan 1856

Scale: 1/4"=1'-0"



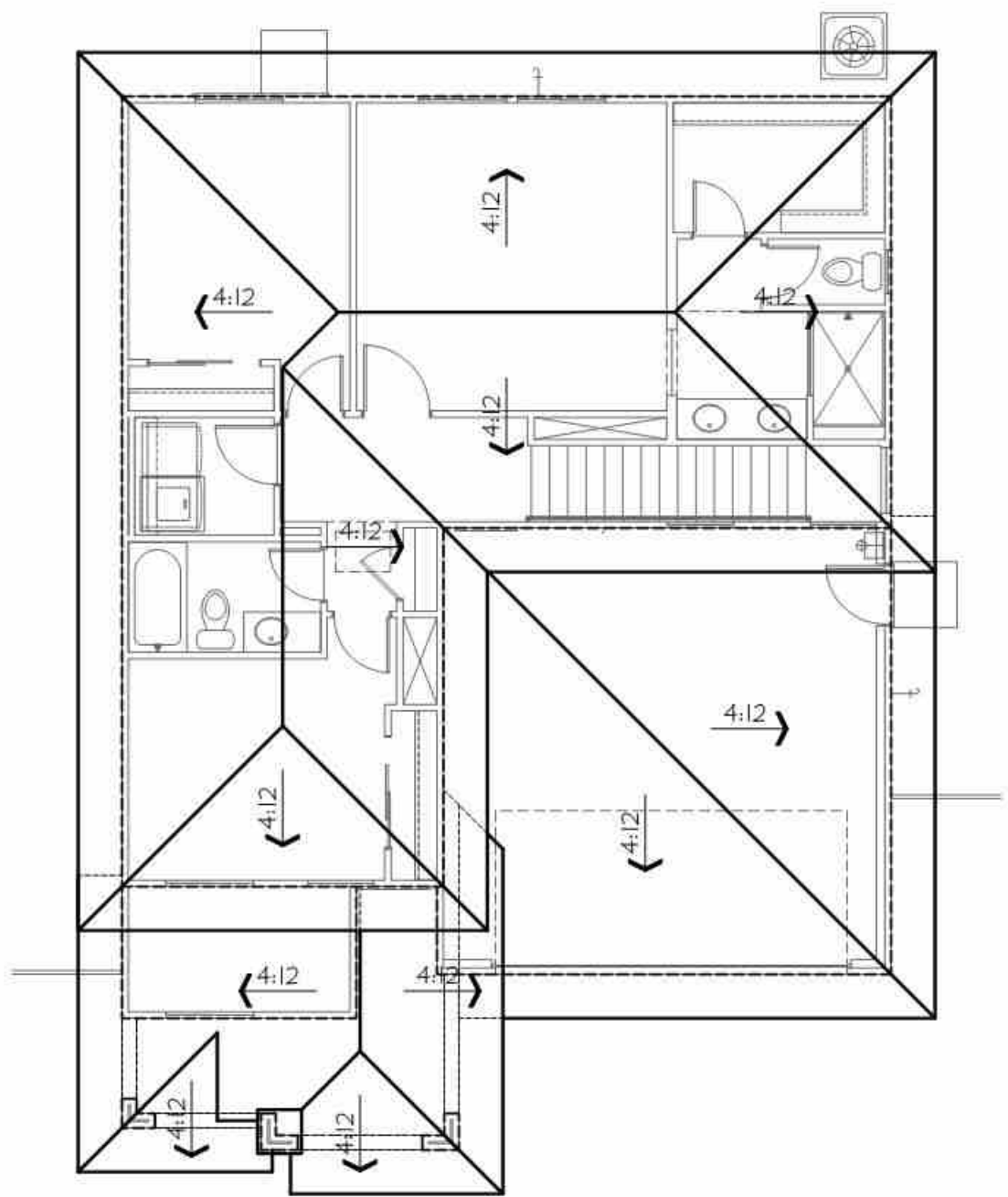
Elevation "I"
Farmhouse Transitional
Roof Plan

SCALE: 1/8"=1'-0"



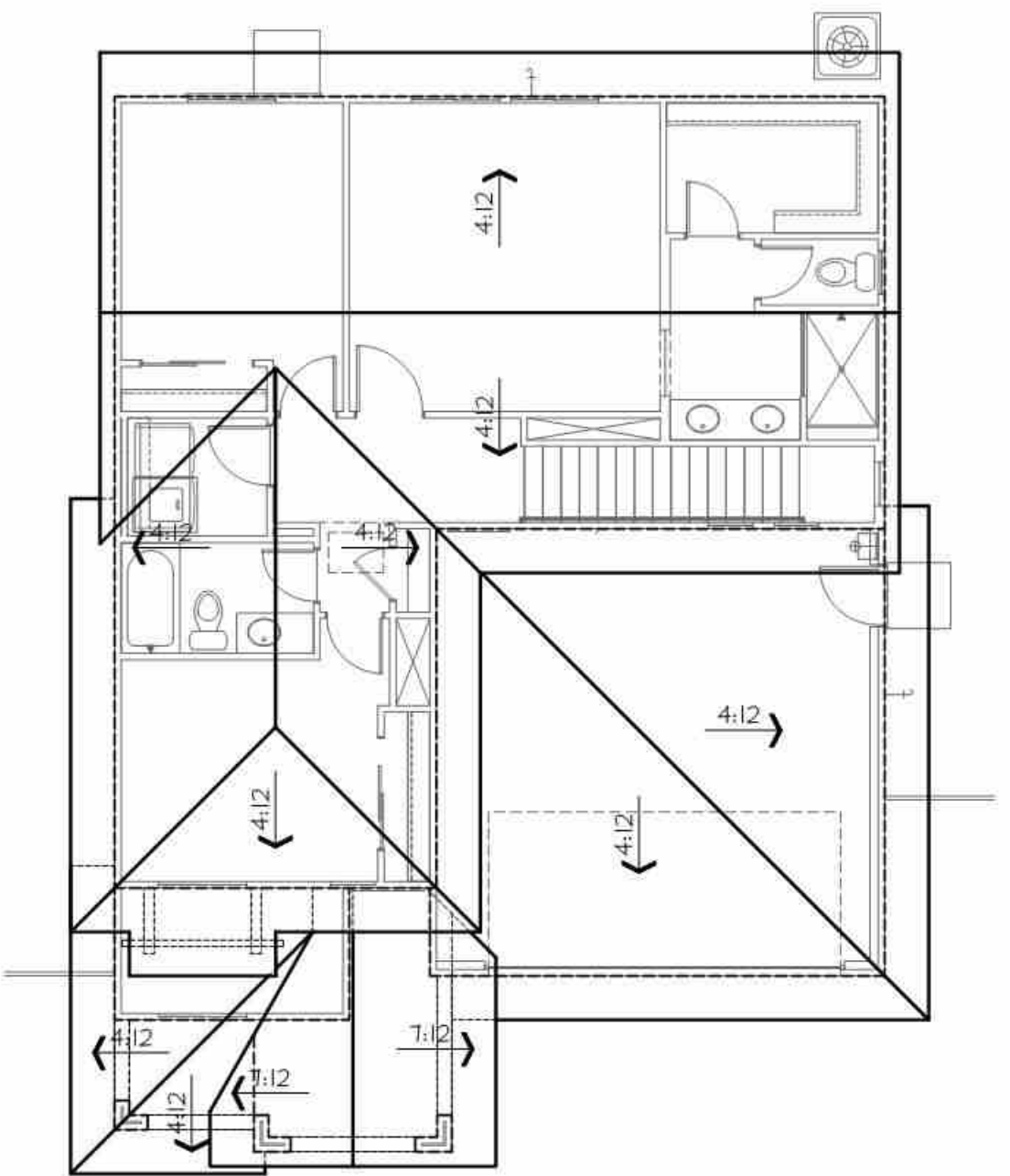
Elevation "J"
Modern
Roof Plan

SCALE: 1/8"=1'-0"



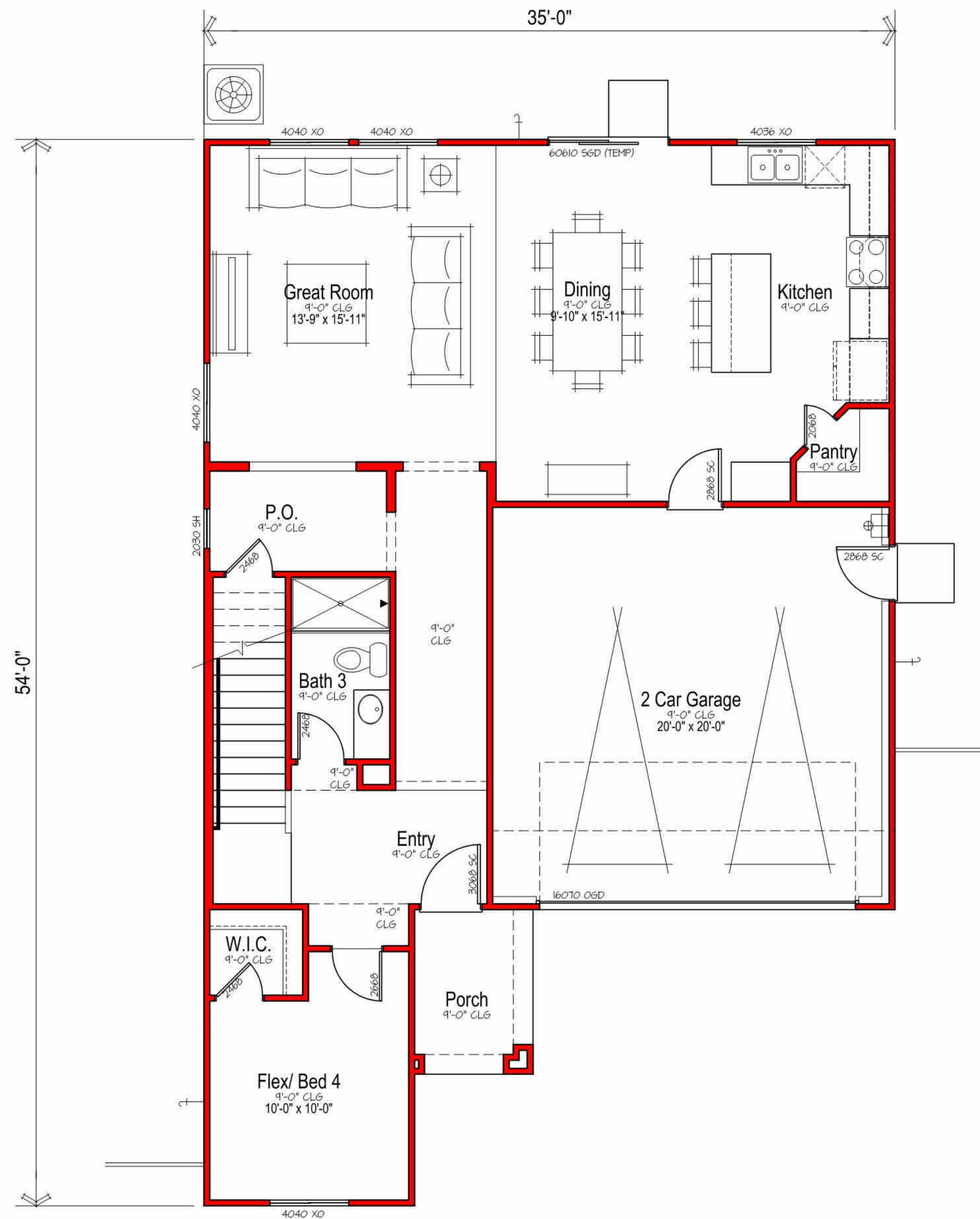
Elevation "K"
Prairie Transitional
Roof Plan

SCALE: 1/8"=1'-0"



Elevation "L"
Contemporary
Roof Plan

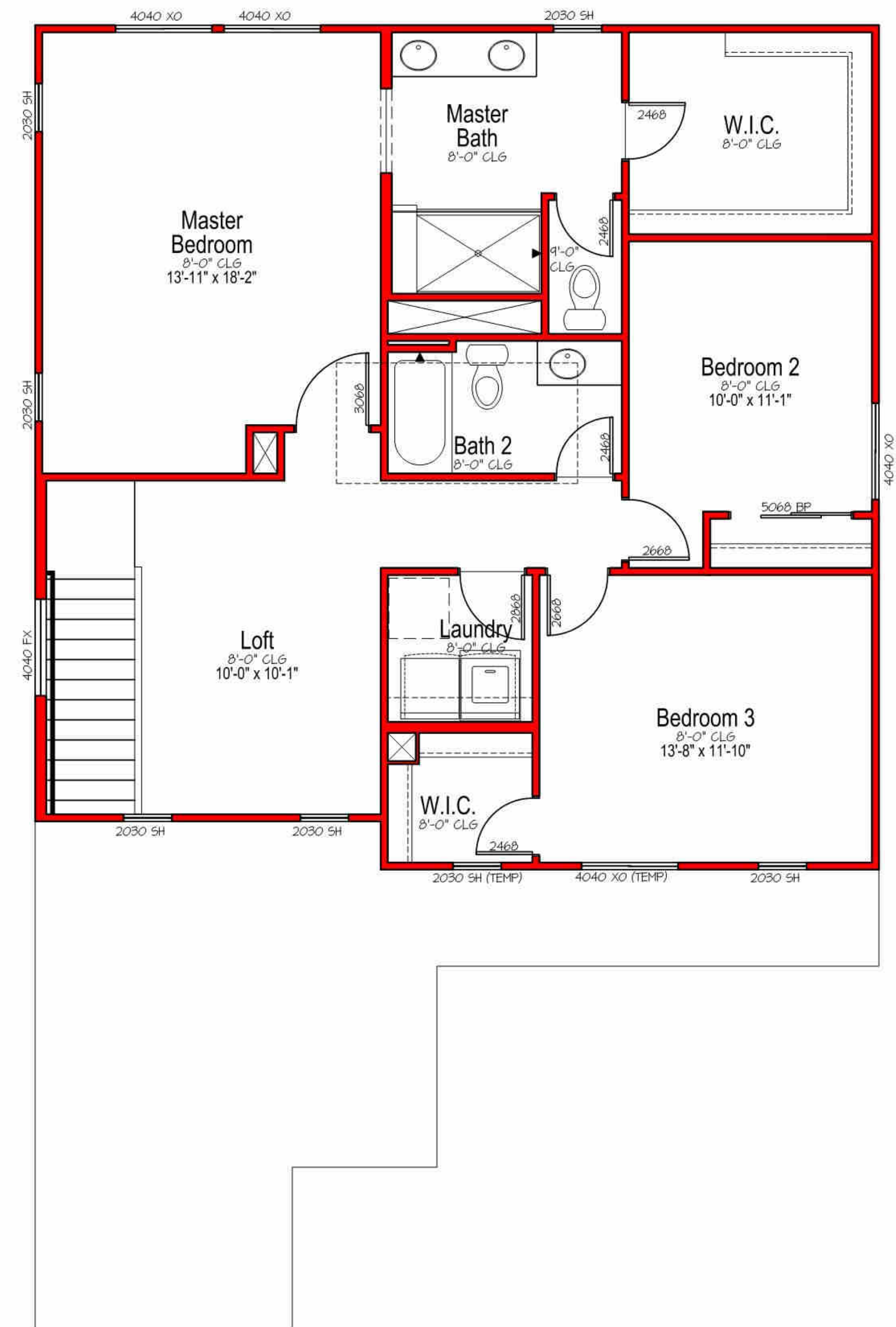
SCALE: 1/8"=1'-0"



Main Floor Plan

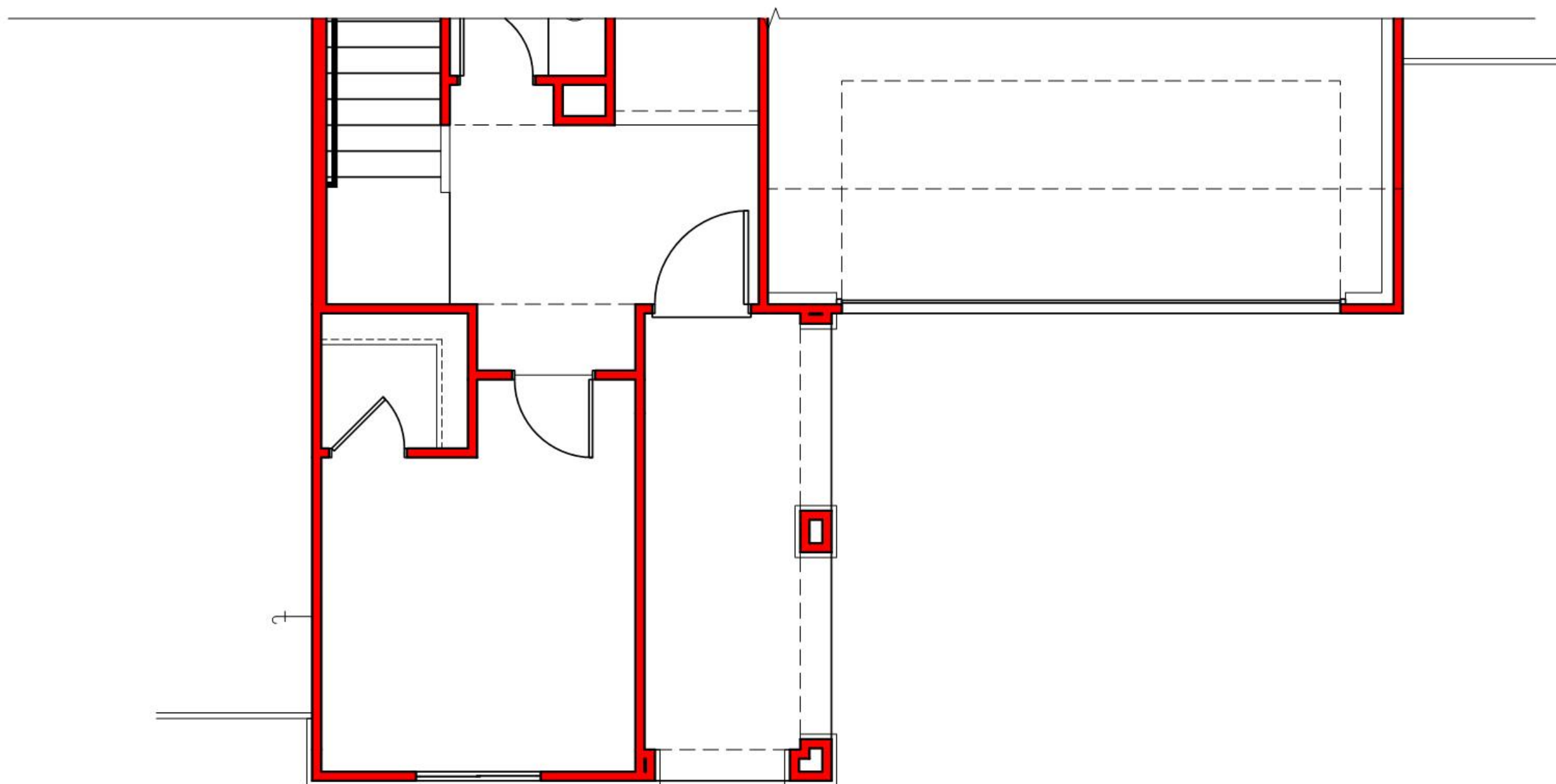
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES				
	Elevation I	Elevation J	Elevation K	Elevation L
FIRST FLOOR LIVING	1110	1110	1110	1110
SECOND FLOOR LIVING	1138	1138	1138	1138
TOTAL LIVING	2248	2248	2248	2248
GARAGE	415	415	415	415
PORCH	50	50	40	50



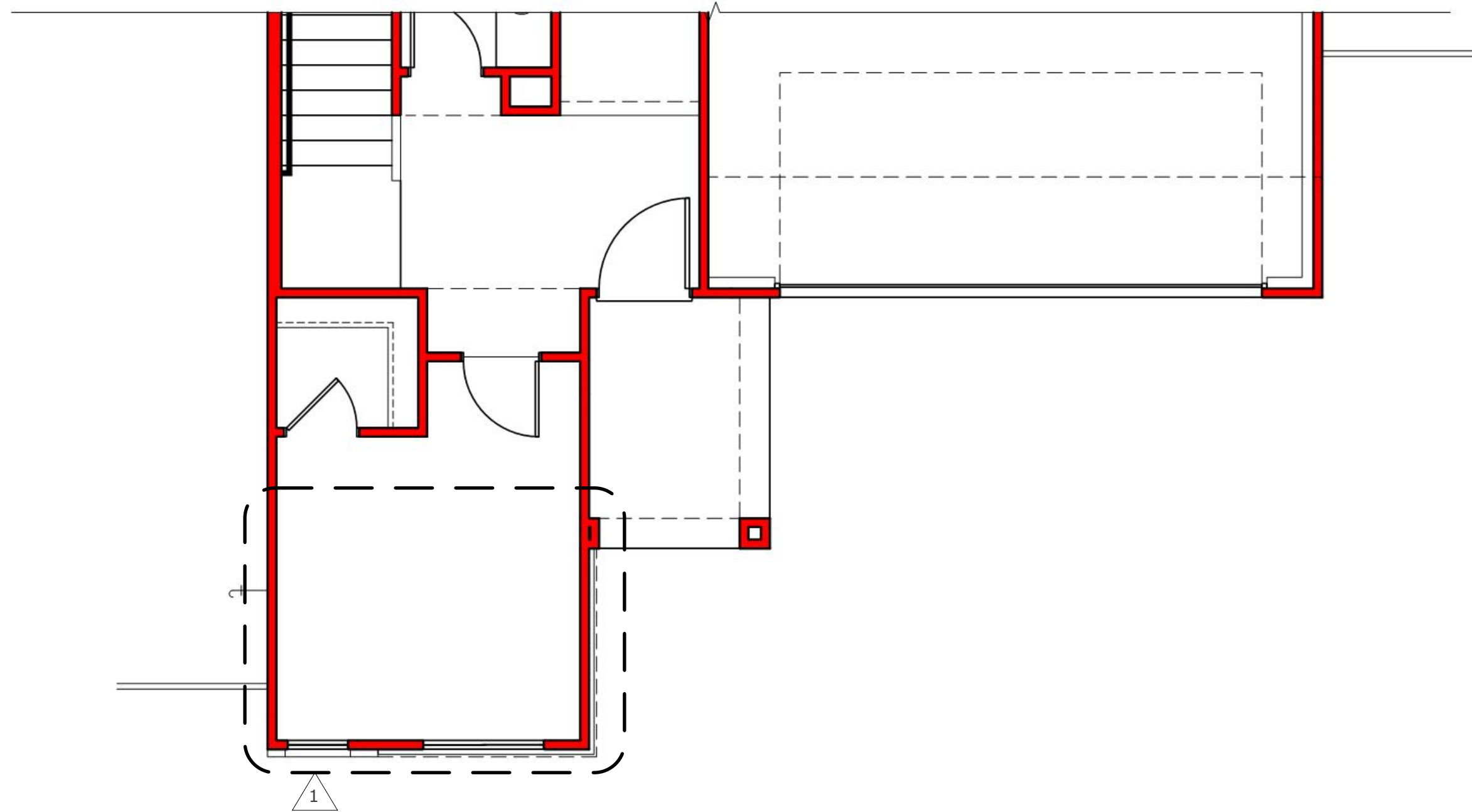
Plan 2250

Scale: 1/4"=1'-0"



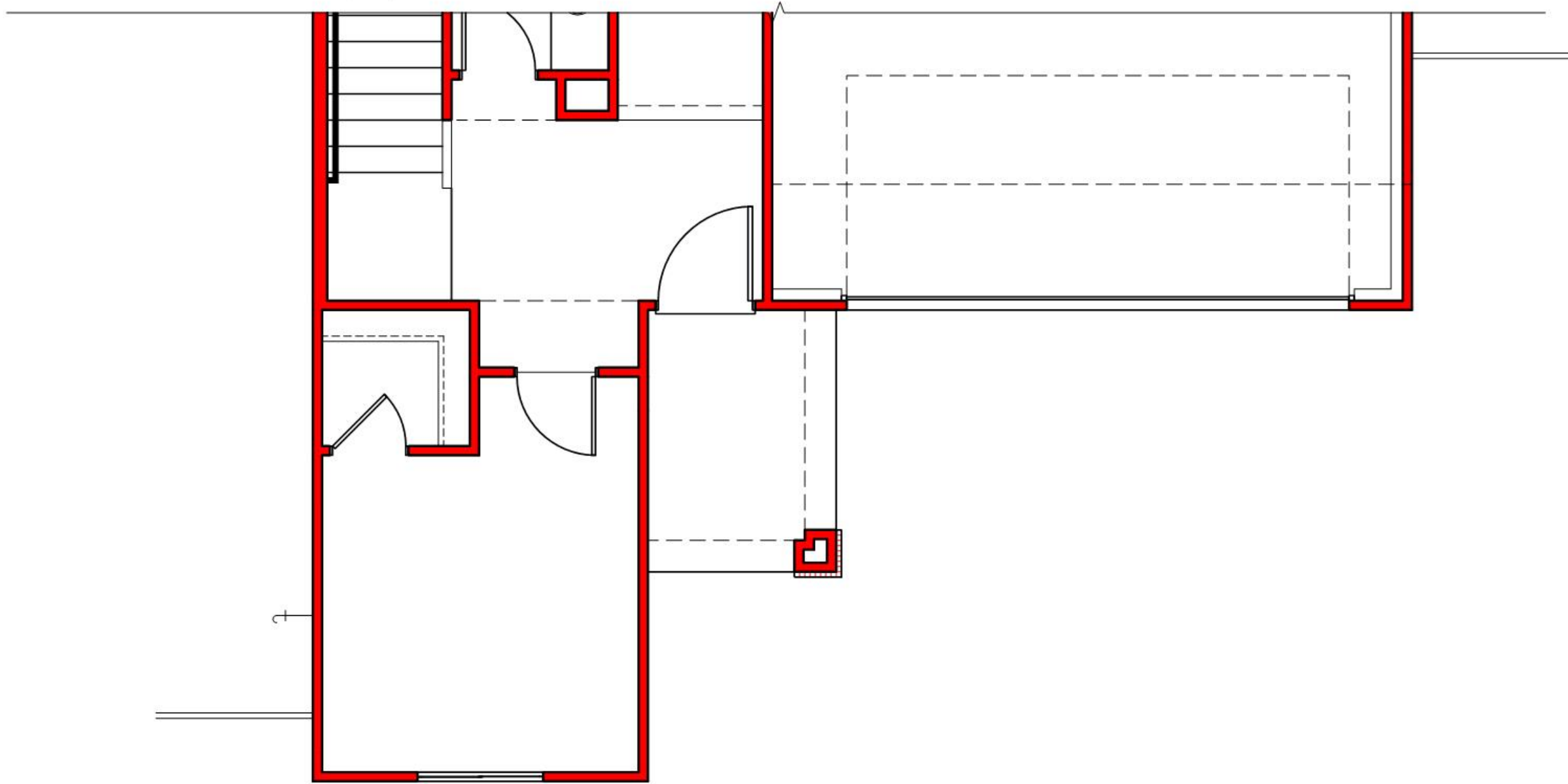
Elevation - K
Partial Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Main Floor Plan

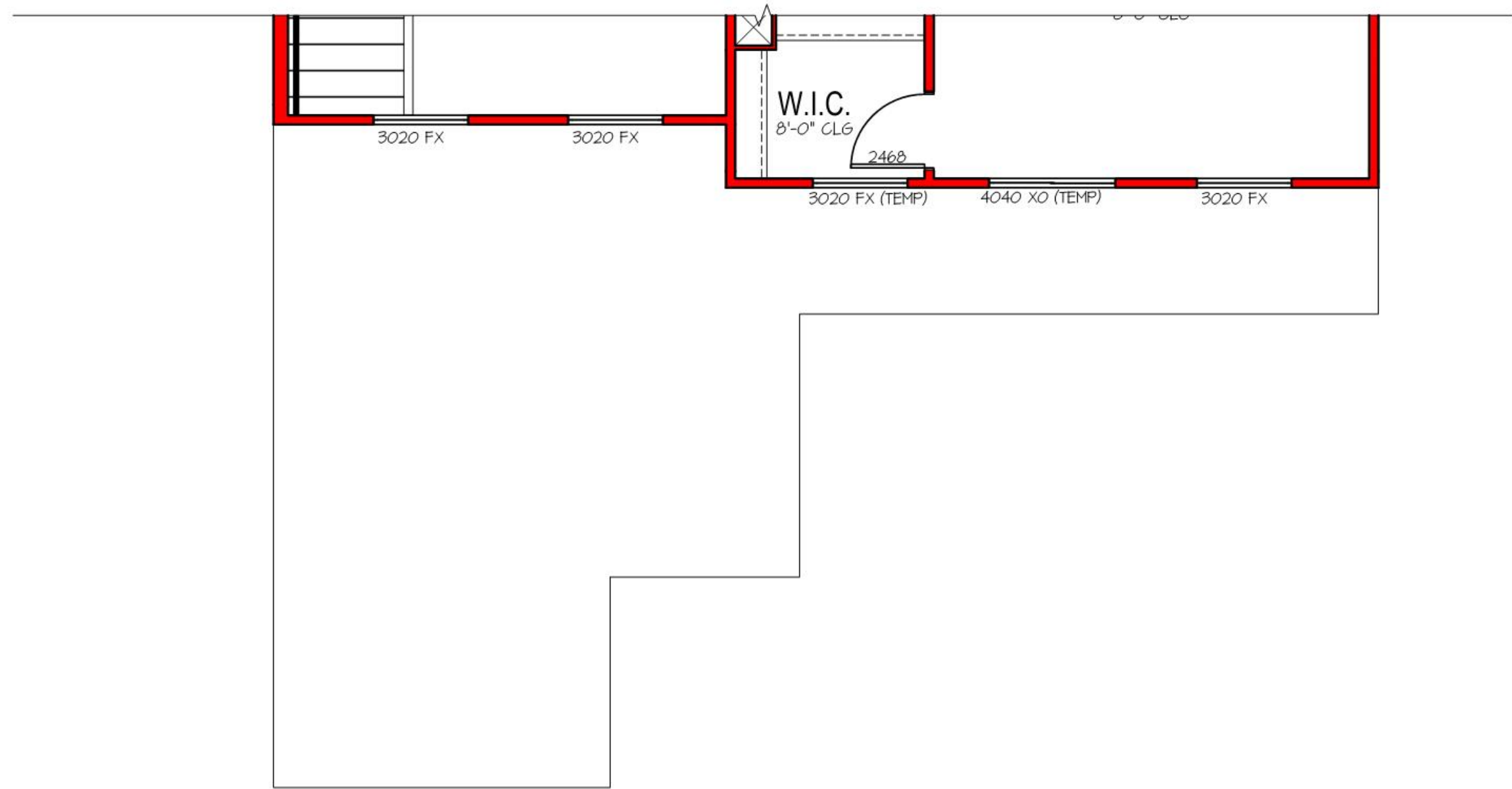
SCALE: 1/4"=1'-0"



Elevation - J
Partial Main Floor Plan

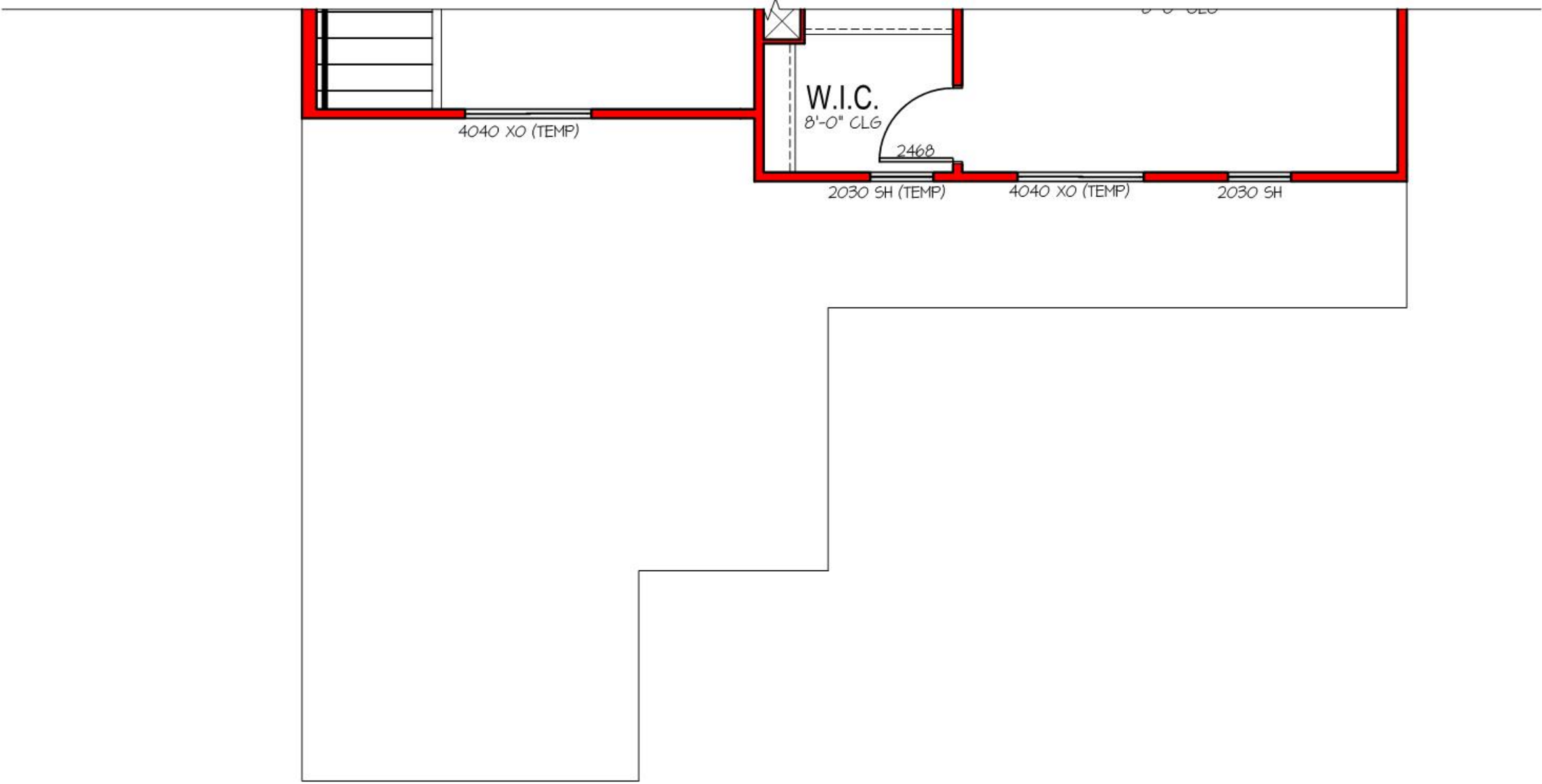
SCALE: 1/4"=1'-0"

Plan 2250
 Scale: 1/4"=1'-0"



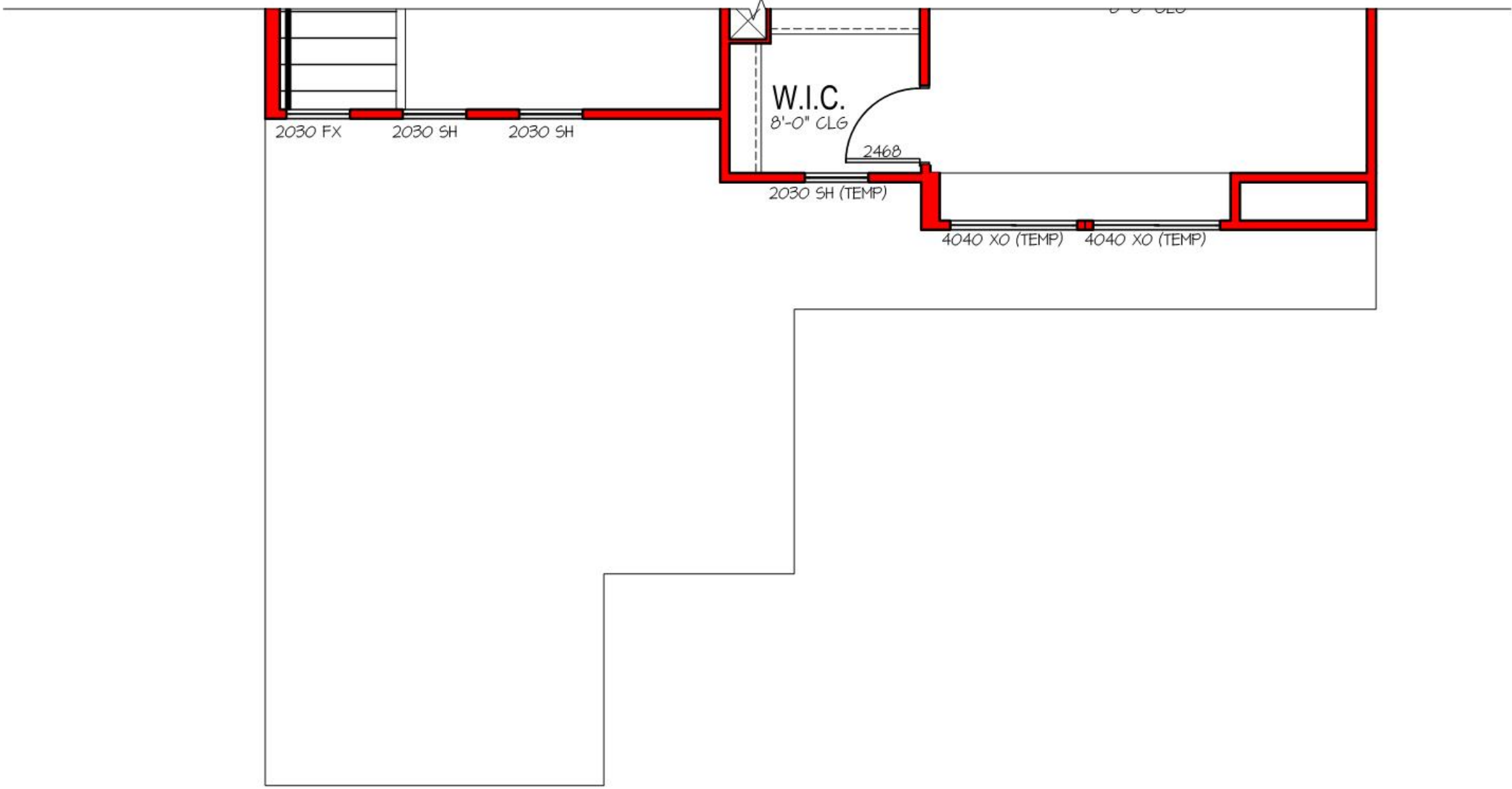
Elevation - K
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - J
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation I - Farmhouse Transitional
Color Scheme #27



Elevation J - Modern
Color Scheme #30



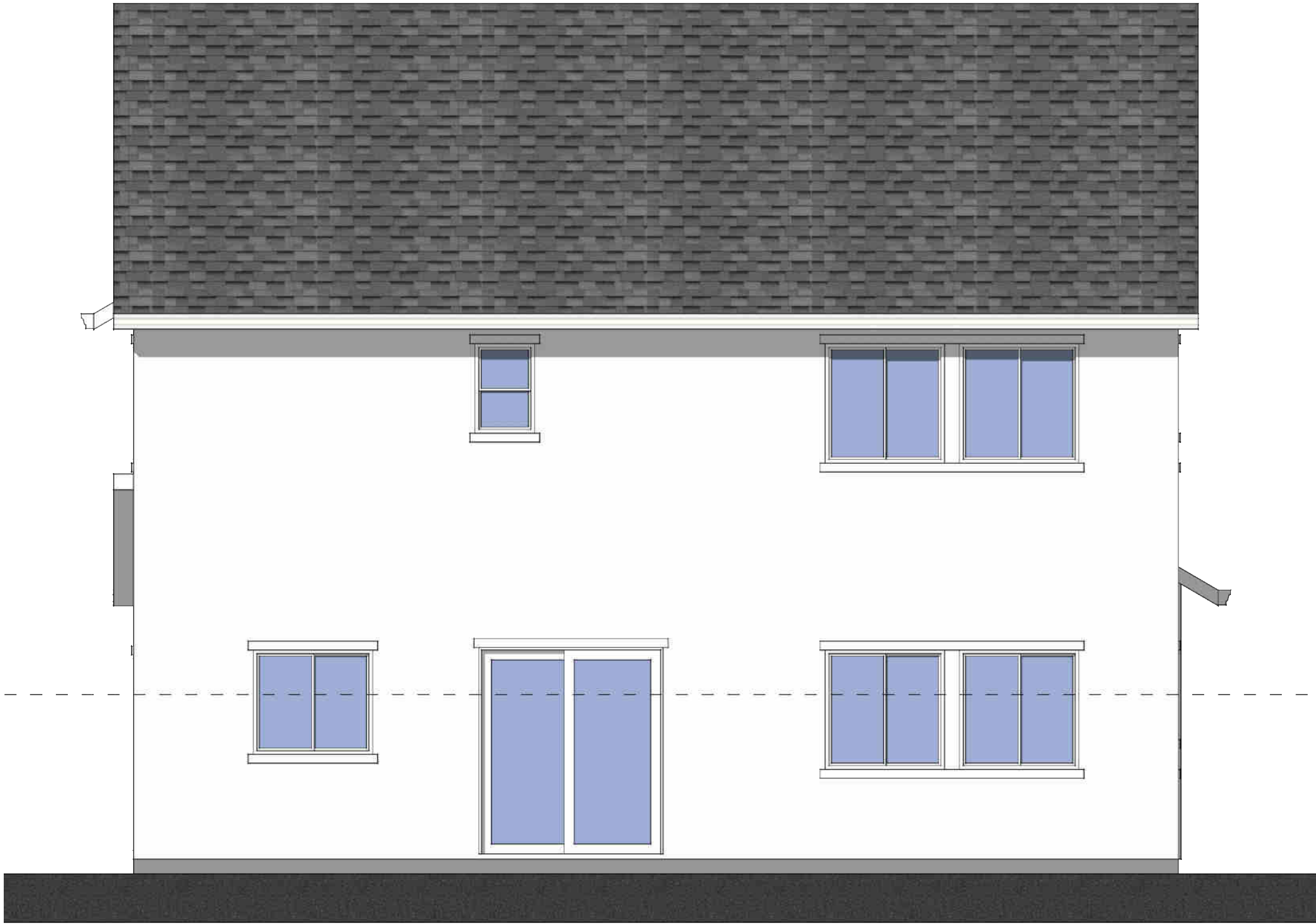
Elevation K - Prairie Transitional
Color Scheme #33



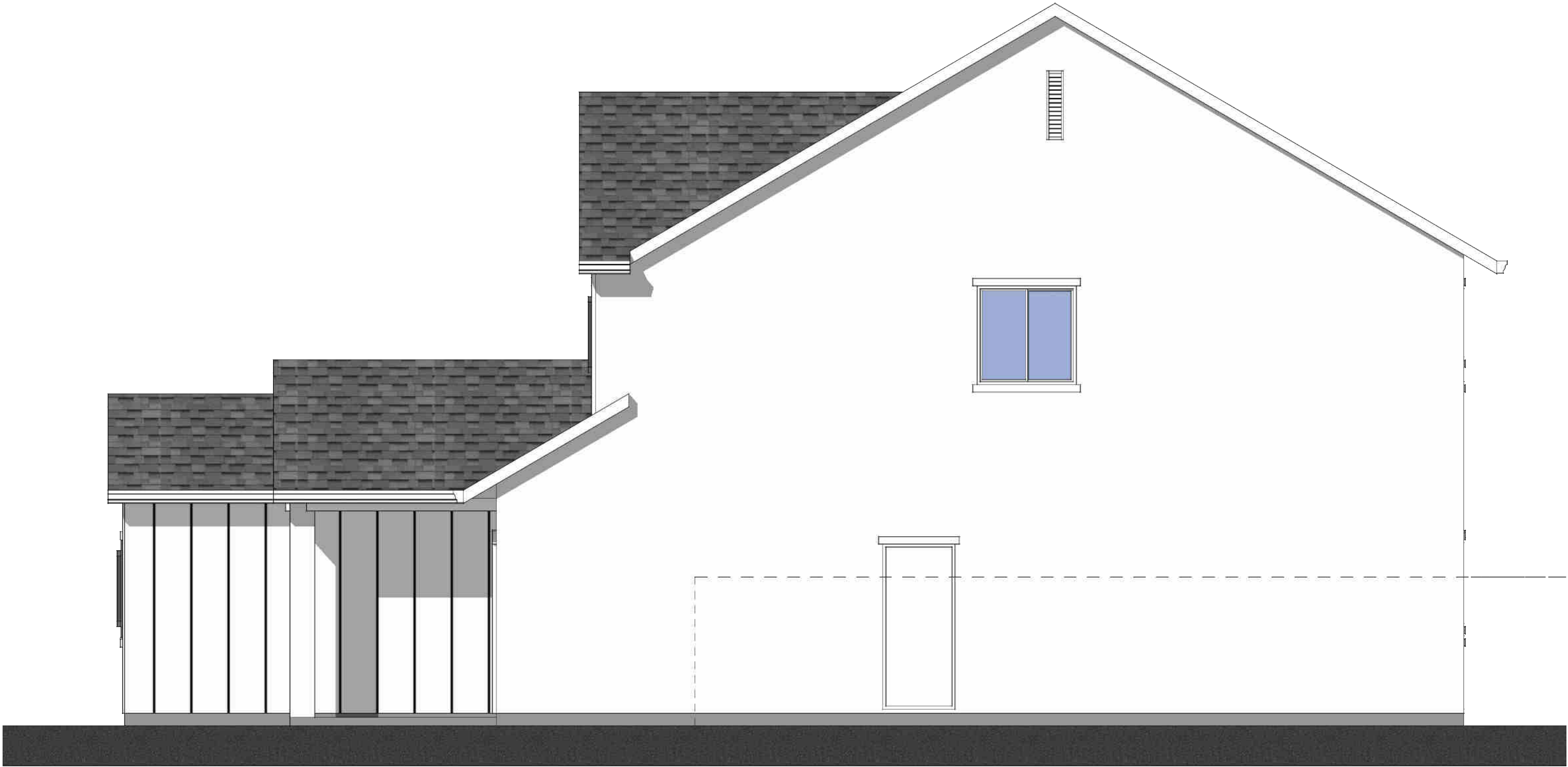
Elevation L - Contemporary
Color Scheme #36

Plan 2250

Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



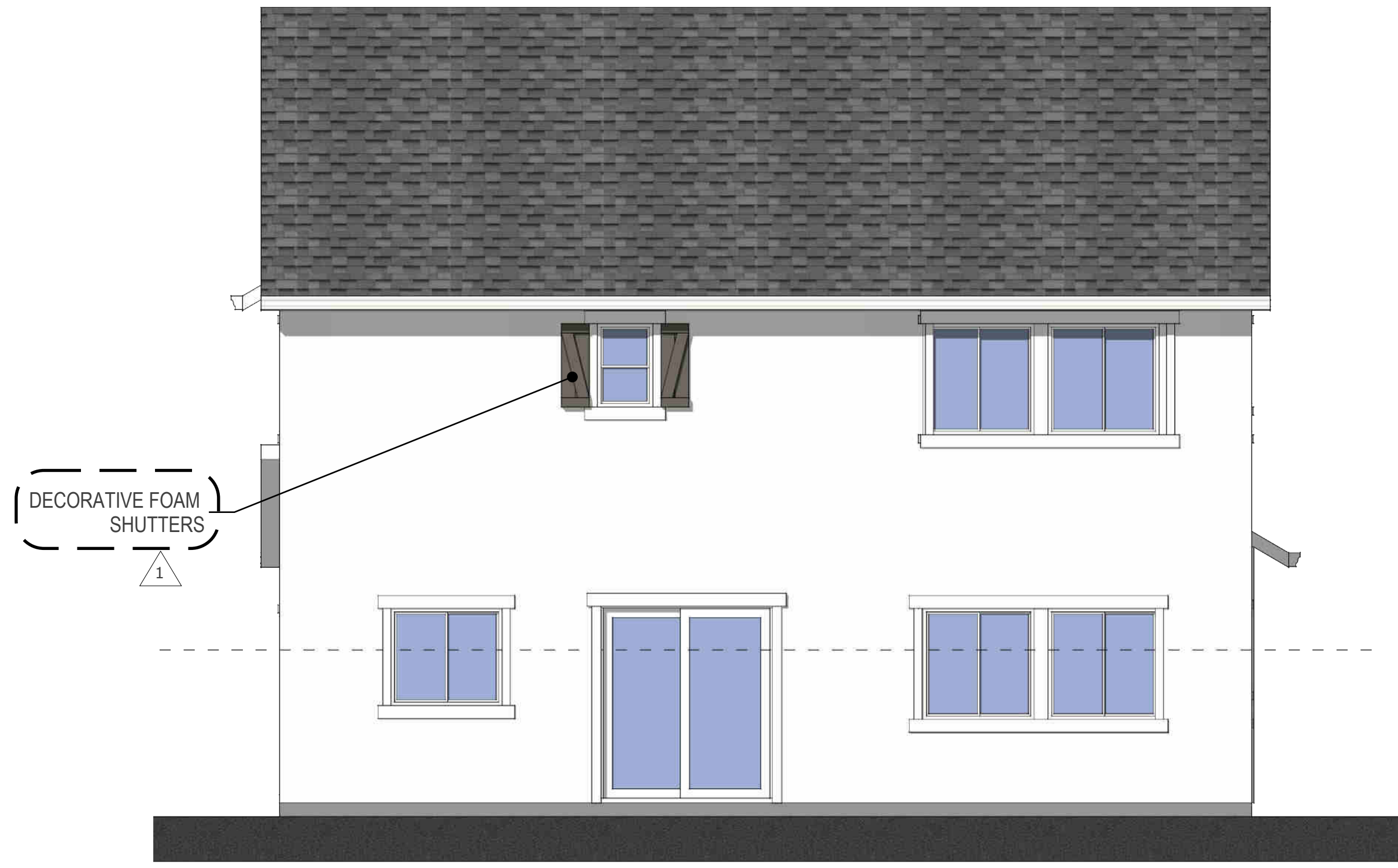
Left Elevation



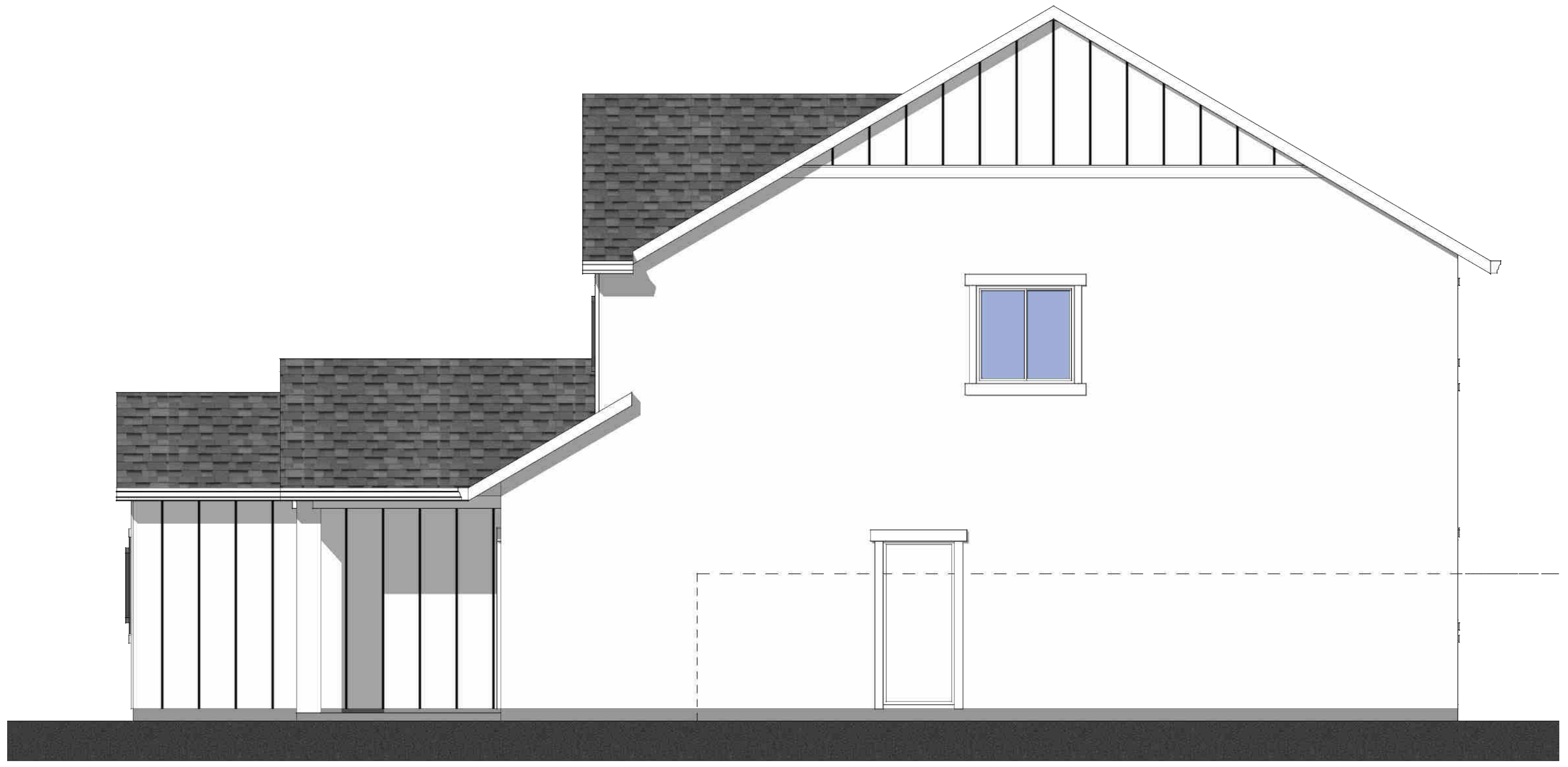
Front Elevation

Elevation I - Farmhouse Transitional
Color Scheme #27

Plan 2250
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

Elevation I - Farmhouse Transitional

Color Scheme #27

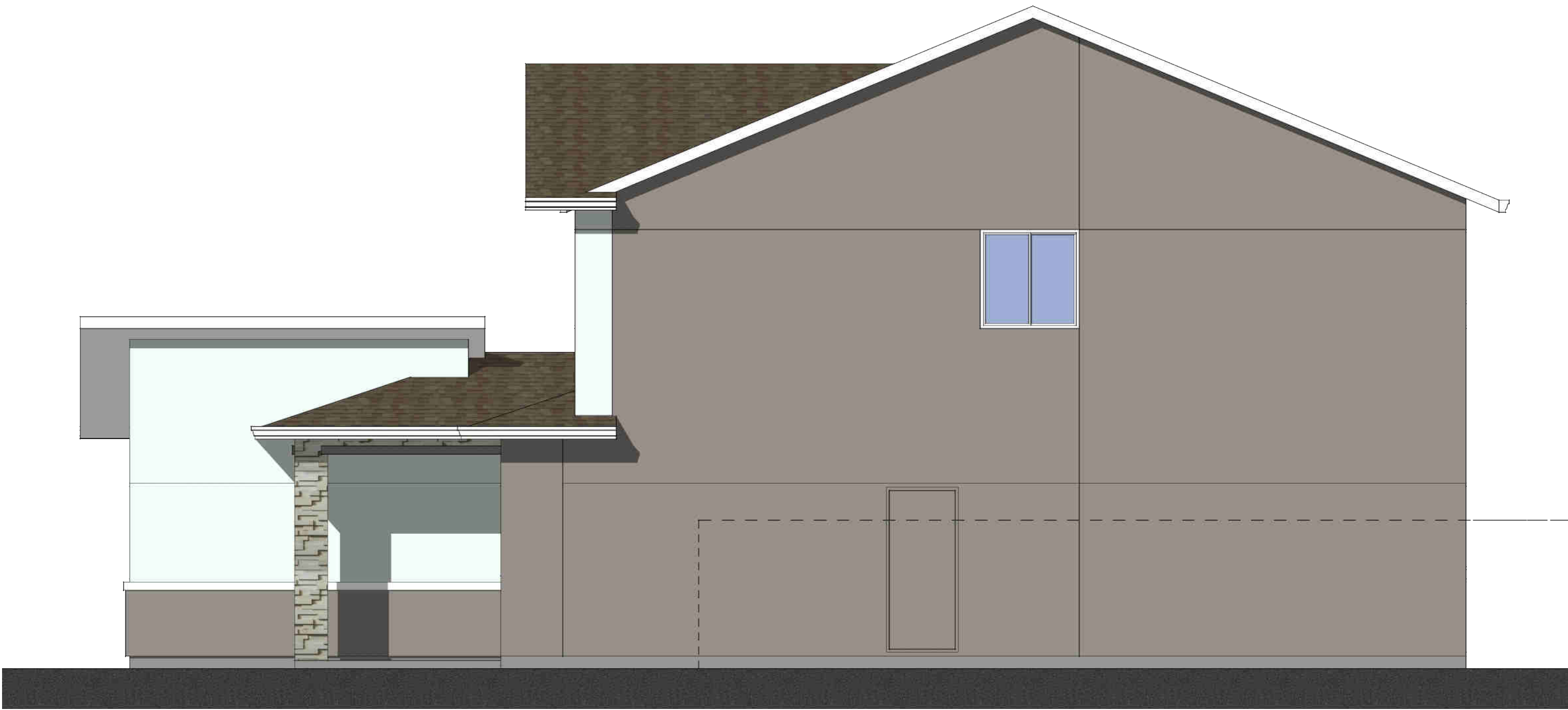
Enhanced Elevation

Plan 2250

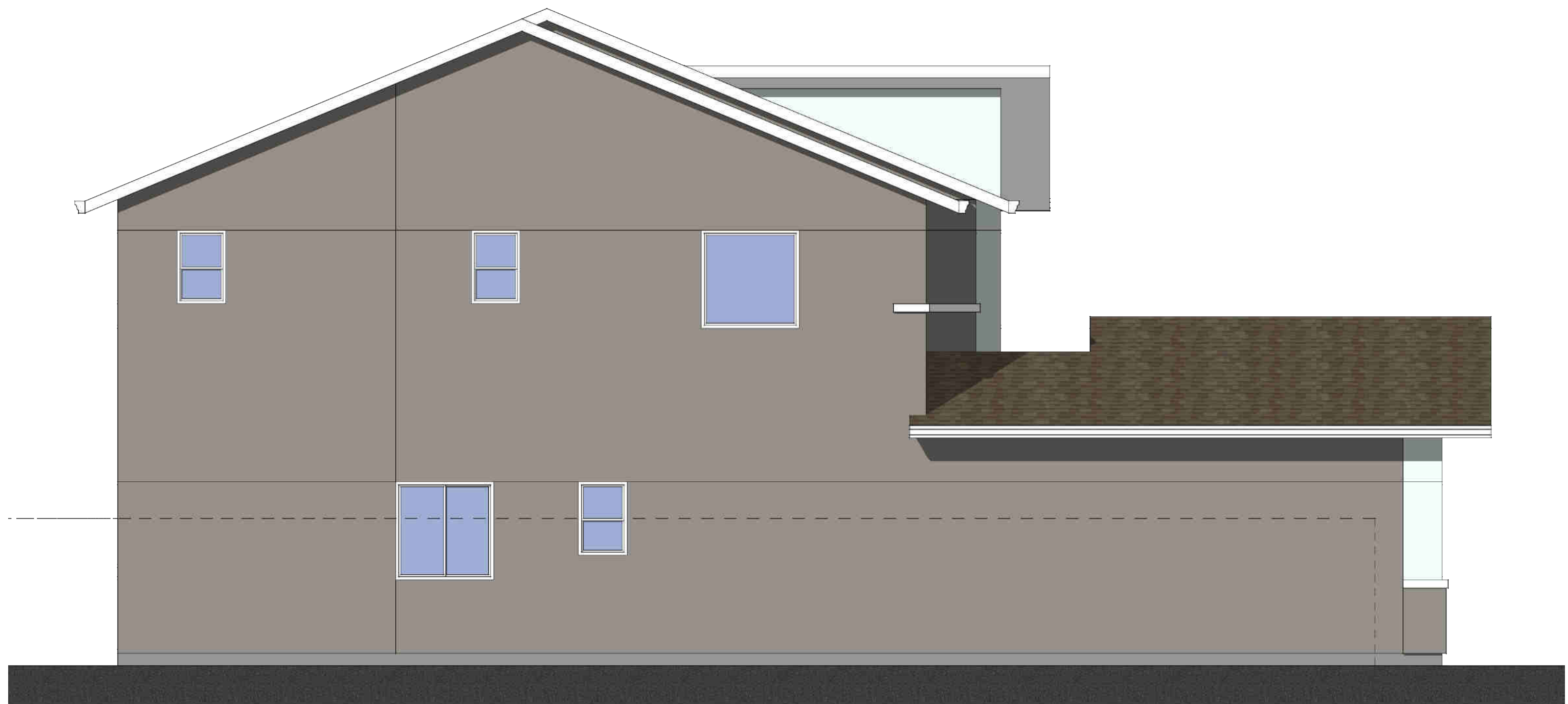
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation



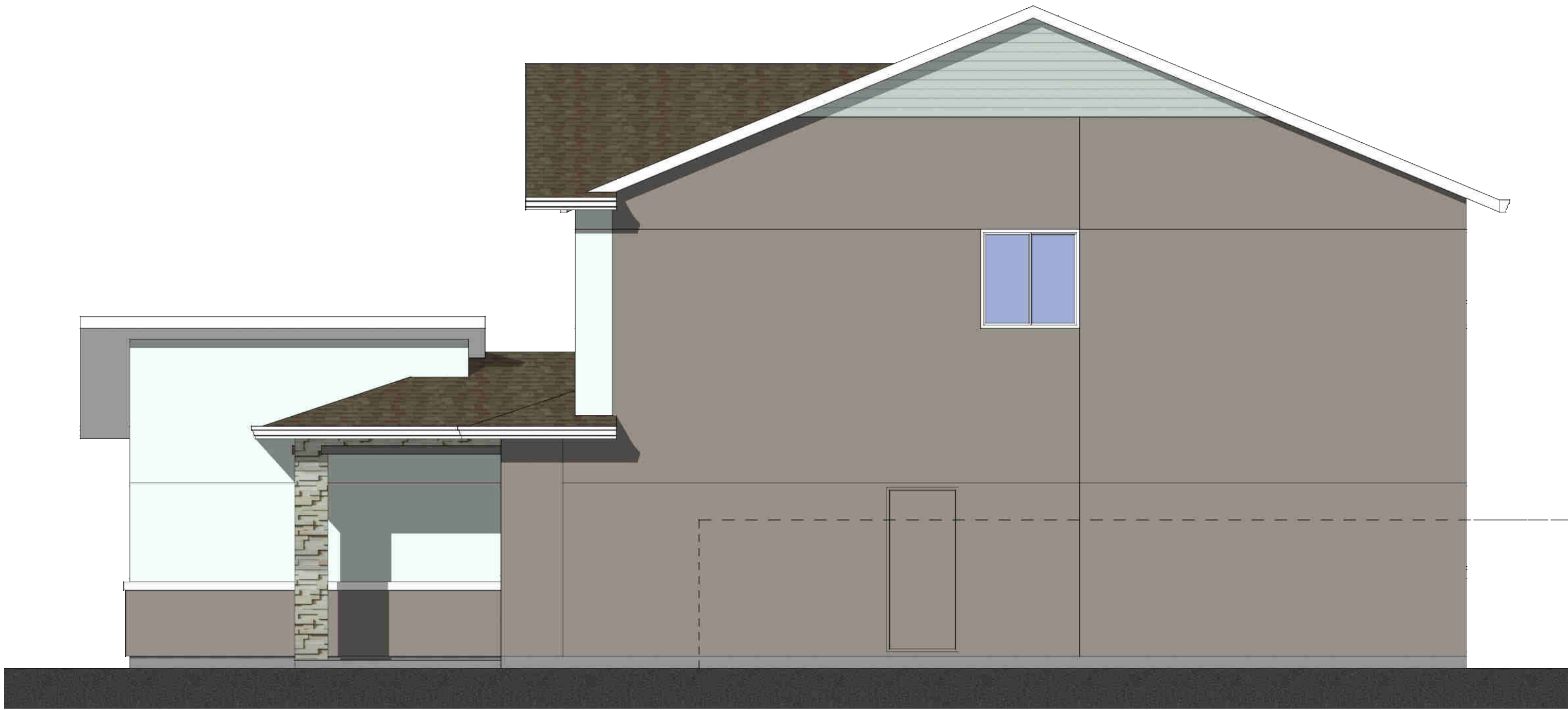
Front Elevation

Elevation J - Modern Color Scheme #30

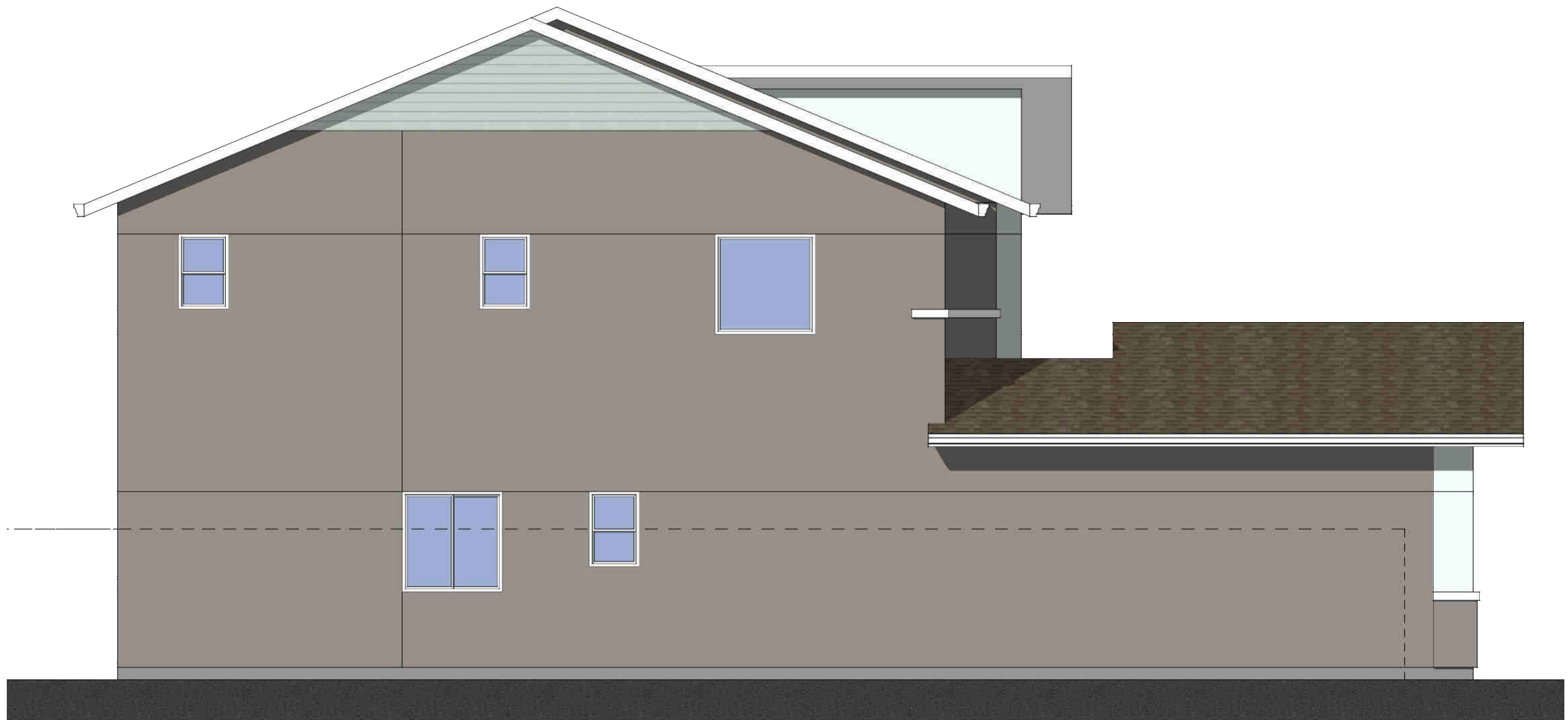
Plan 2250 Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

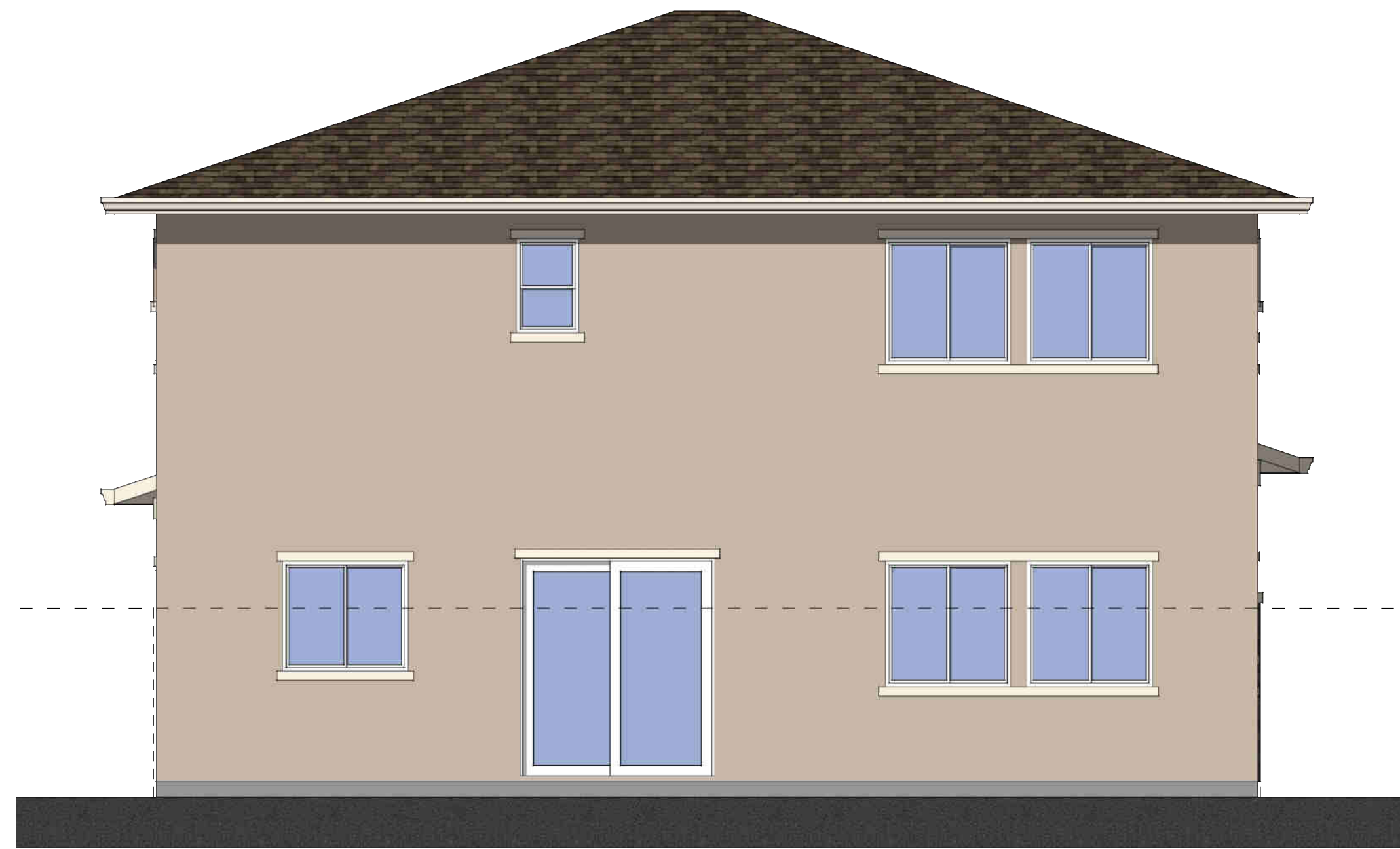
Elevation J - Modern

Color Scheme #30

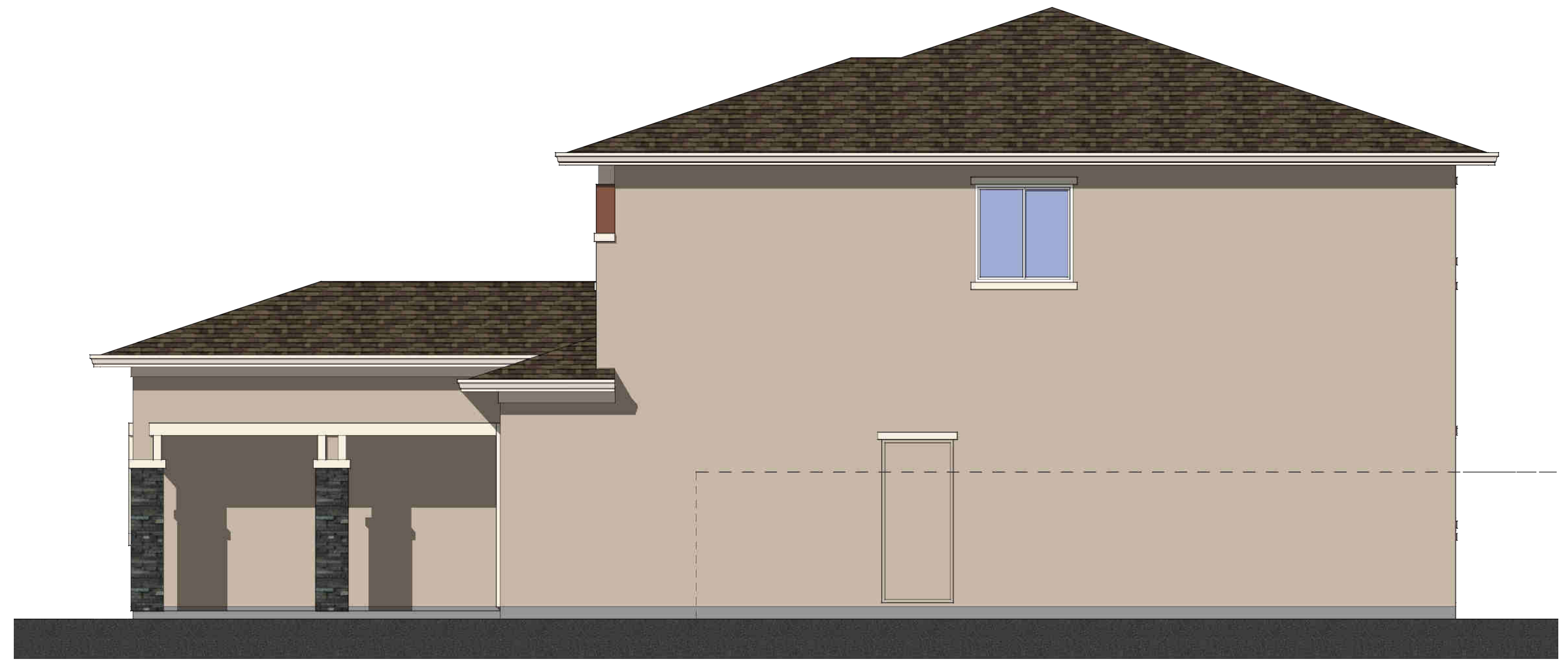
Enhanced Elevation

Plan 2250

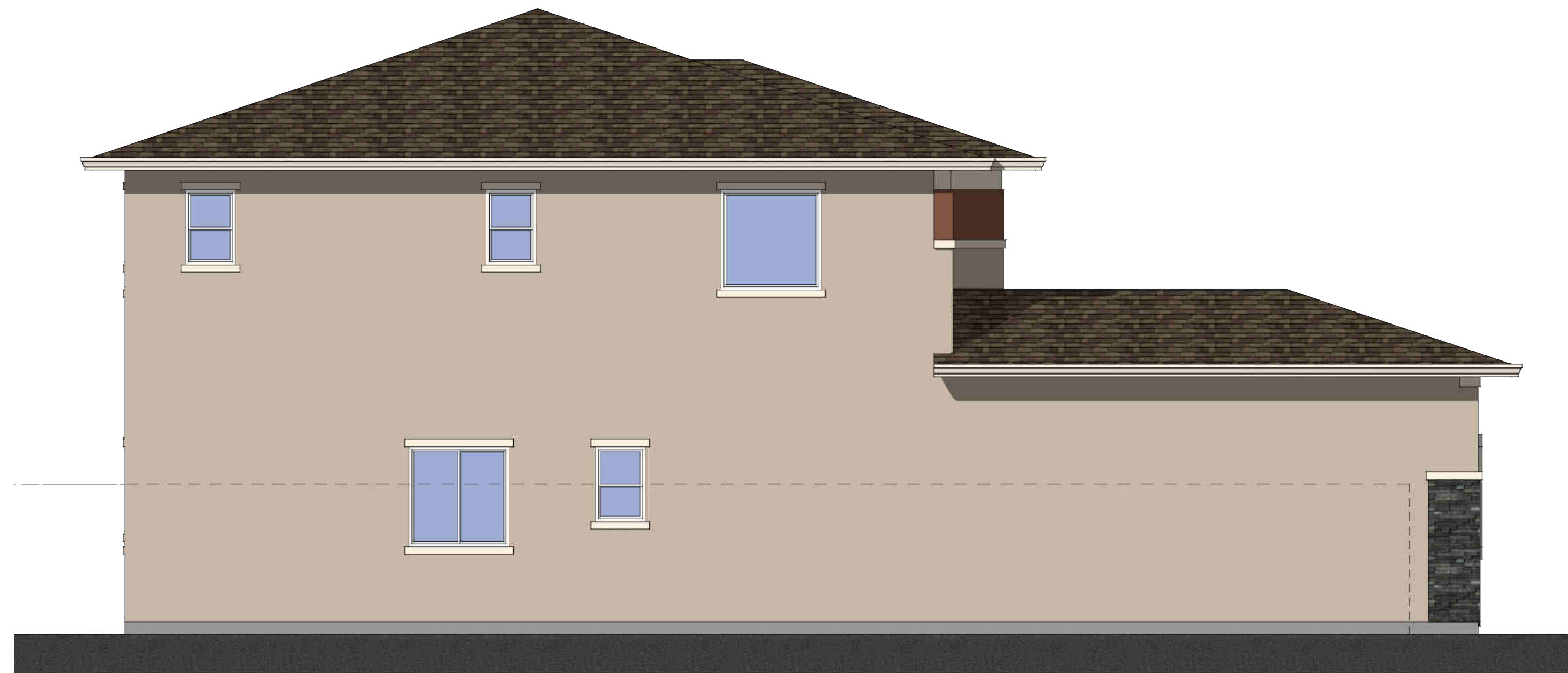
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



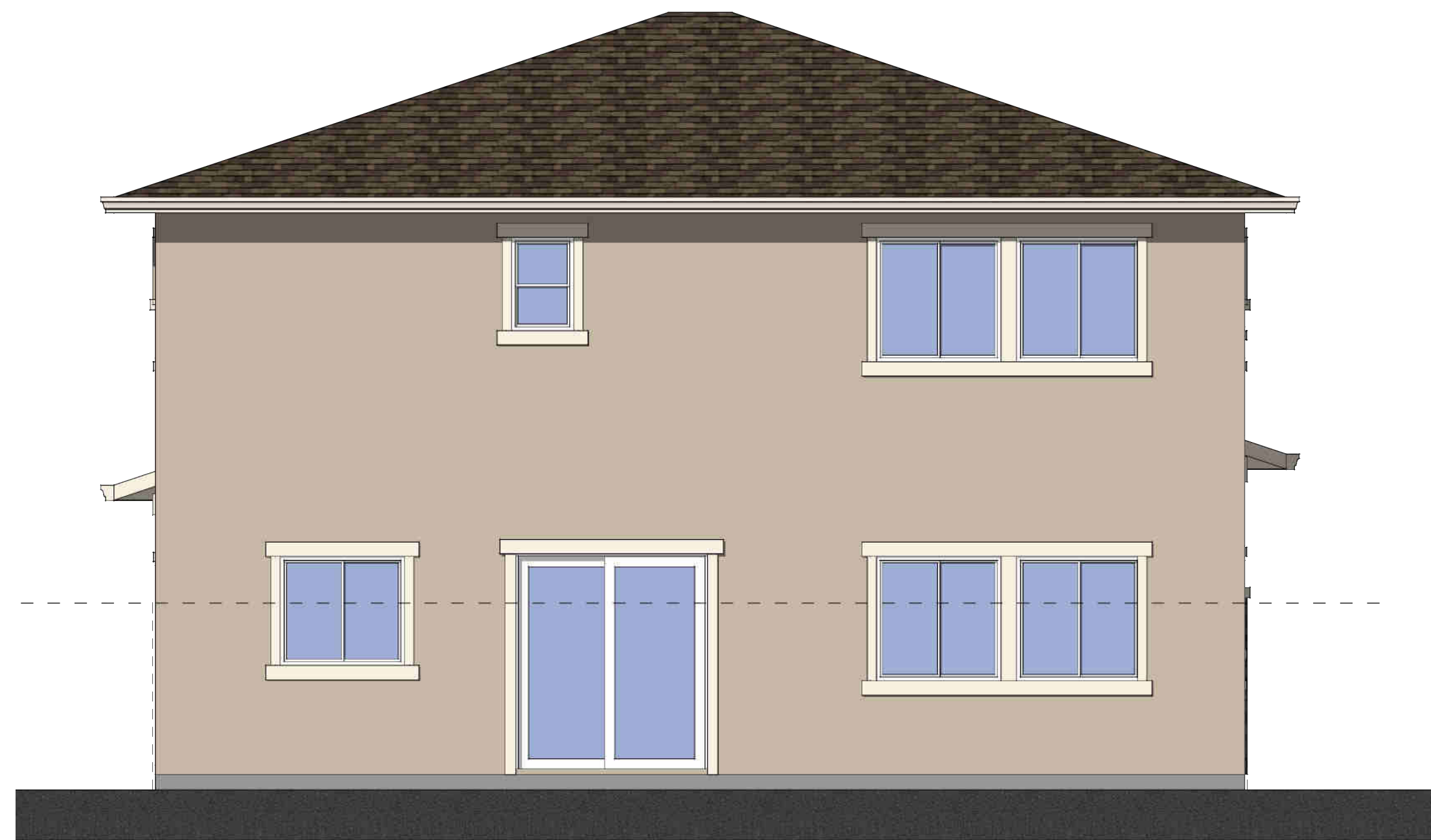
Left Elevation



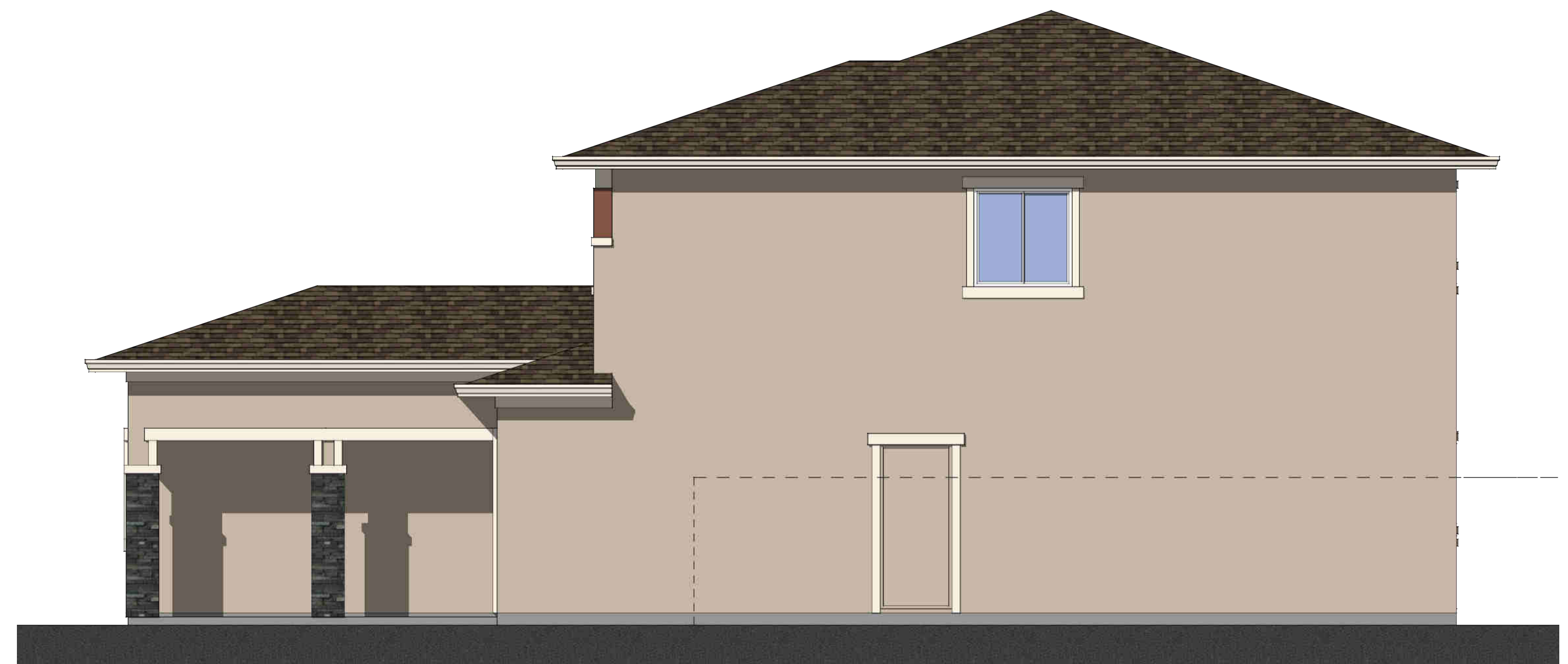
Front Elevation

Elevation K - Prairie Transitional
Color Scheme #33

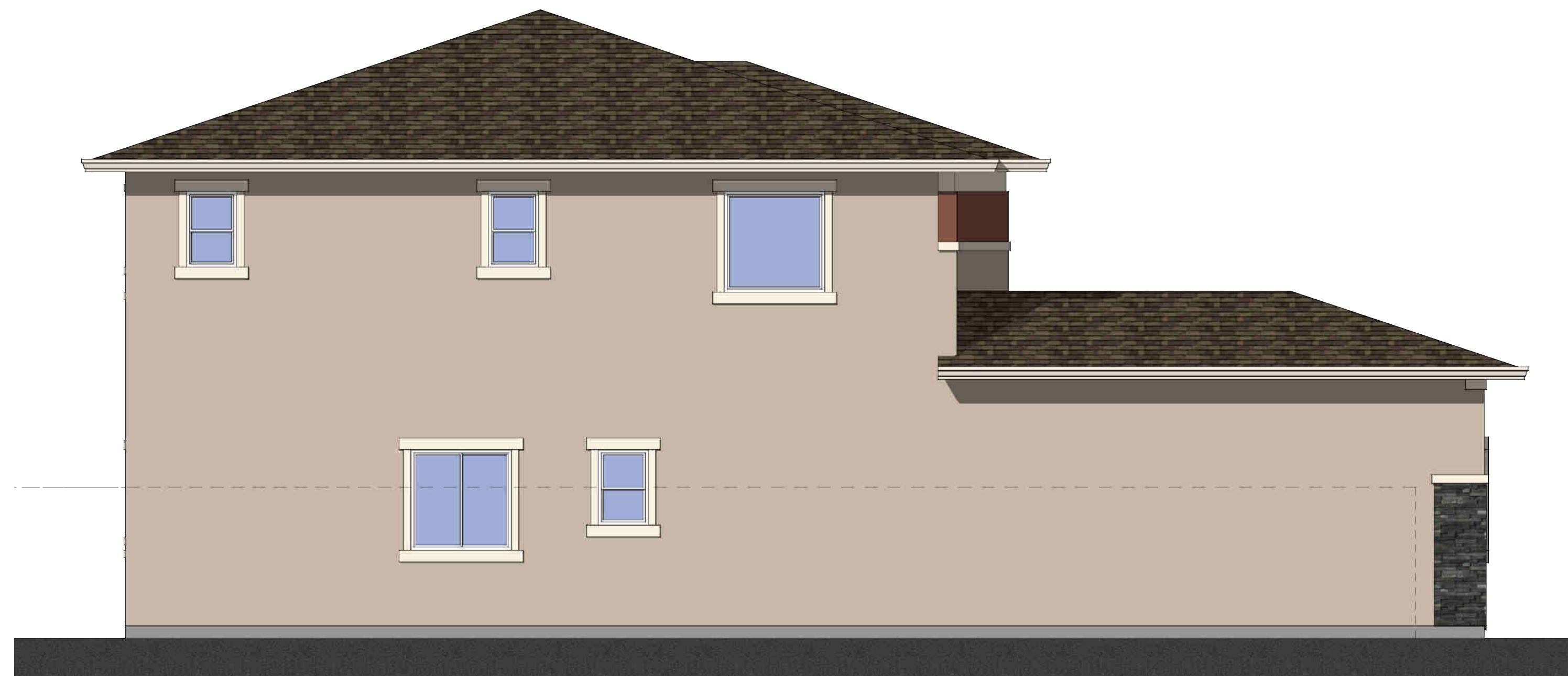
Plan 2250
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

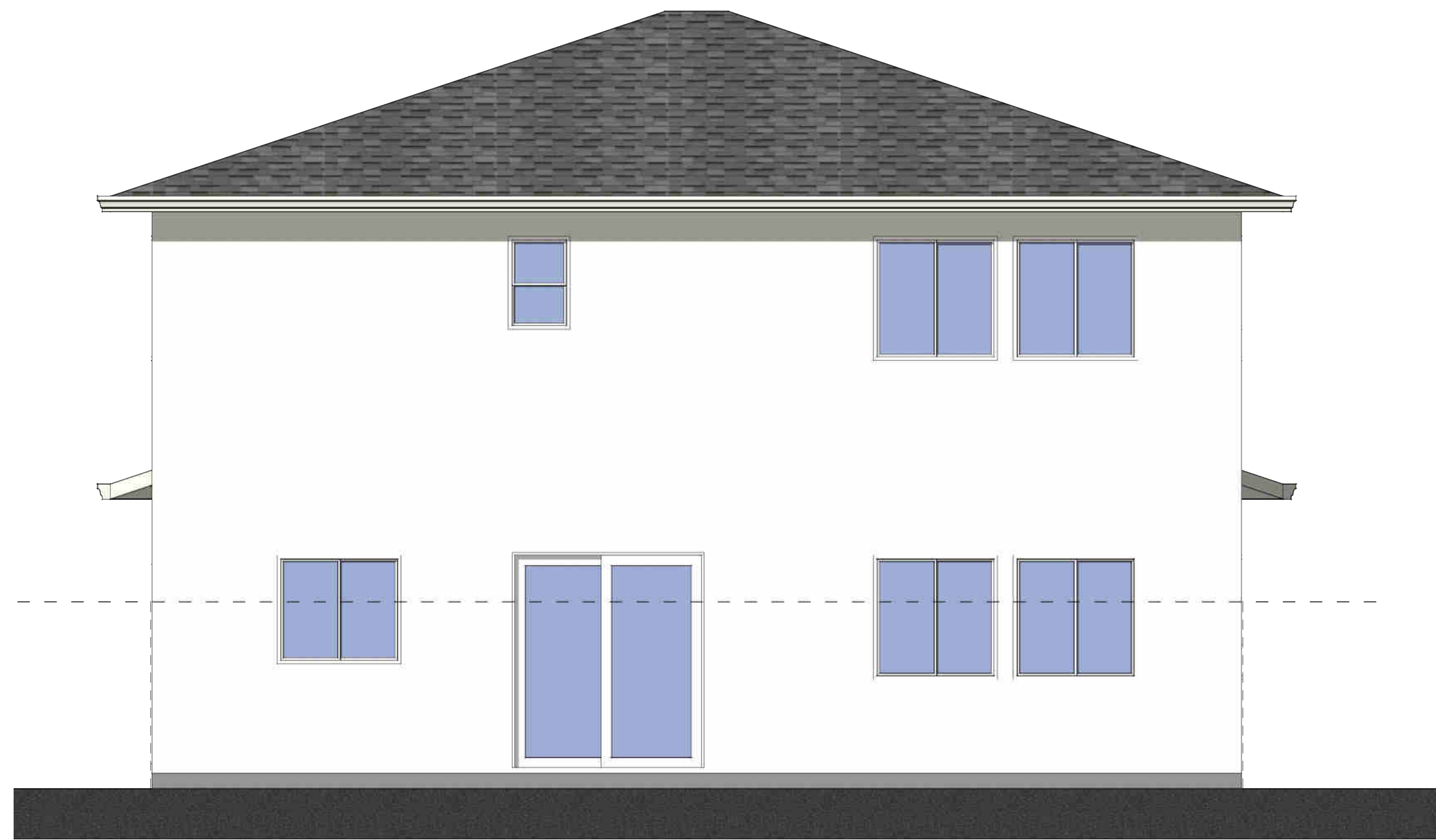
Elevation K - Prairie Transitional

Color Scheme #33

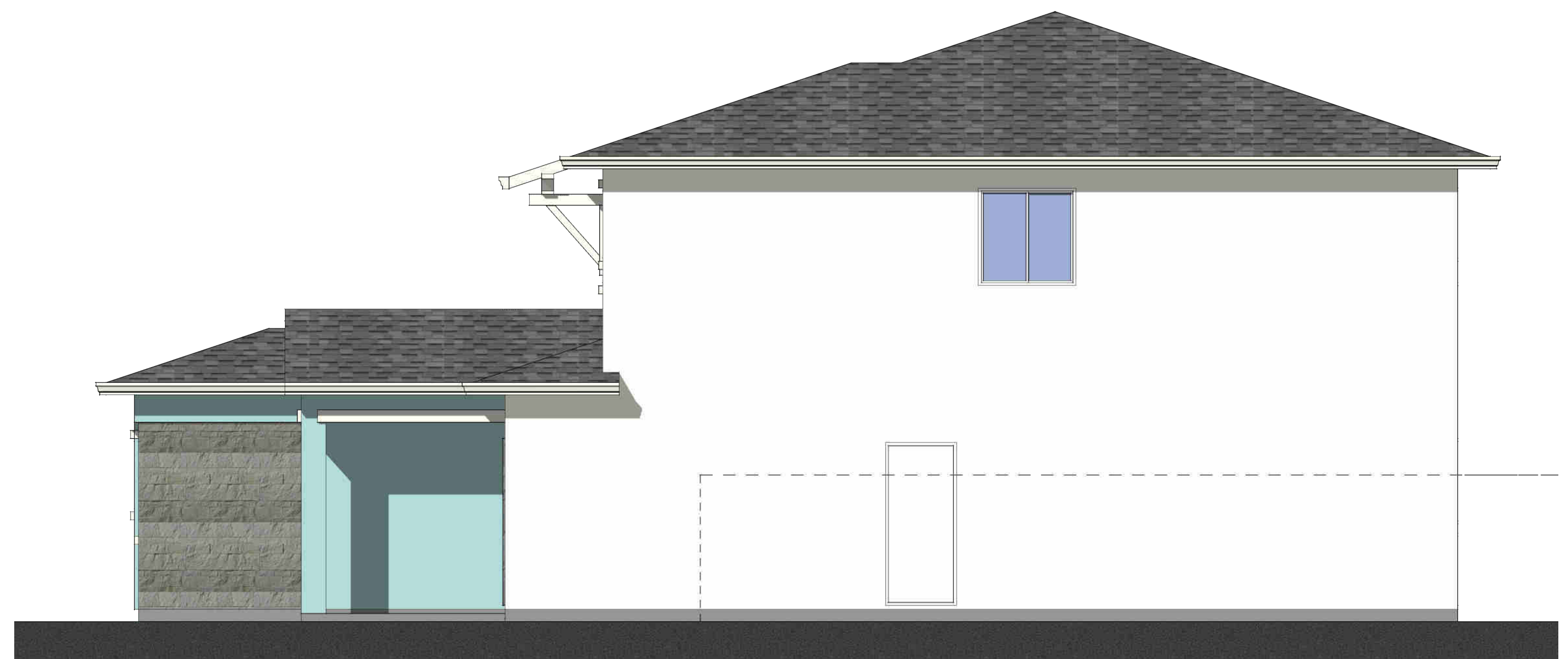
Enhanced Elevation

Plan 2250

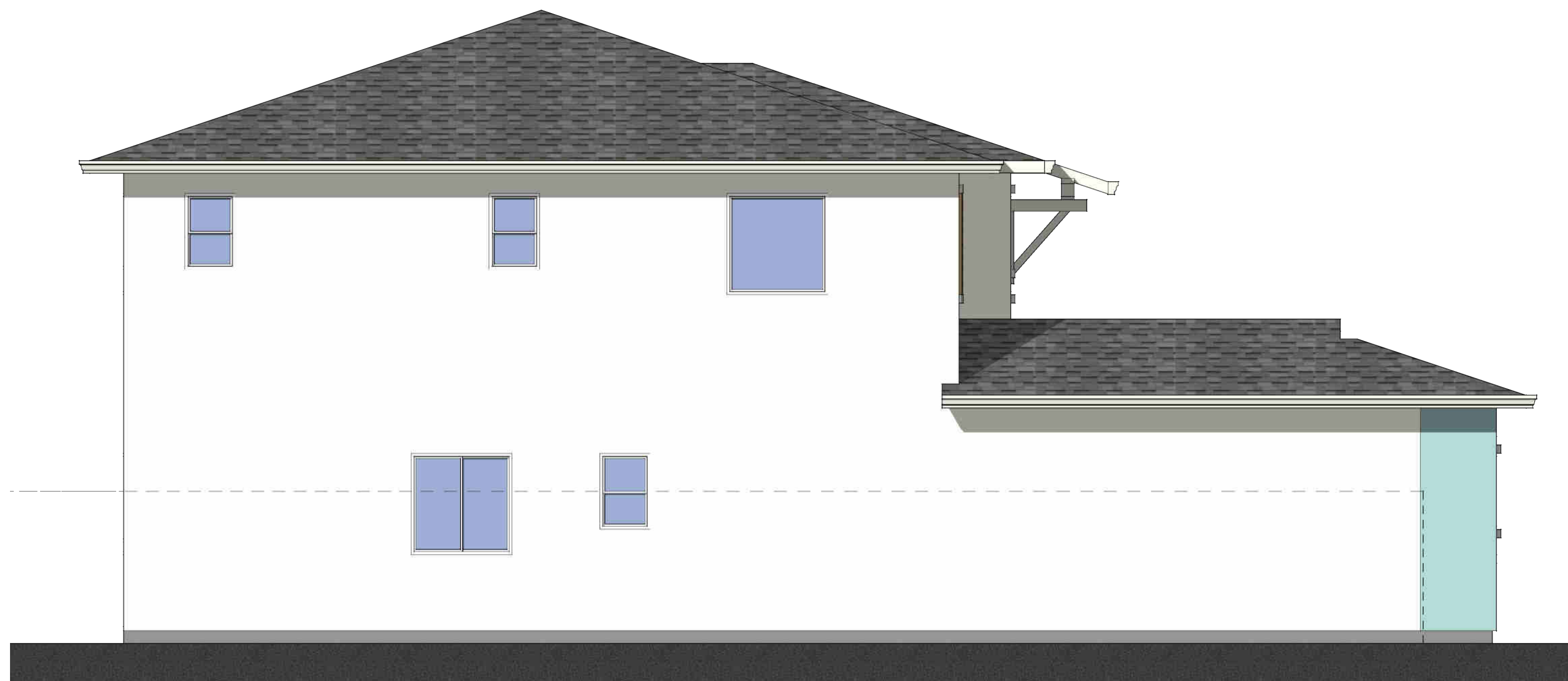
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



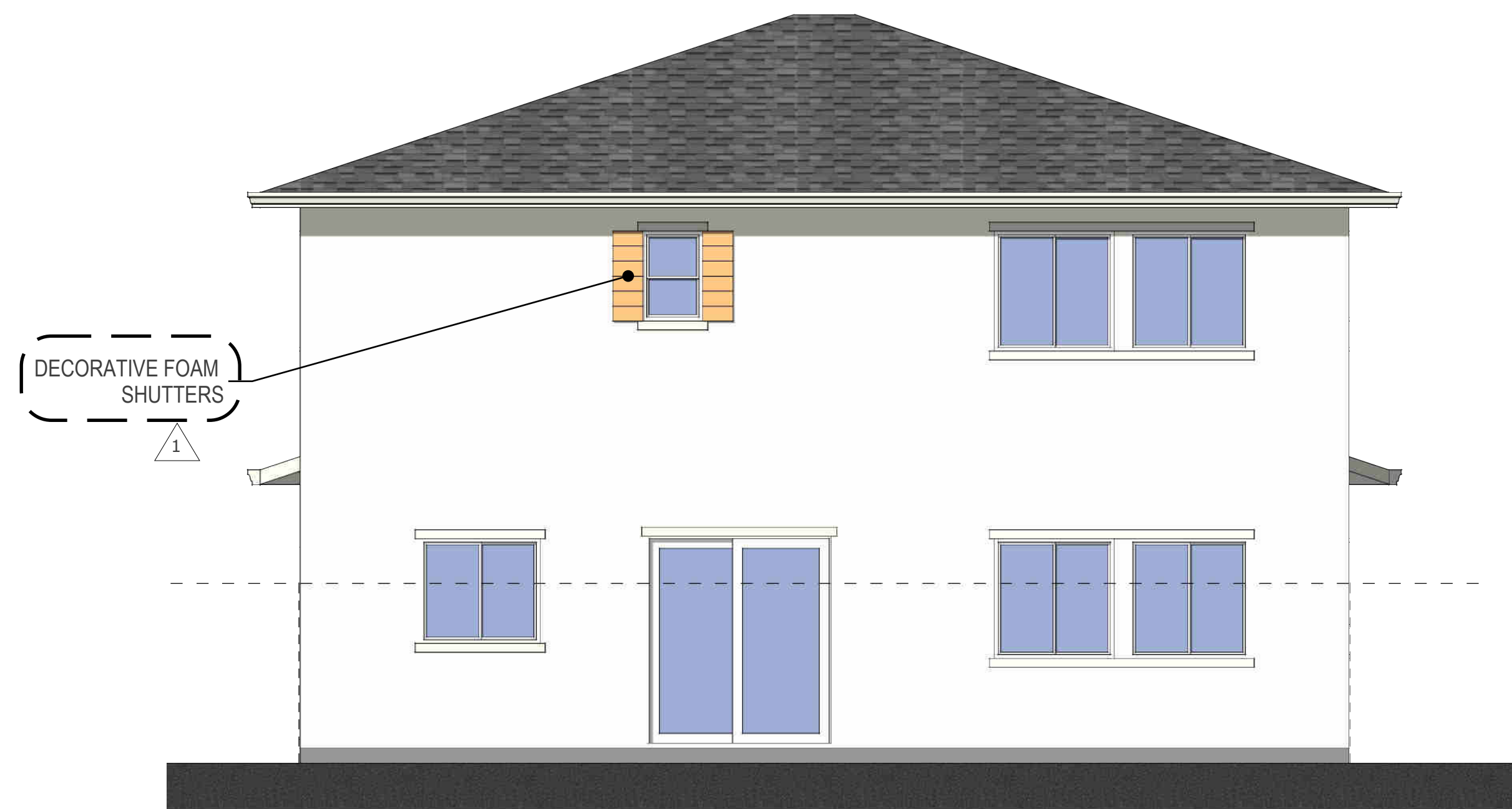
Left Elevation



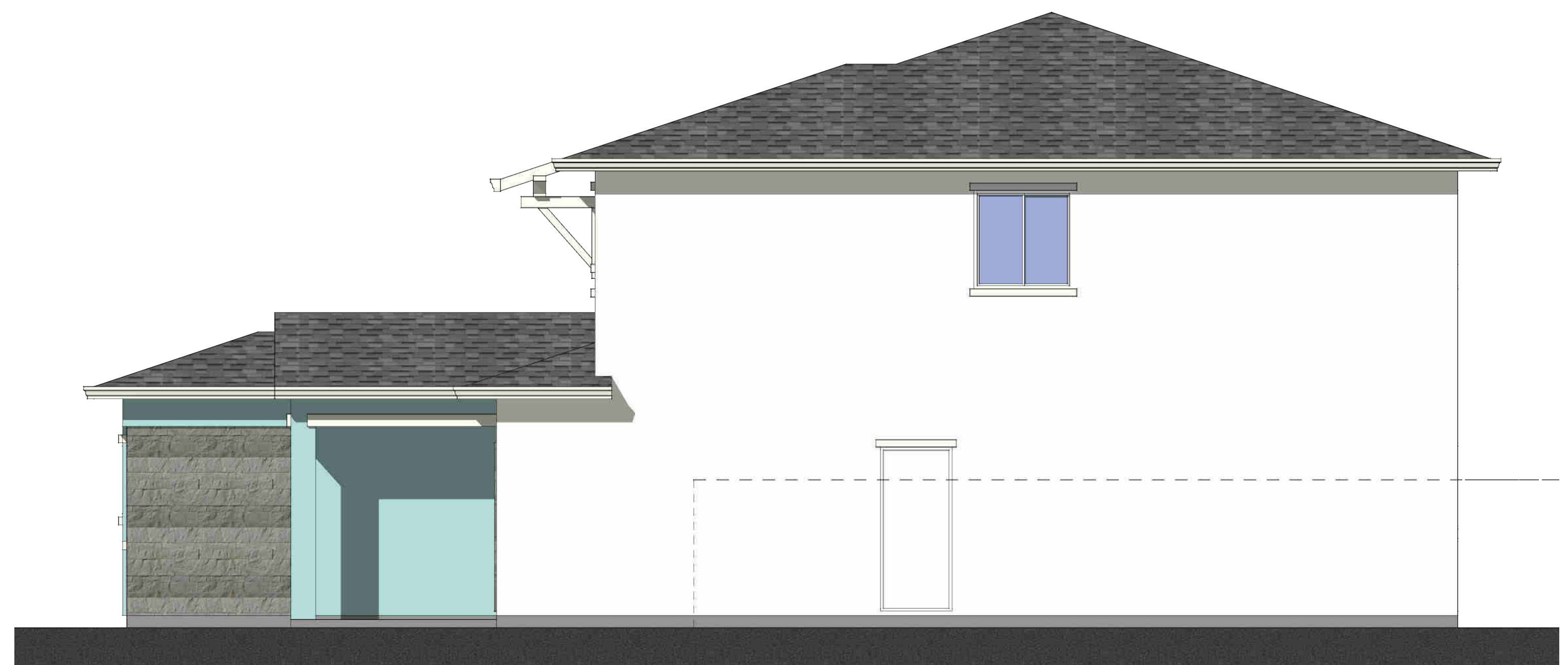
Front Elevation

Elevation L - Contemporary
Color Scheme #36

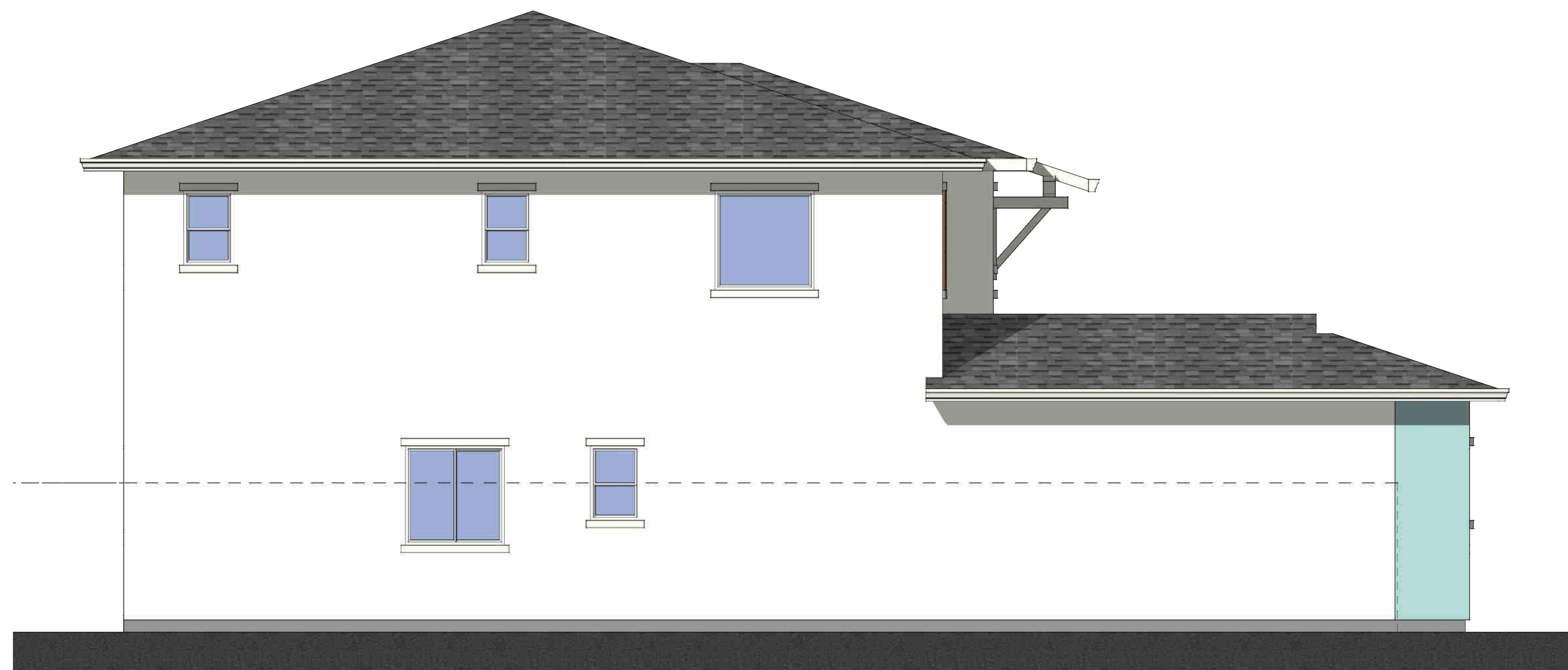
Plan 2250
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

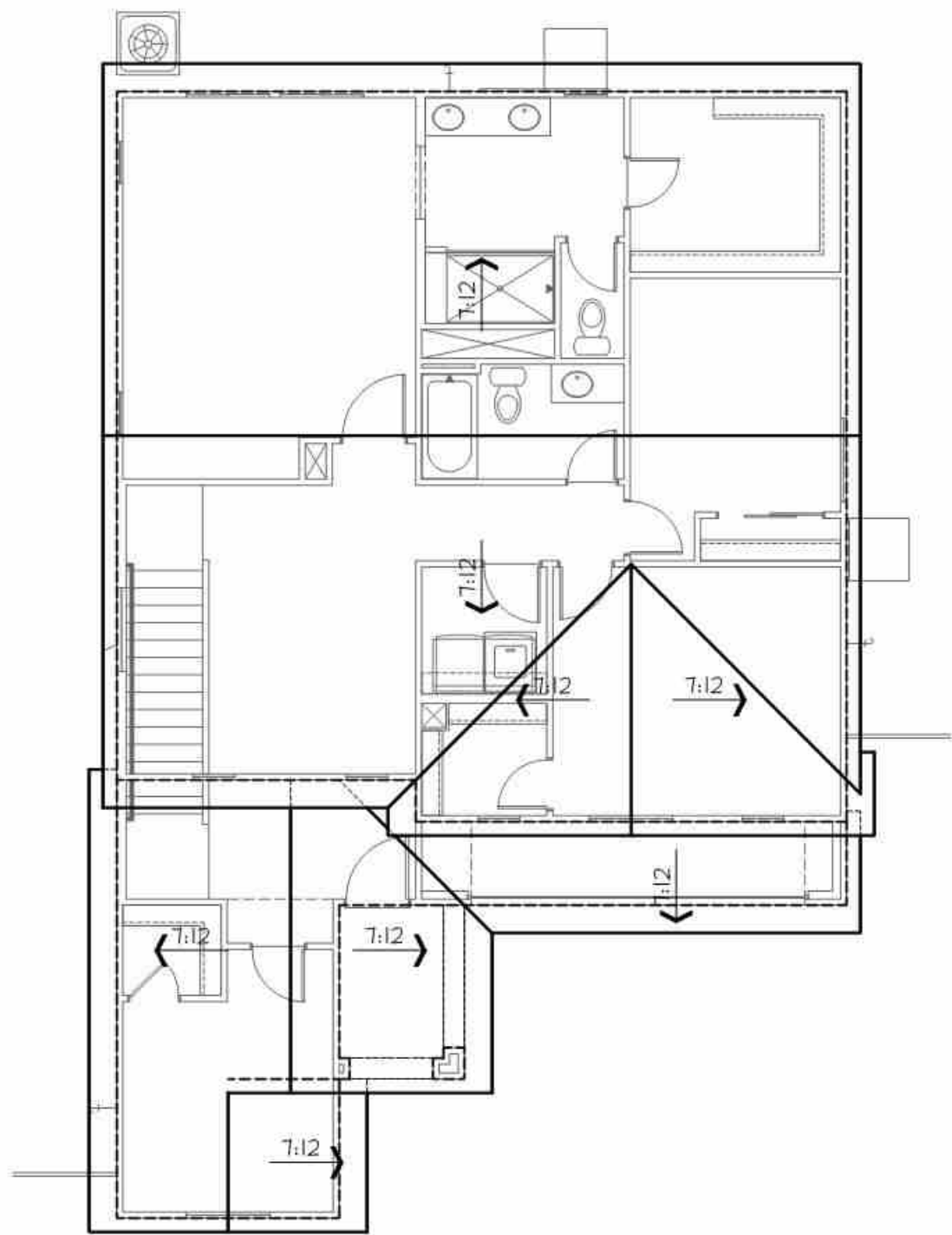
Elevation L - Contemporary

Color Scheme #36

Enhanced Elevation

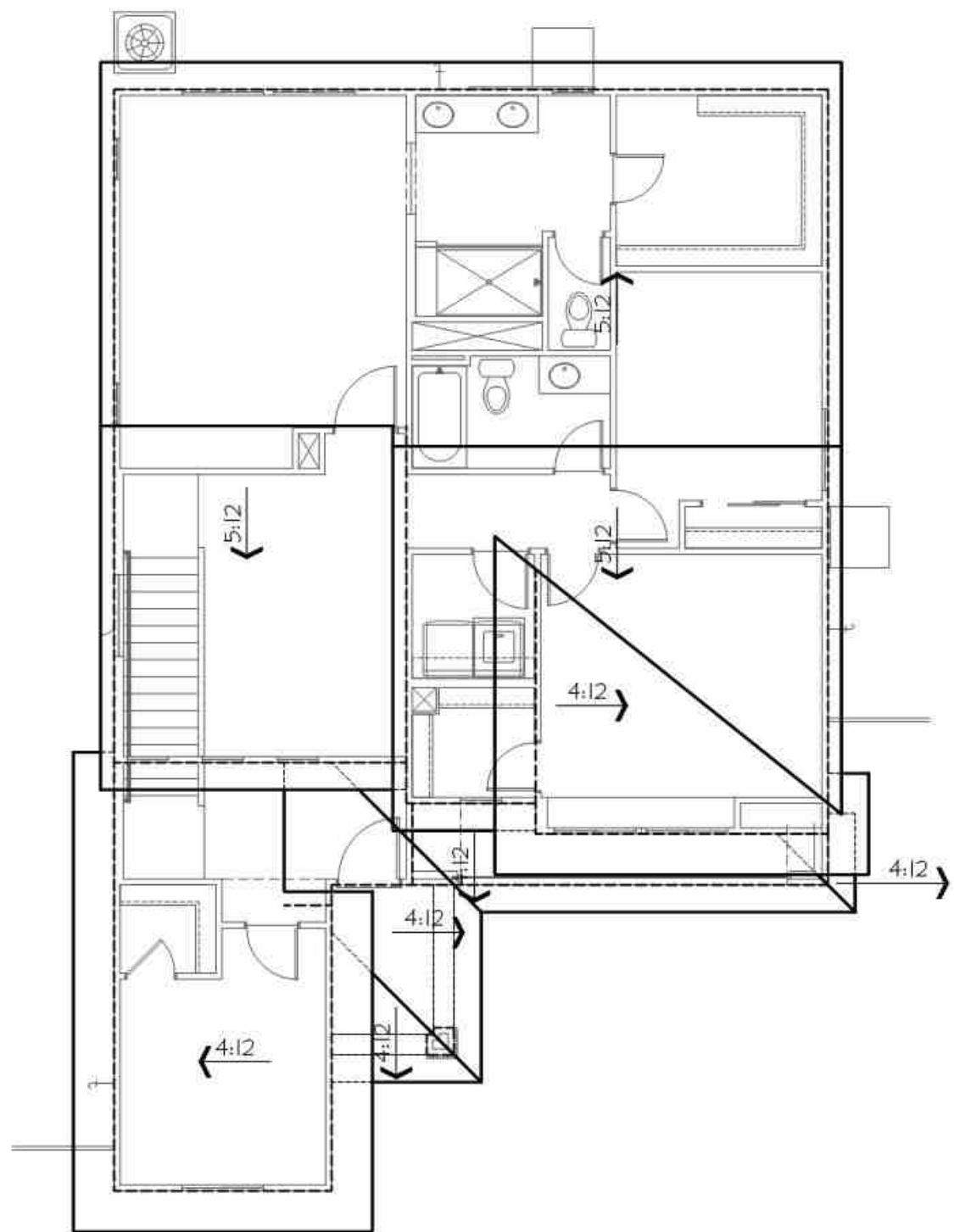
Plan 2250

Scale: 1/4"=1'-0"



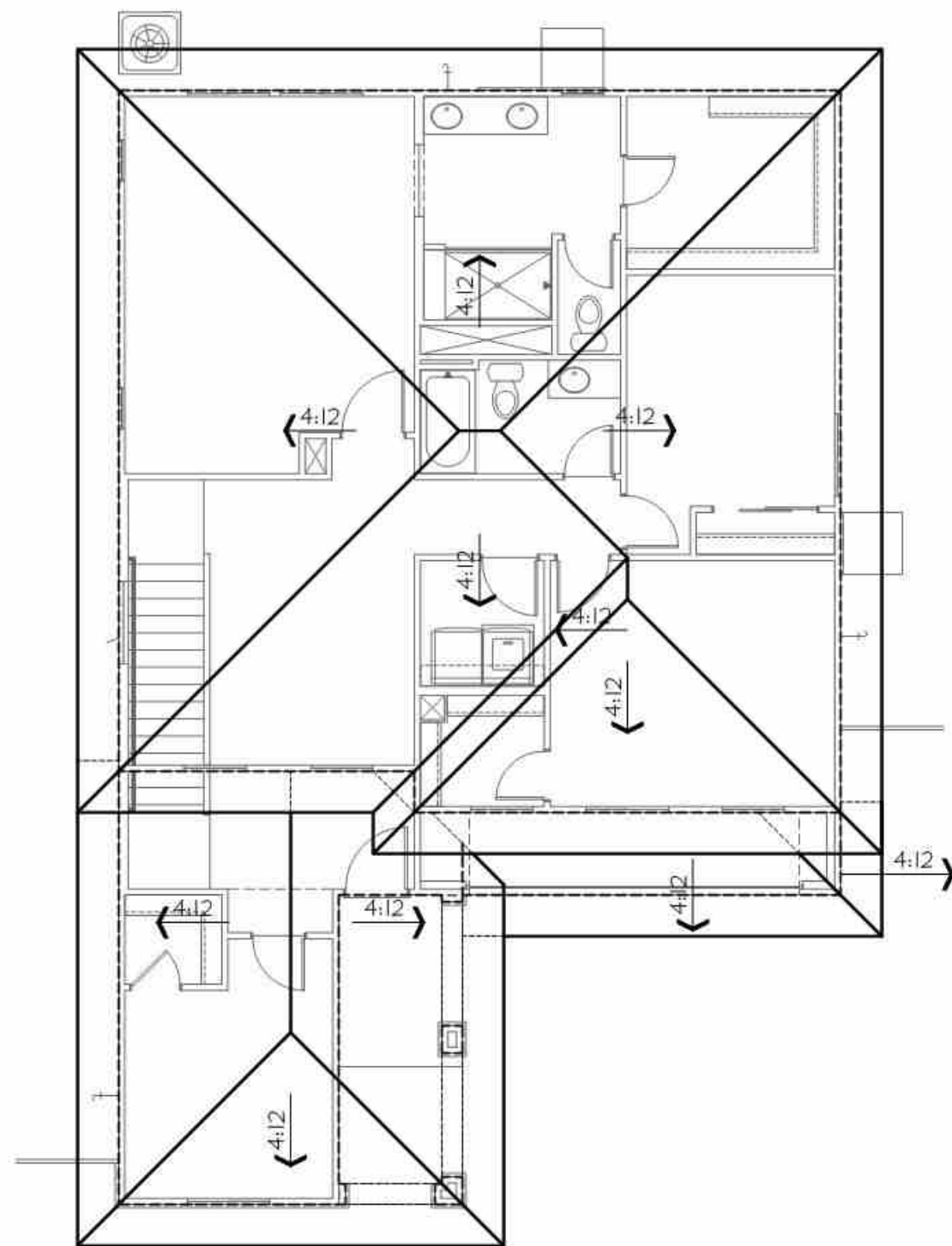
Elevation "I"
Farmhouse Transitional
Roof Plan

SCALE: 1/8"=1'-0"



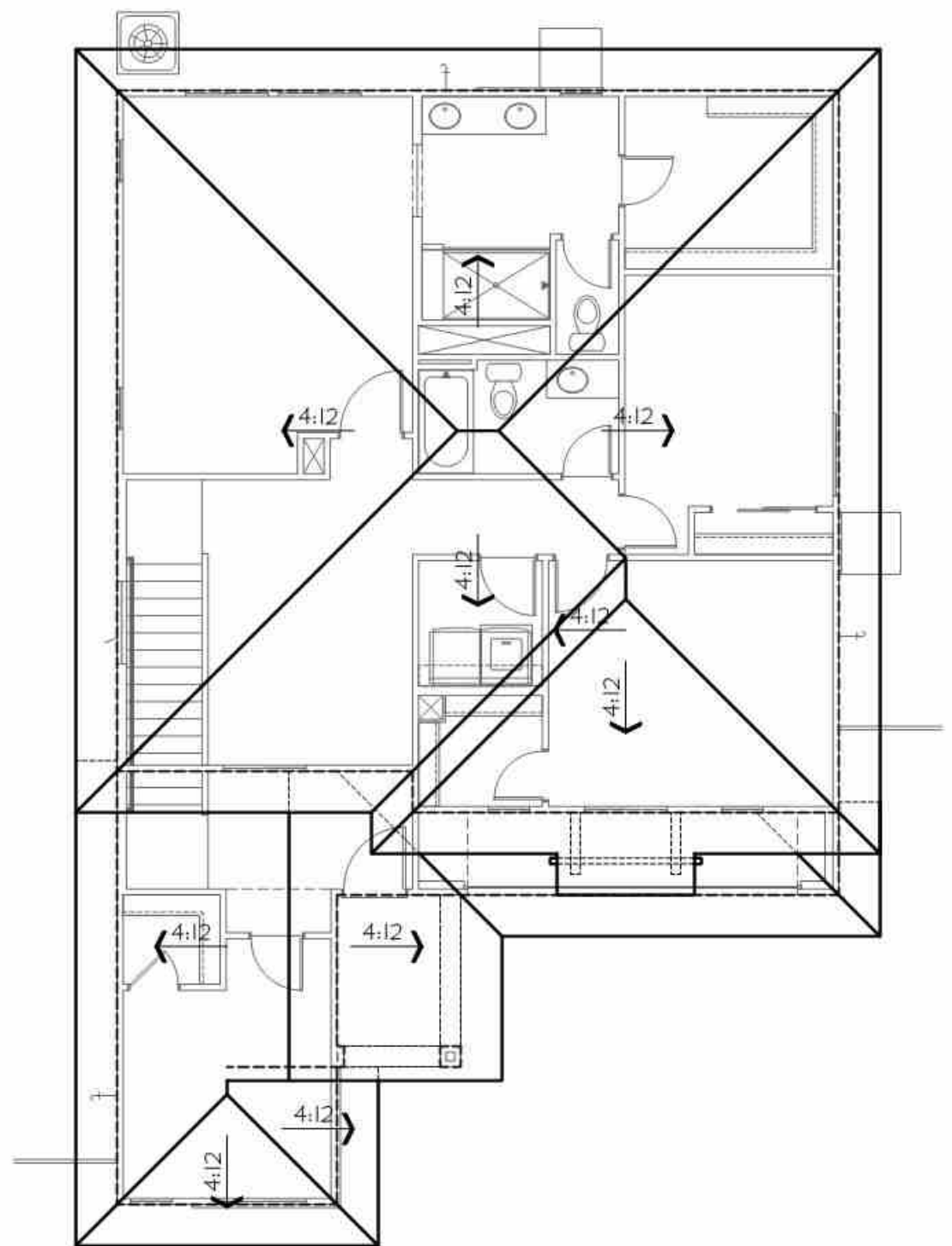
Elevation "J"
Modern
Roof Plan

SCALE: 1/8"=1'-0"



