



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, June 21, 2018

6:30 PM

Council Chambers

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

- A. Call to Order**
- B. Roll Call**
- C. Pledge of Allegiance**
- D. Staff and Commissioner Comments**

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

- E. Subcommittee Reports**
- F. Communications from the Public**

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

- G. Approval of Minutes**
- H. Public Hearing**

- 1. Tentative Parcel Map No. 5146

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

- 1. Receive the staff report;
- 2. Conduct the public hearing;
- 3. Adopt Resolution No. PC - _____ approving Tentative Parcel Map No. 5146, subdividing one, 0.69 acre parcel located at 1103 Woodland Avenue, into four parcels of 9100, 7200, 7000, and 6700 square feet, respectively.

I. Business Items

2. Design Review for Lennar; Oyang South “Summerstone, Magnolia, and Sunflower” Communities

Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for the 250-lot Lennar, *Summerstone, Magnolia and Sunflower at Spring Lake* communities, including requested setback and lot coverage exceptions for up to five percent (5%) of the total lots (12 of 250 lots), not to exceed two feet of rear yard encroachment for main house or 56 percent overall lot coverage.

3. Downtown Specific Plan Update Discussion

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: June 21, 2018
ITEM #: 1.
SUBJECT: Tentative Parcel Map No. 5146

Recommendation for Action:

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ approving Tentative Parcel Map No. 5146, subdividing one, 0.69 acre parcel located at 1103 Woodland Avenue, into four parcels of 9100, 7200, 7000, and 6700 square feet, respectively.

Staff Contact:

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

Report in Brief:

Background:

Location - 1103 Woodland Avenue

Applicant/Owner - Michael Robinson/Michael Robinson Construction

Environmental Report - Categorical Exemption

APN - 005-031-017-000

Project Planner - Erika Bumgardner, AICP, Senior Planner

Staff Recommendation - Conditional Approval

Report For - Planning Commission Public Hearing – June 21, 2018

General Plan Designation - Duplex Residential Zone (R-2)

Existing Land Uses - The parcel is currently vacant; a prior residential unit was demolished as a result of significant fire damage.

Adjacent Land Uses & Zoning

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Single Family Residence	R-M

South	Single Family and Duplex Residence	R-1/R-2
East	Single Family Residence	R-2
West	Modular Homes (perm foun)	R-2

Flood Zone - Zone AE, Map Number 06113C0435H, effective 05/15/2012

Street Access - Woodland Avenue

Project Site Description

The subject property is currently 0.69 acres in size and is located in the Duplex Residential Zone (R-2). The R-2 zoning allows up to two (2) homes (two units) on each parcel for a total of 8 units. There is an existing sound wall located along the north property line of the site. Several existing outbuildings remain on the property, but the former residential home was demolished as a result of fire damage. Prior to future residential development on the site, the remaining outbuildings will be demolished as well. The property currently takes access from Woodland Avenue. Applicant seeks to acquire adjacent “Existing Access Easement & Road” for access to future Parcels 2 through 4. An easement will be provided for access, utilities and drainage. If the applicant is unable to acquire the adjacent parcel, a private drive will be constructed on site to serve all future parcels and residential units.

Project Proposal

The applicant is requesting approval of the proposed Tentative Parcel Map No. 5146. The request is to subdivide an existing 0.69 acre (30,060 square foot) residential parcel into four (4) parcels as followings:

- Parcel 1 – 9,100 sq. ft. (0.21 acres)
- Parcel 2 – 7,200 sq. ft. (0.17 acres)
- Parcel 3 – 7,000 sq. ft. (0.16 acres)
- Parcel 4 – 6,700 sq. ft. (0.15 acres)

It is the intent of the applicant to develop the property with two residential homes per parcel, consistent with site’s R-2, Duplex Residential Zoning. Parcel 1 will continue to take access from Woodland Avenue and Parcels 2, 3 and 4 will take access from a private driveway located along the eastern edge of the parcels. Alternatively, if the applicant is able to acquire the property immediately adjacent to, east of, Parcels 1-4, the private drive will be located on that adjacent parcel. In either case, shared access easements shall be required to allow all parties to use and share the common private driveway. An existing PG&E utility pole located at the southeast corner of Parcel 1 will remain in place, in a protected “median island,” as it is cost prohibitive to relocate. The drive aisle will curve around both sides of the median island.

Public Notification

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

- Legal notice was published in the Woodland Daily Democrat at least ten days prior to the public hearing.
- Notices were mailed to all property owners within 300 feet of the project site.

Applicable Laws, Codes & Ordinances

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance

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

Environmental Assessment Status

The proposed Tentative Parcel Map qualifies for a CEQA, Class 15 Categorical Exemption pertaining to minor land division. The Class 15 - Minor Land Division exemption is listed in Title 14, Article 19 §15315 of the California Code of Regulations. A Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Reviewing Agency Comments

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

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

Discussion:

Staff Analysis

General Plan Consistency

The 2035 General Plan (GP) designation for the site is Low Density Residential (LD). LD provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0-8.0 units per gross acre. The proposed use of the site is consistent with the General Plan and the overall density shall be evaluated with future development applications based on the number of units proposed per lot and taking into account the broader neighborhood context and density.

Zoning Consistency

Land Use

The zoning designation for the site is Duplex Residential (R-2), which provides living areas for compatible mixtures of one-and two-family dwellings, a suitable environment for family living and for institutions which require a residential environment. The proposed future use of the site is residential and is consistent with the Zoning Ordinance.

Lot Area

The City of Woodland's Zoning Ordinance prescribes minimum lot size requirements for the R-2 Zone. The minimum lot size for a parcel in the R-2 zone considering a duplex use is 6,000 square feet for interior lots. The existing parcel is 30,060 square feet in size. The proposed subdivided parcels range from 6,700 to 9,100 square feet in size. Each proposed lot conforms to the regulatory requirements of the Zoning Ordinance.

Lot Width

The City of Woodland's Zoning Ordinance prescribes minimum lot width requirements for the R-2 Zone. The minimum lot width for an interior lot is 60 feet. The proposed lot widths measure 67 feet to 100 feet. Each proposed lot conforms to the regulatory requirements of the Zoning Ordinance.

Height

The maximum height of principal buildings in the R-2 Zone is 30 feet. Future residential development shall conform to this requirement.

Tree Plan

The applicant is proposing the removal of two trees. Tree 1 is a 12” Mulberry tree and tree 2 is 30” almond tree. The project shall replace each tree on site at a rate of two to one.

City of Woodland Subdivision Ordinance

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

Appeal

The Planning Commission action on the Conditional Use Permit shall be final unless, within **ten (10) calendar days** after the decision, the applicant or any other person, including the City Council, any individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual City Council member, or the City Manager. Any appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council member, or the City Manager, shall be accompanied by a filing fee as prescribed by City Council resolution. The City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-20.

Conclusion:

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

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Resolution No. PC - _____ approving Tentative Parcel Map No. 5146, subdividing one, 0.69 acre parcel located at 1103 Woodland Avenue, into four parcels of 9100, 7200, 7000, and 6700 square feet, respectively.

Prepared By: Erika Bumgardner, Senior Planner

Reviewed By: Cindy Norris, Principal Planner

ATTACHMENTS:

Description	Upload Date	Type
Resolution and Conditions of Approval	6/11/2018	Resolution
Tentative Parcel Map No 5146	6/8/2018	Map
General Application Form and Project Justification Statement	6/8/2018	Backup Material

RESOLUTION NO. PC 18 - ____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5146
DIVIDING THE PROPERTY COMMONLY REFERRED TO AS 1103
WOODLAND AVENUE, YOLO COUNTY ASSESSOR PARCEL
NUMBER 005-031-017-000, INTO FOUR PARCELS**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on June 21, 2018, to review and consider a request by Michael Robinson Construction for Tentative Parcel Map No. 5146 at 1103 Woodland Avenue, application (PLGN-18-00034) dated May 7, 2018, and Tentative Parcel Map (Exhibit B) dated November 11, 2017, based on the Findings of Fact and subject to the Conditions of Approval as provided in Exhibit A; and

WHEREAS, the proposed map, together with the provisions for its design and improvement, is consistent with the Low Density Residential land use designation in the City's General Plan, which allows up to eight (8) dwelling units per acre, and is consistent with the Duplex Residential Zone designation in the City's Zoning Code, which allows for single-family residential and duplex residential use of the land; and

WHEREAS, the site for the intended type and density of development is adequate in size, shape, topography, accessibility, and other physical characteristics necessary to meet the required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for residential single family development; and

WHEREAS, the site is physically suitable for the proposed type and density of development as the site is level and generally unconstrained; and

WHEREAS, the design and density of the tentative parcel map is consistent and compatible with the development and design of the surrounding structures and neighborhood; and

WHEREAS, the proposed Tentative Parcel Map will not constitute a nuisance or be detrimental to the public welfare of the community, in that the project conforms with the uses intended for the Duplex Residential Zone, is similar with and comparable to adjoining residential use types, and future development is subject to compliance with all applicable development and building standards; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed Tentative Parcel Map qualifies for a CEQA, Class 15 Categorical Exemption pertaining to minor land division (set forth in Title 14, Article 19 §15315 of the California Code of Regulations) as the Class 15 exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby:

1. Finds that the Tentative Parcel Map, together with the provisions for its design and improvements, conforms to the applicable requirements of the Subdivision Ordinance, the Zoning Ordinance, and the General Plan.
2. Approves Tentative Parcel Map No. 5146 for Michael Robinson at 1103 Woodland Avenue (Exhibit B) dated November 11, 2017, subject to the Conditions of Approval as provided in Exhibit A and as described in the Staff Report presented on June 21, 2018.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 21st day of June, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Marco Lizarraga, Chairperson

ATTEST:

Cindy Norris, Principal Planner

EXHIBIT A

CONDITIONS OF APPROVAL

PLANNING

1. The project is as described in the staff report prepared for the June 21, 2018, Planning Commission meeting. The project shall be carried out in substantial compliance as depicted on the Tentative Parcel Map No. 5146 dated November 11, 2017, and as described in the June 21, 2018 staff report, except as modified by these conditions of approval and with any changes necessary to meet city codes and specifications.
2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.
3. Secure approval and satisfy requirements of all agencies of jurisdiction.
4. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.
5. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.
6. Applicant shall provide the Community Development Department with a check for the sum of \$25.00 made out to Yolo County to record the environmental document with Yolo County.
7. Outbuilding Demolition. **Prior to final map,** remaining outbuildings shall be demolished and fencing along the western property boundary shall be reconstructed. All debris, weeds and stored vehicles shall be cleared from the site. A fencing plan shall be submitted to the Community Development Department for review and approval prior to building demolition and installation.
8. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and “good neighbor” information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of

significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

Applicant shall be responsible for informing all subcontractors, consultants, engineers or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities.

9. EV Charging. All future residential units shall include a dedicated circuit for electric vehicle charging.
10. Solar. Each future residential unit shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter) unless otherwise determined by City.
11. Roof Mounted Mechanical Equipment. Roof mounted mechanical or utility equipment, other than solar panels and related equipment, visible to the public shall be screened to the satisfaction of the Community Development Director. The method of screening shall be architecturally integrated with the structure in terms of materials, color, shape, and size.
12. Ground Mounted Mechanical Equipment. Any new ground mounted mechanical or utility structures, including air conditioning condensers and electrical transformers, shall be underground, located behind buildings and screened from public view where possible. If not possible, adequate screening shall be provided on three sides. Screening may include a combination of landscaping and masonry or lattice walls/horizontal fencing subject to Community Development Department approval.
13. Trash and Recycling. Each unit shall have adequate on-site storage for trash and recycle totes. Storage locations shall be on a paved surface (3' x10') and shown on the final site plan. Totes shall be screened from public view to the satisfaction of the Community Development Department. Applicant shall coordinate with Waste Management regarding effective location for trash pick up and/or consolidation of totes.
14. Design Review. Where proposed future development consists of a "by-right" Permitted use (i.e. residential single family or duplex units), or if such development requires a Zoning Administration Permit, Site Plan and Design Review shall be completed in consultation with the Planning Commission Design Review Liaison. The Planning Commission shall be the final review authority for projects that require a Conditional Use Permit.
15. Landscape and Fencing. Applicant shall submit detailed landscape, irrigation and fencing plans to be approved by the Community Development Department and

Environmental Services prior to building permit issuance for each future residential unit. A minimum of two fifteen gallon container sized trees shall be planted on each residential lot. At least one of the two trees shall be planted in the front yard of each lot. The project shall comply with City and State Water Conservation Ordinance. 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. Landscape plans shall specify the following:

- Locations, size and quantity of all plant materials.
- A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
- Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
- Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
- Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
- Any additional information and specifications as required by the State's Water Efficient Landscape Ordinance for residential landscapes.

DEVELOPMENT ENGINEERING

Tentative Map Conditions

16. Eastern edge of the parcel map is a boundary line 205' from the western boundary of the map. Owner shall construct 22' road and 5 foot walk on the west side of the eastern boundary. Should the Owner obtain the adjacent parcel (labeled on the parcel map APN 05-031-031). Owner may move the eastern edge of the map boundary 25' further to the east and improve and widen the existing road for a 33' private road.

Use of the existing private road will require reconstruction of the private road or other rehabilitation measure approved by the City of Woodland.

17. Although private infrastructure, the on-site water, sewer, storm, pavement and sidewalk shall be constructed in accordance with public improvement standards.

Fees:

18. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
19. If contract inspection is necessary for the project, Owner shall prefund a liability account and sign an advanced funding agreement.

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

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

21. There will be no fee credit for the removal of the existing pole barn/sheds.
22. Prior to final approval of the final map all Quimby Act fees need to be paid. These fees are in addition to the City's Parks Development Impact Fees and are defined in Chapter 21 Article 12 of the City's Municipal Code. This may require appraisal by a City approved appraiser; and may take a significant length of time.
23. Prior to recording of the final map, provide evidence of payment (or exemption from payment) for the Habitat Mitigation Fee. This fee is payable to the Yolo County Habitat Conservation JPA, but collected by the City.

Easement and Dedications

24. Prior to approval of a final map Owner shall secure rights-of-way, rights of entry and any permits necessary to construct improvements required by the final map conditions of approval.
25. Final map shall dedicate 10'PUE along Woodland Avenue.
26. Final Map shall dedicate a general access and maintenance easement to the City of Woodland for maintenance and operation of City water meters.
27. Final map shall dedicate reciprocal Access agreements for the private road to Parcel 1-4 and to residences/parcels on the east side of APN 05-031-031.
28. Prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.

29. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:

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

Prior to the issuance of a Building Permit.

30. Applicant shall prepare improvement plans for all work within the public right-of-way and submit them to the Engineering Division with encroachment permit application for review and approval. Prior to building permit issuance, applicant shall obtain encroachment permit, post security for the full cost of the public improvements, and enter an Improvement Agreement. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

31. All public improvements are required as a condition of development of this site, and shall be completed prior to certificate of occupancy.

Wastewater and Sewer Collection System

32. The property shall be connected to the City of Woodlands sewer system, with a clean out at the back of right of way of Woodland Avenue to mark the demarcation between the public and private system, in accordance with City of Woodland standards.

33. The applicant shall install new utility connections, which shall conform to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This may include but is not limited to installation of new meter boxes. This may include but is not limited to installation of new meter boxes, cleanouts and/or laterals in a location approved by the City.

34. The property shall be connected to the City of Woodlands water system, with a valve at the back of right of way of Woodland Avenue to mark the demarcation between the public and private system, in accordance with City of Woodland standards.

Prior to approval of final map complete/construct:

35. Owner shall remove and replace sidewalk on Woodland Street frontage for driveway and as marked by inspector to removed cracked broken or offset flags of sidewalk.

Storm Water

36. Facilities for storm drainage and connection to the public system are to be in accordance with the City of Woodland Standards and the approval of the City Engineer. Plan review will be comprehensive in the review of the design of the onsite drainage and how storm drain collects is conveyed and connects to the City system.
37. Owner shall analyze and define the 100-year overland release prior to any grading of the site. City will review and determine approval of the pad heights, which shall be a minimum of 1' higher than the overland release.

Storm Water Quality Control

38. Prior to Building Permit Owner shall submit post construction work sheet in accordance with Appendix 8 of the City's Post Construction Standards Manual; to demonstrate how the project is meeting low impact development standards, Hydromodification standards, and Storm Water Quality Standards. These calculations will be necessary to determine the final sizing of the proposed bioretention planters.
39. OWNER may reference the City's Post Construction Standards Manual on the web.
<http://www.cityofwoodland.org/gov/depts/cd/divisions/engineering/development/h2oquality.asp>
40. Owner shall enter into a Stormwater Treatment Measure Access and Maintenance Agreement prior to final map.
41. With City approval, project Owner may pay the storm water in lieu fee where applicable.
42. **Prior to final Map**; in accordance with hydromodification requirements Owner shall do a pre and post construction run off analysis for the 2 year 24-hour storm, and include any on site features as necessary to have no net increase in runoff.

Grading

43. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I

hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

44. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
45. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

General Conditions

46. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.
47. The project shall conform to County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits or the improvement plan any existing well or septic tank shall be abandoned.
48. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
49. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Schencks, Environmental Resource Analyst, at 661-2063 for more information.

BUILDING

50. This project must meet all criteria and mandates for these City adopted codes:
 - A. 2016 California Building Code
 - B. 2016 California Plumbing Code
 - C. 2016 California Mechanical Code
 - D. 2016 California Electrical Code
 - E. 2016 Building Energy Efficiency Standards
 - F. 2016 California Green Code
 - G. The Code of the City of Woodland
51. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.

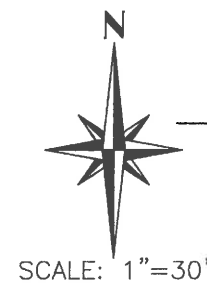
52. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time an application is submitted for the project.
53. All plans, computations and specifications shall be prepared and designed by an architect or engineer licensed by the state of California.
54. 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.
55. A soils investigation report shall be provided as specified in section 1803.5.3 of the 2016 CBC. Foundation type will be determined by soils investigation.
56. Underground basement along western property line, under barn/storage outbuilding, shall be excavated and removed. Provide soils report from soils engineer specifying how underground basement will be properly backfilled and compacted.
57. Site is located within the Special Flood Hazard Area. Determination of exact flood elevations will be required for this project. Flood certificate shall be provided.

FIRE

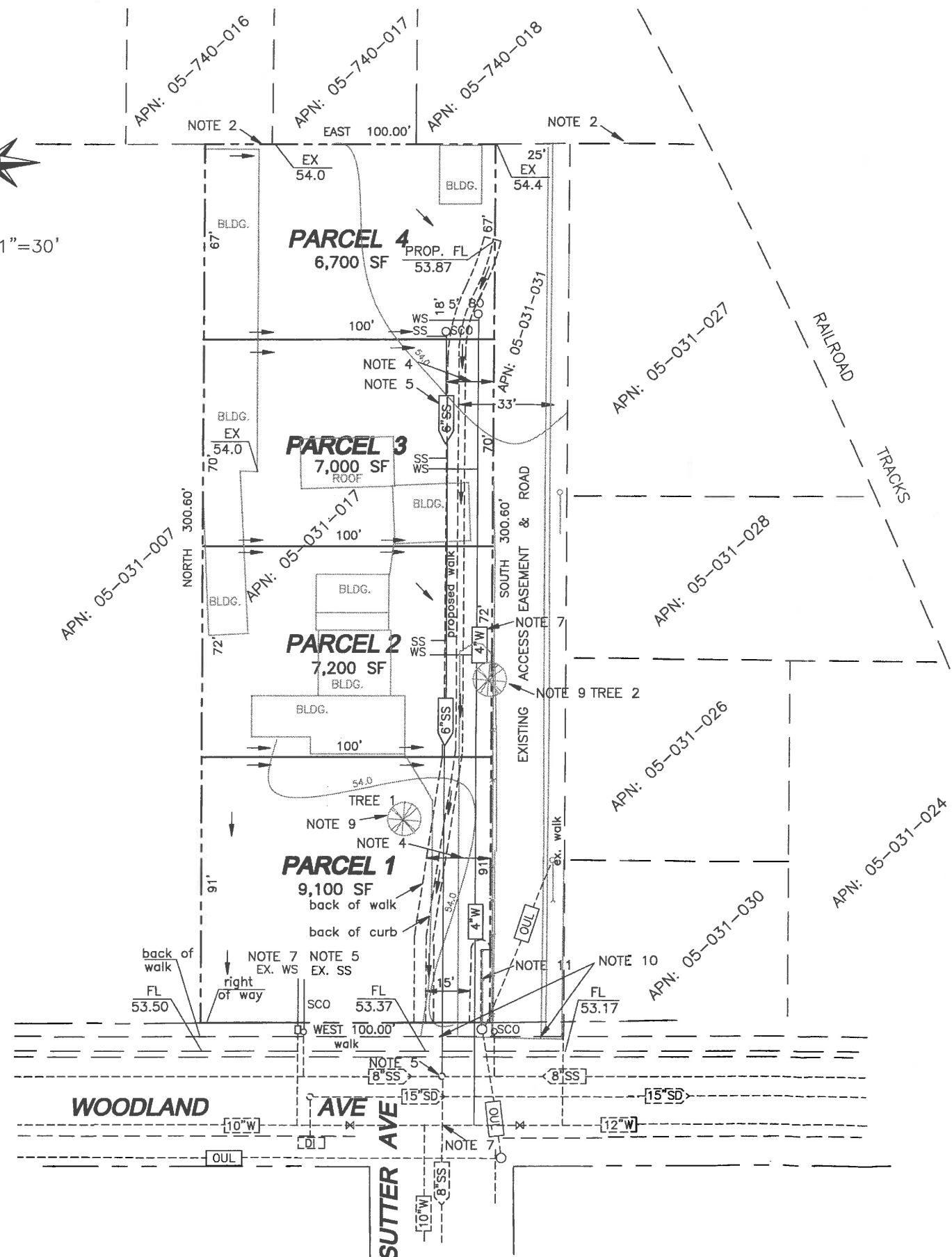
58. Provide 20' minimum fire apparatus access road. No parking signs shall be posted along access road where parking may reduce the lane to less than 20'.
59. Utility and electrical lines shall be a minimum of 13' 6" high across fire apparatus access road.
60. Provide fire apparatus turn-around at the far north end of the access / easement road. Turn-around is subject to review and pre-approval.

EXHIBIT B

[Insert Parcel Map]



SCALE: 1"=30'



OWNERS AND SUBDIVIDER:
Michael Robinson
P.O. Box: 72971
Davis, CA 95617

ENGINEER:
Richard W. Chambers, RCE 24608
NK Engineering & Surveying Co Inc
708 Poplar Lane
Woodland, CA. 95695
Telephone: 530.758.6490
nkengineers12@sbcglobal.net

NO. OF LOTS: 4

AREA: 30,060 SF +/- (0.69 Acres)

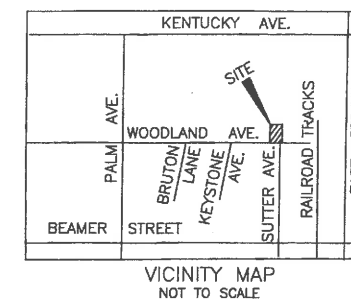
LAND USE: Existing is 1 lot and proposed are 4 lots.

ZONING: Existing and proposed is R2
A.P.N.: 005-031-017
GAS and ELECTRIC: P. G. & E.
TELEPHONE: A. T. & T.
CABLE TV: WAVE
FIRE DISTRICT: City of Woodland
WATER, SEWER, ETC.: City of Woodland
FLOOD ZONE: X PER FEMA MAP 06113C0611G

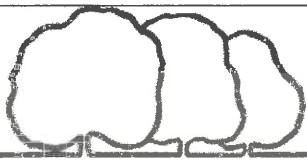
SITE ADDRESS: 1103 Woodland Ave.

