



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 15, 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. Taylor Morrison Design Review**

Taylor Morrison submitted a Site Plan and Design Review application for a residential project (*Spring Lake Central 35, 45 and 55*) covering three contiguous Phases (*Phase 1, 2 and 4*) on a total of approximately 44.43 acres. The project consists of three distinct Phases, with Phase 1 lots within the R- 5 zone covering approximately 23.73 acres, Phase 2 within the R-8 zone covering approximately 9.72 acres, and Phase 4 in the R-4 zone covering approximately 10.98 acres of the Spring Lake Planning Area (see Attachment 2 – Residential Design Booklet). The project in its entirety consists of 214 single-family detached homes with Phase 1 containing 100 lots, Phase 2 containing 70 lot and Phase 4 containing 44

larger size lots. Taylor Morrison, in its application package, has proposed seventeen (17) different floor plans and four (4) architectural styles for a total of sixty-eight (68) elevations. The homes will range in size from 1,650 to 3,179 square feet. A plot plan, sample front-yard landscape plan, and a residential design booklet are included in the development submittal.

I. Business Items

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 15, 2018
ITEM #: 1.
SUBJECT: Taylor Morrison Design Review

Recommendation for Action:

Staff recommends that the Commission

1. Review and approve the proposed conceptual residential designs for *Taylor Morrison; Spring Lake Central 35, 45 and 55 – Phase 1, Phase 2 and Phase 4* subject to the conditions of approval.

Staff Contact:

Megan Meier, Associate Planner, (530) 661-5814, megan.meier@cityofwoodland.org

Report in Brief:

Taylor Morrison submitted a Site Plan and Design Review application for a residential project (*Spring Lake Central 35, 45 and 55*) covering three contiguous Phases (*Phase 1, 2 and 4*) on a total of approximately 44.43 acres. The project consists of three distinct Phases, with Phase 1 lots within the R- 5 zone covering approximately 23.73 acres, Phase 2 within the R-8 zone covering approximately 9.72 acres, and Phase 4 in the R-4 zone covering approximately 10.98 acres of the Spring Lake Planning Area (see Attachment 2 – Residential Design Booklet). The project in its entirety consists of 214 single-family detached homes with Phase 1 containing 100 lots, Phase 2 containing 70 lot and Phase 4 containing 44 larger size lots. Taylor Morrison, in its application package, has proposed seventeen (17) different floor plans and four (4) architectural styles for a total of sixty-eight (68) elevations. The homes will range in size from 1,650 to 3,179 square feet. A plot plan, sample front-yard landscape plan, and a residential design booklet are included in the development submittal.

Background:

Taylor Morrison's 35, 45 and 55 subdivision is located on the north side of East Heritage Parkway at the intersection of Sander Street and within the Spring Lake Central portion of the larger Spring Lake Specific Plan area. The subdivision site is bound on all sides by R-5 and R-8 single family residential and will provide internal connections east to Pioneer Avenue the north to Farmers Central Road. 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.

Phase 1

The map for Phase 1 was the first to be finalized in Spring Lake Central and therefore took the Tentative Subdivision Map number resulting in the Final Subdivision Map No 5027. Phase 1 is an R-5 product containing a 100 residential lots. The Phase consists of more standard midsize lots with home sizes ranging from 1,694 to 3,006 square feet in size with the average size around 2,456 square feet. The required setbacks for the R-5 product are as follows:

Front Setback House	Front Setback Garage	Front Setback Maximum	Interior Side/ Street Side	Rear Setback	Front Setback Porch	Min Lot Width
15	22	22	5/10	20	9	50

The R-5 zone has a minimum lot width of 50-feet however it requires the lot width for the development to have an overall average of 55-feet. Phase 1 has an above average lot width of 62-feet. Additionally, the R-5 zone allows for a maximum of 30% of rear yard setbacks to be reduced to 15-feet. The provided lot plan shows that only 2 lots or 2% of Phase 1 have the reduced rear yard setback.

Phase 2

Phase 2 is part of the Spring Lake Central Final Subdivision Map No 5103. Phase 2 is an R-8 product consisting of 70 residential lots. This Phase has the smallest lot widths of the three Phases, corners are typically wider and have a larger street side setback. The Phase consists of home ranging in size from 1,650 to 2,534 square feet in size with the average size around 1,753 square feet. 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 leaves a 35-foot wide building envelope for the front façade to fit within. The required setbacks for the R-8 product are as follows:

Front Setback House	Front Setback Garage	Front Setback Maximum	Interior Side/ Street Side	Rear Setback	Front Setback Porch	Min Lot 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. Phase 2 meets the requirement with lots averaging 45-feet. In addition, 50% of the rear yard setbacks may be reduced to 12-feet, however the lot plan shows that only 29 lots or 41% have the reduced rear yard setback in Phase 2.

Phase 4

Phase 4 is part of the Spring Lake Central Final Subdivision Map No 5110. Phase 4 is an R-4 product and offers the largest lots of the three Phases, with homes ranging in size from 2,471 to 3,179 square feet in size with the average size at 2,709 square feet. This zone requires some larger setbacks and no reductions are granted in the setback standards. The required setbacks for the R-4 product are as follows:

Front Setback House	Front Setback Garage	Front Setback Maximum	Interior Side/ Street Side	Rear Setback	Front Setback Porch	Min Lot Width
17	22	22	5/15	20	10	55

The R-4 zone has a minimum lot width of 55-feet however it requires the lot width for the development to have an overall average of 65-feet. Phase 4 meets or exceeds all lot width requirements.

Discussion:

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:

The desired intent of the Spring Lake Specific Plan is to create variety and interest along a street. 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. For greater than 120 units the requirement calls for (5) distinct floor plans and twenty (20) elevations (5 per plan). The three Phase Taylor Morrison 35, 45 and 55 subdivision provides a wide variety of housing diversity with sixty eight (68) elevations, five (17) floor plans each with four (4) architectural styles, thereby exceeding the specific plan requirements. Phase 1 provides twenty six (26) elevations with ten (10) different floor plans. Phase 2 provides twenty four twenty four (24) elevations and six (6) different floor plans. Phase 4 provides twenty six (26) different elevations that include seven (7) floor plans. A detailed pre-plot exhibit for each individual Phase has been provided, (Attachment 2), to ensure the best mix of styles and floor plan fit for each lot. Staff finds that the resulting unit and elevation mix exceeds the requirements of the Spring Lake Specific Plan for architectural diversity.

The applicant has worked to develop a variety of architectural styles and 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	12 (three for each home style) varieties of variegated concrete tile roofing (Spanish –full “S” profile, Craftsman – shake, Farmhouse/Prairie – Slate)
Masonry	9 variety of veneers (Farmhouse – stacked stone, Craftsman – cliffstone, Prairie – brick)
Stucco	Lace Finish body with sand finish trim
Trim	Stucco foam, composite corner boards, and composite trim around windows Wood bracket and beam at siding Wood grain pressed foam bracket and beam at stucco
Shutters	Wood composite at siding and decorative foam at stucco
Siding	Composite lap siding, composite board and batten, and composite shingle siding

The Spring Lake Specific Plan has robust single family resident design guidelines that requires variation of front building facades, recessed garages, and other features that creates an interesting street visual. The proposed home designs attempt to achieve this street diversity with a mix of housing footprints that include design elements such as side entry garages, deep garage setbacks, side entry front door areas, and corner courtyard entry ways. Front porches or courtyard features are included on 94% of the homes within all the Phases. Taylor Morrison use of a side entry doors adds an interesting element to the architectural character and is found on seventy four (74) of the total lots developed.

Although the Spring Lake Specific Plan asks for forward facing front doors the plan does allow for slight alterations to design to add architectural interest to the overall development. Some concern was expressed on the challenge that side entry doors may present in establishing a clear entrance. To offset this concern the applicant has agreed to add additional arbors and front fencing, on the homes with side entry doors, specific to the different architectural styles found in the development. Additionally, there are 26 lots out of the 32 corner lots (81%) that have a corner side front entry as shown on the corner Plans 1, 2, 10 and 11.

The Spring Lake Specific Plan also contains Design Standard 2.2.1(c) which requires one floor plan in each subdivision to have a recessed garage located in the back

half of the lot with either side-by drive or alley access. The proposed plan complies with this design standard presented in Plan 4 showing the setback garage with approximately a 58 foot setback as well as Plan 15 that provides a third car side entry garage for further variation in the street front. Additionally, the plan submittal includes a variety of optional garage door designs, driveway patterns, front door designs, and additional arbors to personalize the homes. Homes also feature varying roof pitches ranging from 4:12, 5:12, and 6:12.

The applicant has worked to develop architectural styles that provide for significant differentiation between plans by providing visually pleasing elevation alternatives with material diversity and color palettes and architectural accents. The plan submittal includes four different architectural styles outlined as follows:

A – Spanish

Spanish revival style architecture is based on the architecture found during the early Spanish colonization of North and South Americas. It started in California and Florida, with ideal climate for Mediterranean-inspired homes and remains popular today. In Spanish revival architecture, new features were added to classic ones to create a distinct look. Including curved archways, light color stucco walls with darker accents, terracotta inspired “S” shaped roof tiles and accents, iron work, outside courtyards, and arched arcades

B – Farmhouse

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, shutters and stacked stone 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.

C – Craftsman

The Craftsman style became popular emerged in the first half of the 20th Century and quickly became Americas favorite home style. Architectural features include lower –pitched gabled roofs, large front porches, exposed wooden structural elements, multi pane windows, single dormers, Craftsman style features a mix of materials including siding, shingle and natural stone.

D – Prairie

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 such as horizontal brick veneer.

CAP Consistency

To address energy and sustainability issues the applicant is equipping all the homes to be solar ready and be built with tankless/on-demand water heaters. Additionally, the landscape provided will incorporate water conserving planting with limited drought tolerant turf proposed for the front yard landscaping as shown on the landscape plans (Sheets L 1.1 through L3.3 in the package).

Design Review Process

Staff received comments from the Planning Commission Design Liaison, Chris Holt early on in the design review process. In response to comments, the applicant team worked to address concerns regarding the limited views of side entry front door design by adding arbors over gated fence areas at the front of these homes to offer clear wayfinding elements to establish a clear front entrance. Staff and the Design Liaison offered further comments on a second preliminary submittal and the applicant has further addressed comments and concerns.

Commissioner Holt requested that more optional upgrades be included in the design package in order to allow a home owner to personalize the homes with larger arbors in front of the deep setback garages, stamped driveways and variations in garage/front doors. In response to Commissioner Holt’s comments, the applicant has incorporated these options on all plans and has added style specific fencing and arbors to come standard on side entry homes.

GP Consistency

The Spring Lake Specific Plan and Design Standards were approved prior to the adoption of the 2035 General Plan. However, many of the policies and standards in the Specific Plan are very much in line with updated General Plan policies. The designs emphasize neighborhoods and variety in housing types and styles. The plans offered by Taylor Morrison offer homes that range in size from 1,694 to 3,179 square feet. Further, the designs are compliant with the 2035 Climate Action Plan.

RECOMMENDED CONDITIONS OF APPROVAL

COA #1: *Taylor Morrison Spring Lake Central 35, 45 and 55 – Phase 1, Phase 2 and Phase 4*, shall comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of February 15, 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:

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

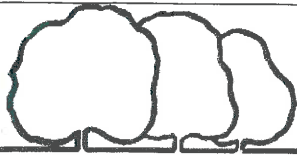
MOTION: Move to APPROVE the residential design for *Taylor Morrison; Spring Lake Central 35, 45 and 55 – Phase 1, Phase 2 and Phase 4*, as shown in the Plan Booklet, overall site exhibit (lot layout), and color/materials boards subject to the conditions of approval provided.

- 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 *Taylor Morrison; Spring Lake Central 35, 45 and 55 – Phase 1, Phase 2 and Phase 4*

Prepared By: Megan Meier, Associate Planner

ATTACHMENTS:

Description	Upload Date	Type
1 - Taylor Morrison Application/Statment	2/12/2018	Backup Material
2A - Taylor Morrison Residential Design Booklet	2/13/2018	Backup Material
2B - Taylor Morrison Residential Design Booklet	2/13/2018	Backup Material
3 - Subdivision Map 5027	2/12/2018	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:

Taylor Morrison of California, LLC

MAILING ADDRESS:

81 Blue Ravine Rd., #220

CITY STATE ZIP CODE:

Folsom, CA 95630

PHONE NUMBER:

(916) 605-0640

E-MAIL ADDRESS:

dkalemba@taylormorrison.com

PROJECT APPLICANT

Dave Kalemba, Land Project Manager

MAILING ADDRESS:

Same

CITY STATE ZIP CODE:

Same

PHONE NUMBER:

Same

E-MAIL ADDRESS:

Same

2. Application Requested

☐

General Plan Petition

☐

Zoning Amendment

☐

General Plan Amendment

☐

Tentative Subdivision Map

☐

Tentative Parcel Map

☐

Lot Line Adjustment

☐

Site Plan Review

☒

Design Review

☐

Sign Design Review

☐

Conditional Use Permit (CUP)

☐

Zoning Administrator Permit

☐

Variance

☐

Public Convenience or Necessity

☐

Other

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

3. Project Description

Project Name:

Spring Lake Central, Phases 1, 2, & 4

Total Acres or Square Feet

40+- Acres

Site address or location:

N side of East Heritage at intersection of Sander Street

Assessor's Parcel Number:

Multiple APNs, Spring Lake Central Phases 1, 2 & 4

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.

OCT 19 2017

City of Woodland
Community Development

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
_____	_____	_____	_____

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
_____	_____	_____	_____

7. Residential Development

No. of residential units are being requested? _____		No. of lots will be created by this project? _____	
Single Family	<u>214</u>	Half-plex	_____
Duplex	_____	Apartments	_____
Condominiums	_____	Other	_____
Townhomes	_____	Total Units	_____
		Do you intend to market the units for <u>sale</u> ? ☒ YES ☐ No	
		Do you intend to market the units for <u>rent</u> ? ☐ 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



10/19/17

Applicant:

Date

Legal Owner:

Date

Legal Owner:

Date

Date Received Stamp Here

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____

N:\ComShare\DEPARTMENTS\PLANNING DEPT\FORMS\AAAA APPLICATION FORM March 2014.doc

October 18, 2017

Northern California Division

City of Woodland
Community Development Dept., Planning
520 Court St.
Woodland, CA 95695

81 Blue Ravine Road
Suite 220
Folsom, CA 95630

p. (916) 355-8900
t. (800) 530-5440
f. (916) 355-8111

**RE: Statement of Justification
Design Review Submittal, Spring Lake Central 1, 2, & 4**

taylormorrison.com
DRE# 00968975

Taylor Morrison is the owner/builder of the Spring Lake Central subdivision (Phases 1, 2, & 4) located on the north side East Heritage at the intersection of Sander Street and within the Spring Lake Specific Plan. Subdivision improvements are in process and the City is currently reviewing the final map.

The Spring Lake Specific Plan Design Standards (Design Standards) require that all projects go through design review by staff and/or the Planning Commission. Taylor Morrison is herein submitting for architectural Design Review the proposed housing product to be constructed on the 214 lots comprising Spring Lake Central 1, 2, & 4.