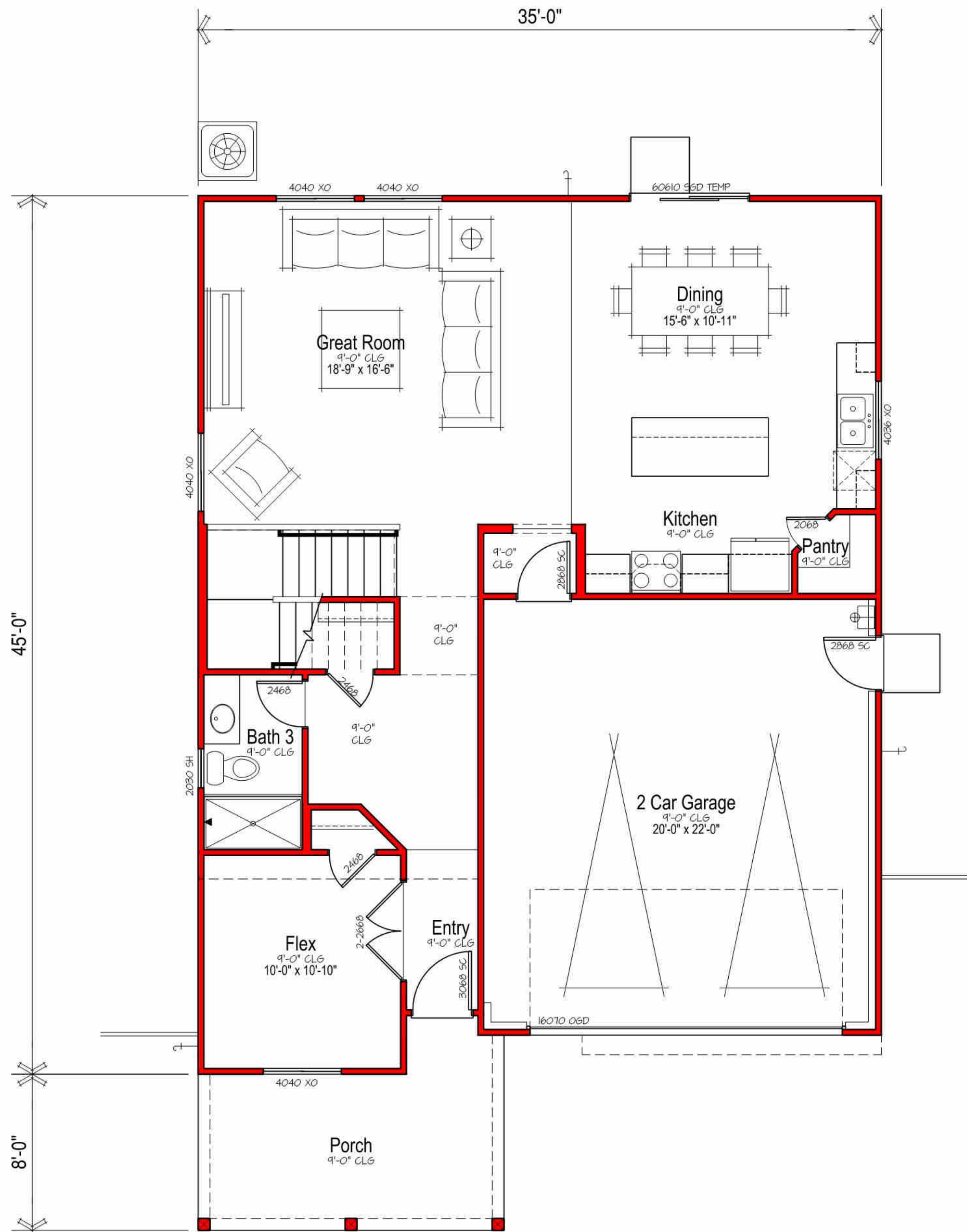
Elevation "K"
Prairie Transitional
Roof Plan

SCALE: 1/8"=1'-0"



Elevation "L"
Contemporary
Roof Plan

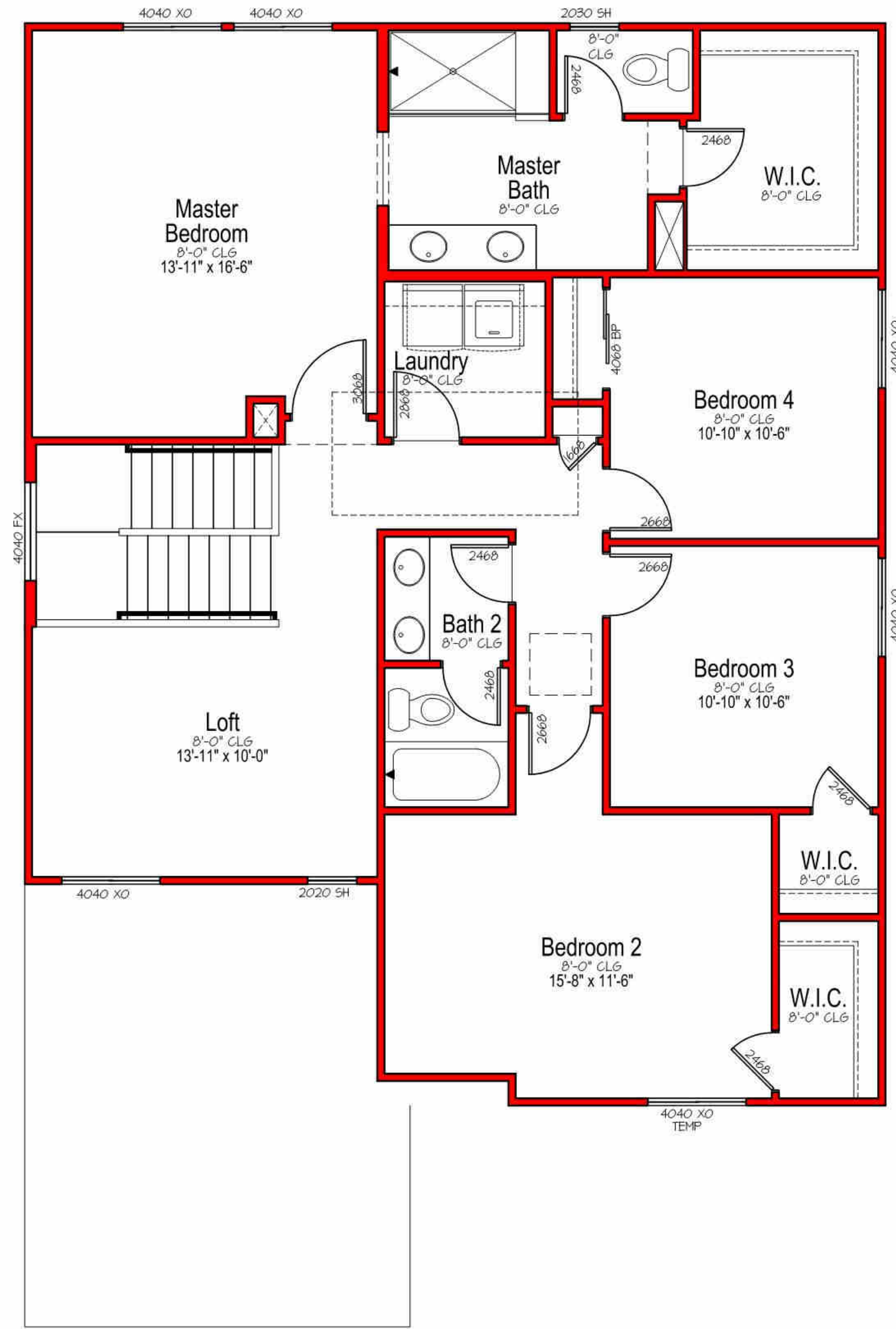
SCALE: 1/8"=1'-0"



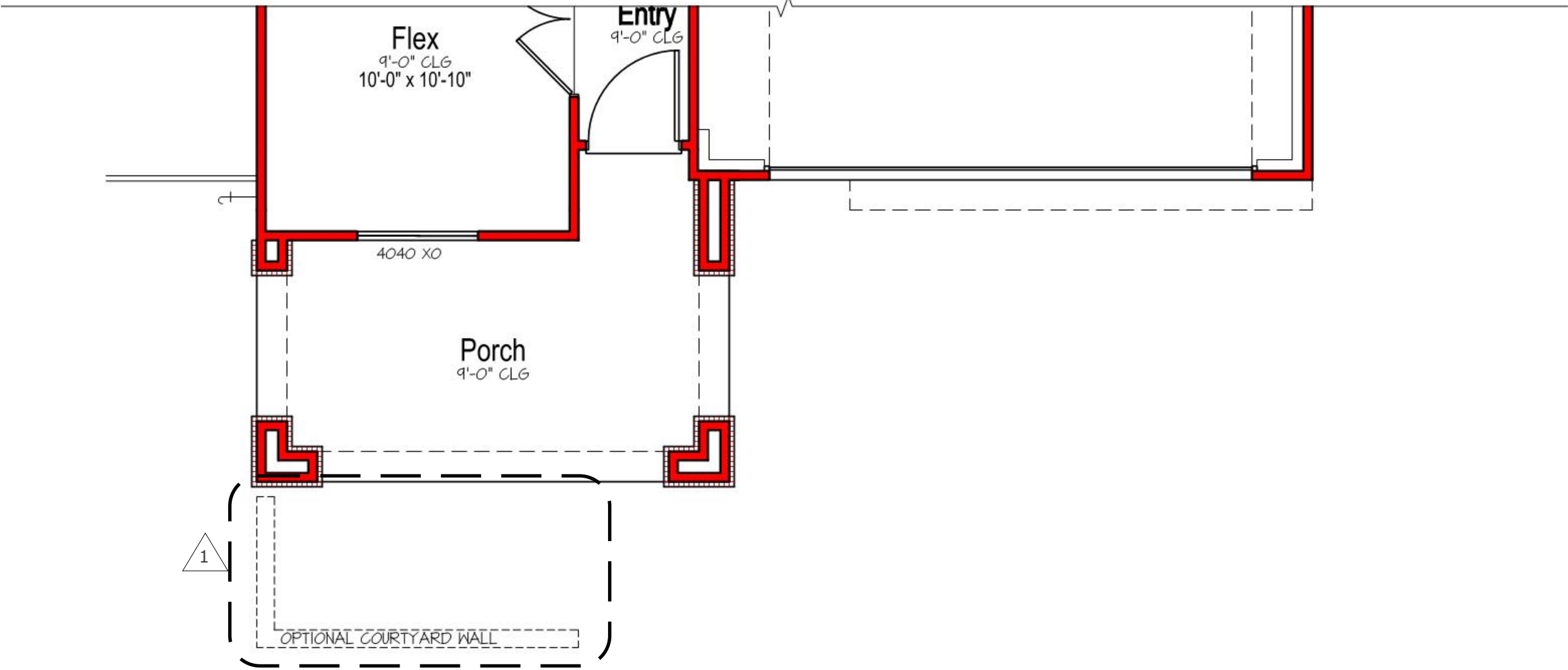
Main Floor Plan

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

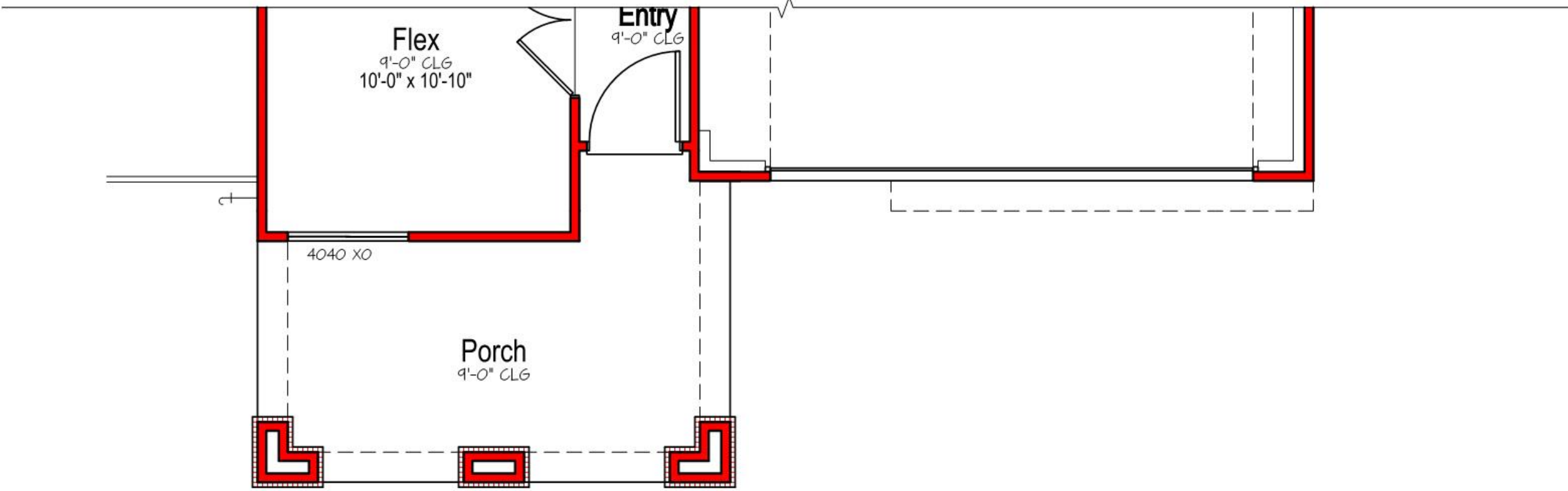
SQUARE FOOTAGES				
	Elevation I	Elevation J	Elevation K	Elevation L
FIRST FLOOR LIVING	1066	1066	1066	1066
SECOND FLOOR LIVING	1334	1335	1333	1334
TOTAL LIVING	2400	2401	2399	2400
GARAGE	455	455	455	455
PORCH	134	134	134	134



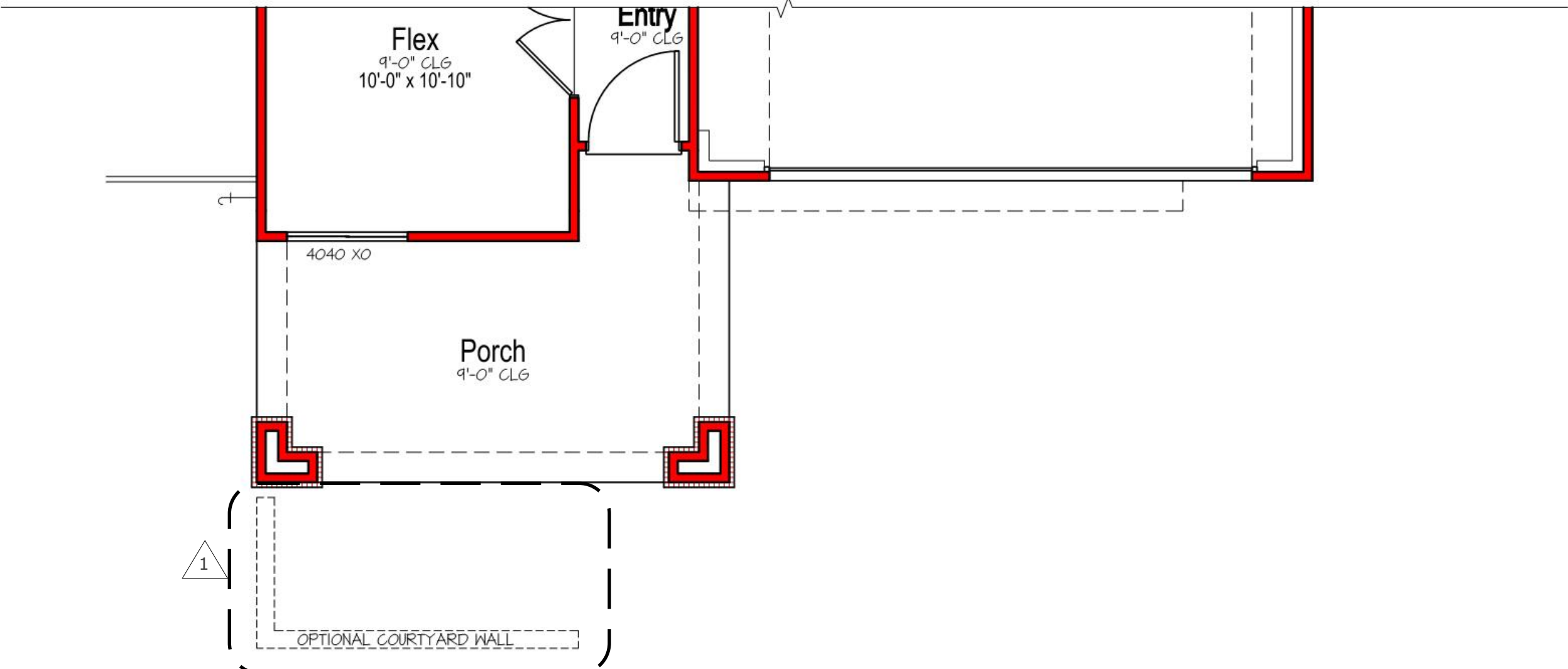
Plan 2390
Scale: 1/4"=1'-0"



Elevation - L
Partial Main Floor Plan
SCALE: 1/4"=1'-0"

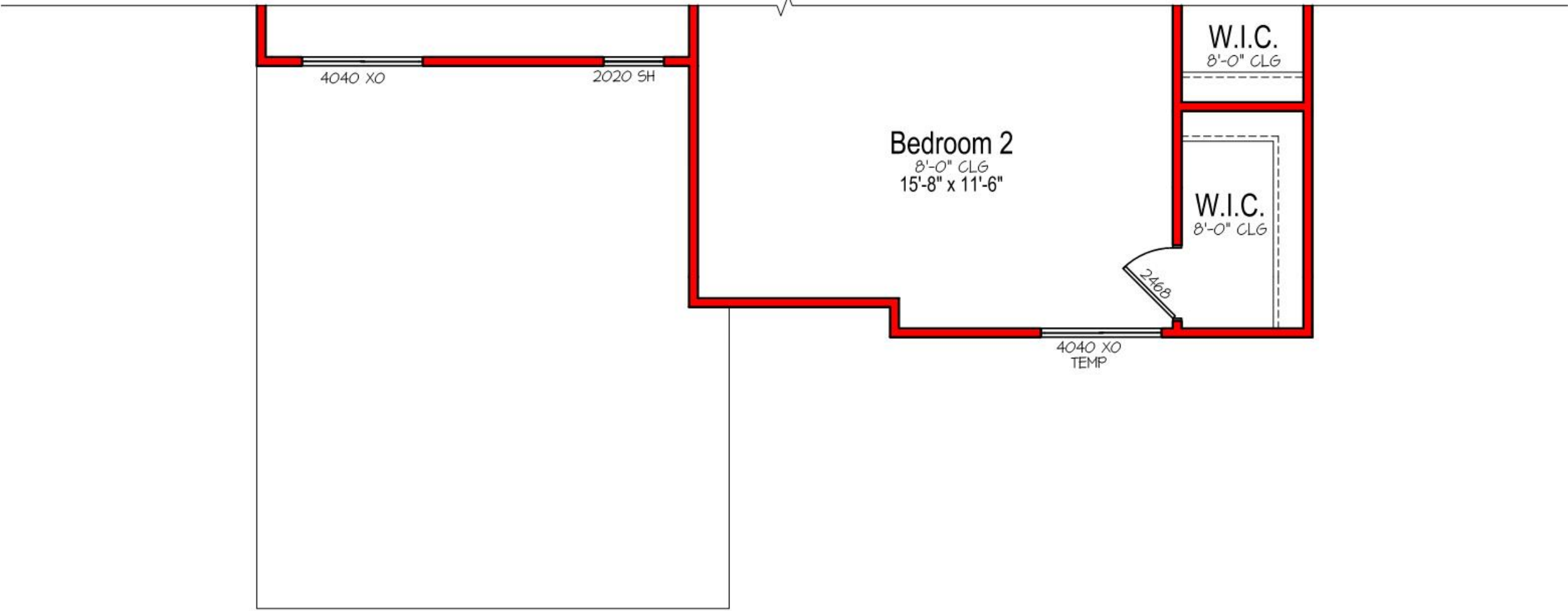


Elevation - K
Partial Main Floor Plan
SCALE: 1/4"=1'-0"



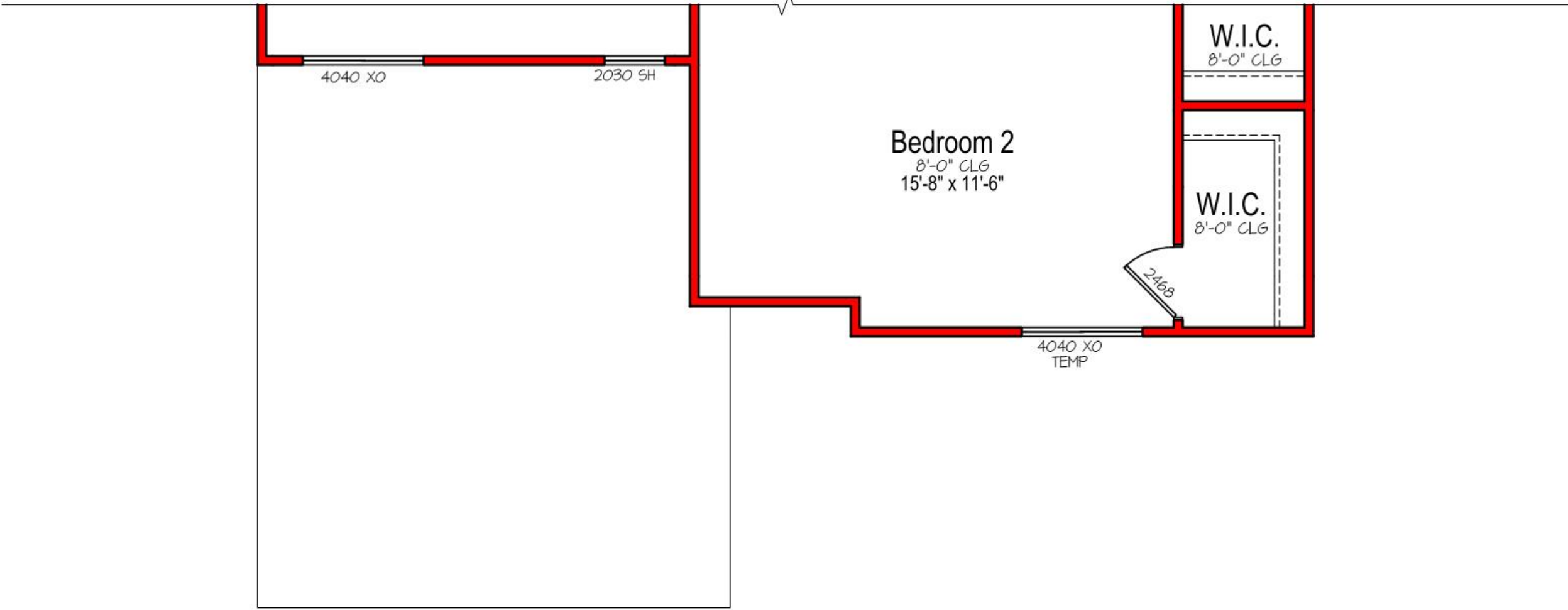
Elevation - J
Partial Main Floor Plan
SCALE: 1/4"=1'-0"

Plan 2390
Scale: 1/4"=1'-0"



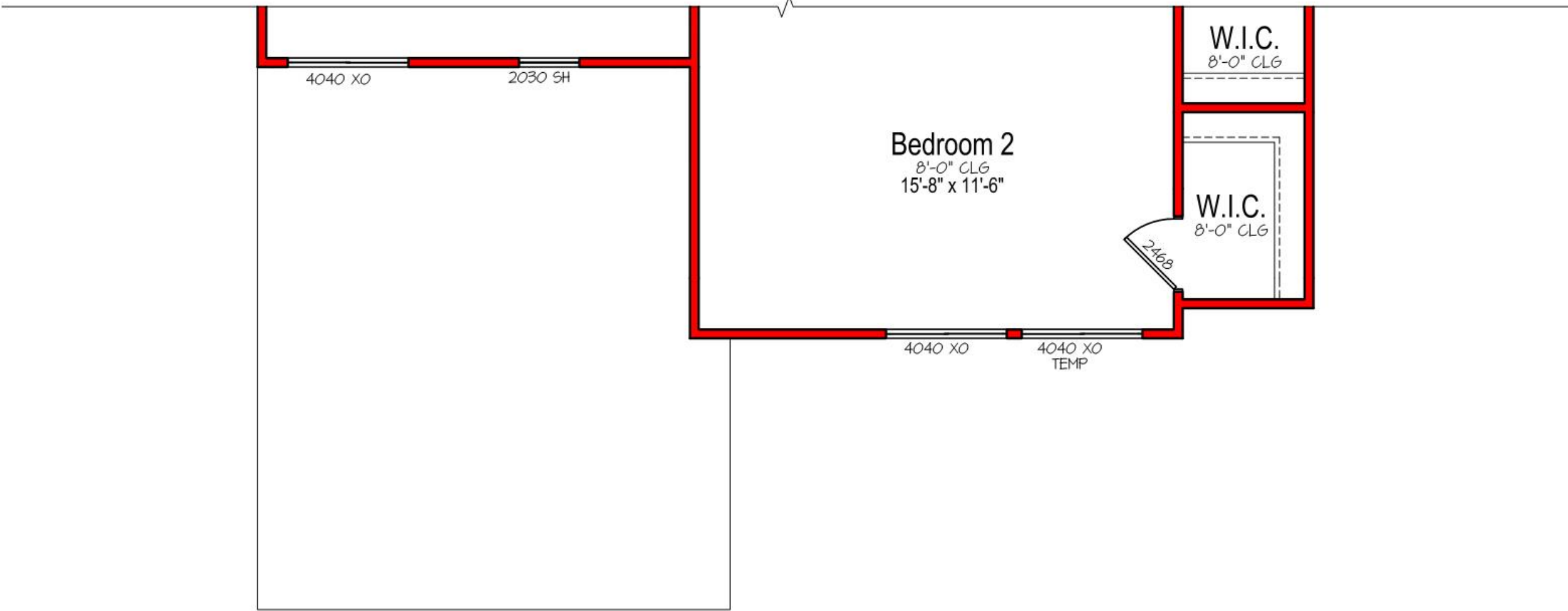
Elevation - K
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - J
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation I - Farmhouse Transitional
Color Scheme #25



Elevation J - Modern
Color Scheme #28



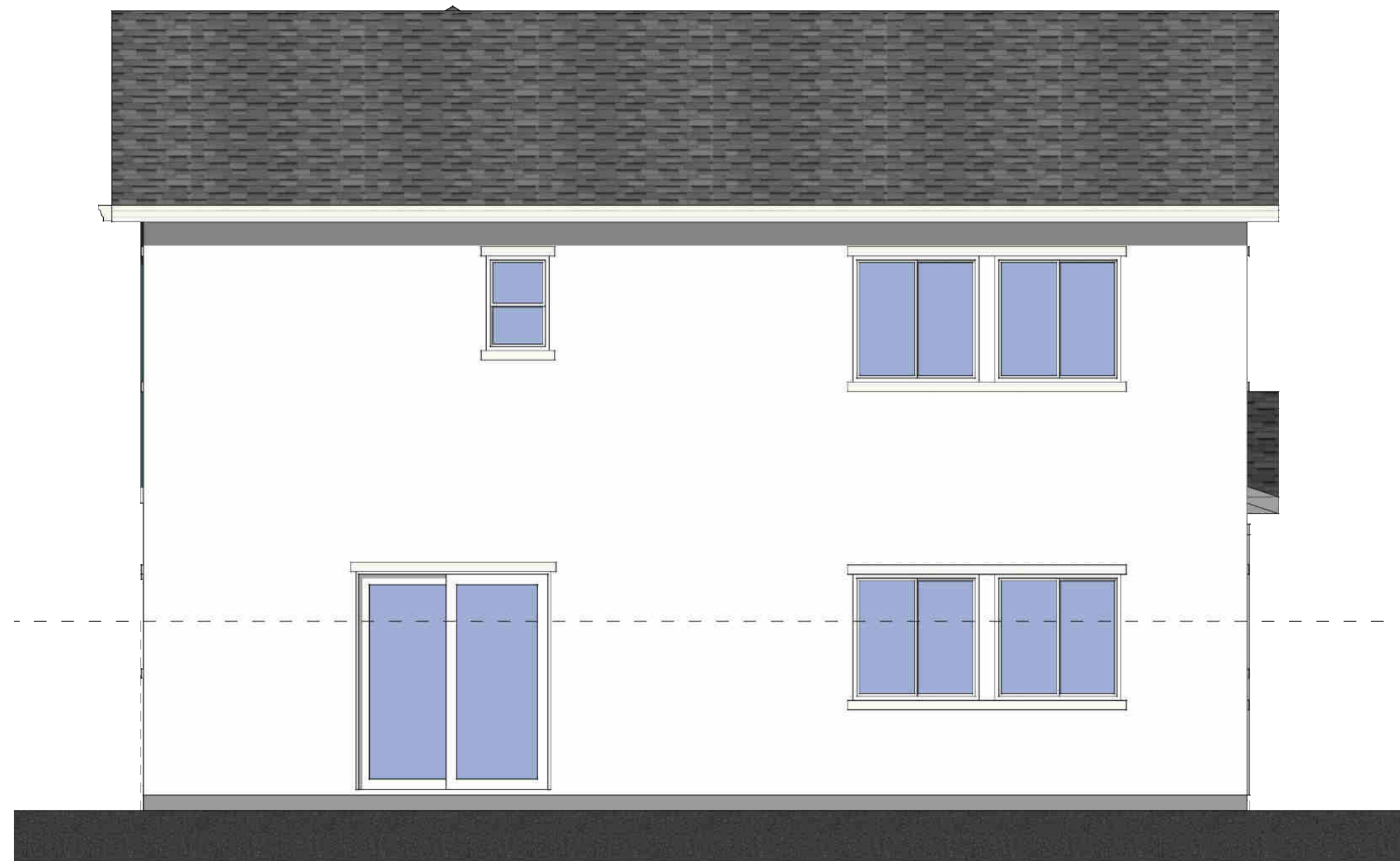
Elevation K - Prairie Transitional
Color Scheme #31



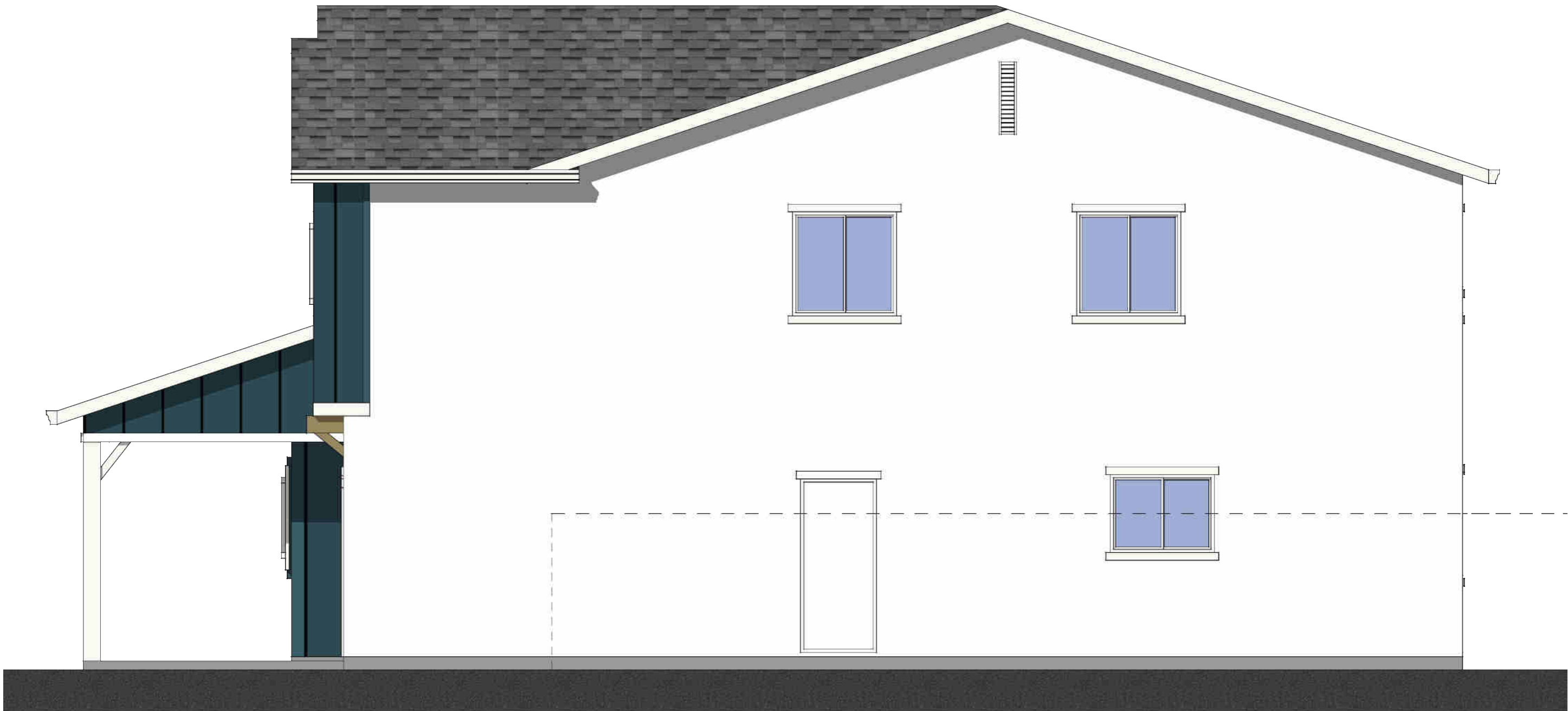
Elevation L - Contemporary
Color Scheme #34

Plan 2390

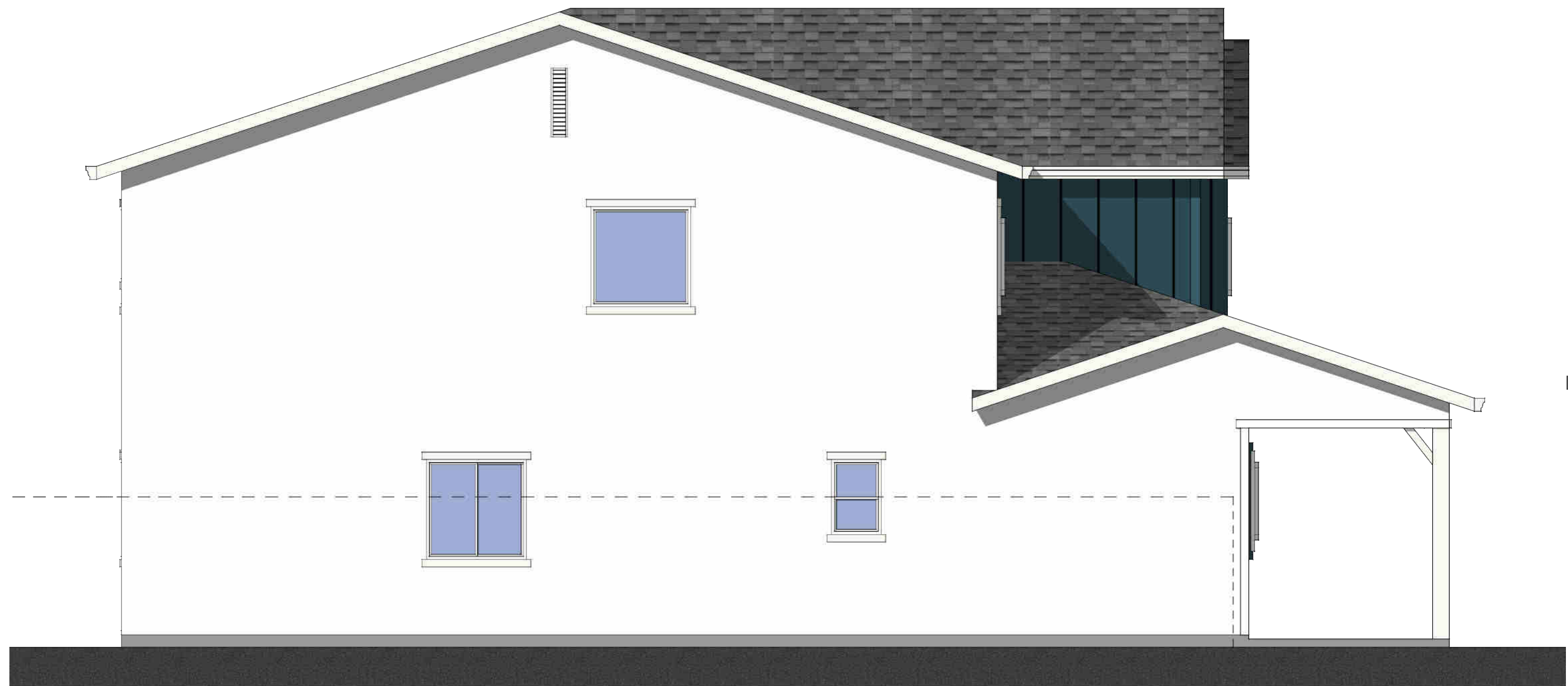
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



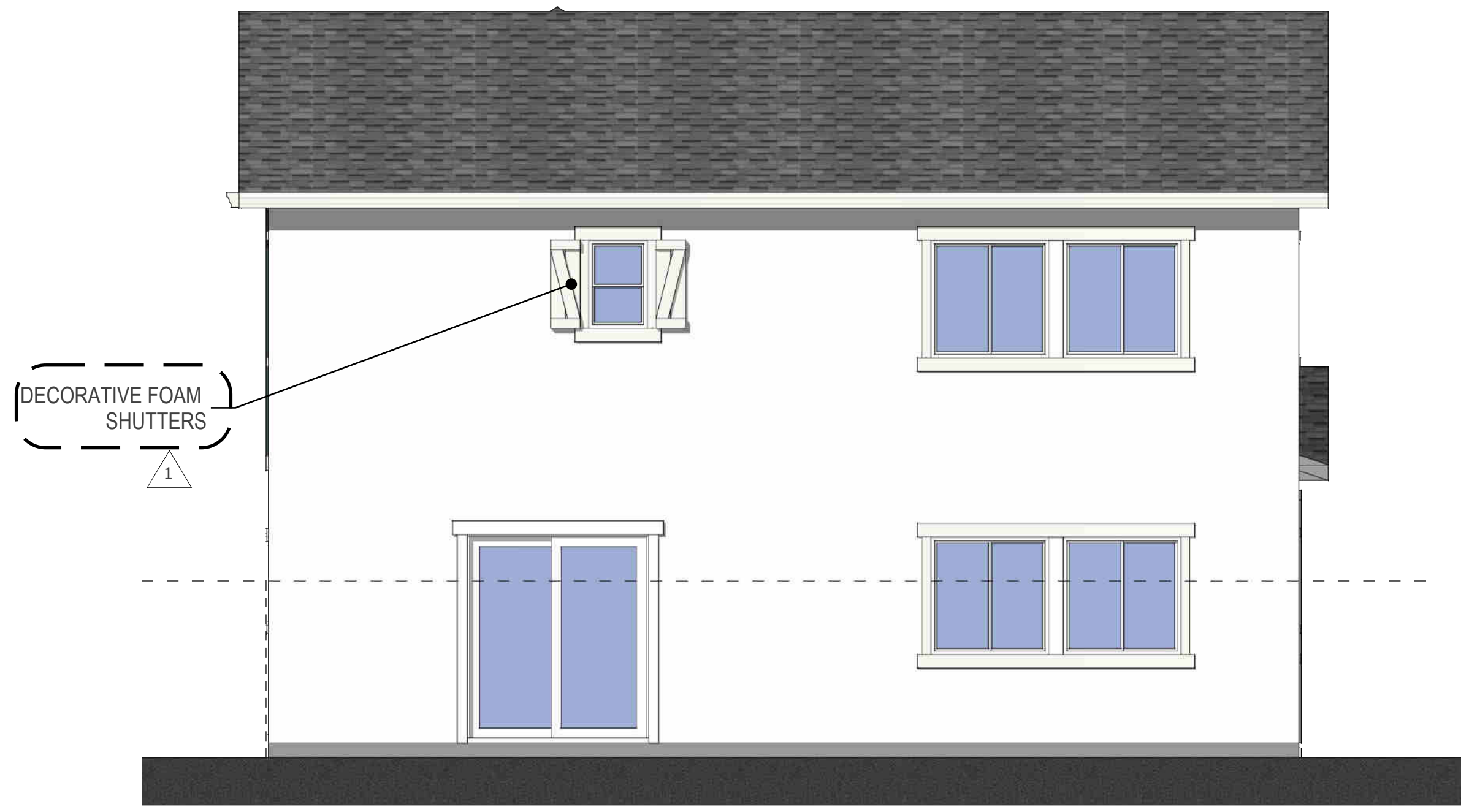
Left Elevation



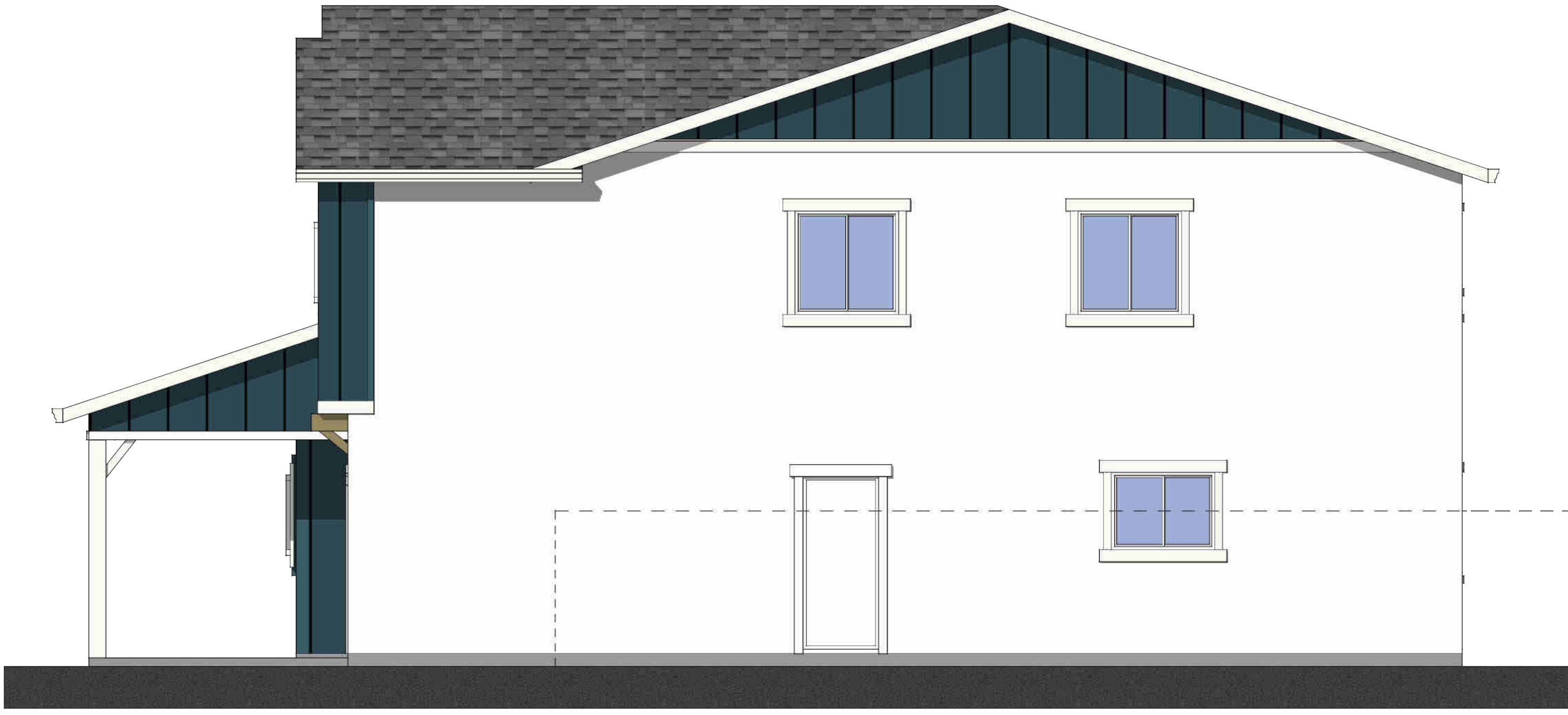
Front Elevation

Elevation I - Farmhouse Transitional
Color Scheme #25

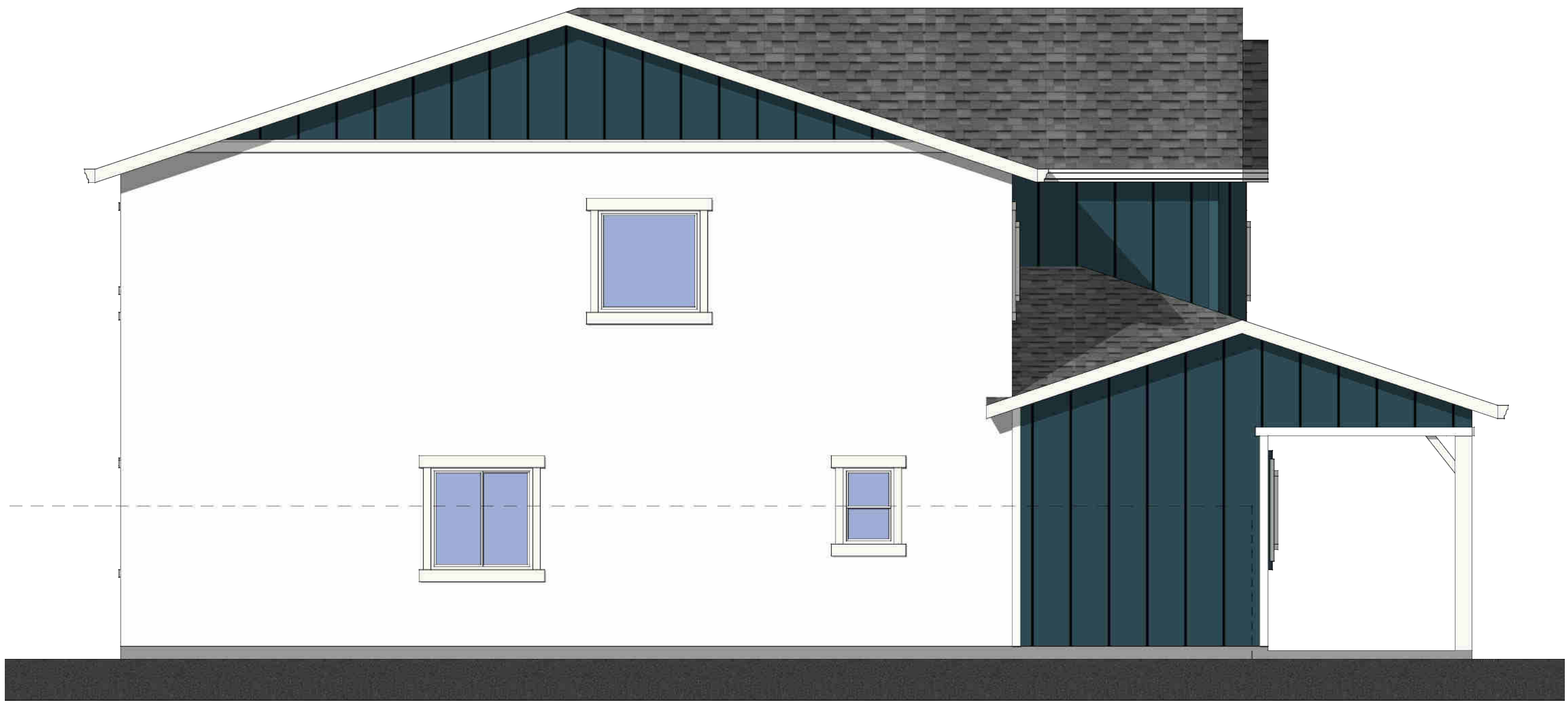
Plan 2390
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

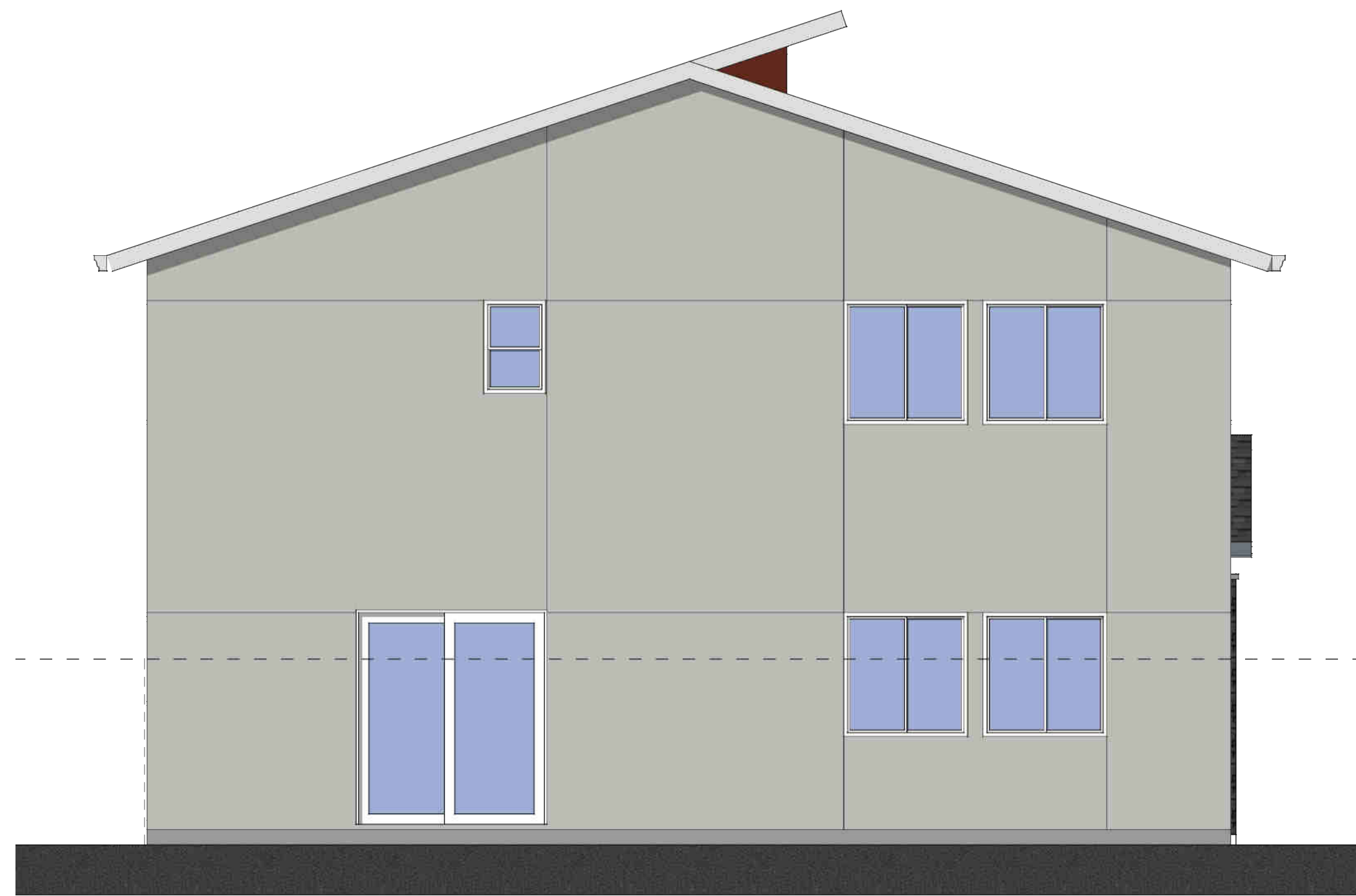
Elevation I - Farmhouse Transitional

Color Scheme #25

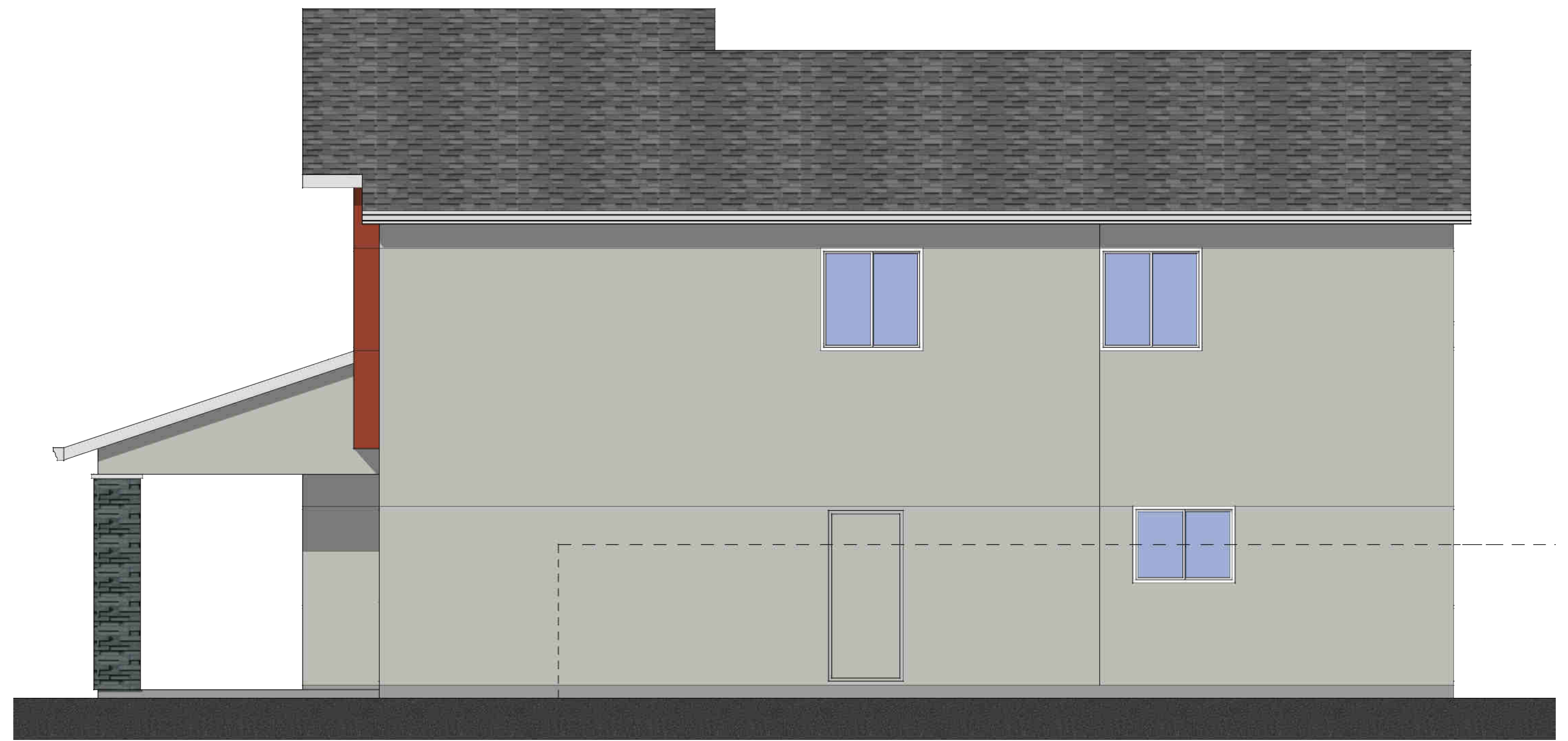
Enhanced Elevation

Plan 2390

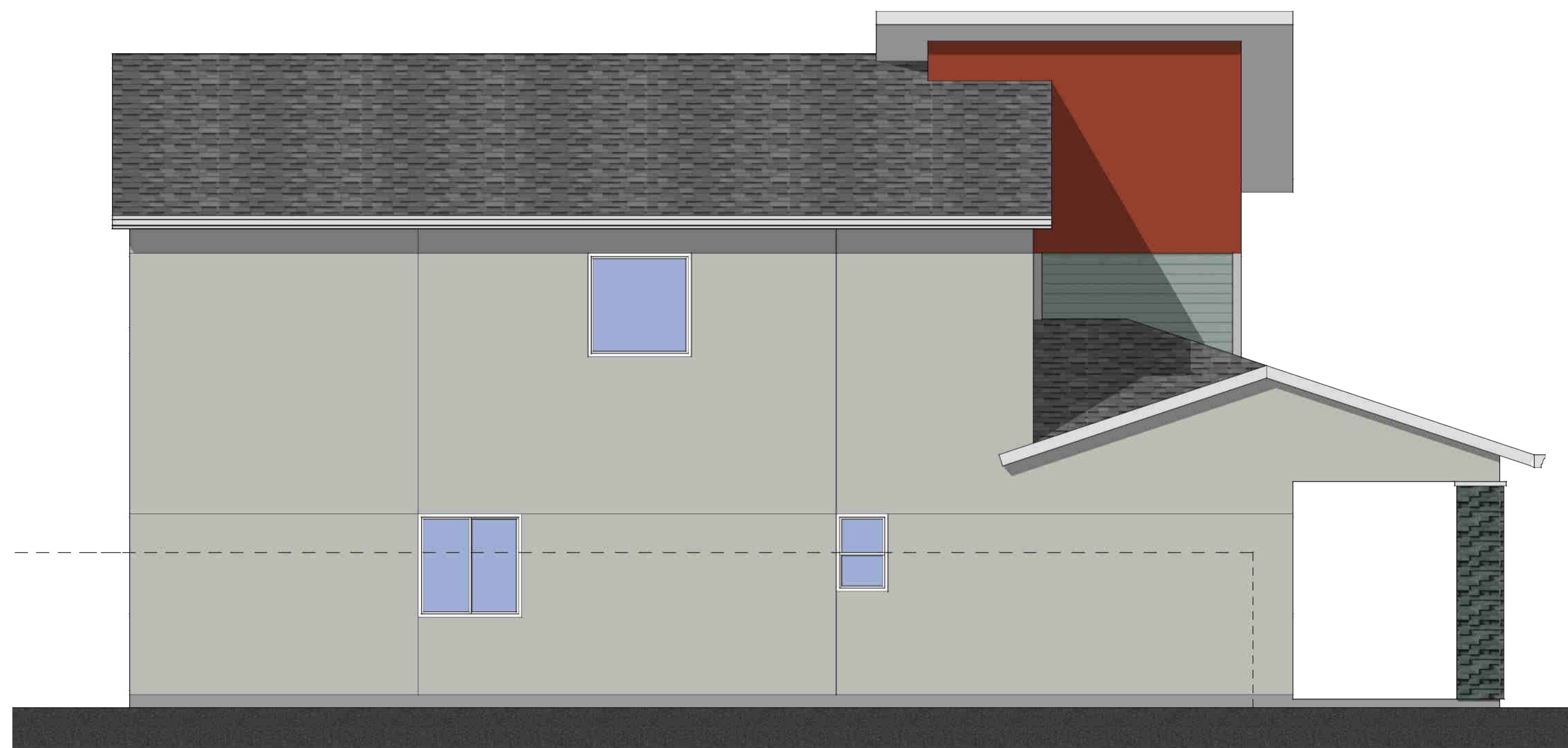
Scale: 1/4"=1'-0"