NOTES:

1. THE PROPOSED PROJECT IS A 4-LOT PARCEL MAP. THE 4 NEW PARCELS WILL BE DEVELOPED IN CONFORMANCE WITH THE EXISTING R-2 ZONING.
2. THERE IS AN EXISTING SOUND WALL ALONG THE NORTH PROPERTY LINE OF THE SITE.
3. ALL EXISTING BUILDINGS ON THE SITE WILL BE REMOVED.
4. THE EXISTING ACCESS ROAD WILL BE WIDENED AND A SIDEWALK WILL BE CONSTRUCTED ALONG THE WESTSIDE TO PROVIDE ACCESS AND AN EASEMENT WILL BE PROVIDED FOR ACCESS, UTILITIES AND DRAINAGE.
5. A 6" SANITARY SEWER WILL BE CONSTRUCTED AS SHOWN. IT WILL CONNECT TO THE EXISTING SANTARY SEWER MANHOLE AT ELEVATION 49.40. LOTS 2,3, AND 4 WILL CONNECT TO THIS NEW SEWER MAIN. LOT 1 WILL USE THE EXISTING SEWER SERVICE.
6. ALL LOTS WILL BE GRADED TO DRAIN TO THE EAST INTO THE PROPOSED ACCESS ROAD. A DRAINAGE EASEMENT WILL BE PROVIDED OVER THE ROAD TO PROVIDE FOR DRAINAGE SOUTH TO WOODLAND AVENUE. ALL BUILDINGS WILL BE CONSTRUCTED ABOVE THE FLOOD PLAIN ELEVATION IN ACCORDANCE WITH WOODLAND REQUIREMENTS.
7. A 4" WATER MAIN WILL BE CONSTRUCTED AS SHOWN AND WILL CONNECT TO THE EXISTING WATER MAIN. LOTS 2,3, AND 4 WILL CONNECT TO THIS NEW WATER MAIN AND LOT 1 WILL USE THE EXISTING WATER SERVICE.
8. ALL BUILDING SETBACK WILL BE IN CONFORMANCE WITH THE R2 ZONING.
9. TREE 1 IS A 12" MULLBERRY TREE AND WILL BE REMOVED. TREE 2 IS A 30" ALMOND TREE AND WILL ALSO BE REMOVED.
10. THE EXISTING SIDEWALK TO BE REPLACED ONLY AT THE LOCATION OF THE NEW DRIVEWAY AND TO BE REPLACED WITH A NEW DRIVEWAY PER CITY STANDARDS.
11. EXISTING 3'X25' UTILITY EASEMENT PER 1751 OR 250.



NK ENGINEERING AND SURVEYING CO., INC. 708 POPLAR LANE, WOODLAND, CA 95695 nkengineers12@sbcglobal.net PHONE 530.758.6490	
TENTATIVE PARCEL MAP NO. 5146 FOR MICHAEL ROBINSON	
DESIGNED BY: RWC DRAWN BY: HRC	SCALE: 1" = 30' REV. 5-5-18
DATE: 11-11-17 SHEET: 1 OF 1	BY: R. CHAMBERS RCE 24608 DRAWING NO: 171111



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:
MICHAEL ROBINSON

MAILING ADDRESS:
P. O. BOX 72971

CITY STATE ZIP CODE:
DAVIS, CA 95617

PHONE NUMBER:
530.219.2522

E-MAIL ADDRESS:
splasher_us@yahoo.com

PROJECT APPLICANT
MICHAEL ROBINSON

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:

TENTATIVE PARCEL MAP NO. 5138

Total Acres or Square Feet

.69 ACRES

Site address or location:

1103 WOODLAND AVENUE

Assessor's Parcel Number:

005-031-017

Is Your Project Located in a Flood Zone?



Yes



No

Does this request include signage?



Yes



No

4. Justification for Request



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

PLNG-18-00034

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
NA			

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
NA			

7. Residential Development

No. of residential units are being requested? _____		No. of lots will be created by this project? _____	
Single Family _____	Half-plex _____	Do you intend to market the units for <u>sale</u> ?	
Duplex <u>4</u>	Apartments _____	☒ YES ☐ No	
Condominiums _____	Other _____	Do you intend to market the units for <u>rent</u> ?	
Townhomes _____	Total Units <u>8</u>	☐ YES ☐ No	

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

NA

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

MICHAEL ROBINSON

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: _____

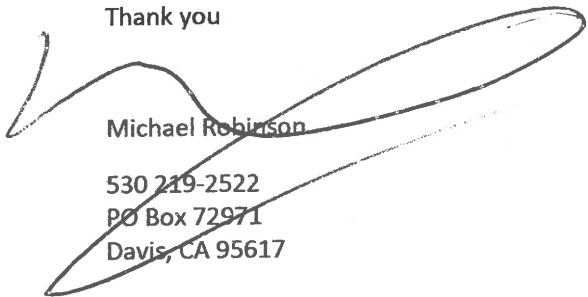
Planner: _____ Date: _____

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

City of Woodland Building and Planning.

This tentative parcel map No 5146 will develop a 30,000 sq. foot single home lot and increase the housing to 8 units. These 3 bedroom 2 bath duplexes will be walking distance to Beamer elementary, and biking distance to the high school. The housing demand is far outstripping the supply and a 30,000 sq. foot single family home is unwarranted. I will be acquiring the un-owned driveway for the 3 homes directly east of the project and improving the road and adding easements for those homes. I believe it will improve the neighborhood and increase the housing, rental and ownership supply in North Woodland

Thank you



Michael Robinson

530 219-2522

PO Box 72971

Davis, CA 95617



TO: MEMBERS OF THE PLANNING COMMISSION
DATE: June 21, 2018
ITEM #: 2.
SUBJECT: Design Review for Lennar; Oyang South “Summerstone, Magnolia, and Sunflower” Communities

Recommendation for Action:

Staff recommends that the Planning Commission:

1. Review and approve the proposed conceptual residential designs for the 250-lot Lennar, *Summerstone, Magnolia and Sunflower at Spring Lake* communities, including requested setback and lot coverage exceptions for up to five percent (5%) of the total lots (12 of 250 lots), not to exceed two feet of rear yard encroachment for main house or 56 percent overall lot coverage.

Staff Contact:

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

Report in Brief:

PROJECT PROPOSAL:

An application has been filed for Site Plan and Design Review for a 250-lot residential project (*Lennar; Summerstone, Magnolia and Sunflower at Spring Lake*) on approximately 77 acres, commonly referred to as “Oyang South,” within the R-3 and R-4 zones of the Spring Lake Planning Area (see Attachments 2-4 – Residential Design Booklet). Lennar will market the community as three separate “villages,” as provided for in their project justification statement and summarized as follows:

Village 1 - Summerstone – *Summerstone is the westernmost village located between Harry Lorenzo Ave and Parkland Avenue. It consists of 83 lots and is zoned R-4. Five distinct home plans have been designed for Summerstone ranging in size from 1,945 to 3,512 square feet. Four architectural styles are proposed, including “Mission,” “Artisan,” “Craftsman,” and “European Country.” Three plans are 1-story and two are 2-story, with the largest home a “NextGen.” The NextGen home is intended to accommodate for the needs of multi-generational families living together.*

Lennar is requesting a total of ten exceptions (on eight lots) within the Summerstone Village, including eight exceptions to the rear yard setback requirement. As proposed, the encroachments would not exceed two feet. These exceptions would apply as follows: Plans 2494 and 2700, which are single story homes, account of six of the eight lots effected. Large floor plans on one story are extremely desirable in today’s current market and these two plans are the two least plotted homes in the Summerstone Village....both of these single-story homes are designed with rear yard patios, so that residents will be provided with rear yard covered area in addition to the remaining open rear yard area. The other two encroachments occur with Plan 3512 on two smaller interior lots. Plan 3512 is our Next Generation plan for this Village. Although a two-story plan, it too has a rear yard covered patio area designed within the floor plan, so there would still be substantial rear yard usable area for future residents.

Village 2 - Magnolia – *Magnolia is the middle village between Parkland Avenue and Hernandez Street. It consists of 85 lots and is zoned R-4. Four distinct home plans have been designed for Magnolia ranging in size from 2,614 to 3,023 square feet. Four architectural styles are proposed, including “Italian Villa,” “French Normandy,” “Western Craftsman,” and “Farmhouse.” Three of the plans are 1-story and one is 2-story, with*

the plan 2,935 being a single story “NextGen” home.

Lennar is requesting three exceptions to lot coverage within Magnolia Village. The three lots are 144, 160, and 164. In all three cases, the lot coverage is 51% and if a patio cover were not counted in the coverage calculation, there would not be a lot coverage issue.

Since the time the original staff report was published on June 1, Lennar amended their project fit-list, which resulted in far fewer exception requests to the Magnolia Village as described above.

Village 3 – Sunflower – Sunflower is the easternmost village, between Hernandez Street and Christian Circle/Witzelberger Place. It consists of 82 lots and is zoned R-5. Five distinct home plans have been designed for Sunflower ranging in size from 2,737 to 3,731 square feet. Four architectural styles are proposed, including “Mission,” “Italian,” “Cottage,” and “Craftsman.” One of the plans is 1-story and four are 2-story, with the largest plan being a two-story “NextGen” home.

Lennar is requesting one exception to rear yard setback. This lot is slightly skewed and the rear corner projects into the setback less than two feet. Plan 2737 is a single story home and the R-3 zone provides for a 25-foot rear yard setback. On this particular street, fitting the Plan is a challenge due to the curve in the road and slightly shallower lots. To ensure a little more variety in this cul-de-sac, we elected to plot this plan.

Background:

BACKGROUND:

The “Summerstone, Magnolia, Sunflower” Subdivision is located in the southwestern most corner of the Spring Lake Specific Plan area at the northeast corner of County Road 25A and Harry Lorenzo Avenue. The subdivision was created with approval of Subdivision Map No. 5092 approved on November 15, 2016 along with a partial rezone of 4.5 acres of the approximately 77 acre site from R-25 to R-4. Today, the site consists of 28 acres of R-3 (Very Low Density Residential) and 49 acres of R-4 (Low Density Residential).

Discussion:

PROJECT ANALYSIS:

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

Compliance With SLSP Design Standards

To achieve architectural diversity within residential neighborhoods, the Spring Lake Design Standards requires four (4) distinct floor plans and sixteen (16) elevations (4 per plan) for a subdivision of 76-120 units. The Summerstone, Magnolia and Sunflower Villages meet or exceed this standard as follows:

Village	Number of Lots	Number of Floor Plans	Number of Elevations	Pre-Plot
Summerstone	83	5	4	Plan 1945*; 1-story – 20 each Plan 2119; 2-story – 22 each Plan 2494*; 1-story – 15 each Plan 2700*; 1-story – 12 each Plan 3512*; 2-story – 18 each
Magnolia	85	4	4	Plan 2614; 1-story – 21 each

				Plan 2739*; 1-story – 19 each Plan 2935*; 1-story – 18 each Plan 3023*; 2-story – 20 each
Sunflower	82	5	4	Plan 2737*; 1-story – 19 each Plan 3105; 2-story – 21 each Plan 3123*; 2-story – 18 each Plan 3324; 2-story – 8 each Plan 3731*; 2-story – 19 each

*** Plans included in Model Home Complex**

Detailed pre-plot exhibits have been provided for each Village, (Attachments 2-4), to ensure the best floor plan fit for each lot. Staff finds that the resulting unit and elevation mix meets the intent of the Spring Lake Specific Plan for architectural diversity.

A desired intent of the Spring Lake Specific Plan is to create variety and interest along a street. Toward this end, the applicant has worked to develop architectural styles that provide for significant differentiation between plans. In preparation for development of the plans for this application, Lennar met with staff regarding the re-use of previously used/approved plans within Spring Lake. Proposed “re-use” plans represent those that have been well received by the public in prior communities. Staff supports the re-use of the limited number of plans proposed by Lennar, which have either been reintroduced with new architectural styles, and/or developed with a new color palette and minor design modifications from the original. The plan submittal includes four or five different architectural styles for each Village as follows:

Summerstone Village

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

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

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

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

Courtyards are provided on Plans 1945, 2119, and 2700 with either a low metal fence or enhanced landscaping to define the patio area.

Magnolia Village

Italian Villa – Distinct features of Italian Villa architecture are influenced by the emergence of world travel in

the late 1800's; with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.

French Normandy – The French Normandy style incorporates many adapted French styles brought to the United States after World War I. This style is also commonly referred to as the French Cottage and blends the best design elements of rural French countryside homes. French style architecture is characterized by its picturesque detailing, such as shutters, gable sidings, corbels and stone accents.

Western Craftsman – The Craftsman style home is simple, informal, and the exteriors emphasize the use of natural materials. The Craftsman style primarily exhibits horizontal floor plans, covered porches, and low slung roof forms. True to the nature of the design, exteriors are often painted in colors found naturally in the surrounding environment. Craftsman homes are characterized by exposed or expressive structural elements like battered columns and knee braces at the eaves.

Farmhouse – The Farmhouse is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable forms, covered porches, shutters, and traditional brick accents.

Sunflower Village

Mission – Incorporates flat trim over recessed windows and doors in a stucco wall plane with some arched soffits, plank type shutters, with “clay” pipe detailing in the gables, brick wainscot and/or arched entry, porch columns, and “S” tile roof in a combination of gable and hip roofs.

Italian – Incorporates “turned down” head trim along with double sill trim, panel type shutters along with wide vertical corner trim mean to emphasize the more refined detailing indicative of Italian. Hip roofs with “S” tile roofs round out the look.

Cottage – Incorporates recessed windows and doors in a stucco wall plane with trimmed soffits, arch barn type shutters, square mullions, curved corbels and horizontal lap siding at gable ends along with a stone wainscot and flat “slate” concrete roof tile.

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

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

Staff's review of the conceptual residential elevations and plans, finds the residential designs, as conditioned, substantially comply with the Spring Lake Specific Plan and the Spring Lake Design Standards. Lennar thoughtfully considered and incorporated, wherever feasible, design comments as provided by Planning staff and the City's Design Review Liaison, Chis Holt, including a number of exterior enhancements to better reflect the “move-up” or estate-style

housing envisioned for the R-3 and R-4 low density subdivisions. The proposed residential designs incorporate a variety of elevation styles, varied roof lines, and a mix of siding and accent materials.

Exceptions to Design Standards

As described in the Project Proposal section above, Lennar is requesting minor exceptions to lot coverage and rear yard setback requirements in limited instances in each of the proposed Villages. Staff has evaluated the requests and recommends that the Planning Commission approve the exceptions as they are limited in nature, affecting five percent of the overall project (12 of 250 lots). In several cases, the lot coverage exceptions would be reduced substantially or go away completely if the proposed covered rear yard patio areas did not count toward the maximum 50 percent lot coverage requirement. Staff finds that the desirability of a “built-in” covered patio area offsets the minor exception to the lot coverage standard by providing meaningful, usable outdoor space for homeowners. Similarly, where proposed single story and NextGen homes encroach into the rear yard setback, proposed covered rear yard patios more than make up for the loss of rear yard square footage as a result of the encroachment.

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

In evaluating design proposals, the Spring Lake Design Standards provide that the Planning Commission may allow minor deviations as long as projects are substantially consistent with the intent of the standards, including providing design variation along a street to create variety and interest. With at least 16 elevations provided per Village and with the well-articulated first and second story elevations, staff finds that the proposal achieves the intended design variation.

Energy Efficiency

To address energy and sustainability issues the applicant is providing the following:

- Water conserving landscaping without turf for all front yard landscaping
- All homes meet or exceed Title 24 Energy Efficiency standards;
- All homes come standard with solar roof panels;
- All homes are constructed to facilitate electric vehicle plug-in;
- All homes have tankless water heaters;
- All homes are provided with a Home Automation package, which among other things includes a WiFi “smart” thermostat, which enables for remote temperature control to manage energy use.

RECOMMENDED CONDITIONS OF APPROVAL

-
The applicant shall comply with the following Conditions of Approval specific to the design review application, but shall also be subject to applicable conditions provided in the originally approved Development Agreement for Subdivision Map #5092 (Attachment 5).

COA #1: *Lennar; Summerstone, Magnolia and Sunflower at Spring Lake* shall comply with Spring Lake Specific Plan and Spring Lake Design Standards for any changes proposed after the initial design review approval of June 7, 2018. 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. The project is approved with up to five percent (5%) lot coverage and rear yard encroachment exceptions as identified on the Village lotting

plans and as described in this report.

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

COA #3: Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.

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

COA #5: Front Yard Paving. Impervious paving (driveway/walkways) shall not exceed 40 percent of the required front yard setback area.

COA #6: Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.

COA #7: Courtyard Hardscape. All courtyards shall be designed to provide a pleasing and functional outdoor space. The hardscape treatment that is provided on the driveway and courtyard area shall be consistent with that shown in the Design Review booklet. In-lieu of the proposed courtyard enclosure (decorative tubular steel fencing) (Plans 1945, 2119 and 2700, Craftsman and European Country elevations), applicant may propose a landscaped hedge style courtyard enclosure. Landscape plans depicting the proposed hedge style landscaping shall be reviewed and approved by staff prior to installation.

COA #8: Color Schemes. Applicant shall continue to work with Staff on final color schemes/pallet for each of the proposed “Villages.” Color schemes shall incorporate additional colors beyond brown and grey tones. The Farmhouse (Magnolia Village) color scheme shall better reflect traditional farmhouse colors (i.e. whites, yellows, reds, blues).

COA #9: Stucco Finish and Trim Detail. Mission and Italian Villa Elevations shall include Light Sand Stucco Finish for the main body of the home. For all elevations, trim detailing shall be a smooth stucco finish, or shall incorporate a wood grain texture, to offset from the main body of the home, or as otherwise approved by the Community Development Director. Decorative Window shutters shall be finished with a wood grain texture on all sides. Ceramic tile trim around patio cover shall be removed on Plan 3105, Mission “A” Elevation (keep tile trim around entryway).

COA #10: Front Porch Columns. “Gap” area located between grade and front porch column veneer shall be painted to match colors of column veneer, if/when gap is greater than six inches, or as otherwise approved by the Community Development Director. Alternatively, landscaping shall be located in such a manner as to adequately “screen” gap area.

COA #11: Corner Lot Accent Treatment. Homes located on corner lots, and/or side and rear elevations that are visible to public view shall have enhanced treatment provided on sides and rear in addition to the home front, as shown in the Design Review booklet. Color, material and/or accent treatment shall be carried back as shown in the Design Review booklet.

COA #12: Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the Spring Lake Design Standards including but not limited to a 2” x 8” cap and 1” x 6” (or 1” x 8”) panels and galvanized steel posts at least 3” minimum in diameter.

COA #13: Greenbelt Adjacent Fencing. All fencing adjacent to the greenbelt shall be enhanced materially and aesthetically. All wood fencing shall be stained with a water sealant. Fence design shall be submitted for review and approval prior to the issuance of building permits.

COA #14: Interconnecting Walks and Pathways. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards. Details of the path design shall be provided on landscape plans prior to the issuance of building permits.

COA #15: Utilities Screening. Public facilities shall be oriented and screened from public view to the greatest extent feasible.

COA #16: Lot Coverage. The project shall comply with lot coverage requirements as specified in the City's Zoning Ordinance with the exception of those lots identified in the pre-plot exhibits as needing a minor exception. 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, except as noted where exceptions have been approved, consistent with the "Fit List" provided.

COA #17: Landscape Plan Submittal. Detailed Landscape and Irrigation plans shall be submitted and approved by the Community Development, and Parks and Recreation Departments concurrent with public improvement plans and prior to issuance of building permits. Landscape plans shall specify the following:

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

COA #18: Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and the City's Tree Planting Requirements and approved by the Community Development Department and the City's Public Works Department - Tree Division. A soils test shall be submitted that will assist in appropriate species selection.

COA #19: Public Landscaping. Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by Community Development and the Department of Parks and Recreation. Due to poor soil conditions in the project area, soil sample analysis shall be provided for publicly maintained landscaping areas.

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

- a. Map showing the location, size, species and condition of all existing trees which are located upon the property proposed for development;
- b. Identification of those trees which the applicant proposes to preserve and those which are proposed to be removed, and the reason for such removal;
- c. A program for the preservation of street trees, heritage, specimen, landmark trees and trees with aesthetic value (trees with a nine-inch diameter or larger, measured fifty-four inches above the ground, in healthy condition) during and after completion of the development project, as required in the city standard specifications, engineering design standards, Section 8, grading and erosion control;

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

COA #21: Timing of Public Landscaping. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development.

COA #22: Water Conservation. Applicant shall comply with both the City and the State of California's Water Efficient Landscape Ordinance AB 1881. The landscape architect shall document and attest to the compliance with the State ordinance on the final front yard landscape plans.

COA #23: Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.

COA #24: Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

COA #25: Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

COA #26: Mechanical Equipment. Mechanical equipment such as heating, ventilation, and air conditioning units shall not be viewable from any street.

COA #27: Energy Efficiency. All future development shall meet the requirements for energy efficiency consistent with Section 2.11 of the Spring Lake Design Standards including the requirement that five (5) percent of all units shall have roof photovoltaic energy systems or other alternate energy systems.

Conclusion:

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

MOTION NO. 1: Move to APPROVE the proposed conceptual residential designs for the 250-lot Lennar, *Summerstone, Magnolia and Sunflower at Spring Lake* communities, including requested setback and lot coverage exceptions for up to five percent (5%) of the total lots (12 of 250 lots), not to exceed two feet of rear yard encroachment for main house or 56 percent overall lot coverage.

- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan.
- Determine that the project as conditioned is consistent with the Spring Lake Specific Plan Design Standards.
- Approve the conceptual residential designs for *Lennar; Summerstone, Magnolia and Sunflower at*

Spring Lake.

Prepared By: Erika Bumgardner, Senior Planner

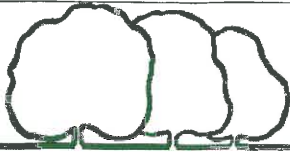
Reviewed By: Cindy Norris, Principal Planner

ATTACHMENTS:

Description	Upload Date	Type
General Application and Project Justification Statement	5/31/2018	Backup Material
Addendum to Justification Statement	6/7/2018	Backup Material
Design Review Booklet_Summerstone Village	6/7/2018	Backup Material
Design Review Booklet_Magnolia Village	6/7/2018	Backup Material
Design Review Booklet_Sunflower Village	6/7/2018	Backup Material
Oyang South Development Agreement and Conditions of Approval	5/31/2018	Backup Material

RECEIVED

JAN 25 2018



City of Woodland
Community Development

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Lennar Homes of California, Inc.

MAILING ADDRESS:

1420 Rocky Ridge Drive, Suite 320

CITY STATE ZIP CODE:

Roseville, CA 95661

PHONE NUMBER:

916-746-8508

E-MAIL ADDRESS:

PROJECT APPLICANT

Pierre Martinez

MAILING ADDRESS:

1420 Rocky Ridge Drive, Suite 320

CITY STATE ZIP CODE:

Roseville, CA 95661

PHONE NUMBER:

916-746-8508

E-MAIL ADDRESS:

pierre.martinez@lennar.com

2. Application Requested

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

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

3. Project Description

Project Name:

Summerstone, Magnolia, Sunflower at Spring Lake (Oyang South Site)

Total Acres or Square Feet

Approximately 77 acres

Site address or location:

Southeast corner of Harry Lorenzo Ave. and Marston Dr.

Assessor's Parcel Number:

042-030-034

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



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

PLNG-18-00003 & PLNG-18-00014

5. General Plan Amendment

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

6. Zoning Amendment

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

7. Residential Development

No. of residential units are being requested? 250

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

Single Family ☒ Half-plex _____

Do you intend to market the units for sale?

Duplex _____ Apartments _____

☒ YES ☐ No

Condominiums _____ Other _____

Do you intend to market the units for rent?

Townhomes _____ Total Units 250

☐ 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 Certified Resolution

*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

Pierre Martinez 1/18/18

Applicant: _____ **Date**

Lennar Homes of CA, Inc. (Larry Gualco)

Legal Owner: _____ **Date**

1/18/18

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

Statement of Justification

Summerstone, Magnolia, and Sunflower at Spring Lake

Lennar Homes of California (Lennar) is excited to present home plans for our fifth community in Woodland. The property is commonly referred to as Oyang South, created by Map #5092 and contains 250 lots on approximately 77 acres. The property will be marketed as three separate Villages.

In preparation for development of the plans for this application, the applicant previously met with staff regarding proposed plans, which in some cases include the re-use of previously used plans within the Spring Lake Specific Plan area. Proposed plans represent those that have been very well received by the public and it is our intention to provide a home that the market desires. Additionally, these re-use plans have been previously supported by staff and approved by the Planning Commission and have either been re-elevated, introduced with a new architectural style(s), and/or developed with a new color palette.

Summerstone

Summerstone is the westernmost village, between Harry Lorenzo Avenue and Parkland Avenue. It consists of 83 lots and is zoned R-4. Five distinct home plans have been designed for Summerstone ranging in size from 1,945 to 3,512 square feet. Four architectural styles are proposed, including "Mission", "Artisan", "Craftsman", and "European Country". Three of the plans are 1-story and two are 2-story, with the largest home a "NextGen" home. The "NextGen" series of homes have been very well received by the market as they meet the needs of the changing demographics of our society. The "NextGen" home is intended to accommodate for the needs of multi-generational families living together.

The architectural styles, will provide for a mixture of roof lines, massing, materials and accents, unique to each style. Twelve complementary color palettes and three distinct decorative driveway and walkway patterns will provide even further interest in the streetscape. Porches and courtyards provide further interest to the front elevations.