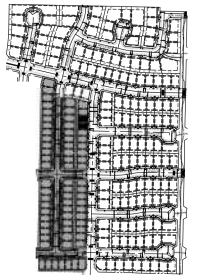
The submitted designs include seventeen (17) floor plans with four (4) elevations per plan and were completed under the Design Standards. The attached supporting documentation addresses COAs #18 and #33 (Lot Width and Duplex). The 45/Plan 1 at 1,900 s.f. satisfies the duplex requirement.

Also included with this submittal package is a pre-plot fit list and overall fencing plan. A landscape design review submittal will be provided later once architectural plans are further along in the design review process. Taylor Morrison is looking forward to working with the City of Woodland on this design review and ultimately build-out of a successful project at Spring Lake Central. Please feel free to contact me if you have any questions and/or require additional information.

Sincerely,



Dave Kalembe, Land Project Manager



35 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

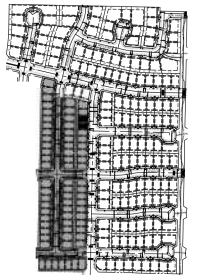


SPRING LAKE 35
WOODLAND, CA # 2017-0187

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

35.A-1



35 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

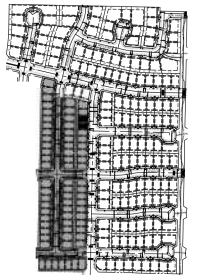


SPRING LAKE 35
WOODLAND, CA # 2017-0187

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

35.A-2



35 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

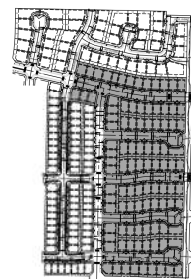


SPRING LAKE 35
WOODLAND, CA # 2017-0187

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

35.A-3



45 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

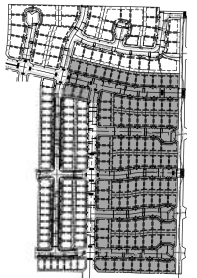


SPRING LAKE 45
WOODLAND, CA # 2017-0100

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

45.A-1



45 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

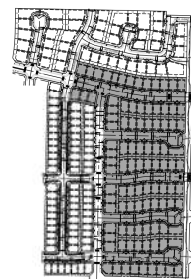


SPRING LAKE 45
WOODLAND, CA # 2017-0100

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

45.A-2



45 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

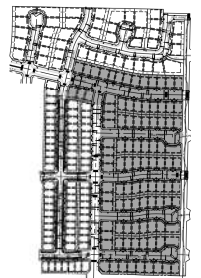


SPRING LAKE 45
WOODLAND, CA # 2017-0100

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

45.A-3



45 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

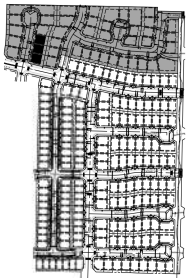


SPRING LAKE 45
WOODLAND, CA # 2017-0100

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

45.A-4



55 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

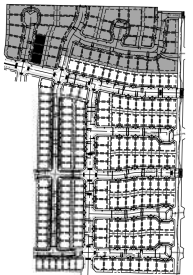


SPRINGS LAKE 55
WOODLAND, CA # 2017-0419

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

55.A-1



55 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

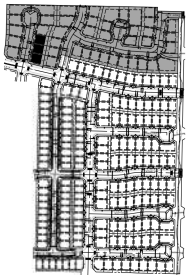


SPRINGS LAKE 55
WOODLAND, CA # 2017-0419

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

55.A-2



55 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com

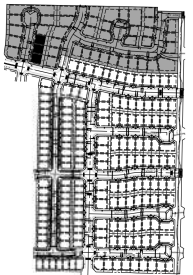


SPRINGS LAKE 55
WOODLAND, CA # 2017-0419

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

55.A-3



55 KEY MAP



Architecture • Planning
888.456.5849
ktgy.com



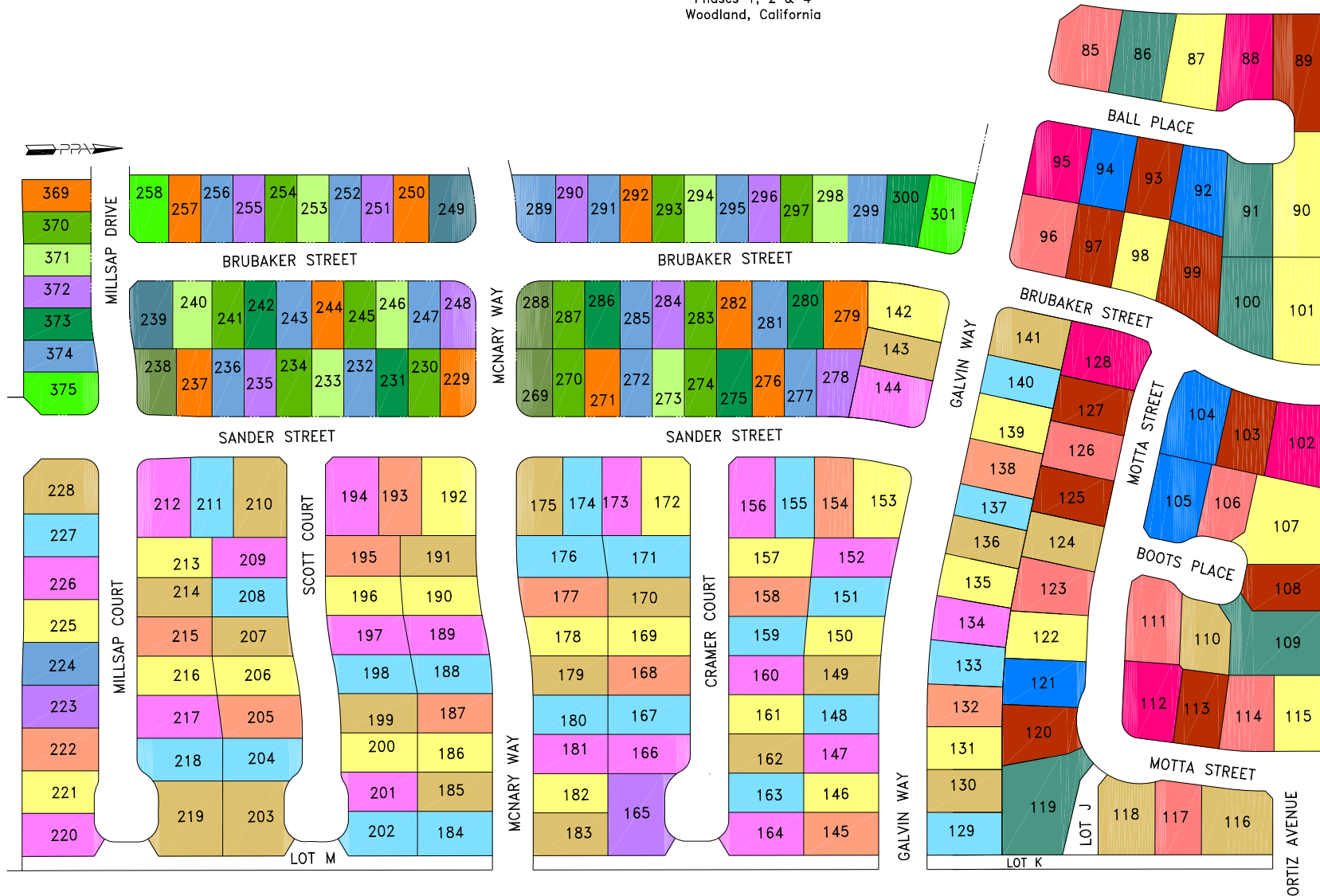
SPRINGS LAKE 55
WOODLAND, CA # 2017-0419

SCHEMATIC DESIGN
02-13-2017

STREET SCENE

55.A-4

Cover Sheet for
Spring Lake Central
Phases 1, 2 & 4
Woodland, California



Sheet Index

C-1	Cover Sheet
C-2	Color Exhibit
C-3	Color Exhibit
C-4	Color Exhibit
C-5	Plan Selection Matrix

Taylor Morrison Northern California Division 81 Blue Ravine Road, Suite 220, Folsom, CA 95630 Phone (916) 355-8900 Fax (916) 790-5231	
Approved By: _____	
Taylor Morrison Representative	Date
Spring Lake Specific Plan Date Drawn: 12/20/17 Date Revised: _____	PPA Job #001072 Scale: _____ Drawn By: BEB
Plot Plan Associates PO Box 4991, Posco, MA 99301 Phone (916) 769-9063	
Sheet C-1	

Color Exhibit for
Spring Lake Central – Phase 1
Woodland, California

PLAN MATRIX

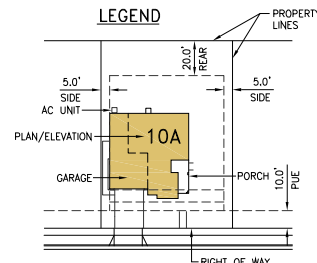
PLAN/ ELEVATION	# OF PLANS SELECTED	% EACH PLAN OF TOTAL LOTS
PLAN 2B	1	
PLAN 2D	1	
PLAN 3D	1	
PLAN 5D	1	
TOTAL LOTS: 4		4%
PLAN 7A	6	
PLAN 7B	4	
PLAN 7C	5	
PLAN 7D	3+4	
TOTAL LOTS: 22		22%
PLAN 8A	4	
PLAN 8B	7	
PLAN 8C	5	
PLAN 8D	6	
TOTAL LOTS: 22		22%
PLAN 9A	2	
PLAN 9B	3	
PLAN 9C	4	
PLAN 9D	3	
TOTAL LOTS: 12		12%
PLAN 10A	5	
PLAN 10B	4	
PLAN 10C	2+4	
PLAN 10D	4	
TOTAL LOTS: 19		19%
PLAN 11A	4	
PLAN 11B	4+4	
PLAN 11C	4	
PLAN 11D	3	
TOTAL LOTS: 19		19%
PLAN 14C	1	
PLAN 15B	1	
TOTAL LOTS: 2		2%
TOTAL LOTS: 100		100%



PHASE 1
TYPICAL SETBACKS
R-5 ZONING

GARAGE: 22'
LIVING AREA: 15'
PORCH: 9'
INTERIOR SIDE: 5'
STREET SIDE: 10'
REAR: 20'
REDUCED REAR: 15' (MAX 30% OF LOTS)
LOT COVERAGE: 50% MAXIMUM

LEGEND



ELEVATION LEGEND



Taylor Morrison
Northern California Division
81 Blue Ravine Road, Suite 220, Folsom, CA 95630
Phone (916) 355-8900 Fax (916) 790-5231

Approved By: _____ Date: _____

Taylor Morrison Representative _____ Date: _____

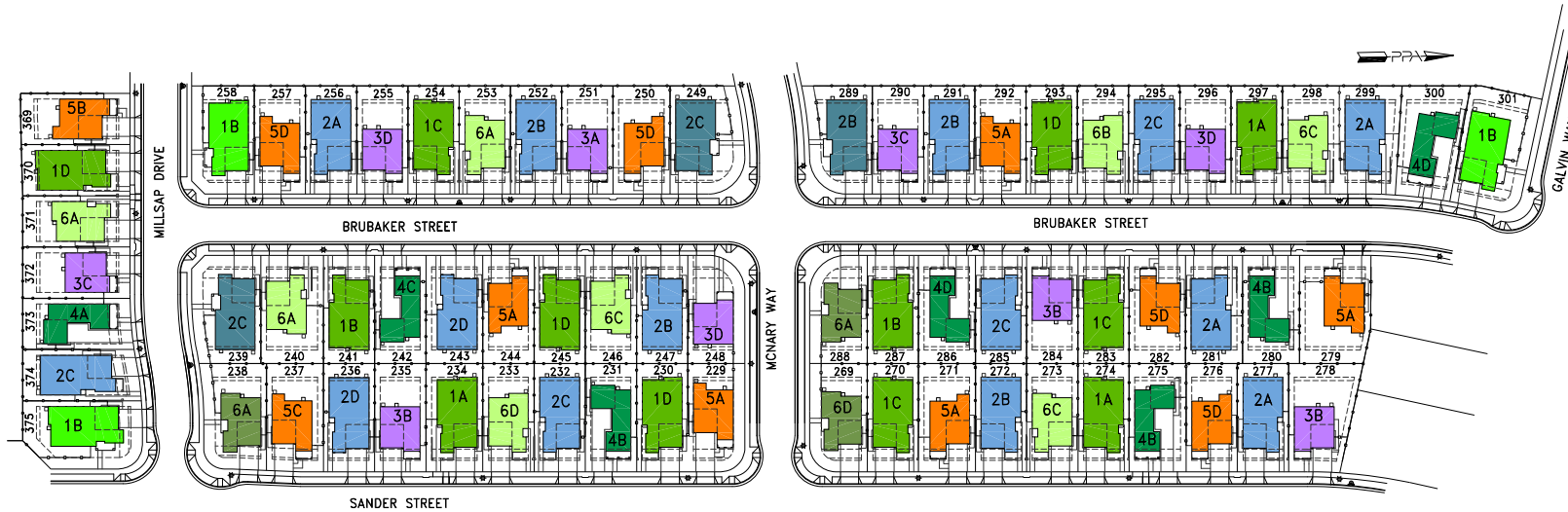
Spring Lake Specific Plan PPA Job #001072
Date Drawn: 12/25/17 Station: 1"=50'
Date Revised: _____ Drawn By: BEB

Plot Plan Associates
PO Box 4991, Posco, WA 99301 Phone (916) 769-9063

Sheet C-2

Spring Lake Central - Phase 1

Color Exhibit for
Spring Lake Central – Phase 2
Woodland, California



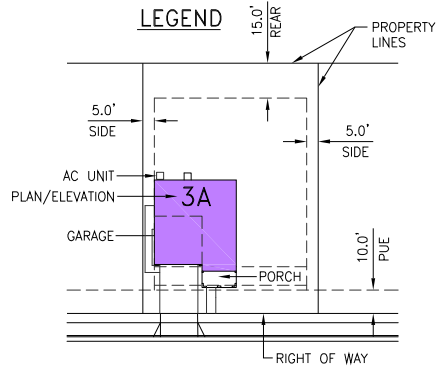
PLAN/ ELEVATION	# OF PLANS SELECTED	% EACH PLAN OF TOTAL LOTS
PLAN 1A	3	
PLAN 1B	2+3	
PLAN 1C	3	
PLAN 1D	4	
TOTAL LOTS: 15		21%
PLAN 2A	4	
PLAN 2B	4+1	
PLAN 2C	4+2	
PLAN 2D	2	
TOTAL LOTS: 17		24%
PLAN 3A	1	
PLAN 3B	3	
PLAN 3C	2	
PLAN 3D	2+1	
TOTAL LOTS: 9		13%
PLAN 4A	1	
PLAN 4B	3	
PLAN 4C	1	
PLAN 4D	2	
TOTAL LOTS: 7		10%
PLAN 5A	4+1	
PLAN 5B	1	
PLAN 5C	1	
PLAN 5D	4	
TOTAL LOTS: 11		16%
PLAN 6A	3+2	
PLAN 6B	1	
PLAN 6C	3	
PLAN 6D	1+1	
TOTAL LOTS: 11		16%
TOTAL LOTS: 70		100%