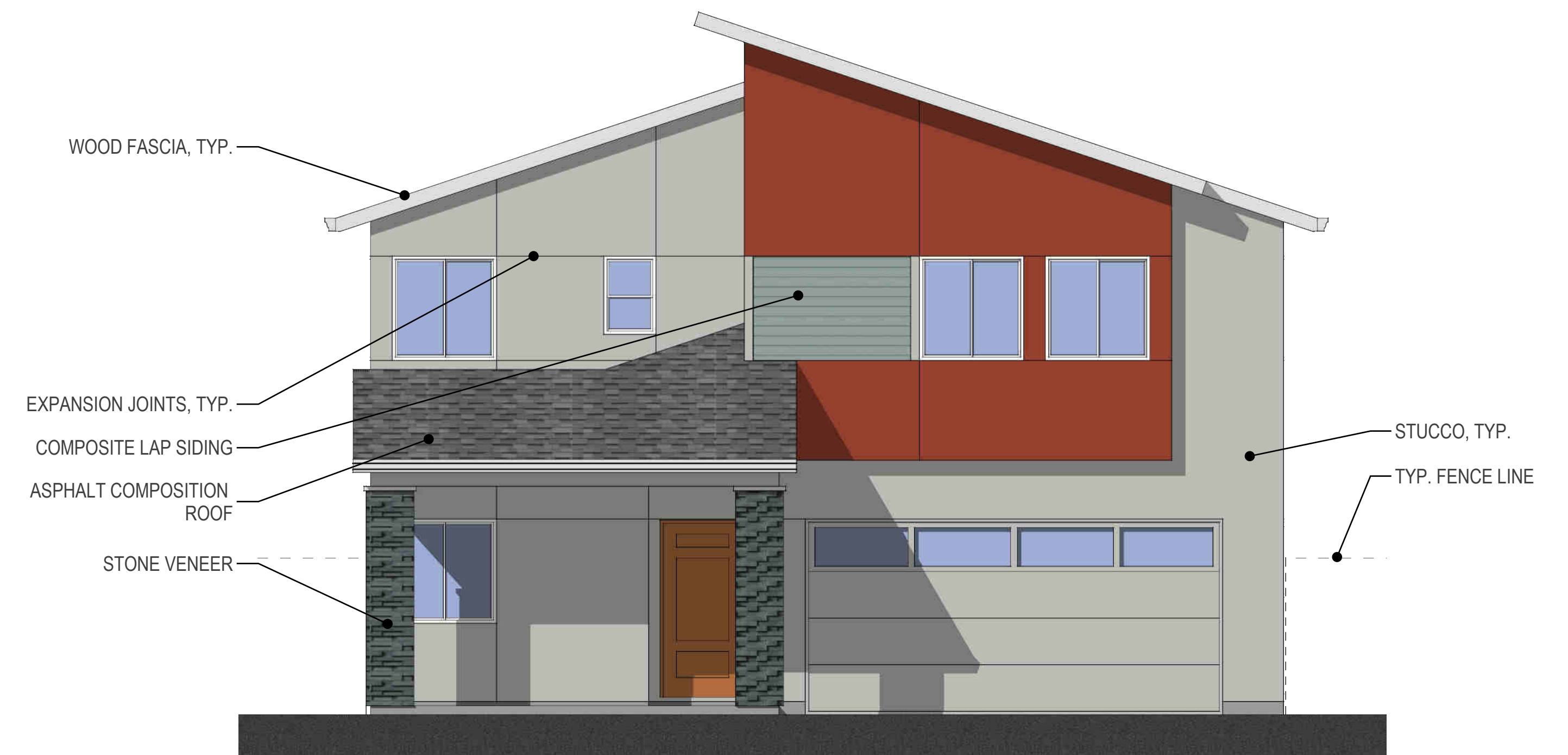
Rear Elevation



Right Elevation



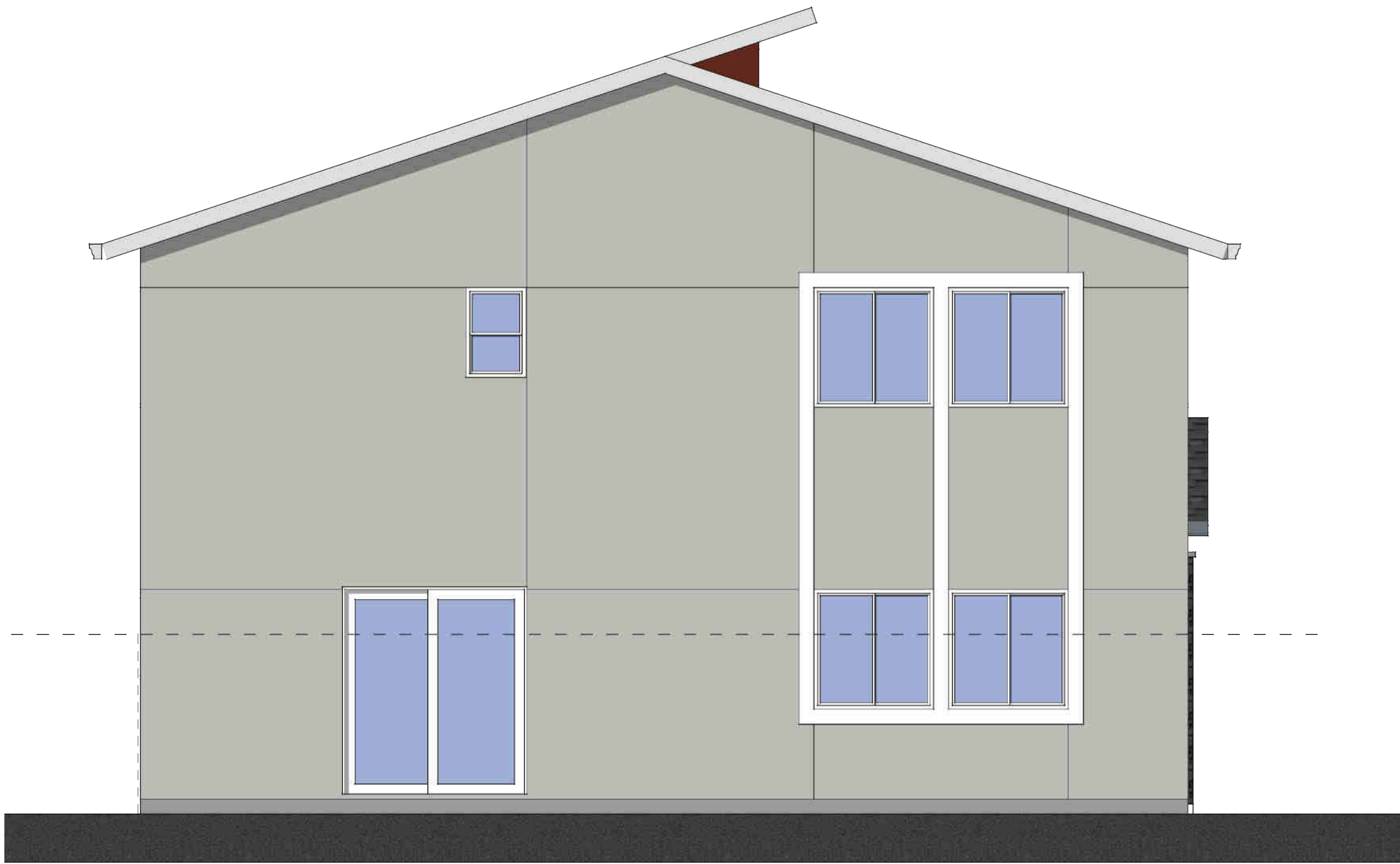
Left Elevation



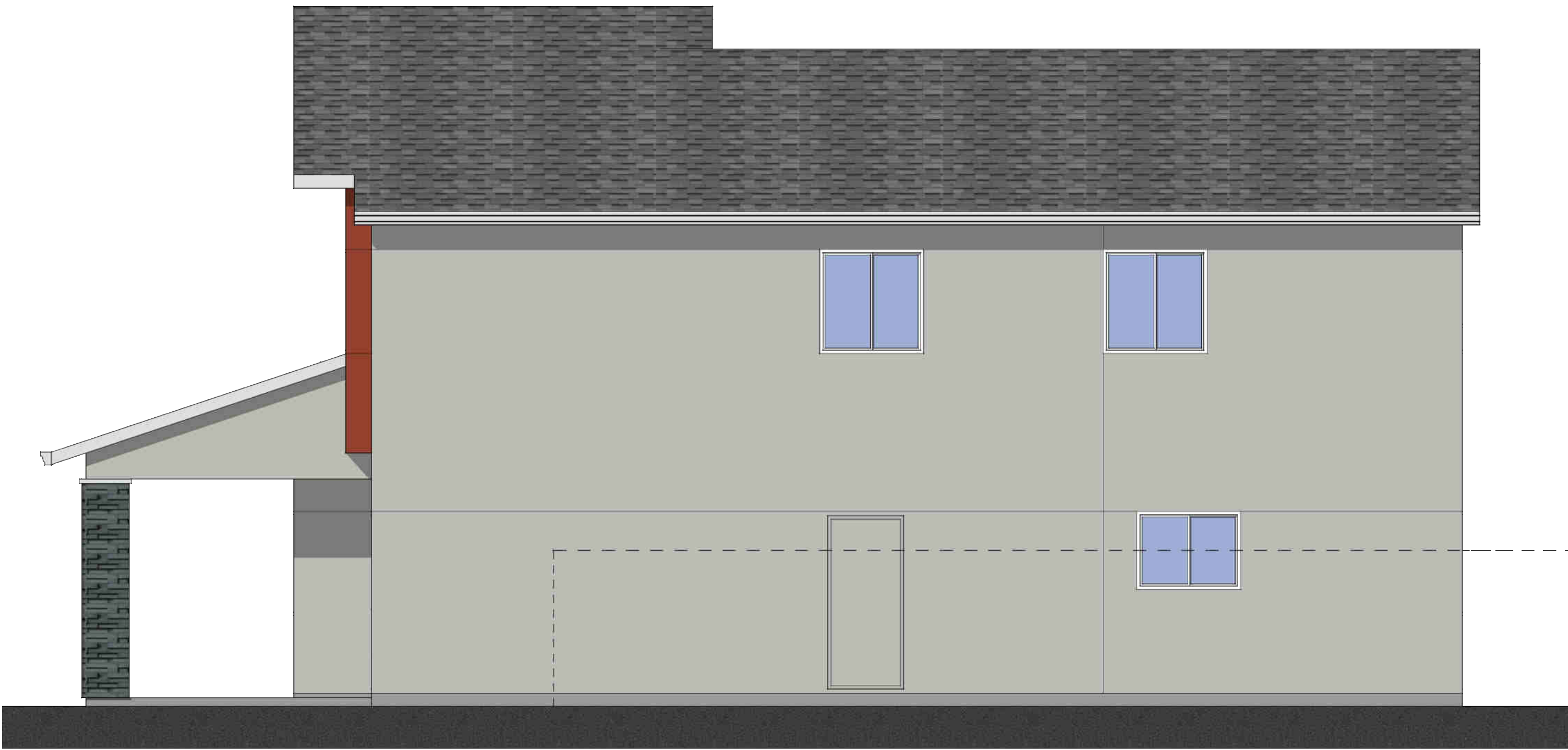
Front Elevation

Elevation J - Modern
Color Scheme #28

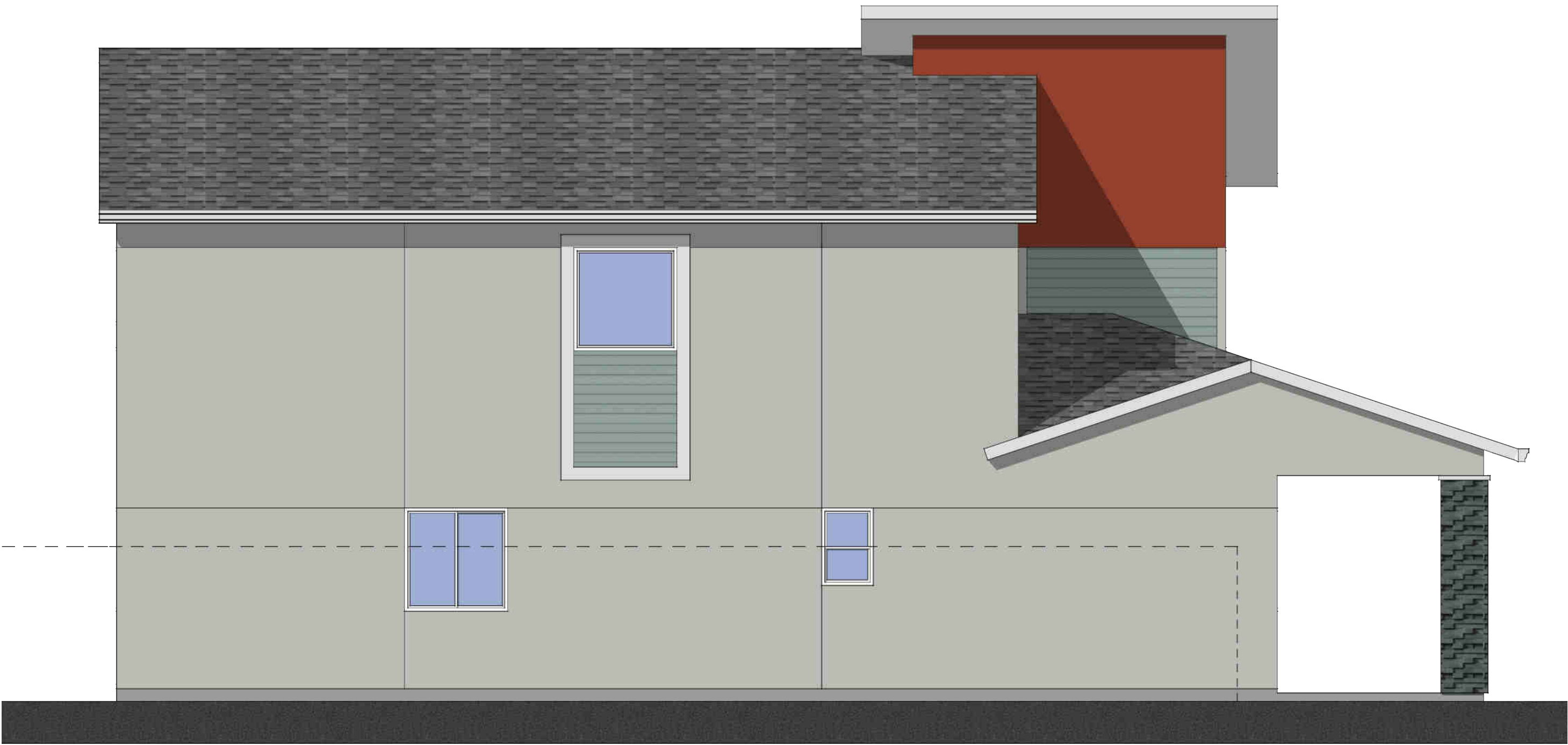
Plan 2390
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

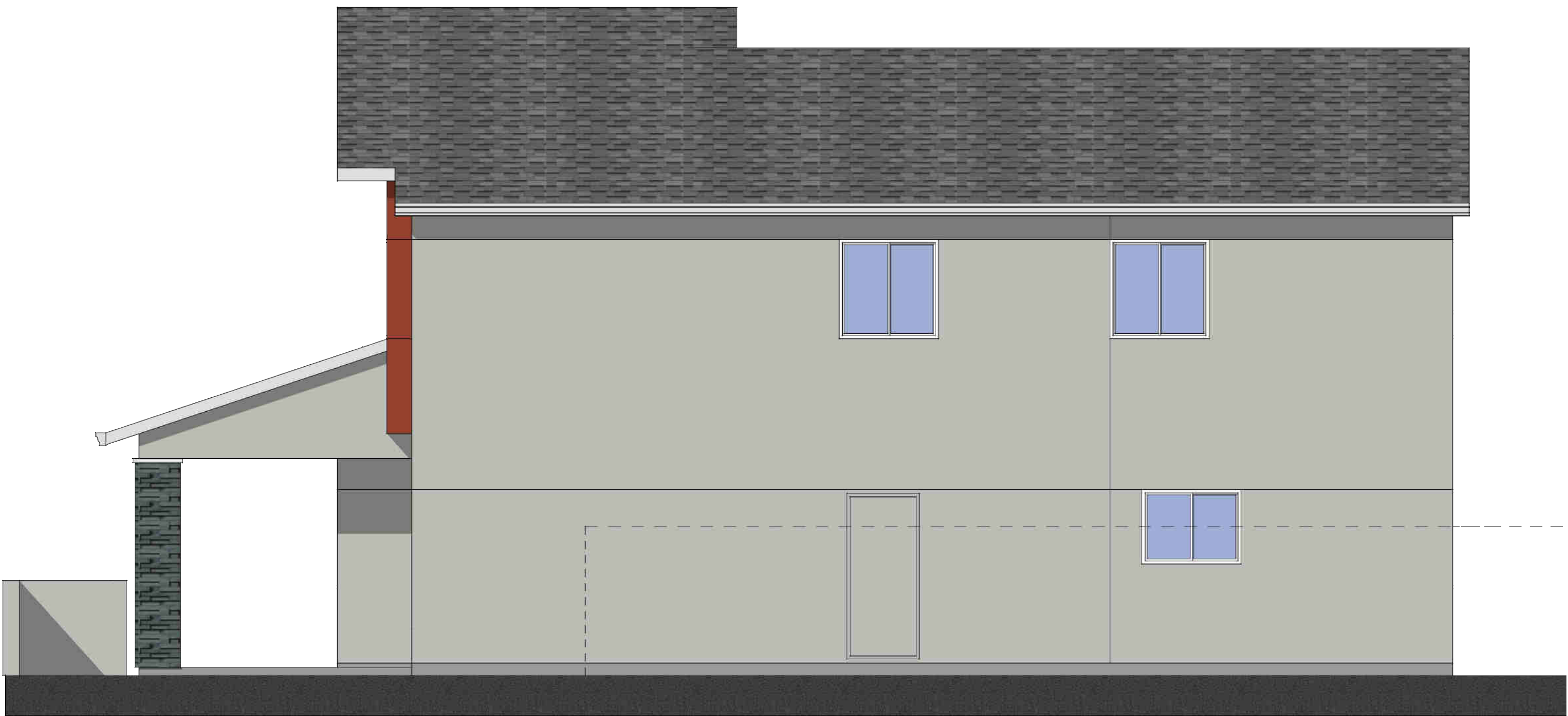
Elevation J - Modern

Color Scheme #28

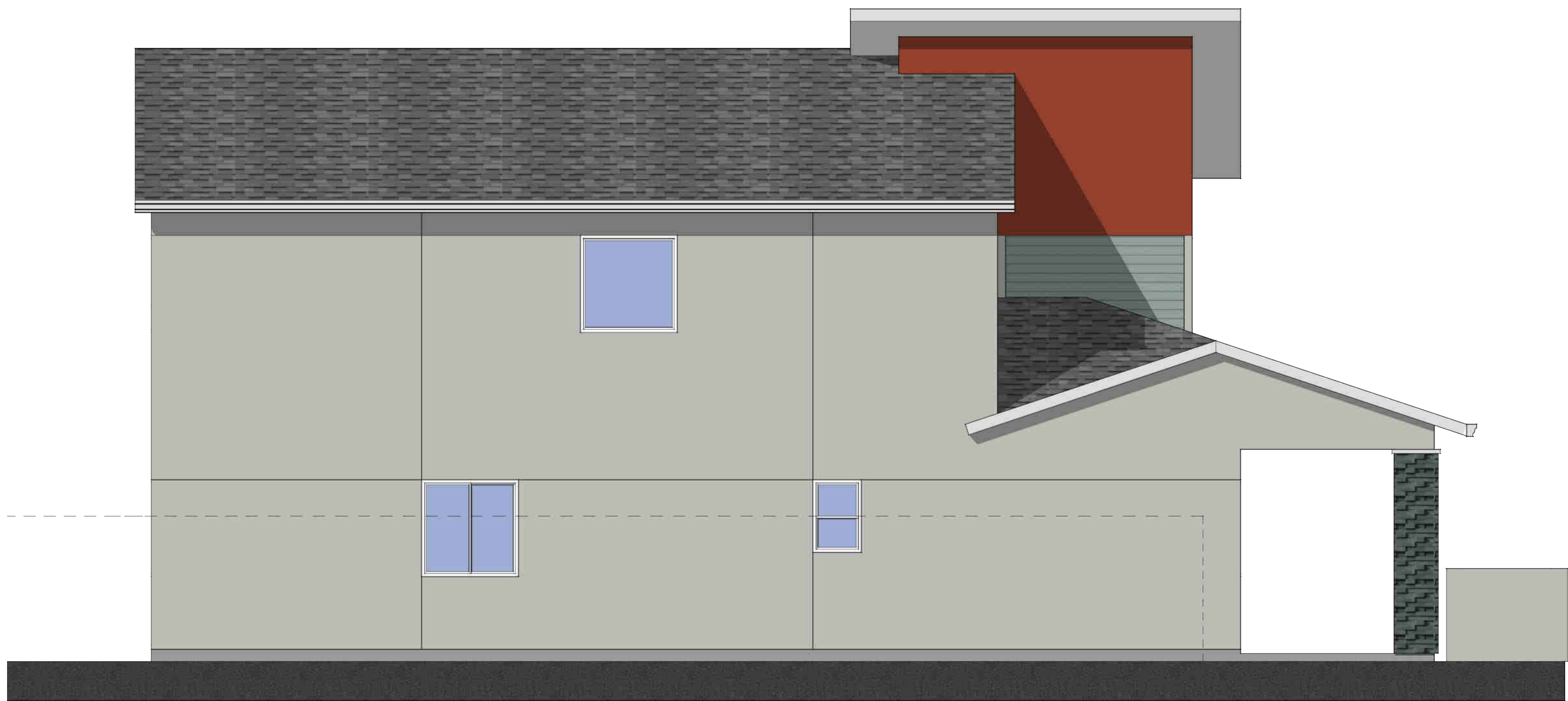
Enhanced Elevation

Plan 2390

Scale: 1/4"=1'-0"



Right Elevation



Left Elevation

(STUCCO COURTYARD WALL)
1



Front Elevation

Elevation J - Modern

Color Scheme #28

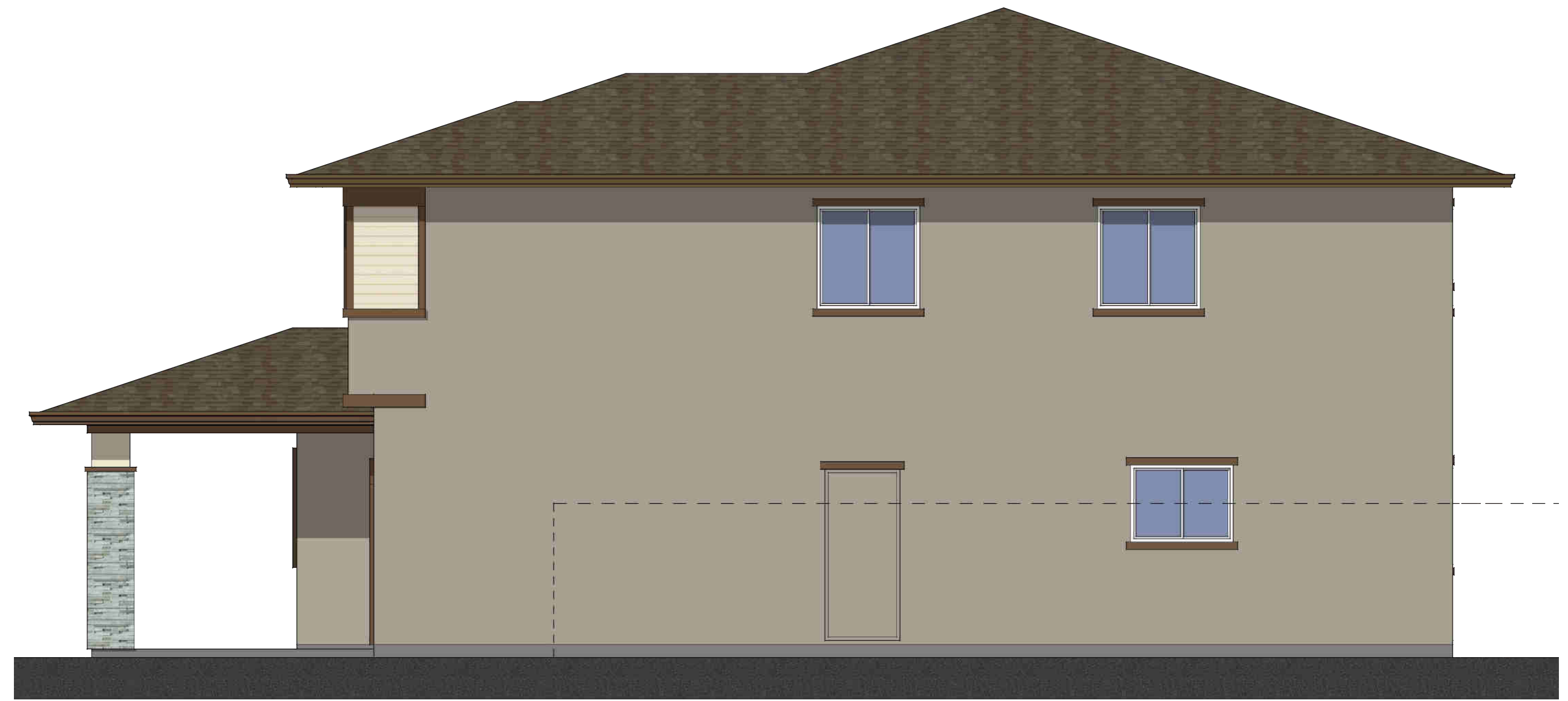
Courtyard Option

Plan 2390

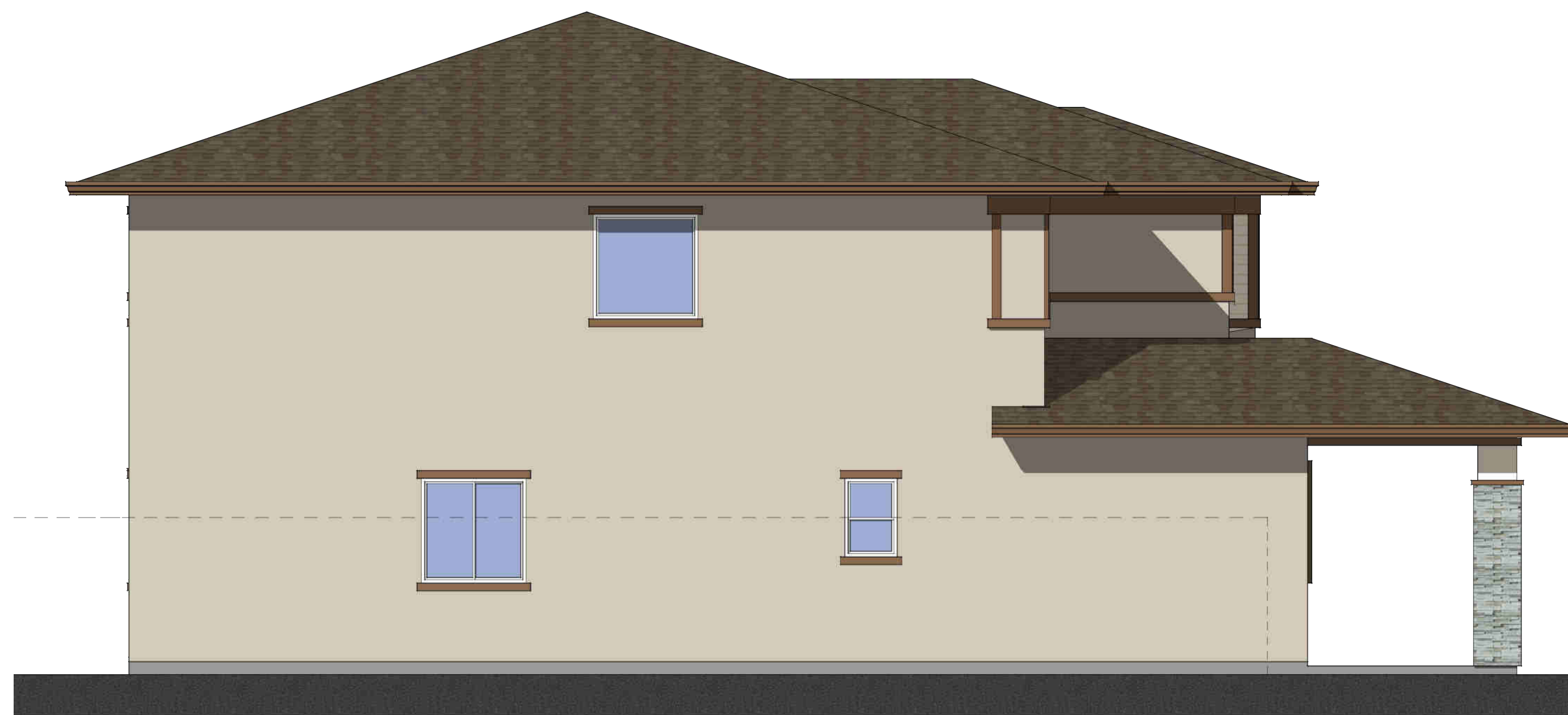
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



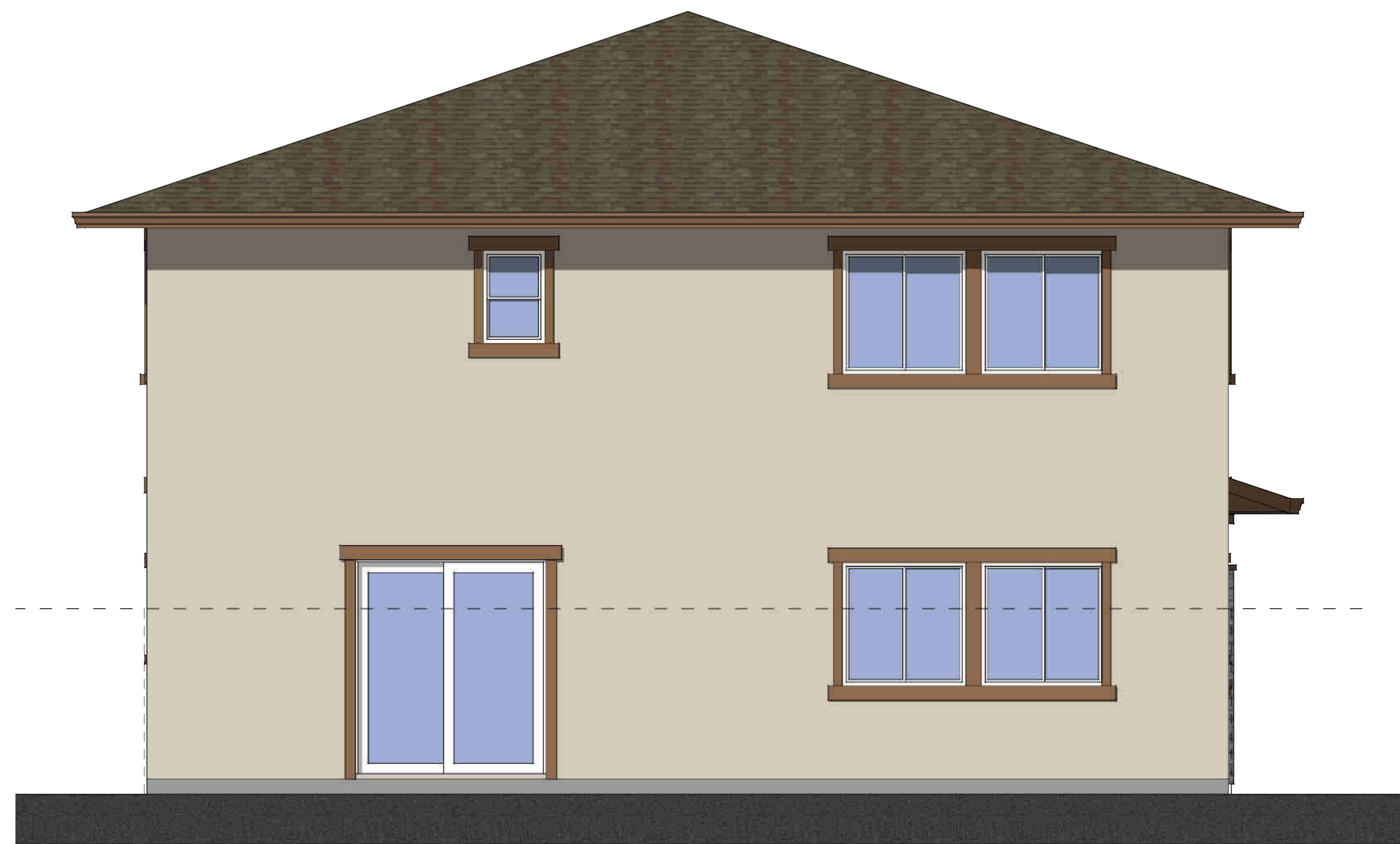
Left Elevation



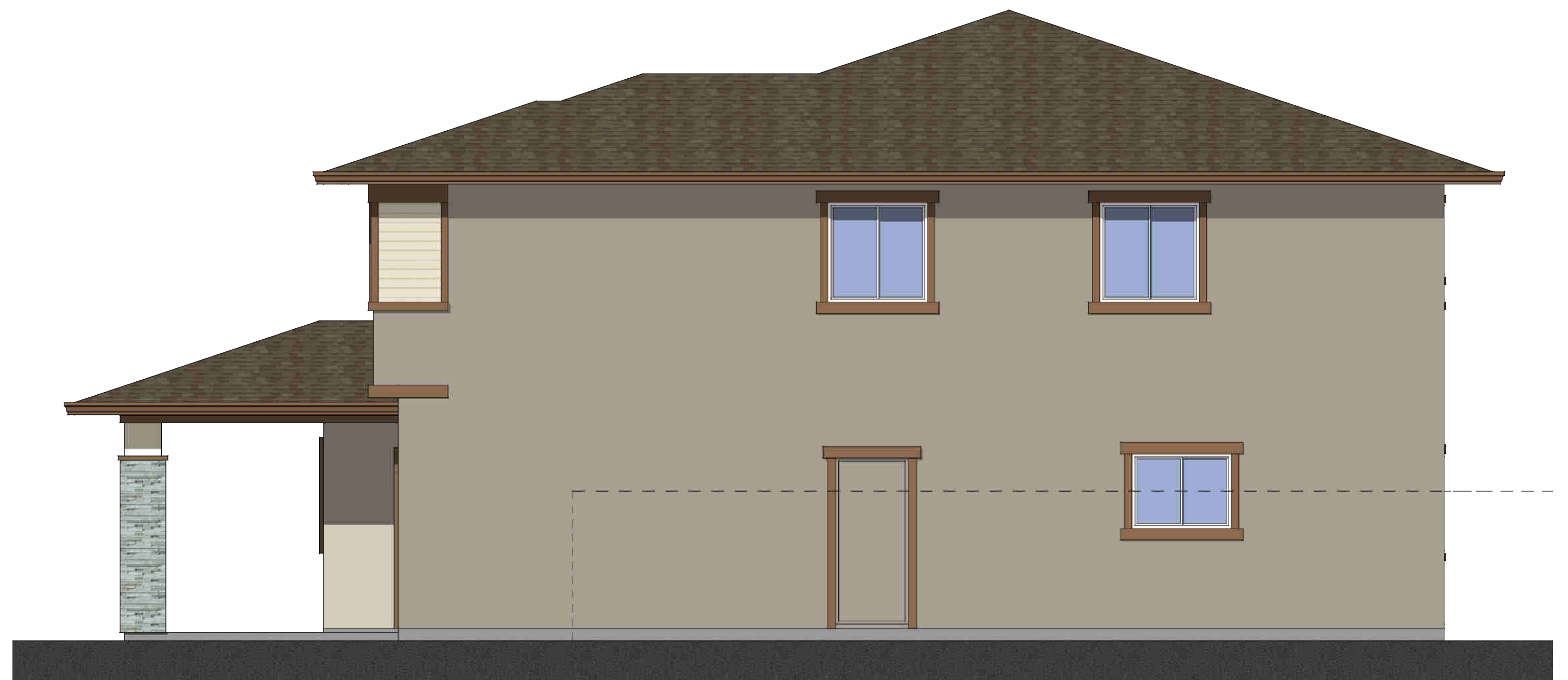
Front Elevation

Elevation K - Prairie Transitional
Color Scheme #31

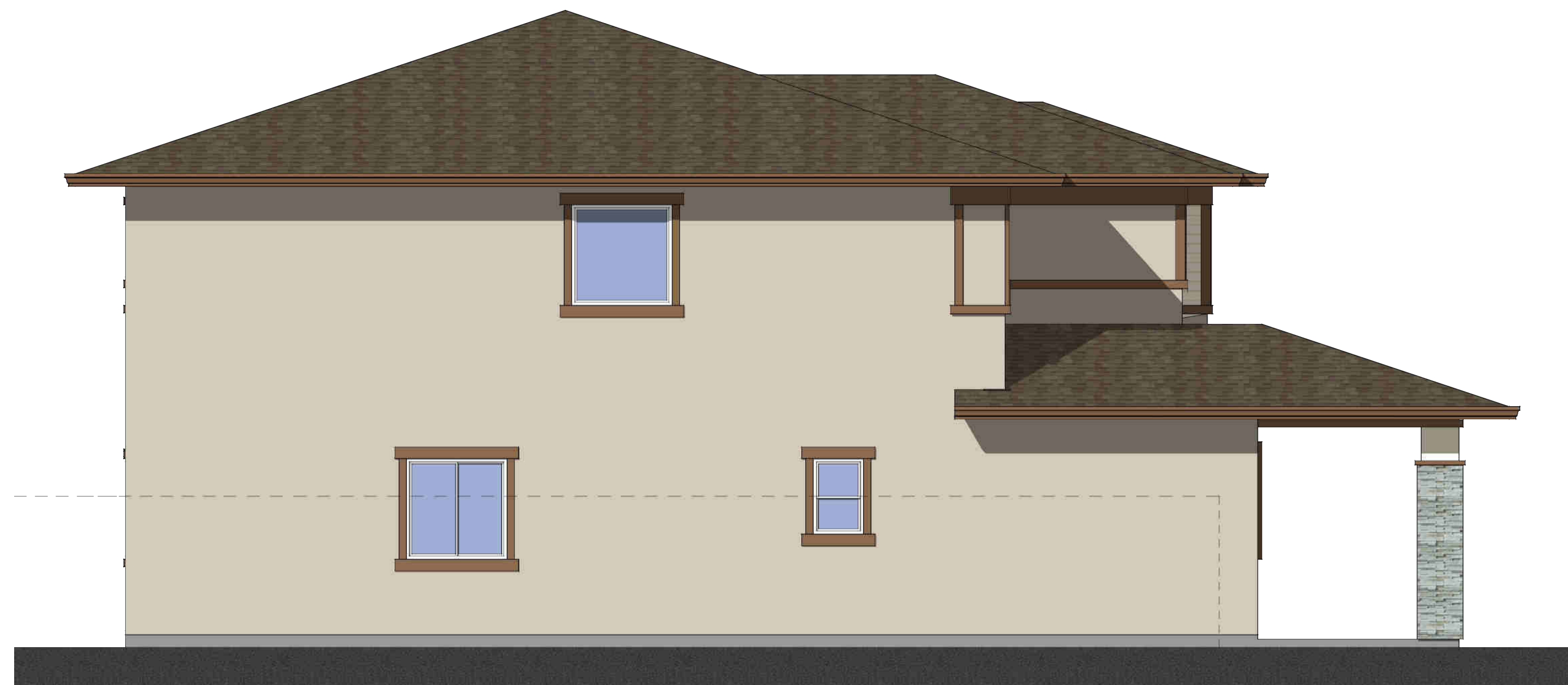
Plan 2390
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

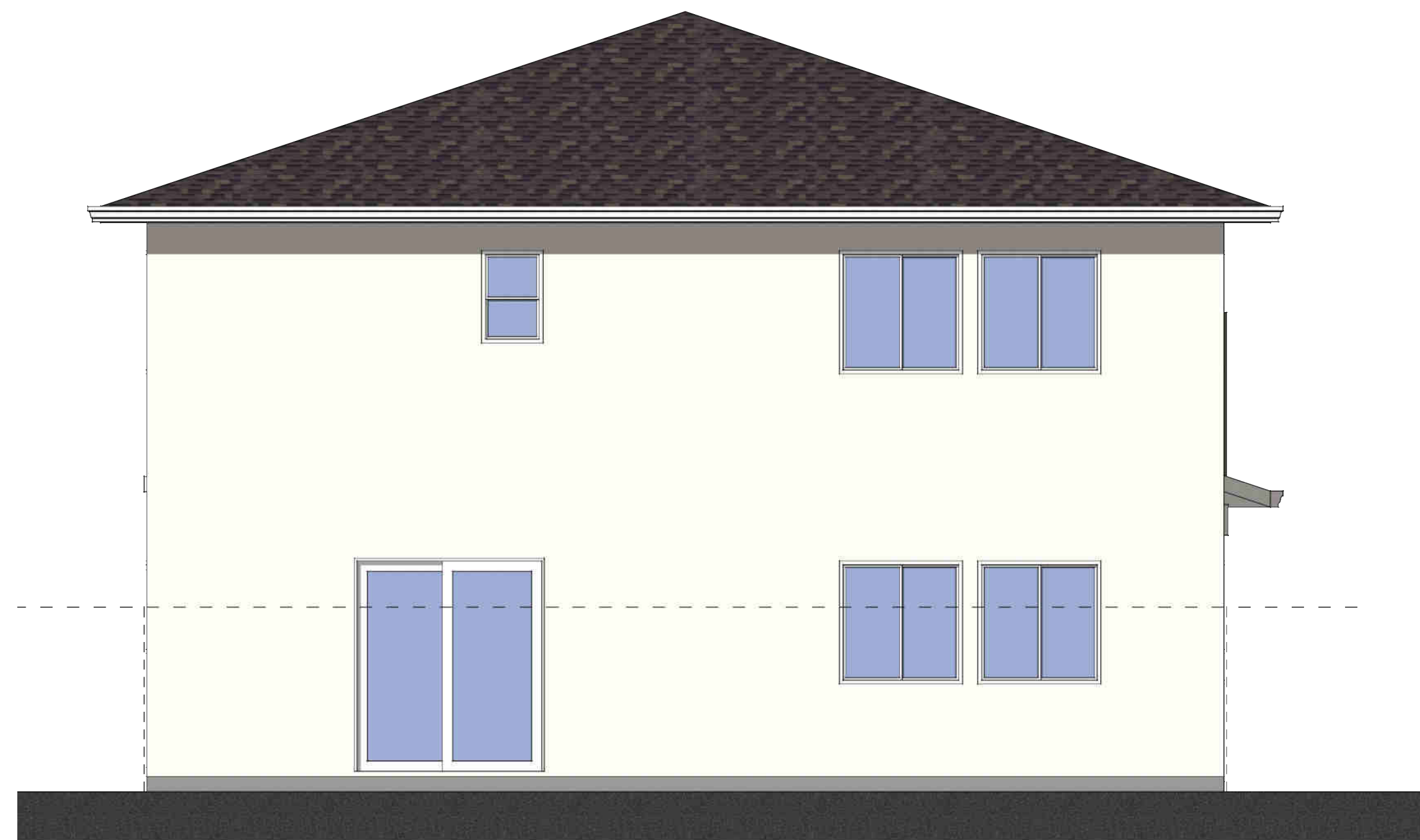
Elevation K - Prairie Transitional

Color Scheme #31

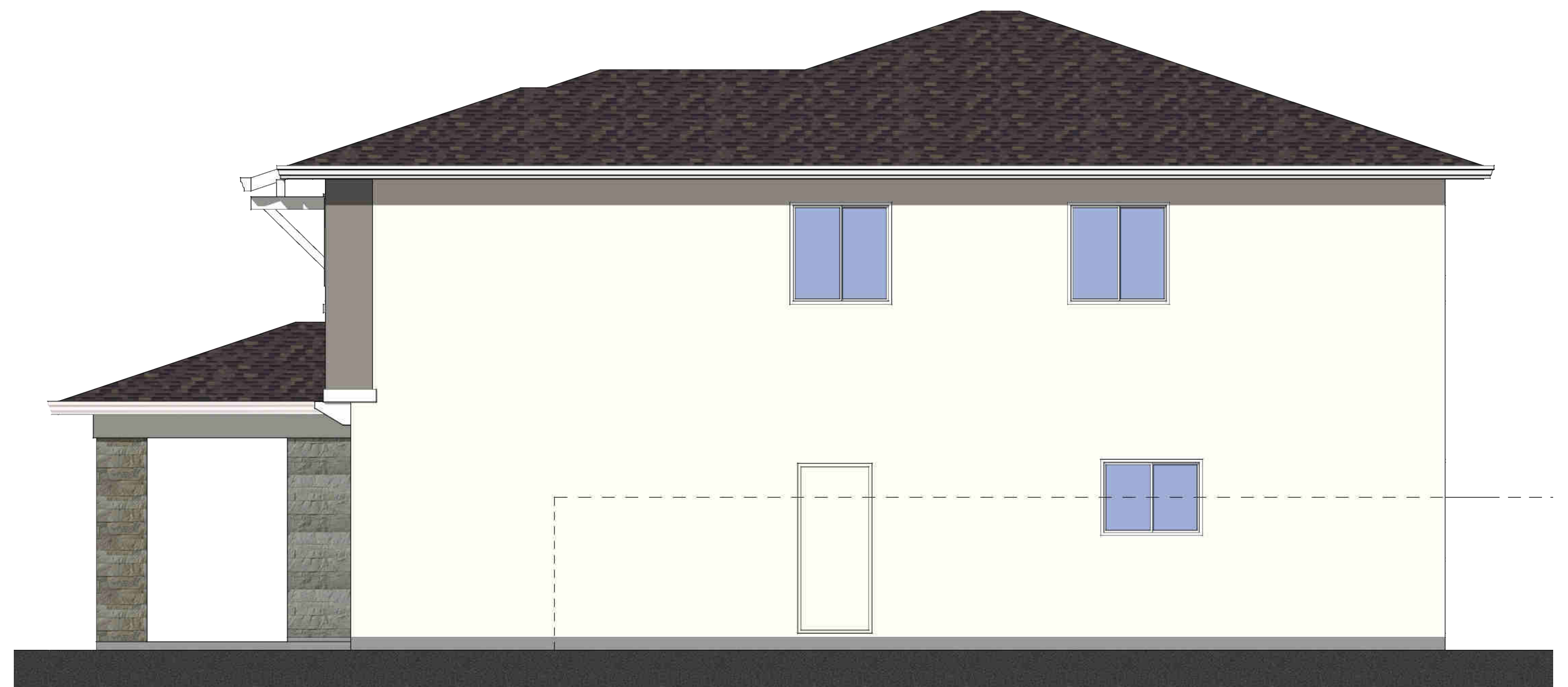
Enhanced Elevation

Plan 2390

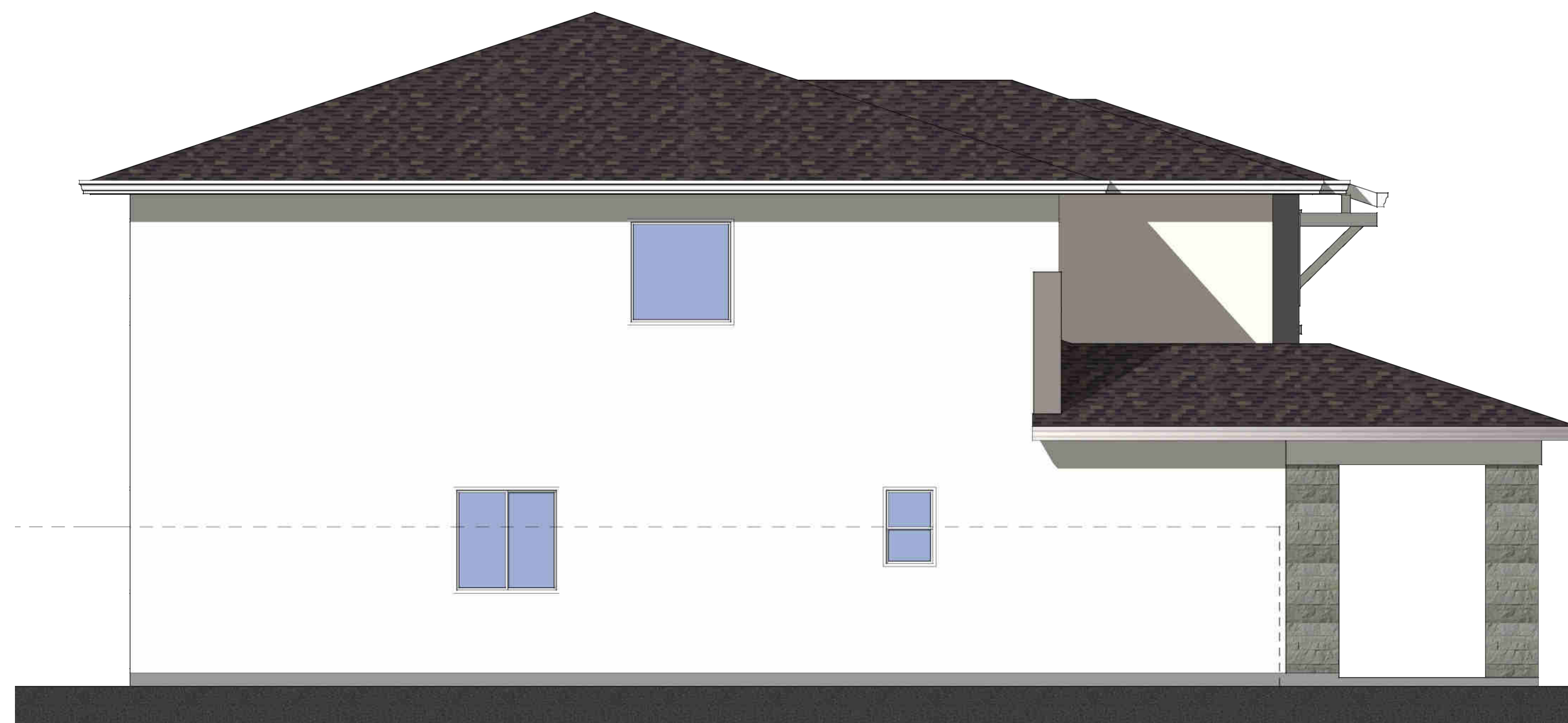
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



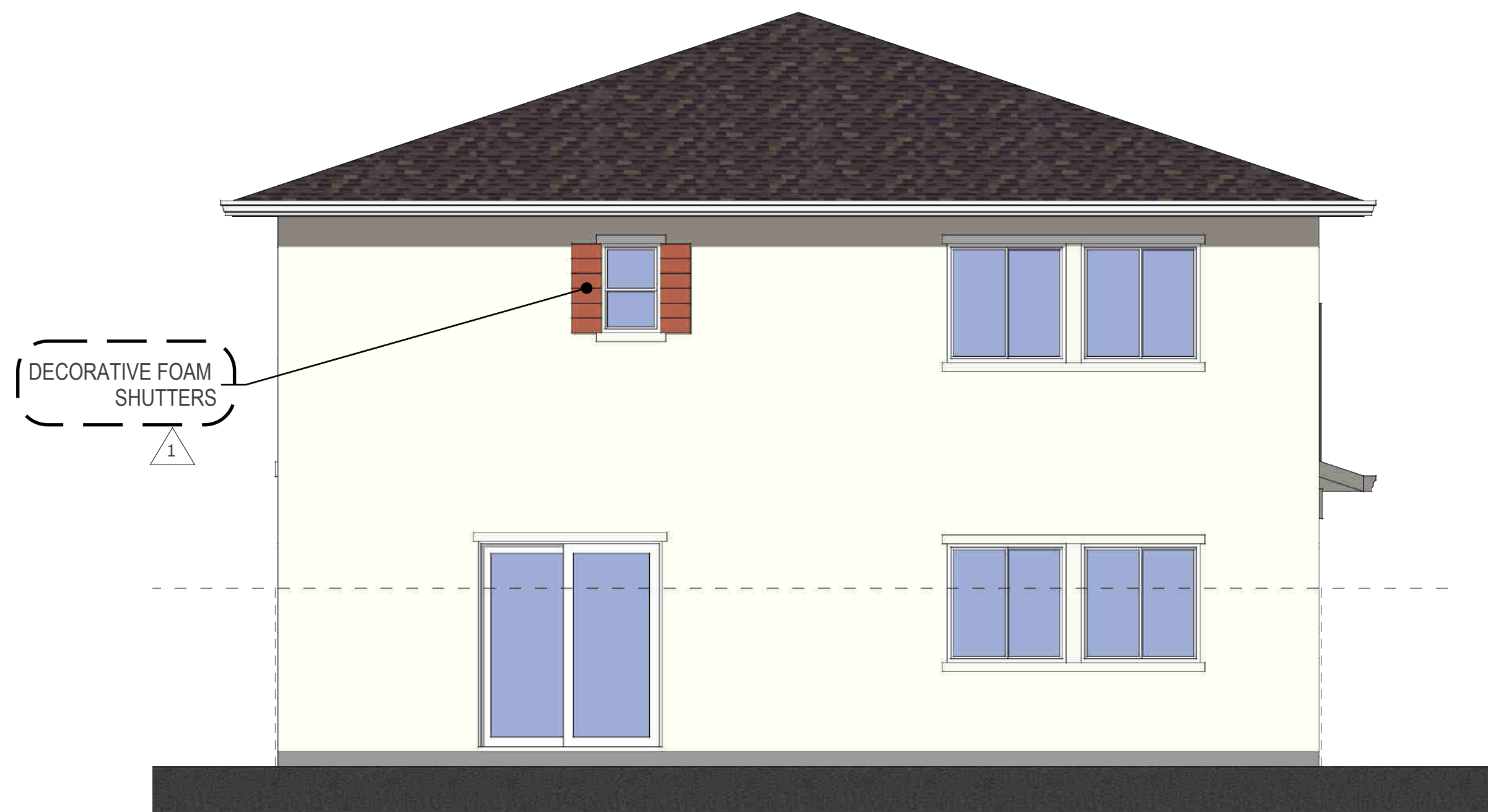
Left Elevation



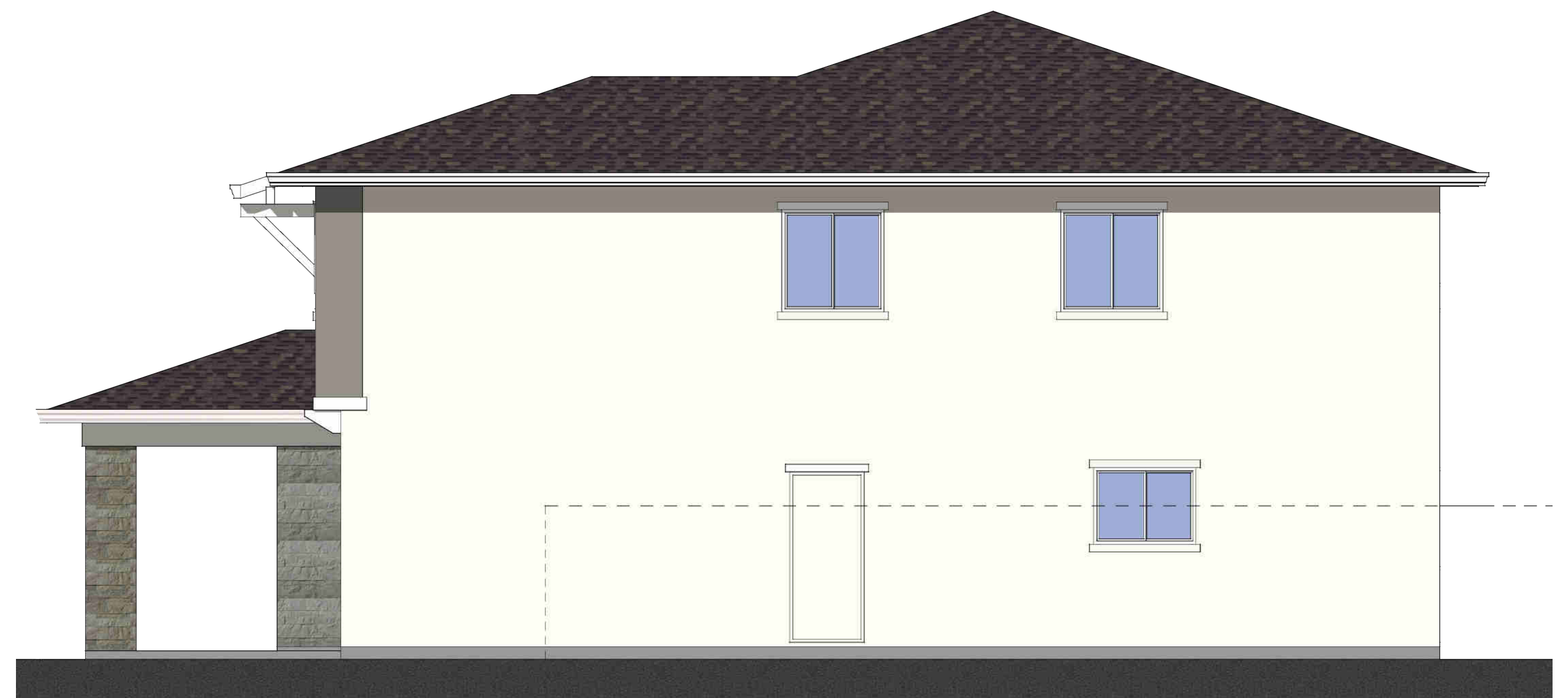
Front Elevation

Elevation L - Contemporary
Color Scheme #34

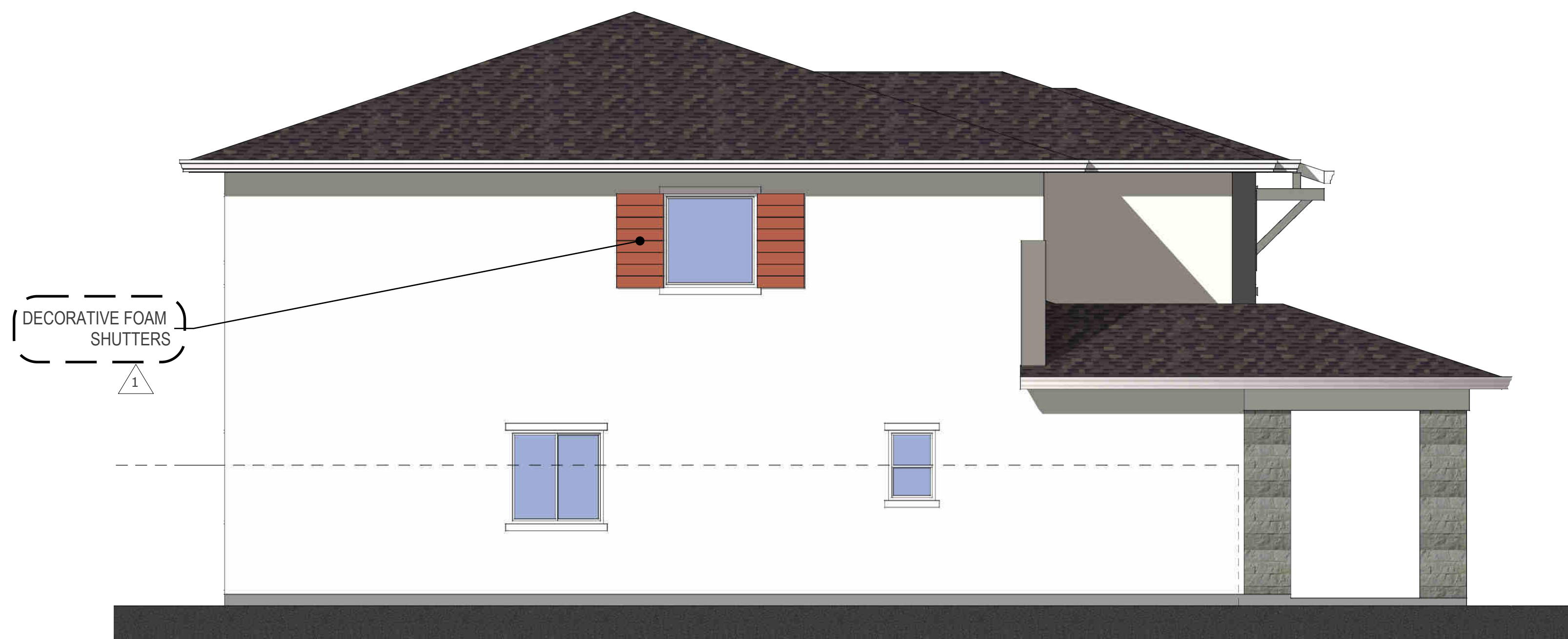
Plan 2390
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

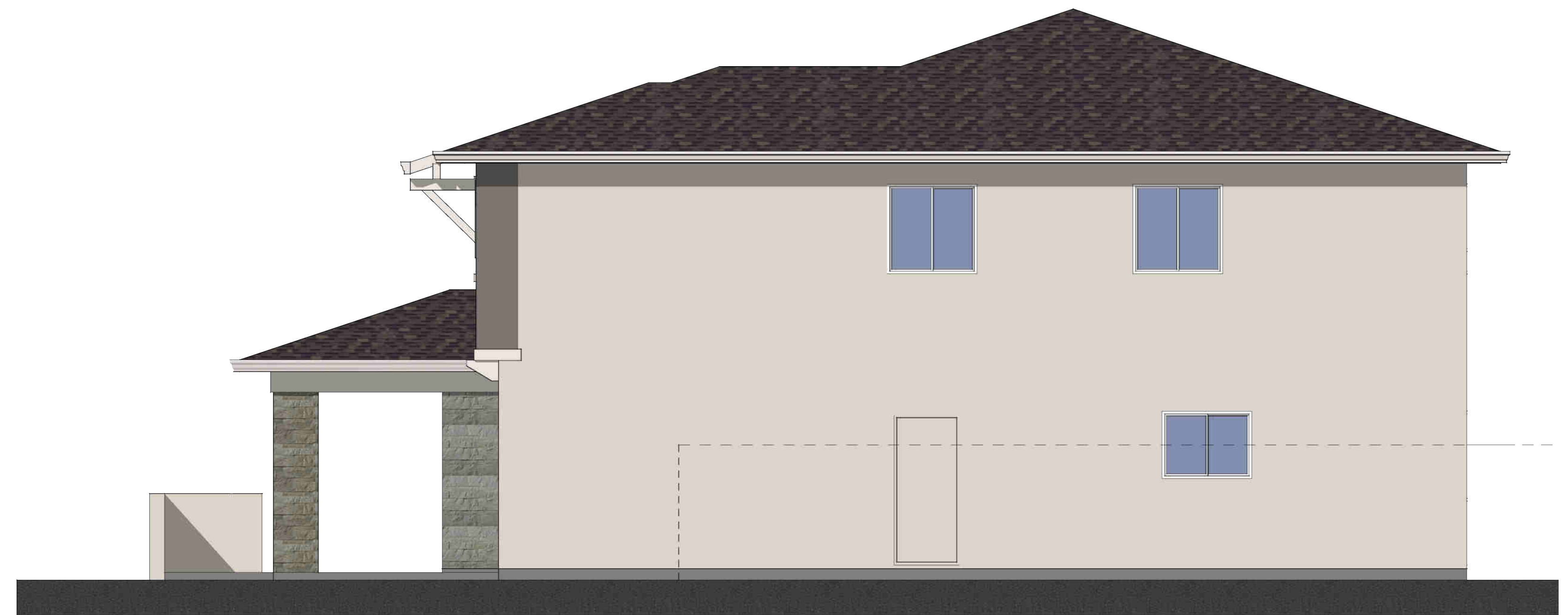
Elevation L - Contemporary

Color Scheme #34

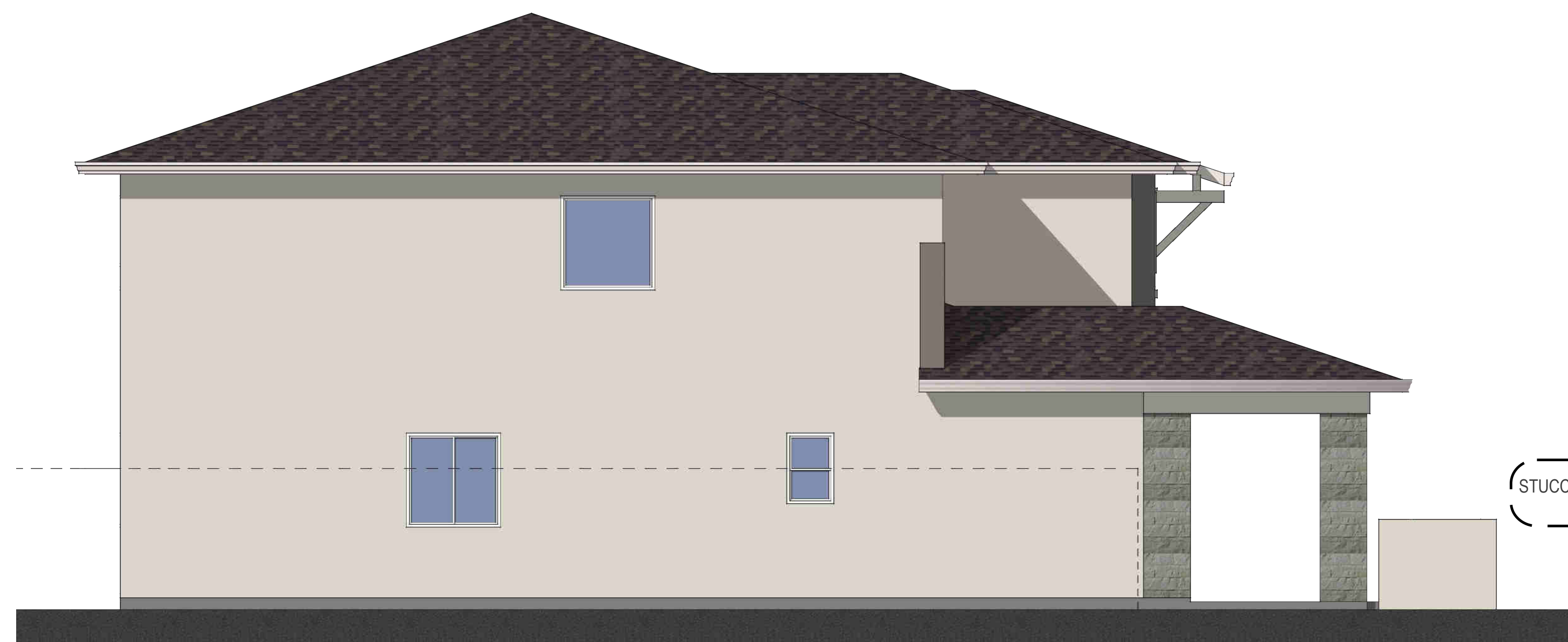
Enhanced Elevation

Plan 2390

Scale: 1/4"=1'-0"