It should be noted that in pre-plotting the proposed plans within Summerstone, there are eight instances where the proposed homes encroach into the rear yard setback. The rear yard setback for the R-4 zone is twenty feet. However, in no instance is a home encroaching over two feet into the rear yard area, assuming the home is placed at the front yard setback. It is our understanding that the Planning Commission has the authority through the Design Review process to approve a project with exceptions to the development standards. The applicant respectfully requests that these exceptions be approved.

Magnolia

Magnolia is the middle village, between Parkland Avenue and Hernandez Street. It consists of 85 lots and is zoned R-4. Four distinct home plans have been designed for Magnolia ranging in size from 2,614 to 3,023 square feet. Four architectural styles are proposed, including "Italian Villa", "French Normandy", "Western Craftsman", and "Farmhouse". Three of the plans are 1-story and one is 2-story, with the plan 2935 being a single story "NextGen" home.

The architectural styles, will provide for a mixture of roof lines, massing, materials and accents, unique to each style. Twelve complementary color palettes and three distinct decorative driveway and walkway patterns will provide even further interest in the streetscape. Porches are provided for further interest to the front elevations.

It should be noted that in pre-plotting the proposed plans within Magnolia, there are fifteen instances where the proposed homes exceed 50% lot coverage. However, in no instance is the main home encroaching into the rear yard setback, so all homes will observe a minimum of twenty feet from main home to rear property line. The greatest occurrence of lot coverage is 56%. It is our understanding that the Planning Commission has the authority through the Design Review process to approve a project with exceptions to the development standards. The applicant respectfully requests that these exceptions be approved.

Sunflower

Sunflower is the easternmost village, between Hernandez Street and Christian Circle/Witzelberger Place. It consists of 82 lots and is zoned R-5. Five distinct home plans have been designed for Sunflower ranging in size from 2,737 to 3,731 square feet. Four architectural styles are proposed, including "Mission", "Italian", "Cottage", and "Craftsman". One of the plans is 1-story and four are 2-story, with the largest plan being a two story "NextGen" home.

The architectural styles, will provide for a mixture of roof lines, massing, materials and accents, unique to each style. Twelve complementary color palettes and three distinct decorative driveway and walkway patterns will provide even further interest in the streetscape. Porches and courtyards provide further interest to the front elevations. It should be noted that subdivision map approved for this area had eight very uniquely shaped lots (lots 169, 177, 178, 188, 189, 199, 200, and 206) that required a specific home design. Plan 3324 is designed as a wide-shallow home to fit on these home sites. These homes are designed in the "Mission" and "Italian" architectural styles only and will be pre-plotted with a distinct architectural style and color scheme where located across from each other.

In pre-plotting the proposed plans within Sunflower, there is one instance where the proposed home encroaches into the rear yard setback. The rear yard setback for the R-

5 zone is twenty-five feet. This one home encroaches 1.6' into the rear yard setback. It is our understanding that the Planning Commission has the authority through the Design Review process to approve a project with exceptions to the development standards. The applicant respectfully requests that these exceptions be approved.

Summary

In summary, the applicant is proposing fourteen plans for 250 homes, where the Spring Lake Specific Plan requires five. Each village will have distinct architectural plans. A request is being made of the Planning Commission to allow for some minor exceptions to development standards. During previous discussions with staff, staff had indicated that minor exceptions could be supported, not to exceed 15%. A total of 25 exceptions have been identified for 250 lots, which is 10%. As staff is aware, market demands can change and at times there is a need to deviate from the pre-plotting provided. Typically, such a change has been handled administratively, as long as the change is consistent with the Planning Commission's intended approval. With that said, the applicant wishes to request a general approval of exceptions to 10% of the lots with respect to development standard requirements, not to exceed two feet of rear yard encroachment for main home or 56% overall lot coverage. This more general approval of exception will allow for a little more flexibility to changing the plotting to be responsive to market demands versus approving exceptions to specific lots.



June 5, 2018

City of Woodland Community Development Department
Attn. Erika Bumgardner, AICP, Senior Planner
300 First Street
Woodland, CA 95695

Subject: Design Review for Summerstone, Magnolia, and Sunflower

Dear Ms. Bumgardner:

Our engineer recently noticed that our Pre-Plot and Fit List documents previously provided to staff were not the most up to date and had not reflected the movement of lot lines to reduce the need for exceptions requested. I apologize for this late notice. However, the result is fewer exceptions and I wanted to be able to convey these changes through updated exhibits and the brief summary below.

Summerstone

Still the same number of exceptions (10). The only difference is that where previously Lot 78 required a lot coverage exception as it was identified to have a lot coverage of 51%, now it has a lot coverage of 49%. However, now Lot 64 will exceed lot coverage as calculated at 54%. Lot 64 was previously identified to encroach into the rear yard setback one foot and that remains the same.

Magnolia

Previously we had identified 15 lots that required a lot coverage exception in this village. The number of exceptions with the lot line changes has been reduced to three. The three lots are 144, 160, and 164. These are made clear in the updated exhibits. In all three cases, the lot coverage is 51% and if a patio cover were not counted in the lot coverage calculation, there would not be a lot coverage issue.

Sunflower

No change to the one exception requested. However, we have elected to add a patio to Plan 2737. The addition of the patio is noted on the pre-plot exhibits and the Fit List. The addition of the patio still complies with all standards including setbacks and lot coverage.

In summary, the total number of exceptions was reduced from 25 to 14 or 10% to 6%.
An updated Design Review Booklet with the updated exhibits is attached.

Please contact me by phone at 916-746-8508 or by e-mail at pierre.martinez@lennar.com if you have any questions.

Respectfully,



Pierre Martinez, AICP
Forward Planning Manager

Attachments: Design Review Booklet

SUMMERSTONE, MAGNOLIA, AND SUNFLOWER AT SPRING LAKE

#17018
06/05/18

City of Woodland

Page 38

OUR TEAM

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

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

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

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

Architect:
Contact: Matthew Hornicek
Business: (916) 783-3700
www.jdaarch.com

Jeffrey DeMure + Associates
5905 Granite Lake Dr. Suite 140
Granite Bay, CA 95746

Architect:
Contact: John Bradley
Business: (916) 597-1500
www.hma-arch.com

HMA Architecture Inc.
1107 Investment Blvd. Suite 160
El Dorado Hills, CA 95672

Architect:
Contact: May Cadacio
Business: (702) 979-9900
www.hma-arch.com

PAZ Design Group
450 Fremont Street, Suite 233
Las Vegas, NV 89101

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

Earthline Design Group

TABLE OF CONTENTS

A-1	SPRING LAKE TITLE PAGE	A-50	MAGNOLIA AT SPRING LAKE TITLE PAGE	A-94	SUNFLOWER AT SPRING LAKE TITLE PAGE
A-2	SPRING LAKE INDEX PAGE	A-51	MAGNOLIA PRE-PLOT PLAN EXHIBIT	A-95	SUNFLOWER PRE-PLOT PLAN EXHIBIT
A-3	SPRING LAKE PRE-PLOT PLAN EXHIBIT	A-52	MAGNOLIA FIT LIST - ZONING	A-96	SUNFLOWER FIT LIST - ZONING
A-4	SUMMERSTONE AT SPRING LAKE TITLE PAGE	A-53	MAGNOLIA FIT LIST - ZONING	A-97	SUNFLOWER FIT LIST - ZONING
A-5	SUMMERSTONE PRE-PLOT PLAN EXHIBIT	A-54	MAGNOLIA FIT LIST - ZONING	A-98	SUNFLOWER FIT LIST - ZONING
A-6	SUMMERSTONE FIT LIST - ZONING	A-55	MAGNOLIA FIT LIST - ZONING	A-99	ARCHITECTURAL STYLES NARRATIVE
A-7	SUMMERSTONE FIT LIST - ZONING	A-56	ARCHITECTURAL STYLES NARRATIVE	A-100	PLAN 2737 - FLOOR PLANS
A-8	SUMMERSTONE FIT LIST - ZONING	A-57	PLAN 2614 - FLOOR PLANS	A-101	PLAN 2737 - COLORED FRONT ELEVATIONS
A-9	ARCHITECTURAL STYLES NARRATIVE	A-58	PLAN 2614 - COLORED FRONT ELEVATIONS	A-102	PLAN 2737 - MISSION "A" ELEVATION
A-10	PLAN 1945 - FLOOR PLANS	A-59	PLAN 2614 - ITALIAN VILLA "A" ELEVATION	A-103	PLAN 2737 - ITALIAN "B" ELEVATION
A-11	PLAN 1945 - COLORED FRONT ELEVATIONS	A-60	PLAN 2614 - FRENCH NORMANDY "B" ELEVATION	A-104	PLAN 2737 - COTTAGE "C" ELEVATION
A-12	PLAN 1945 - MISSION "A" ELEVATION	A-61	PLAN 2614 - WESTERN CRAFTSMAN "C" ELEVATION	A-105	PLAN 2737 - CRAFTSMAN "D" ELEVATION
A-13	PLAN 1945 - ARTISAN "B" ELEVATION	A-62	PLAN 2614 - FARMHOUSE "D" ELEVATION	A-106	PLAN 3105 - FLOOR PLANS
A-14	PLAN 1945 - CRAFTSMAN "C" ELEVATION	A-63	PLAN 2739 - FLOOR PLANS	A-107	PLAN 3105 - COLORED FRONT ELEVATIONS
A-15	PLAN 1945 - EUROPEAN COUNTRY "D" ELEVATION	A-64	PLAN 2739 - COLORED FRONT ELEVATIONS	A-108	PLAN 3105 - MISSION "A" ELEVATION
A-16	PLAN 2119 - FLOOR PLANS	A-65	PLAN 2739 - ITALIAN VILLA "A" ELEVATION	A-109	PLAN 3105 - ITALIAN "B" ELEVATION
A-17	PLAN 2119 - COLORED FRONT ELEVATIONS	A-66	PLAN 2739 - FRENCH NORMANDY "B" ELEVATION	A-110	PLAN 3105 - COTTAGE "C" ELEVATION
A-18	PLAN 2119 - MISSION "A" ELEVATION	A-67	PLAN 2739 - WESTERN CRAFTSMAN "C" ELEVATION	A-111	PLAN 3105 - CRAFTSMAN "D" ELEVATION
A-19	PLAN 2119 - ARTISAN "B" ELEVATION	A-68	PLAN 2739 - FARMHOUSE "D" ELEVATION	A-112	PLAN 3123 - FLOOR PLANS
A-20	PLAN 2119 - CRAFTSMAN "C" ELEVATION	A-69	PLAN 2935 - FLOOR PLANS	A-113	PLAN 3123 - COLORED FRONT ELEVATIONS
A-21	PLAN 2119 - EUROPEAN COUNTRY "D" ELEVATION	A-70	PLAN 2935 - COLORED FRONT ELEVATIONS	A-114	PLAN 3123 - MISSION "A" ELEVATION
A-22	PLAN 2494 - FLOOR PLANS	A-71	PLAN 2935 - ITALIAN VILLA "A" ELEVATION	A-115	PLAN 3123 - ITALIAN "B" ELEVATION
A-23	PLAN 2494 - COLORED FRONT ELEVATIONS	A-72	PLAN 2935 - FRENCH NORMANDY "B" ELEVATION	A-116	PLAN 3123 - EUROPEAN COUNTRY "C" ELEVATION
A-24	PLAN 2494 - MISSION "A" ELEVATION	A-73	PLAN 2935 - WESTERN CRAFTSMAN "C" ELEVATION	A-117	PLAN 3123 - CRAFTSMAN "D" ELEVATION
A-25	PLAN 2494 - ARTISAN "B" ELEVATION	A-74	PLAN 2935 - FARMHOUSE "D" ELEVATION	A-118	PLAN 3324 - FIRST FLOOR PLAN
A-26	PLAN 2494 - CRAFTSMAN "C" ELEVATION	A-75	PLAN 3023 - FLOOR PLANS	A-119	PLAN 3324 - SECOND FLOOR PLAN
A-27	PLAN 2494 - EUROPEAN COUNTRY "D" ELEVATION	A-76	PLAN 3023 - COLORED FRONT ELEVATIONS	A-120	PLAN 3324 - COLORED FRONT ELEVATIONS
A-28	PLAN 2700 - FLOOR PLANS	A-77	PLAN 3023 - ITALIAN VILLA "A" ELEVATION	A-121	PLAN 3324 - MISSION "A" ELEVATION
A-29	PLAN 2700 - COLORED FRONT ELEVATIONS	A-78	PLAN 3023 - FRENCH NORMANDY "B" ELEVATION	A-122	PLAN 3324 - ITALIAN "B" ELEVATION
A-30	PLAN 2700 - MISSION "A" ELEVATION	A-79	PLAN 3023 - WESTERN CRAFTSMAN "C" ELEVATION	A-123	PLAN 3731 - FLOOR PLANS
A-31	PLAN 2700 - ARTISAN "B" ELEVATION	A-80	PLAN 3023 - FARMHOUSE "D" ELEVATION	A-124	PLAN 3731 - COLORED FRONT ELEVATIONS
A-32	PLAN 2700 - CRAFTSMAN "C" ELEVATION	A-81	COLOR SCHEME - ITALIAN VILLA	A-125	PLAN 3731 - MISSION "A" ELEVATION
A-33	PLAN 2700 - EUROPEAN COUNTRY "D" ELEVATION	A-82	COLOR SCHEME - ITALIAN VILLA	A-126	PLAN 3731 - ITALIAN "B" ELEVATION
A-34	PLAN 3512 - FLOOR PLANS	A-83	COLOR SCHEME - FRENCH NORMANDY	A-127	PLAN 3731 - COTTAGE "C" ELEVATION
A-35	PLAN 3512 - COLORED FRONT ELEVATIONS	A-84	COLOR SCHEME - FRENCH NORMANDY	A-128	PLAN 3731 - CRAFTSMAN "D" ELEVATION
A-36	PLAN 3512 - MISSION "A" ELEVATION	A-85	COLOR SCHEME - WESTERN CRAFTSMAN	A-129	COLOR SCHEME - WRITTEN COLOR SCHEME
A-37	PLAN 3512 - ARTISAN "B" ELEVATION	A-86	COLOR SCHEME - WESTERN CRAFTSMAN	A-130	COLOR SCHEME - MISSION
A-38	PLAN 3512 - CRAFTSMAN "C" ELEVATION	A-87	COLOR SCHEME - FARMHOUSE	A-131	COLOR SCHEME - ITALIANATE
A-39	PLAN 3512 - EUROPEAN COUNTRY "D" ELEVATION	A-88	COLOR SCHEME - FARMHOUSE	A-132	COLOR SCHEME - COTTAGE
A-40	COLOR SCHEME - WRITTEN COLOR SCHEME	A-89	MAGNOLIA AT SPRING LAKE LANDSCAPE PLAN	A-133	COLOR SCHEME - CRAFTSMAN
A-41	COLOR SCHEME - MISSION	A-90	MAGNOLIA AT SPRING LAKE LANDSCAPE PLAN	A-134	SUNFLOWER AT SPRING LAKE LANDSCAPE PLAN
A-42	COLOR SCHEME - ARTISAN	A-91	MAGNOLIA AT SPRING LAKE LANDSCAPE PLAN	A-135	SUNFLOWER AT SPRING LAKE LANDSCAPE PLAN
A-43	COLOR SCHEME - CRAFTSMAN	A-92	MAGNOLIA AT SPRING LAKE LANDSCAPE PLAN	A-136	SUNFLOWER AT SPRING LAKE LANDSCAPE PLAN
A-44	COLOR SCHEME - EUROPEAN COUNTRY	A-93	MAGNOLIA AT SPRING LAKE LANDSCAPE PLAN	A-137	SUNFLOWER AT SPRING LAKE LANDSCAPE PLAN
A-45	SUMMERSTONE AT SPRING LAKE LANDSCAPE PLAN			A-138	SUNFLOWER AT SPRING LAKE LANDSCAPE PLAN
A-46	SUMMERSTONE AT SPRING LAKE LANDSCAPE PLAN				
A-47	SUMMERSTONE AT SPRING LAKE LANDSCAPE PLAN				
A-48	SUMMERSTONE AT SPRING LAKE LANDSCAPE PLAN				
A-49	SUMMERSTONE AT SPRING LAKE LANDSCAPE PLAN				



INDEX

OYANG SOUTH

LENNAR HOMES

CITY OF WOODLAND, CALIFORNIA

JUNE 2018

* LOTS WITH ASTERISK REQUIRE SETBACK EXCEPTION

Village 1 (Lot 2, 6, 11, 18, 56, 64, 67, 69)
Village 3 (Lot 197)

■ LOTS WITH SQUARE REQUIRE LOT COVERAGE EXCEPTION

Village 1 (Lot 18, 64)

Village 2 (Lot 144, 160, 164)

Total Exceptions: (14/250) = 6%



SUMMERSTONE (VILLAGE 1) HOMES (R4)

HOME #1	HOME #2	HOME #3	HOME #4	HOME #5
PLAN 1945 1 STORY 20 EA	PLAN 2119 2 STORY 22 EA	PLAN 2494 1 STORY 15 EA	PLAN 2700 1 STORY 12 EA	PLAN 3512 2 STORY 18 EA

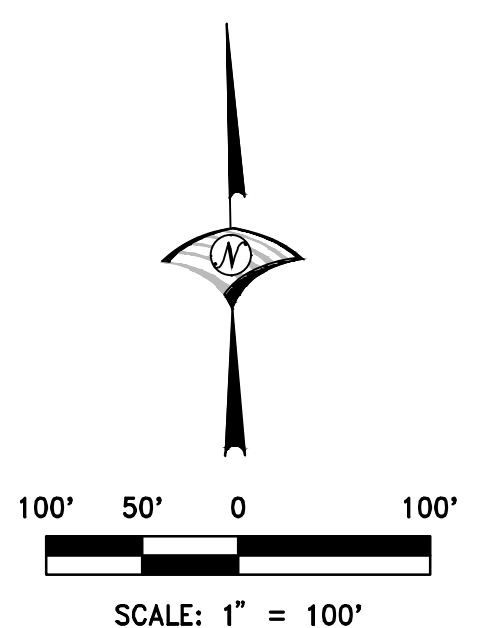
MAGNOLIA (VILLAGE 2) HOMES (R4)

HOME #6	HOME #7	HOME #8	HOME #9
PLAN 2614 1 STORY 21 EA	PLAN 2739 1 STORY 19 EA	PLAN 2935 1 STORY 18 EA	PLAN 3023 2 STORY 20 EA

SUNFLOWER (VILLAGE 3) HOMES (R3)

HOME #10	HOME #11	HOME #12	HOME #13	HOME #14
PLAN 2737 1 STORY 19 EA	PLAN 3105 2 STORY 21 EA	PLAN 3123 2 STORY 18 EA	PLAN 3324 2 STORY 8 EA	PLAN 3731 1 STORY 19 EA

incl. Model Lots (Typical)



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

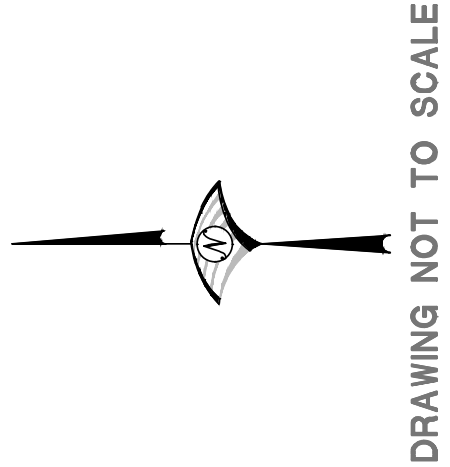
SUMMERSTONE AT SPRING LAKE

TYPICAL SETBACK ENVELOPE DIMENSIONS: (R4 ZONING)	
FRONT PORCH:	10'
FRONT LIVING SPACE:	17'
FRONT GARAGE:	22'
REAR YARD:	20'
SIDE YARD (INTERIOR/STREET):	5'/15'

PRE-PLOT PLAN EXHIBIT

OYANG SOUTH SUMMERSTONE (VILLAGE 1)

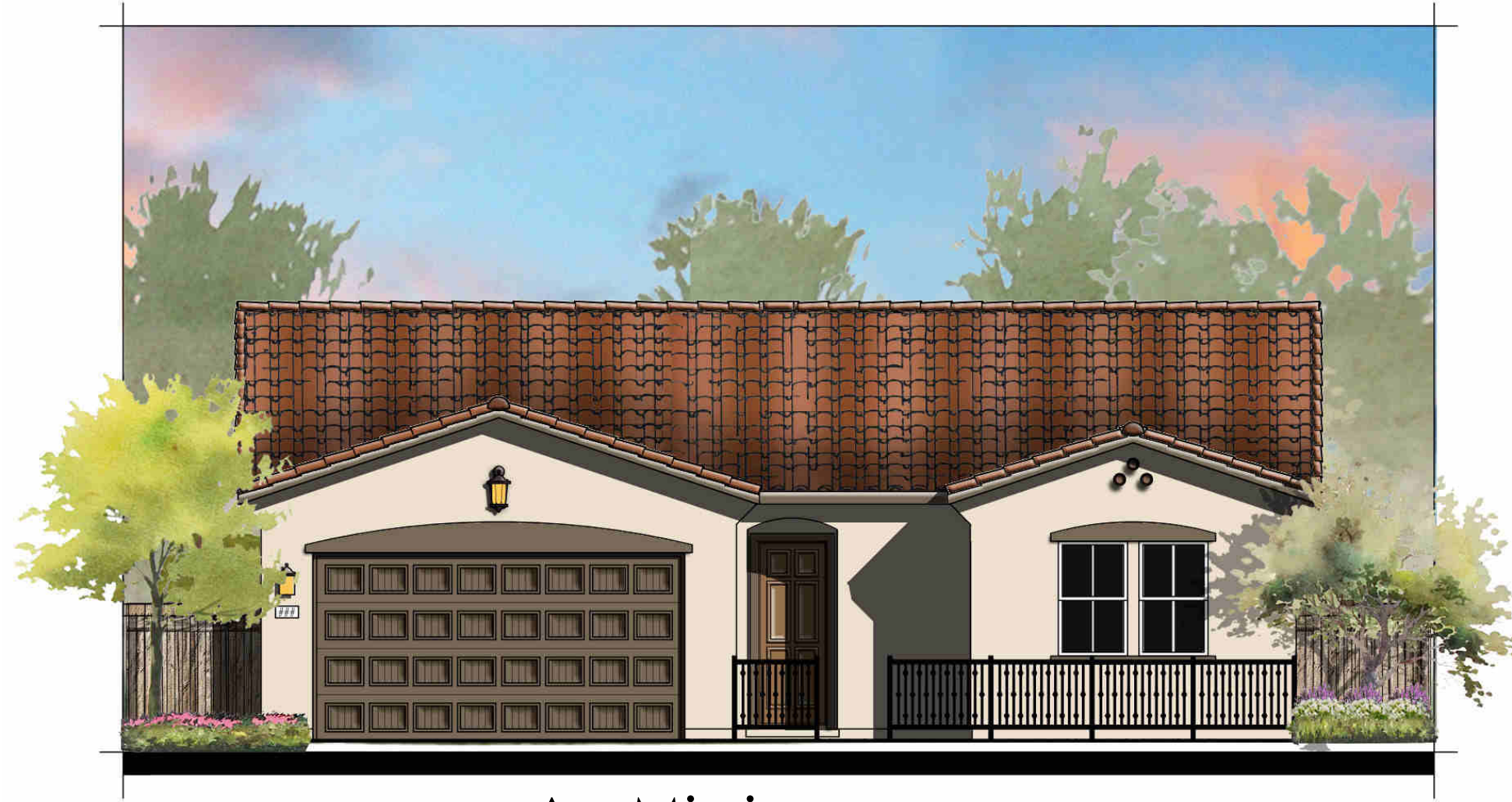
LENNAR HOMES
CITY OF WOODLAND, CALIFORNIA
JUNE 2018