INTERIOR + CORNER

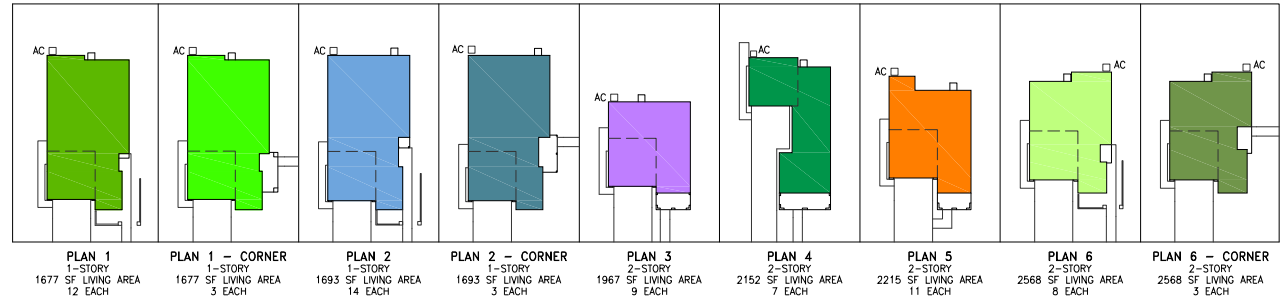
PHASE 2
TYPICAL SETBACKS
R-8 ZONING

GARAGE: 20'
LIVING AREA: 12'
PORCH: 7'
INTERIOR SIDE: 5'
STREET SIDE: 10'
REAR: 15'
REDUCED REAR: 12' (MAX 50% OF LOTS)
LOT COVERAGE: 50% MAXIMUM

LEGEND



A = SPANISH
B = FARMHOUSE
C = CRAFTSMAN
D = PRAIRIE



Taylor Morrison Northern California Division 81 Blue Ravine Road, Suite 220, Folsom, CA 95630 Phone (916) 355-8900 Fax (916) 790-5231	
Approved By:	Date:
Taylor Morrison Representative	Date
Spring Lake Specific Plan Date Drawn: 12/25/17 Date Revised:	PPA Job #001072 Scale: 1"=50' Drawn By: BEB
Plot Plan Associates PO Box 4981, Pasco, WA 99301 Phone (916) 789-9063	
Sheet C-3	

001072\Plotplans\SLC_EXH3.dwg

Spring Lake Central – Phase 2

Color Exhibit for
Spring Lake Central – Phase 4
Woodland, California



PLAN MATRIX

PLAN/ ELEVATION	# OF PLANS SELECTED	% EACH PLAN OF TOTAL LOTS
PLAN 10C	1	CORNER LOT
PLAN 10B	3	INTERIOR LOTS
TOTAL LOTS: 4		9%
PLAN 12A	3	
PLAN 12B	1	
PLAN 12C	2	
PLAN 12D	4	
TOTAL LOTS: 10		23%
PLAN 13A	1	
PLAN 13B	2	
PLAN 13C	3	
PLAN 13D	1	
TOTAL LOTS: 7		16%
PLAN 14A	1+3	
PLAN 14B	0	
PLAN 14C	0	
PLAN 14D	1	
TOTAL LOTS: 5		14%
PLAN 15A	1	
PLAN 15B	1	
PLAN 15C	2+3	
PLAN 15D	1	
TOTAL LOTS: 8		19%
PLAN 16A	1	
PLAN 16B	1	
PLAN 16C	2	
PLAN 16D	1	
TOTAL LOTS: 5		11%
PLAN 17A	1	CORNER LOT
PLAN 17B	1+1	
PLAN 17C	0	
PLAN 17D	2	
TOTAL LOTS: 5		11%
TOTAL LOTS: 44		100%

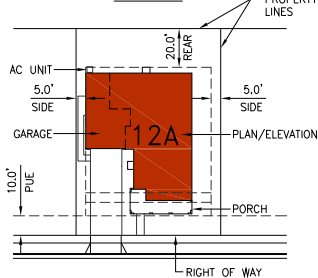
INTERIOR + CORNER

PHASE 4

TYPICAL SETBACKS
R-4 ZONING

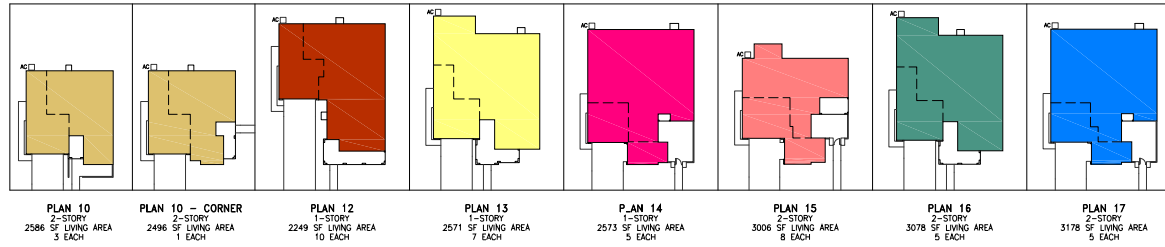
GARAGE (FRONT LOAD): 22'
GARAGE (SIDE LOAD): 17'
LIVING AREA: 17'
PORCH: 10'
INTERIOR SIDE: 5'
STREET SIDE: 10'
GREEN BELT SIDE: 10'
REAR: 20'
LOT COVERAGE: 50% MAXIMUM

LEGEND



ELEVATION LEGEND

A = SPANISH
B = FARMHOUSE
C = CRAFTSMAN
D = PRAIRIE



Taylor Morrison
Northern California Division
81 Blue Ravine Road, Suite 220, Folsom, CA 95630
Phone (916) 355-8900 Fax (916) 790-5231

Approved By: _____ Date: _____

Taylor Morrison Representative _____ Date: _____

Spring Lake Specific Plan PPA Job #001072
Date Drawn: 12/25/17 Date: 12/25/17
Drawn By: BEB

Plot Plan Associates
PO Box 4991, Pasco, WA 99301 Phone (916) 769-9063

Sheet C-4

001072\Plotplans\SLC_EXH1.dwg

Spring Lake Central – Phase 4

Plan Selection Matrix for
Spring Lake Central
Phases 1, 2 & 4
Woodland, California

PLAN SELECTION MATRIX – PHASE 1 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
129	8C	2904 SF	6308 SF	46.0%
130	10B	2039 SF	6300 SF	32.4%
131	7A	2419 SF	6300 SF	38.4%
132	9C	2098 SF	6111 SF	34.3%
133	8B	2924 SF	6209 SF	47.1%
134	11A	2342 SF	6202 SF	37.8%
136	7B	2420 SF	6141 SF	39.4%
136	10A	2039 SF	5775 SF	35.3%
137	2D	2146 SF	4725 SF	45.4%
138	14C	3252 SF	6825 SF	47.6%
139	15B	2428 SF	6825 SF	35.6%
140	8B	2924 SF	5775 SF	50.6%
141	10C	2035 SF	7385 SF	27.6%
142	7D	2417 SF	7620 SF	31.7%
143	10A	2039 SF	5775 SF	35.3%
144	11B	2175 SF	7372 SF	29.3%
145	9A	2098 SF	6308 SF	33.3%
146	7D	2417 SF	5775 SF	41.9%
147	11B	2342 SF	5775 SF	40.6%
148	9A	2098 SF	5775 SF	50.6%
149	10D	2039 SF	5852 SF	34.8%
150	7C	2412 SF	6035 SF	40.3%
151	8B	2924 SF	6074 SF	48.1%
152	11D	2342 SF	6362 SF	36.8%
153	7D	2417 SF	7363 SF	31.1%

PLAN SELECTION MATRIX – PHASE 2 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
229	5A	1582 SF	4655 SF	34.0%
230	1D	2109 SF	4275 SF	49.3%
231	4B	1533 SF	4275 SF	35.9%
232	2C	2146 SF	4275 SF	50.2%
233	6D	1599 SF	4275 SF	37.2%
234	1A	2109 SF	4750 SF	44.4%
235	3B	1545 SF	4275 SF	36.1%
236	2D	2146 SF	4275 SF	50.2%
237	5C	1582 SF	4751 SF	33.4%
238	6A	1599 SF	5111 SF	31.1%
239	2C	2240 SF	5567 SF	40.2%
240	6A	1599 SF	5225 SF	30.6%
241	1B	2109 SF	4275 SF	49.3%
242	4C	1533 SF	4275 SF	35.9%
243	2D	2146 SF	4750 SF	45.2%
244	5A	1582 SF	4275 SF	37.0%
245	1D	2109 SF	4275 SF	49.3%
246	6C	1599 SF	4275 SF	37.4%
247	2B	2146 SF	50.2%	
248	3D	1545 SF	4530 SF	31.1%

PLAN SELECTION MATRIX – PHASE 4 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
85	15C	2428 SF	9453 SF	25.7%
86	16D	3520 SF	9038 SF	38.9%
87	13C	3579 SF	9711 SF	36.9%
88	14A	3252 SF	9838 SF	36.1%
89	12D	3130 SF	10395 SF	30.1%
90	13B	3579 SF	11226 SF	31.9%
91	16C	3601 SF	9017 SF	39.9%
92	17D	3247 SF	7896 SF	41.1%
93	12A	3197 SF	6905 SF	46.0%
94	17B	3247 SF	6955 SF	46.7%
95	14A	3252 SF	8305 SF	39.2%
96	15C	2428 SF	8475 SF	28.6%
97	12A	3197 SF	6955 SF	46.0%
98	13C	3579 SF	7192 SF	49.8%
99	12D	3130 SF	10472 SF	29.9%

PLAN SELECTION MATRIX – PHASE 1 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
154	9B	2098 SF	6204 SF	33.8%
155	8D	2909 SF	6225 SF	46.7%
156	11B	2175 SF	7274 SF	29.9%
157	7A	2419 SF	6452 SF	37.5%
158	9B	2098 SF	6181 SF	33.9%
159	8D	2909 SF	5910 SF	49.2%
160	11A	2342 SF	5775 SF	40.6%
161	7C	2412 SF	5775 SF	41.8%
162	10D	2039 SF	5775 SF	35.3%
163	8A	2924 SF	5775 SF	50.6%
164	11B	2342 SF	6600 SF	35.5%
165	3D	1417 SF	9600 SF	14.8%
166	11C	2342 SF	6213 SF	37.7%
167	8B	2924 SF	6352 SF	46.0%
168	9D	2098 SF	6352 SF	33.0%
169	7B	2420 SF	6352 SF	38.1%
170	10A	2039 SF	6352 SF	32.1%
171	8C	2904 SF	7021 SF	41.4%
172	7D	2417 SF	7507 SF	32.2%
173	11C	2342 SF	6650 SF	38.7%
174	8A	2924 SF	6050 SF	48.3%
175	10C	2035 SF	5949 SF	34.2%
176	8B	2924 SF	7258 SF	40.3%
177	9C	2098 SF	6745 SF	31.1%
178	7A	2419 SF	6200 SF	39.0%

PLAN SELECTION MATRIX – PHASE 2 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
249	2C	2240 SF	5830 SF	38.4%
250	5D	1582 SF	4750 SF	33.3%
251	3A	1545 SF	4275 SF	36.1%
252	2B	2146 SF	4275 SF	50.2%
253	6A	1599 SF	4275 SF	37.4%
254	1C	2109 SF	4275 SF	49.3%
255	3D	1545 SF	4275 SF	36.1%
256	2A	2146 SF	4275 SF	50.2%
257	5D	1582 SF	4275 SF	37.0%
258	1B	2231 SF	5158 SF	43.3%
259	6D	1599 SF	4679 SF	34.0%
270	1C	2109 SF	4275 SF	49.3%
271	5A	1582 SF	4750 SF	33.3%
272	2B	2146 SF	4275 SF	50.2%
273	6C	1599 SF	4275 SF	37.4%
274	1A	2109 SF	4275 SF	49.3%
275	4B	1533 SF	4275 SF	32.3%
276	5D	1582 SF	4275 SF	37.0%
277	2A	2146 SF	4275 SF	50.2%
278	3B	1545 SF	5271 SF	29.3%

PLAN SELECTION MATRIX – PHASE 4 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
100	16B	3524 SF	9890 SF	36.4%
101	13A	3538 SF	10467 SF	33.8%
102	14D	3252 SF	8055 SF	40.4%
103	12C	3247 SF	9038 SF	36.1%
104	17A	3247 SF	9164 SF	35.4%
105	17B	3247 SF	8614 SF	37.7%
106	15A	2428 SF	6373 SF	38.1%
107	13D	3520 SF	12438 SF	28.3%
108	12C	3197 SF	7079 SF	45.2%
109	16A	3520 SF	12404 SF	28.4%
110	10B	2039 SF	6680 SF	30.5%
111	15C	2428 SF	8732 SF	27.8%
112	14A	3252 SF	8224 SF	39.5%
113	12D	3130 SF	6769 SF	46.2%
114	15B	2428 SF	7478 SF	32.5%

PLAN SELECTION MATRIX – PHASE 1 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
179	10D	2039 SF	5847 SF	34.9%
180	8C	2904 SF	5775 SF	50.3%
181	11D	2342 SF	5775 SF	40.6%
182	7C	2412 SF	5775 SF	41.8%
183	10B	2039 SF	6308 SF	32.3%
184	8D	2909 SF	6541 SF	44.5%
185	10A	2039 SF	5775 SF	35.3%
186	7B	2420 SF	5775 SF	41.9%
187	9D	2098 SF	5775 SF	36.3%
188	8B	2924 SF	5962 SF	49.0%
189	11C	2342 SF	6108 SF	38.3%
190	7D	2417 SF	5976 SF	40.4%
191	10C	2039 SF	6033 SF	33.8%
192	7D	2417 SF	8265 SF	29.2%
193	9A	2098 SF	6600 SF	31.8%
194	11B	2175 SF	8194 SF	26.5%
195	9D	2098 SF	5994 SF	35.2%
196	7B	2420 SF	5870 SF	41.2%
197	11A	2342 SF	6010 SF	39.0%
198	8D	2909 SF	6041 SF	41.1%
199	10B	2039 SF	5977 SF	34.1%
200	7C	2412 SF	5813 SF	40.8%
201	11D	2342 SF	5507 SF	42.5%
202	8B	2924 SF	6341 SF	46.1%
203	10C	2039 SF	6419 SF	21.6%

PLAN SELECTION MATRIX – PHASE 2 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
279	5A	1582 SF	5851 SF	27.0%
280	4B	1533 SF	4750 SF	32.3%
281	2A	2146 SF	4750 SF	45.2%
282	5D	1582 SF	4750 SF	33.6%
283	1C	2109 SF	4275 SF	49.3%
284	3B	1545 SF	4275 SF	36.1%
285	2C	2146 SF	4275 SF	50.2%
286	4D	1533 SF	4750 SF	32.3%
287	1B	2109 SF	4275 SF	49.3%
288	6A	1599 SF	4572 SF	34.8%
289	2B	2240 SF	5166 SF	43.4%
290	3C	1545 SF	4275 SF	36.1%
291	2B	2146 SF	4275 SF	50.2%
292	5A	1582 SF	4275 SF	37.0%
293	1D	2109 SF	4275 SF	49.3%
294	6B	1599 SF	4275 SF	37.4%
295	2C	2146 SF	4275 SF	50.2%
296	3D	1545 SF	4275 SF	36.1%
297	1A	2109 SF	4275 SF	49.3%
298	6C	1599 SF	4750 SF	33.7%