Right Elevation



Left Elevation

STUCCO COURTYARD
WALL
1



Front Elevation

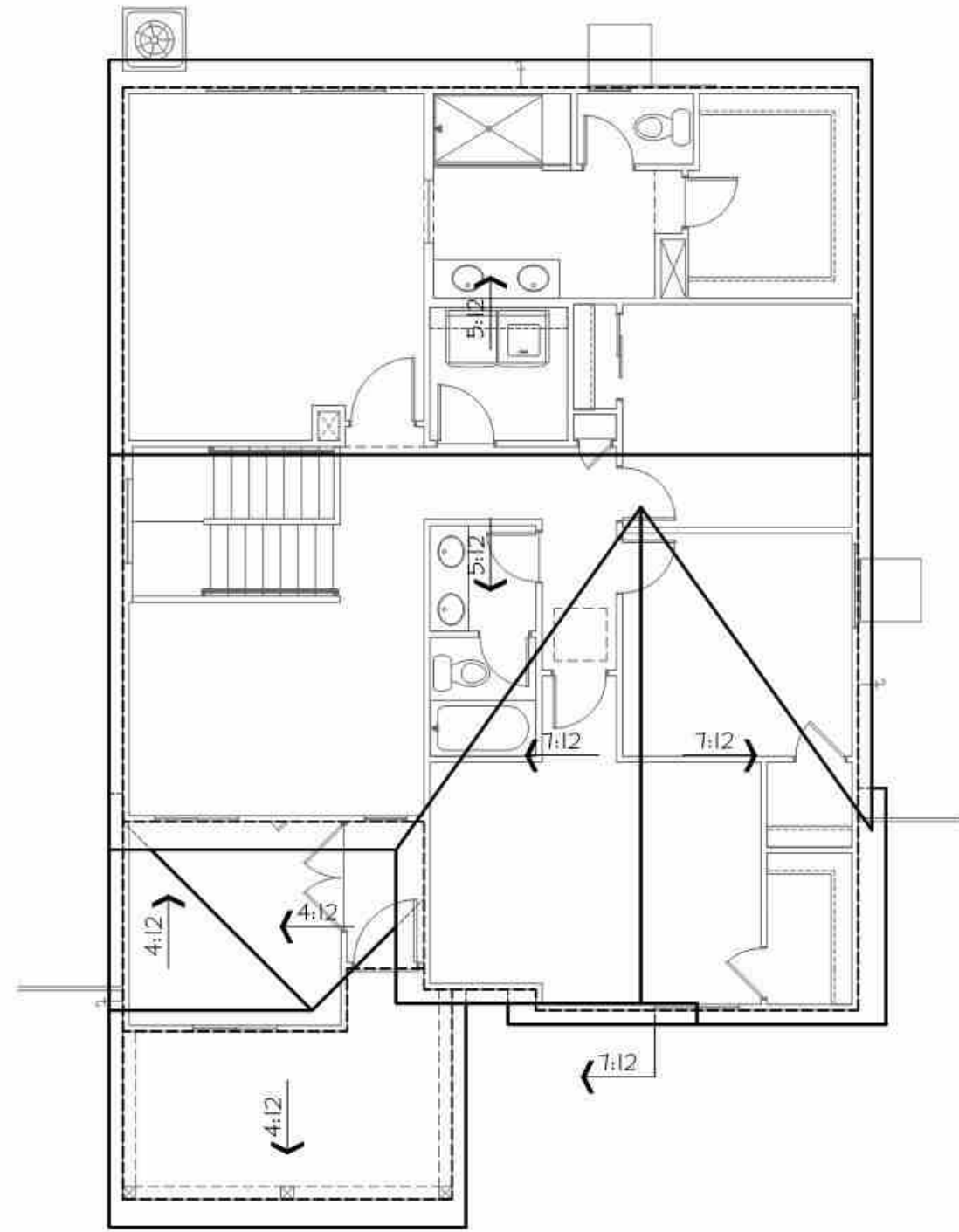
Elevation L - Contemporary

Color Scheme #34

Courtyard Option

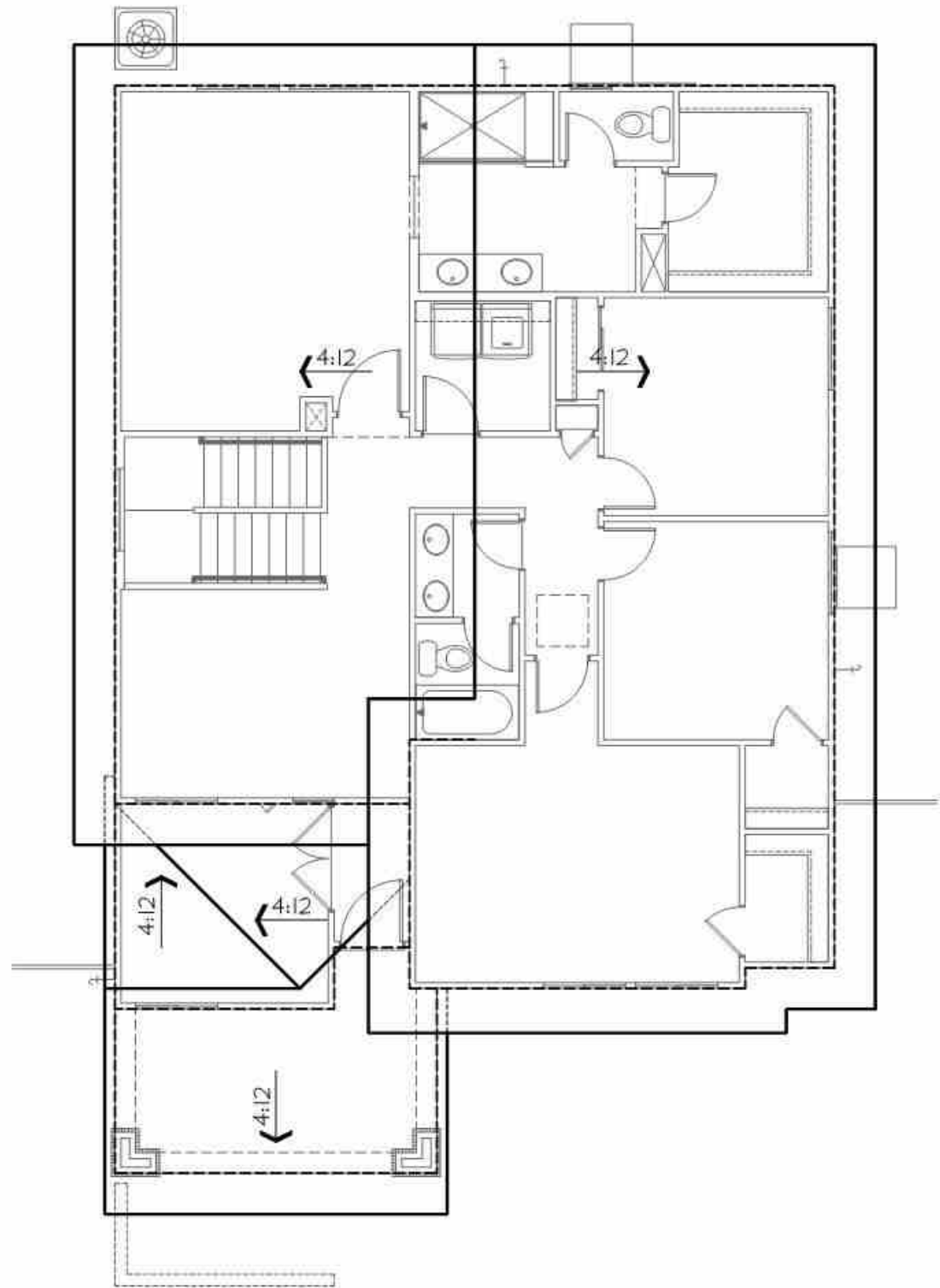
Plan 2390

Scale: 1/4"=1'-0"



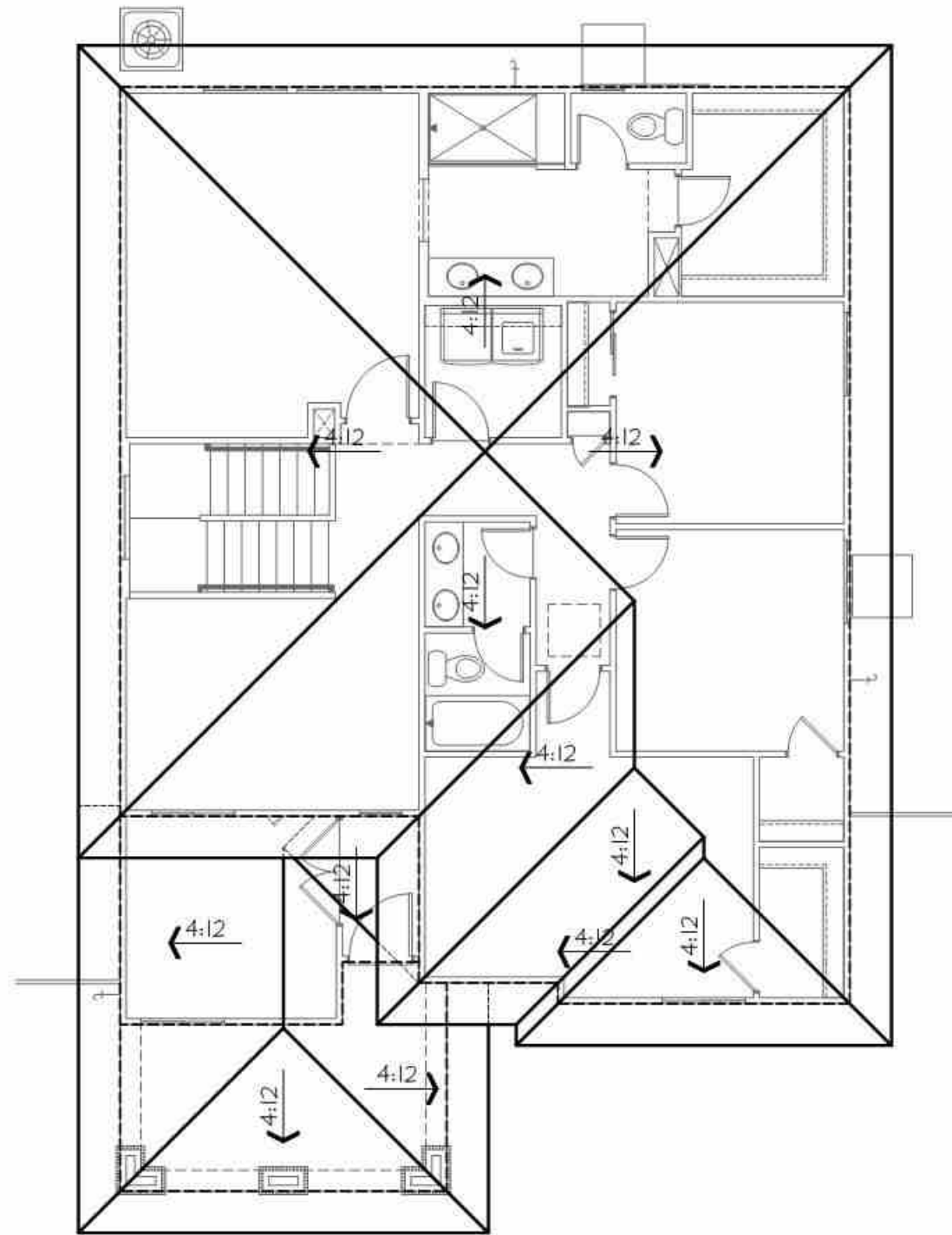
Elevation "I"
Farmhouse Transitional
Roof Plan

SCALE: 1/8"=1'-0"



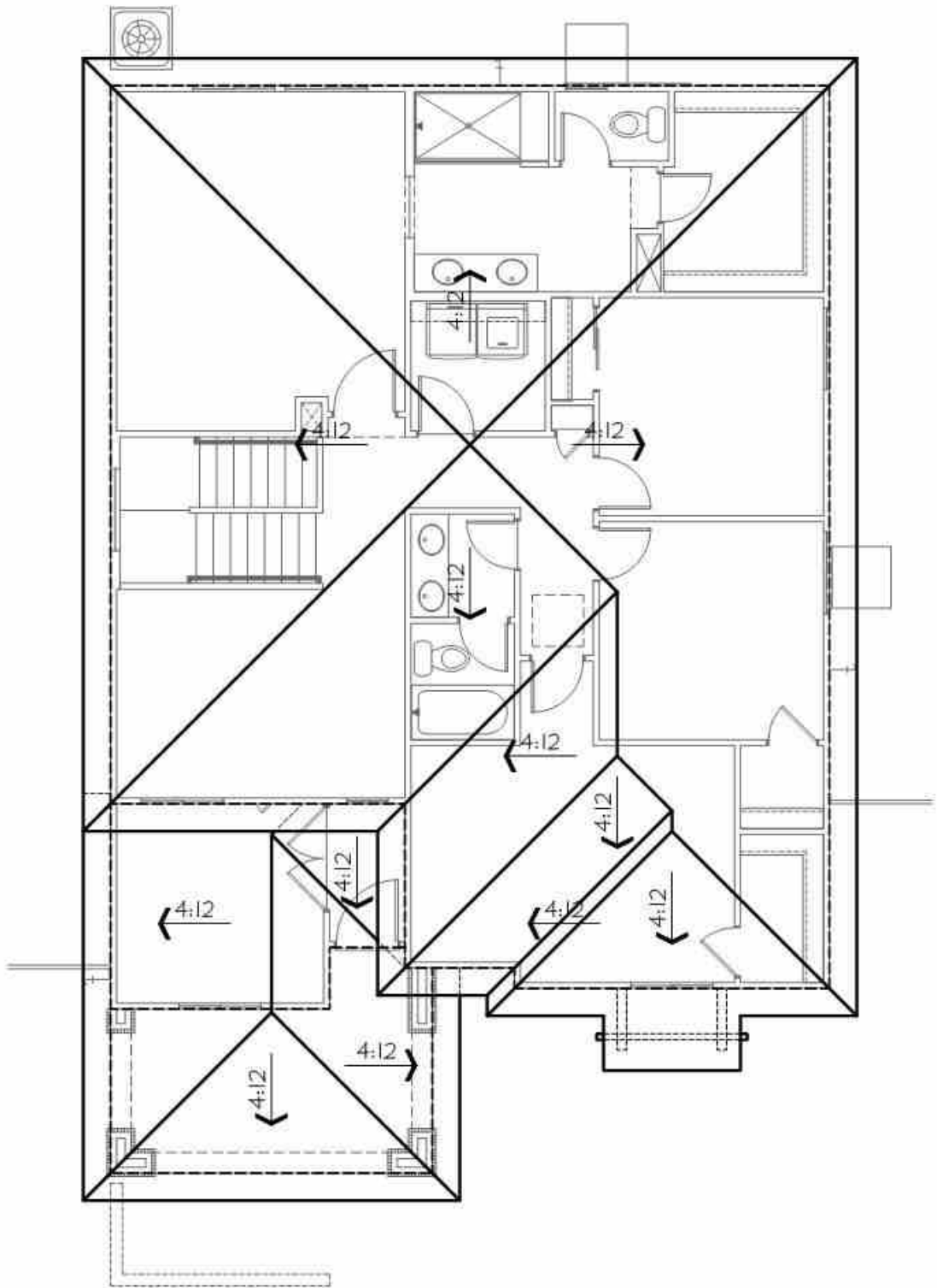
Elevation "J"
Modern
Roof Plan

SCALE: 1/8"=1'-0"



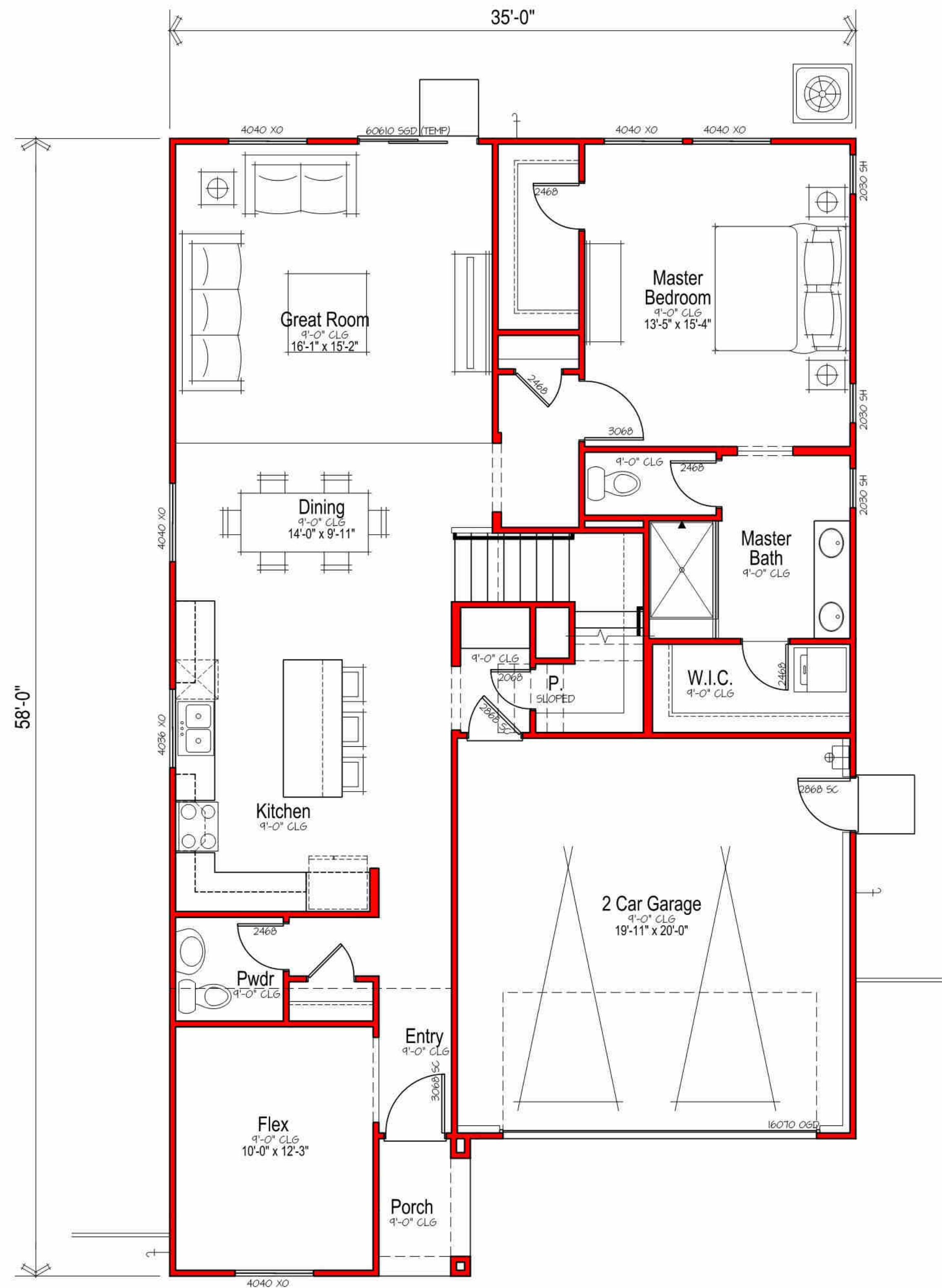
Elevation "K"
Prairie Transitional
Roof Plan

SCALE: 1/8"=1'-0"



Elevation "L"
Contemporary
Roof Plan

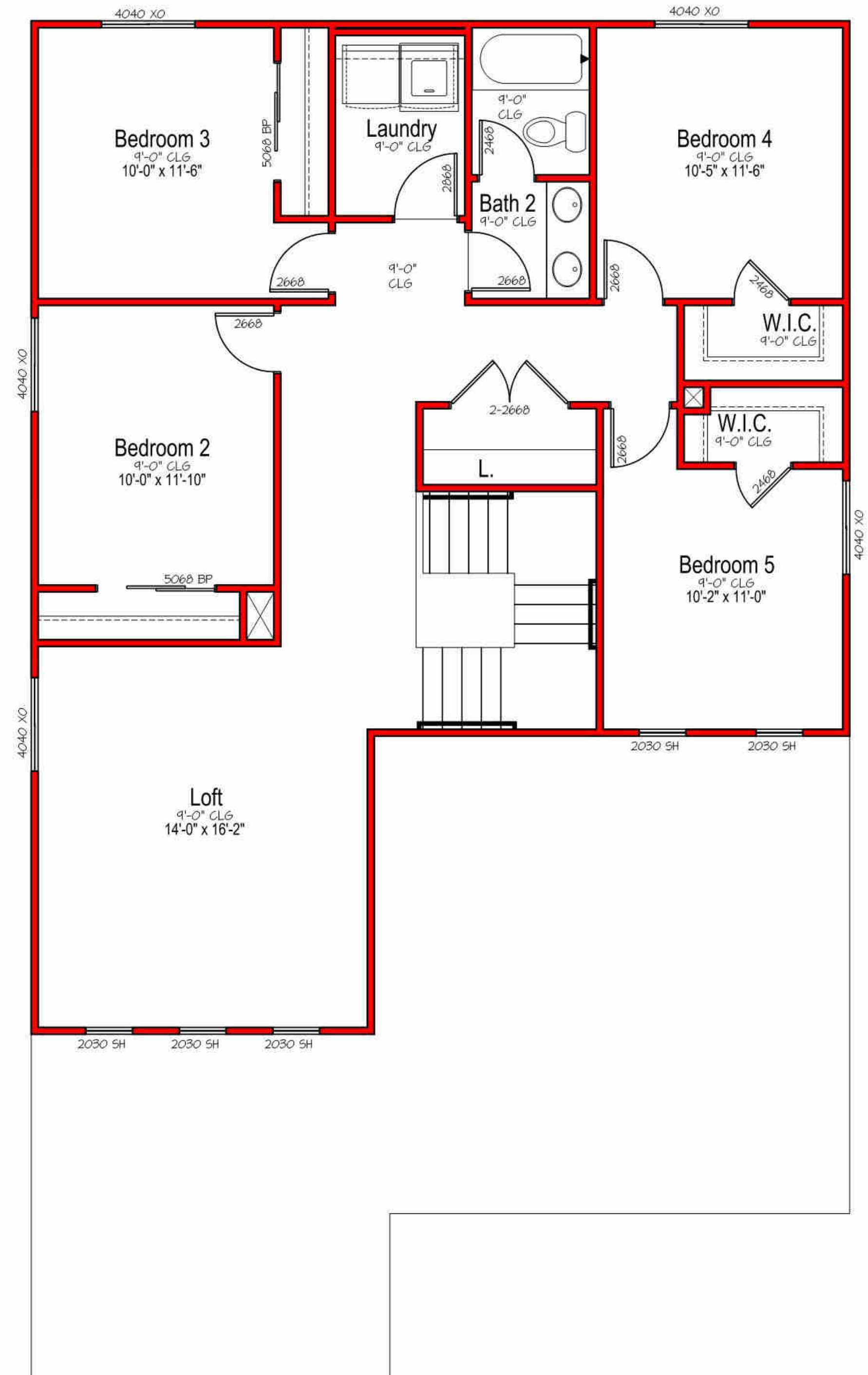
SCALE: 1/8"=1'-0"



Main Floor Plan

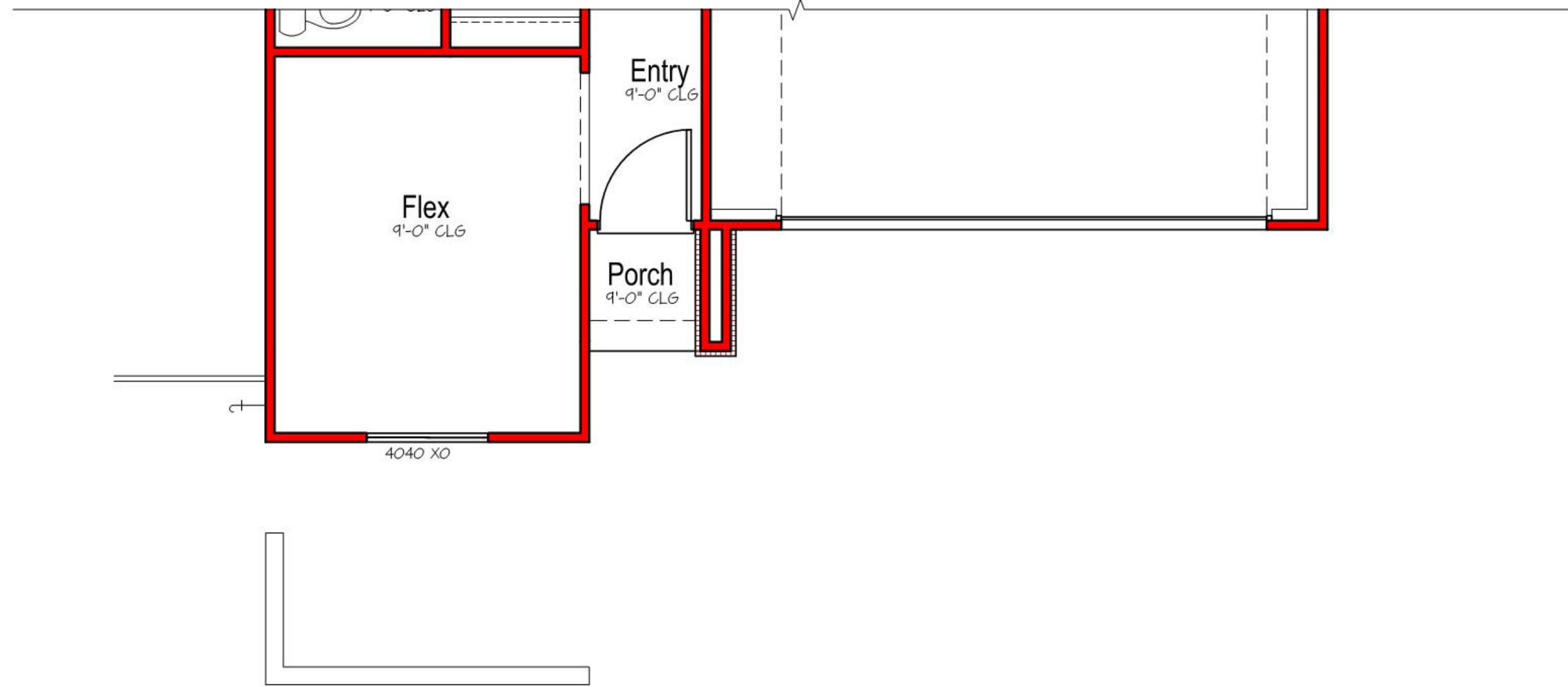
SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

SQUARE FOOTAGES				
MAIN FLOOR LIVING	1445	1445	1445	1445
UPPER FLOOR LIVING	1180	1180	1180	1180
TOTAL LIVING	2625	2625	2625	2625
GARAGE	415	415	415	415
PORCH	33	42	23	19



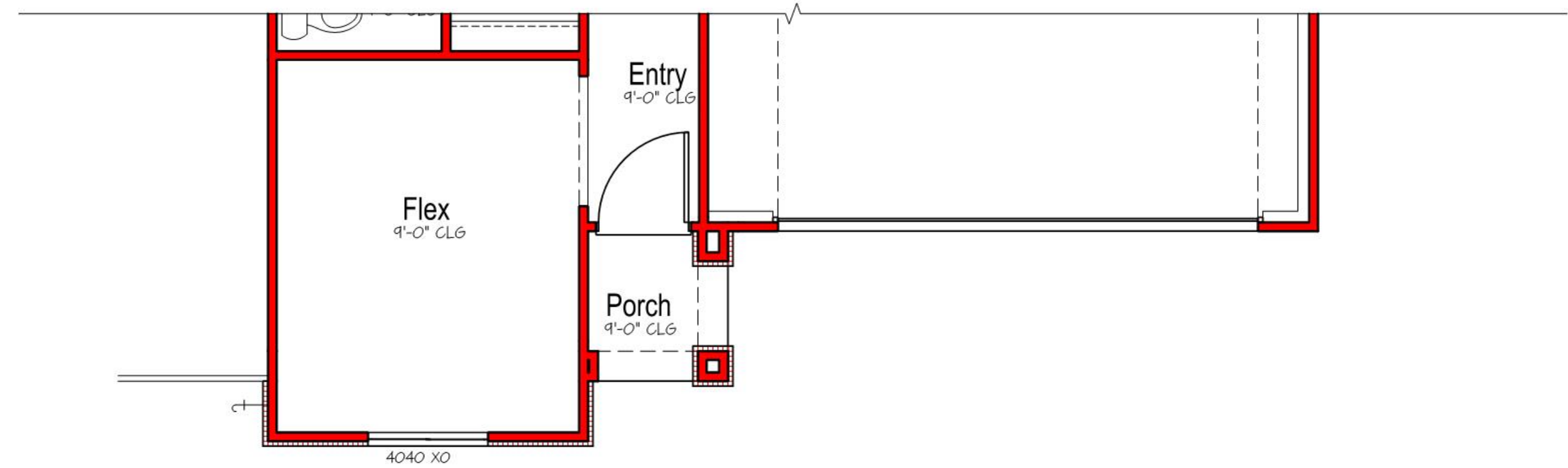
Plan 2622

Scale: 1/4"=1'-0"



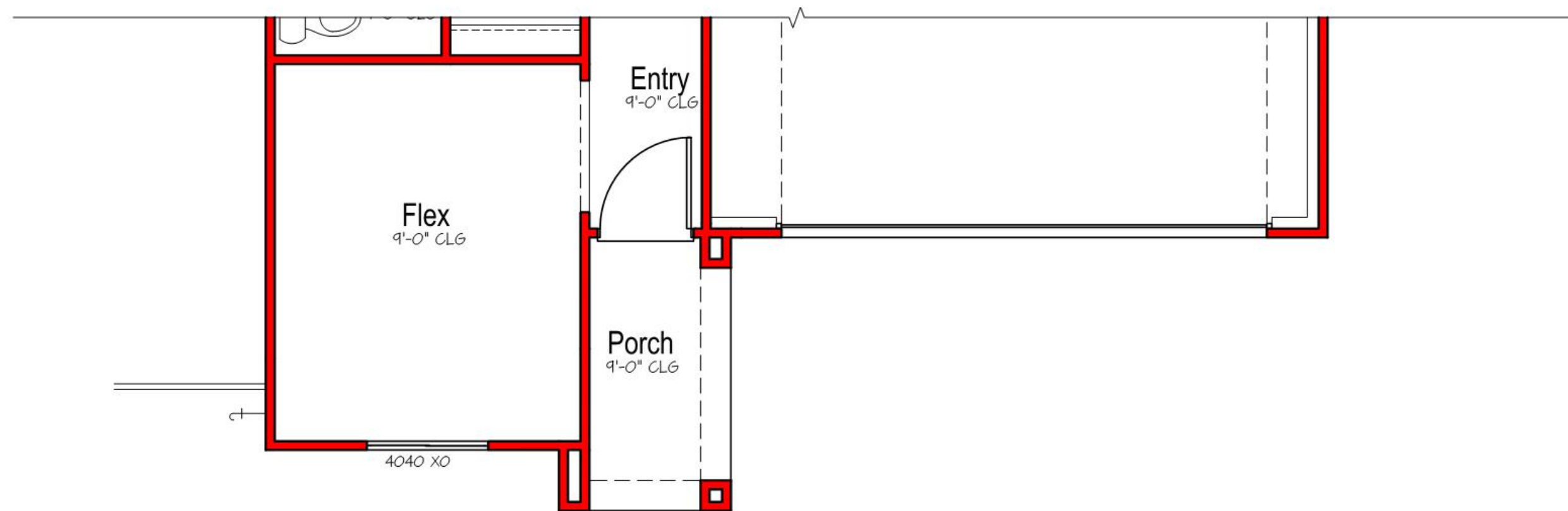
Elevation - L
Partial Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation - K
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

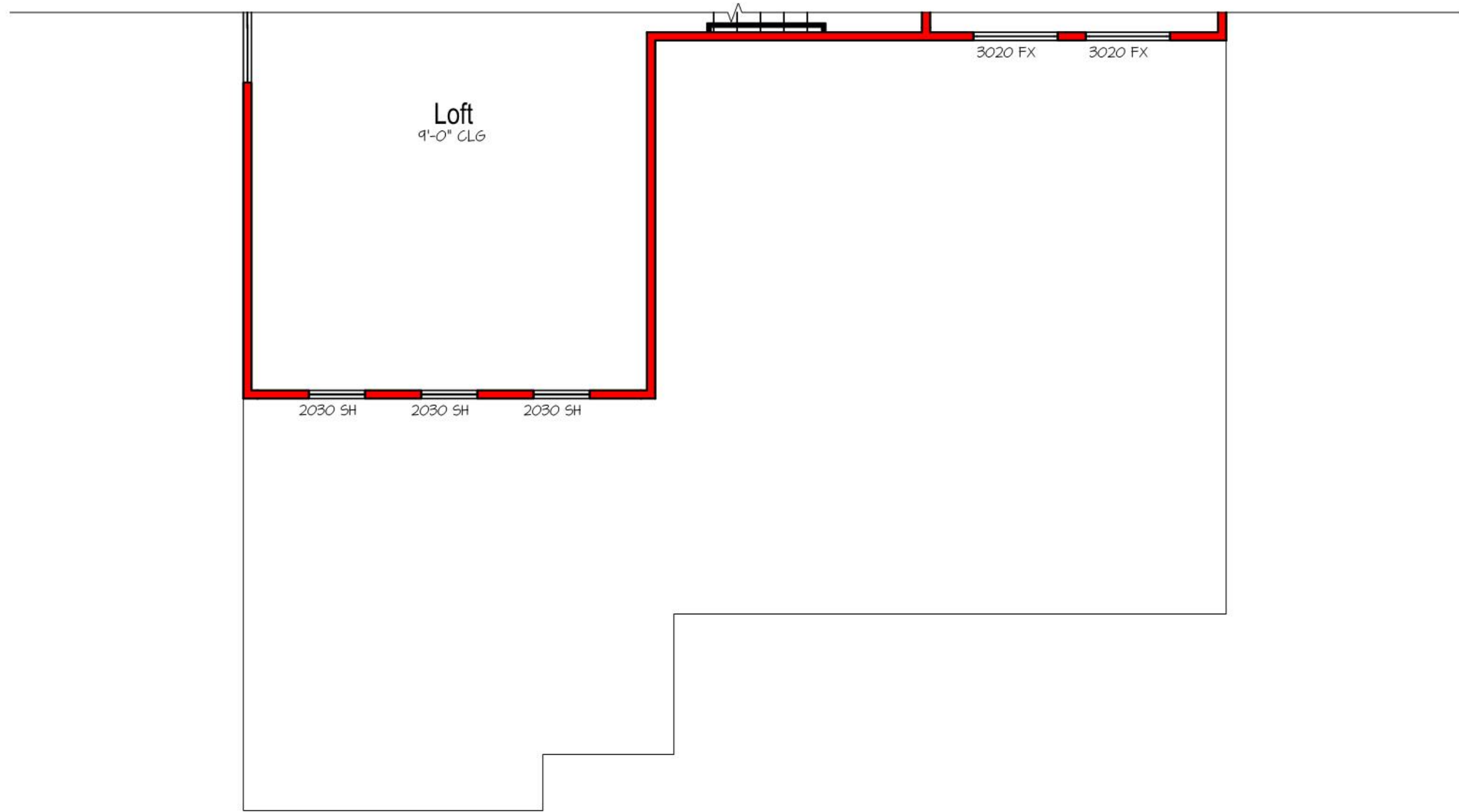


Elevation - J
Partial Main Floor Plan

SCALE: 1/4"=1'-0"

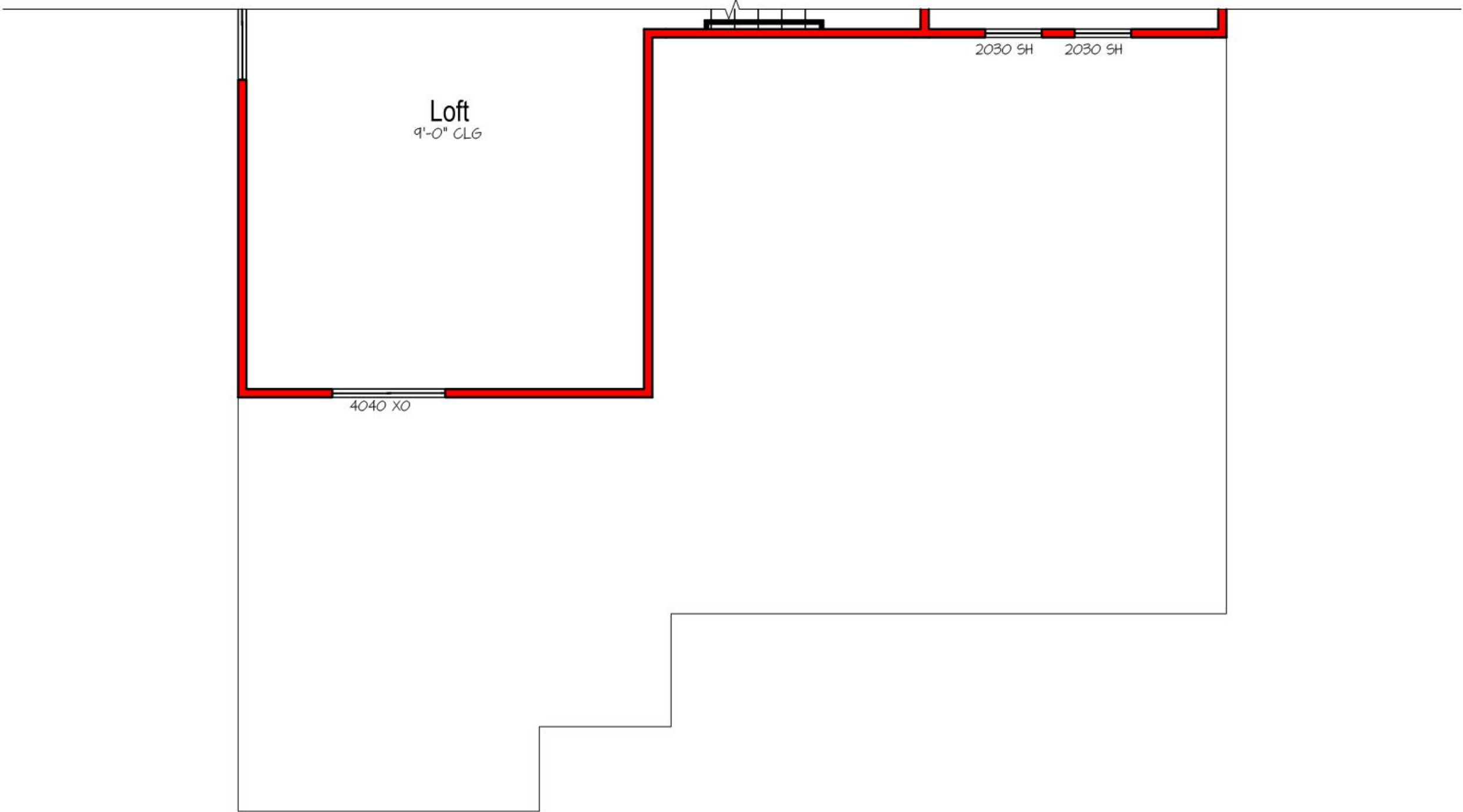
Plan 2622

Scale: 1/4"=1'-0"



Elevation - K
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - L
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation - J
Partial Upper Floor Plan

SCALE: 1/4"=1'-0"



Elevation I - Farmhouse Transitional
Color Scheme #26



Elevation J - Modern
Color Scheme #29



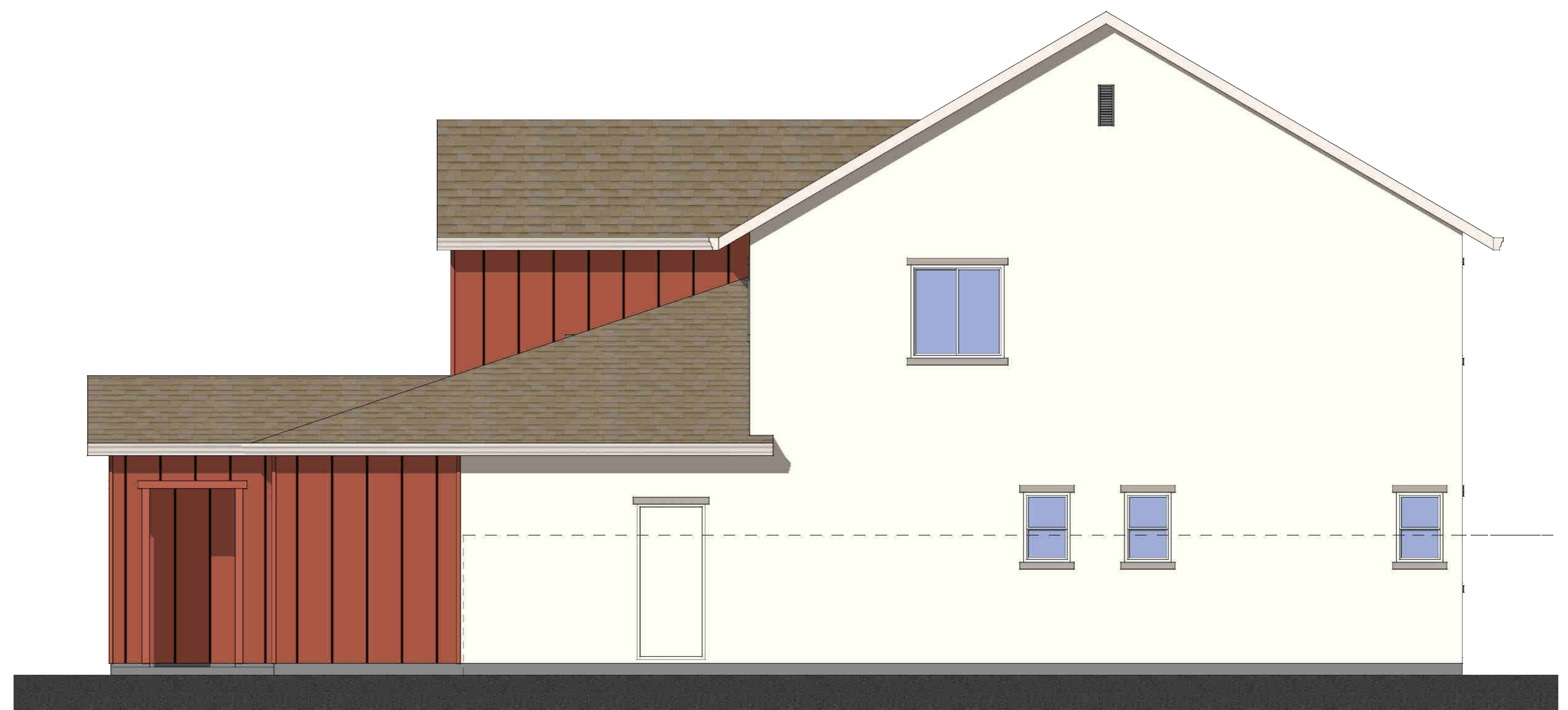
Elevation K - Prairie Transitional
Color Scheme #32



Elevation L - Contemporary
Color Scheme #35



Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Elevation I - Farmhouse Transitional
Color Scheme #26

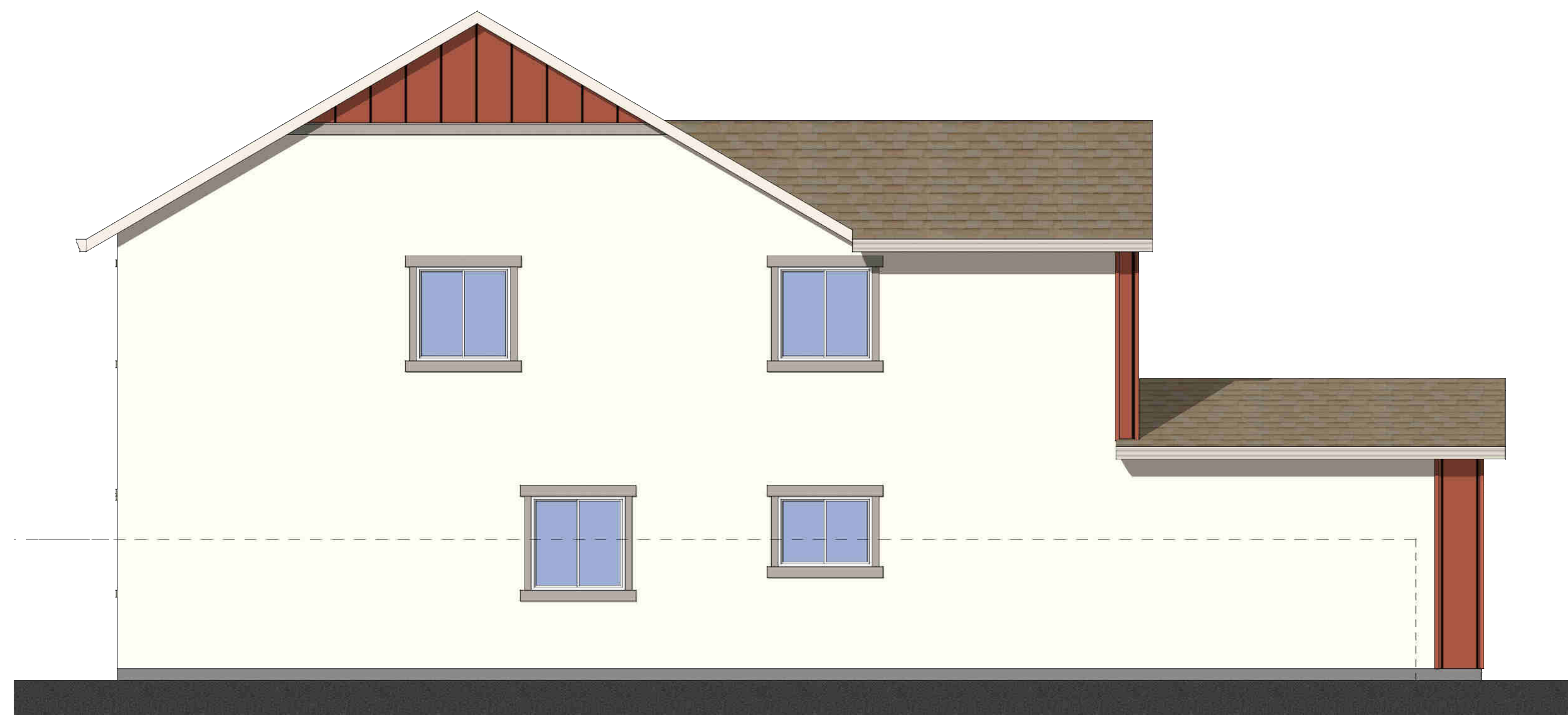
Plan 2622
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

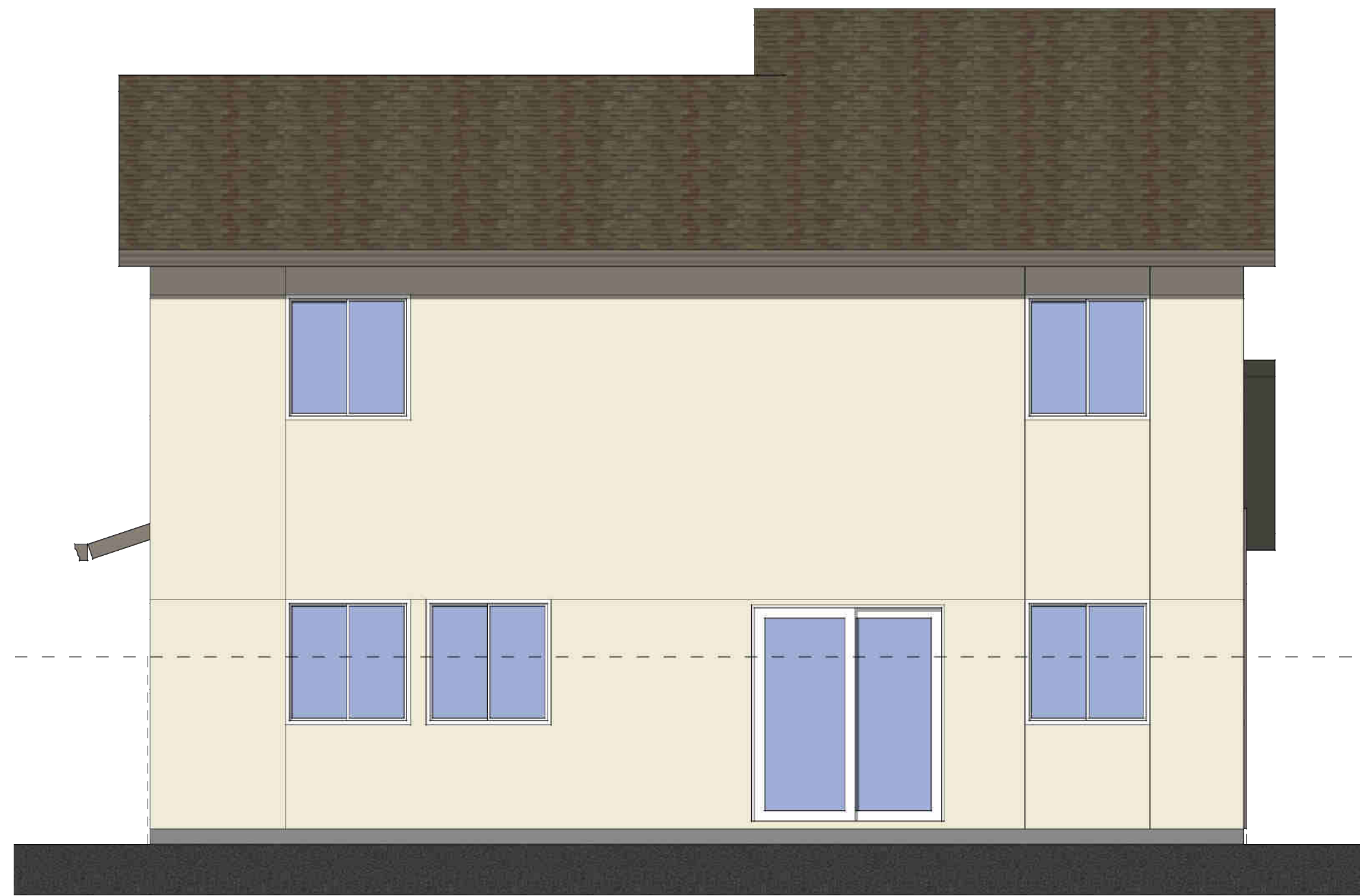
Elevation I - Farmhouse Transitional

Color Scheme #26

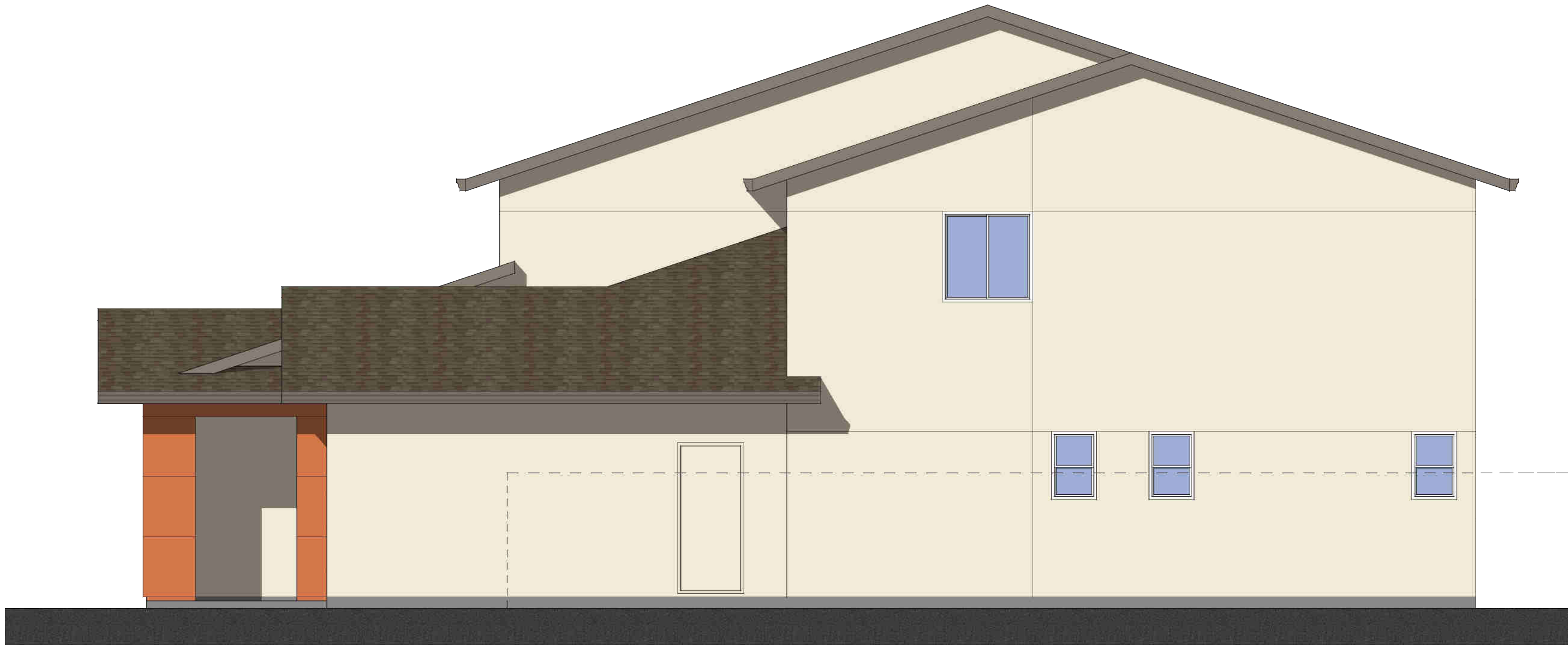
Enhanced Elevation

Plan 2622

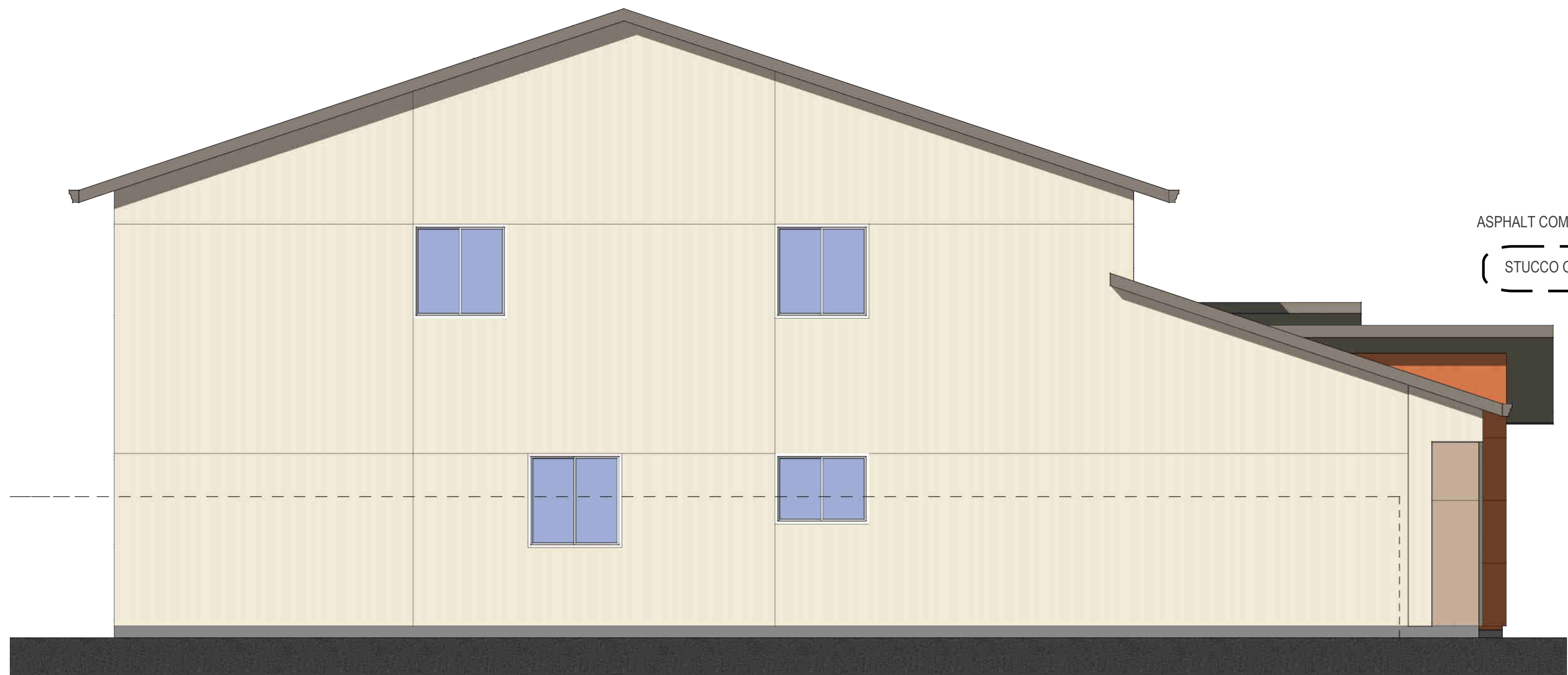
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

ASPHALT COMPOSITION ROOF
(STUCCO OVER FOAM (+2"))
1



Front Elevation

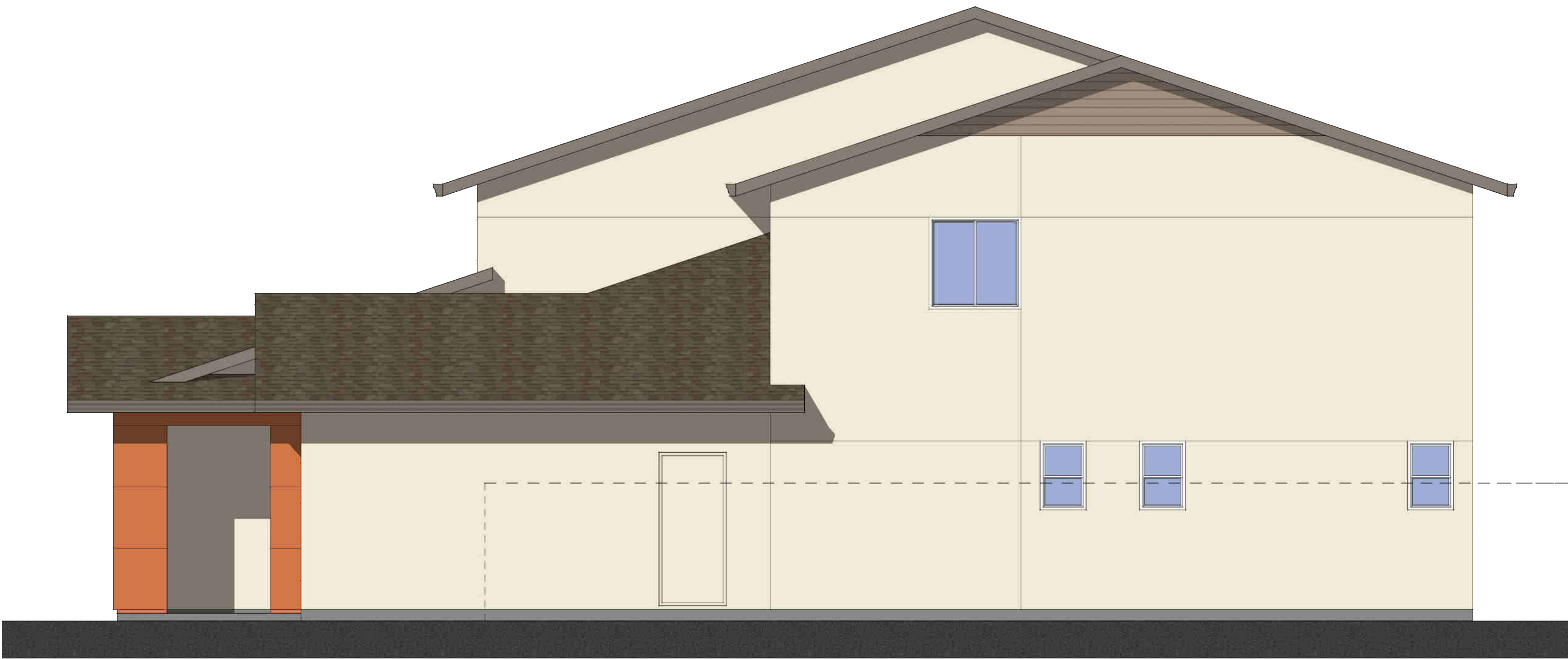
EXPANSION JOINTS, TYP.
WOOD FASCIA, TYP.
TYP. FENCE LINE
STUCCO, TYP.