Village 1: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	1945			2119			2494			2700			3512			
		1 Story			2 Story			1 Story			1 Story			2 Story			
		(45Wx63D)			(40Wx58D)			(50Wx75D)			(45Wx84D)			(45Wx71D)			
		Footprint SF (includes porch & patio, excludes flatwork)															
		2546	Coverage	<50%?	2199	Coverage	<50%?	3571	Coverage	<50%?	3552	Coverage	<50%?	2769	Coverage	<50%?	Notes
1	8,610	X	30%	(Y)	X	26%	(Y)	-	41%	(Y)	-	41%	(Y)	-	32%	(Y)	Chosen pre-plot works without exception
2	7,140	X	36%	(Y)	X	31%	(Y)	-	50%	(N)	-	50%	(Y)	-	39%	(Y)	3512 will need exception from City as it encroaches into rear yard 2.0'
3	6,930	X	37%	(Y)	X	32%	(Y)	-	52%	(N)	-	51%	(N)	-	40%	(Y)	Chosen pre-plot works without exception
4	8,629	X	30%	(Y)	X	25%	(Y)	-	41%	(Y)	-	41%	(Y)	-	32%	(Y)	Chosen pre-plot works without exception
5	8,393	X	30%	(Y)	X	26%	(Y)	-	43%	(Y)	-	42%	(Y)	-	33%	(Y)	Chosen pre-plot works without exception
6	7,875	X	32%	(Y)	X	28%	(Y)	-	45%	(Y)	-	45%	(Y)	-	35%	(Y)	3512 will need exception from City as it encroaches into rear yard 2.0'
7	7,875	X	32%	(Y)	X	28%	(Y)	-	45%	(Y)	-	45%	(Y)	-	35%	(Y)	Chosen pre-plot works without exception
8	8,785	X	29%	(Y)	X	25%	(Y)	-	41%	(Y)	-	40%	(Y)	-	32%	(Y)	Chosen pre-plot works without exception
9	7,564	X	34%	(Y)	X	29%	(Y)	X	47%	(Y)	-	47%	(Y)	X	37%	(Y)	2494 patio misses rear yard diagonal setback by 6.2', however this is allowed on City Zoning Code Sec 25-25-30
10	6,600	X	39%	(Y)	X	33%	(Y)	-	54%	(N)	-	54%	(N)	X	42%	(Y)	Chosen pre-plot works without exception
11	7,150	X	36%	(Y)	X	31%	(Y)	X	50%	(Y)	-	50%	(Y)	X	39%	(Y)	2494 will need an exception from City as it encroaches into rear yard 1.0'
12	6,498	X	39%	(Y)	X	34%	(Y)	-	55%	(N)	-	55%	(N)	X	43%	(Y)	Chosen pre-plot works without exception
13	7,816	-	33%	(Y)	X	28%	(Y)	-	46%	(Y)	-	45%	(Y)	-	35%	(Y)	Chosen pre-plot works without exception
14	14,935	X	17%	(Y)	X	15%	(Y)	X	24%	(Y)	X	24%	(Y)	X	19%	(Y)	Chosen pre-plot works without exception
15	9,054	X	28%	(Y)	X	24%	(Y)	-	39%	(Y)	-	39%	(Y)	-	31%	(Y)	Chosen pre-plot works without exception
16	6,751	X	38%	(Y)	X	33%	(Y)	-	53%	(N)	-	53%	(N)	-	41%	(Y)	Chosen pre-plot works without exception
17	6,821	X	37%	(Y)	X	32%	(Y)	-	52%	(N)	-	52%	(N)	X	41%	(Y)	Chosen pre-plot works without exception
18	6,931	X	37%	(Y)	X	32%	(Y)	X	52%	(N)	-	51%	(N)	X	40%	(Y)	2494 will need exception from City as it encroaches into rear yard by 1.0', lot coverage exception required for selected plan.
19	7,933	X	32%	(Y)	X	28%	(Y)	-	45%	(Y)	-	45%	(Y)	X	35%	(Y)	Chosen pre-plot works without exception
20	7,739	X	33%	(Y)	X	28%	(Y)	X	46%	(Y)	-	46%	(Y)	-	36%	(Y)	2494 patio misses rear yard diagonal setback by 7.9', however this is allowed on City Zoning Code Sec 25-25-30
21	6,647	X	38%	(Y)	X	33%	(Y)	-	54%	(N)	-	53%	(N)	-	42%	(Y)	Chosen pre-plot works without exception
22	7,340	X	35%	(Y)	X	30%	(Y)	-	49%	(Y)	-	48%	(Y)	-	38%	(Y)	Chosen pre-plot works without exception
23	7,306	X	35%	(Y)	X	30%	(Y)	-	49%	(Y)	-	49%	(Y)	X	38%	(Y)	Chosen pre-plot works without exception
24	6,990	X	36%	(Y)	X	31%	(Y)	X	51%	(N)	-	51%	(N)	X	40%	(Y)	Chosen pre-plot works without exception
25	8,166	X	31%	(Y)	X	27%	(Y)	X	44%	(Y)	X	43%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
26	8,427	X	30%	(Y)	X	26%	(Y)	X	42%	(Y)	X	42%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
27	9,558	X	27%	(Y)	X	23%	(Y)	X	37%	(Y)	X	37%	(Y)	X	29%	(Y)	Chosen pre-plot works without exception
28	10,877	X	23%	(Y)	X	20%	(Y)	-	33%	(Y)	X	33%	(Y)	X	25%	(Y)	Chosen pre-plot works without exception
29	8,905	X	29%	(Y)	X	25%	(Y)	X	40%	(Y)	X	40%	(Y)	X	31%	(Y)	Chosen pre-plot works without exception
30	8,449	X	30%	(Y)	X	26%	(Y)	X	42%	(Y)	X	42%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception

Village 1: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	1945			2119			2494			2700			3512			Notes
		1 Story			2 Story			1 Story			1 Story			2 Story			
		(45Wx63D)			(40Wx58D)			(50Wx75D)			(45Wx84D)			(45Wx71D)			
		Footprint SF (includes porch & patio, excludes flatwork)															
		2546	Coverage	<50%?	2199	Coverage	<50%?	3571	Coverage	<50%?	3552	Coverage	<50%?	2769	Coverage	<50%?	
31	7,105	X	36%	(Y)	X	31%	(Y)	-	50%	(N)	-	50%	(Y)	X	39%	(Y)	Chosen pre-plot works without exception
32	7,219	X	35%	(Y)	X	30%	(Y)	-	49%	(Y)	-	49%	(Y)	X	38%	(Y)	Chosen pre-plot works without exception
33	7,425	X	34%	(Y)	X	30%	(Y)	-	48%	(Y)	-	48%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
34	6,235	X	41%	(Y)	X	35%	(Y)	-	57%	(N)	-	57%	(N)	-	44%	(Y)	Chosen pre-plot works without exception
35	6,786	X	38%	(Y)	X	32%	(Y)	-	53%	(N)	-	52%	(N)	X	41%	(Y)	Chosen pre-plot works without exception
36	6,766	X	38%	(Y)	X	33%	(Y)	-	53%	(N)	-	52%	(N)	X	41%	(Y)	Chosen pre-plot works without exception
37	8,197	X	31%	(Y)	X	27%	(Y)	X	44%	(Y)	-	43%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
38	8,612	X	30%	(Y)	X	26%	(Y)	X	41%	(Y)	X	41%	(Y)	X	32%	(Y)	Chosen pre-plot works without exception
39	6,793	X	37%	(Y)	X	32%	(Y)	-	53%	(N)	-	52%	(N)	-	41%	(Y)	Chosen pre-plot works without exception
40	7,259	X	35%	(Y)	X	30%	(Y)	X	49%	(Y)	-	49%	(Y)	X	38%	(Y)	Chosen pre-plot works without exception
41	6,532	X	39%	(Y)	X	34%	(Y)	-	55%	(N)	-	54%	(N)	-	42%	(Y)	Chosen pre-plot works without exception
42	7,059	X	36%	(Y)	X	31%	(Y)	-	51%	(N)	-	50%	(N)	-	39%	(Y)	Chosen pre-plot works without exception
43	7,122	X	36%	(Y)	X	31%	(Y)	-	50%	(N)	-	50%	(Y)	-	39%	(Y)	Chosen pre-plot works without exception
44	6,363	X	40%	(Y)	X	35%	(Y)	-	56%	(N)	-	56%	(N)	X	44%	(Y)	Chosen pre-plot works without exception
45	6,842	X	37%	(Y)	X	32%	(Y)	X	52%	(N)	-	52%	(N)	X	40%	(Y)	Chosen pre-plot works without exception
46	6,623	X	38%	(Y)	X	33%	(Y)	-	54%	(N)	-	54%	(N)	X	42%	(Y)	Chosen pre-plot works without exception
47	7,516	X	34%	(Y)	X	29%	(Y)	-	48%	(Y)	-	47%	(Y)	X	37%	(Y)	Chosen pre-plot works without exception
48	7,340	X	35%	(Y)	X	30%	(Y)	-	49%	(Y)	-	48%	(Y)	-	38%	(Y)	Chosen pre-plot works without exception
49	6,771	X	38%	(Y)	X	32%	(Y)	-	53%	(N)	-	52%	(N)	X	41%	(Y)	Chosen pre-plot works without exception
50	7,259	X	35%	(Y)	X	30%	(Y)	X	49%	(Y)	X	49%	(Y)	X	38%	(Y)	Chosen pre-plot works without exception
51	6,413	X	40%	(Y)	X	34%	(Y)	-	56%	(N)	-	55%	(N)	X	43%	(Y)	Chosen pre-plot works without exception
52	6,931	X	37%	(Y)	X	32%	(Y)	-	52%	(N)	-	51%	(N)	-	40%	(Y)	Chosen pre-plot works without exception
53	8,355	X	30%	(Y)	X	26%	(Y)	-	43%	(Y)	-	43%	(Y)	-	33%	(Y)	Chosen pre-plot works without exception
54	7,755	X	33%	(Y)	X	28%	(Y)	-	46%	(Y)	-	46%	(Y)	X	36%	(Y)	Chosen pre-plot works without exception
55	8,092	X	31%	(Y)	X	27%	(Y)	X	44%	(Y)	-	44%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
56	8,049	X	32%	(Y)	X	27%	(Y)	X	44%	(Y)	X	44%	(Y)	X	34%	(Y)	2700 will need exception from City as it encroaches into rear yard 1.9'
57	8,604	X	30%	(Y)	X	26%	(Y)	X	42%	(Y)	-	41%	(Y)	X	32%	(Y)	Chosen pre-plot works without exception
58	8,717	X	29%	(Y)	X	25%	(Y)	X	41%	(Y)	X	41%	(Y)	X	32%	(Y)	Chosen pre-plot works without exception
59	8,274	X	31%	(Y)	X	27%	(Y)	X	43%	(Y)	X	43%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception

Village 1: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	1945			2119			2494			2700			3512			Notes
		1 Story			2 Story			1 Story			1 Story			2 Story			
		(45Wx63D)			(40Wx58D)			(50Wx75D)			(45Wx84D)			(45Wx71D)			
		Footprint SF (includes porch & patio, excludes flatwork)															
		2546	Coverage	<50%?	2199	Coverage	<50%?	3574	Coverage	<50%?	3552	Coverage	<50%?	2769	Coverage	<50%?	
60	10,298	X	25%	(Y)	X	21%	(Y)	X	35%	(Y)	-	34%	(Y)	X	27%	(Y)	Chosen pre-plot works without exception
61	14,125	X	18%	(Y)	X	16%	(Y)	X	25%	(Y)	X	25%	(Y)	X	20%	(Y)	Chosen pre-plot works without exception
62	9,715	X	26%	(Y)	X	23%	(Y)	-	37%	(Y)	-	37%	(Y)	-	29%	(Y)	Chosen pre-plot works without exception
63	6,725	-	38%	(Y)	X	33%	(Y)	-	53%	(N)	-	53%	(N)	-	41%	(Y)	Chosen pre-plot works without exception
64	6,600	X	39%	(Y)	X	33%		X	54%	(N)	-	54%	(N)	-	42%	(Y)	2494 will need exception from City as it encroaches into rear yard 1.0' , lot coverage exception required for selected plan
65	7,150	X	36%	(Y)	X	31%	(Y)	-	50%	(Y)	-	50%	(Y)	X	39%	(Y)	Chosen pre-plot works without exception
66	6,600	X	39%	(Y)	X	33%	(Y)	-	54%	(N)	-	54%	(N)	X	42%	(Y)	Chosen pre-plot works without exception
67	7,150	X	36%	(Y)	X	31%	(Y)	X	50%	(Y)	-	50%	(Y)	X	39%	(Y)	2494 will need exception from City as it encroaches into rear yard 1.0'
68	6,600	X	39%	(Y)	X	33%	(Y)	-	54%	(N)	-	54%	(N)	X	42%	(Y)	Chosen pre-plot works without exception
69	7,729	X	33%	(Y)	X	28%	(Y)	X	46%	(Y)	-	46%	(Y)	X	36%	(Y)	2494 will need exception from City as it encroaches into rear yard 1.0'
70	7,687	X	33%	(Y)	X	29%	(Y)	-	46%	(Y)	-	46%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
71	6,825	X	37%	(Y)	X	32%	(Y)	-	52%	(N)	-	52%	(N)	-	41%	(Y)	Chosen pre-plot works without exception
72	7,020	X	36%	(Y)	X	31%	(Y)	-	51%	(N)	-	51%	(N)	X	39%	(Y)	Chosen pre-plot works without exception
73	7,728	X	33%	(Y)	X	28%	(Y)	X	46%	(Y)	-	46%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
74	6,663	X	38%	(Y)	X	33%	(Y)	-	54%	(N)	-	53%	(N)	-	42%	(Y)	Chosen pre-plot works without exception
75	6,370	X	40%	(Y)	X	35%	(Y)	-	56%	(N)	-	56%	(N)	-	43%	(Y)	Chosen pre-plot works without exception
76	7,531	X	34%	(Y)	X	29%	(Y)	-	47%	(Y)	-	47%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
77	7,599	X	34%	(Y)	X	29%	(Y)	-	47%	(Y)	-	47%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
78	7,280	X	35%	(Y)	X	30%	(Y)	X	49%	(Y)	-	49%	(Y)	-	38%	(Y)	Chosen pre-plot works without exception
79	6,987	X	36%	(Y)	X	31%	(Y)	-	51%	(N)	-	51%	(N)	X	40%	(Y)	Chosen pre-plot works without exception
80	6,762	X	38%	(Y)	X	33%	(Y)	-	53%	(N)	-	53%	(N)	-	41%	(Y)	Chosen pre-plot works without exception
81	6,630	X	38%	(Y)	X	33%	(Y)	-	54%	(N)	-	54%	(N)	-	42%	(Y)	Chosen pre-plot works without exception
82	6,825	X	37%	(Y)	X	32%	(Y)	-	52%	(N)	-	52%	(N)	-	41%	(Y)	Chosen pre-plot works without exception
83	10,757	X	24%	(Y)	X	20%	(Y)	X	33%	(Y)	-	33%	(Y)	-	26%	(Y)	Chosen pre-plot works without exception



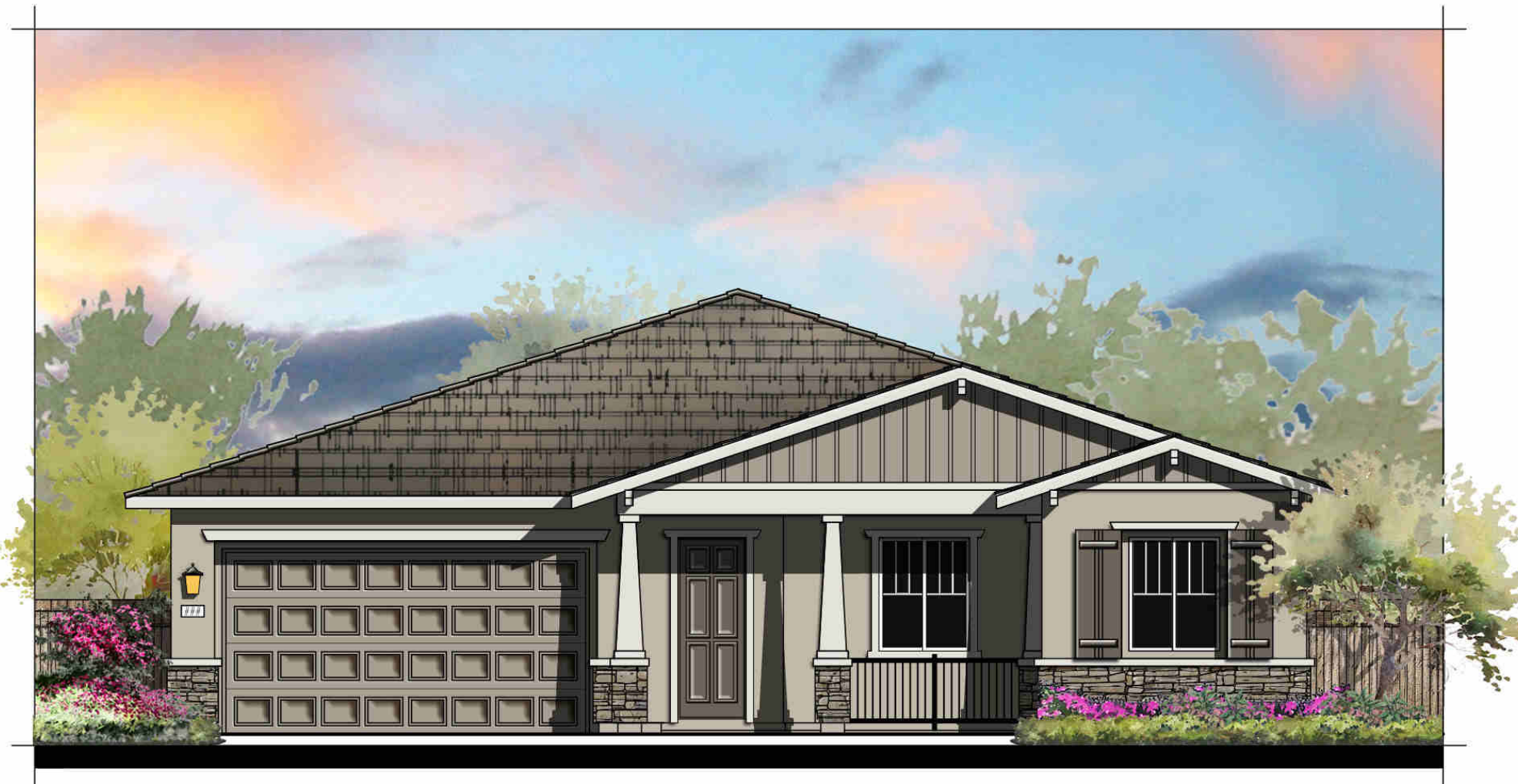
A - Mission

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



B - Artisan

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



C - Craftsman

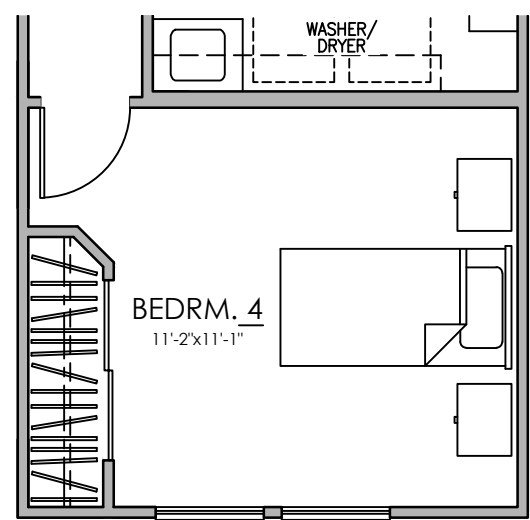
Incorporates primarily gable type roofs with board and batten siding in the gables along with corbel accents. Stone wainscot with plank shutters and battered columns on a stone base along with flat "shake" concrete roof tile.



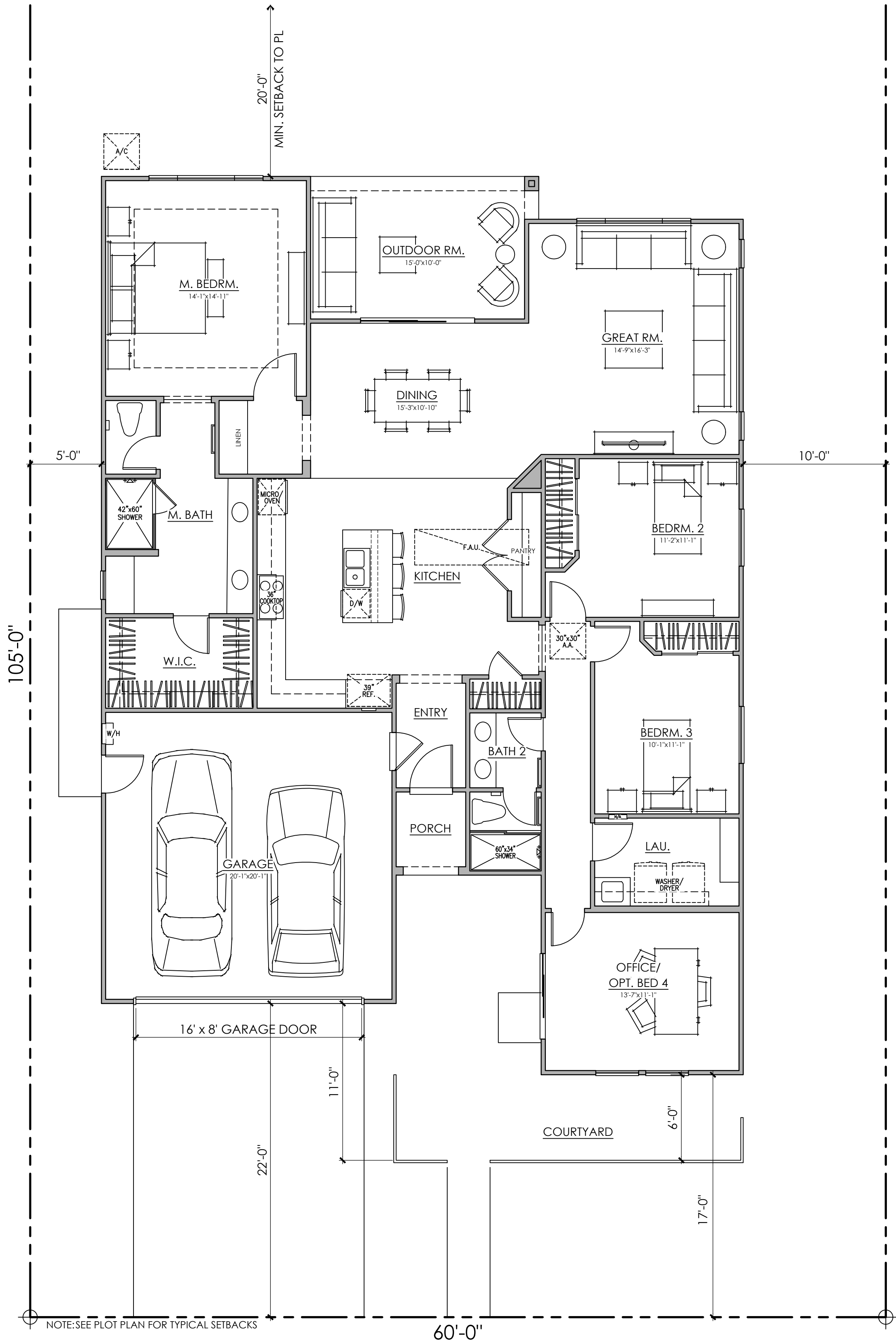
D - European Country

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

An offering of both single and two story plans along with a variety of plan widths, massing and roof configurations all contribute to the architectural diversity as outlined in the Spring Lake Specific Plan Design Standards and Guidelines. The plans offer a variety of front massing configurations including porch forward and courtyard forward. In most instances the garage has been setback from the forward elements mitigating its impact. Four elevation styles have been selected for their diversity in materials, detailing, color palettes and roof designs.