PLAN SELECTION MATRIX – PHASE 4 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
115	13C	3579 SF	7290 SF	49.1%
116	10C	2039 SF	9135 SF	22.3%
117	15A	2428 SF	6600 SF	36.8%
118	12C	3197 SF	8250 SF	38.9%
119	16B	3601 SF	13964 SF	25.8%
120	12B	3112 SF	7859 SF	39.6%
121	17D	3247 SF	7313 SF	44.4%
122	13B	3579 SF	7356 SF	48.7%
123	15D	2428 SF	7435 SF	32.7%
124	10B	2039 SF	6852 SF	29.9%
125	12A	3197 SF	6825 SF	46.8%
126	15C	2428 SF	6825 SF	35.6%
127	12D	3130 SF	6838 SF	45.9%
128	14A	3252 SF	8574 SF	37.9%

PLAN SELECTION MATRIX – PHASE 1 LOTS

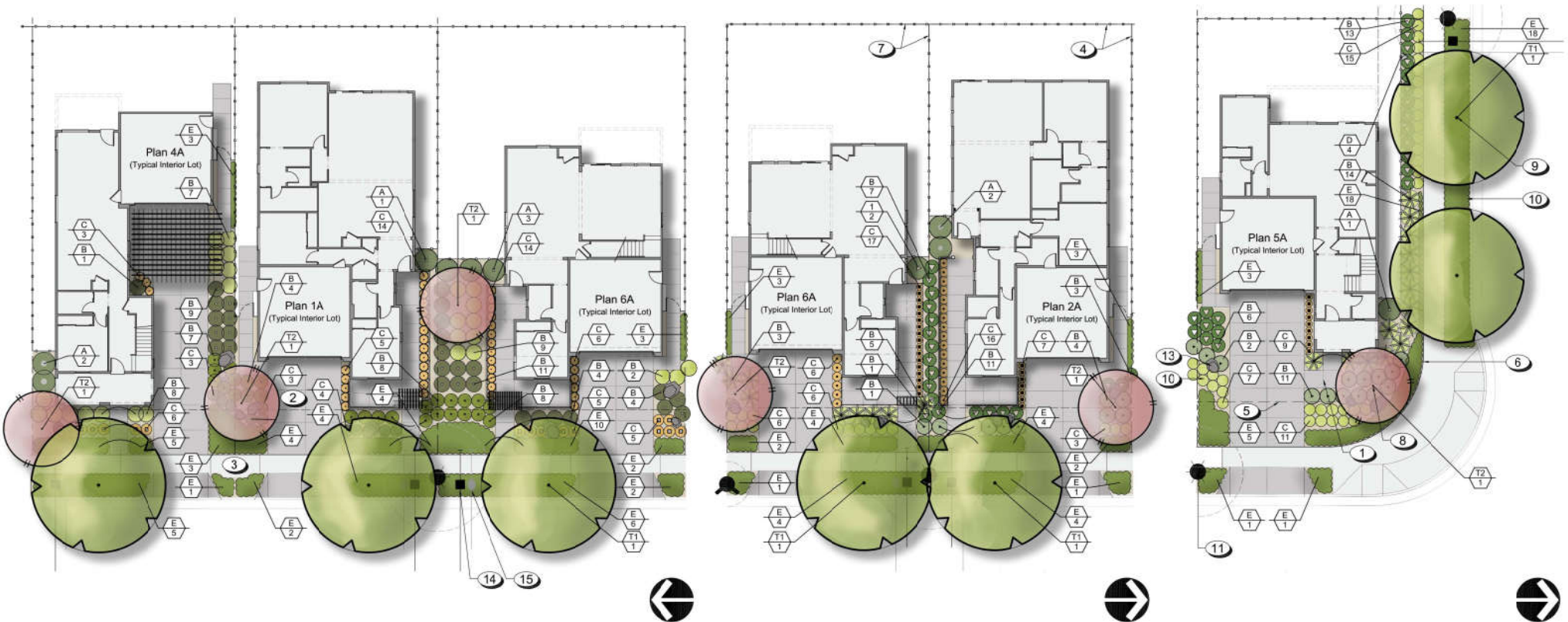
LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
204	8A	2924 SF	6517 SF	44.9%
205	9C	2098 SF	6871 SF	30.5%
206	7A	2419 SF	6347 SF	38.1%
207	10D	2039 SF	6035 SF	33.8%
208	8C	2904 SF	5797 SF	50.1%
209	11B	2342 SF	5932 SF	39.5%
210	10C	2035 SF	8381 SF	24.3%
211	8D	2909 SF	6148 SF	43.1%
212	11B	2175 SF	8232 SF	26.4%
213	7A	2419 SF	5932 SF	40.8%
214	10B	2039 SF	5775 SF	35.3%
215	9C	2098 SF	5775 SF	36.3%
216	7D	2417 SF	5974 SF	40.5%
217	11B	2342 SF	6972 SF	33.6%
218	8C	2904 SF	6961 SF	41.7%
219	10A	2039 SF	9854 SF	20.7%
220	11C	2342 SF	6354 SF	36.9%
221	7A	2417 SF	6199 SF	39.0%
222	9B	2098 SF	6420 SF	32.7%
223	5D	1582 SF	6420 SF	24.6%
224	2B	2146 SF	6382 SF	33.6%
225	7C	2412 SF	6305 SF	36.3%
226	11A	2342 SF	6300 SF	37.2%
227	8D	2909 SF	6300 SF	46.2%
228	10C	2035 SF	7704 SF	26.4%

PLAN SELECTION MATRIX – PHASE 2 LOTS

LOT #	PLAN	OVERALL AREA OF HOUSE	LOT AREA	LOT COVERAGE
299	2A	2146 SF	4962 SF	43.2%
300	4D	1533 SF	4750 SF	28.7%
301	1B	2231 SF	6458 SF	34.5%
309	5B	1582 SF	4324 SF	36.6%
370	1D	2109 SF	4272 SF	49.4%
371	6A	1599 SF	4242 SF	37.7%
372	3C	1545 SF	4242 SF	36.4%
373	4A	1533 SF	4299 SF	35.7%
374	2C	2146 SF	4566 SF	47.0%
375	1B	2231 SF	5881 SF	37.9%

NOTES:

THERE ARE 26 OUT OF 32 CORNER LOTS (81%) THAT HAVE A CORNER SIDE FRONT ENTRY.



Project Elements Legend

- ① 48" wide Entry Concrete sidewalk, typ.
- ② Concrete Driveway, typ.
- ③ Concrete Sidewalk per Civil Engineer's plans, typ.
- ④ Property Line, typ.
- ⑤ Public Utility Easement, typ.
- ⑥ Right of Way (at back of sidewalk), typ.
- ⑦ 6' high Community Wood Fence (with gate), typ.
- ⑧ Small Accent Tree, typ.
- ⑨ Street Tree - refer to Plant Legends on sheet L3.4, typ.
- ⑩ Drought-tolerant shrub/groundcover plantings - refer to Plant Legends on sheet L3.4, typ.
- ⑪ Street Light, typ. - provide 12' clearance from center of fixture to trunk of all trees.
- ⑫ 8' on center linear root barrier (for all trees planted within 5' or less of paving), typ. Not shown for clarity.
- ⑬ Decorative boulders, typ.
- ⑭ Waterline/stub per Civil Engineer's plans, typ.
- ⑮ Sewer stub per Civil Engineer's plans, typ.

* Note: All proposed planting and irrigation shall comply with the current City and State Model Efficient Landscape Ordinance. The irrigation system shall utilize low-volume point source drip irrigation and include a controller with ET/rain/freeze module. Refer to schematic Irrigation Plan exhibit for additional information.

Full construction documents with the required documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.

Spring Lake for Taylor Morrison

Planting Plan - 35' Plans

Design Review Submittal
Woodland, California

L1.1

February 13, 2018



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



Project Elements Legend

- | | | | | | |
|--|--|--|--|--|--|
| 1 48" wide Entry Concrete sidewalk, typ. | 4 Property Line, typ. | 7 6' high Community Wood Fence (with gate), typ. | 10 Drought-tolerant shrub/groundcover plantings - refer to Plant Legends on sheet L3.4, typ. | 12 8' on center linear root barrier (for all trees planted within 5' or less of paving), typ. Not shown for clarity. | 14 Decorative boulders, typ. |
| 2 Concrete Driveway, typ. | 5 Public Utility Easement, typ. | 8 Small Accent Tree, typ. | 11 Street Light, typ. - provide 12' clearance from center of fixture to trunk of all trees. | 13 River Cobble (maximum 2.5' wide band), typ. | 15 Waterline/stub per Civil Engineer's plans, typ. |
| 3 Concrete Sidewalk per Civil Engineer's plans, typ. | 6 Right of Way (at back of sidewalk), typ. | 9 Street Tree - refer to Plant Legends on sheet L3.4, typ. | | | 16 Sewer stub per Civil Engineer's plans, typ. |

* Note: All proposed planting and irrigation shall comply with the current City and State Model Efficient Landscape Ordinance. The irrigation system shall utilize low-volume point source drip irrigation and include a controller with ET/rain/freeze module. Refer to schematic Irrigation Plan exhibit for additional information.

Full construction documents with the required documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.

Spring Lake for Taylor Morrison Planting Plan - 45' Plans

Design Review Submittal
Woodland, California

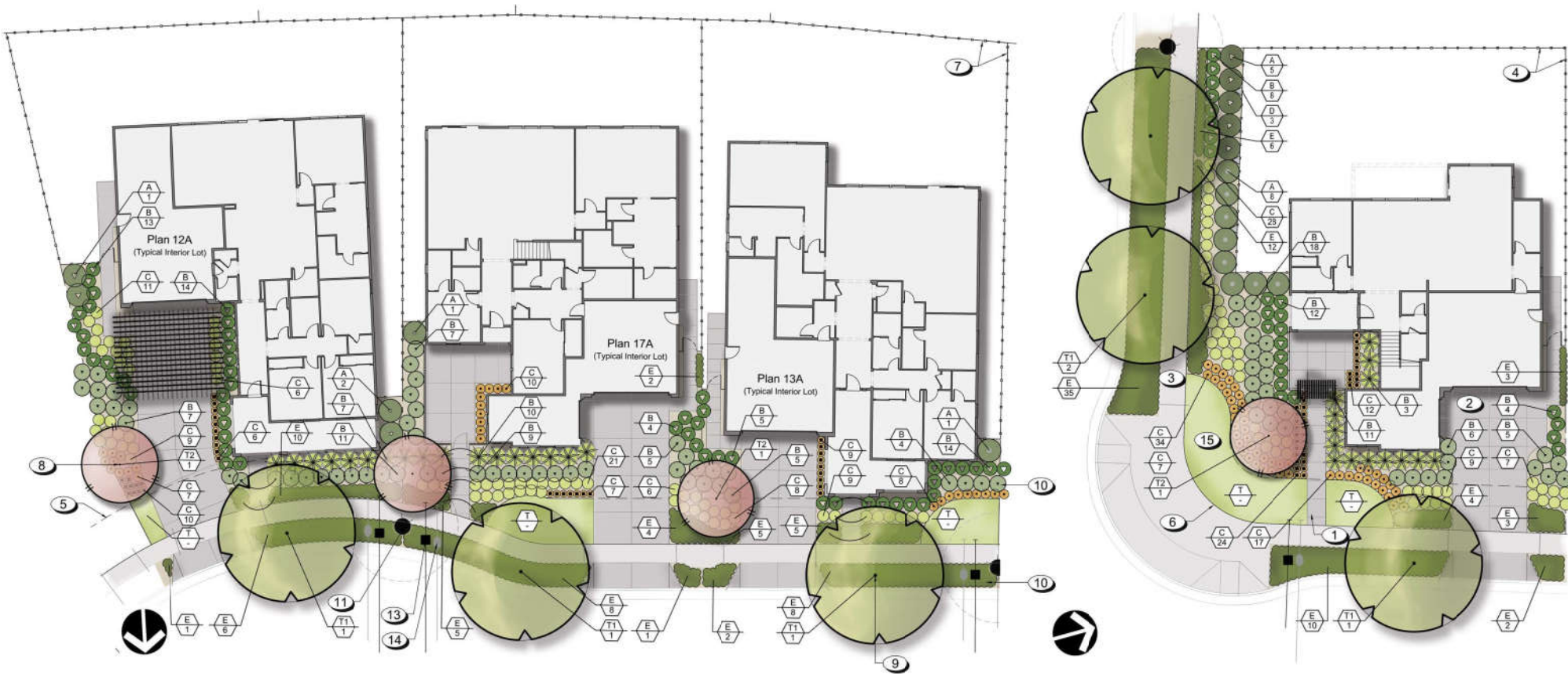
L1.2



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

February 13, 2018





Project Elements Legend

- | | | |
|--|---|---|
| ① 48" wide Entry Concrete sidewalk, typ. | ⑦ 6' high Community Wood Fence (with gate), typ. | ⑫ 8' on center linear root barrier (for all trees planted within 5' or less of paving), typ. Not shown for clarity. |
| ② Concrete Driveway, typ. | ⑧ Small Accent Tree, typ. | ⑬ Waterline/stub per Civil Engineer's plans, typ. |
| ③ Concrete Sidewalk per Civil Engineer's plans, typ. | ⑨ Street Tree - refer to Plant Legends on sheet L3.4, typ. | ⑭ Sewer stub per Civil Engineer's plans, typ. |
| ④ Property Line, typ. | ⑩ Drought-tolerant shrub/groundcover plantings - refer to Plant Legends on sheet L3.4, typ. | ⑮ Sodded turf (on 55' lots ONLY) - min. 10' from back of walk and no more than 20% of the total front yard landscape area, typ. |
| ⑤ Public Utility Easement, typ. | ⑪ Street Light, typ. - provide 12' clearance from center of fixture to trunk of all trees. | |
| ⑥ Right of Way (at back of sidewalk), typ. | | |

* Note: All proposed planting and irrigation shall comply with the current City and State Model Efficient Landscape Ordinance. The irrigation system shall utilize low-volume point source drip irrigation and include a controller with ET/rain/freeze module. Refer to schematic Irrigation Plan exhibit for additional information.

Full construction documents with the required documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.