Elevation J - Modern
Color Scheme #29

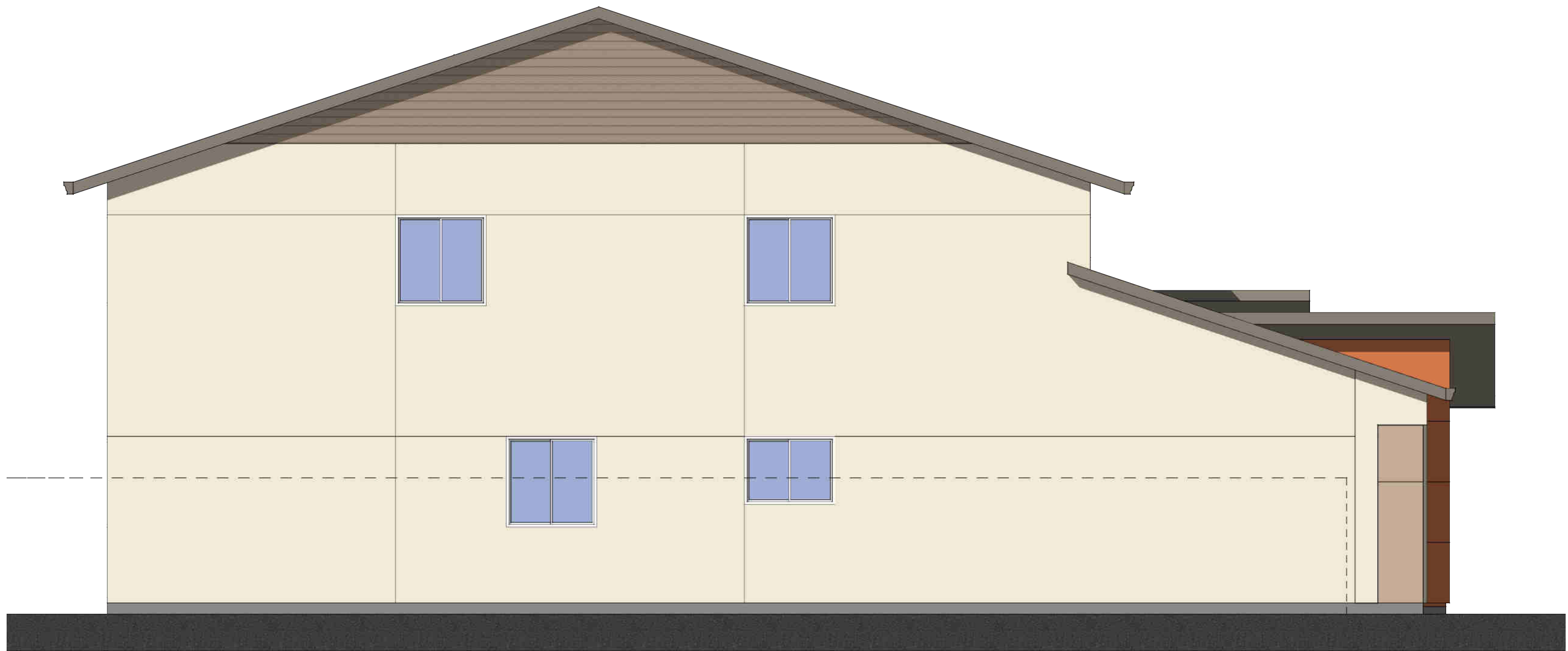
Plan 2622
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

Elevation J - Modern

Color Scheme #29

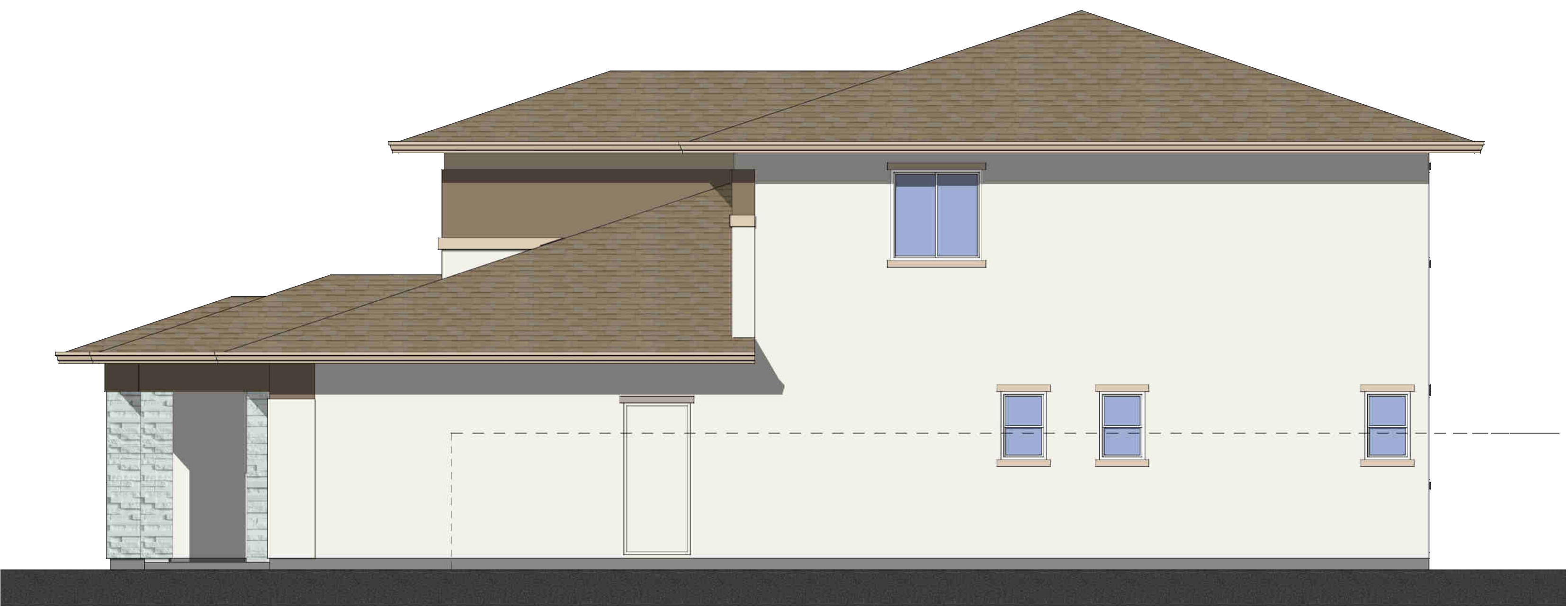
Enhanced Elevation

Plan 2622

Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



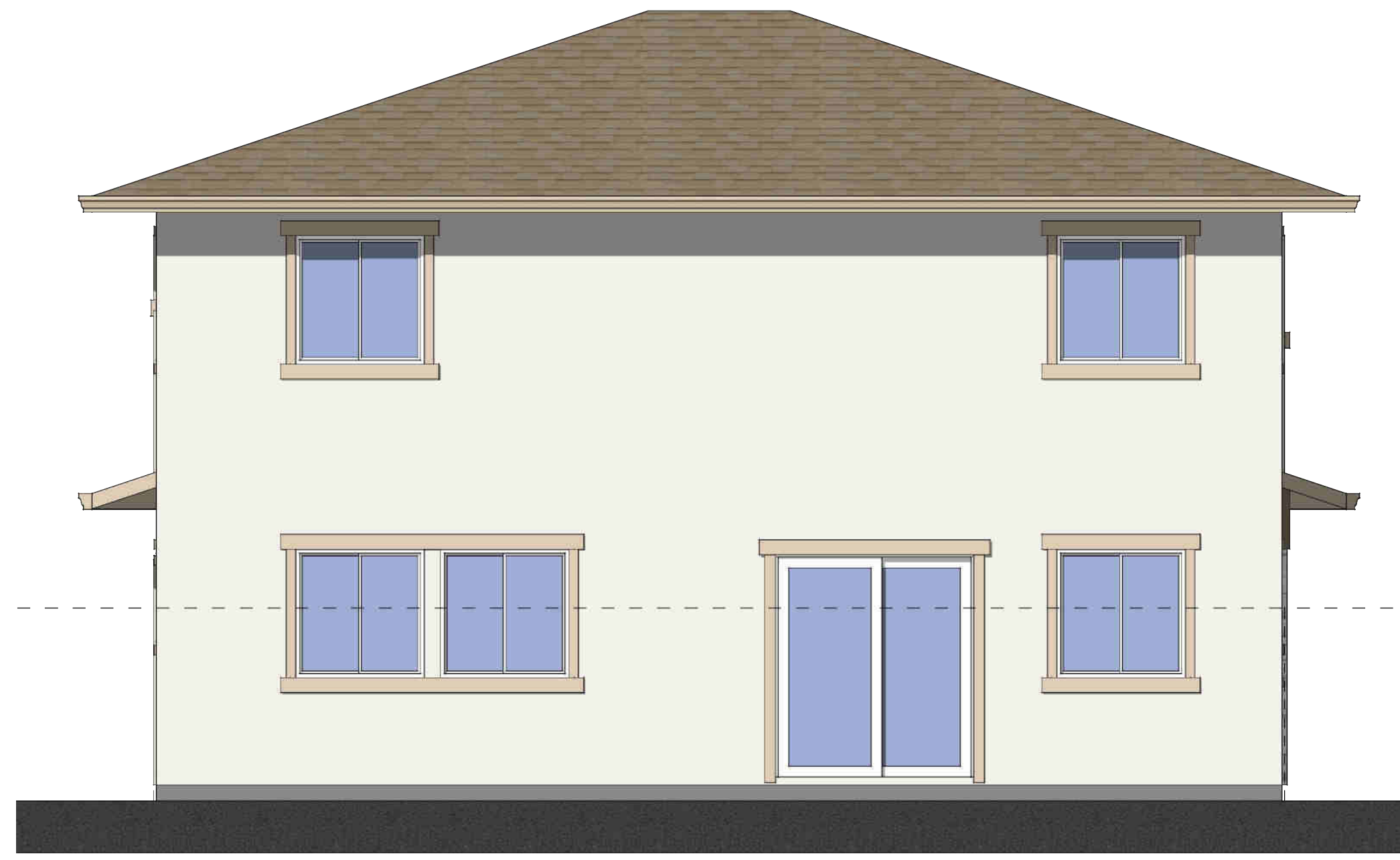
Left Elevation



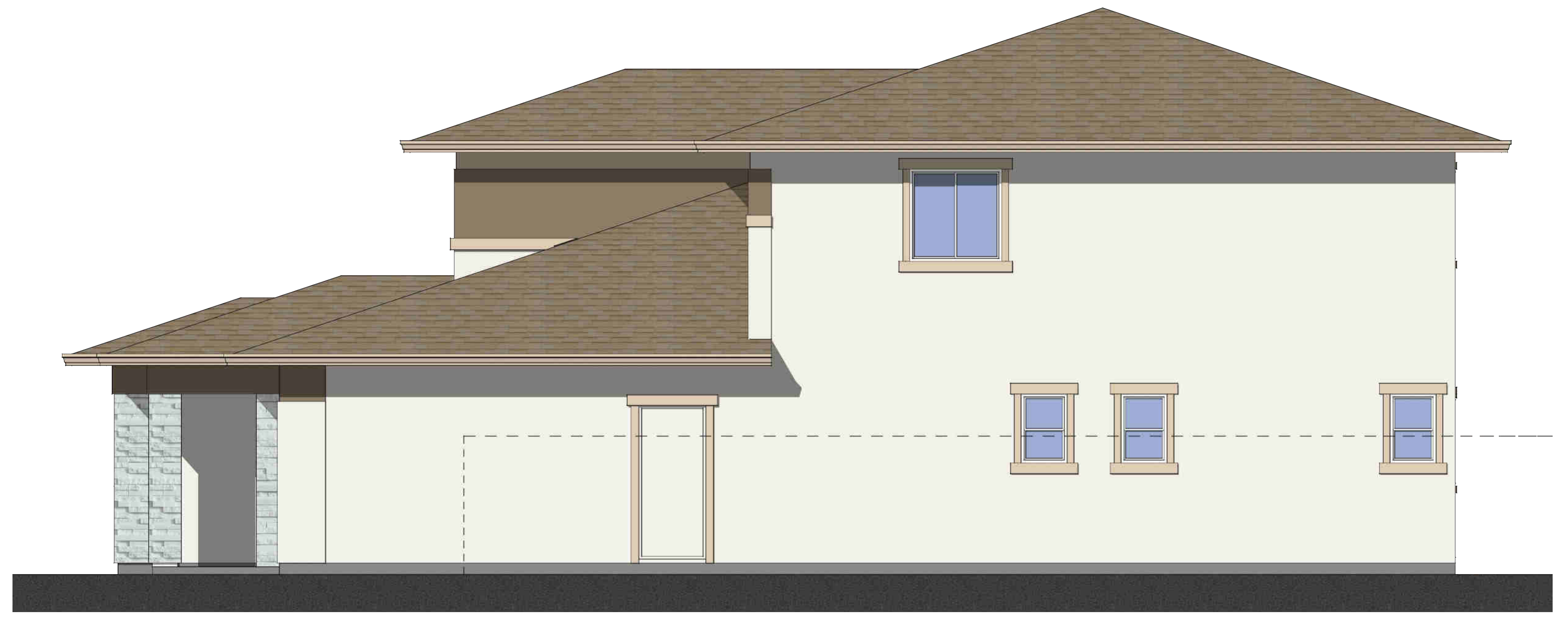
Front Elevation

Elevation K - Prairie Transitional
Color Scheme #32

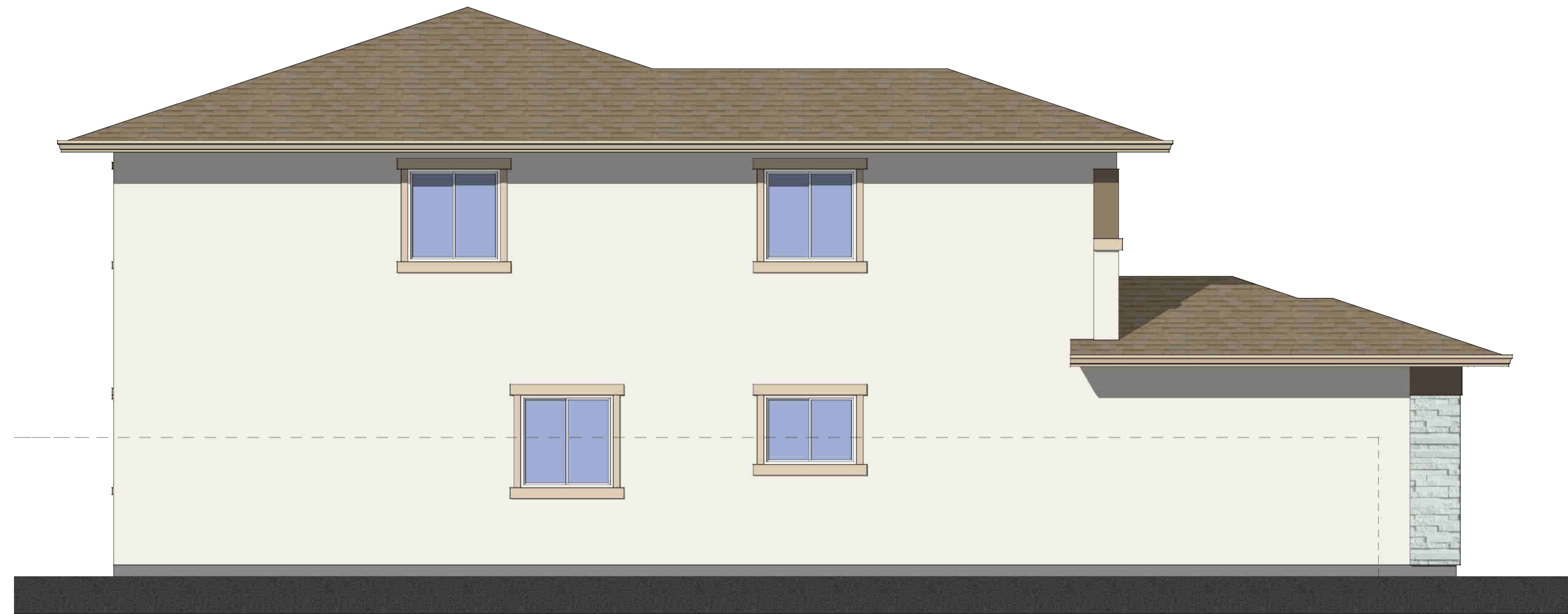
Plan 2622
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

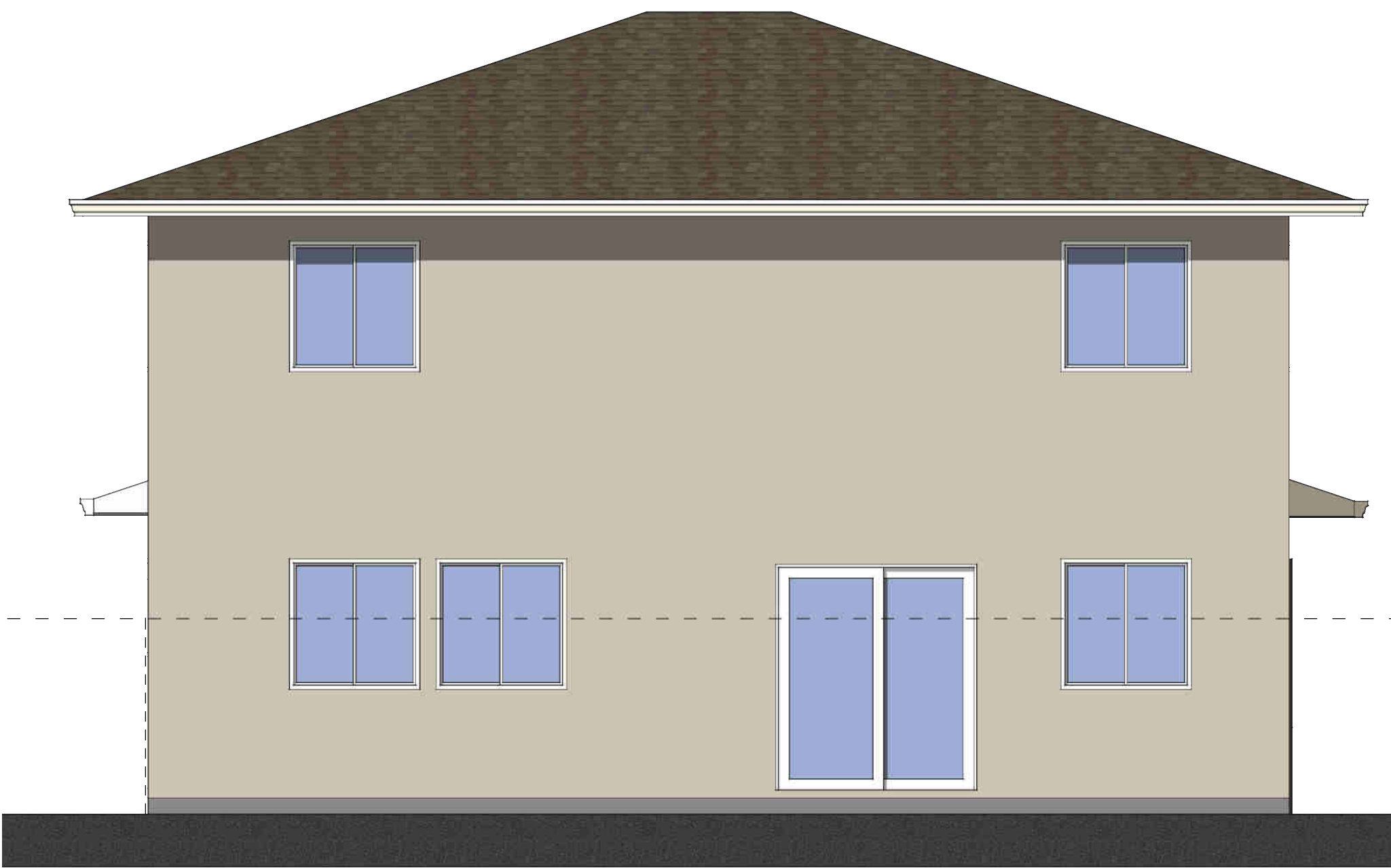
Elevation K - Prairie Transitional

Color Scheme #32

Enhanced Elevation

Plan 2622

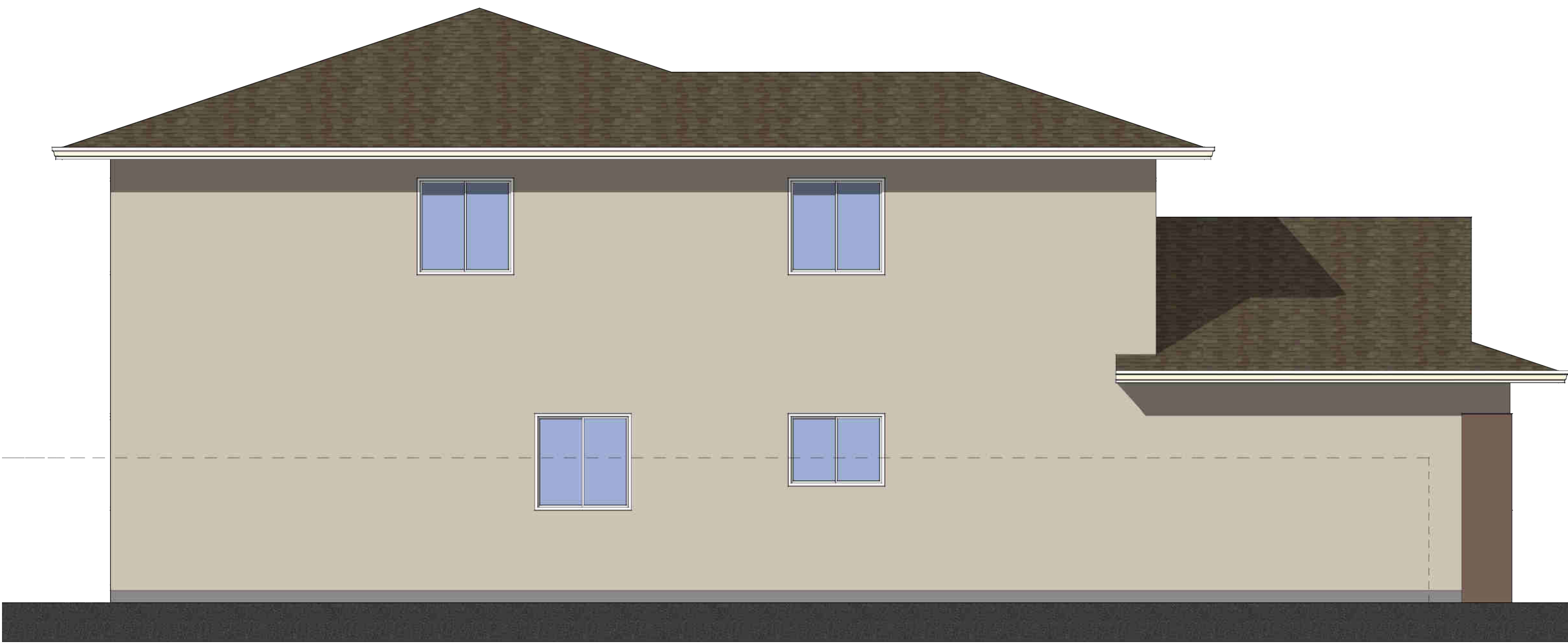
Scale: 1/4"=1'-0"



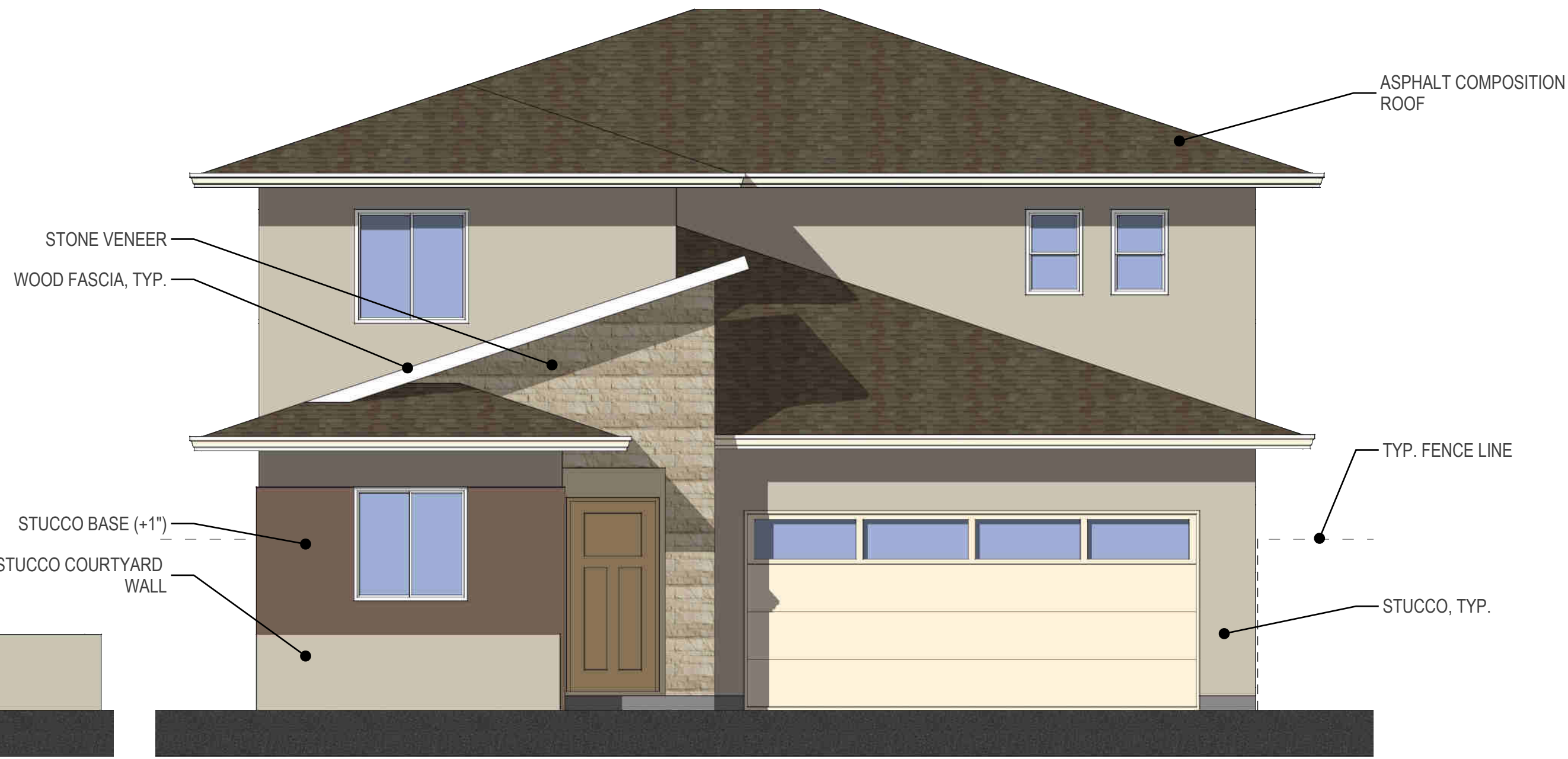
Rear Elevation



Right Elevation



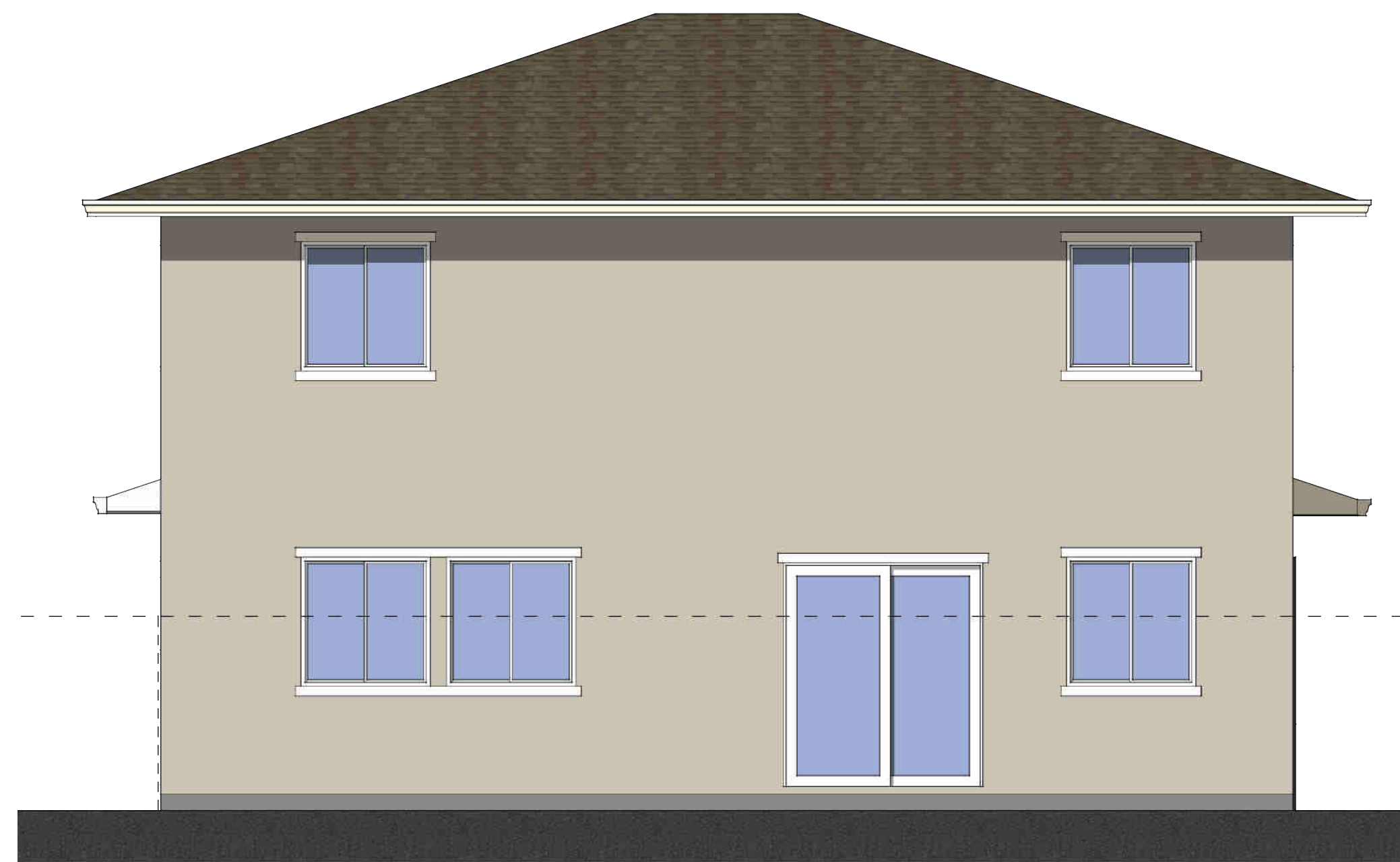
Left Elevation



Front Elevation

Elevation L - Contemporary
Color Scheme #35

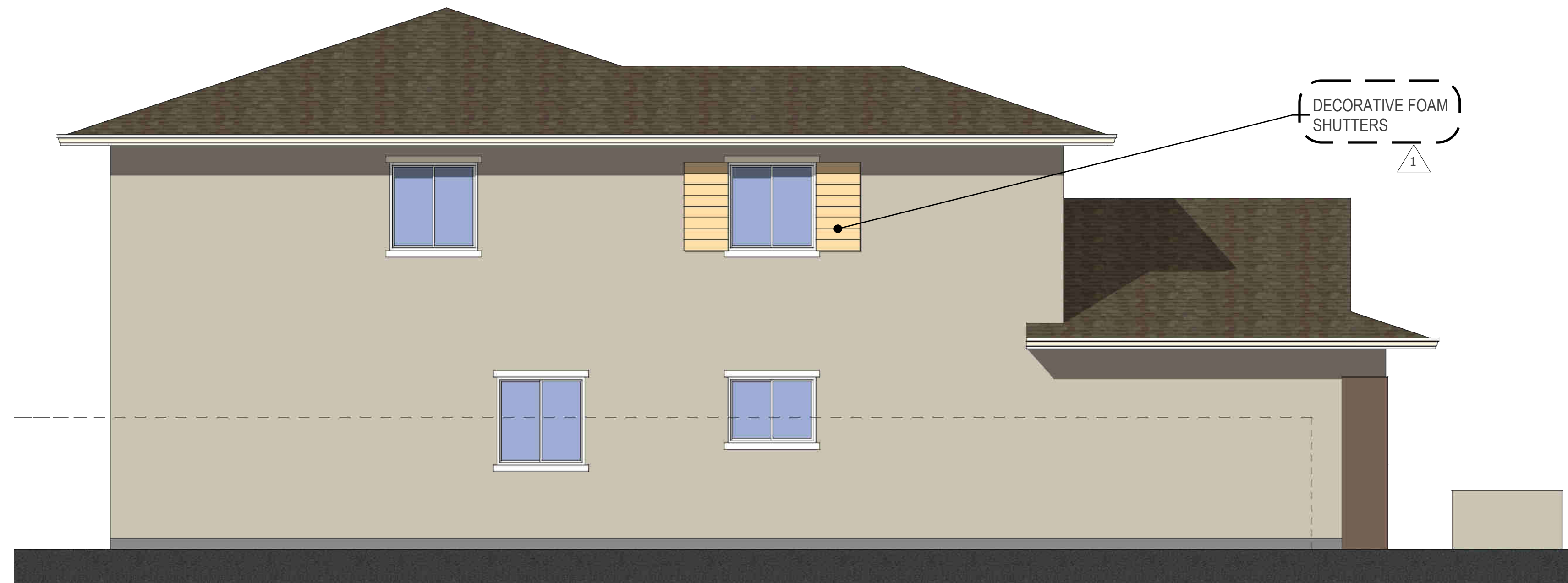
Plan 2622
Scale: 1/4"=1'-0"



Rear Elevation



Right Elevation



Left Elevation

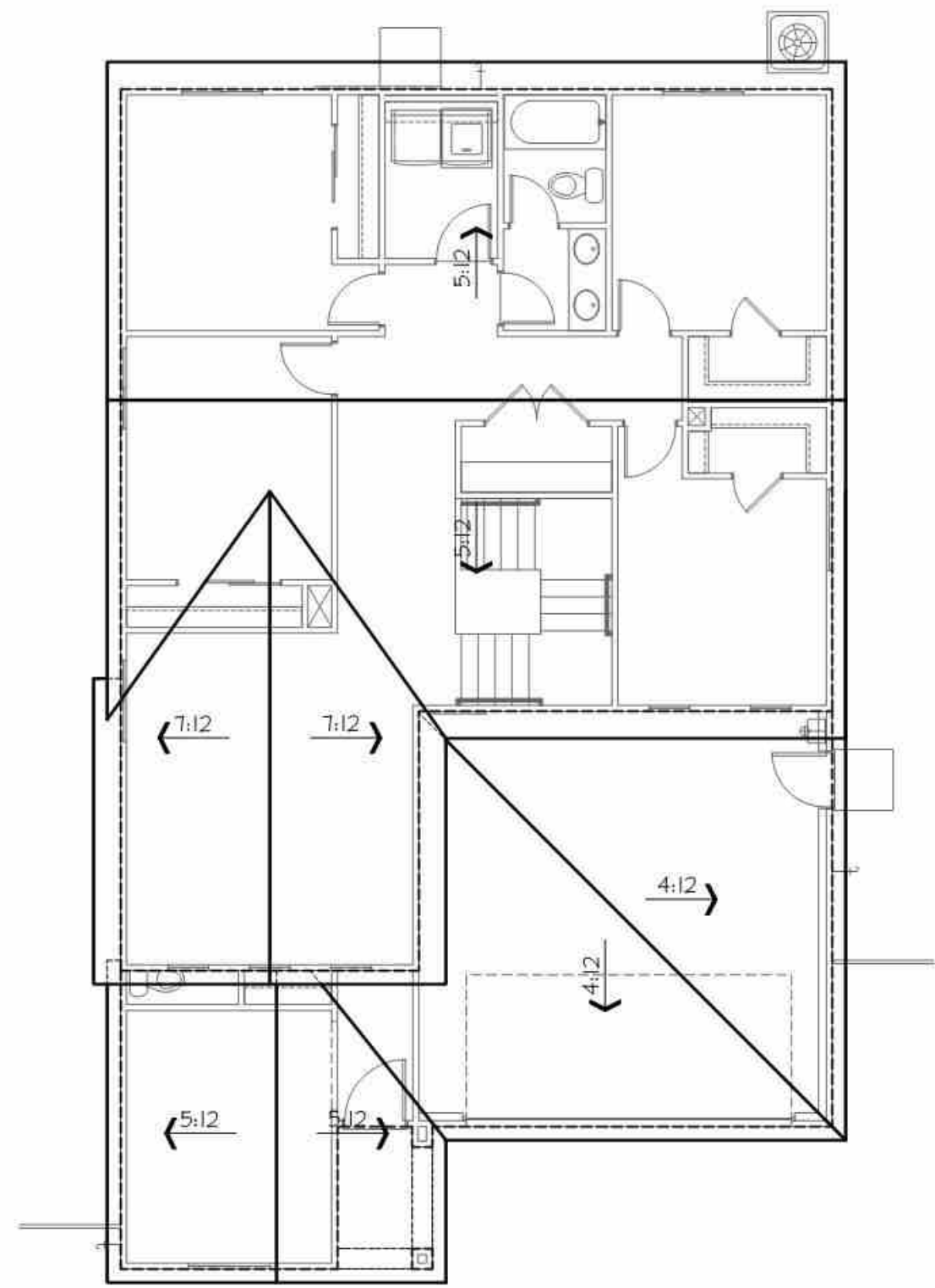
Elevation L - Contemporary

Color Scheme #35

Enhanced Elevation

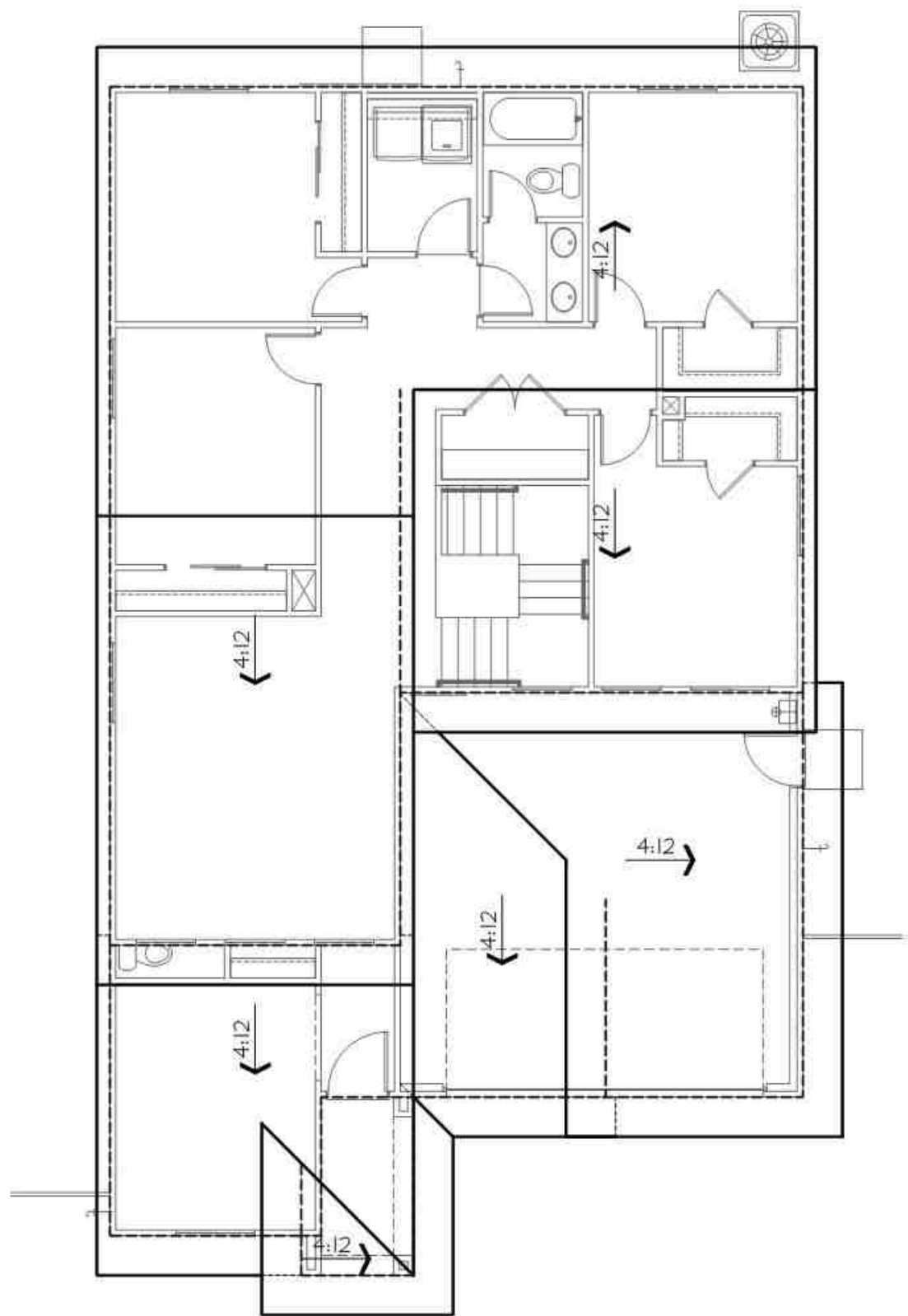
Plan 2622

Scale: 1/4"=1'-0"



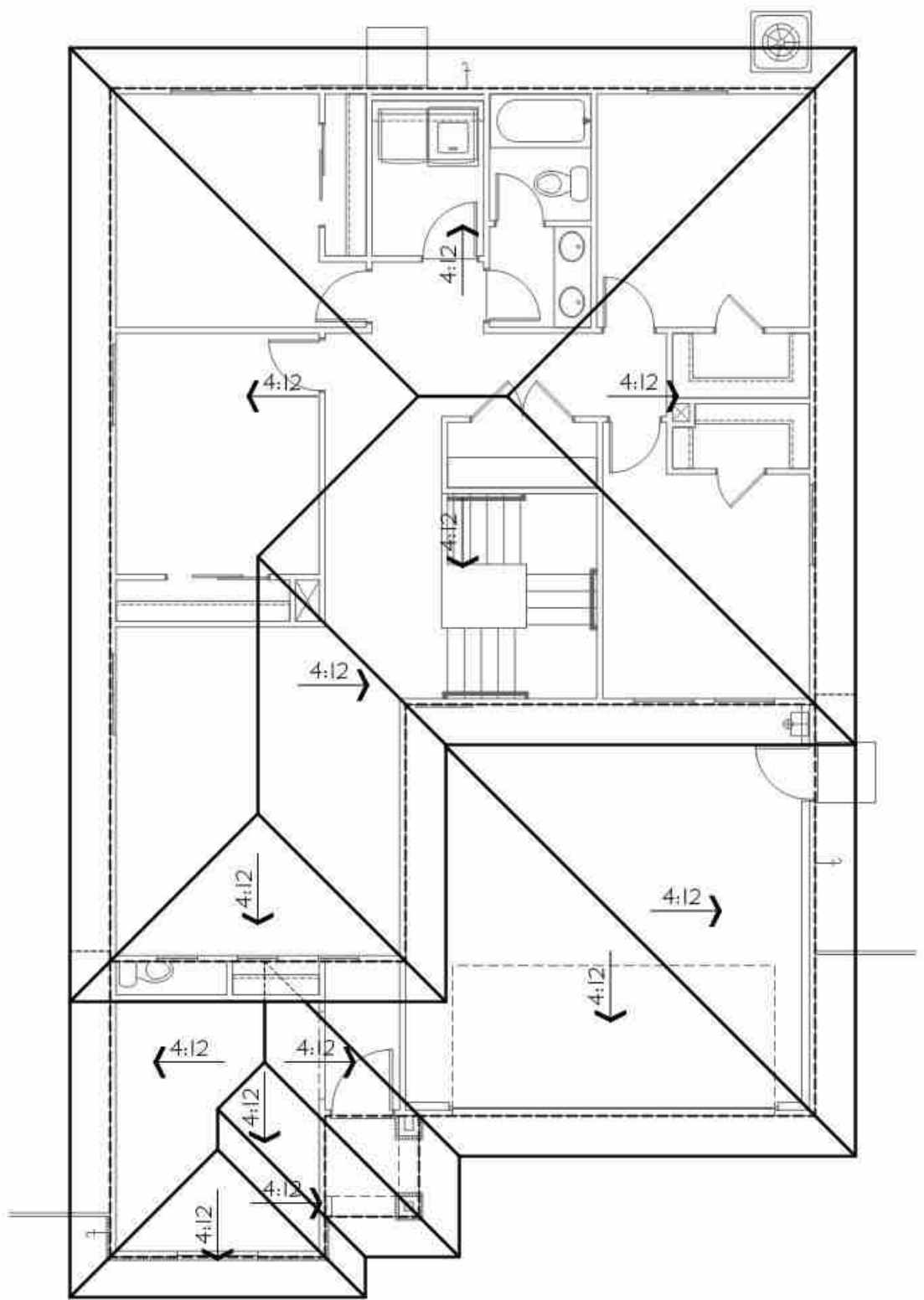
Elevation "I"
Farmhouse Transitional
Roof Plan

SCALE: 1/8"=1'-0"



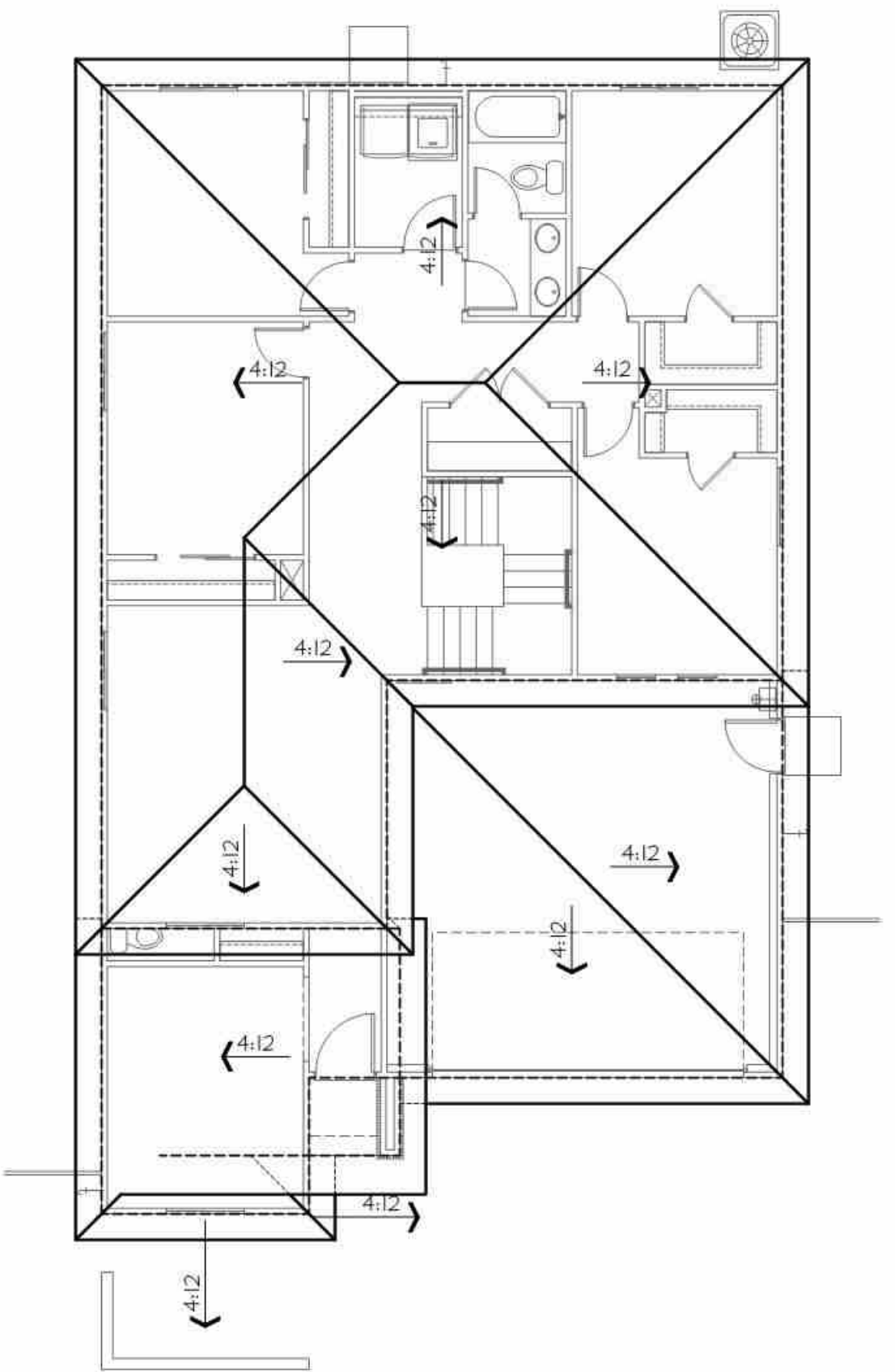
Elevation "J"
Modern
Roof Plan

SCALE: 1/8"=1'-0"



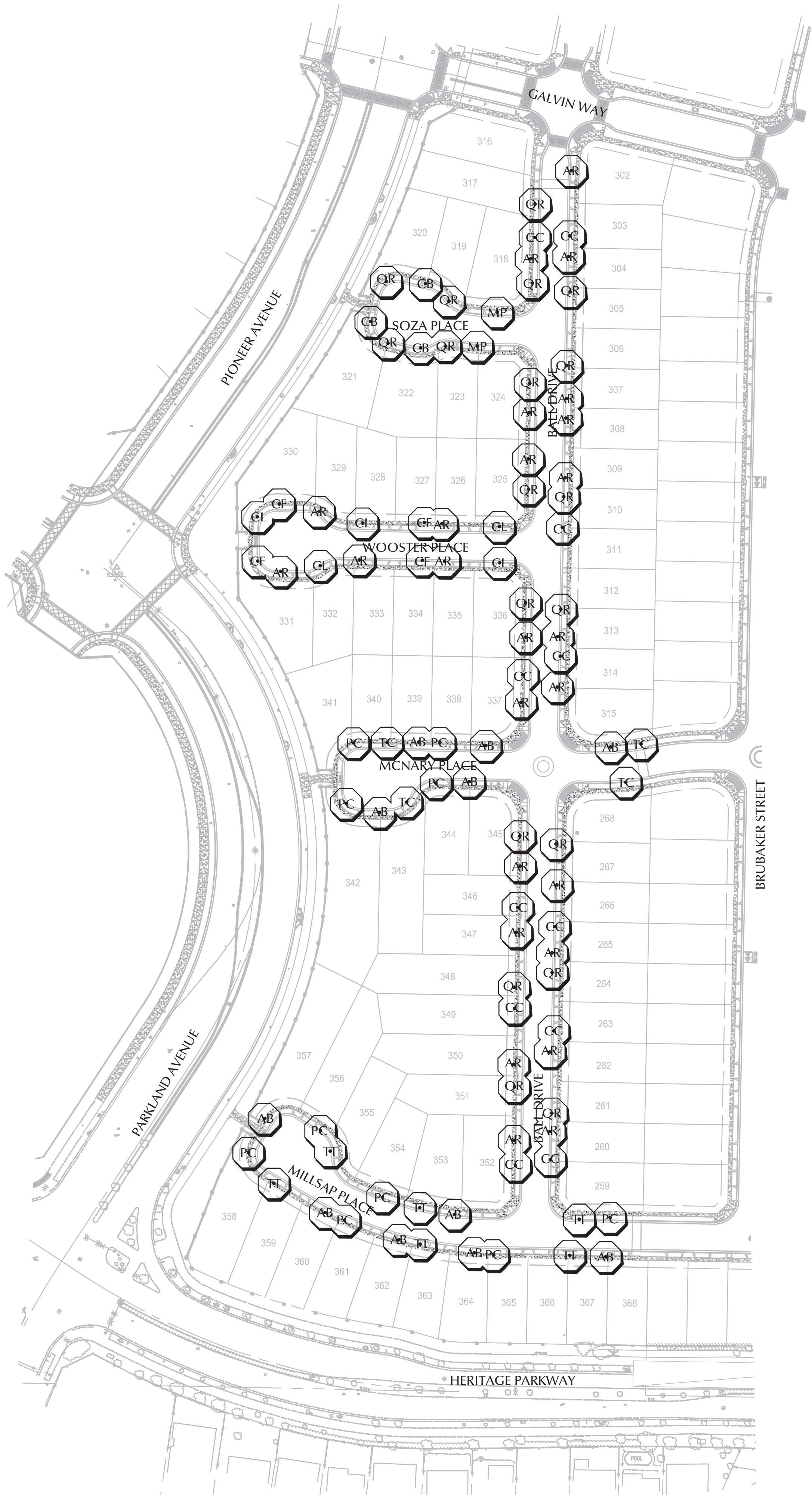
Elevation "K"
Prairie Transitional
Roof Plan

SCALE: 1/8"=1'-0"



Elevation "L"
Contemporary
Roof Plan

SCALE: 1/8"=1'-0"



LANDSCAPE SHEET INDEX

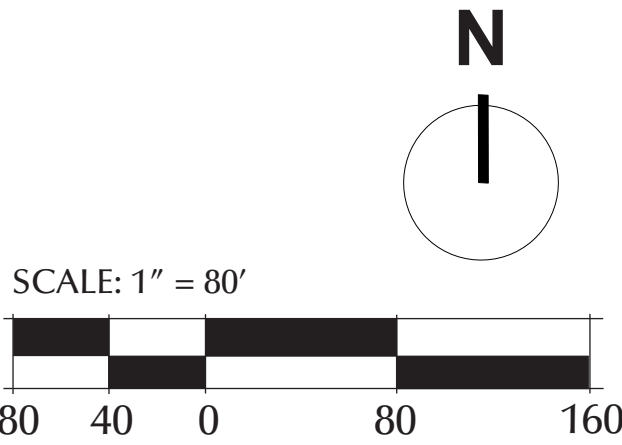
- L-1: INTERNAL STREET TREE PLAN
- L-2: PRELIMINARY FENCING PLAN
- L-3: STREET SCENE PLAN
- L-4: TYPICAL FRONT YARD LANDSCAPE PLAN
- L-5: TYPICAL CORNER LOT LANDSCAPING
- L-6: PLANT PALETTE EXHIBIT: TREES
- L-7: PLANT PALETTE EXHIBIT: SHRUBS

INTERNAL STREET TREE LIST

KEY	SCIENTIFIC - COMMON NAMES	SIZE	WATER USE
AR	Acer rubrum - Red Maple	15 G.C.	M
AB	Acer buergerianum - Trident Maple	15 G.C.	M
CB	Carpinus betulus - European Hornbeam	15 G.C.	M
CF	Carpinus betulus 'fastigiata' - Pyramidal European Hornbeam	15 G.C.	M
CC	Carpinus caroliniana - American Hornbeam	15 G.C.	M
CL	Crataegus laevigata - English Hawthorn	15 G.C.	M
MP	Malus 'Prairiefire' - 'Prairiefire' Crabapple	15 G.C.	M
PC	Pistacia chinensis 'Keith Davey' - Chinese Pistache	15 G.C.	L
QR	Quercus robur 'fastigiata' - columnar English White Oak	15 G.C.	M
TC	Tilia cordata 'June Bride' - 'June Bride' Littleleaf Linden	15 G.C.	M
TT	Tilia tomentosa - Silver Linden	15 G.C.	M

- NOTES:
- 1. SEE SHEET L-6, PLANT PALETTE EXHIBIT FOR PHOTOS OF INTERNAL STREET TREES
 - 2. SEE SHEET L-3 FOR STREET SCENE PLAN
 - 3. SEE SHEET L-4 FOR TYPICAL FRONT YARD LANDSCAPE PLANS
 - 4. SEE SHEET L-5 FOR TYPICAL CORNER LOT LANDSCAPE PLANS
 - 5. SEE SHEET L-2, PRELIMINARY FENCING PLAN FOR FENCE LAYOUT AND DETAILS
 - 6. THE INTERNAL STREET TREES SHOWN ON THIS PLAN ARE THE SAME TREES AS SHOWN ON "INTERNAL STREET TREE PLAN, SHEET L1.2 OF 6, LANDSCAPE IMPROVEMENT PLANS, SPRING LAKE CENTRAL - PHASE 5, PREPARED BY CUNNINGHAM ENGINEERING, DATED JUNE 2017.