OPTIONAL BEDRM. 4



AREA TABULATION

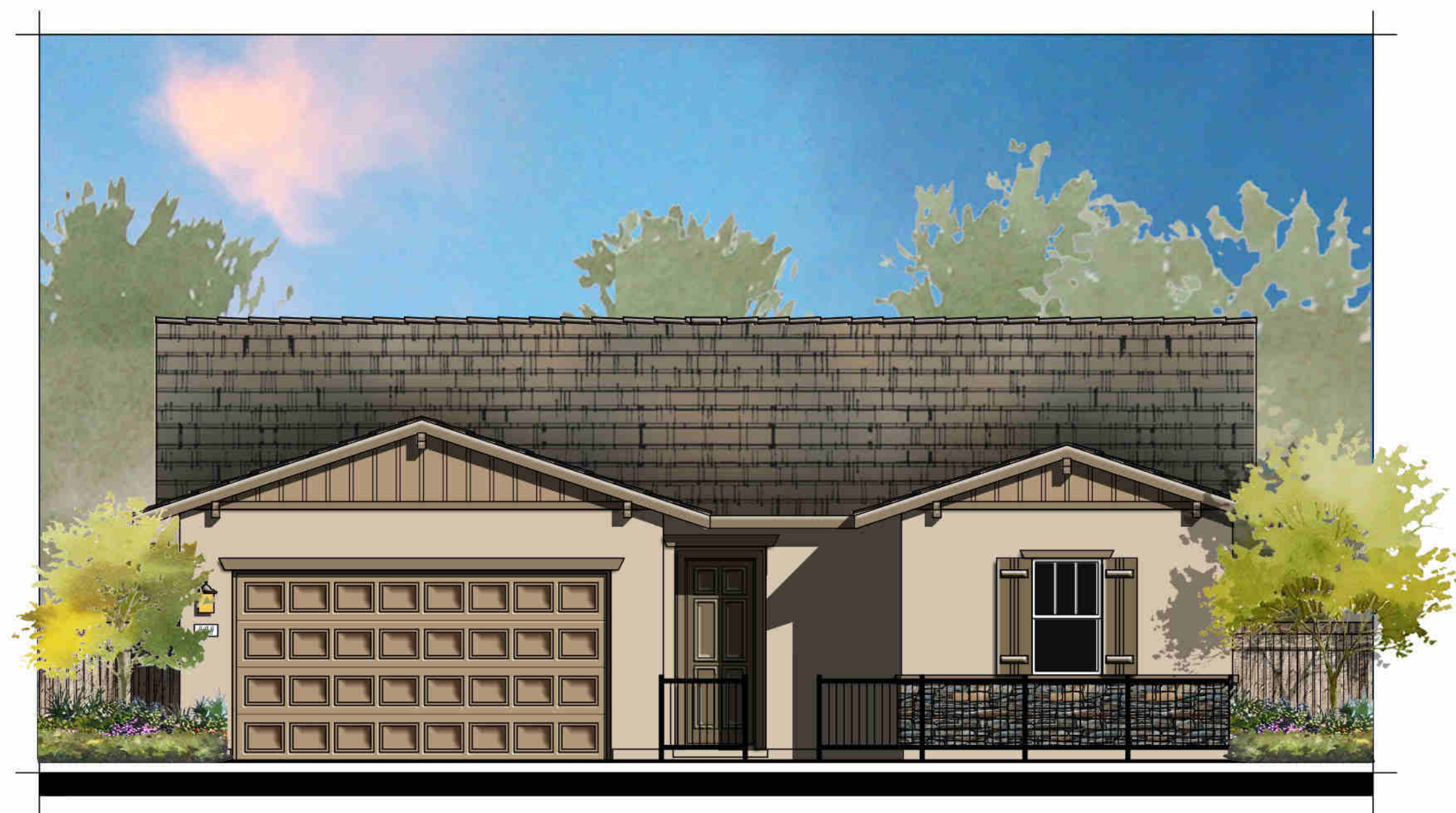
CONDITIONED SPACE	
FIRST FLOOR AREA	1,945 SQ. FT.
TOTAL DWELLING	1,945 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	28 SQ. FT.
PATIO	153 SQ. FT.



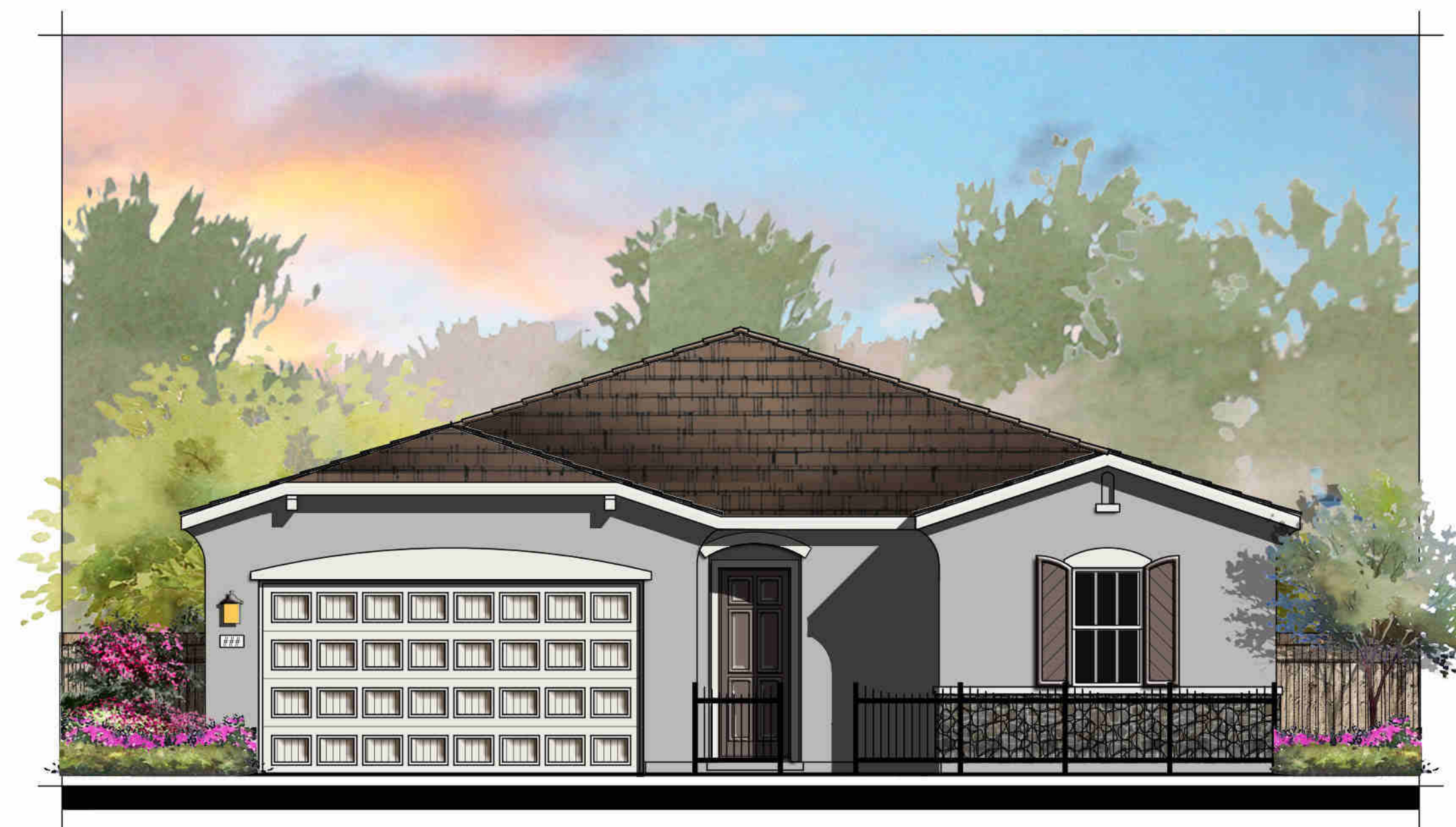
MISSION "A"
COLOR SCHEME 1



ARTISAN "B"
COLOR SCHEME 4



CRAFTSMAN "C"
COLOR SCHEME 7



EUROPEAN COUNTRY "D"
COLOR SCHEME 10

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

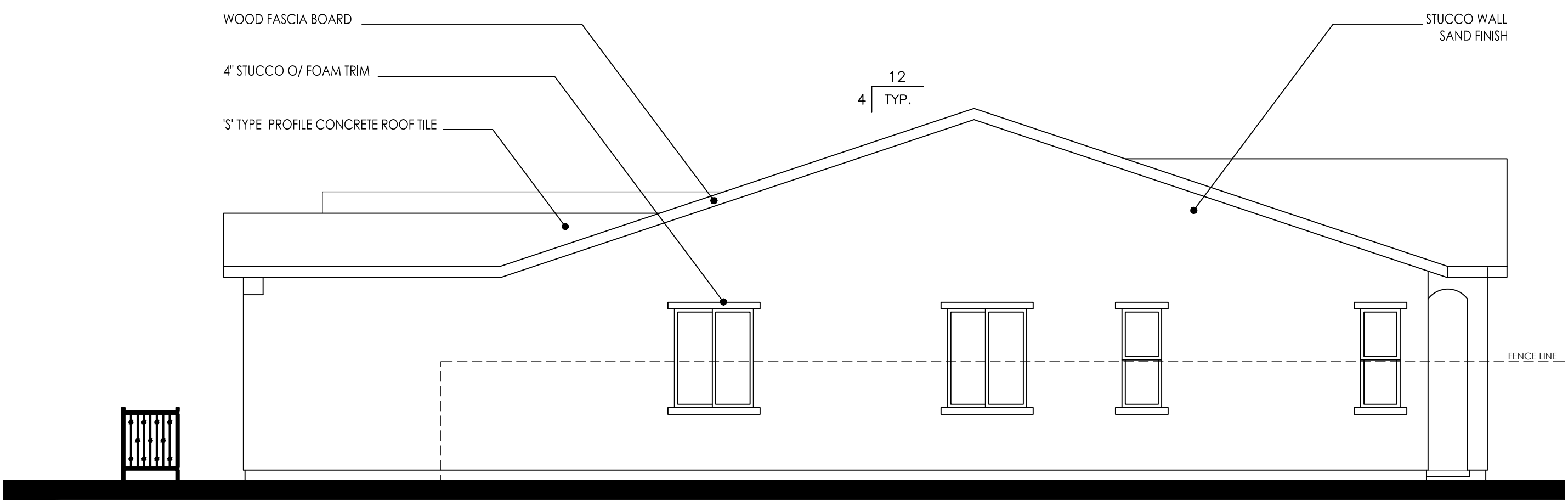
Page 48

PLAN 1945
3 BEDROOM, 2 BATH, OFFICE

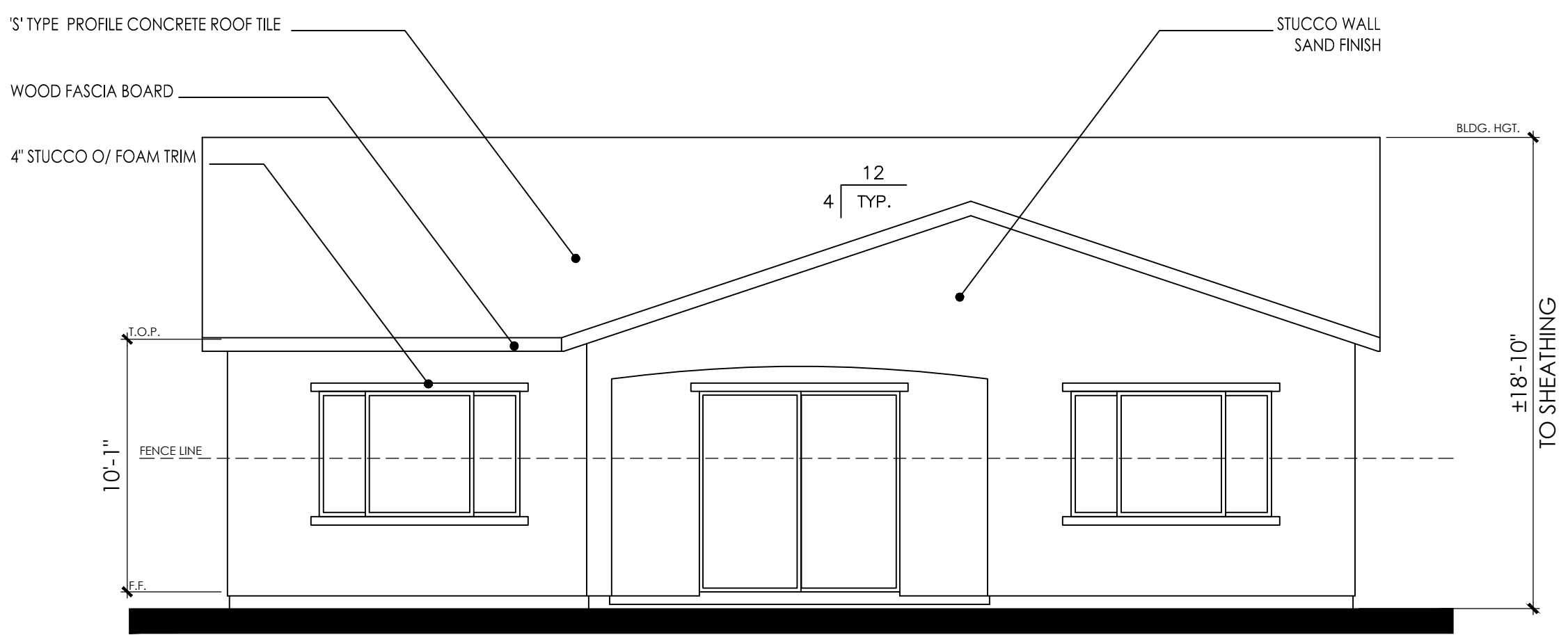
LENNAR®

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

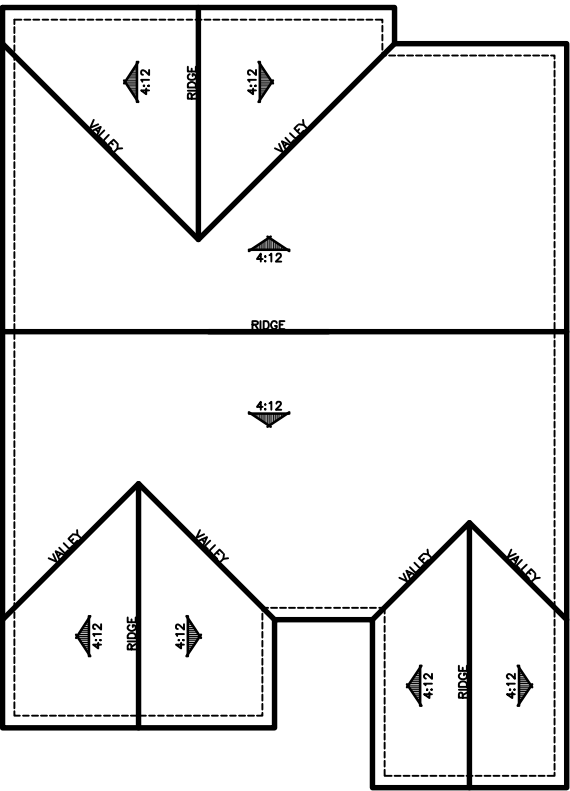
A-11



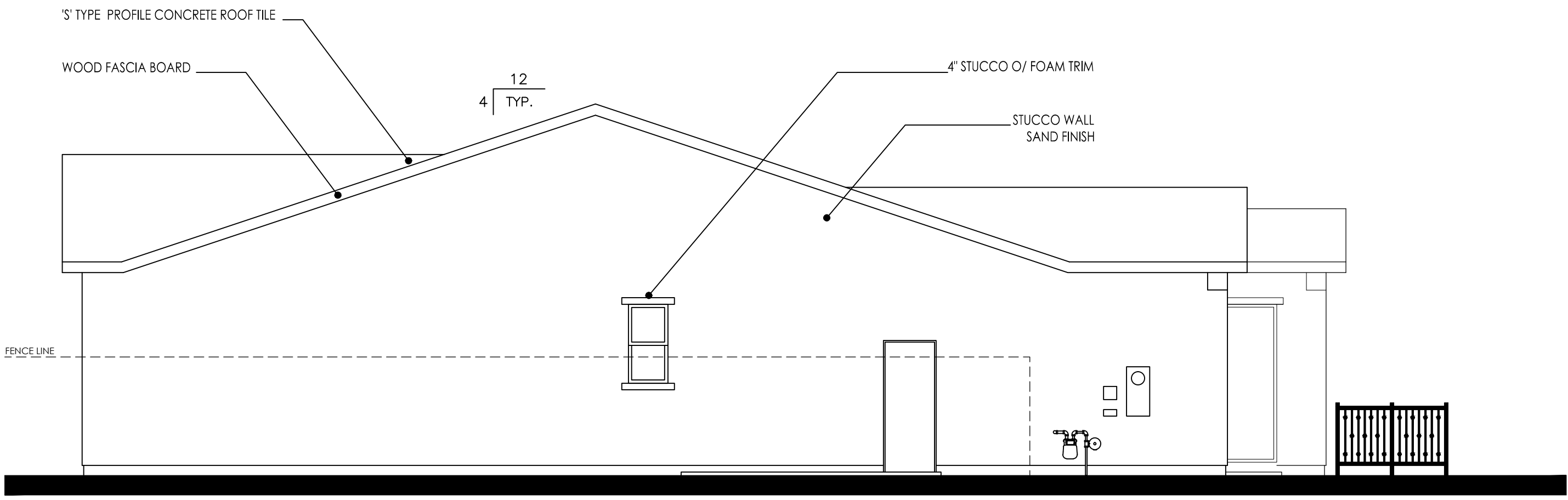
RIGHT ELEVATION



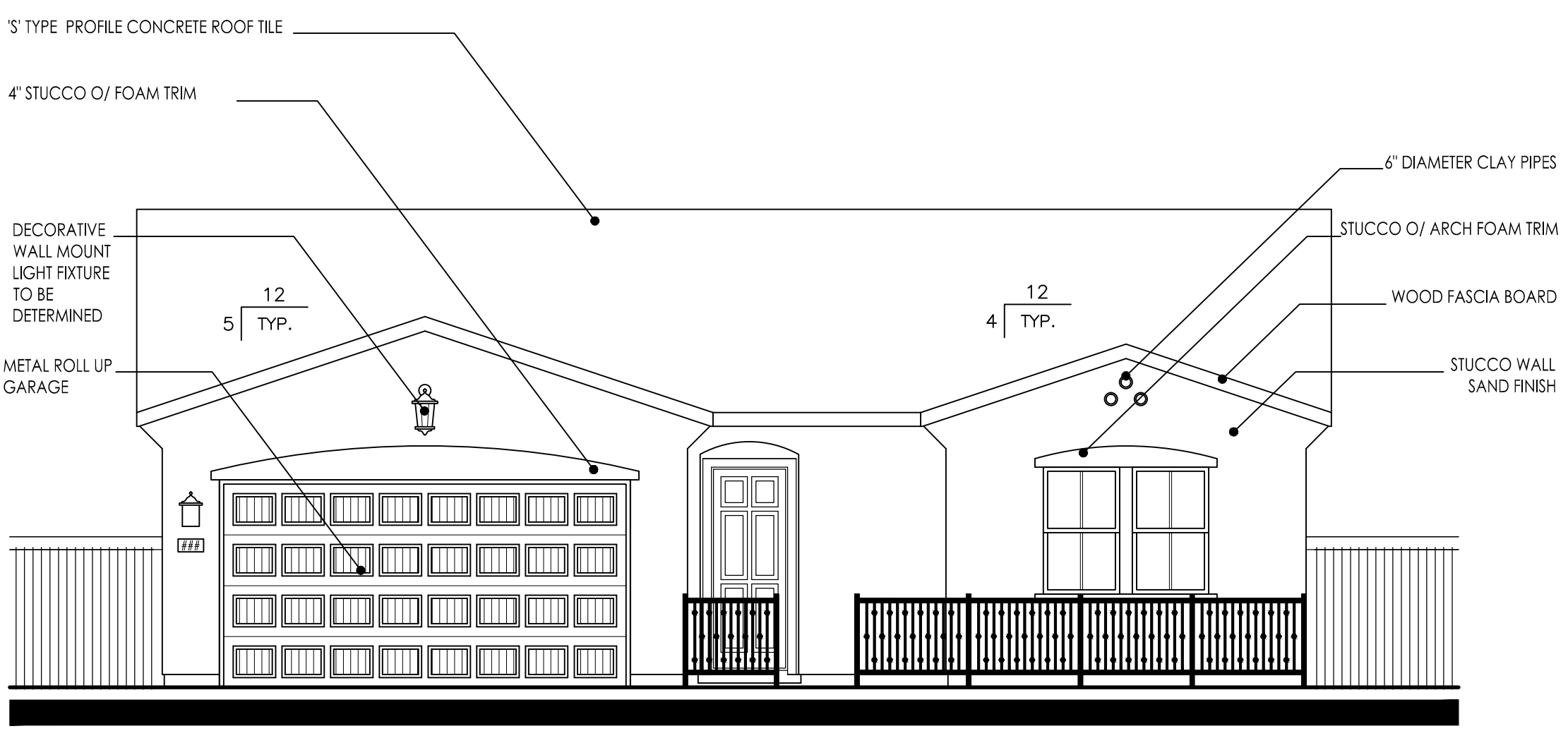
REAR ELEVATION



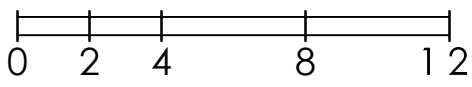
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