Spring Lake for Taylor Morrison

Planting Plan - 55' Plans

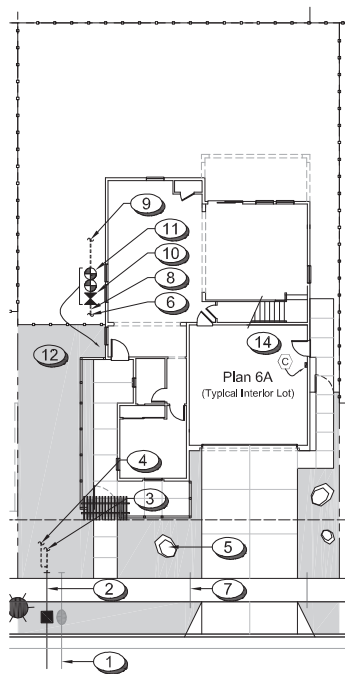
Design Review Submittal
Woodland, California

L1.3

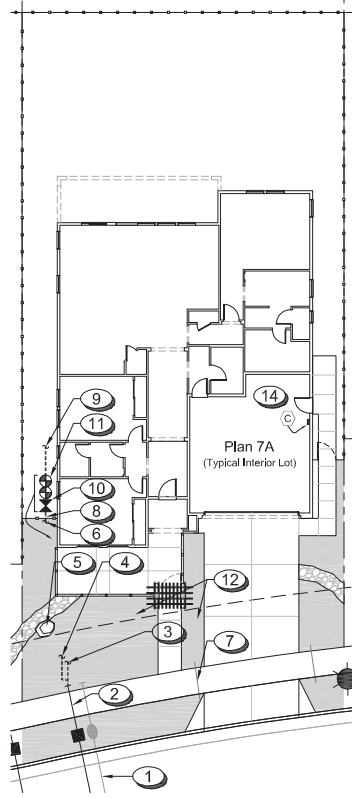
February 13, 2018



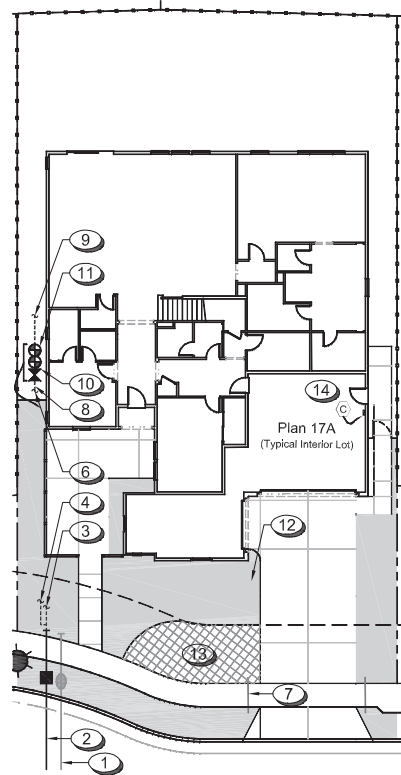
The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



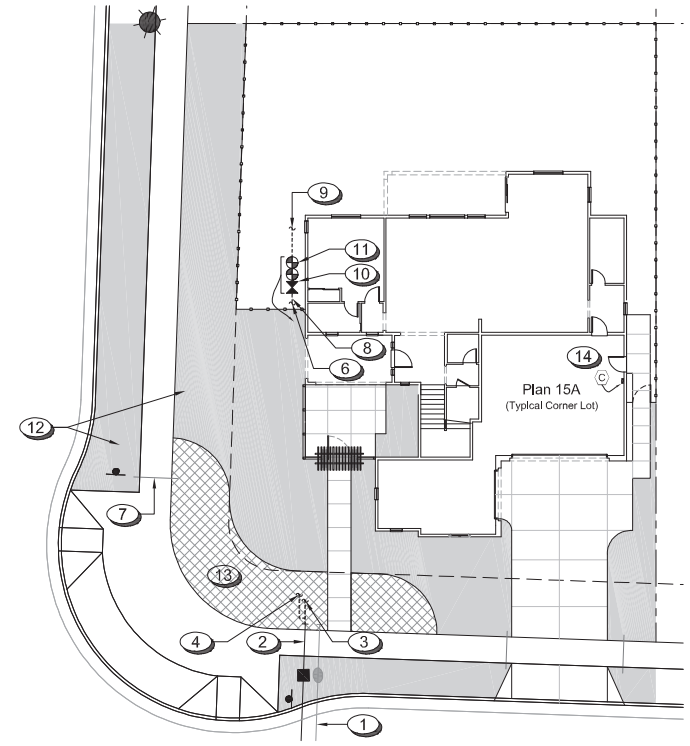
Schematic Irrigation Plan
35' Plan - Interior Lot



Schematic Irrigation Plan
45' Plan - Interior Lot



Schematic Irrigation Plan
55' Plan - Interior Lot with Turf



Schematic Irrigation Plan
55' Plan - Corner Lot with Turf

Project Elements Legend

- ① Sewer line, per the Civil drawings, typ.
- ② Domestic water service and meter, per the Civil drawings, typ.
- ③ Run irrigation mainline to the valve locations at house, typ.
- ④ To domestic at house, per the Civil drawings, typ.
- ⑤ Adjust irrigation layout for boulders as needed, typ.
- ⑥ From irrigation POC, typ.
- ⑦ Irrigation sleeves per Civil drawings, typ. Landscape irrigation system sleeves not shown. Sleeves required at all pavement undercrossings.

- ⑧ Irrigation mainline, typ. Pipe type shall be Schedule 40. Size shall be determined once flows have been calculated during the Construction Document phase. See note to the right for more information.
- ⑨ Run mainline stub and controller wire into backyard and cap mainline within valve box for future tie-in by homeowner, typ.
- ⑩ Gate valve, typ.
- ⑪ Remote control valve assembly kit with drip filter, anti-siphon valve and pressure regulator (shrub planting area) or anti-siphon valve and pressure regulator (turf area). Locate valves in approximate area shown.

- ⑫ Point source drip irrigation with drip emitters shall be provided for all planting areas, typ. (solid hatch)
- ⑬ Overhead sprinkler irrigation with MP Rotators (low-flow, alternative technology that produces no overspray) shall be provided for all turf areas, typ. (cross hatch); turf to be used on 55' plans ONLY
- ⑭ Irrigation Controller. Mount on interior of garage in approximate location shown. Controller shall be 6-station Hunter X-CORE controller with wireless Solar-Sync ET Sensor module and receiver (weather-based system).

* Note: Irrigation system design shall comply with the current City and State Model Efficient Landscape Ordinance.

Full construction documents with the required documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.

Spring Lake for Taylor Morrison

Schematic Irrigation Plan Exhibit

Design Review Submittal
Woodland, California

L2.1

February 13, 2018

0' 10' 20' 30'
Scale 1"=10'-0" 28617



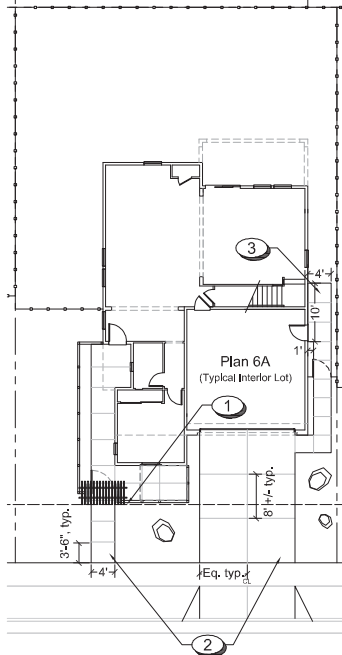
The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

Concrete Texture Samples

Note: Images show design intent and are for reference purposes only. Images may not represent actual colors specified.

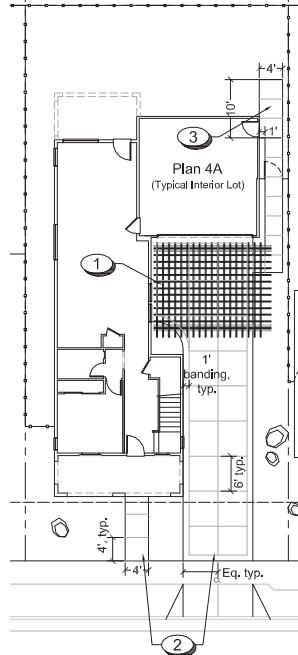


Concrete Color Samples



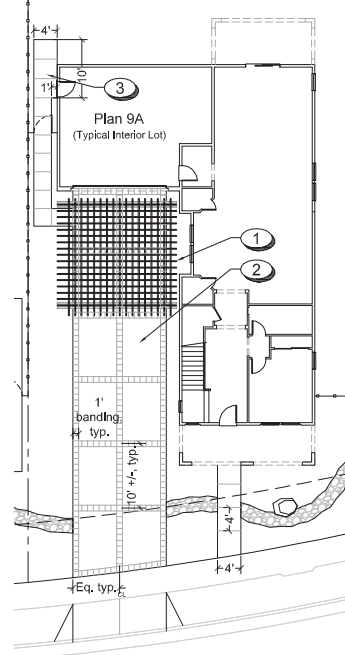
Standard Concrete Paving Example

- 1 Courtyard with thematic wood fence/arbor per elevation style - refer to fencing exhibit for proposed designs.
- 2 Standard/scored medium broom finish concrete paving (driveway & all walkways).
- 3 3'x10' concrete pad for trash and recycling receptacles - ALL lots.



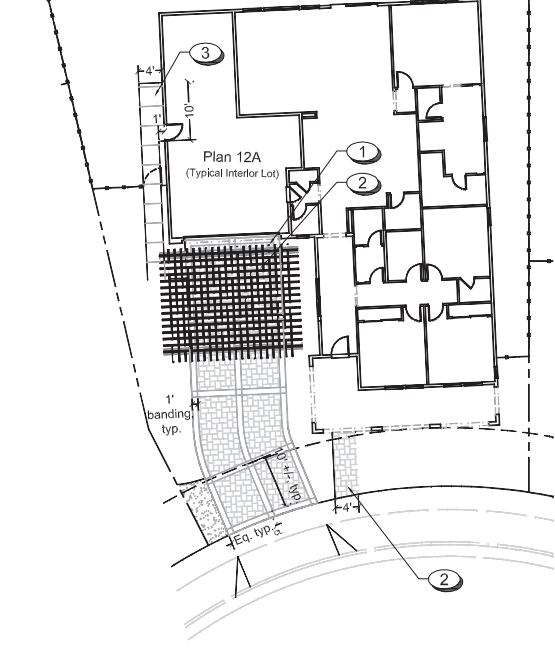
Optional Enhanced Paving #1 & Trellis

- 1 Optional wood/metal driveway trellis - refer to architectural elevations for more information.
- 2 Optional scored/integral colored concrete paving with light salt finish; color to be determined based on final architectural colors.
- 3 3'x10' concrete pad for trash and recycling receptacles - ALL lots.



Optional Enhanced Paving #2 & Trellis

- 1 Optional wood/metal driveway trellis - refer to architectural elevations for more information.
- 2 Optional scored/integral colored concrete paving with stamped 1' square running bond banding and medium broom finish interior; color to be determined based on final architectural colors.
- 3 3'x10' concrete pad for trash and recycling receptacles - ALL lots.



Optional Enhanced Paving #3 & Trellis

- 1 Optional wood/metal driveway trellis - refer to architectural elevations for more information.
- 2 Optional scored/integral colored concrete paving with stamped 'Ashlar Slate' interior and medium broom finish banding; color to be determined based on final architectural colors.
- 3 3'x10' concrete pad for trash and recycling receptacles - ALL lots.

Spring Lake for Taylor Morrison

Standard & Optional Paving and Trellises

Design Review Submittal
Woodland, California

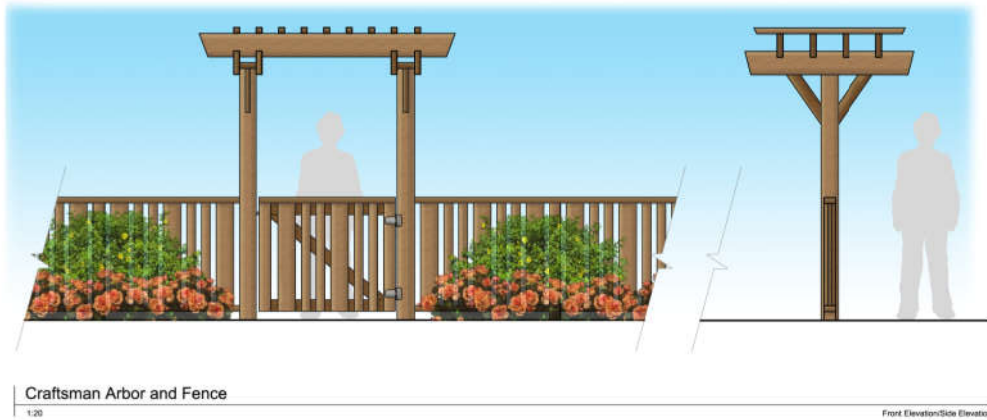
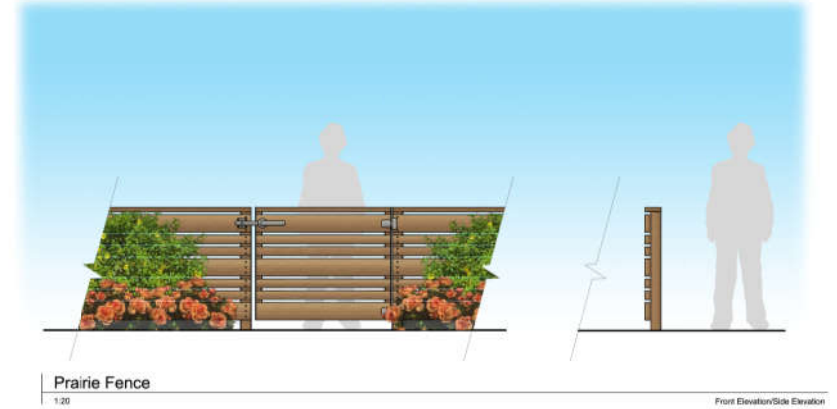
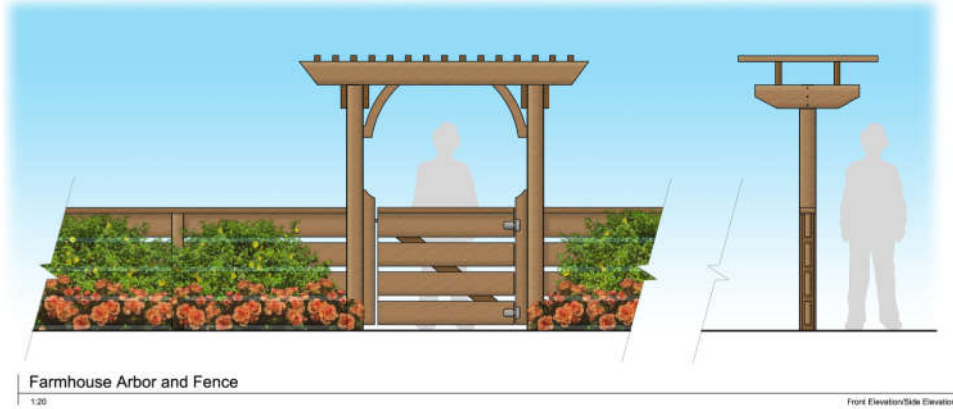
L3.1

February 13, 2018

0' 10' 20' 30'
Scale 1"=10'-0" 28617



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



Spring Lake for Taylor Morrison

Courtyard Arbor and Fencing

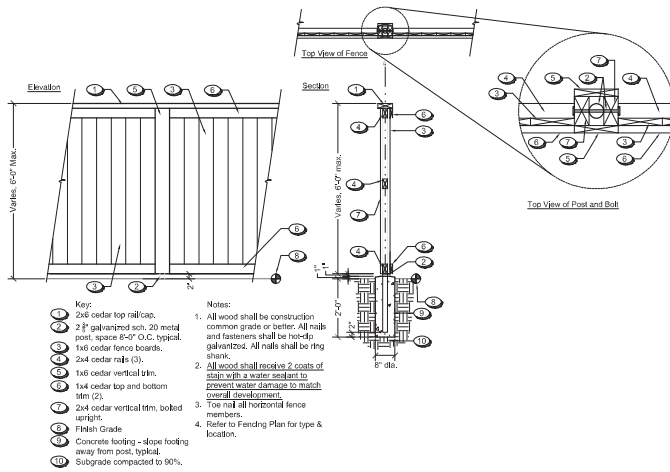
Design Review Submittal
Woodland, California