1



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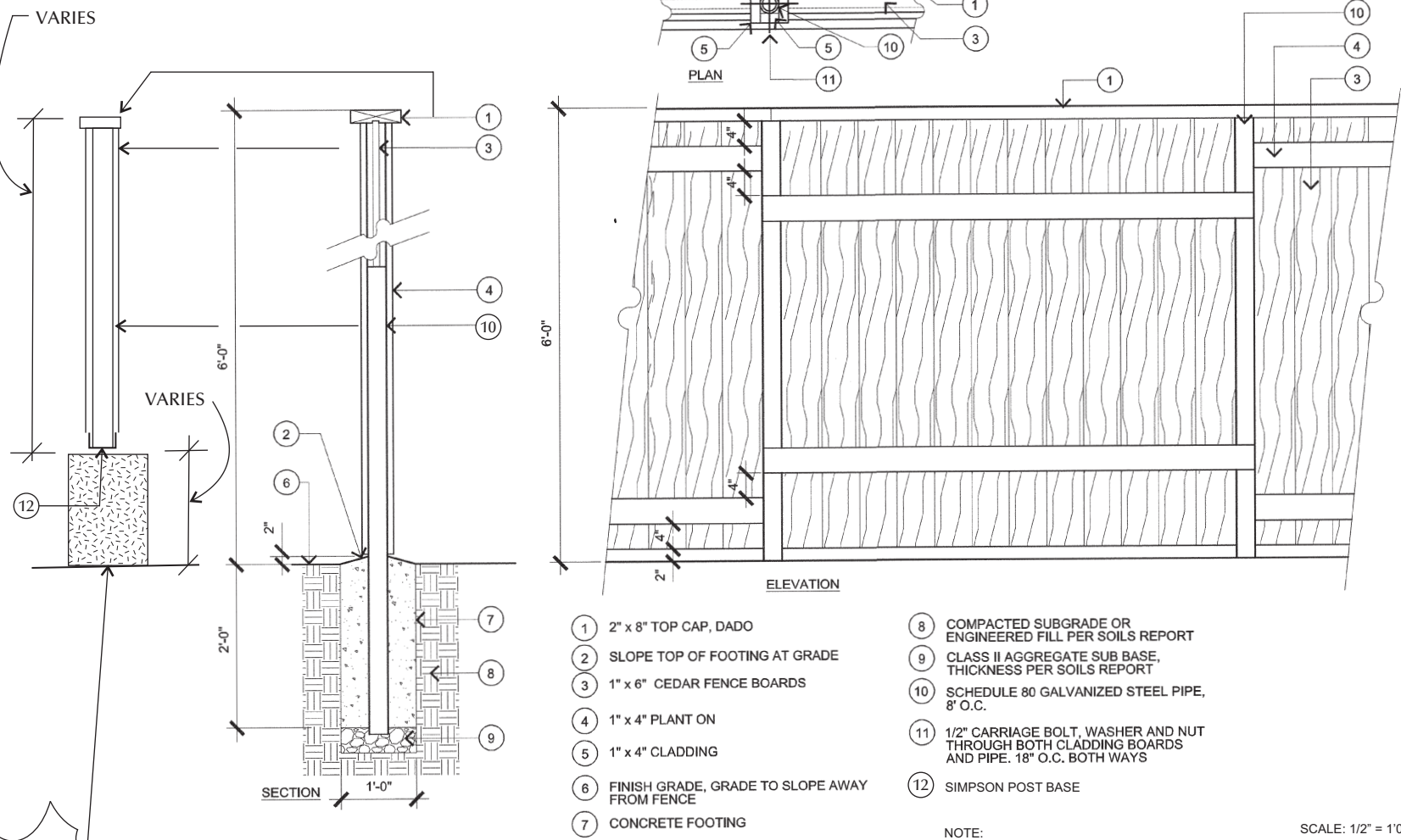
INTERNAL STREET TREE PLAN
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 09/18/2017



1. PER CITY REVIEW 1/9/18

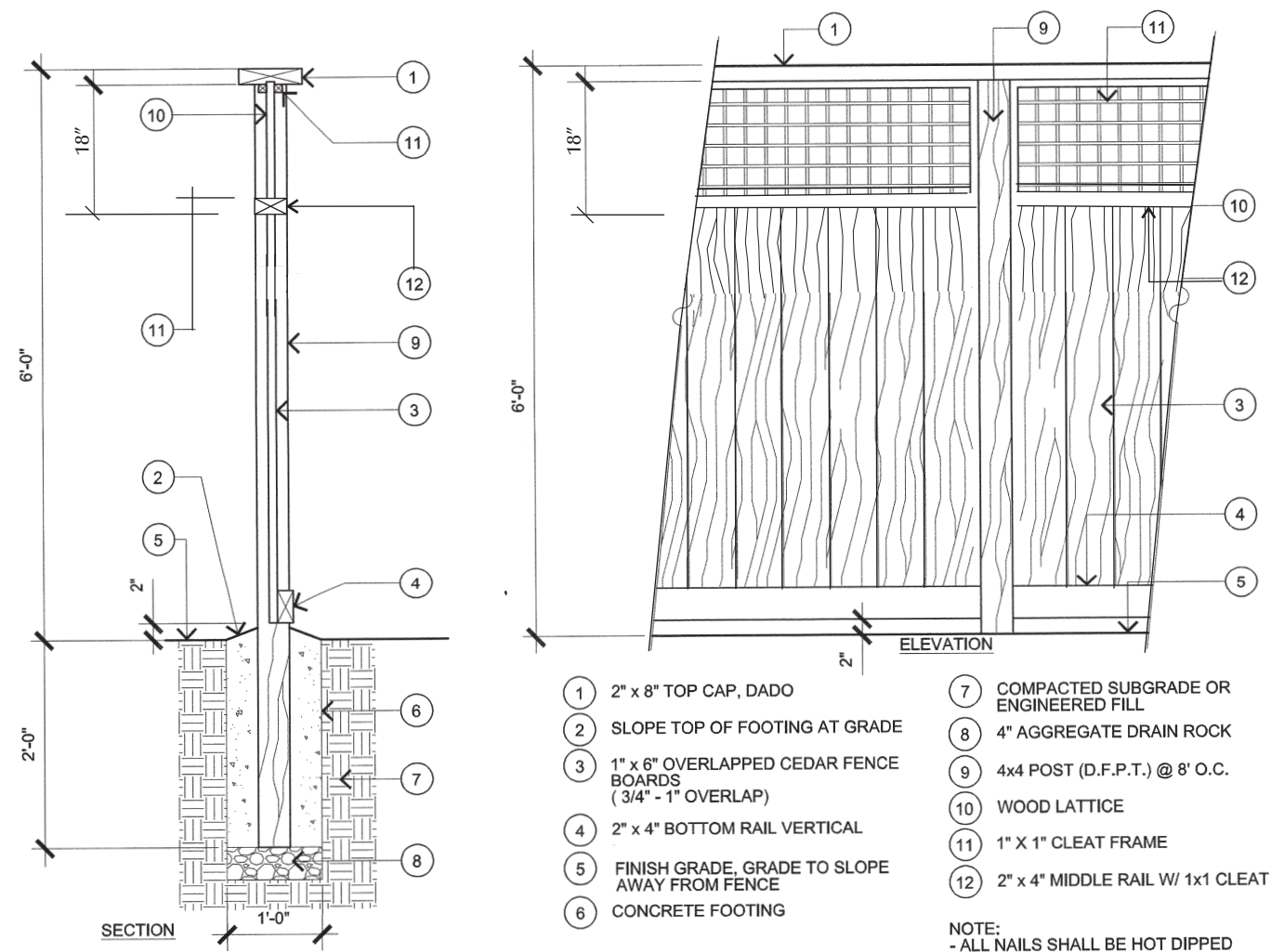
L-1



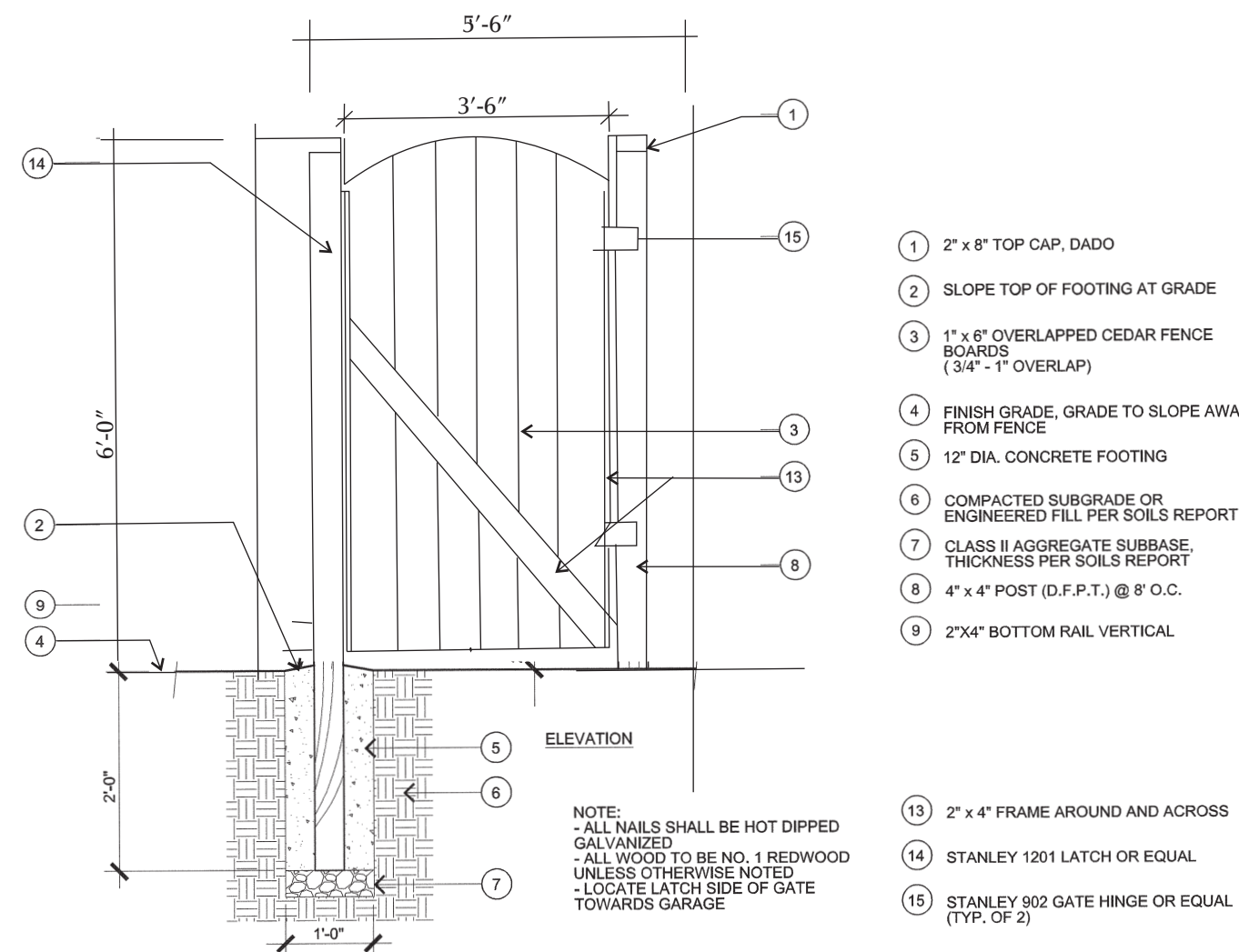
WOOD FENCE

CONCRETE WALL:
SEE CIVIL PLANS

MODIFIED WOOD FENCE
DETAIL AT RETAINING WALL

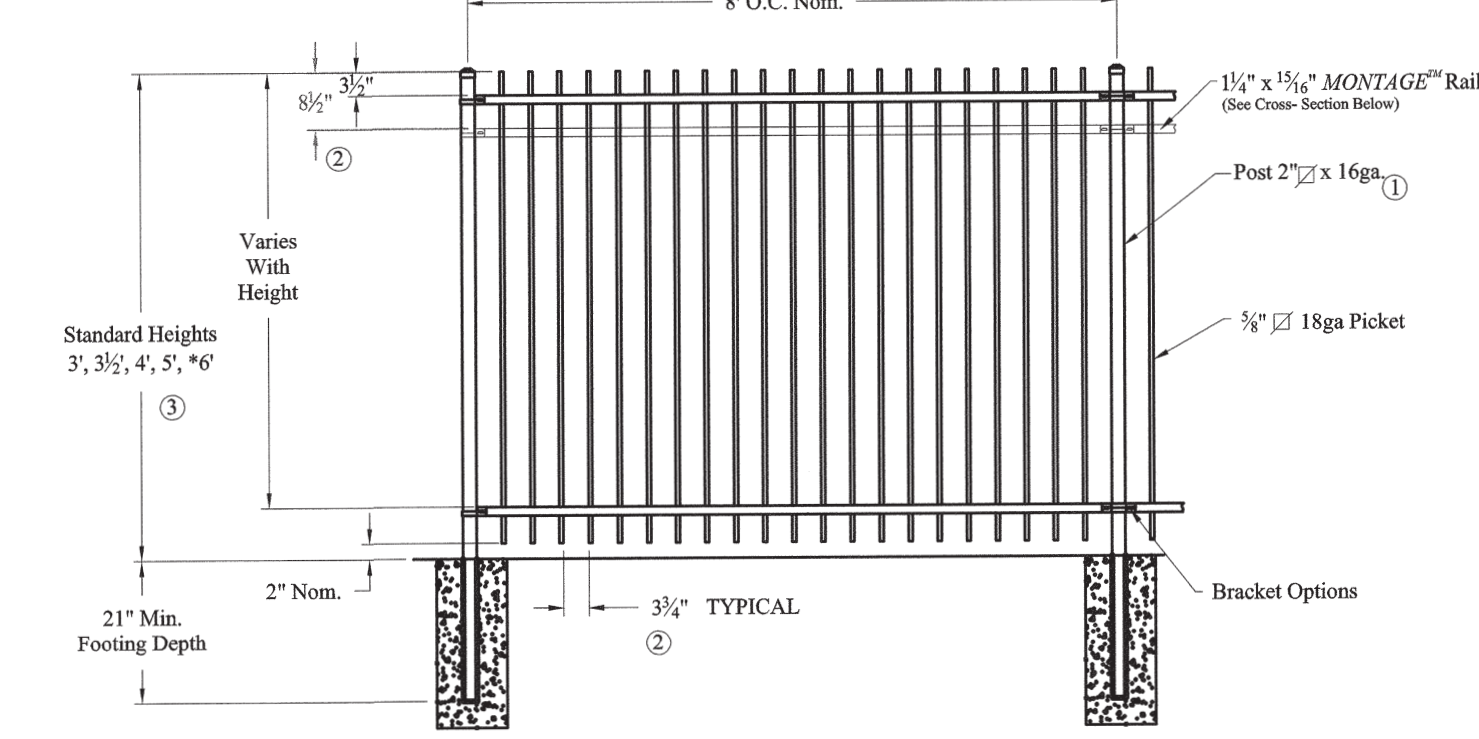
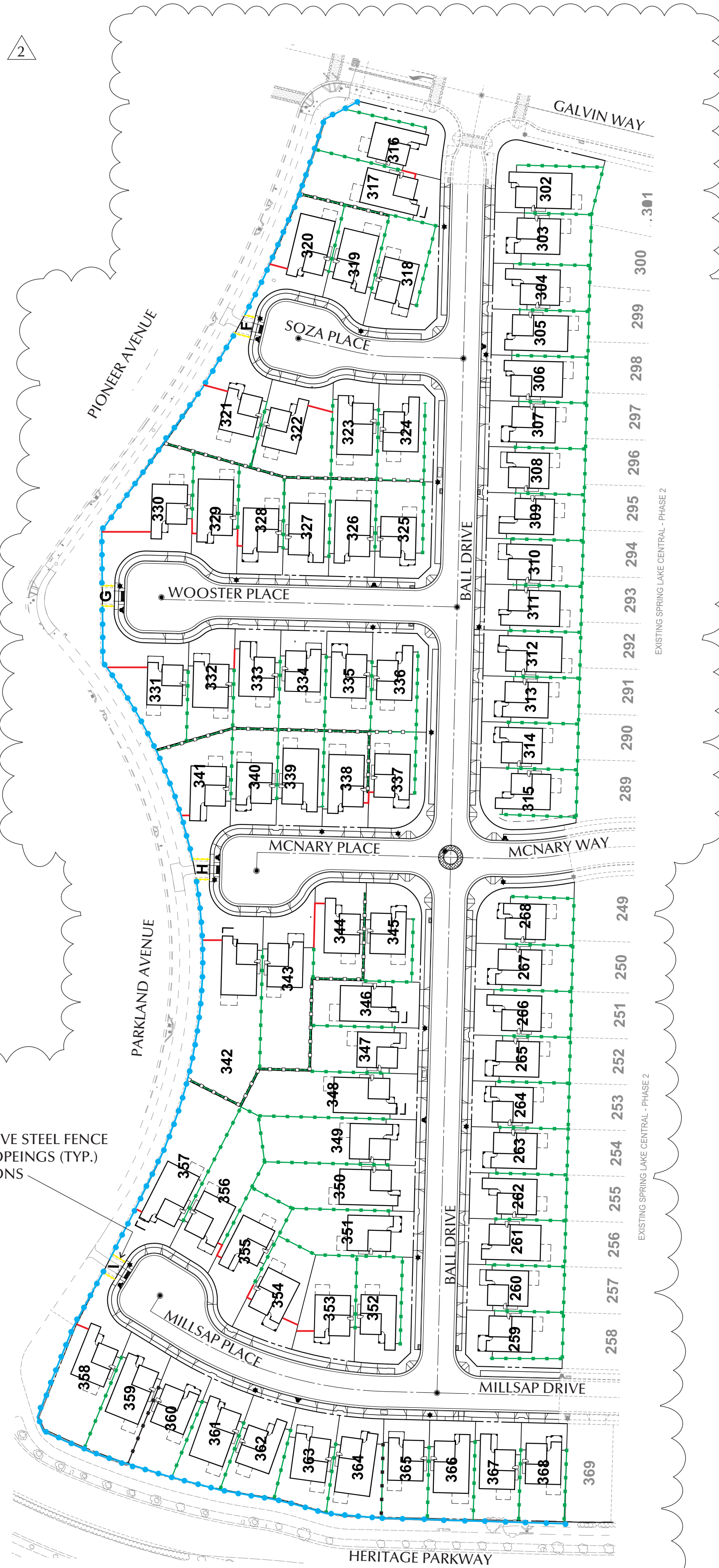


WOOD FENCE WITH LATTICE



WOOD GATE WITH LATTICE

DECORATIVE STEEL FENCE
AT WALL OPEINGS (TYP.)
4 LOCATIONS



DECORATIVE STEEL FENCE

LEGEND

- RETAINING WALL: TO INCLUDE MODIFIED WOOD FENCE
- WOOD FENCE
- WOOD FENCE WITH LATTICE
- DECORATIVE STEEL FENCE: SEE NOTE ON PLAN.
- PERIMETER WALL: PRE-CAST CONCRETE BLOCK WALL TO BE BUILT BY OTHERS

NOTES:

- PROJECT FENCING FOR THIS PROJECT WILL BE THE SAME AS CONSTRUCTED AT ARABELLA. THUS, FENCING DETAILS ARE FROM THE SOLARA RANCH LANDSCAPE PLANS PREPARED BY R3 STUDIOS.

SCALE: 1" = 80'

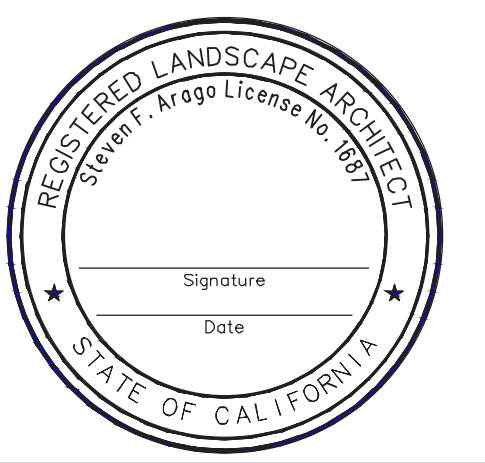


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PRELIMINARY FENCING PLAN

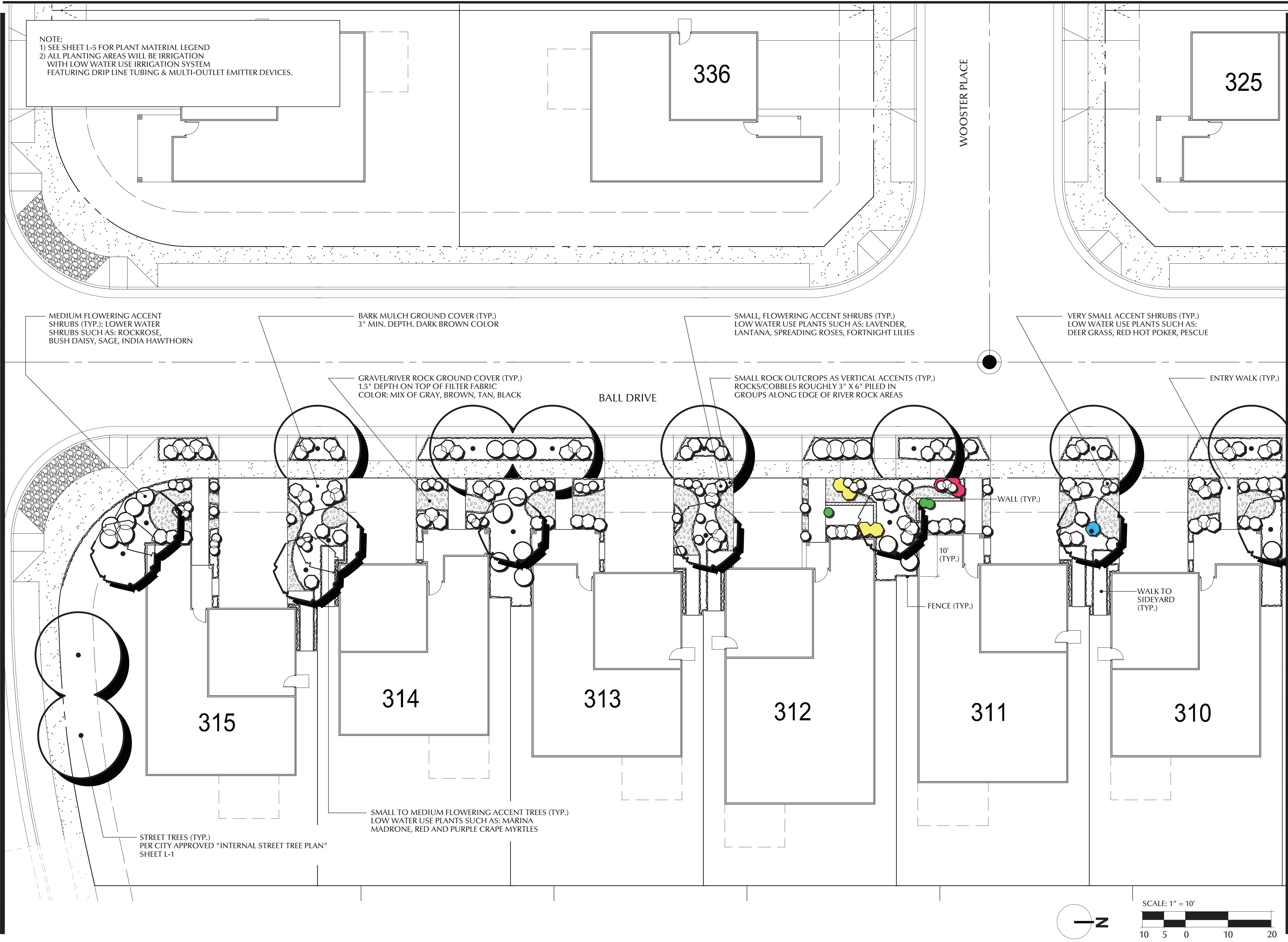
**ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
 FOR: D.R. HORTON**



2. PER CITY REVIEW

1/9/18

L-2



NOTE:
1) SEE SHEET L-5 FOR PLANT MATERIAL LEGEND
2) ALL PLANTING AREAS WILL BE IRRIGATION
WITH LOW WATER USE IRRIGATION SYSTEM
FEATURING DRIP LINE TUBING & MULTI-OUTLET EMITTER DEVICES.

MEDIUM FLOWERING ACCENT
SHRUBS (TYP.): LOWER WATER
SHRUBS SUCH AS: ROCKROSE,
BUSH DAISY, SAGE, INDIA HAWTHORN

BARK MULCH GROUND COVER (TYP.)
3" MIN. DEPTH. DARK BROWN COLOR

GRAVEL/RIVER ROCK GROUND COVER (TYP.)
1.5" DEPTH ON TOP OF FILTER FABRIC
COLOR: MIX OF GRAY, BROWN, TAN, BLACK

SMALL, FLOWERING ACCENT SHRUBS (TYP.)
LOW WATER USE PLANTS SUCH AS: LAVENDER,
LANTANA, SPREADING ROSES, FORTNIGHT LILIES

VERY SMALL ACCENT SHRUBS (TYP.)
LOW WATER USE PLANTS SUCH AS:
DEER GRASS, RED HOT POKER, PESCU

SMALL ROCK OUTCROPS AS VERTICAL ACCENTS (TYP.)
ROCKS/COBBLES ROUGHLY 3" X 6" PILED IN
GROUPS ALONG EDGE OF RIVER ROCK AREAS

ENTRY WALK (TYP.)

WALL (TYP.)

FENCE (TYP.)

10'
(TYP.)

WALK TO
SIDEYARD
(TYP.)

SMALL TO MEDIUM FLOWERING ACCENT TREES (TYP.)
LOW WATER USE PLANTS SUCH AS: MARINA
MADRONE, RED AND PURPLE CRAPE MYRTLES

STREET TREES (TYP.)
PER CITY APPROVED "INTERNAL STREET TREE PLAN"
SHEET L-1

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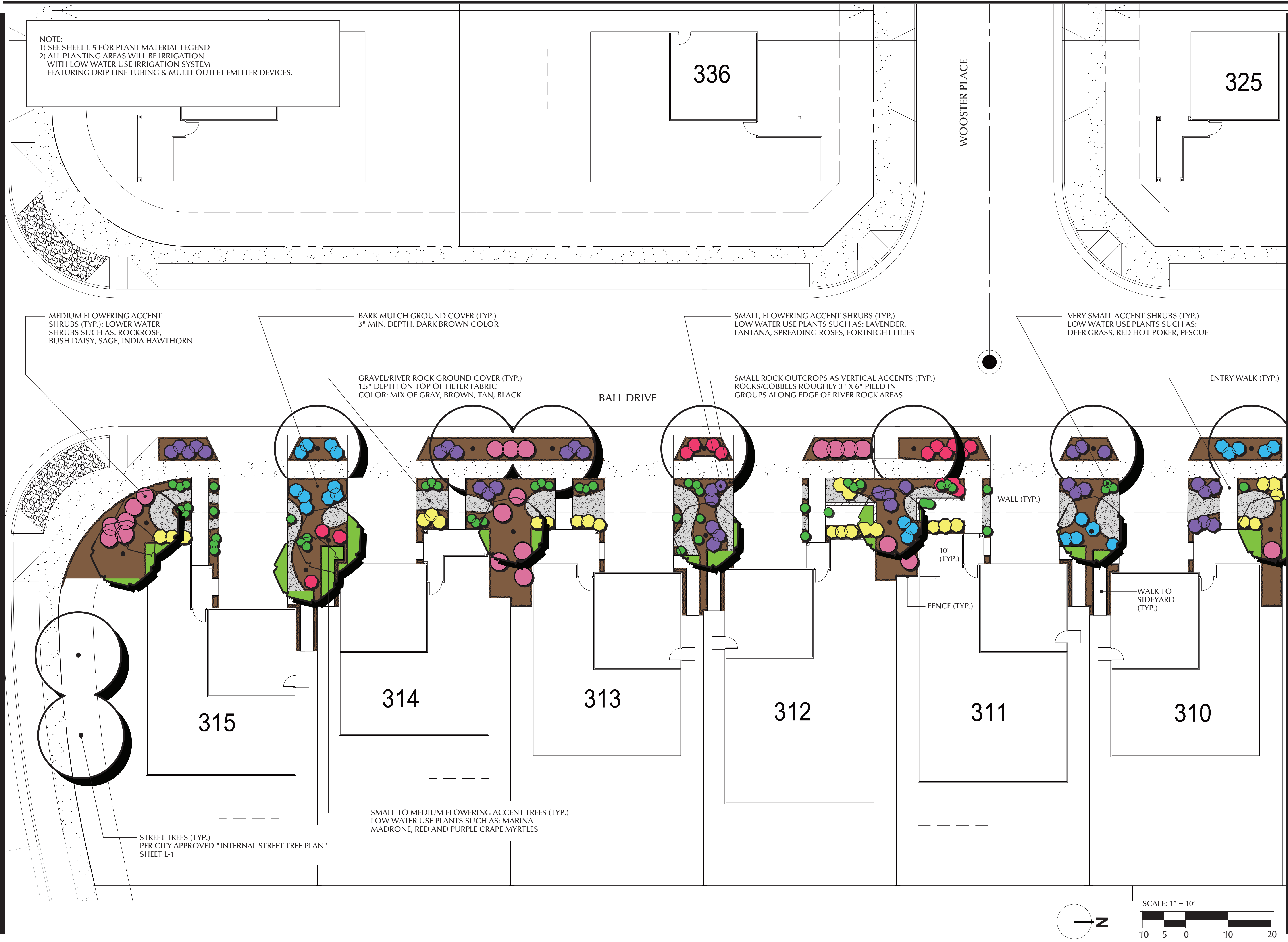
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STREET SCENE PLAN
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 9/18/17



L-3



NOTE:
1) SEE SHEET L-5 FOR PLANT MATERIAL LEGEND
2) ALL PLANTING AREAS WILL BE IRRIGATION
WITH LOW WATER USE IRRIGATION SYSTEM
FEATURING DRIP LINE TUBING & MULTI-OUTLET EMITTER DEVICES.

MEDIUM FLOWERING ACCENT
SHRUBS (TYP.): LOWER WATER
SHRUBS SUCH AS: ROCKROSE,
BUSH DAISY, SAGE, INDIA HAWTHORN

BARK MULCH GROUND COVER (TYP.)
3" MIN. DEPTH. DARK BROWN COLOR

GRAVEL/RIVER ROCK GROUND COVER (TYP.)
1.5" DEPTH ON TOP OF FILTER FABRIC
COLOR: MIX OF GRAY, BROWN, TAN, BLACK

SMALL, FLOWERING ACCENT SHRUBS (TYP.)
LOW WATER USE PLANTS SUCH AS: LAVENDER,
LANTANA, SPREADING ROSES, FORTNIGHT LILIES

VERY SMALL ACCENT SHRUBS (TYP.)
LOW WATER USE PLANTS SUCH AS:
DEER GRASS, RED HOT POKER, PESCU

SMALL ROCK OUTCROPS AS VERTICAL ACCENTS (TYP.)
ROCKS/COBBLES ROUGHLY 3" X 6" PILED IN
GROUPS ALONG EDGE OF RIVER ROCK AREAS

ENTRY WALK (TYP.)

WALL (TYP.)

10'
(TYP.)

FENCE (TYP.)

WALK TO
SIDEYARD
(TYP.)

SMALL TO MEDIUM FLOWERING ACCENT TREES (TYP.)
LOW WATER USE PLANTS SUCH AS: MARINA
MADRONE, RED AND PURPLE CRAPE MYRTLES

STREET TREES (TYP.)
PER CITY APPROVED "INTERNAL STREET TREE PLAN"
SHEET L-1

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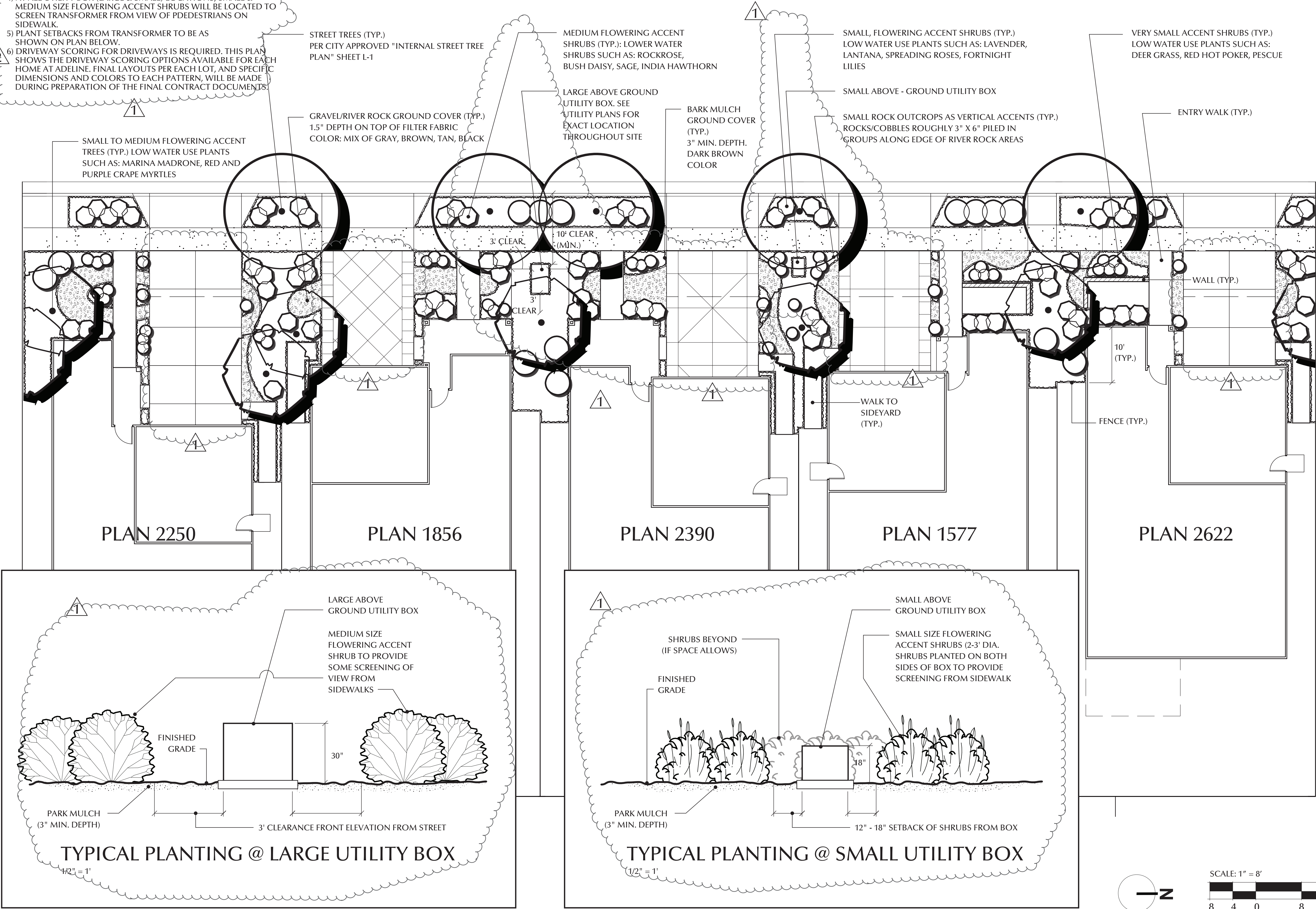
STREET SCENE PLAN
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 9/18/17



L-3

- NOTE:
 1) SEE SHEET L-5 FOR PLANT MATERIAL LEGEND
 2) ALL PLANTING AREAS WILL BE IRRIGATION WITH LOW WATER USE IRRIGATION SYSTEM FEATURING DRIP LINE TUBING & MULTI-OUTLET EMITTER DEVICES.
 3) THE COURTYARD WALL SHOWN ON PLANS 1577 AND 2622 WILL BE INSTALLED WITH AN "L" FOOTING PER STRUCTURAL DETAIL #934 ON SHEET SD2 WHERE LOT DEPTH ALLOWS.
 4) AT ALL UTILITY BOX (LARGE & SMALL) LOCATIONS, SMALL & MEDIUM SIZE FLOWERING ACCENT SHRUBS WILL BE LOCATED TO SCREEN TRANSFORMER FROM VIEW OF PDEDESTRIANS ON SIDEWALK.
 5) PLANT SETBACKS FROM TRANSFORMER TO BE AS SHOWN ON PLAN BELOW.
 6) DRIVEWAY SCORING FOR DRIVEWAYS IS REQUIRED. THIS PLAN SHOWS THE DRIVEWAY SCORING OPTIONS AVAILABLE FOR EACH HOME AT ADELINE. FINAL LAYOUTS PER EACH LOT, AND SPECIFIC DIMENSIONS AND COLORS TO EACH PATTERN, WILL BE MADE DURING PREPARATION OF THE FINAL CONTRACT DOCUMENTS.



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TYPICAL FRONT YARD LANDSCAPE PLAN
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 9/18/17



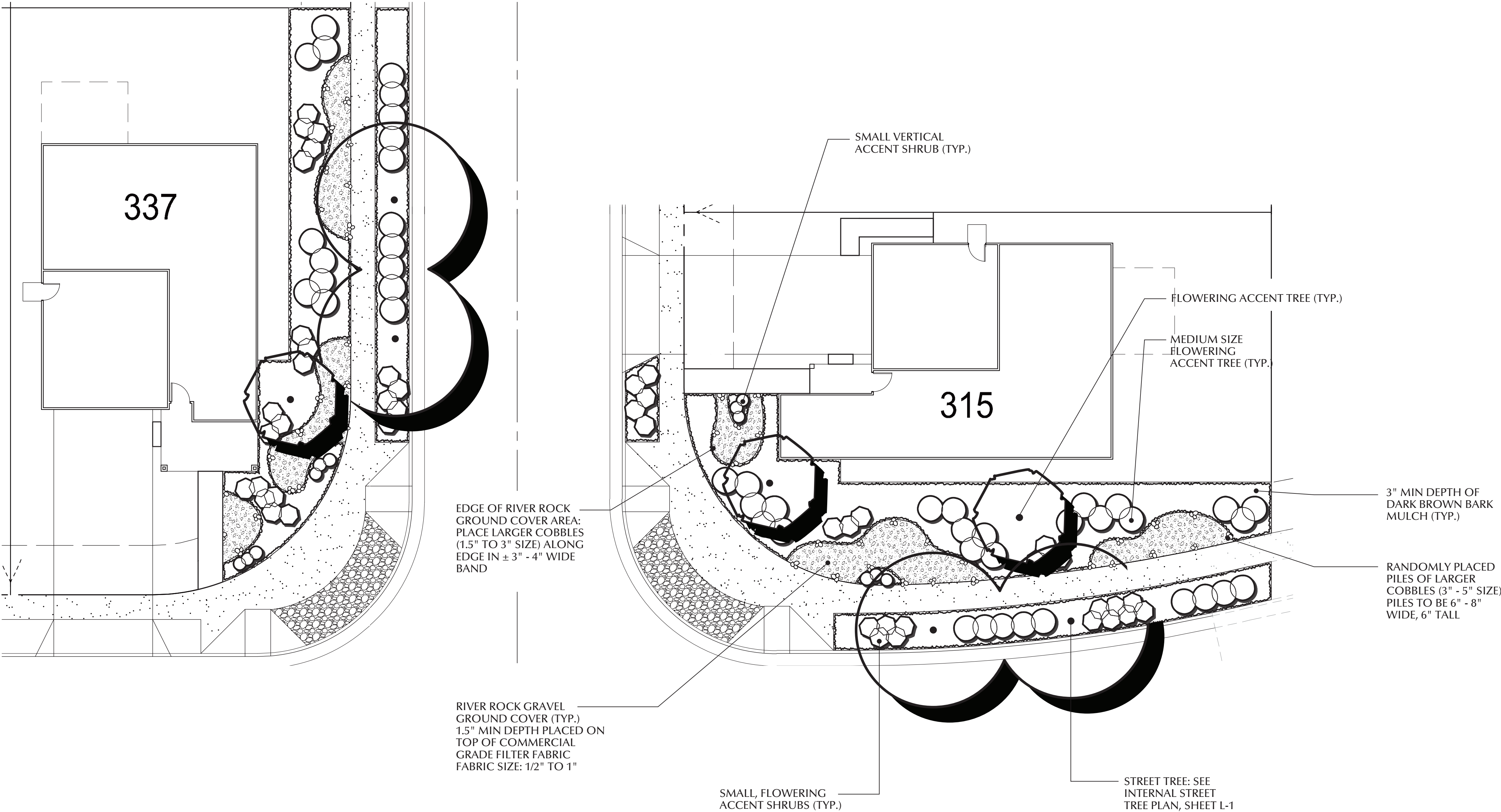
REVISIONS:

1. PER CITY REVIEW - 11/30/17
2. PER CITY REVIEW - 1/9/18

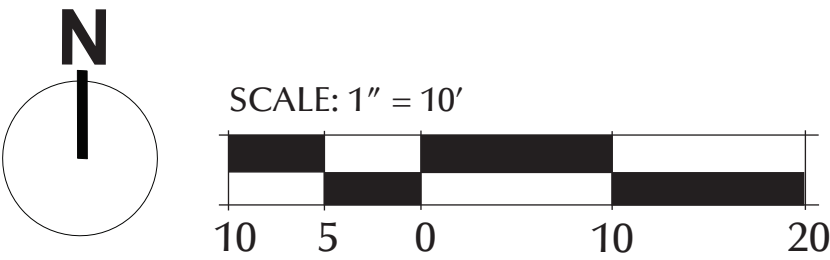
L-4

PLANT MATERIAL LEGEND

KEY	SCIENTIFIC - COMMON NAMES	SIZE	WATER USE	KEY	SCIENTIFIC - COMMON NAMES	SIZE	WATER USE	KEY	SCIENTIFIC - COMMON NAMES	SIZE	WATER USE
STREET TREES				SMALL FLOWERING SHRUBS				SMALL VERTICAL ACCENT SHRUBS			
AR	Acer rubrum - Red Maple	15 G.C.	M	AM	Achillea 'Moonshine' - Fern Leaf Yarrow	1 G.C.	L	CK	Calamagrostis acutiflora 'Karl Forester' - Feather Reed Grass	1 G.C.	L
AB	Acer buergerianum - Trident Maple	15 G.C.	M	CA	Correa Pulchella - Australian Fuchsia	5 G.C.	L	FI	Festuca Idahoensis - Idaho fescue	1 G.C.	L
CB	Carpinus betulus - Pyramidal European Hornbeam	15 G.C.	M	CR	Correa Reflexa 'Cape Carpet' - Australian Fuchsia	1 G.C.	L	FM	Festuca Marei - Atlas fescue	5 G.C.	L
CF	Carpinus betulus 'Fastgiata' - American Hornbeam	15 G.C.	M	DB	Dietes Bicolor - Fortnight Lily	1 G.C.	L	KD	Kniphofia 'Dwarf Yellow' - Dwarf Yellow Poker Plant	1 G.C.	L
CL	Crataegus laevigata - English Hawthorn	15 G.C.	M	DV	Dietes Vegeta - Fortnight Lily	5 G.C.	L	MR	Muhlenbergia Rigens - Deer Grass	1 G.C.	L
MP	Malus 'Prairefire' - 'Prairefire' crabapple	15 G.C.	M	LS	Lantana montevidensis 'Spreading Sunset' - Trailing Lantana	1 G.C.	L	PM	Phornium 'Maori Maiden' - Dwarf Flax	1 G.C.	L
PC	Pistacia chinensis 'Keith Davey' - Chinese pistache	15 G.C.	L	LL	Lantana montevidensis - Trailing Lantana	1 G.C.	L	PA	Pennisetum Alopecuroides 'Little Bunny' - Dwarf Fountain Grass	1 G.C.	L
QR	Quercus robur 'fastigiata' - columnar English white oak	15 G.C.	M	LA	Lavandula Angustifolia - Dwarf English Lavender	1 G.C.	L	MEDIUM SIZE FLOWERING SHRUBS			
TC	Tilia cordata 'June Bride' - 'June Bride' Littleleaf Linden	15 G.C.	M	SL	Lavandula stoechas - Spanish Lavender	1 G.C.	L	AU	Arbutus unedo 'Compacta' - Dwarf Strawberry Tree	15 G.C.	L
TT	Tilia tomentosa - Silver Linden	15 G.C.	M	RR	Rosa 'Meidiland Red' - Red Meidiland Rose	2 G.C.	L	CJ	Callistemon 'Little John' - Dwarf Bottle Brush	5 G.C.	L
FLOWERING ACCENT TREES				RW	Rosa 'Meidiland White' - White Meidiland Rose	2 G.C.	L	CH	Ceanothus Hearstorum - Hearst Ranch Buckbrush	1 G.C.	L
CE	Cercis canadensis - Eastern Red Bud	15 G.C.	L					CP	Cistus purpureus - Pink Flower Rockrose	5 G.C.	L
LN	Lagerstroemia indica 'Natchez' - White Flower Crape Myrtle	15 G.C.	L					EM	Euryops pectinatus 'Munchkin' - Euryopus Daisy	5 G.C.	L
LM	Lagerstroemia indica 'Muskogee' - Pink Flower Crape Myrtle	15 G.C.	L					RI	Rhaphiolepis indica 'Spring Rapture' - Indian Hawthorn	5 G.C.	L
LT	Lagerstroemia indica 'Tuscoraora' - Red Flower Crape Myrtle	15 G.C.	L					SS	Salvia Leucantha 'Santa Barbara' - Mexican Bush Sage	1 G.C.	L



NOTE:
1) ALL PLANTING AREAS WILL BE IRRIGATION WITH LOW WATER USE IRRIGATION SYSTEM FEATURING DRIP LINE TUBING & MULTI-OUTLET EMITTER DEVICES.



FIRSTCARBON
SOLUTIONS™

1350 Treat Blvd, Suite 380
Walnut Creek, CA 94597
925.357.2562

TYPICAL CORNER LOT LANDSCAPE
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 9/18/17



L-5

FLOWERING ACCENT TREES



EASTERN RED BUD
(CERCIS CANADENSIS)



ENGLISH HAWTHORN
(CRATAEGUS LAVIGATE 'PAUL'S SCARLET')



WHITE FLOWER CRAPE MYRTLE
(LAGERSTROEMIA INDICA 'NATCHEZ')



PINK FLOWER CRAPE MYRTLE
(LAGERSTROEMIA INDICA 'MUSKOGEE')



RED FLOWER CRAPE MYRTLE
(LAGERSTROEMIA INDICA 'TUSCORAORA')

STREET TREES



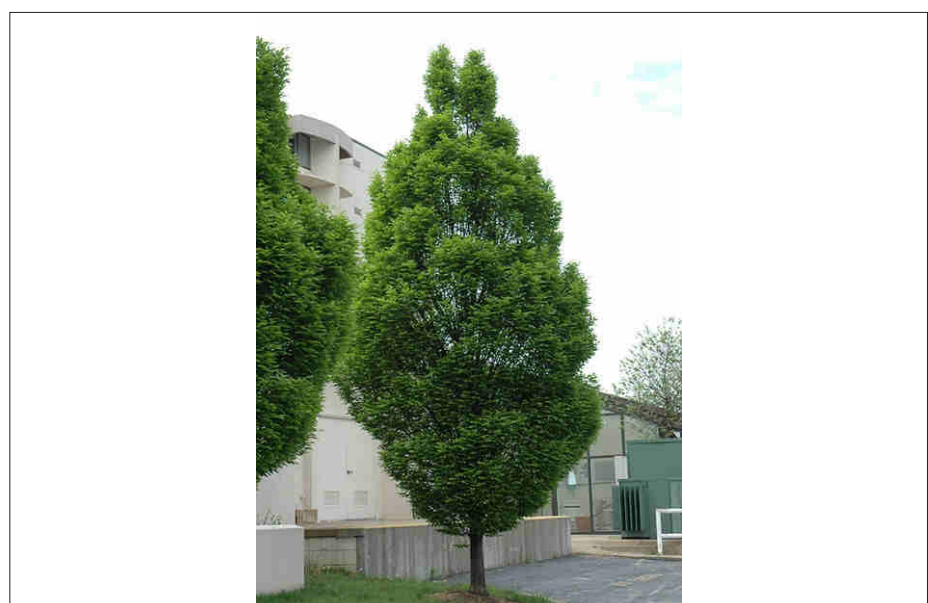
RED MAPLE
(ACER RUBRUM)



TRIDENT MAPLE
(ACER BUEGERIANUM)



EUROPEAN HORNBEAM
(CARPINUS BETULUS)



PYRAMIDAL EUROPEAN HORNBEAM
(CARPINUS BETULUS 'FASTIGIATA')



AMERICAN HORNBEAM
(CARPINUS CAROLINIANA)



ENGLISH HAWTHORN
(CRATAEGUS LAEVIGATA)



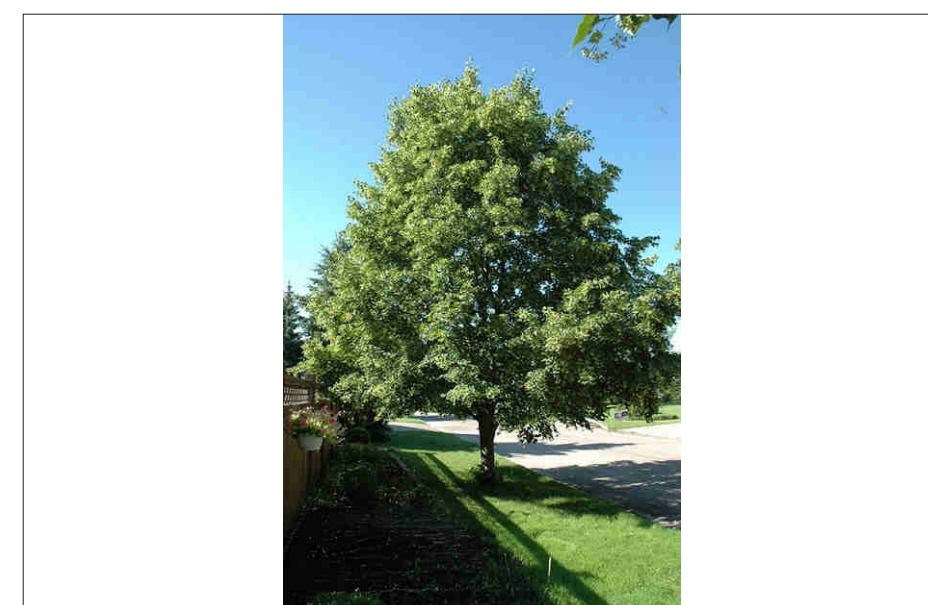
'PRAIRIEFIRE' CRABAPPLE
(MALUS 'PRAIRIE FIRE')



CHINESE PISTACHE
(PISTACIA CHINENSIS 'KEITH DAVEY')



COLUMNAR ENGLISH WHITE OAK
(QUERCUS ROBUR 'FASTIGIATA')



'JUNE BRIDE' LITTLELEAF LINDEN
(TILIA CORDATA 'JUNE BRIDE')



SILVER LINDEN
(TILIA TOMENTOSA)

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1350 Treat Blvd, Suite 380
Walnut Creek, CA 94597
925.357.2562

PLANT PALETTE EXHIBIT - TREES
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 09/18/2017



L-6

SHRUBS



FERN LEAF YARROW
(ACHILLEA 'MOONSHINE')



PINK FLOWER ROCKROSE
(CISTUS PURPUREUS)



EURYOPS DAISY
(EURYOPS PECTINATUS 'MUNCHKIN')



TRAILING LANTANA
(LANTANA MONTEVIDENSIS)



DWARF FOUNTAIN GRASS
(PENNISETUM ALOPECUROIDES 'LITTLE BUNNY')



DWARF STRAWBERRY TREE
(ARBUTUS UNEDO 'COMPACTA')



AUSTRALIAN FUCHSIA
(CORREA PULCHELLA)



IDAHO FESCUE
(FESTUCA IDAHOENSIS)



DWARF ENGLISH LAVENDER
(LAVANDULA ANGUSTIFOLIA)



INDIAN HAWTHORN
(RHAPHIOLEPIS INDICA 'SPRING RAPTURE')



FEATHER REED GRASS
(CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER')



AUSTRALIAN FUCHSIA
(CORREA REFLEXA 'CAPE CARPET')



ATLAS FESCUE
(FESTUCA MAIREI)



SPANISH LAVENDER
(LAVANDULA STOECHAS)



RED MEIDILAND ROSE
(ROSA 'MEIDILAND RED')



DWARF BOTTLE BRUSH
(CALLISTEMON 'LITTLE JOHN')



FORTNIGHT LILY
(DIETES BICOLOR)



DWARF YELLOW POKER PLANT
(KNIPHOFIA 'DWARF YELLOW')



DEER GRASS
(MUHLENBERGIA RIGENS)



WHITE MEIDILAND ROSE
(ROSA 'MEIDILAND WHITE')



HEARST RANCH BUCKBRUSH
(CEANOTHUS HEARSTIORUM)



FORTNIGHT LILY
(DIETES VEGETA)



TRAILING LANTANA
(LANTANA MONTEVIDENSIS 'SPREADING SUNSET')



DWARF FLAX
(PHORNIUM 'MAORI MAIDEN')



MEXICAN BUSH SAGE
(SALVIA LEUCANTHA 'SANTA BARBARA')

FIRSTCARBON
SOLUTIONS™

1350 Treat Blvd, Suite 380
Walnut Creek, CA 94597
925.357.2562

PLANT PALETTE EXHIBIT: SHRUBS
ADELINE - SPRING LAKE CENTRAL, WOODLAND, CA
FOR: D.R. HORTON

DATE: 09/18/2017



L-7

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

Spring Lake Central Development Agreement Ordinance No. 1579

This Memorandum of Agreement is made and entered into by and between Woodland Spring Lake Partners, L.P. , a California limited partnership ("OWNER") and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California ("CITY") , with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the First Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. 1579 , dated May 19, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, which amends that certain Development Agreement dated March 21, 2007, as evidenced by that Memorandum of Agreement recorded as Document No 2007-0010530, recorded on March 21, 2007, and which Development Agreement, as amended, controls 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 24th day of Jan., 2016, at Woodland, Yolo County, California.

CITY OF WOODLAND

By: [Signature]
Tom Stallard, Mayor

WOODLAND SPRING LAKE PARTNERS, L.P.,
a California limited partnership

By: Delaware Retail Control, LLC,
a Delaware limited liability company,
its general partner

By: VPI 2004, Inc.,
a California corporation,
its manager

By: [Signature]
Name: John Blikberg
Its: Vice President

ATTEST:

By: [Signature]
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: [Signature]
Kara K. Ueda, City Attorney

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

§
§
§

COUNTY OF YOLO

On Jan. 24, 2017 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(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

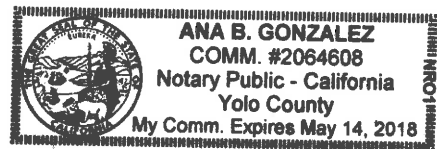
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]
Signature of Notary Public

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

§
§
§

COUNTY OF SAN MATEO

On January 18, 2016 before me, Hye Jin Yu, Notary Public, personally appeared John Glikbaug, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

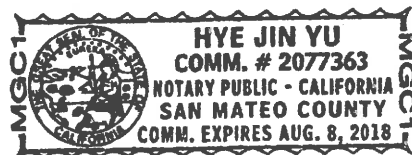
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]
Signature of Notary Public

(Seal)



**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN CITY OF
WOODLAND AND WOODLAND SPRING LAKE PARTNERS, L.P.
(CC Second Reading 5/19/15, Exhibit 2 to Ordinance 1579)**

This First Amendment to Development Agreement ("First Amendment") is entered into this 19th day of May, 2015, by and between the City of Woodland, a California municipal corporation (hereinafter "CITY") and Woodland Spring Lake Partners, L.P. ("OWNER"). City and Owner shall individually be referred to herein as a "party" and together as the "parties."

RECITALS

WHEREAS, the CITY and Reynen & Bardis Communities entered into a Development Agreement ("Agreement") on or around March 6, 2007; and

WHEREAS, OWNER is the successor in interest to Reynen & Bardis Communities; and

WHEREAS, OWNER has provided evidence satisfactory to CITY of Owner's ownership of the property that is the subject of this First Amendment, including an assignment of Reynen & Bardis' interest to Owner; and

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

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its property, which is comprised of approximately 105 acres, with Yolo County Assessor's Parcel Numbers 042-580-011, -012, -037, -038, -040, -041, -043, -044, and -046, as described in **Exhibit A**, Legal Description, and **Exhibit B**, Map of Property and Its Location, attached hereto and incorporated herein (the "Property"); and

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

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

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

WHEREAS, on April 16, 2015, the City Planning Commission, designated by Woodland Municipal Code Section 2-7-16 as the planning agency for purposes of development agreement review pursuant to Government Code Section 65867, in a duly noticed public hearing,

considered this First Amendment and recommended that the City Council approve this First Amendment; and

WHEREAS, following consideration of the aforementioned EIR and addendum and of CEQA related findings, the City Council held a noticed public hearing on May 5, 2015, to consider the following land use entitlements for the Property, which entitlements are the subject of this First Amendment:

- 1) General Plan Amendment, to increase Low Density Residential (3.0 – 8.0 du/ac) acreage from 27.1 to 53.4 acres; reduce Medium Low Residential (5 – 12 du/ac) acreage from 43.2 to 23.1 acres, eliminate Medium Density (8 – 15 du/ac) acreage (formerly 9.0 acres), and increase High Density Residential (15 – 25 du/ac) acreage from 7.6 to 9.3 acres;
- 2) Specific Plan Amendment to add 33.3 acres of residential R-4 (3-4 du/ac) ; decrease residential R-5 acreage (4-5 du/ac) from 26.4 to 20.1 acres; decrease R-8 acreage (6-8 du/ac) from 43 to 23.1 acres; eliminate the multi-family residential R-15 (10-15 du/ac) zoning (formerly 9.3 acres); eliminate the multi-family residential R-20 (16-20du/ac) zoning (formerly 7.6 acres); and add 9.3 acres of multi-family R-25 (23-25 du/ac);
- 3) Rezoning to reconfigure the Spring Lake Village Center by relocating the park site, fire station, and the commercial site and to add 8.3 acres of multi-family (R-25) directly adjacent to the Village Center. The reconfiguration also includes removing the northern portion of Heritage Parkway, which will result in approximately 607 units, of which 375 will be single family residential lots: 128 R-4 lots; 100 R-5 lots; 147 R-8 lots and 3 R-25 lots; and
- 4) Tentative Subdivision Map 5027); and
- 5) This First Amendment to the Development Agreement.

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to Section 2.7. The addresses provided in Section 2.7 of the Agreement are hereby amended to read as follows:

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

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

Sacramento, CA 95814

If to OWNER: Woodland Spring Lake Partners, LP
940 Emmett Avenue, #200
Belmont, CA 94002
Attention: John Glikbarg

With a copy to: Les Hock
HCM, Inc.
10630 Mather Boulevard
Sacramento, CA 95655

2. Deletion of Section 4.2 Fiscal Deficit Mitigation Fee. Section 4.2 of the Agreement is hereby deleted and restated in Exhibit I, which lists "Development Impact and Other Fees."

3. Amendment to Section 4.3 regarding Development Impact Fees. Section 4.3 of the Agreement relating to Development Impact fees is hereby deleted in its entirety and amended to read as follows:

4.3.1 Spring Lake Fees. OWNER shall pay all Spring Lake Fees set forth in Exhibit "I," attached hereto and incorporated herein.

4.3.2 Time of Payment. CITY may, in its sole discretion, collect any of the fees required pursuant to Subsection 4.3.1 and as provided in Exhibit "I" to this agreement.

4.3.3. Future Development Impact Fees. The Parties hereby agree that OWNER shall pay all applicable Development Impact Fees, including Major Projects Financing Plan Fees (MPFP) and Spring Lake Infrastructure Fees (SLIF), at the then-current amounts of such fees. at the time they are paid by OWNER.

4.3.4 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation, or termination of the Term of this Agreement. Following the expiration, cancellation, or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "I", any increase or amendment of any Development Impact Fee or any combination thereof. Nothing contained in Subsection 4.3.4 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees.

4. Amendment to Section 4.12 regarding the Inclusionary Housing Agreement. Section 4.12 is amended to include the sentence, " Any previously approved Inclusionary

Housing Agreement shall be amended to include reference to payment of the affordable housing in-lieu fee, as provided in Exhibit I, as satisfying the single-family low-income affordability requirement”

5. Deletion of Section 4.13 regarding Payment of Off-Site Affordable Housing Fee. Section 4.13 is hereby deleted in its entirety, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees.”

6. Deletion of Section 4.15 regarding Funding for Public Transit. Section 4.15 is hereby deleted in its entirety, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees”.

7. Deletion of Section 4.16 regarding Habitat Monitoring and Farming Education. Section 4.16 is hereby deleted in its entirety, the contents of which are restated in Exhibit I, which lists “Spring Lake Fees.”

8. Amendment to Section 4.17. Section 4.17 of the Agreement relating to the dedication of public land is hereby amended to read as follows:

4.17 Lot “B” shall be shown on tentative and final maps as reserved for a Fire Station/Public Use. When notified by the City in writing, OWNER shall dedicate Lot B to the City within 60 days at no cost to the City, but no later than the final map that includes the 300th single family lot. Owner has offered to dedicate Lot B to the City at no cost.

9. Amendment to Section 4.19. Section 4.19 of the Agreement relating to the Spring Lake Village Center and Central Park is hereby amended to read as follows:

4.19 Spring Lake Urban Village Center and Central Park Development. Land price for the Central Park shall be set at a cost not to exceed One Hundred Twenty-five Thousand Dollars (\$125,000) per acre. A master plan for Lots “A”, “B”, and 376 (4.0 acre park site, 1.0 acre fire station, and 5.1 acre commercial site respectively) shall be submitted for review and approval by CITY prior to approval of the final map that has the 100th lot. Owner has agreed to grant lot A, Central Park, to the City at a cost not to exceed \$125,000 per acre. CITY and OWNER shall enter into a purchase and sale agreement after adoption of the Master Plan prior to approval of the final map that has the 200th lot. The CITY and OWNER shall agree to the scope and cost of the master plan, which shall in no case exceed \$50,000 inclusive of City processing costs. The master plan shall include possible uses, access, parking, and conceptual layout, landmark feature per Design Standard 4.12 and shall illustrate the interface of the commercial, park, and multi-family parcels to achieve a compact, pedestrian oriented Urban Village Center development style offering opportunities to live, work, shop, learn, and play in a unique, attractive and engaging environment at densities and intensities that support transit usage. There would be a select mix of uses and high quality design, that promotes the health, well-being, physical activity and

social interaction of residents, workers and visitors. The design would include a multi-modal main street which is the southerly extension of Pioneer Avenue, south of Parkland Avenue at the curve, located between the commercial and multi-family parcels. The Commercial properties should be multi-story mixed use with ground floor retail and office/residential above. The Multi-Family units should be multi-story, alley-loaded and street-facing, to encourage pedestrian activity and community interaction.

10. Deletion of Section 4.24 regarding Fire Department Operation and Maintenance Funding. Section 4.24 is hereby deleted, the contents of which are restated in Exhibit I, which lists "Spring Lake Fees."

11. Deletion of Section 4.25 regarding Affordable Housing Fund. Section 4.25 is hereby deleted, the contents of which are restated in Exhibit I, which provides for Affordable Housing in-lieu fee and funding.

12. Renumbering the Section 4.18, found on page 16 of 25 of the original DA to 4.27. The redundant section 4.18 on page 16 of the Agreement is hereby renumbered to be Section 4.27.

13. Renumbering section 4.19 found on page 16 of 25 of the original DA to 4.28 and Amendment of 4.28 to amend the language regarding conditions of approval. The redundant Section 4.19 on page 16 of the Agreement is hereby renumbered to be Section 4.28. The following language is also added to new Section 4.28:

Conditions of Approval. OWNER shall be subject to those conditions of approval, including tentative map conditions of approval, set forth in Exhibit "C."

14. Addition of Section 4.29 regarding Future Rezone Requests

4.29 Supermajority Required for Future Commercial or Multi-Family Rezone Requested Actions.

At any time, should OWNER request the consideration for a General Plan Amendment and Rezone of any one, partial or combination of the properties located within the Urban Village Center, including lots A (4.0 acre park), 376 (5.1 acre commercial), 377 (4.8 acre R-25) or 378 (3.5 acre R-25), then a supermajority of the Council, (consisting of at least 4 votes), is required to take action on the request. Full consideration of all Spring Lake Infrastructure Fee (SLIF) modifications shall be evaluated and any negative fiscal imbalance corrected either through payment of a one-time fee or on an equivalent amount assigned on per-lot basis, if appropriate.

15. Replacement of Exhibit A. Exhibit A of the Agreement regarding the Legal Description is hereby replaced with a new Exhibit A, attached hereto and incorporated herein.

16. Replacement of Exhibit B. Exhibit B of the Agreement regarding the Map of Property and its Location is hereby replaced with a new Exhibit B, attached hereto and incorporated herein.

17. Replacement of Exhibit C. Exhibit C of the Agreement regarding Findings and Conditions of Approval is hereby replaced with a new Exhibit C, attached hereto and incorporated herein to contain the Development Map and Findings and Conditions of Approval and a listing of the coincident Plan Amendments and Approvals.

18. Replacement of Exhibit D. Exhibit D of the Agreement regarding Land Use Regulations is hereby replaced with a new Exhibit D, attached hereto and incorporated herein, to reference all existing land use regulations, including amendments.

19. Replacement of Exhibit G. Exhibit G of the Agreement, the Memorandum of Agreement, is hereby replaced with a new Exhibit G, attached hereto and incorporated herein.

20. Addition of Exhibit I of the Agreement, Spring Lake Fees. Exhibit I of the Agreement is hereby added to the Agreement to consolidate in one location the summary of the Spring Lake Fees and other fees identified in the Agreement for the Project.

21. General Provisions.

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

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

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

d. Severability. If any term, provision, covenant, or condition of this First Amendment shall be determined invalid, void, or unenforceable, the remainder of this First Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this First Amendment.

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

f. Integration. This First Amendment, together with the Agreement, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this First Amendment, the provisions of the Agreement shall govern the

conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this First Amendment. To the extent this First Amendment conflicts with the Agreement, this First Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

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

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

22. Effective Date. The City Council, following a duly noticed public hearing, has authorized the execution of this First Amendment by its City Manager and attestation by its City Clerk pursuant to the authority of Ordinance No.1579 (the "Adopting Ordinance") adopted by the City Council of the City of Woodland on May 19, 2015. This First Amendment shall be effective upon the later of thirty (30) days after the adoption of the Ordinance or full execution of this First Amendment by the parties hereto.

23. Memorandum. The City Clerk shall record a Memorandum of this First Amendment in the Official Records of Yolo County within ten days following the Amendment Effective Date.

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

CITY:

By:

Its:

Attest:

Ana B. Gonzalez, City Clerk

Approved as to Form:

Best Best & Krieger LLP, City Attorney

[signatures continue on following page]

OWNER:

Woodland Spring Lake Partners, L.P.,
a California limited partnership

By: Delaware Retail Control, LLC,
a Delaware limited liability company,
its general partner

By: VPI 2004, Inc., a California corporation,
its manager

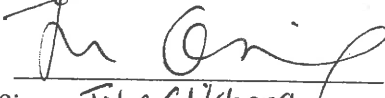
By: 
Name: John Glikbarg
Its: Vice President

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Attachment 1

Legal Description

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

PARCEL 1:

COMMENCING AT WOODLAND CITY MONUMENT P-24, THENCE NORTH 88° 51' 15" W, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRY LORENZO AVENUE, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00° 21' 56" WEST, 534.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING NINE (9) COURSES:

- 1) LEAVING SAID HARRY LORENZO AVENUE RIGHT-OF-WAY, SOUTH 89° 41' 09" EAST, 160.29 FEET;
- 2) THENCE SOUTH 88° 53' 12" EAST, 100.17 FEET;
- 3) THENCE SOUTH 01° 06' 48" WEST, 235.87 FEET;
- 4) THENCE SOUTH 88° 51' 50" EAST, 2,208.74 FEET;
- 5) THENCE SOUTH 00° 59' 50" WEST, 25.91 FEET;
- 6) THENCE SOUTH 88° 48' 57" EAST, 164.89 FEET;
- 7) THENCE SOUTH 01° 02' 05" WEST, 428.63 FEET;
- 8) THENCE NORTH 88° 52' 20" WEST, 2,625.72 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRY LORENZO AVENUE;
- 9) THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00° 21' 56" EAST, 688.65 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PROPERTY AS SHOWN IN DOCUMENT NO. 2011-0014841, YOLO COUNTY RECORDS, WHICH TRAVERSES THE ABOVE DESCRIBED PROPERTY.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 8, 2015 AS INSTRUMENT NO. 2015-0012303.

PARCEL 2:

COMMENCING AT WOODLAND CITY MONUMENT P-24, THENCE NORTH 88° 51' 15" W, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRY LORENZO AVENUE, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00° 21' 56" WEST, 1,222.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES:

- 1) LEAVING SAID HARRY LORENZO AVENUE RIGHT-OF-WAY, SOUTH 88° 52' 20" EAST, 2,625.72 FEET;
- 2) THENCE SOUTH 01° 02' 05" WEST, 409.07 FEET;
- 3) THENCE NORTH 88° 52' 20" WEST, 2,620.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRY LORENZO AVENUE;
- 4) THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00° 21' 56" EAST, 409.11 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PROPERTY AS SHOWN IN DOCUMENT NO. 2011-0014841, YOLO COUNTY RECORDS, WHICH TRAVERSES THE ABOVE DESCRIBED PROPERTY.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 8, 2015 AS INSTRUMENT NO. 2015-0012303.