PLAN 1945
MISSION "A"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

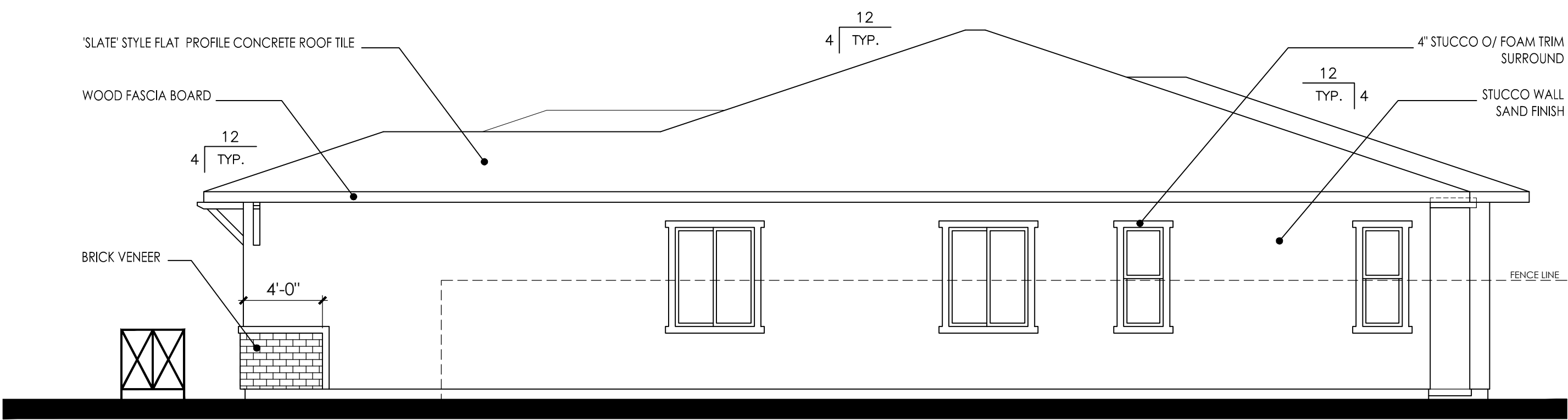
PLAN 1945
3 BEDROOM, 2 BATH, OFFICE

LENNAR

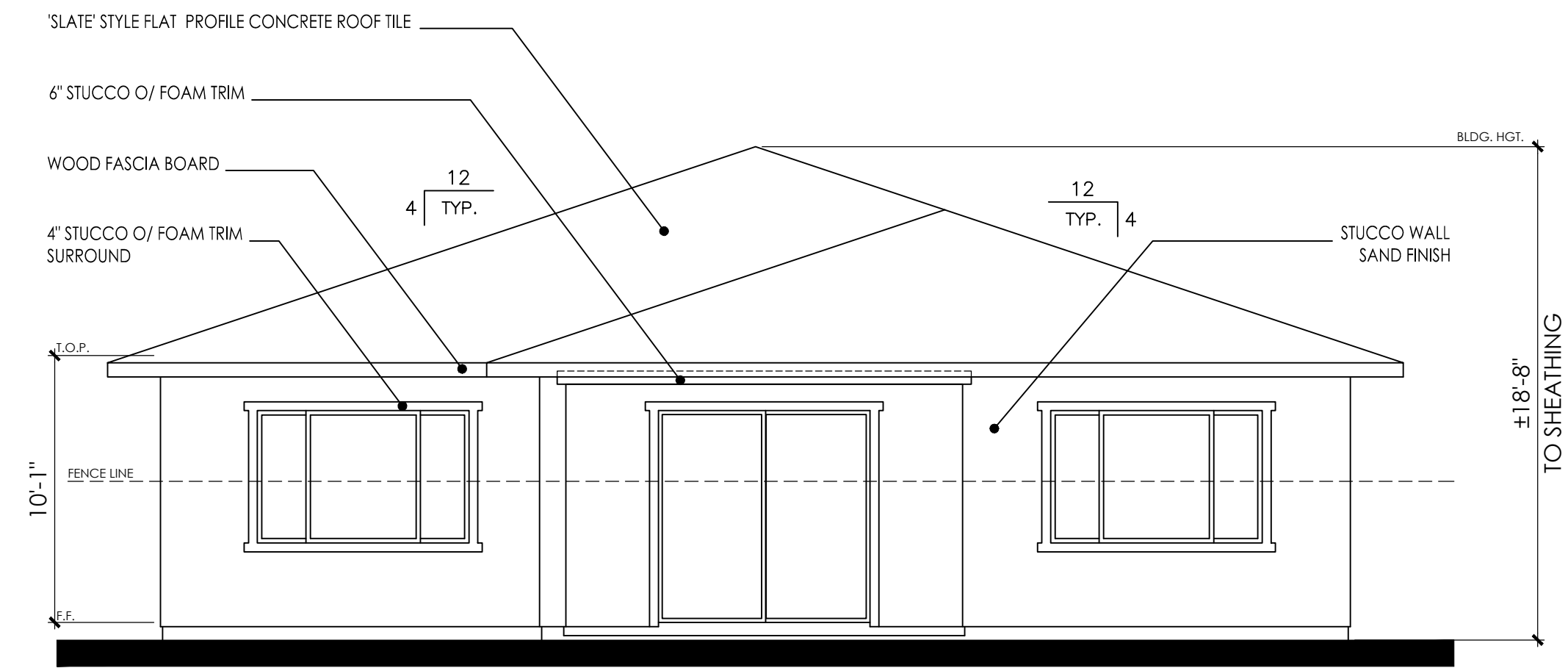
Kevin L. Crook
Architect
Inc

A-12

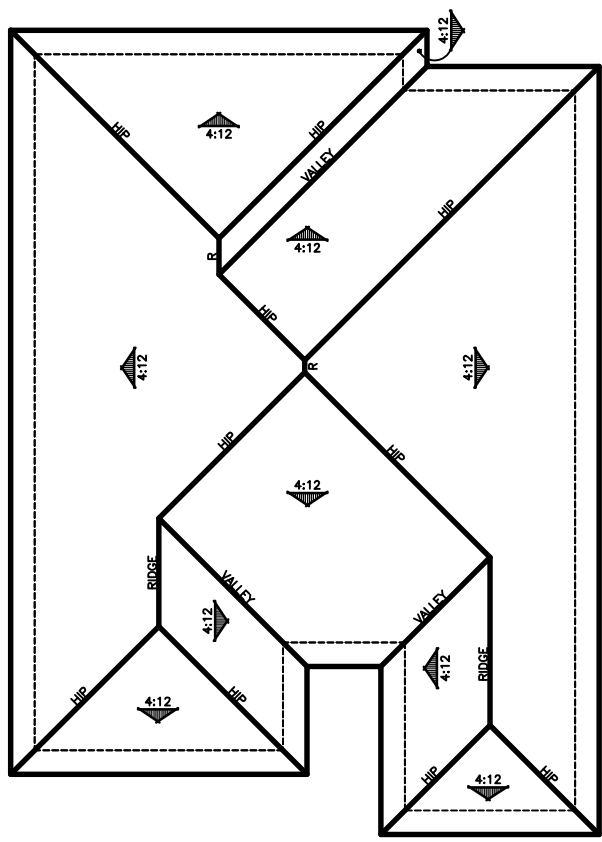
PLANNING + ARCHITECTURE



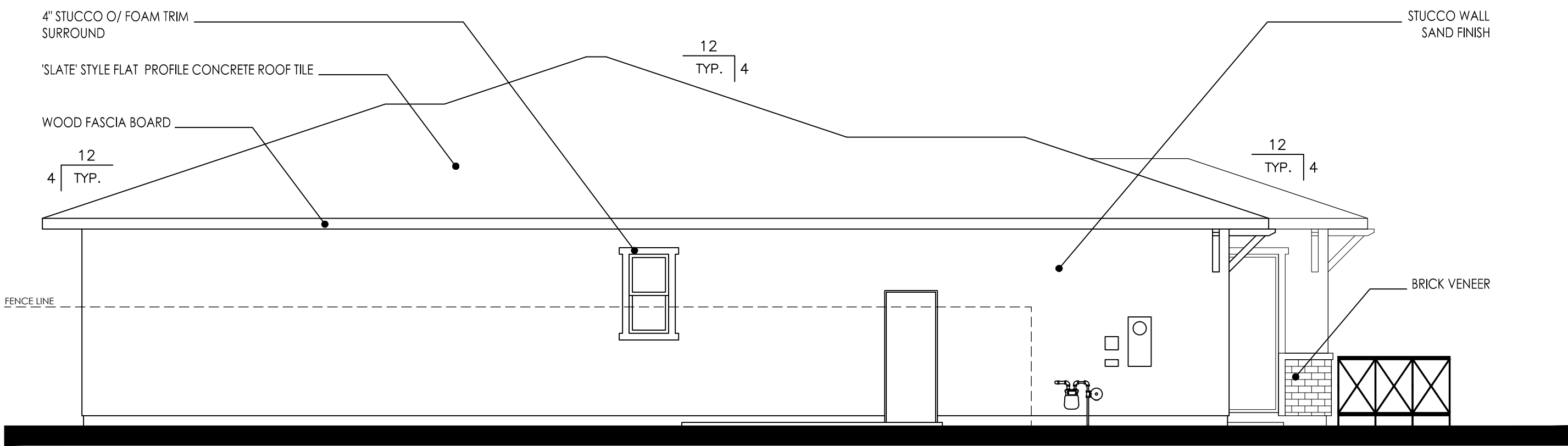
RIGHT ELEVATION



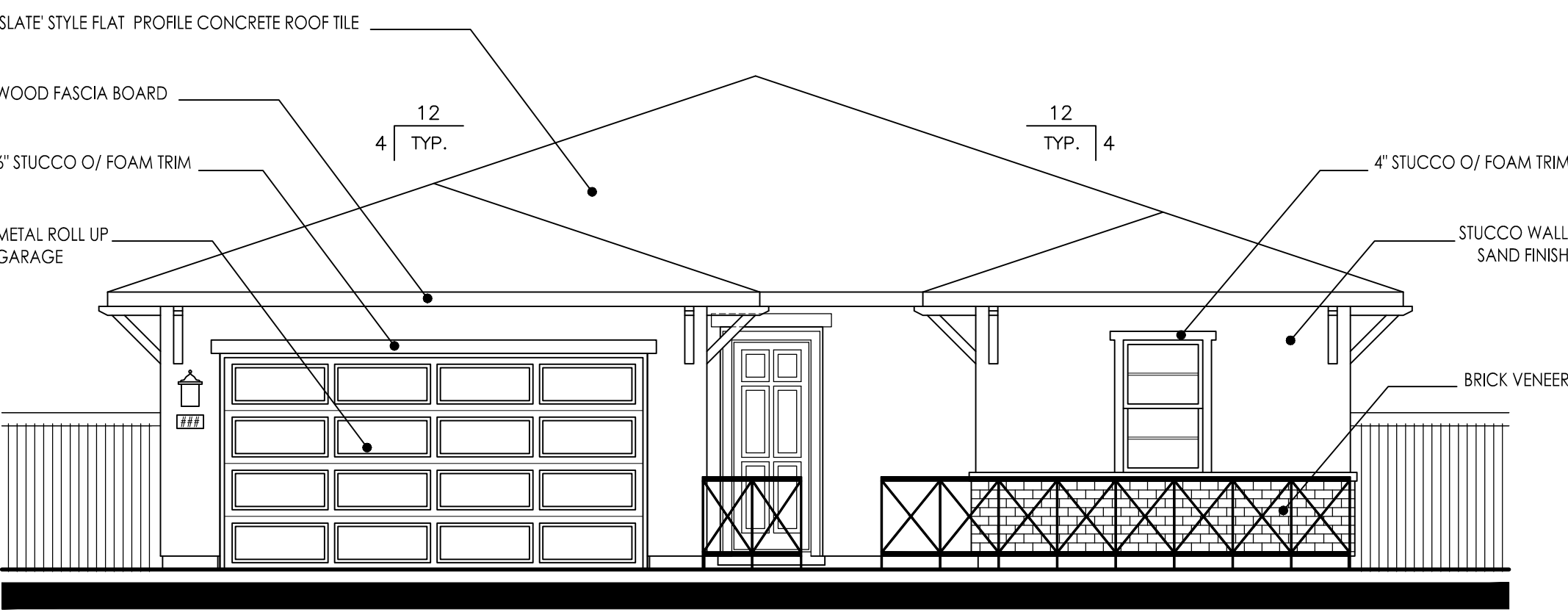
REAR ELEVATION



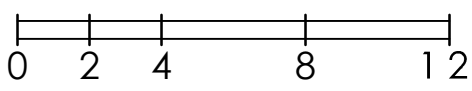
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



PLAN 1945
ARTISAN "B"

SUMMERSTONE AT SPRING LAKE

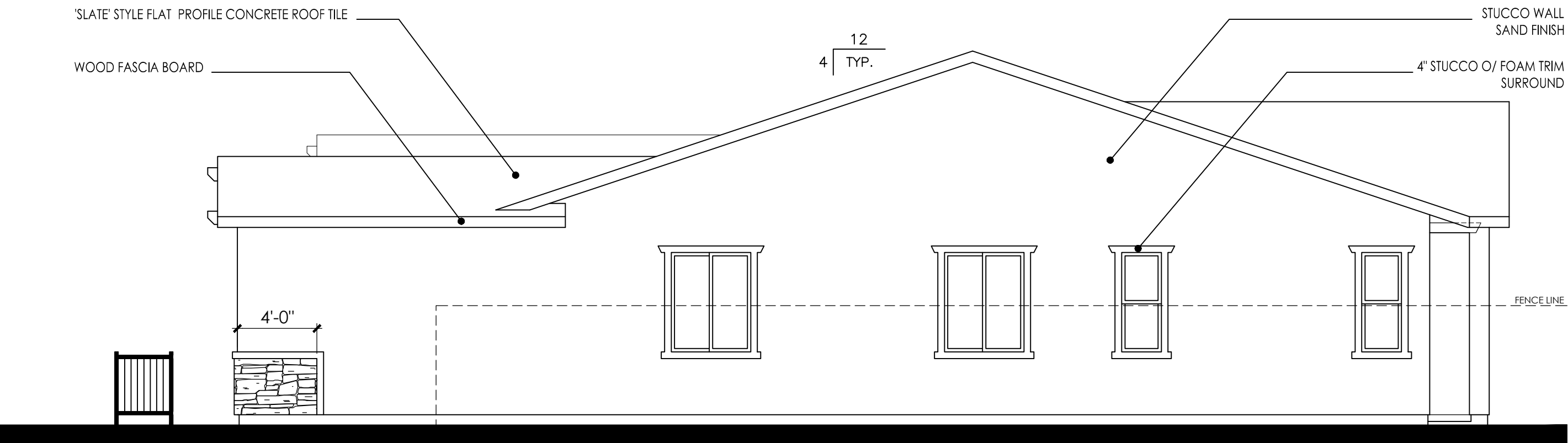
#17018
06/05/18

PLAN 1945
3 BEDROOM, 2 BATH, OFFICE

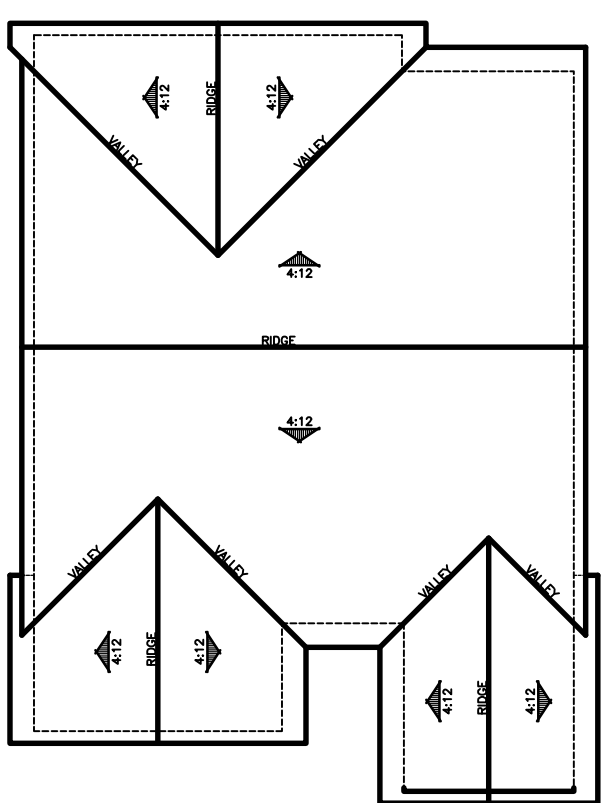
LENNAR®

Kevin L. Crook
Architect
Inc

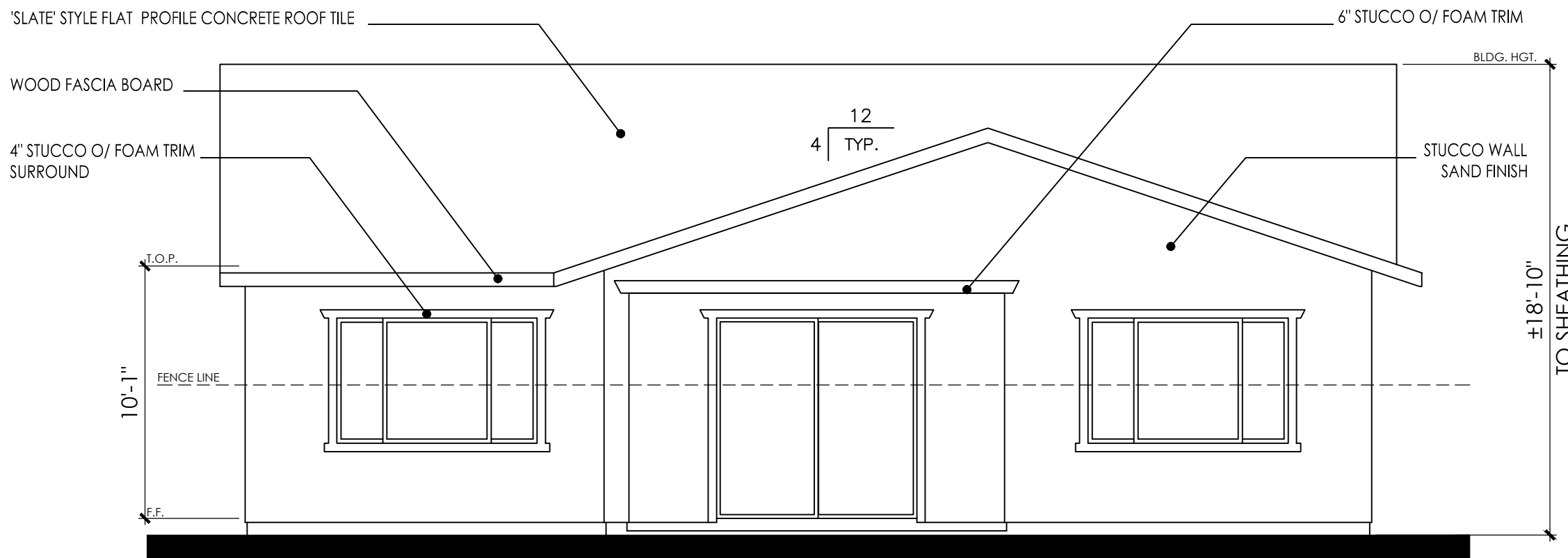
A-13 PLANNING + ARCHITECTURE



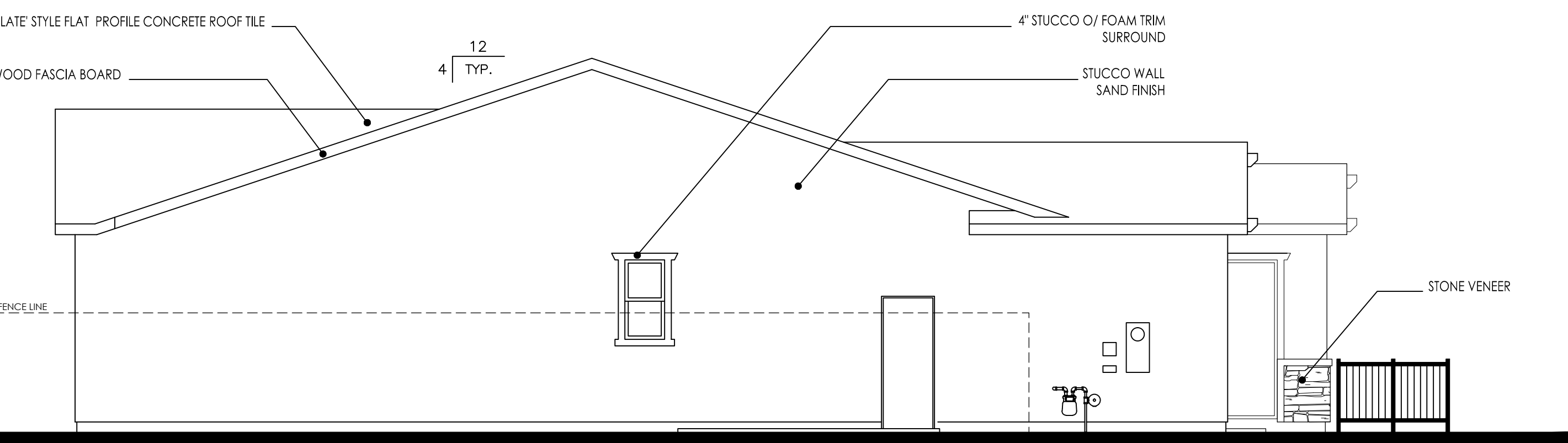
RIGHT ELEVATION



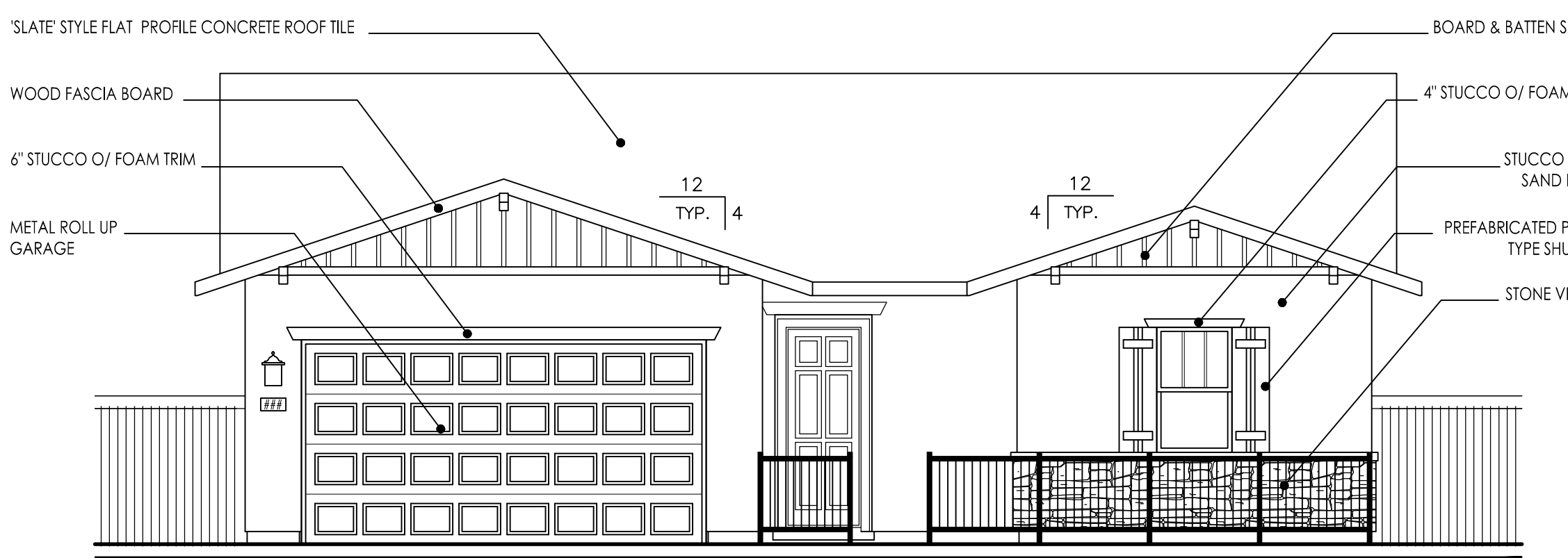
ROOF PLAN



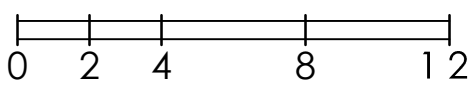
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 1945
CRAFTSMAN "C"