L3.2

February 13, 2018



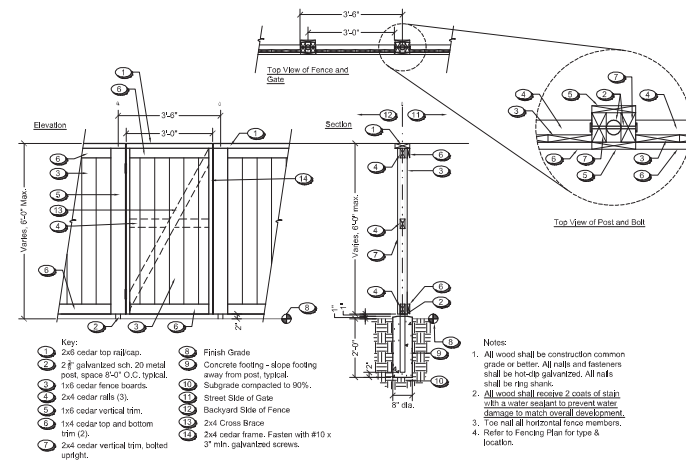
The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



A Community Wood Fence

Not to Scale

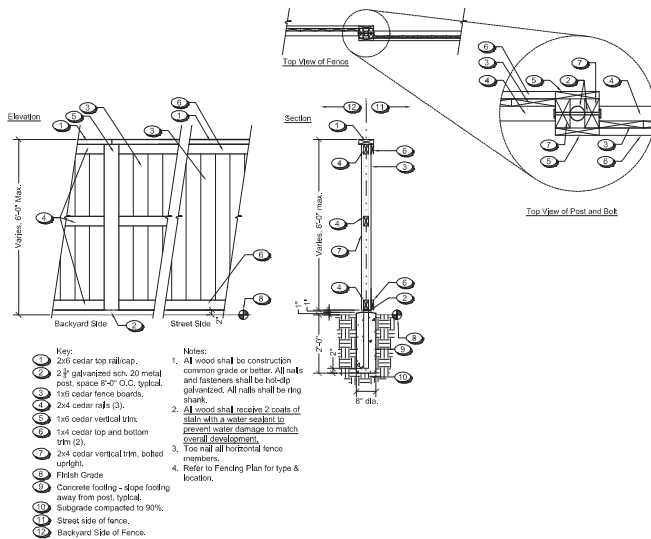
Elevation/Section



B Community Wood Gate

Not to Scale

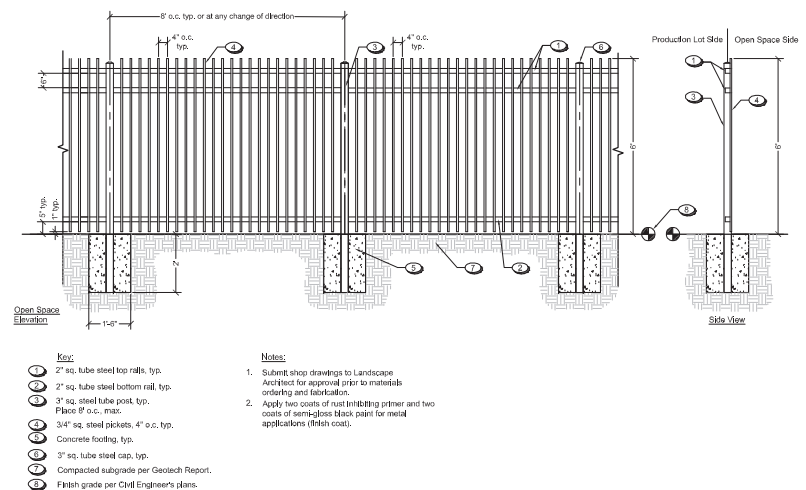
Elevation/Section



C Enhanced Wood Fence

Not to Scale

Elevation/Section



D Tubular Steel Fence

Not to Scale

Section/Elevation & Plan

Spring Lake for Taylor Morrison

Fencing Details

Design Review Submittal
Woodland, California

L3.3

February 13, 2018



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com

Fence Legend	
Symbol	Description
	Enhanced Wood Fence. See Detail C, Sheet L3.3
	Community Wood Fence. See Details A & B, Sheet L3.3
	Tubular Steel View Fence. See Detail D, Sheet L3.3

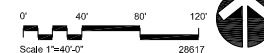


Spring Lake for Taylor Morrison Overall Fencing Plan

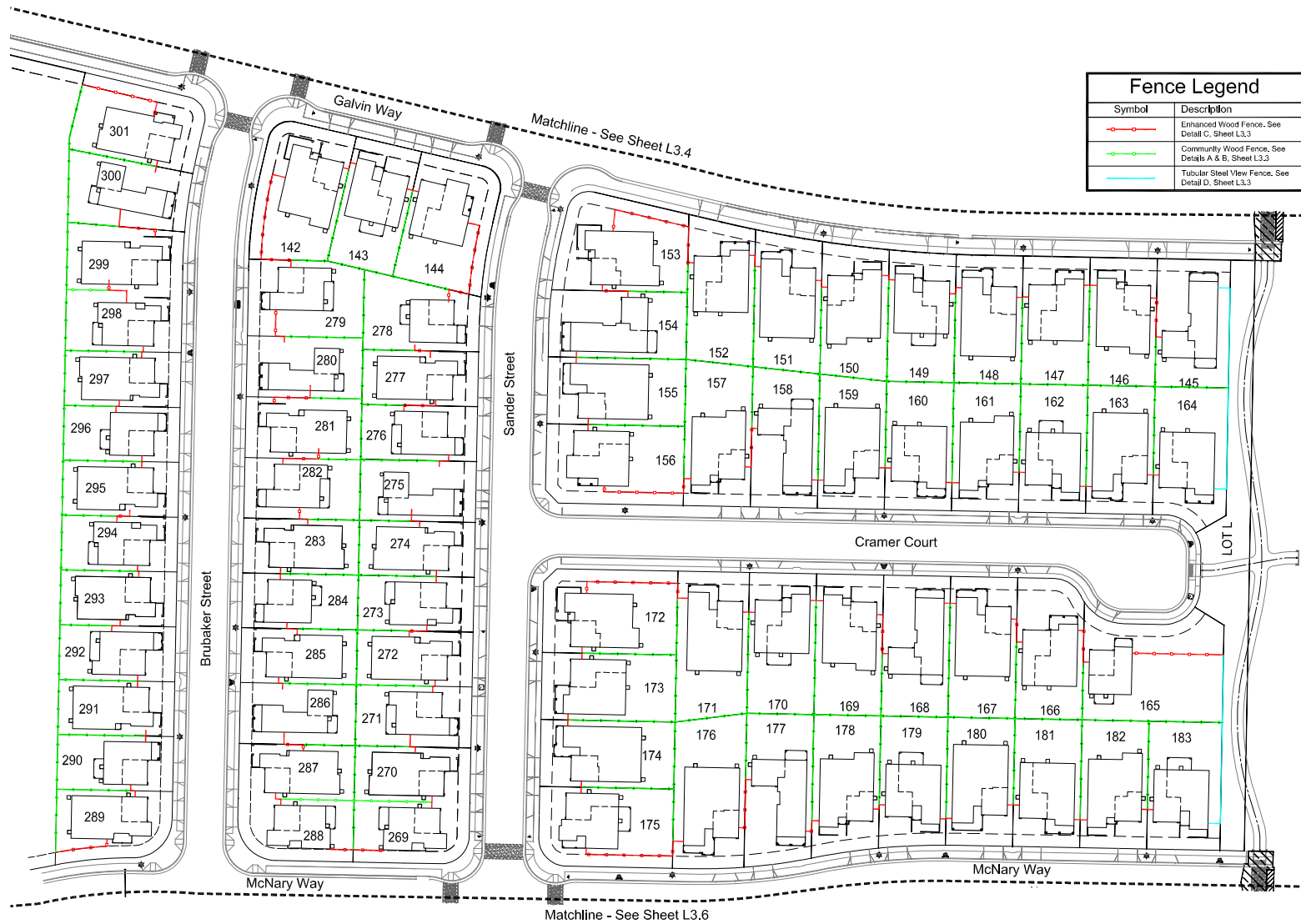
Design Review Submittal
Woodland, California

L3.4

February 13, 2018



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



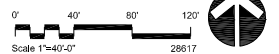
Spring Lake for Taylor Morrison

Overall Fencing Plan

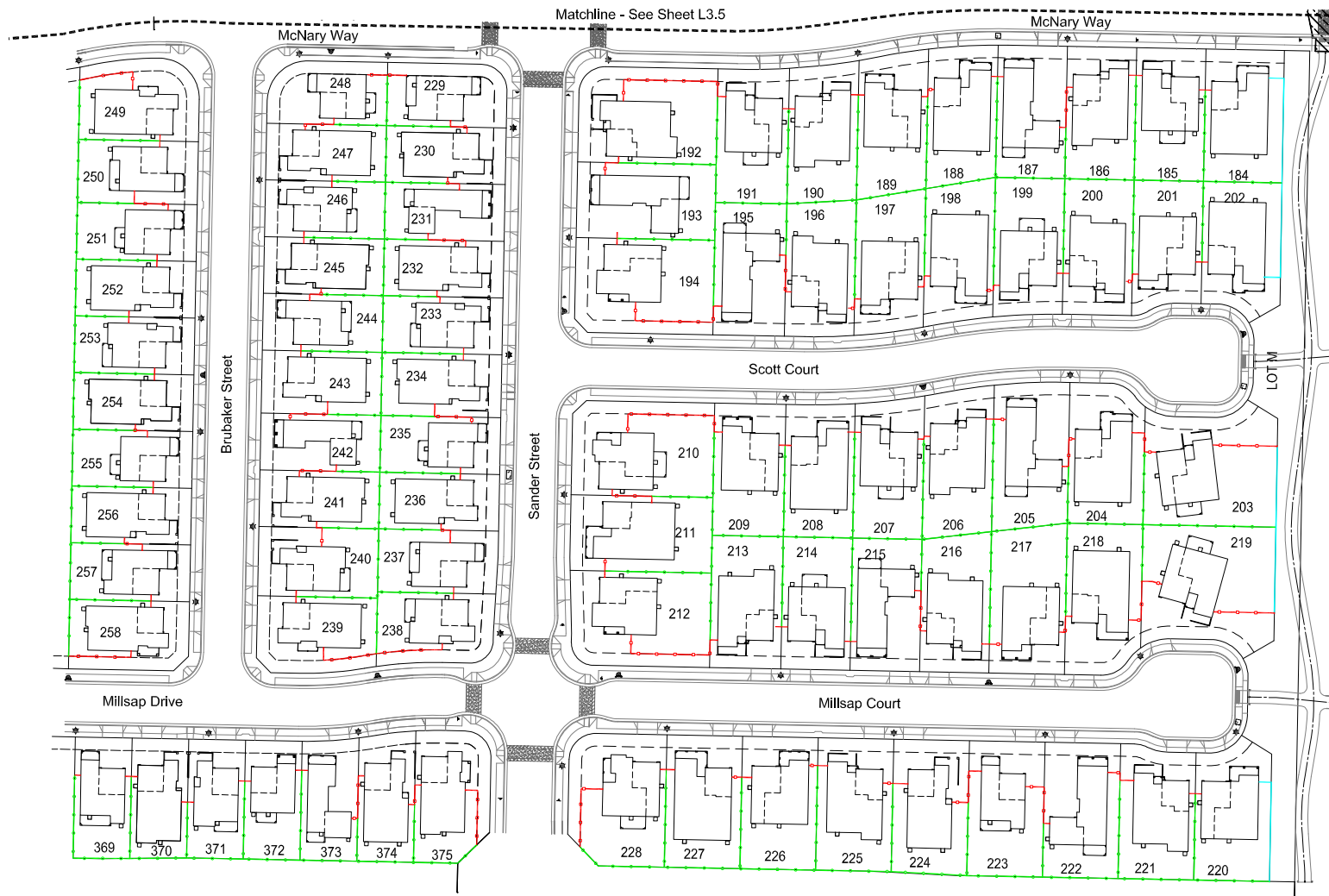
Design Review Submittal
Woodland, California

L3.5

February 13, 2018



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



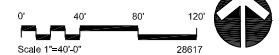
Fence Legend	
Symbol	Description
	Enhanced Wood Fence, See Detail C, Sheet L3.3
	Community Wood Fence, See Details A & B, Sheet L3.3
	Tubular Steel View Fence, See Detail D, Sheet L3.3

Spring Lake for Taylor Morrison Overall Fencing Plan

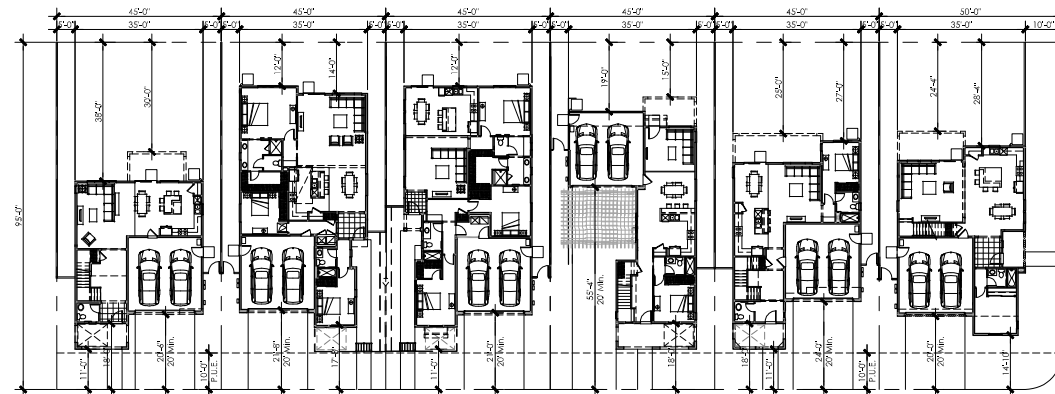
Design Review Submittal
Woodland, California

L3.6

February 13, 2018



The HLA Group Landscape Architects & Planners, Inc.
301 University Avenue, Suite 110 / Sacramento, California 95825
916.447.7400 / www.hlagroup.com



Plan 3
3 Bedrooms
2.5 Baths
2 car Garage
1,967 s.f.

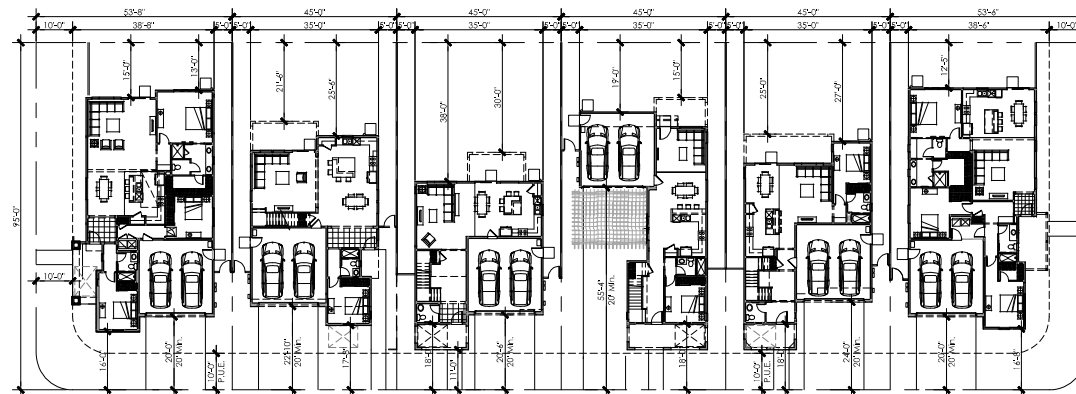
Plan 1
3 Bedrooms
2 Baths
2 Car Garage
1,650 s.f.