PARCEL 3:

COMMENCING AT WOODLAND CITY MONUMENT P-24, THENCE NORTH 88° 51' 15" W, 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRY LORENZO AVENUE, THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00° 21' 56" WEST, 1,631.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE THE FOLLOWING FOUR (4) COURSES:

- 1) LEAVING SAID HARRY LORENZO AVENUE RIGHT-OF-WAY, SOUTH 88° 52' 20" EAST, 2,620.94 FEET;
- 2) THENCE SOUTH 01° 02' 05" WEST, 409.73 FEET;
- 3) THENCE NORTH 88° 52' 20" WEST, 2,616.16 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HARRY LORENZO AVENUE;
- 4) THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00° 21' 56" EAST, 409.77 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PROPERTY AS SHOWN IN DOCUMENT NO. 2011-0014841, YOLO COUNTY RECORDS, WHICH TRAVERSES THE ABOVE DESCRIBED PROPERTY. THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 8, 2015 AS INSTRUMENT NO. 2015-0012303.

PARCEL 4:

PARCEL 1 AS SHOWN ON PARCEL MAP NO. 4778, BEEGLY RANCH, RECORDED JUNE 8, 2005, IN BOOK 2005 OF MAPS, PAGES 123 AND 124, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF THE LAND DESCRIBED IN THE GRANT DEED TO CITY OF WOODLAND, A MUNICIPAL CORPORATION RECORDED MAY 6, 2011 AS INSTRUMENT NO. 2011-0012718 AND RE-RECORDED JULY 1, 2011 AS INSTRUMENT NO. 2011-0018072, BOTH OF OFFICIAL RECORDS.

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

PARCEL 5:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 20, 2015 AS DOCUMENT NO. 2015-0013661, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED ON SEPTEMBER 27, 2007 AS DOCUMENT NO. 2007-0033700-00, THENCE THE FOLLOWING TWENTY THREE (23) COURSES:

- 1) SOUTH 01°02'05" WEST, 440.46 FEET;
- 2) THENCE NORTH 88°53'12" WEST, 264.00 FEET;
- 3) THENCE SOUTH 01°02'06" WEST, 165.00 FEET;
- 4) THENCE NORTH 88°53'12" WEST, 1,255.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HERITAGE PARKWAY;
- 5) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A 869.50 FOOT RADIUS

NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°12'42" A DISTANCE OF 63.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 63°43'01" WEST, 63.90 FEET;
 6) THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 62°27'01" WEST, 17.00 FEET;
 7) THENCE SOUTH 64°34'55" WEST, 37.68 FEET; •
 8) THENCE SOUTH 23°58'07" WEST, 0.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF WAY OF PARKLAND AVENUE;
 9) THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF PARKLAND AVENUE, ALONG THE ARC OF A 740.50. FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 1°28' 32" A DISTANCE OF 19.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 24° 56'49" WEST, 19.07 FEET;
 10) THENCE NORTH 88° 53' 12" WEST, 139.84 FEET;
 11) THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF PARKLAND AVENUE, 1E, ALONG THE ARC OF A 800.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7° 55' 51" A DISTANCE OF 110.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23° 54' 41" EAST, 110.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HERITAGE PARKWAY;
 12) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 14° 22' 02" WEST, 63.92 FEET;
 13) THENCE NORTH 56° 49' 10" WEST, 386.64 FEET;
 14) THENCE SOUTH 43° 43' 18" WEST, 89.68 FEET;
 15) THENCE SOUTH 35° 45' 59" WEST, 49.20 FEET;
 16) THENCE SOUTH 19° 25' 43" WEST, 49.13 FEET;
 17) THENCE SOUTH 02° 52' 52" WEST, 50.97 FEET;
 18) THENCE SOUTH 02° 26' 14" EAST, 54.90 FEET;
 19) THENCE SOUTH 00° 03' 55" EAST, 55.00 FEET;
 20) THENCE SOUTH 00° 13' 01" WEST, 55.00 FEET;
 21) THENCE NORTH 88° 53' 12" WEST, 376.14 FEET;
 22) THENCE NORTH 00° 18' 51" EAST, 208.72 FEET;
 23) THENCE NORTH 88° 53' 12" WEST. 56.63 FEET;
 24) THENCE NORTH 00° 21' 56" EAST, 396.79 FEET;
 25) THENCE SOUTH 88° 53' 12" EAST, 2,616.15 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED MAY 20, 2015 AS DOCUMENT NO. 2015-00013659 OF OFFICIAL RECORDS.

PARCEL 6:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 2 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD NO. 101, AS SHOWN ON A RECORD OF SURVEY OF THE BEN C. HOLLMAN EST. LANDS, FILED IN THE OFFICE OF THE RECORDER OF YOLO COUNTY, CALIFORNIA, ON JULY 27, 1962, IN BOOK 9 OF MAPS AND SURVEYS, AT PAGE 20; SAID POINT BEING DISTANT SOUTH 88° 46' EAST, 63.63 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE FROM SAID POINT OF BEGINNING, NORTH 0° 27' 50" EAST ALONG THE WEST LINE OF SAID COUNTY ROAD NO. 101, A DISTANCE OF 208.71 FEET; THENCE SOUTH 88° 46' EAST, 50.00 FEET TO THE EAST LINE OF SAID COUNTY ROAD NO. 101, THENCE ALONG SAID EAST LINE, SOUTH 0° 27' 50" WEST, 208.71 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE ALONG THE SOUTH LINE OF SAID SECTION 3, NORTH 88° 46' WEST, 50.00 FEET TO THE POINT OF B

END OF LEGAL DESCRIPTION

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EXHIBIT B
MAP OF PROPERTY AND ITS LOCATION

[attached]

EXHIBIT C

Resolution No 6420 Approving a CEQA Addendum
Resolution No 6241 Amending the General Plan
Resolution No 6422 Amending the Spring Lake Specific Plan
Findings and Conditions of Approval - Approved May 5, 2015 -
for Tentative Subdivision Map 5027

[attached]

**FINDINGS FOR THE SPRING LAKE CENTRAL PROJECT INCLUDING A
GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS; TENTATIVE
SUBDIVISION MAP # 5027, AND DEVELOPMENT AGREEMENT (CC 5/5/15)**

FINDINGS

CEQA Findings:

1. On August 15, 2000, the City Council certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000).
2. The City Council subsequently adopted the following CEQA Addendums to the Turn of the Century EIR: **a)** Addendum #1 (Resolution No. 4330) adopted December 18, 2001, for the purposes of approval of the final SLSP; **b)** Addendum #2 (Resolution No. 4399) adopted November 19, 2002, for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; **c)** Addendum #3 (Resolution No. 4406) adopted December 17, 2002, for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; **d)** Addendum #4 adopted April 15, 2003, for the purposes of the Williamson Act Rescission Agreement for the Russell Property; **e)** Addendum #5 (Resolution No 4583) adopted October 19, 2004, for the purposes of amending the Plan based on a request form the Spring Lake Planning Group LLC); **f)** Addendum #6 (Resolution No 4806) adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis); **g)** Addendum #7 (Resolution No. 5146) adopted November 16, 2010, for the purposes of amending the Plan based on a request by the Gibson Ogden Investors, LLC to remove a bike overcrossing and path); **h)** Addendum # 8 (Resolution No. 5159) adopted December 14, 2010, for the purposes of amending the Plan based on a request by Cal West Investors, LLC to modify land use designations and rezone a school site; **i)** Addendum #9 (Resolution No. 6117) adopted March 5, 2013, for the purposes of amending the Plan based on a request by the Turn of the Century, LLC to modify land use designations and shift the R-15 site; **j)** Amendment #10 (Resolution 6255) adopted June 17, 2014, for the purposes of amending the Plan based on a request by the Turn of The Century, LLC amending the Spring Lake Specific Plan land use designations, Spring Lake Specific Plan Design Standards Table 2.4 (Minimum Lot Width), and the Spring Lake Affordable Housing Plan (50-unit limit); and **k)** Amendment #11 adopted February 3, 2015, to amend the Spring Lake Specific Plan land use designations to rezone the R-15 and Neighborhood Commercial Sites to R-8 and reconfiguring the 8-acre park site for the Cal West and Optimistic project site.
3. 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.

4. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA mitigation measures.
 5. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.
 6. The City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.
 7. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.
1. **General Plan Consistency Findings:**The project is consistent with the goals and policies of the General Plan in that The proposed modification provides for a more economically viable land use designation for single family residential densities that the current housing market will more readily absorb and support. The increased density for the multi-family housing allows for the possibility of an urban village development concept that increases the likelihood for transit and viability of the proposed commercial uses;
 2. The project is consistent with the goals and policies of the Housing Element by providing for a variety of housing types and by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned.

Spring Lake Specific Plan Consistency Findings:

1. The project is consistent with the policy language (goals, policies and objectives) of the SLSP based upon a detailed analysis performed comparing the project proposal to each

section of the SLSP and through various conditions or components of the Development Agreement, consistency has been ensured.

2. The project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project itself will have a single family to multi-family ratio of 62% single-family units (375) to 38% multi-family units (232), but results in a Plan wide ratio of 72% single family to 28% multi-family. This is closely aligned with the Plan goal of 71% single-family units and 29% multi-family units.
3. The project is substantially consistent with the land use designations, roadways, and bike paths identified in the SLSP.
4. The project is consistent with the Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which precluded submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
5. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.

Zoning Consistency Findings:

1. Single family Residential (R-1) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-4, R-5, and R-8, Specific Plan land use categories.
2. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

Tentative Subdivision Map Findings for TSM No 5027:

1. The proposed Tentative Subdivision Map is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of for-sale, single family housing within the community and by providing for additional recreational opportunities at the neighborhood level. The Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.
2. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.

3. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site. The development project is also consistent with the land use designations specified in the Spring Lake Specific Plan.
4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Parlin Spring Lake I, Foothill Associates, March 16, 2005) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required.
5. The design of the proposed subdivision 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.
6. The subdivision design will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.
7. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.
8. The tentative map is in conformance with the Subdivision Map Act.

Findings Related to Other Regulatory Requirements:

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

**CONDITIONS OF APPROVAL FOR THE SPRING LAKE CENTRAL PROJECT
INCLUDING A GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS,
TENTATIVE SUBDIVISION MAP #5027 , AND DEVELOPMENT AGREEMENT**

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

Planning Department

1. Project Approval. The project is as described in the staff report for the Spring Lake Central General Plan and Specific Plan Amendments, Tentative Subdivision Map 5027, and First Amendment to the Development Agreement prepared for the Planning Commission on April 16, 2015, City Council on May 5, 2015. The project shall be substantially (as determined by the City) constructed as depicted on the maps and exhibits included in the April 16 and May 5, 2015 staff reports for the Spring Lake Central project, except as modified by these conditions of approval.
2. Indemnity. 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. 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.)
4. 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 of the Spring Lake Specific Plan.
5. Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development Department concurrent with public improvement plans and prior to issuance of the first building permit. Landscape plans shall specify the following:

- a) Locations, size, and quantity of all plant materials.
 - b) A plant legend specifying species type (botanical and common names), container size, maximum growth habit, and quantity of all plant materials.
 - c) Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines, and other pertinent site plan features.
 - d) Planting and installation details and notes including soil amendments.
 - e) 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.
 - f) Details of all irrigation (drip, sprinkler, and bubbler) as well as equipment such as backflow controller and water meter devices identified.
6. 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 Spring Lake Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Tree Division. OWNER shall submit a soils test, which will assist in appropriate species selection, prior to issuance of the first building permit.
7. 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).
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. OWNER shall submit plans for review and approval prior to issuance of final map.
10. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with Spring Lake Development Regulation 2.22.2.
11. Compliance with State Water Conservation Ordinance. All yards and public landscaping shall be in compliance with City's Water Conservation Ordinance and any applicable state Water Efficient Landscape Ordinance AB 1881, as well as water conserving requirements in the Spring Lake Specific Plan and Spring Lake Design Standards. Plans shall be reviewed by the City for compliance prior to issuance of first building permit.

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 first building permit.
14. Prohibit RV Parking. Provisions in the CC& Rs for the Single Family 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.
15. 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.
16. 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.
17. 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 first building permit.
18. Lot width. Lot width shall be varied (SLSP 2.35.5). Prior to approval of the final map, lot widths shall be modified to provide that no more than three (3) lots of the same lot width shall be located a row and that a minimum 3 feet variation is required. This condition may only be changed upon a finding of necessity, design impracticality, or economic infeasibility, as determined by the Community Development Director.
19. 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, OWNER shall have all homes 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 provided 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 any of the above requires a finding of necessity, design impracticality, or economic infeasibility, as determined by the Chief Building Official.

20. Privacy Walls. The required privacy walls shall be designed and constructed to be consistent with the existing adjacent privacy walls. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of building permits. Landscaping and construction of the privacy walls shall occur concurrently with development. Privacy walls along the following road frontages, excepting road intersections and pedestrian connections, shall be constructed:

- a) The north side of Heritage Parkway commencing at the eastern corner of map 4805 (Lot 220) extending along Heritage Parkway and extending west to Parkland Avenue (Lot 358); and,
- b) Along the east side of Parkland Avenue between Heritage Parkway and Pioneer Avenue; and,
- c) Along the north side of Parkland Avenue from Pioneer Avenue to Harry Lorenzo Avenue; and,
- d) Along both sides of Pioneer Avenue from Parkland Avenue to the northern boundary of map 4805.

- The design of the walls shall be submitted to the Community Development Director and Public Works Director for approval prior to issuance of first building permit. This design shall satisfy the requirements of the SLSP Design Standards (Section 6.2.2, Privacy Walls, see photograph and description).
-

21. 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 eight (8) connecting access paths:

- a) Lot "C" - between House Drive and Harry Lorenzo Avenue; and
- b) Lot "D" - between "B" Way and Parkland Avenue; and
- c) Lot "E" - between Goode Drive and Parkland Avenue; and
- d) Lot "F" - between 10 Court and Pioneer Avenue; and
- e) Lot "G" - between 9 Court and Pioneer Avenue; and
- f) Lot "H" - between 8 Court and Parkland Avenue; and
- g) Lot "I" - between 7 Court and Parkland Avenue; and
- h) Lot "J" - between Lot "K" (Greenbelt) and Motta Street; and

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.

22. Greenbelts. OWNER shall construct the Lots “K”, “L”, “M” greenbelt at the time of construction of the residential lots adjacent to Lots “K”, “L”, “M”. The timing may only be modified by the Community Development Director after making a finding of necessity, design impracticality, or economic infeasibility. OWNER shall provide benches and bike racks for the Lots K”, “L”, “M” 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.
23. Entry signs. Per the Spring Lake Specific Plan (2.33 & 4.12) and the Spring Lake Design Standards (1.6), the OWNER shall construct a Landmark Feature, Minor Entry, and Neighborhood entry signs at the following locations:
- 1) Parkland Avenue & Pioneer Avenue (Landmark or Monumentation feature)
 - 2) Harry Lorenzo Avenue & Parkland Avenue (Minor Entry)
 - 3) Galvin Way & Pioneer Avenue (Neighborhood entry)
 - 4) Heritage Parkway & “H” Drive (Neighborhood entry)
 - 5) Neighborhood sign for each subdivision and other signs at the discretion of the Community Development Director

Construction of the Landmark feature and Minor Entry signs shall be concurrent with the adjacent intersection improvements unless the Community Development Director makes a finding of necessity, design impracticality, or economic infeasibility that will permit construction delay or otherwise determines that such construction may be delayed. Construction of the Neighborhood Entry signs shall be concurrent with construction of the adjacent neighborhood unless the Community Development Director makes a finding of necessity, design impracticality, or economic infeasibility that will permit construction delay or otherwise determines that such construction may be delayed.

A design specification for these features shall be prepared for approval by the Community Development Director and Public Works Director. Prior to approval of the first Final Map, the applicant shall be required to submit a design theme for all entry features. The design theme shall be consistent with the SLSP Design Standards and to the satisfaction of the Community Development Director.

24. Lots “K”, “L”, “M” Adjacent Lots. Lots adjacent to Lots “K”, “L”, “M” (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 “K”, “L”, “M” or at the discretion of the Community Development Director.

25. Block Length: OWNER shall provide further design enhancements to reduce the visual appearance of a long unbroken residential block. This condition is placed on the following 4 blocks and shall be a Design Review requirement for the subdivision:
- a) The Heritage Parkway block (Lots 358 - 375), between Parkland Avenue and "H" Drive,
 - b) The block on the north side of Galvin Way and east side of Brubaker Street,
 - c) The two blocks bounded "F" Way & "G" Way, and Galvin and McNary Way,
26. Fencing: Fencing along Lots "K", "L", "M" (Greenbelt) shall be constructed with a 4-foot solid fence (4-foot maximum height for solid fence). 6-foot tall fences shall require the fence to have 50% open (transparent) fence style for the upper 2-feet of the fence.
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27. Fence. Post and rail fence shall be constructed at the northern and southern ends of Lots "K", "L", "M" (Greenbelt) on the bike path to the satisfaction of the Community Development Department.
28. Noise Level Requirements: The design of the Spring Lake Central project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan. Prior to approval of the Final Map, in accordance with the noise study prepared for the project dated April 18, 2005, the following shall occur:
- a) Two and three story residential building plans for lots adjacent to Parkland Avenue and Pioneer Avenue should be reviewed by a qualified acoustical professional to ensure that noise levels in habitable rooms on the upper floors will comply with the interior noise level standard of 45 dB Ldn.
 - b) When lot design and final grading plans become available, they should be reviewed by a qualified acoustical professional to ensure that the site design and grading do not affect the conclusions of the acoustical study.
 - c) Air conditioning or other suitable mechanical ventilation should be provided to allow residents to close windows for the desired acoustical isolation.
29. R-25 Sites: Bicycle parking for attached units (R-25) shall be provided at a minimum of 2 per units, unless the Community Development Department finds such parking is unnecessary, cannot be practically designed, or is economically infeasible. Bicycle parking shall be highly visible, in a secure location, and, to the greatest extent feasible, located in a covered area. Bicycle parking shall also be located close to, and within direct access to, residential buildings.
30. Reservation of Lots for Public Sale: The requirements of Section 21-15-1 of the City 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 offering period, the 'subdivider' shall be required to demonstrate if the required reporting, that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraisal 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 price.

31. Septic System: In accordance with the Phase I Environmental Site Assessment, any septic system encountered shall be removed in accordance with Yolo County Environmental Health Department Regulations.
32. Pedestrian Circulation: Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve its visibility and safety, unless the Community Development Director makes a finding of necessity, design impracticality, or economic infeasibility.
33. Duplex Lots: In the R-5 Zone, fifty percent (50%) of the corner lots shall be duplexes or half-plexes. There are 12 corner lots in the R-5 Zone. Therefore, at least 6 of these corner lots will require duplexes or half-plexes. The corner duplex/half-plex units may be shifted to mid-block locations, but there may be no more than one duplex or set of half-plexes on one side of any given block. Duplex lots shall be identified prior to final map or a suitable alternative approved at the discretion of the Community Development Director after making a finding of necessity, design impracticality, or economic infeasibility.
34. Lot 380: Lot 380 shall be transferred to the City prior to Filing of the first Final Map. Verification of the property transfer shall be transmitted to the Community Development Director prior to acceptance of the Final Map.
35. Affordable Housing:
 - a) The Off-Site Affordable Housing Fee shall be paid for each single-family market rate unit prior to recordation of the applicant's Final Map.
 - b) Prior to the City approving the applicant's first Final Map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City and, shall be consistent with all applicable provisions of the SLSP AHP, and/or the City ordinance in effect at the time, and subject to any in-lieu fees that may be specified in the Development Agreement
36. Green belts: Pursuant to Development Regulation 4.26, greenbelts and pathways/trails shall be constructed at the same time (or earlier) as adjoining dwelling units.
37. Landscaping: Pursuant to Development Regulation 4.17, street landscaping must accompany street construction for both partial (interim) and full cross-sections. Landscaping is not allowed to be deferred.
38. SLIF: OWNER shall make-up any deficit in Spring Lake Infrastructure Fee resulting from this project as specified in the Development Agreement.
39. Tentative map. Tentative map shall be modified with the following:

- a) Paseo Lot "J" shall be widen on the eastern edge to a width of 50 feet.
- b) Central Park site shall have direct access to the Heritage Parkway and "J" Way round-about to the satisfaction of the Community Development Director. Access width shall 40 feet.

Building

- 40. This project Shall meet all criteria and mandates for these City adopted codes:
 - a) 2013 California Building Code
 - b) 2013 California Plumbing Code
 - c) 2013 California Mechanical Code
 - d) 2013 California Electrical Code
 - e) 2013 Building Energy Efficiency Standards
 - f) 2013 California Green Building Code
 - g) The Code of the City of Woodland
- 41. Any deferred submittals that are not a part of the initial permit application shall be listed on the cover sheet of the plan at the time of application for the project.
- 42. All plans, computations, and specifications shall be prepared and designed by an architect or engineer licensed by the state of California.
- 43. 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.
- 44. A soils investigation report shall be provide as specified in section 1803.5.3 of the 2013 CBC.
- 45. Because this project is located in an area known to contain expansive soils and per *Woodland General Plan Policy Document, Part II, Policy 8.A.9*, **"The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil."** and per *CBC 1808.6*, footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1808.6.1* **and for concrete slab-on-ground foundations** the design shall be in accordance with *CBC 1808.6.2* and *PTI Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils* or *WRI/CRSI Design of Slab-on-Ground Foundations* and the specific recommendations as noted in the geotechnical engineering report. **Please submit plans and calculations stamped and signed by a California registered Civil or Structural Engineer or Architect** showing compliance. *Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6*

Development Engineering:

46. All maps and plans shall comply with City ordinances and Standard Specifications including coordinated positions and digital submission requirements.
47. Prior to final map, OWNER shall submit a phasing plan for mapping the lots with a building plan for infrastructure along Pioneer Avenue, Heritage Parkway, Parkland Avenue, and "J" Way. Infrastructure for lots "A" & "B" and Lots 376, 377, and 378 shall be constructed at the same time as the single-family lots are developed. The phasing plan shall equitably distribute the infrastructure between phases. The proposed phasing plan, final map boundaries, and street layout shall be reviewed and approved by the City for access, circulation, and equitable distribution of infrastructure prior to OWNER'S submittal of the first final map (either parcel map for sale or small lot final map). Further phasing requirements are included in the conditions below.
48. The 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 building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
49. OWNER shall pay all required fees for processing final maps and improvement plans. If required at final map and improvement plan submittal, the OWNER shall enter into an Advanced Funding Agreement for the payment of costs associated with the processing of plans and inspection of public improvements.
50. OWNER shall submit joint trench plans, which will be reviewed and approved prior to approval of improvement plans. City may, at the discretion of the City Engineer, require joint trench plans to be incorporated into the full improvement plan set prior to approval.
51. Each parcel in R-5 and R-8 zoning, per City of Woodland Standard Specifications, shall provide 25-feet of on-street parking per parcel unless otherwise approved by the City Engineer through the design exception process. If OWNER is unable to meet this requirement on a parcel-by-parcel basis, a parking analysis demonstrating the requirement is met neighborhood-wide shall be submitted by the OWNER for review and approval of the City prior to submittal of the first final map.
52. Street names are subject to the approval of Fire, Community Development, and Public Works Departments. OWNER shall submit proposed street names to the Fire Department for City review and approval process. If names are not assigned at the tentative map stage, the final maps and improvement plans shall include names shown on this map in parentheses for clarification purposes.
53. All driveways shall meet design requirements including distance from intersections as outlined in the Engineering Design Standards, City of Woodland Standard Specifications, and Details.

54. Prior to approval of a final map OWNER shall secure rights-of-way, rights of entry, and any permits necessary to construct improvements associated with and required by the conditions of approval and/or the SLSP documents for that final map.
55. Except where not possible or practical, right-of-way dedications shall be accomplished by final map.
56. Sufficient right-of-way or easements to accommodate entryway features and/or monuments shall be shown on the final map.
57. The location, placement, and screening of large utility facilities to serve the subdivision shall be reviewed and approved by Community Development, Public Works, and Parks departments. Placement shall not be in a park or public open space. The OWNER shall dedicate an easement(s) of sufficient size and with adequate access to accommodate placement of utility facilities to serve the subdivision.
58. 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 may require submittal of a separate security to ensure landscaping completion.
59. OWNER shall design and construct the greenbelt along the eastern edge of the property, with connections of bike paths to existing cul-de-sacs (including the removal and replacement of temporary landscape features) with ADA ramps constructed on both existing and proposed cul-de-sacs. Prior to approval of the first final map, the Owner shall prepare and have approved by the City landscape improvement plans. The first final map with units east of "H" Street shall include construction of the entire length of greenbelt and parkway. OWNER shall be reimbursed or receive fee credits for eligible land and construction costs per the terms outlined in the SLSP documents.
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60. The OWNER shall be responsible to ensure at least one water sampling station is constructed within the boundary of the tentative map per City of Woodland Standard Specifications. The location and design of the sampling station shall be reviewed and approved by the Public Works Department.
61. Where improvements are to be constructed by OWNER, which benefit parties other than the OWNER, an appropriate reimbursement agreement shall be drafted at the request of the OWNER and shall be completed prior to final map approval unless OWNER waives timing requirement. The agreement shall be approved by the City Engineer.

62. Where OWNER completes improvements identified in the SLSP documents as eligible for fee credits or reimbursement, OWNER shall receive fee credits or be reimbursed per the terms outlined in the SLSP documents.
63. If improvements are constructed and/or installed by a party or parties other than the OWNER, which benefit OWNER'S property, prior to approval of a final map on OWNER'S property which benefits from said improvements, OWNER shall pay a proportionate share of the costs of said improvements as determined by the City Engineer.
64. Prior to approval of a final map by City Council, the OWNER shall pay all fees due at final map approval.
65. Prior to issuance of each building permit, the OWNER shall pay all applicable development impact fees, Spring Lake Infrastructure fees and any other applicable fees identified in the SLSP documents and/or the project development agreement and conditions of approval as due at building permit.

R-25, Lot "A" & "B" (Park and Fire Station), and Commercial Sites

66. The OWNER shall enter into a Subdivision Improvement Agreement and provide securities as required by City Municipal Code and the Subdivision Map Act for the construction of infrastructure improvements required by the project as determined by the City Engineer.
67. The OWNER shall prepare improvement plans for all infrastructure improvements required by the project and submit them to the Development Engineering Section for review and approval. All subdivision improvements excepting street geometrics shall conform to current City of Woodland Standard Specifications. All improvements within the public right-of-way shall conform to the current City of Woodland Standard Specifications excepting designs approved by the Specific Plan. OWNER shall include frontage improvements on Parkland Avenue for Lots "A" & "B" (Park and Fire Station), and Lots 376 & 377 (5.1 acre commercial and 4.8 acre commercial sites) with single-family residential projects on the opposite side or with projects that include the construction of 4 lanes of Parkland Avenue, whichever comes first.
68. OWNER shall pay all required fees for processing final maps and plan check and inspection fees for infrastructure improvements. Dependent on resources, it may be necessary to outsource public improvement plan review and inspection services. If required at final map and improvement plan submittal, the OWNER shall enter into an Advanced Funding Agreement for the payment of fees associated with the processing of plans and inspection of public improvements.
69. The entrances to the R-25 sites shall be designed as commercial driveways and shall include signing to clearly distinguish private from public streets.

Lot "376" (Commercial Site)

70. Primary access to the site shall be centered as a signalized access at Pioneer Avenue and Parkland Drive unless otherwise approved by the City Engineer.

71. As identified in the Spring Lake Specific Plan, parking for Lot "A" the Central Park is to be provided in a shared arrangement with the commercial site (Lot 376). With the first for sale parcel or subdivision map, the OWNER shall enter into an agreement with the City to provide shared parking on Lot "376" for the park site (Lot "A"). The agreement shall be recorded on remainder parcel containing Lot A and/or lot 376 on the final map. The OWNER shall be responsible for all costs associated with the agreement. Parking constructed to the satisfaction of the Public Works, Community Development, and Parks departments shall be in place when the park is open to the public regardless of the timing of the commercial development.
72. Applicant shall dedicate with first contiguous final map, or upon design of entryway feature, neighborhood feature, or Spring Lake Monument, sufficient land for the maintenance and operation of the feature or monument as may be necessary dependant upon design of the Master Plan for park development, consistent with the provision of Spring Lake Design Standard 4.12. Location and amount of the dedications to be approved by the City.

Street Improvements

73. All proposed roads within the subdivision shall comply with the most recent version of the City of Woodland Standard Specifications & Details and any addenda except as specified in the adopted Spring Lake Specific Plan and conditions set forth specifically for this tentative map.
74. Roadway geometrics and improvements including street cross sections, median design and placement, intersection geometrics, roundabout and bulb-out details shall be approved by the City Engineer prior to submittal of each improvement plan and/or final map. Revisions may require changes to lotting layouts to accommodate design approval.
75. Local streets shall provide for ADA compliant sidewalk turnouts where sidewalk widths do not meet ADA minimum width requirements.
76. Construction of intersections requiring future signalization shall include the construction of underground portions of future traffic signals and the portions of above ground improvements as determined necessary by the City Engineer at the time of subdivision improvement plans.
77. Improvement plan design shall incorporate and the OWNER shall construct improvements required by the SLSP Transit Plan and subsequent revisions.
78. The surface course (final lift) of asphalt concrete shall not be placed on any road until all utility construction beneath the roadbed has been completed, tested, treated, and repairs made as applicable unless authorized in writing by the City Engineer.
79. Disclosures to buyers of lots fronting on Harry Lorenzo Avenue, Galvin Way, and "H" Drive shall include notice of possible future traffic control and calming features. Noticing language shall be reviewed and approved by the Community Development and Public Works

departments. Notices shall include possible loss of on street parking (suggested language: "For some residential lots, parking in front of your house may be partially or fully restricted. Generally, on street parking is restricted near street intersections to allow for turning movements at the intersections"), loss of left turn access (suggested language: "For some residential lots, left turn access into and out of your driveway may not be allowed. Generally, this access restriction is due to the presence of a median island on your street. The median island can be a physical restriction such as a median curb and planter box or roadway striping").

80. Disclosures for lots on Harry Lorenzo Avenue, Galvin Way, and "H" Drive shall inform buyers that in the future those streets may carry a significant amount of traffic due to circulation patterns. The buyers shall also be informed that when the Master Plan Remainder Area develops there may be a significant increase to traffic on those streets.

Pioneer Avenue

81. Unless constructed by others, OWNER shall design and construct the completion of full-width improvements to Pioneer Avenue from its southern terminus north to the intersection of Farmers Central Road concurrent with the first final map of this tentative map with lot west of Brubaker Street/G Street unless changed in City approved phasing plan. This construction shall be at OWNER'S expense with reimbursement from the financing district as outlined in the SLSP documents.
82. Unless constructed by others, OWNER shall design and construct the signal at the intersection of Pioneer Avenue and Parkland Avenue with the map that either extends Parkland Avenue east of Pioneer Avenue or constructs 4 lanes on the north and east legs. This construction shall be at OWNER'S expense subject to reimbursement from the financing district per the SLSP documents. The City engineer may defer this requirement depending on traffic demands.
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83. Final maps with frontage on Pioneer Avenue shall indicate a relinquishment of access rights on Pioneer Avenue with the exception of the R-25 site, which shall allow non-vehicular access.

Parkland Avenue

84. If not constructed by others, the OWNER shall design and construct full-width improvements (including frontage improvements in front of Lot 377 (4.8 acre R-25 site)) of Parkland Avenue from Heritage Parkway to Pioneer Avenue concurrent in accordance with the approved phasing plan. The entire 4-lanes shall be completed with this map. The construction shall be at OWNER'S expense subject to reimbursement from the financing district per the SLSP documents. If constructed by others, OWNER may be required to enter into a reimbursement agreement to share in the cost of construction.
85. The OWNER shall design and construct full-width improvements of Parkland Avenue from Pioneer Avenue to Harry Lorenzo Avenue in accordance with the approved phasing plan. The construction shall be at OWNER'S expense subject to reimbursement from the financing district per the SLSP documents. Construction of Parkland Avenue shall be full width and

include frontage along Lots A (4 acre park site), B (1 acre site), and 376 (5.1 acre commercial site).

86. Final maps with frontage on the north or east side of Parkland Avenue shall indicate a relinquishment of access rights onto Parkland Drive.

Harry Lorenzo Avenue

87. Structural design of Harry Lorenzo Avenue shall be consistent with the results of a pavement analysis approved by the City Engineer.
88. Prior to submittal of full improvement plans, the OWNER shall submit preliminary designs for the proposed road alignment of Harry Lorenzo Avenue showing existing alignment, proposed alignment, existing and proposed rights-of-way, and existing trees and proposed ditches, for approval by the Community Development Director.
89. The design shall incorporate recommendations of a report by a certified California arborist and comply with all City ordinances and SLSP requirements governing tree removal.
90. Unless already constructed by others, the first final map with units north of Parkland Avenue and west of Pioneer Avenue shall trigger design and construction or reconstruction of Harry Lorenzo Avenue from Parkland Avenue north to the boundary of the tentative map (determined by the City). The design shall include half-street improvements on the east for the lots fronting Harry Lorenzo Avenue and a southbound travel lane on the west side of the road.
91. Unless constructed by others the first final map to have Parkland Avenue connect to Harry Lorenzo Avenue shall micro-pave, sign and stripe Harry Lorenzo Avenue from Heritage Parkway to the south edge of the tentative map. At the discretion of the City, interim lighting standards may be required.
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92. Harry Lorenzo Avenue shall match up and continue in a compatible manner from the road section to the north and in a manner approved by the City. Discrepancies in the lot lines shall be resolved in a manner approved by the City and may require adjustment of lots fronting on Harry Lorenzo Avenue.
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93. The City may require any project that either completes the Parkland Avenue and J Street/Heritage Parkway connections to pay the City's costs for abandonment of Harry Lorenzo Avenue between Parkland Avenue and the south boundary of the tentative map (up to \$3,000) and to install barricades, signing, and striping as well as the removal of pavement between these locations.

"A" Way and "E" Way

94. The first final map north of Parkland Avenue and west of Pioneer Avenue shall trigger full-width improvements of "A" Way and "E" Way connecting Pioneer Avenue to Harry Lorenzo Avenue.

Galvin Drive east of Pioneer Avenue

95. The first final map east of Pioneer with single-family units fronting on Galvin Drive shall trigger full-width improvements to Galvin Drive from Pioneer Avenue to the eastern boundary of the tentative map. Interim improvements may be approved at the option of the City if there are no lots on the final map adjacent to the road.

"H" Drive

96. At a minimum, the phasing plan shall include the first final map with lots south of Galvin Drive shall trigger the full-width improvement, (Curb to curb. May defer sidewalk and landscaping on one side with approval of City; but not lights or hydrants), of "H" Drive between Heritage Parkway and Galvin Drive.

Heritage Parkway ("J" Drive) west of Parkland Drive

97. Heritage Parkway and "J" Drive shall be completed with the map that includes the 101st single-family resident. These improvements shall include frontage improvements for the R-25 and commercially zoned land.
98. Heritage Parkway fronting lot 377 shall have a 20' landscaped multi use path (10' in width).
99. The structural section for Heritage Parkway shall be designed using a Traffic Index (TI) of 10 and the TI for "J" Street shall be 8.

Other Local Streets

100. Other local streets shall be constructed concurrently with the final map that they serve as determined by the City Engineer.

Storm Drainage and Site Grading

101. The grading and drainage plans submitted with the tentative map are preliminary only, and approval of the tentative map does not constitute City approval in any way. Final approval for the grading and drainage plans shall occur with subdivision improvement plans based on the requirements set forth in these conditions of approval.
102. A comprehensive storm drainage plan (including phasing) for the tentative map area shall be prepared by a registered civil engineer and submitted to the City Engineer for review and approval prior to submittal of the first final map and/or improvement plans.
103. The tentative map area storm drainage plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations, assumptions, and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the OWNER shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria, SLSP Infrastructure Study Report criteria, and City Standard

Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and detention basins (if required). The tentative map storm drainage plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking.

104. The OWNER shall pay the cost associated with all improvements required by his project, and an appropriate reimbursement agreement shall be drafted to reimburse the OWNER for oversized improvements on a pro rata basis per the project-level Reimbursement Agreement; the need for and terms of reimbursement agreements shall be determined by the City Engineer.
105. A topographic survey of the entire site and a comprehensive grading 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 Standard Specifications and Details (2002) for additional requirements. Each phase of the map build out shall design and provide analysis for containment of the 100-year storm run off from properties to the west.
106. An erosion and sedimentation control plan shall be included as part of the improvement plan package. The plan shall be prepared by the OWNER'S civil engineer and approved by the City Engineer. The plan shall include but not be limited to interim protection measures such as benching, sedimentation basins, storm water retention basins, energy dissipation structures, and check dams. The erosion control plan shall also include all necessary permanent erosion control measures, and shall include scheduling of work to coordinate closely with grading operations. Replanting of graded areas, cut, and fill slopes is required and shall be indicated accordingly on plans, for approval by City Engineer.
107. All perimeter parcels and lots shall be protected against surface runoff from adjacent properties in a manner acceptable to the City Engineer.
108. Current agricultural interceptor and flowage easements shall remain in place until another solution is proposed to, and approved, by the City Engineer. No final maps shall be approved until interim and overall solutions for the drainage for the site and the plan area are approved by the City Engineer.
109. All projects shall comply with the City's Storm Water ordinance, which includes implementation of post-construction best management practices (BMPs). These BMPs shall include general site design control measures and site-specific source control measures in accordance with the City's *Technical Guidance Manual for Stormwater Quality Control Measures*. Post-construction BMPs shall be identified on improvement plans and approved by the City Engineer.

- 110. Subdivision design and home design shall include low impact development standards for storm water. Each map phase and building release phase shall meet the most current standards of the Federal NPDES permit and City ordinances and manuals.
- 111. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board prior to commencement of grading.
- 112. Applications/projects disturbing less than one acre of soil shall implement construction BMPs to prevent and minimize erosion during the construction phase. The improvement plans for construction of less than 1 acre shall include BMPs to be approved by the City Engineer.
- 113. 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.
- 114. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12 inches) without construction of concrete or masonry block retaining walls.
- 115. Construction material for storm drainpipes shall be pre-cast rubber-gasket reinforced concrete pipe in accordance with City Standard Specifications.

Wastewater and Sewer Collection System

- 116. The sanitary sewer plans submitted with the tentative map 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 map and improvement plan submittal based on the requirements set forth in these Conditions of Approval.
- 117. A comprehensive sanitary sewer collection system plan for the tentative map shall be submitted for approval by the City Engineer prior to submittal of a final map and/or construction drawings for checking. A registered civil engineer for the project shall prepare the sewer collection system plan. The plan shall include final sizing and location of conveyance facilities, structures, and engineering calculations. The OWNER shall pay the cost associated with all improvements required by the plan.
- 118. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland Standard Specifications and Details.
- 119. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.

Water Infrastructure Conditions

120. The utility plan submitted with the tentative map showing water routing, sizing, and locations, is preliminary only and approval of the tentative map does not constitute approval of the utility plan. Final approval of water facilities shall occur with the final improvements based on the requirements set forth in these conditions of approval.
121. OWNER shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the SLSP.
122. The OWNER shall identify a proposed location of water sampling stations within the map boundary to comply with City of Woodland Standard Specifications and Details.
123. All materials and installation of the subdivision water system shall be constructed per City of Woodland Standard Specifications and Details at the OWNER'S expense.
124. Per the City of Woodland Cross Connection Control Program and Standard Specifications and Details, all commercial buildings and landscape irrigation services are required to install and maintain an approved backflow prevention assembly, at the OWNER'S expense. Service size and flow-rate for backflow prevention assemblies must be submitted with improvement plans. Location of backflow prevention assemblies shall be approved by the City of Woodland Public Works Department prior to installation. 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.
125. Per the City of Woodland Cross Connection Control Program, fire protection systems are required to maintain approved backflow prevention, at the OWNER'S expense. Required location, service size, and flow-rate for the fire protection system must be submitted. Actual location is subject to the review and approval of the Public Works Department, Fire Department, and Community Development Department.
126. All final plans for fire hydrant systems and private water mains supplying a fire hydrant system shall be submitted to the City of Woodland Fire Department for approval prior to construction of the system. All fire protection systems and appurtenances thereto shall be subject to such periodic tests as required by the City of Woodland Fire Department.
127. 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.
128. 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.

General Development Engineering Conditions

129. The conditions as set forth in this document are not all inclusive. OWNER shall thoroughly review all City, state, and federal planning documents associated with this tentative map and comply with all regulations, mitigations and conditions set forth.
130. OWNER shall be required to comply with the SLSP Final Environmental Report (FEIR) Mitigation Measures and Final Supplemental EIR relating to this project.
131. Developer shall document and show evidence that all tentative map conditions are met with submittal of each final map.
132. The OWNER shall comply with the City's construction recycling program. The OWNER shall submit required documents, fees and deposits associated with the recycling program prior to issuance of building permits.
133. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.
134. All existing and proposed utilities within 100 feet of the project boundary shall be installed underground per the policies, ordinances, and programs of the City of Woodland and the utility providers.
135. Prior to issuance of any building permit, applicable roads serving the site as determined by the City Engineer and Fire Marshall, must be constructed and paved. Under specific circumstances, temporary roads may be allowed, but must be approved by the City of Woodland Public Works Director and Fire Department.
136. Occupancy of residential or business units shall not occur until off-site improvements (water, sewer, streets, etc.) have been functionally accepted by the City Engineer, and the City has received and approved record drawings, and the unit has been issued a Certificate of Occupancy or passed final inspection by the Building Official. OWNERS, contractors, and/or OWNERS shall be responsible to so inform prospective buyers, lessees, or renters of particular units to be occupied of this condition.
137. No Certificates of Occupancy for residential or commercial units shall be issued until the public improvements to serve the site have been accepted by the City unless otherwise waived by the City. In no instance shall building permits be issued for more than 75% of units within a subdivision until public improvements have been accepted.
138. If relocation of existing facilities is deemed necessary, the OWNER shall perform the relocation, at the OWNER'S expense unless otherwise provided for through a reimbursement agreement. All public utility standards for public easements shall apply.
139. A Subdivision Improvement Agreement shall be entered into and recorded prior to construction of improvements, approval of a final map, or issuance of residential building permits.

140. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
141. The 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.
142. A seven foot (7) public utility easement back of sidewalk (10-foot for monolithic walk), 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.
143. Per the project level Development Agreement, 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 that specific subdivision within the tentative map.
144. OWNER shall pay appropriate reimbursements for benefiting improvements installed by others, in the amount and at the time specified by existing reimbursement agreements.
145. Applications of multi-family, commercial, and industrial projects shall submit refuse enclosure details showing bin locations and recycling facilities to the Community Development Department for review and approval per the SLSP and SLSP Design Standards.
146. Prepare, and submit for approval, utility site plans prior to preparation of full improvement plans.
147. Conform to County Health regulations and requirements for the abandonment of any onsite septic tanks and/or water wells. Copies of completed permits shall be provided to the City of Woodland.
148. Encroachment permits are required for, and shall be obtained from, Yolo County prior to any work within or encroachment onto County right-of-way.
149. All utility poles that are to be relocated (by exception of the City as undergrounding is normally required) in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
150. All public landscape areas shall include a separate point of connection for metered water service and metered PG&E power service points for automatic controllers.

Traffic Engineering/Traffic Calming

151. OWNER shall install three (3) bollards at all bike path street crossings and access points. Bollards shall be placed per City Standard Detail 1304 and shall match existing black bollards in Spring Lake. Location and installation of bollards shall be to the satisfaction of

the Community Development Director and City Engineer. Locations include, but are not limited to: 1) Aguilar Place, 2) "6" Court, 3) Mack Place, 4) "5" Court, 6) McNary Way - north and south crossings, 7) Ackley Place, 8) "4" Court, 9) Galvin Way - north and south crossings, 10) Delgado Place, 11) Paseo at Lot "J" connection to sidewalk at Motta Street, and 12) Ortiz Avenue.

152. OWNER shall install pedestrian crossing signage at all street crossings. Location and installation of signage shall be to the satisfaction of the Community Development Director and City Engineer.
153. OWNER shall verify the sufficiency of existing signage on existing dead end approaches that will become through streets to the satisfaction of the Community Development Director and City Engineer.
154. Prior to submittal of the first improvement plans for the tentative map area, the OWNER shall submit a comprehensive traffic-calming plan for the tentative map area to the City Engineer for review and approval. Raised, decorative stamped concrete crosswalks, bulb-outs, lighted pedestrian crossings, raised median islands, and other improvements may be required as part of the traffic-calming measures. Particular attention shall be paid to the intersections of Parkland Avenue & Pioneer Avenue and Parkland Avenue & Heritage Parkway to ensure safe pedestrian crossing to and from the park and commercial sites and locations where the bike path and green belts meet. Unless otherwise determined by the City, the improvements for these two intersections shall be in place prior to occupancy of the 100th dwelling unit of this tentative map. This may also include the construction of off site traffic calming measures on Hunt drive ("J" Drive extension to the south). Further conditions and considerations are itemized below.
155. OWNER shall install speed cushions on McNary Way on both approaches to the bike path crossing. Location and installation of speed cushions shall be to the satisfaction of the Community Development Director and City Engineer.
156. OWNER shall install traffic calming medians (raised, stamped concrete, & signed) on Galvin Way at the bike path crossing. Location and installation of calming medians shall be to the satisfaction of the Community Development Director and City Engineer.
157. OWNER shall install traffic calming measures throughout the subdivision to the satisfaction of the Community Development Director and City Engineer. Locations include, but are not limited to:
 - a) Bulb out corners at the intersections of the long north-south streets;
 - b) Traffic calming medians at the intersection of "G" Way and Galvin Way;
 - c) Traffic calming medians at the Heritage Parkway/"H" Drive/"6" Court/ "I" Way corridor;
 - d) Traffic calming medians at the Pioneer Avenue/Galvin Way entrance to the development;
 - e) Bulb out corners along the "A" Way, "E" Way, and Galvin Way corridor;

EXHIBIT D
EXISTING LAND USE REGULATIONS

Spring Lake Specific Plan (Adopted December 18, 2001, Resolution 4330, as Amended November 19, 2002, Resolution No 4399 and December 12, 2002 Resolution 4406, and as otherwise amended through April 7, 2015

Spring Lake Specific Plan Design Standards (Adopted May 20, 2003 Resolution No 4433) and as amended Resolution No 6257

Spring Lake Specific Plan Affordable Housing Plan (Adopted May 20, 2003) as amended July 1, 2014

Spring Lake Specific Plan Agricultural Land Mitigation Program (Adopted February 18, 2003 Resolution 4421 and Amended November 18, 2003 Resolution No 4492)

EXHIBIT C
MEMORANDUM OF AGREEMENT

[attached]

**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

Spring Lake Central Development Agreement Ordinance No.

This Memorandum of Agreement is made and entered into by and between Woodland Spring Lake Partners, L.P. , a California limited partnership ("Owner") and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California ("CITY") , with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the First Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. 1579 , dated May 19, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, which amends that certain Development Agreement dated March 21, 2007 as evidenced by that Memorandum of Agreement recorded as Document No 2007-0010530, recorded on March 21, 2007, and which Development Agreement, as amended, controls use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

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

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

WOODLAND SPRING LAKE PARTNERS, L.P.,
a California limited partnership

By: Delaware Retail Control, LLC,
a Delaware limited liability company,
its general partner

By: VPI 2004, Inc., a California corporation,
its manager

By: _____

Name: _____

Its: _____

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

[illegible]

On _____, before me, ANA B. GONZALEZ, Notary Public, personally appeared _____, 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 he/she executed the same in his/her authorized capacity and that by his/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 _____

EXHIBIT I
SPRING LAKE FEES

[attached]

EXHIBIT "I"
Spring Lake Fees 5.5.15

CITY may, in its sole discretion, collect any of the following fees, as specified in the fee requirements below. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

All applicable City-wide Development Impact Fees amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER.

Spring Lake Fees

Spring Lake Fees include fees identified in this Agreement or conditions of approval that are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- Spring Lake Infrastructure Fee (SLIF) Fees. For Single Family Dwelling (SFD) Forty-one Thousand Five Hundred Thirty Two Dollars (\$41,532) and Multi-Family (MF) Dwelling Twenty-seven Thousand Four Hundred Ten Dollars (\$27,410). These fees are for the fair share of backbone infrastructure to the Spring Lake Specific Plan area and due at *issuance of each building permit* (cost subject to annual change);
- Fire Operation and Maintenance Fee. OWNER shall contribute, at the time of *each final map* approval, a Spring Lake Fire Department Operation and Maintenance Funding Fee of Seven Hundred Seventy-one Dollars (\$771) per DUE;
- Public Transit Capital Fee. Public transit capital fee: Prior to approval of *each final map*, OWNER shall pay Three Hundred Eighteen Dollars (\$318) per DUE (\$318 per single family and \$223 for multiple family and supersedes the fee schedule) for the construction of transit capital improvements. If provided by other means, the funds will be used for public transit or other multi-modal improvements to the transit system;
- Public Transit Operation Fee. Public transit operation fee: Prior to *final map*, OWNER shall pay a Thirty-five Dollar (\$35) per single family DUE fee;
- Multi-Family Transit Operation Fee. If a multi-family project does not require a *final map* (rental apartments), the OWNER shall pay, prior to building permit, a per unit fee of Twenty-five Dollars (\$25) for transit operation;
- Offsite Affordable Housing Fee. The Spring Lake Offsite Affordable Housing fee shall be One Thousand One Hundred Dollars (\$1,100) per market rate single-family lot as required by the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan. The fee is due in full for the units within the final map prior to approval of *each final map*;

- Plan Fiscal Deficit Mitigation Fee. The fiscal impact analysis for the Spring Lake Specific Plan concludes that the revenues from the Plan are inadequate to provide the required public services to future inhabitants of the Plan. Therefore, without a financial commitment from OWNER and all developers in the Plan Area, implementation of the Plan will be inconsistent with certain General Plan Policies. As mitigation for this fiscal deficit, OWNER shall pay a Fiscal Deficit Mitigation Fee as *a condition of obtaining a building permit*. The Fiscal Deficit Mitigation fees is One Thousand Five Hundred Dollars (\$1500) for Single-family DUE, One Thousand Fifty Dollars (\$1,050) for Multi-family DUE (R-15, R-20 & R-25) and One Thousand Eight Hundred Dollars (\$1,800) per 1,000 square feet of Neighborhood Commercial/Mixed Use;
- Habitat Monitoring and Education Funds. OWNER shall pay its pro-rata share of the required "Monitoring Funds" and "Education Funds" (Settlement Agreement Paragraphs 6 & 7), prior to approval of *each final subdivision map*. The Project's prorated share of the Habitat Monitoring and Farming fees are estimated to be Fifty- six Dollars (\$56) per Single-family DUE and Forty Dollars (\$40) per Multi-family DUE unit; and
- Road 25A Fee. OWNER shall pay Seven Hundred Ninety-four (\$794) per DUE, at *building permit*, for Road 25A construction and reimbursement.
- Hwy 113 Bike/Pedestrian Overcrossing Fee. OWNER agrees to pay One Thousand Dollars (\$1,000) per single family lot and One Hundred Dollars (\$100) per multi-family unit toward improved Spring Lake bicycle and pedestrian connectivity and enhancement project (s) such as HWY 113 Bike/Pedestrian Overcrossing. Payments shall be made at time of issuance of each building permit.
- Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing fee in-lieu to meet the Ten percent (10%) single family for sale affordability requirement. The fee shall be in the amount of Fifty Thousand Dollars (\$50,000) per required affordable R-4 unit, Forty Thousand Dollars (\$40,000) per required affordable R-5 unit, and Thirty Thousand Dollars (\$30,000) per required affordable R-8 unit. This Project requires Thirteen (13) R-4 low-income single-family units, Ten (10) R-5 low-income single-family units, and Eighteen (18) R-8 low-income single-family units to be built. In lieu of constructing the affordable housing units, OWNER agrees to pay Four Thousand Two Hundred Forty Dollars (\$4,240) *per unit, payable at building permit issuance for each single family unit*, for a total of One Million Five Hundred Ninety Thousand Dollars (\$1,590,000).
- Project SLIF Shortfall Revenue. CITY and OWNER have calculated the change in projected SLIF revenues to be generated by development of the Property between the originally adopted SLSP and the land use entitlements approved with this First Amendment. The total shortfall in SLIF revenues due to the reduction in residential units will be One Million One Hundred Twenty One Thousand Eight Hundred Ninety- one Dollars (\$1,121,891). CITY and OWNER desire to spread this shortfall in SLIF revenues equally across all Low Density and Medium Low Density residential units to be developed on the Property. To achieve this equal spread of the SLIF revenues over all such single-family residential units, OWNER agrees to pay an additional shortfall fee of

Two Thousand Nine Hundred Ninety-two Dollars (\$2,992) *per each Low Density and Medium Low Density residential unit, payable at building permit issuance* for each Low Density and Medium Low Density residential unit. SLIF credits, subject to approval of CITY, may be applied to both the base SLIF fee and the additional SLIF shortfall fee amount.

CITY OF WOODLAND, YOLO COUNTY
CALIFORNIA
AUGUST 2017



TITLE SHEET

ROADSIDE GRAVING
STORM DRAIN AND MANHOLE
EXISTING UTILITY BOX
EXISTING TOPOGRAPHY
EXISTING SPOT ELEVATION
TREE TO BE REMOVED
TREE TO REMAIN
EXISTING MOUNDING
EXISTING STREET LIGHT
EXISTING WATER LINE, SIZE AS NOTED
EXISTING SEWER LINE, SIZE AS NOTED
EXISTING DRAIN LINE, SIZE AS NOTED
EXISTING JOINT TRENCH
EXISTING MANHOLE
EXISTING CURB, GUTTER AND SIDEWALK
EXISTING RIGHT OF WAY
EXISTING WATER VALVE
EXISTING BLOW-OFF VALVE
FUTURE MANHOLE
FUTURE STREET LIGHT
FUTURE WATER LINE, SIZE AS NOTED
FUTURE SEWER LINE, SIZE AS NOTED
FUTURE DRAIN LINE, SIZE AS NOTED
FUTURE CURB, GUTTER AND SIDEWALK
FUTURE BLOW-OFF VALVE
PROJECT BOUNDARY
CENTRALLINE
FUTURE MANHOLE
SEWER SERVICE
WATER SERVICE
WATER LINE, SIZE AS NOTED
METAL MANHOLE
BRICK OF BOX
LOT LINE
EXISTENCE LINE
DRAIN MANHOLE
WATER VALVE & BOX
EXISTING STREET
STREET LIGHT (SEE STREET LIGHTING PLAN)
STORM DRAIN, SIZE AS NOTED
IMPROVED NEW PAVEMENT
HWY./CURB CUT ENTRANCE AND PATH
STREET WALL, SIZE AS NOTED
UTILITY CURB AND GUTTER
ROLLER CURB AND GUTTER
GUTTER ATTACHED
SIDEWALK DETACHED
FIRE HYDRANT ASSEMBLY
RECLAIMED WATER LINE, SIZE AS NOTED
AIR RELEASE VALVE
BLOW-OFF VALVE
DRAIN BUILT
ACCESS RAMP
STAMPED CONCRETE
STREET FINISHGRADE
EDGE OF PAVEMENT
MONUMENT

[illegible]

C01 TITLE SHEET
C02 GENERAL NOTES
C03 TYPICAL SECTIONS AND DETAILS
C04 DETAILS
C05 DETAILS
C06 HORIZONTAL CONTROL PLAN
C07 BALL DRIVE ROAD PLAN AND PROFILE (STA. 9+50.00 TO STA. 16+50.00)
C08 BALL DRIVE UTILITY PLAN AND PROFILE (STA. 9+50.00 TO STA. 16+50.00)
C09 BALL DRIVE ROAD PLAN AND PROFILE (STA. 16+50.00 TO STA. 22+50.00)
C10 BALL DRIVE UTILITY PLAN AND PROFILE (STA. 16+50.00 TO STA. 22+50.00)
C11 MLLSAP PLACE/DRIVE ROAD PLAN AND PROFILE
C12 MLLSAP PLACE/DRIVE UTILITY PLAN AND PROFILE
C13 MCNARY PLACE/WAY ROAD PLAN AND PROFILE
C14 MCNARY PLACE/WAY UTILITY PLAN AND PROFILE
C15 WOOSTER PLACE AND SOZA PLACE ROAD PLAN AND PROFILE
C16 WOOSTER PLACE AND SOZA PLACE UTILITY PLAN AND PROFILE
C17 BRADING PLAN
C18 STREET LIGHT, STRIPING, AND SIGNAGE PLAN
C19 EROSION CONTROL PLAN
SL-1 STREET LIGHTING PLAN
SL-2 STREET LIGHTING PLAN

LANDSCAPE AND DRY UTILITY COMPOSITE PLANS UNDER SEPARATE COVER

☐ 3RD REVIEW SUBMITTAL
 NOT FOR CONSTRUCTION
☒ PERMIT SET

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVES	PHONE
U.S.A.		1-800-345-3453
BAR	PAJAL	CRISTINA ALEJANDROBONANO
ELECTRICITY	PAJAL	CRISTINA ALEJANDROBONANO
TELEPHONE	EST	BOB GRAYSON
WATER	CTY	PUBLIC WORKS DEPT.
SEWER	CTY	PUBLIC WORKS DEPT.
CORRADO	CTY	PUBLIC WORKS DEPT.
T-CABLE	NAME BROKING	EVELYN CORTEZ

OWNER:
WOODLAND SPRINGLAKE PARTNERS, L.P.
1908 HATHER BLVD.
SACRAMENTO, CA 95808
(916) 315-3000

CIVIL ENGINEER:
CUNNINGHAM ENGINEERING
2090 SPAFFORD STREET, SUITE 21
DALLAS, CALIFORNIA 95815

SOILS ENGINEER:
GEOCOM CONSULTANTS, INC.
3740 GOLD WALLY DRIVE
RANCHO CORDOVA, CALIFORNIA 95763
(916) 852-0118

LANDSCAPE ARCHITECT:
CUNNINGHAM ENGINEERING CORPORATION
2048 SPAFFORD STREET
DUBLIN, CALIFORNIA 94568
(510) 759-2626

SURVEYOR:
MORROW SURVEYING
1258 STARBOARD DRIVE
WEST SACRAMENTO, CALIFORNIA 95691

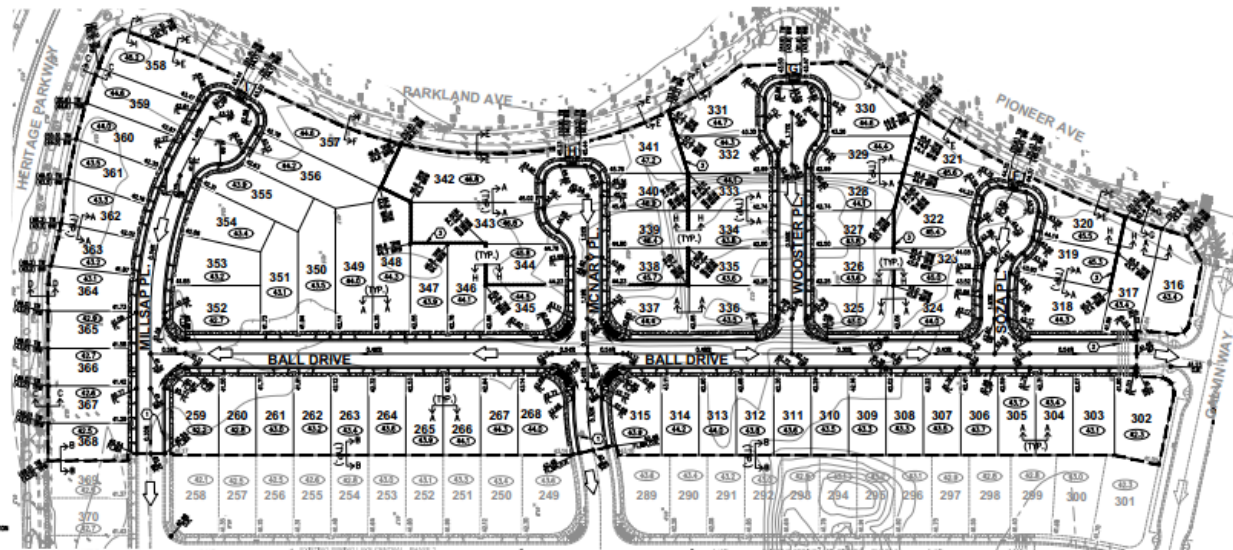
DRY UTILITY DESIGN:
LUPTON EXCAVATION, INC.,
8907 FLORIAN ROAD
SACRAMENTO, CA 95828
(916) 387-1104

SITE MAP

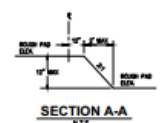
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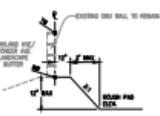
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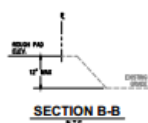
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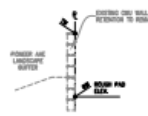
SECTION A-A
K.T.A.



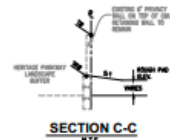
SECTION F-F
K.T.A.



SECTION B-B
K.T.A.



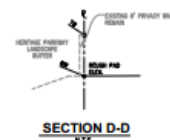
SECTION G-G
K.T.A.



SECTION C-C
K.T.A.



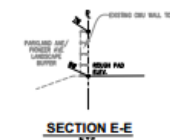
SECTION H-H
K.T.A.



SECTION D-D
K.T.A.



SECTION I-I
K.T.A.



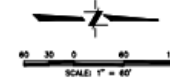
SECTION E-E
K.T.A.

GRADING PLAN STATEMENT:

I HEREBY STATE THAT THE GRADING OF THIS SUBDIVISION HAS BEEN COMPLETED IN SUBSTANTIAL ACCORDANCE (BUT NOT WITH THE ELEVATIONS SHOWN ON THIS PLAN ON THIS DATE.

DATE: _____

STEVEN J. GREENFIELD K.C.E. C30880



CIVIL IMPROVEMENT PLANS SPRING LAKE CENTRAL - PHASE 5 (SUBDIVISION NO. 5111)

GRADING PLAN

BRANCH MAP, BY CITY OF WOODLAND CONTAINS
RECORDING PLAN, 1/4\"/>

CITY OF WOODLAND
APPROVED BY:
ORIGINAL SIGNED BY BRENT MEYER
BRENT MEYER, CITY ENGINEER
DATE: 08/02/17

PROJECT ENGINEER'S SIGNATURE
ORIGINAL SIGNED BY STEVEN GREENFIELD
STEVEN J. GREENFIELD
DATE: 08/02/17, P.E. C30880

SCALE:
HORIZ. AS SHOWN VERT. AS SHOWN
DATE: AUGUST 2017
DESIGNED BY: KJM
DRAWN BY: KJM
REVIEWED BY: SG
FILE: 1257-00-13

NO.	DESCRIPTION	BY	DATE
		APPR.	CHK.

SHEET NUMBER
C17 of 21



C:\Users\sgreenfield\OneDrive\Documents\Projects\Spring Lake Central\Phase 5\Grading Plan\Grading Plan.dwg