SUMMERSTONE AT SPRING LAKE

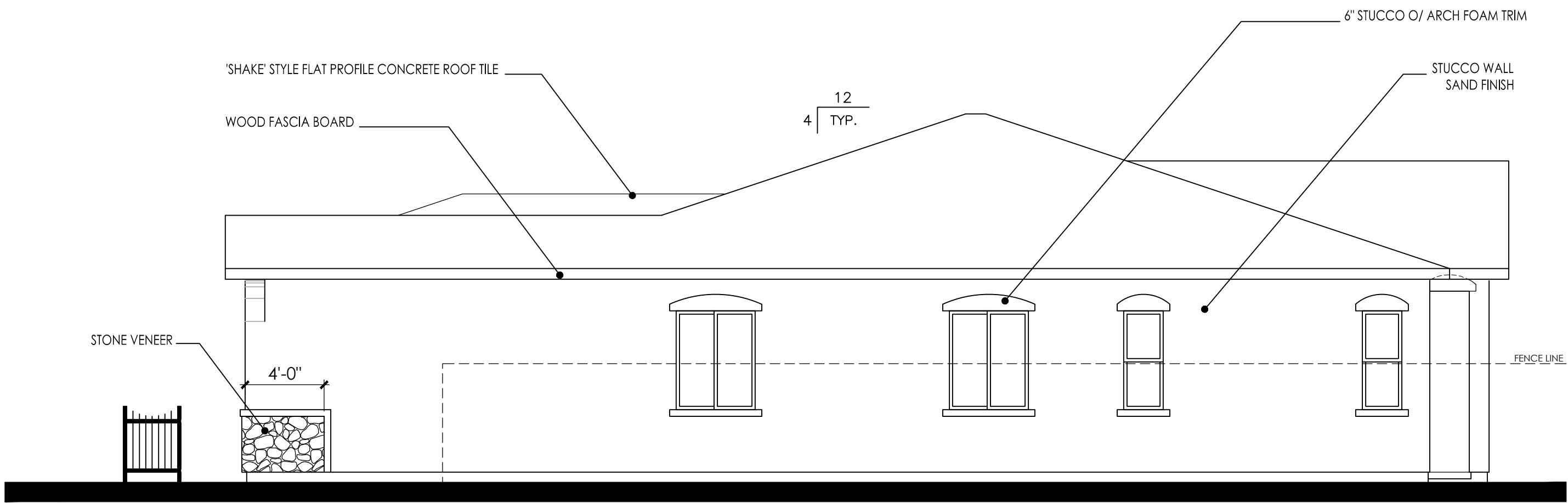
#17018
06/05/18

PLAN 1945
3 BEDROOM, 2 BATH, OFFICE

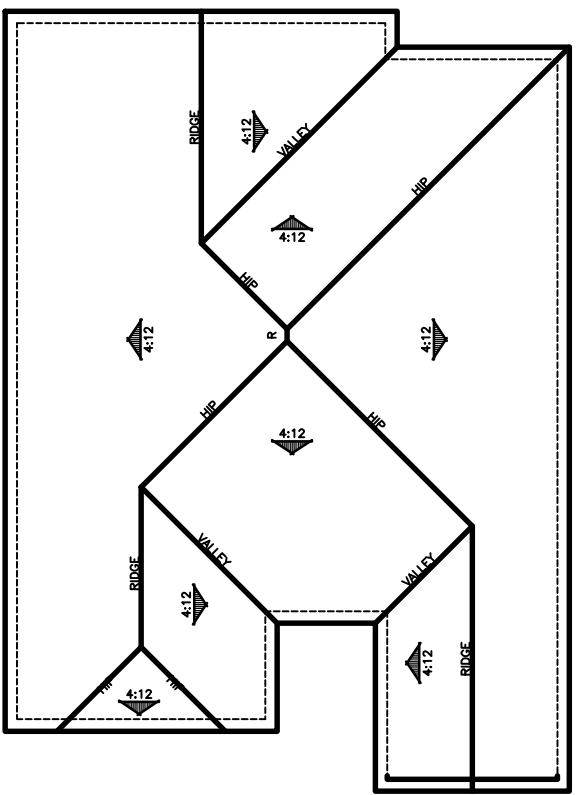
LENNAR®

Kevin L. Crook
Architect
Inc

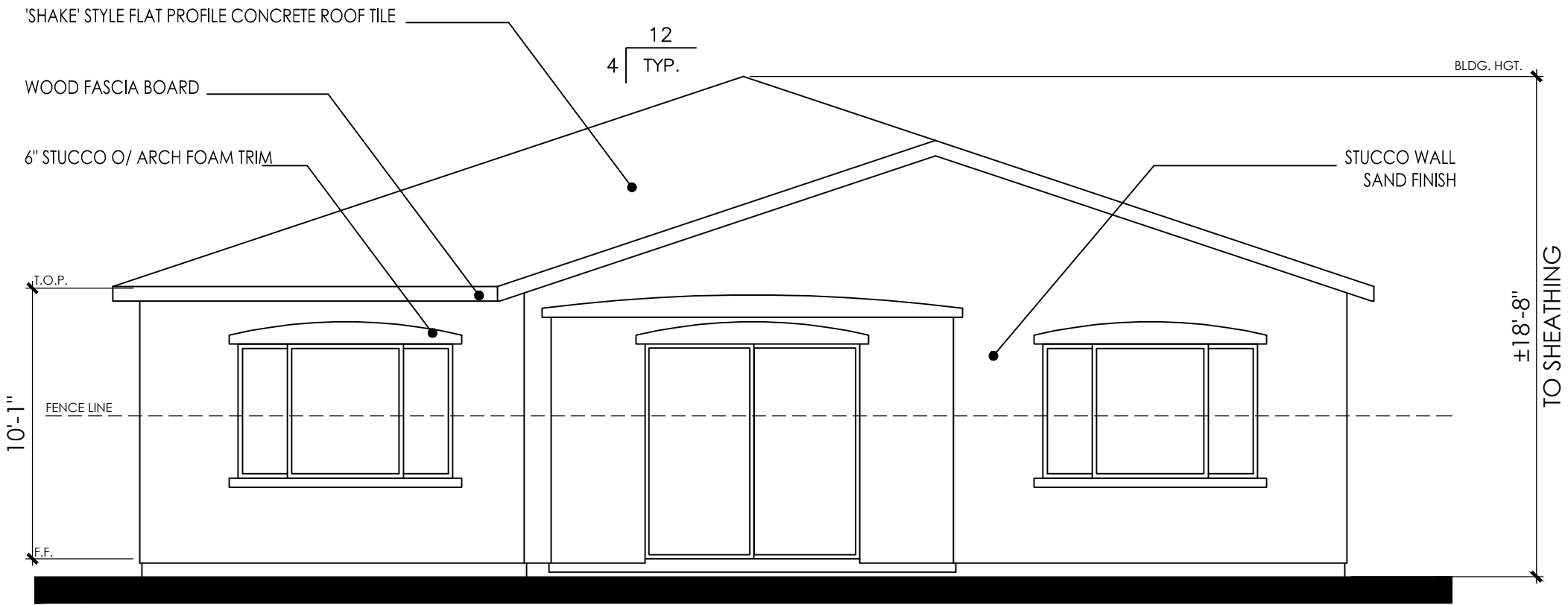
A-14



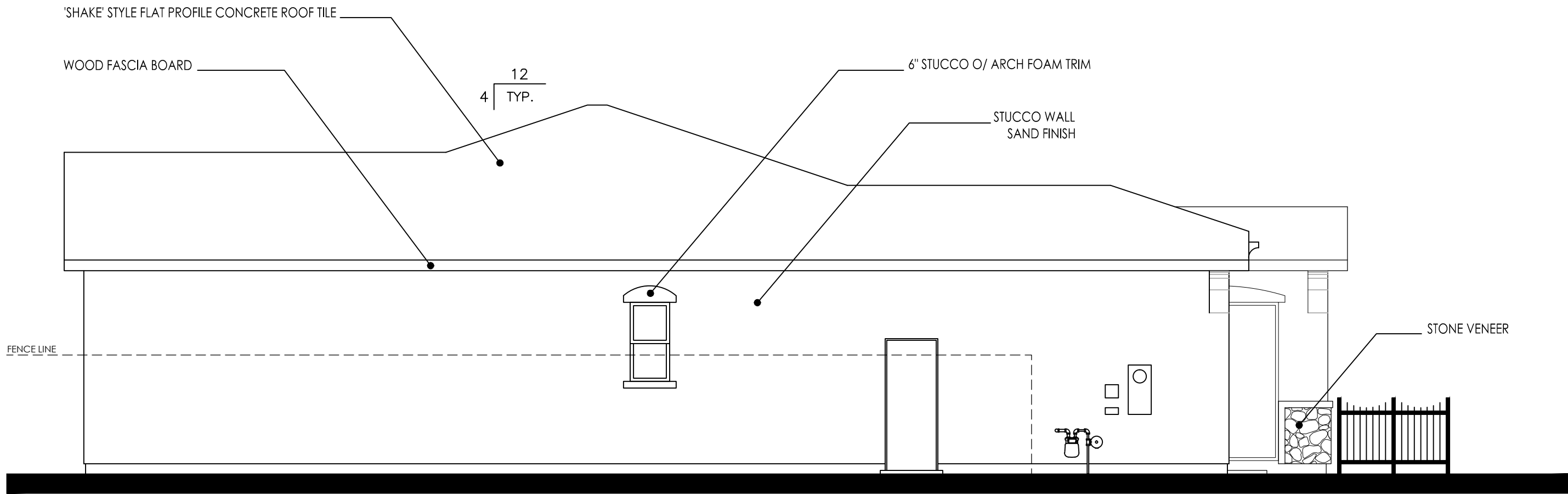
RIGHT ELEVATION



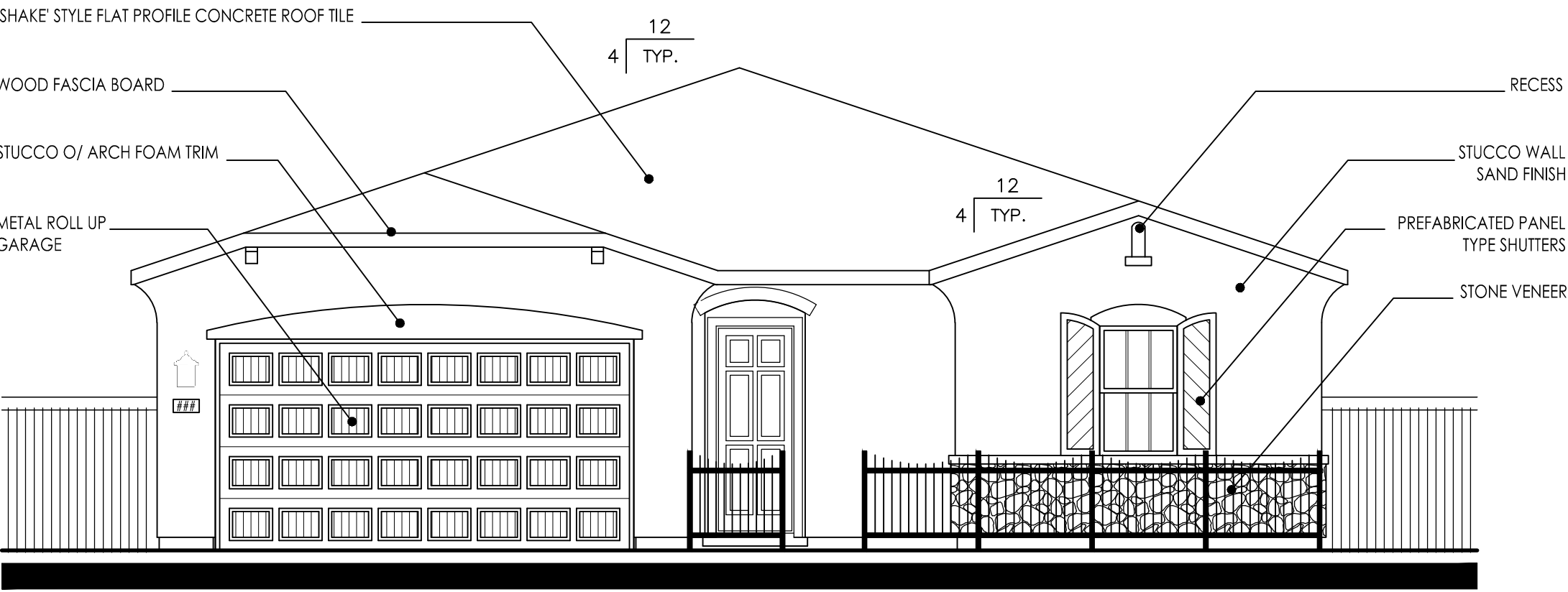
ROOF PLAN



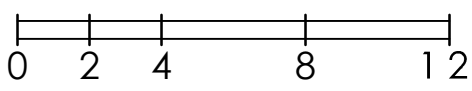
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 1945
EUROPEAN COUNTRY "D"

SUMMERSTONE AT SPRING LAKE

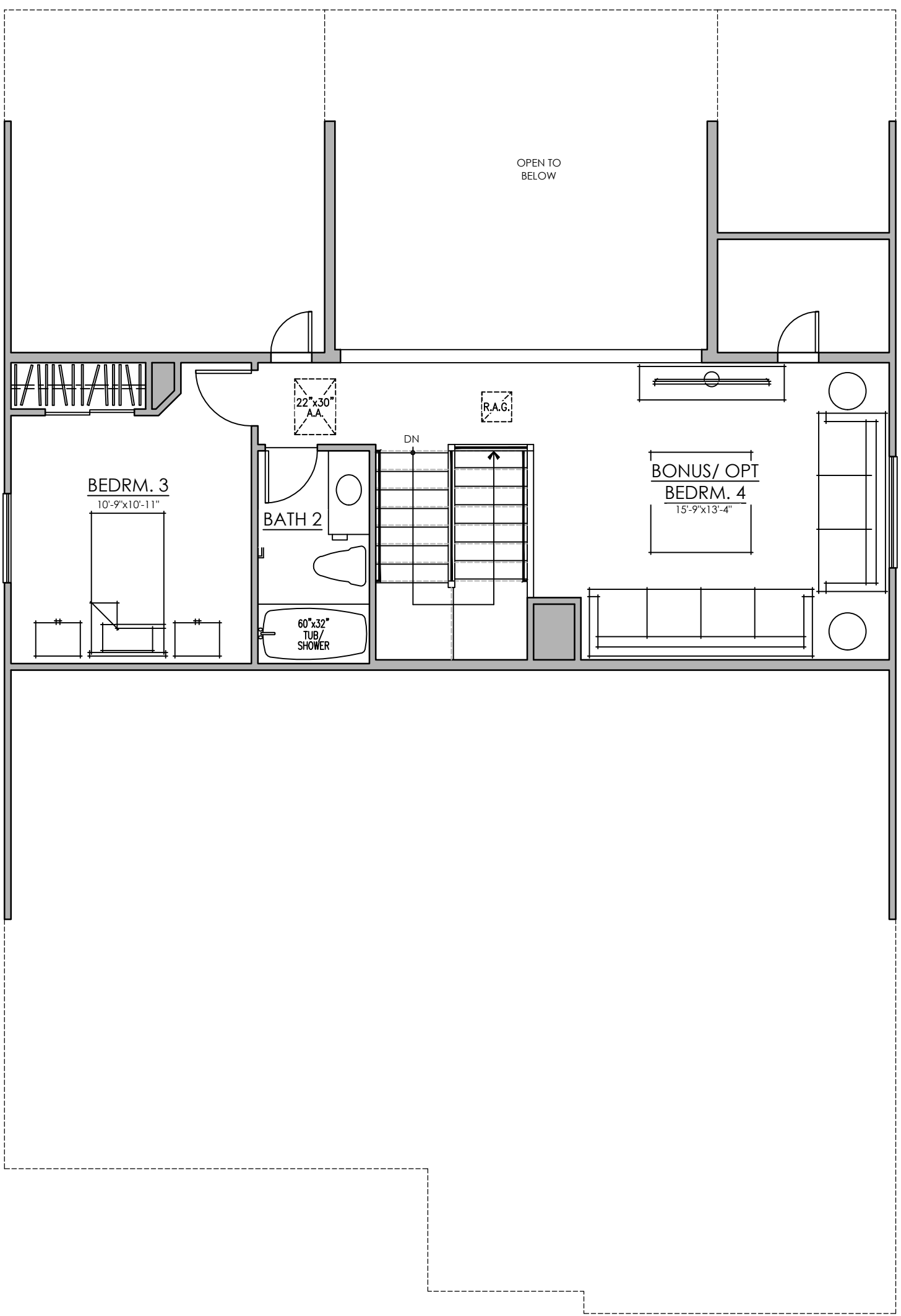
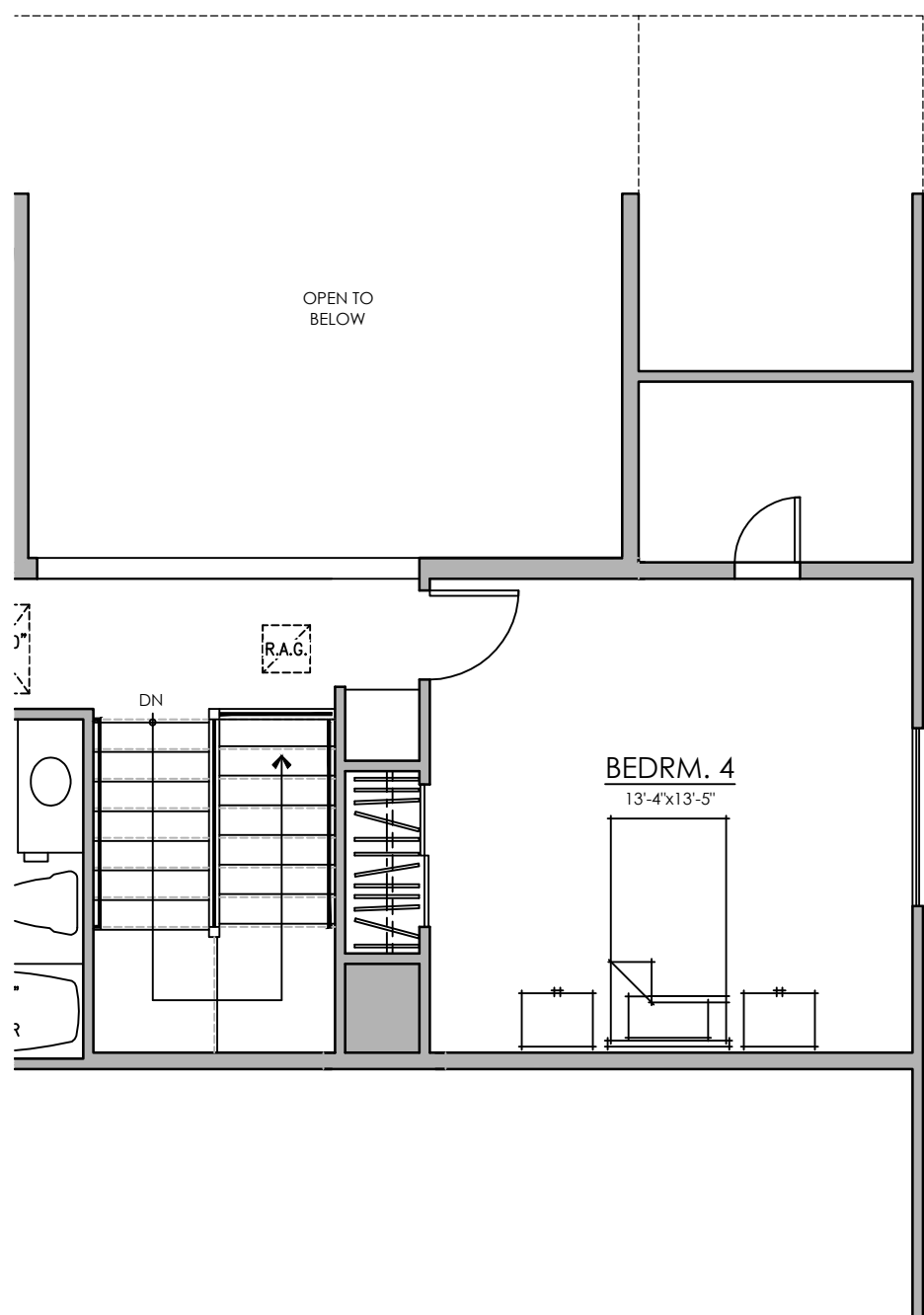
#17018
06/05/18

PLAN 1945
3 BEDROOM, 2 BATH, OFFICE

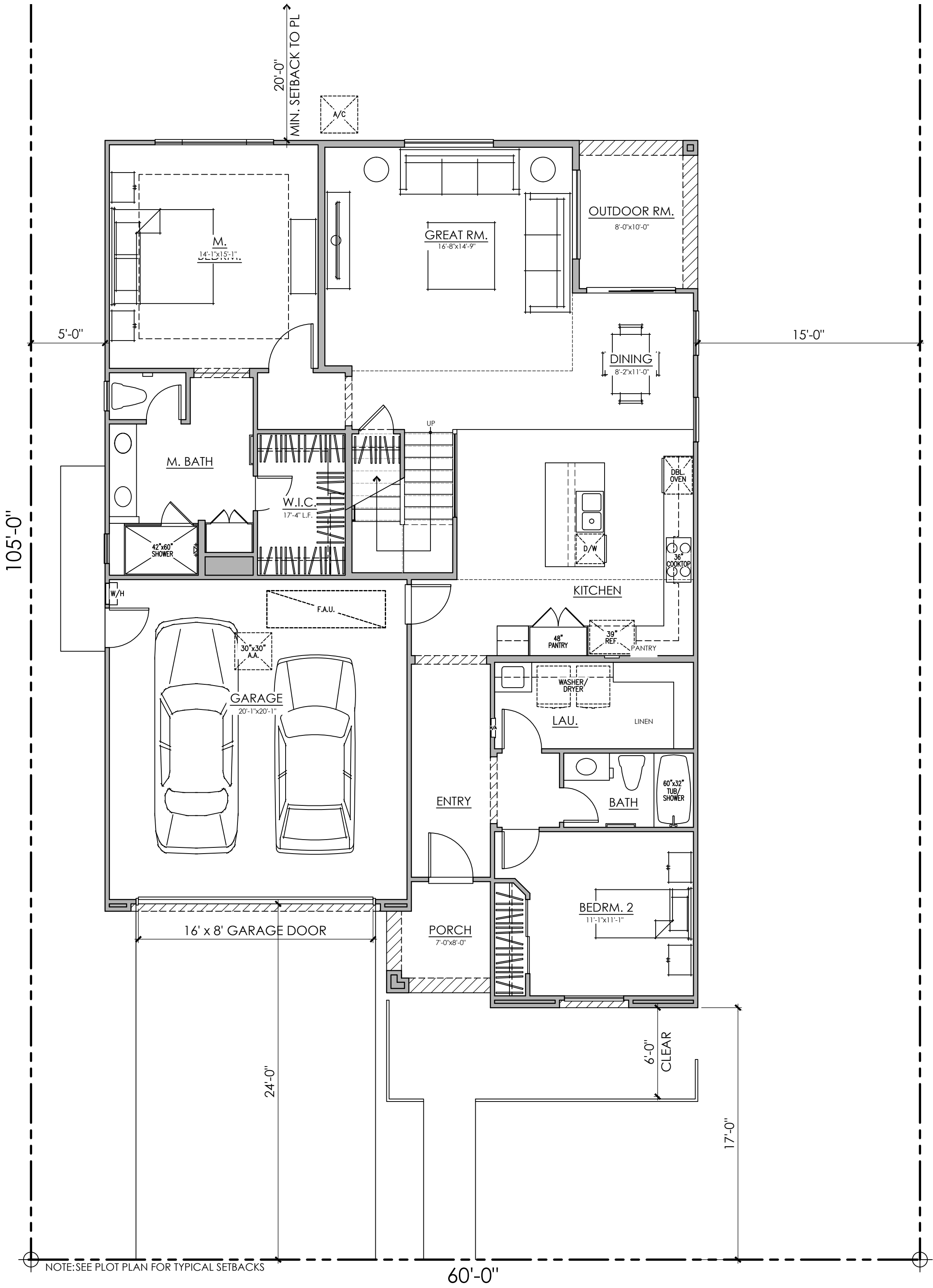
LENNAR®

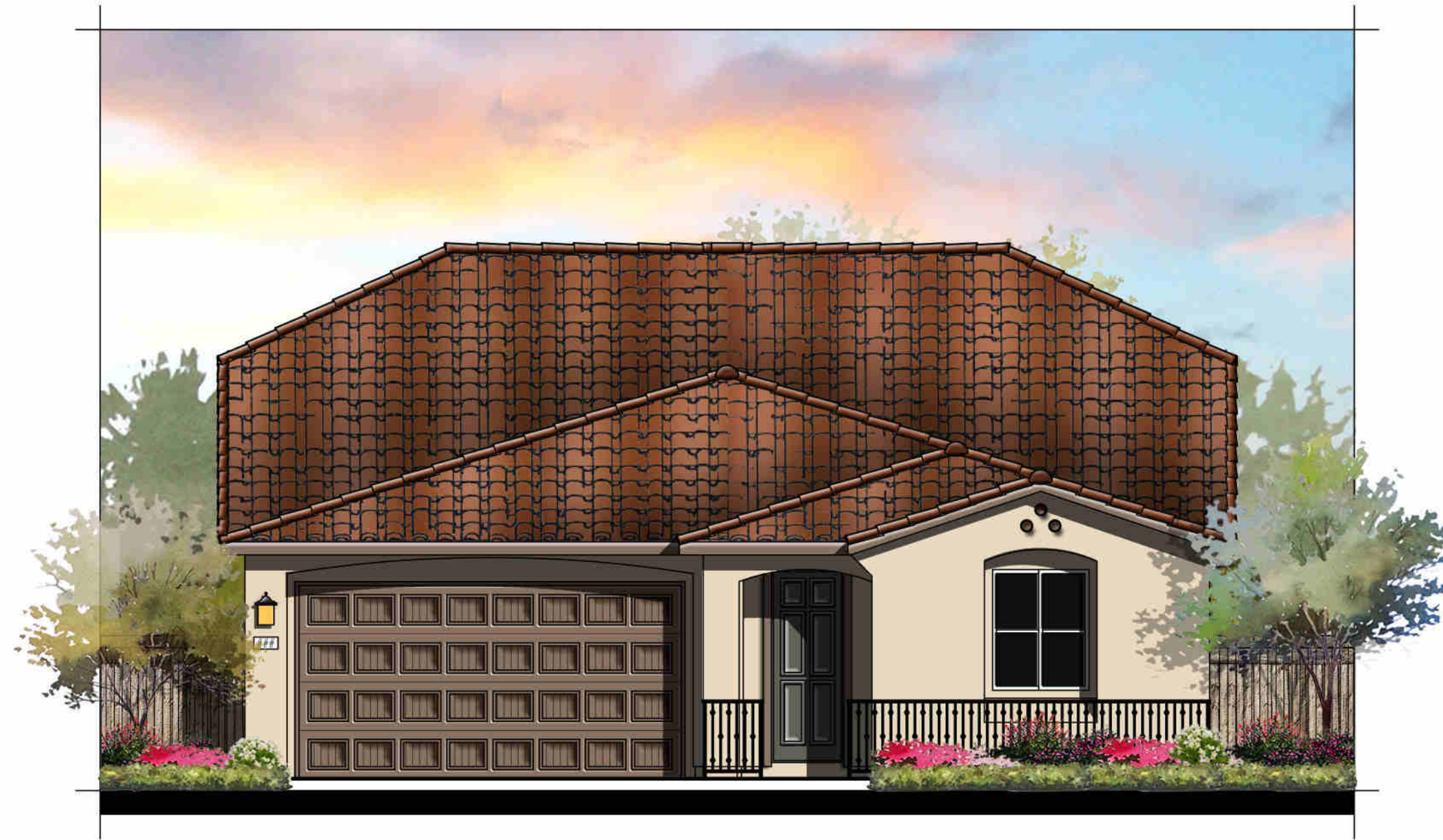
Kevin L. Crook
Architect
Inc

A-15 PLANNING + ARCHITECTURE



OPT. BEDRM. 4 AT BONUS RM.