Plan 2
3 Bedrooms
2 Baths
2 Car Garage
1,694 s.f.

Plan 4
4 Bedrooms
Opt. Loft
3 Baths
2,152 s.f.

Plan 5
4 Bedrooms + Loft
3.5 Baths
2 car Garage
2,215 s.f.

Plan 6 Corner
5 Bedrooms
Opt. Loft
3 Baths
2-Car Garage
2,534 s.f.



Plan 1 Corner
3 Bedrooms
2 Baths
2 Car Garage
1,650 s.f.

Plan 6
5 Bedrooms
Opt. Loft
3 Baths
2-Car Garage
2,534 s.f.

Plan 3
3 Bedrooms
2.5 Baths
2 car Garage
1,967 s.f.

Plan 4
4 Bedrooms
Opt. Loft
3 Baths
2,152 s.f.

Plan 5
4 Bedrooms + Loft
3.5 Baths
2 car Garage
2,215 s.f.

Plan 2 Corner
3 Bedrooms
2 Baths
2 Car Garage
1,694 s.f.

*See civil plotting sheets
for specific conditions
and variations.

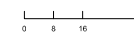


Architecture + Planning
1814 Franklin St., Suite 400
Oakland, CA, 94612
510.272.2910
kitgy.com



SPRING LAKE 35
WOODLAND, CA. # 2017-0187

SCHEMATIC DESIGN
FEBRUARY 12, 2018



TYPICAL PLOTTING EXHIBIT

35.AP-1



Architecture + Planning
888.456.5843
ktgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018

STREET SCENE

35.A1-0



ELEVATION '1B' - FARMHOUSE



ELEVATION '1A' - SPANISH



ELEVATION '1D' - PRAIRIE



ELEVATION '1C' - CRAFTSMAN



Architecture + Planning
888.456.5843
ktgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 1 FRONT ELEVATIONS

35.A1-1



ELEVATION '2B' - FARMHOUSE



ELEVATION '2A' - SPANISH



ELEVATION '2D' - PRAIRIE



ELEVATION '2C' - CRAFTSMAN



Architecture + Planning
888.456.5843
kitgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 2 FRONT ELEVATIONS

35.A2-1



FRONT ELEVATION '2B' - FARMHOUSE
AT CORNER LOT CONDITION



RIGHT ELEVATION 'B' - FARMHOUSE AT CORNER LOT CONDITION



FRONT ELEVATION '2C' - CRAFTSMAN
AT CORNER LOT CONDITION



RIGHT ELEVATION 'C' - CRAFTSMAN AT CORNER LOT CONDITION



Architecture + Planning
888 456 5849
ktgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 2 FRONT ELEVATIONS
Corner Lot Locations

35.A2-1.1



ELEVATION '3B' - FARMHOUSE



ELEVATION '3A' - SPANISH



ELEVATION '3D' - PRAIRIE



ELEVATION '3C' - CRAFTSMAN

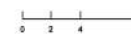


Architecture + Planning
888.456.5842
kitgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 3 FRONT ELEVATIONS

35.A3-1



ELEVATION '4B' - FARMHOUSE



ELEVATION '4A' - SPANISH



ELEVATION '4D' - PRAIRIE



ELEVATION '4C' - CRAFTSMAN



Architecture + Planning
888.456.5843
ktgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 4 FRONT ELEVATIONS

35.A4-1



ELEVATION '5B' - FARMHOUSE



ELEVATION '5A' - SPANISH



ELEVATION '5D' - PRAIRIE



ELEVATION '5C' - CRAFTSMAN



Architecture • Planning
888.456.5843
ktgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 5 FRONT ELEVATIONS

35.A5-1



ELEVATION '6B' - FARMHOUSE



ELEVATION '6A' - SPANISH



ELEVATION '6D' - PRAIRIE



ELEVATION '6C' - CRAFTSMAN



Architecture + Planning
888.456.5643
ktgy.com



SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 6 FRONT ELEVATIONS

35.A6-1



ELEVATION '6A' - SPANISH



RIGHT AT CORNER



ELEVATION '6D' - PRAIRIE



RIGHT AT CORNER



Architecture + Planning
888.456.5843
ktgy.com



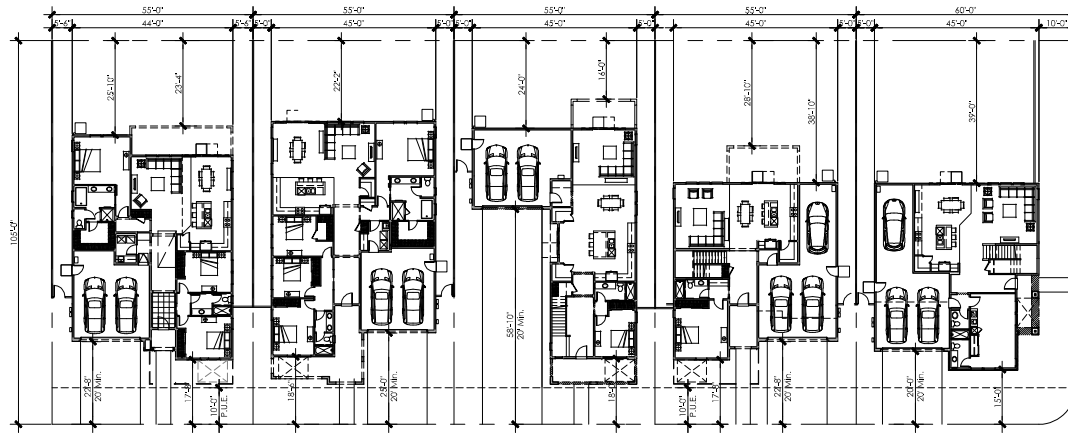
SPRING LAKE 35
WOODLAND, CA. #2017-0187

SCHEMATIC DESIGN
02-13-2018



PLAN 6D CORNER FRONT ELEVATIONS

35.A6-1.1



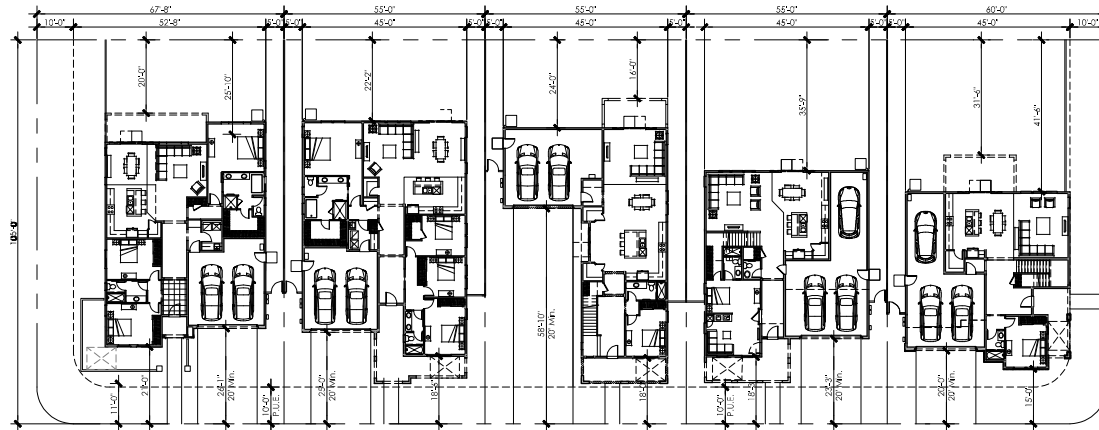
Plan 7
3 Bedrooms
Opt. Study
2 Baths
1,900 s.f.

Plan 8
4 Bedroom
Opt. Den / Dining
2 Baths
2,207 s.f.

Plan 9
4 Bedrooms
Opt. Loft
3 Baths
2-Car Garage
2,587 s.f.

Plan 10
4 Bedrooms
3 Baths
2,513 s.f.

Plan 11 Corner
5 Bedrooms
Opt. Loft
3.5 Baths
2,833 s.f.



Plan 7 Corner
3 Bedrooms
Opt. Study
2 Baths
1,900 s.f.

Plan 8
4 Bedroom
Opt. Den / Dining
2 Baths
2,207 s.f.

Plan 9
4 Bedrooms
Opt. Loft
3 Baths
2-Car Garage
2,587 s.f.

Plan 11
5 Bedrooms
Opt. Loft
3.5 Baths
2,833 s.f.

Plan 10 Corner
4 Bedrooms
3 Baths
2,471 s.f.

*See civil plotting sheets
for specific conditions
and variations.

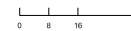


Architecture + Planning
1814 Franklin St., Suite 400
Oakland, CA, 94612
510.272.2910
ktgy.com



SPRING LAKE 45
WOODLAND, CA. # 2017-0100

SCHEMATIC DESIGN
FEBRUARY 12, 2018



TYPICAL PLOTTING EXHIBIT

45.AP-1



ELEVATION '7DR' - PRAIRIE

ELEVATION '88R' - FARMHOUSE

ELEVATION '10A' - SPANISH

ELEVATION '11DR' - PRAIRIE

ELEVATION '10C' - CORNER LOT - CRAFTSMAN



Architecture + Planning
888.456.5649
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018

STREET SCENE

45.A7-0



ELEVATION '7B' - FARMHOUSE



ELEVATION '7A' - SPANISH



ELEVATION '7D' - PRAIRIE



ELEVATION '7C' - CRAFTSMAN

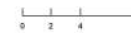


Architecture • Planning
888.456.5643
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018



PLAN 7 FRONT ELEVATIONS

45.A7-1



ELEVATION '8B' - FARMHOUSE



ELEVATION '8A' - SPANISH



ELEVATION '8D' - PRAIRIE



ELEVATION '8C' - CRAFTSMAN



Architecture + Planning
888.456.5642
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018



PLAN 8 FRONT ELEVATIONS

45.A8-1



ELEVATION '9B' - FARMHOUSE



ELEVATION '9A' - SPANISH



ELEVATION '9D' - PRAIRIE



ELEVATION '9C' - CRAFTSMAN



Architecture • Planning
888.456.5642
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018



PLAN 9 FRONT ELEVATIONS

45.A9-1



ELEVATION '10B' - FARMHOUSE



ELEVATION '10A' - SPANISH



ELEVATION '10D' - PRAIRIE



ELEVATION '10C' - CRAFTSMAN

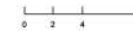


Architecture • Planning
888.456.5643
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018

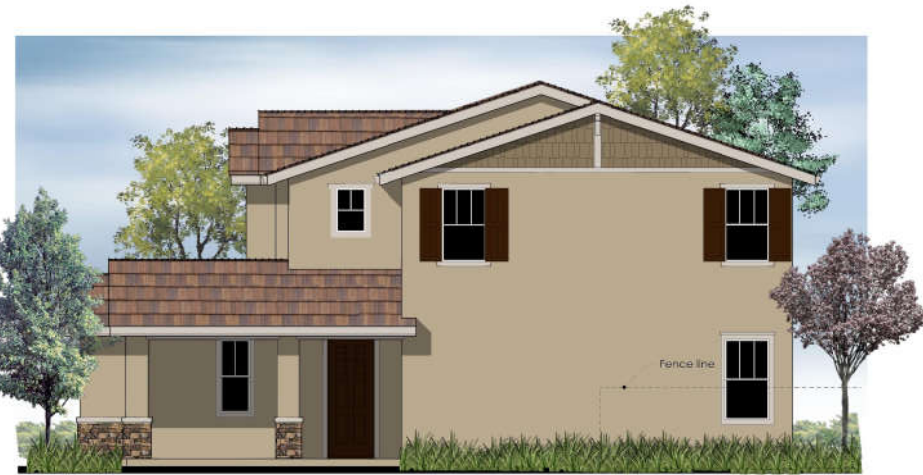


PLAN 10 FRONT ELEVATIONS

45.A10-1



ELEVATION '10C' - CORNER LOT - CRAFTSMAN



RIGHT



Architecture • Planning
888.456.5642
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018



PLAN 10C CORNER ELEVATIONS

45.A10-1-1



ELEVATION '11B' - FARMHOUSE



ELEVATION '11A' - SPANISH



ELEVATION '11D' - PRAIRIE



ELEVATION '11C' - CRAFTSMAN



Architecture • Planning
888.456.5643
ktgy.com



SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018



PLAN 11 FRONT ELEVATIONS

45.A11-1



ELEVATION '11B' - CORNER LOT - FARMHOUSE



RIGHT



Architecture • Planning
888.456.5642
ktgy.com

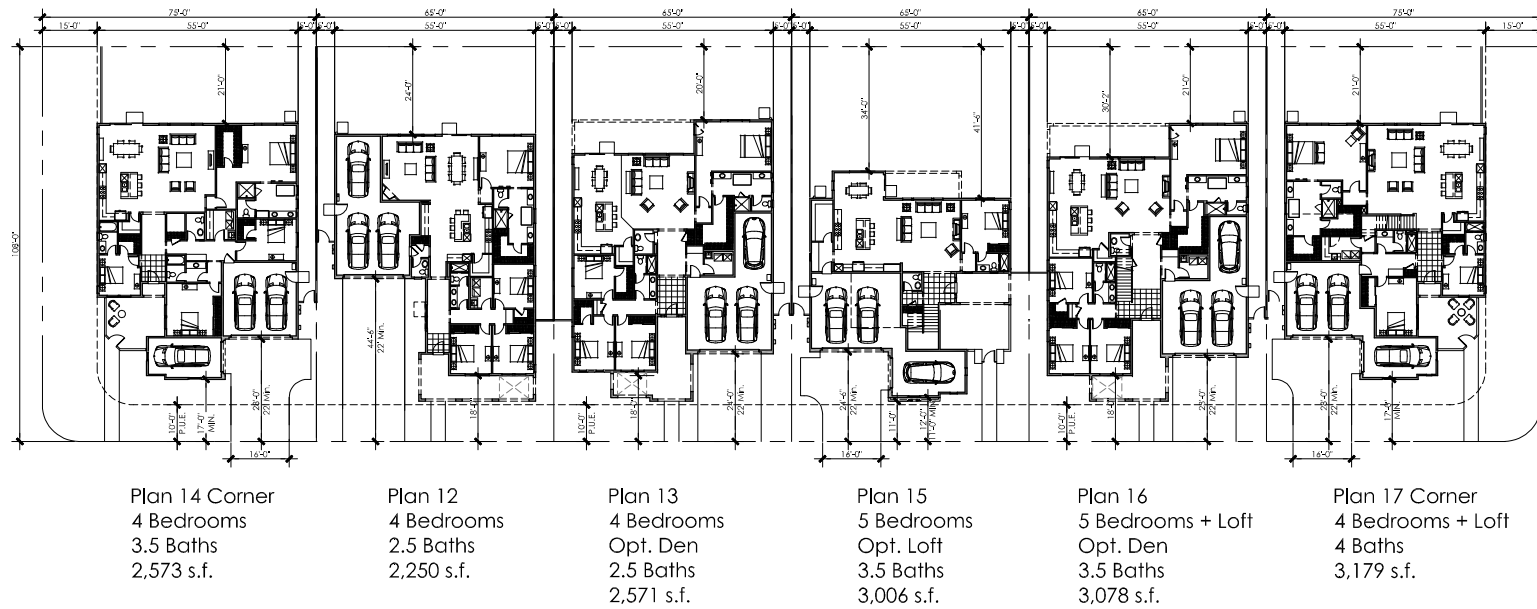


SPRING LAKE 45
WOODLAND, CA. #2017-0100

SCHEMATIC DESIGN
02-13-2018



PLAN 11 CORNER LOT FRONT ELEV. 45.A11-1.1



*See civil plotting sheets for specific conditions and variations.

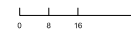


Architecture + Planning
1814 Franklin St., Suite 400
Oakland, CA, 94612
510.272.2910
ktgy.com



SPRING LAKE 55
WOODLAND, CA, # 2017-0419

SCHEMATIC DESIGN
FEBRUARY 12, 2018



TYPICAL PLOTTING EXHIBIT

55.AP-1



ELEVATION 14A - SPANISH

ELEVATION 12C - CRAFTSMAN

ELEVATION 13D - PRAIRIE

ELEVATION 15B - FARMHOUSE

ELEVATION 16C - CRAFTSMAN

ELEVATION 17A - SPANISH



Architecture + Planning
888.456.5649
ktgy.com



SPRING LAKE 55
WOODLAND, CA #2017-0419

SCHEMATIC DESIGN
02-13-2018

STREET SCENE

55.A12-0



ELEVATION '12B' - FARMHOUSE



ELEVATION '12A' - SPANISH



ELEVATION '12D' - PRAIRIE



ELEVATION '12C' - CRAFTSMAN



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
kitgy.com



SPRING LAKE 55
WOODLAND, CA. #2017-0419

SCHEMATIC DESIGN
02-13-2018



PLAN 12 FRONT ELEVATIONS

55.A12-1



ELEVATION '13B' - FARMHOUSE



ELEVATION '13A' - SPANISH



ELEVATION '13D' - PRAIRIE



ELEVATION '13C' - CRAFTSMAN



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
kitgy.com



SPRING LAKE 55
WOODLAND, CA. #2017-0419

SCHEMATIC DESIGN
02-13-2018



PLAN 13 FRONT ELEVATIONS

55.A13-1



ELEVATION '14B' - FARMHOUSE



ELEVATION '14A' - SPANISH



ELEVATION '14D' - PRAIRIE



ELEVATION '14C' - CRAFTSMAN



Architecture • Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
kitgy.com



SPRING LAKE 55
WOODLAND, CA. #2017-0419

SCHEMATIC DESIGN
02-13-2018



PLAN 14 FRONT ELEVATIONS

55.A14-1



ELEVATION '15B' - FARMHOUSE



ELEVATION '15A' - SPANISH



ELEVATION '15D' - PRAIRIE



ELEVATION '15C' - CRAFTSMAN



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



SPRING LAKE 55
WOODLAND, CA. #2017-0419

SCHEMATIC DESIGN
02-13-2018



PLAN 15 FRONT ELEVATIONS

55.A15-1



ELEVATION '16B' - FARMHOUSE



ELEVATION '16A' - SPANISH



ELEVATION '16D' - PRAIRIE



ELEVATION '16C' - CRAFTSMAN



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com



SPRING LAKE 55
WOODLAND, CA. #2017-0419

SCHEMATIC DESIGN
02-13-2018



PLAN 16 FRONT ELEVATIONS

55.A16-1



ELEVATION '17B' - FARMHOUSE



ELEVATION '17A' - SPANISH



ELEVATION '17D' - PRAIRIE



ELEVATION '17C' - CRAFTSMAN



Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
kitgy.com



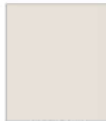
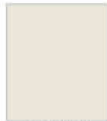
SPRING LAKE 55
WOODLAND, CA. #2517-0419

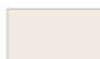
SCHEMATIC DESIGN
02-13-2018



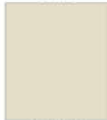
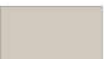
PLAN 17 FRONT ELEVATIONS

55.A17-1

A' - SPANISH ELEVATIONS			
	1	2	3
ROOF MATERIAL FULL "S" PROFILE			
	3815 RED BLUFF BLEND	3817 LA SALLE BLEND	3645 SUNRISE BLEND
STUCCO BODY			
	PPG 1022-1 HOURGLASS	PPG 1101-1 CHINA WHITE	PPG 1027-2 SKIPPING STONE
FASCIA/ EAVES/ ALL TRIM			
	PPG 1022-5 EIFFEL TOWER	PPG 1097-5 STONY CREEK	PPG 1085-7 FIG BRANCHES
GARAGE DOORS/ CLAY DECOR/ ENTRY DOORS/ SHUTTERS			
	PPG 1021-7 CABIN FEVER	PPG 1033-5 GRAY HERON	PPG 1101-7 LEMUR
DRIVEWAY SCORING COLOR			
	PEBBLE	SANDSTONE	SANDSTONE

B' - FARMHOUSE ELEVATIONS			
	4	5	6
ROOF MATERIAL FLAT TAPPED SLATE PROFILE			
	49655 MOUNT DORA BLEND	49634 KINGS CANYON BLEND	49655 MOUNT DORA BLEND
STUCCO BODY			
	PPG 12-30 BAGUETTE	PPG 15-26 TOASTED ALMOND	PPG 1008-2 STORMS COMING
FASCIA/ EAVES/ ALL TRIM/ GARAGE DOORS/ WOOD RAIL			
	PPG 1008-2 STORMS COMING	PPG 14-16 WINTER MOOD	PPG 14-16 WINTER MOOD
ENTRY DOORS			
	PPG 1010-5 DOWNSPOUT	PPG 16-07 SOUTHERN WOOD	PPG 14-16 WINTER MOOD
SHUTTERS			
	PPG 1010-5 DOWNSPOUT	PPG 16-07 SOUTHERN WOOD	PPG 14-16 WINTER MOOD
VERTICAL SIDING BATTEN SIDING			
	PPG 1101-2 NAVAJO WHITE	PPG 10-06 THUNDERBOLT	PPG 1038-3 MIRROR-MIRROR
DRIVEWAY SCORING COLOR			
	SANDSTONE	SANDSTONE	PEBBLE
STONE VENEER TIGHTFIT INSTALLATION			
	ALDERWOOD STACKED STONE	CHAPEL HILL STACKED STONE	NANTUCKET STACKED STONE

C' - CRAFTSMAN ELEVATIONS			
	7	8	9
ROOF MATERIAL FLAT SLAKE PROFILE			
	5636 PIEDMONT BLEND	5808 TOMBSTONE BLEND	5511 FLINTRIDGE BLEND
STUCCO BODY			
	PPG 1102-4 PRAIRIE DUST	PPG 15-01 MAISON DE CAMPAGNE	PPG 1008-4 GRAY BY ME
FASCIA/ EAVES/ ALL TRIM/ GARAGE DOORS			
	PPG 1008-2 STORMS COMING	PPG 1101-2 NAVAJO WHITE	PPG 1085-3 SERIOUSLY SAND
SIDING INSETS AT GABLE			
	PPG 1097-6 RAIN BARREL	PPG 1008-3 GREYHOUND	PPG 1086-2 BRANDIED PEARS
ENTRY DOORS/ SHUTTERS			
	PPG 15-24 FRENCH TOAST	PPG 1001-5 DOVER GRAY	PPG 1012-6 VOLCANIC ASH
DRIVEWAY SCORING COLOR			
	SANDSTONE	SANDSTONE	PEBBLE
STONE VENEER TIGHTFIT INSTALLATION			
	MONTECITO CLIFFSTONE	CAMBRIA CLIFFSTONE	BOARDWALK CLIFFSTONE

D' - PRAIRIE ELEVATIONS			
	10	11	12
ROOF MATERIAL FLAT SLATE PROFILE			
	4773 WALNUT CREEK BLEND	4304 ROCKLIN BLEND	SCB 8826 AUGUSTA BLEND
STUCCO BODY			
	PPG 1101-2 NAVAJO WHITE	PPG 1097-4 DUSTY TRAIL	PPG 1007-4 HOT STONE
FASCIA/ EAVES/ ALL TRIM			
	PPG 1024-7 FRIARS BROWN	PPG 1097-6 RAIN BARREL	PPG 1025-5 DARK ASH
GARAGE DOORS			
	PPG 1102-4 PRAIRIE DUST	PPG 1102-4 PRAIRIE DUST	PPG 1008-2 STORMS COMING
ENTRY DOORS/ SHUTTERS			
	PPG 1072-6 SUEDE LEATHER	PPG 1027-6 CONSERVATION	PPG 1017-7 CHOCOLATE PRETZEL
DRIVEWAY SCORING COLOR			
	SANDSTONE	SANDSTONE	PEBBLE
THIN BRICK VENEER			
	SEPIA DIESKIN	DUNSMUIR	CORNWALL

MANUFACTURERS:
PAINT - PPG PAINTS
ROOFING - EAGLE ROOFING

STONE VENEER - EL DORADO
BRICK - MCNEAR CLAY THIN BRICK



Architecture + Planning
888.456.5849
kitgy.com

Taylor Morrison
81 Blue Ravine Rd, Ste 200
Folsom, CA 95630

SPRING LAKE 35, 45 & 55
WOODLAND, CA # 2017-0100, 2017-0187, 2017-0419

COLOR & MATERIALS
12-20-2017

A-C

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.

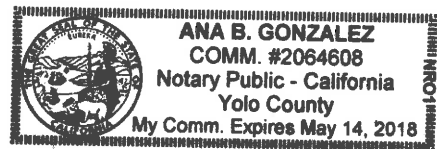
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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.

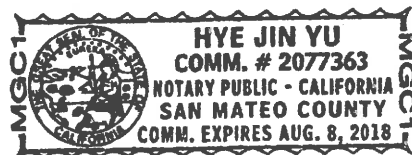
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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

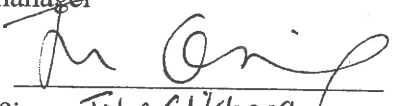
[signatures continue on following page]

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, 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:

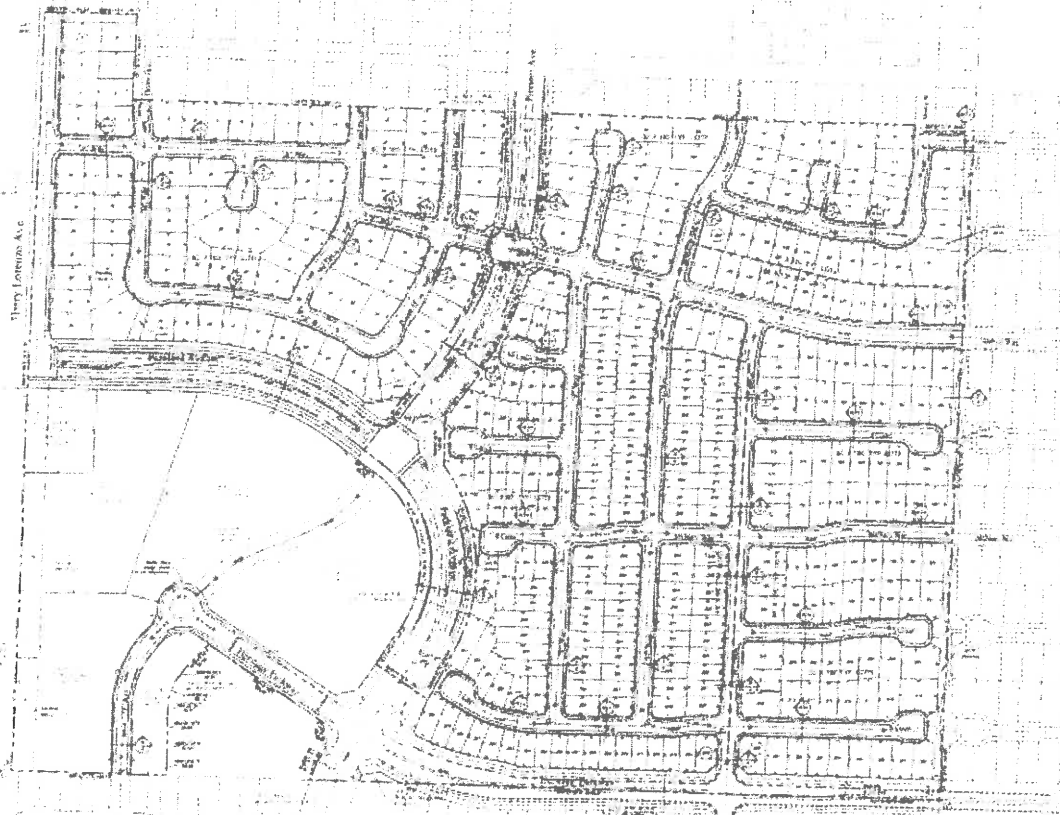
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 2 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

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

EXHIBIT B
MAP OF PROPERTY AND ITS LOCATION

[attached]

[illegible]

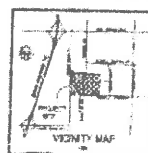
NOTES

- 1) *Стороны не имеют право на изменение или расторжение договора*
- 2) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 3) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 4) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 5) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 6) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 7) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 8) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 9) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 10) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 11) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*
- 12) *Стороны несут ответственность за неисполнение или ненадлежащее исполнение обязательств по договору*

Designs Made to Measure

Interaction: Core Post Test

PROJECT SUMMARY				
Item	Est Type	Estimated Price	Quantity	Unit Price
1.0	1000000	1000000	1000000	1000000
2.0	2000000	2000000	2000000	2000000
3.0	3000000	3000000	3000000	3000000
4.0	4000000	4000000	4000000	4000000
5.0	5000000	5000000	5000000	5000000
6.0	6000000	6000000	6000000	6000000
7.0	7000000	7000000	7000000	7000000
8.0	8000000	8000000	8000000	8000000
9.0	9000000	9000000	9000000	9000000
10.0	10000000	10000000	10000000	10000000
11.0	11000000	11000000	11000000	11000000
12.0	12000000	12000000	12000000	12000000
13.0	13000000	13000000	13000000	13000000
14.0	14000000	14000000	14000000	14000000
15.0	15000000	15000000	15000000	15000000
16.0	16000000	16000000	16000000	16000000
17.0	17000000	17000000	17000000	17000000
18.0	18000000	18000000	18000000	18000000
19.0	19000000	19000000	19000000	19000000
20.0	20000000	20000000	20000000	20000000
21.0	21000000	21000000	21000000	21000000
22.0	22000000	22000000	22000000	22000000
23.0	23000000	23000000	23000000	23000000
24.0	24000000	24000000	24000000	24000000
25.0	25000000	25000000	25000000	25000000
26.0	26000000	26000000	2600	



Subdivision Map # 5027
Revised Tentative Map
Spring Lake Central
City of Woodland, California
Scale 1"=102'
March 8, 2013
To be printed at 11 x 17"

Received 20 September 2006; accepted 11 October 2006



SHEET #1

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.
-
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.
●
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.
-
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.
-
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.
-
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.

STATE OF CALIFORNIA)
COUNTY OF YOLO)ss.
)

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.