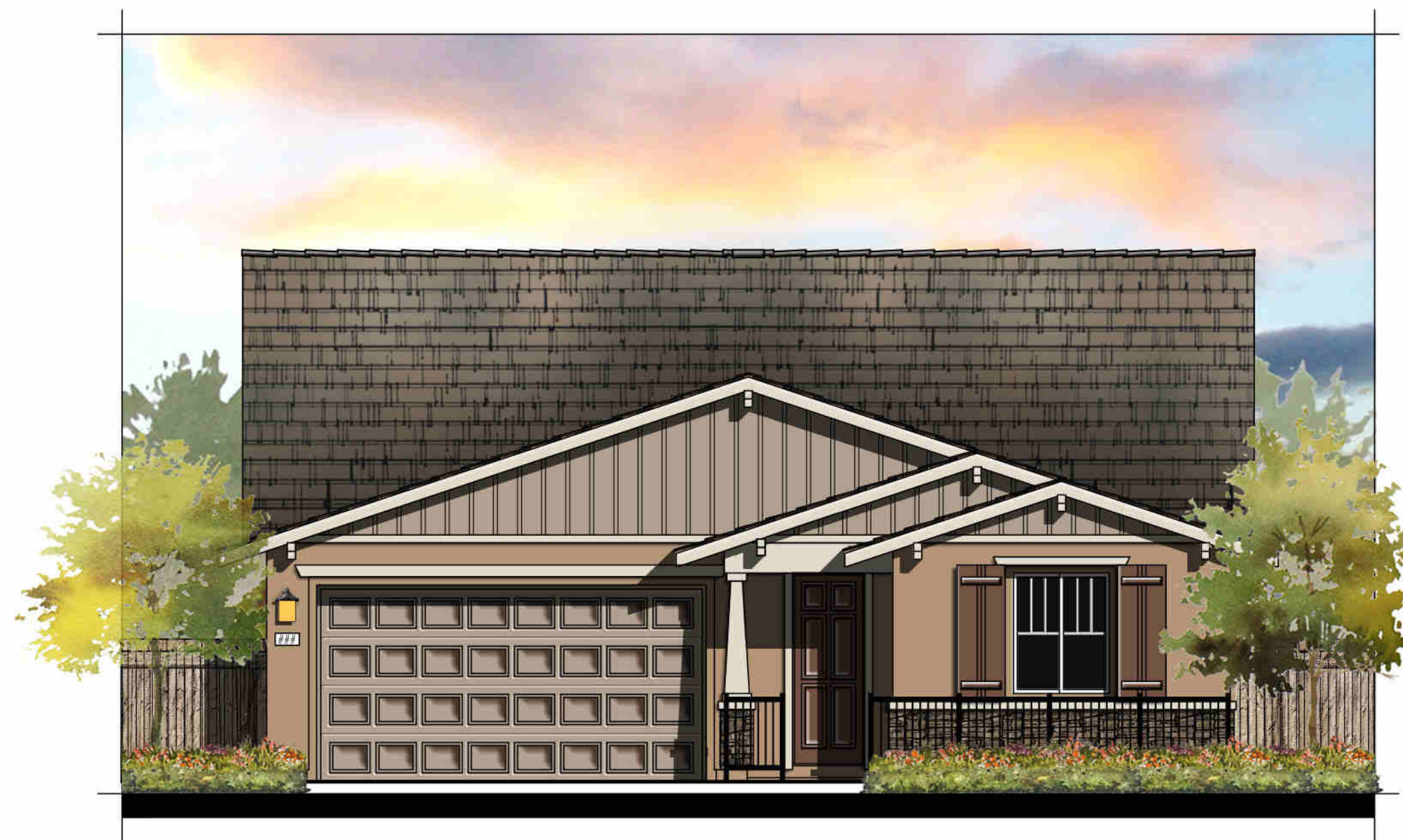




MISSION "A"
COLOR SCHEME 2



ARTISAN "B"
COLOR SCHEME 5



CRAFTSMAN "C"
COLOR SCHEME 8



EUROPEAN COUNTRY "D"
COLOR SCHEME 11

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

Page 54

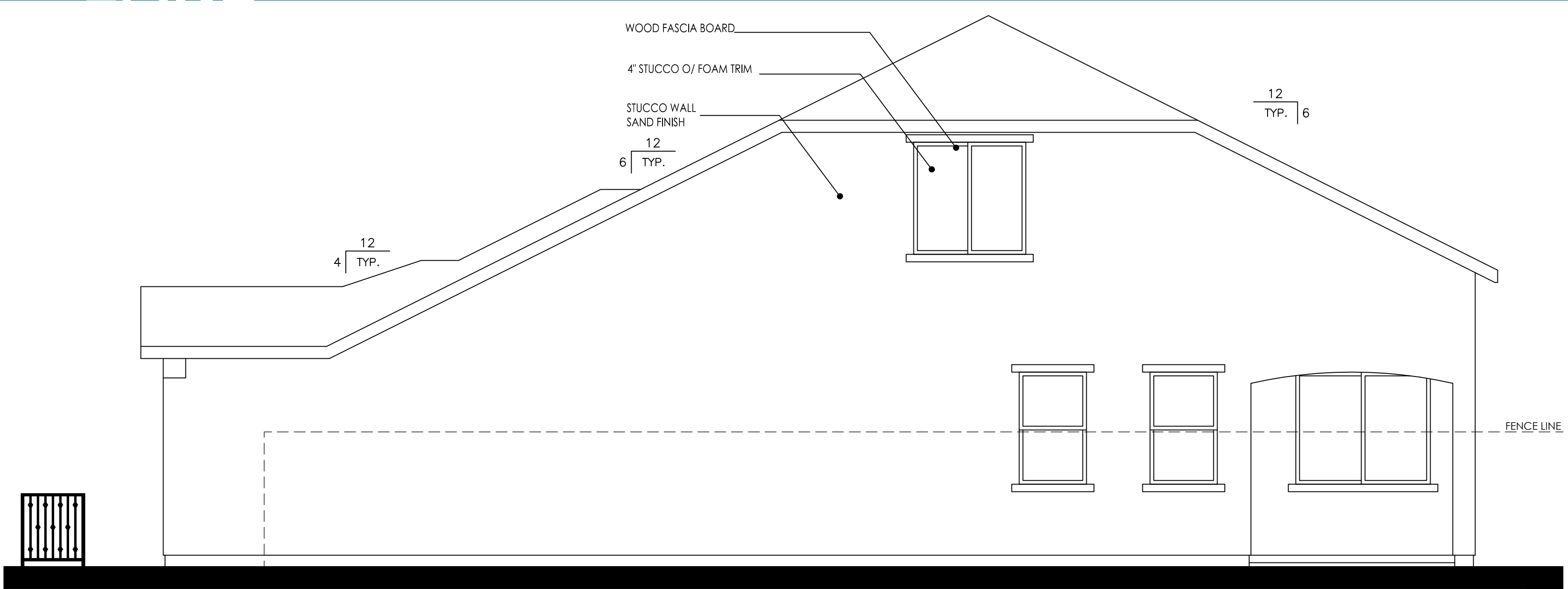
PLAN 2119
3 BEDROOM, 3 BATH, BONUS

LENNAR®

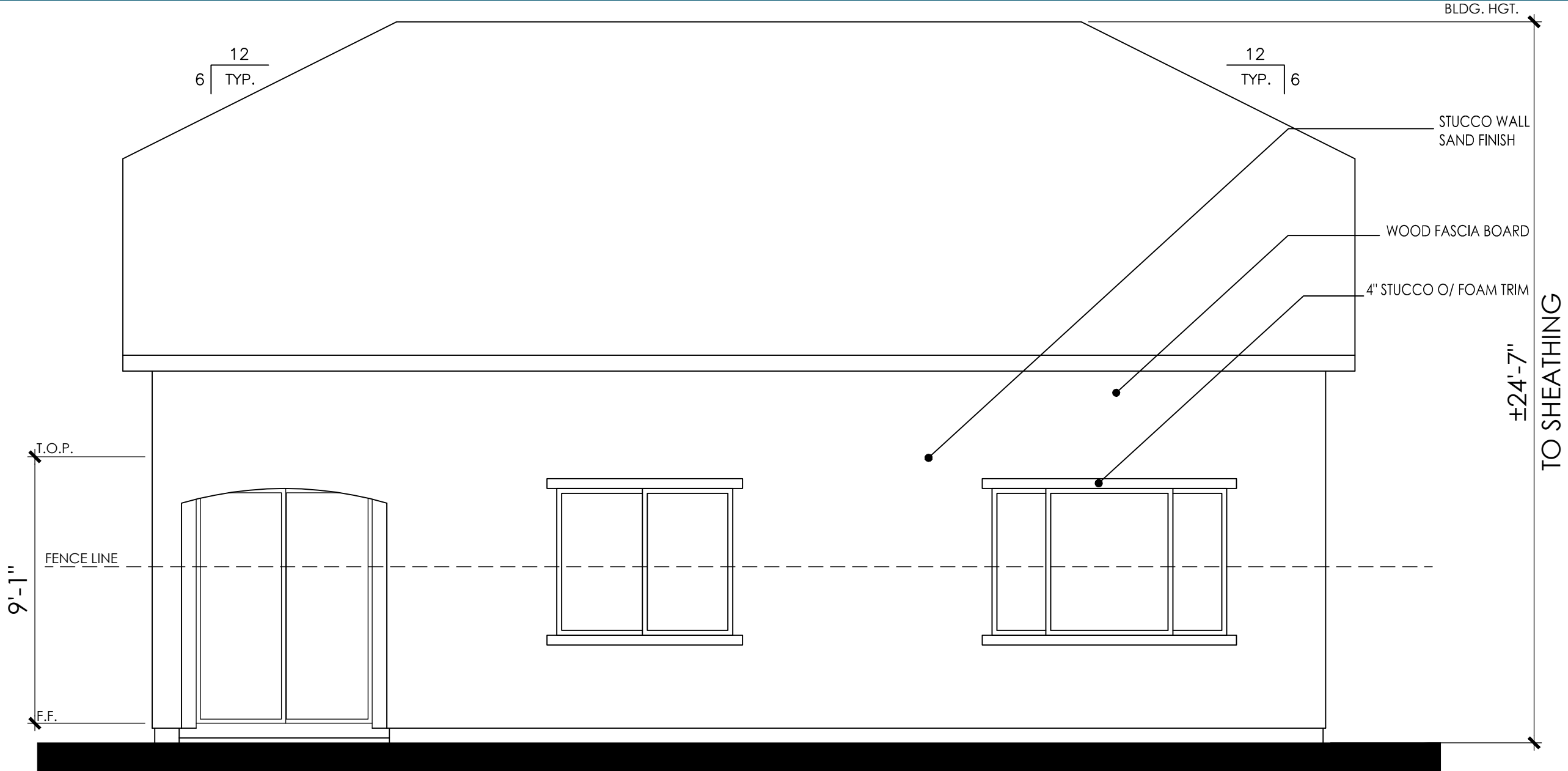
Kevin L. Crook
Architect
Inc

A-17

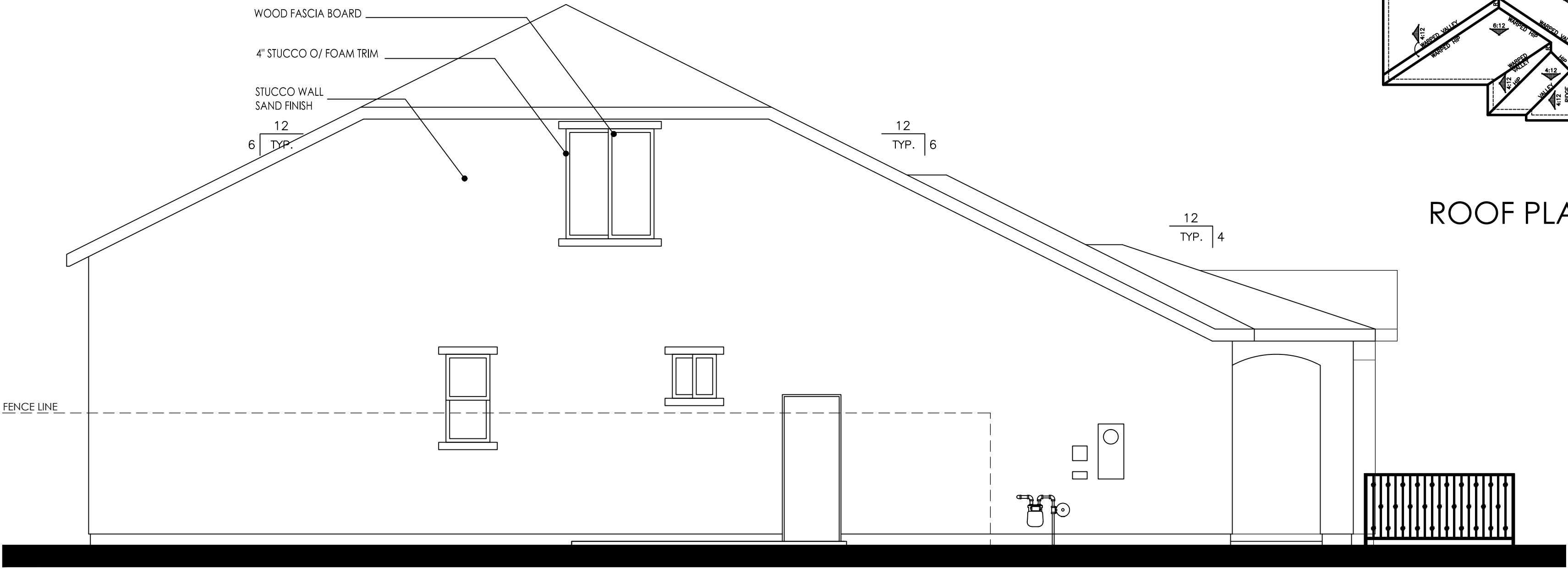
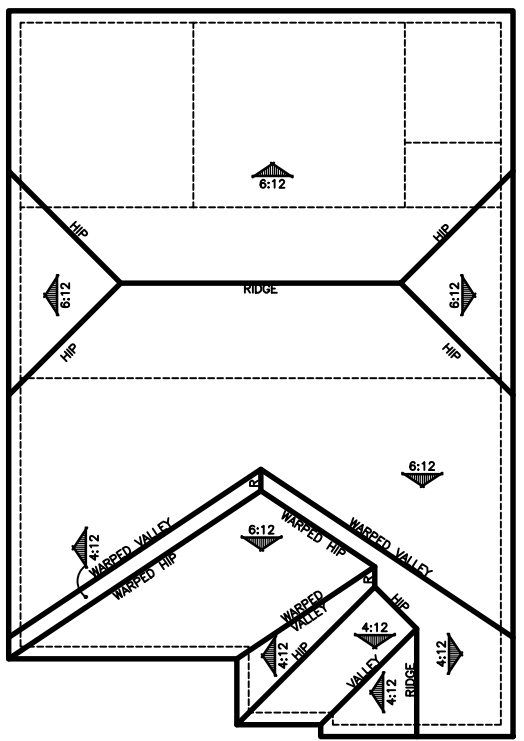
PLANNING + ARCHITECTURE



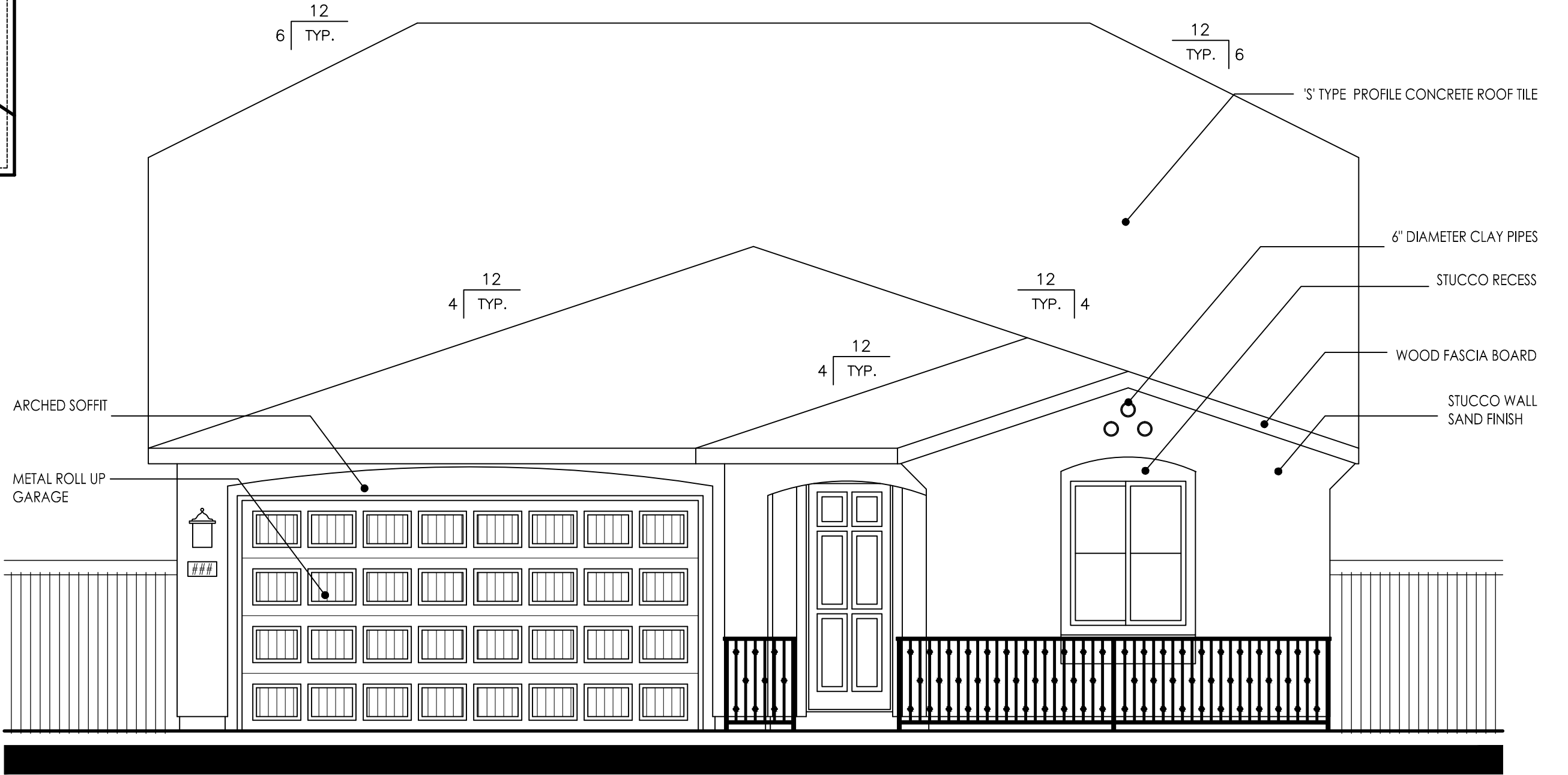
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 2119
MISSION "A"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

Page 55

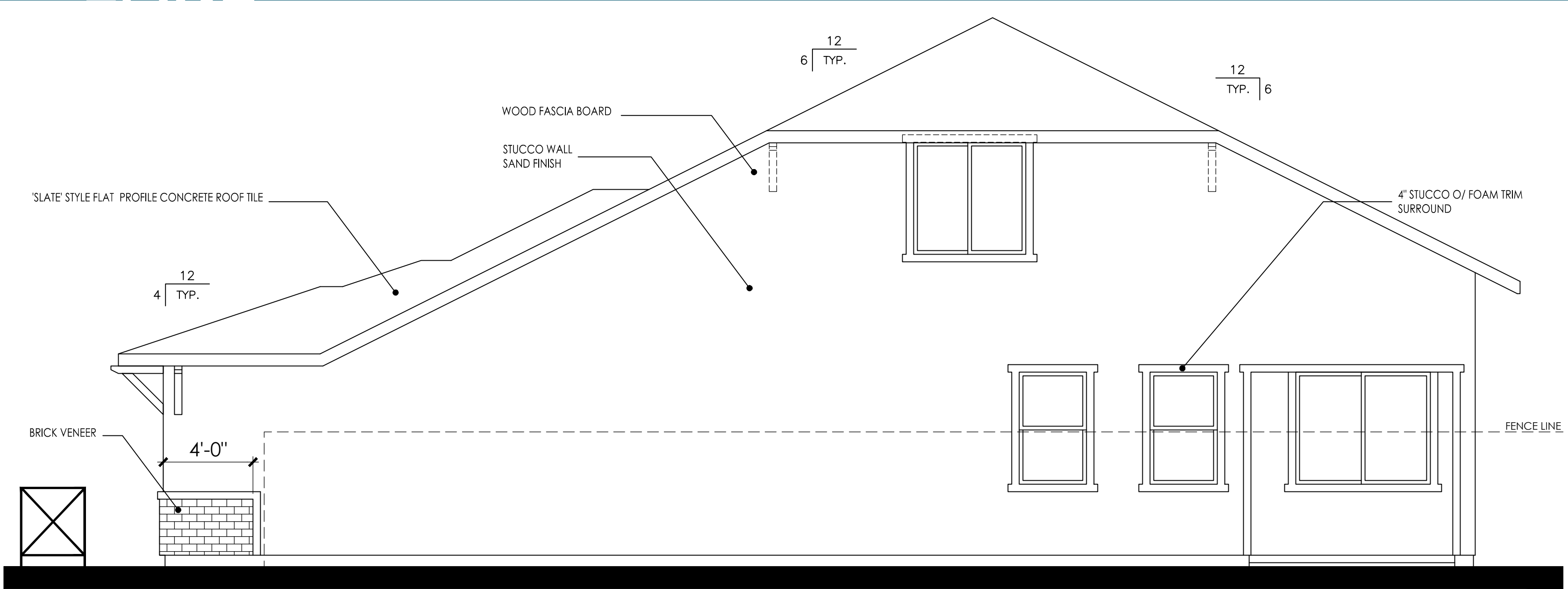
PLAN 2119
3 BEDROOM, 3 BATH, BONUS

LENNAR®

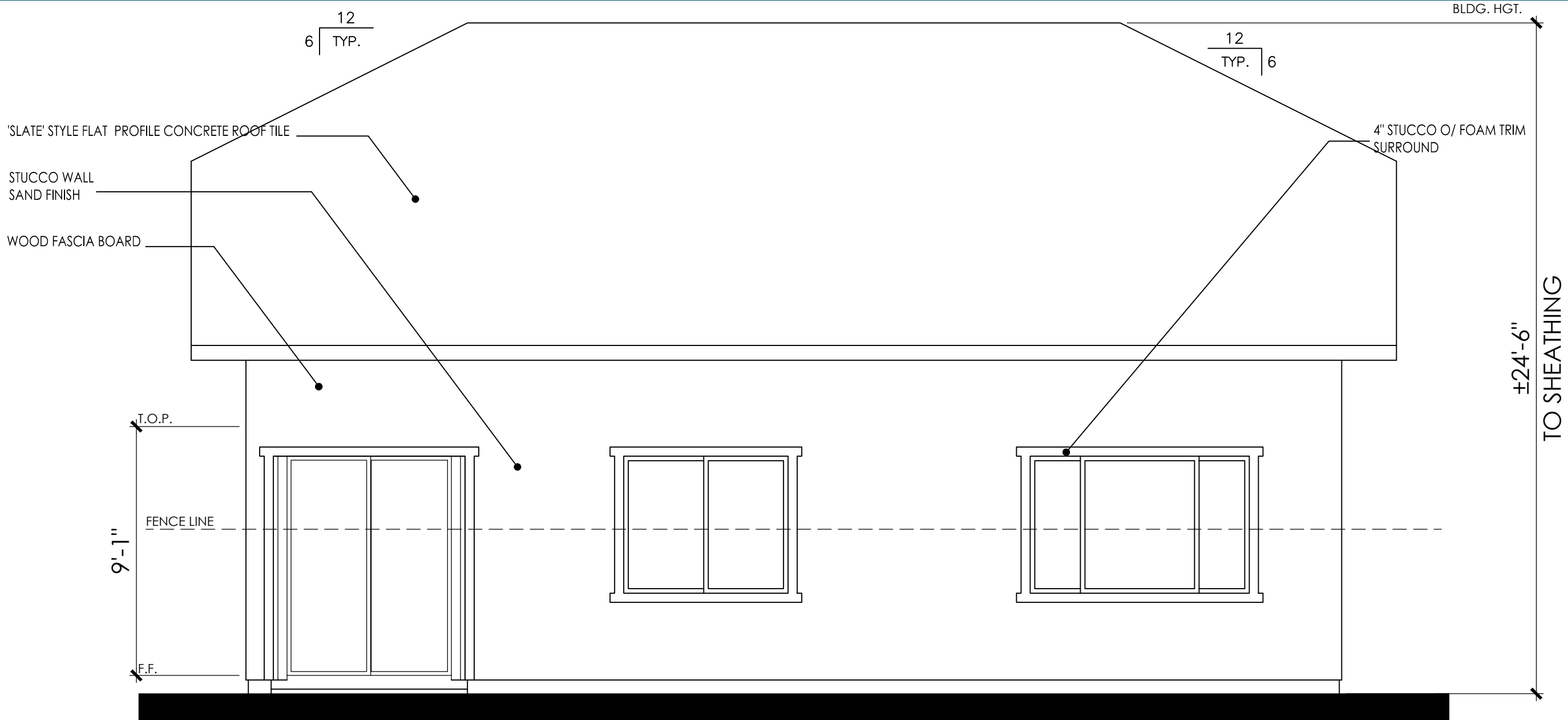
Kevin L. Crook
Architect
Inc

A-18

PLANNING + ARCHITECTURE

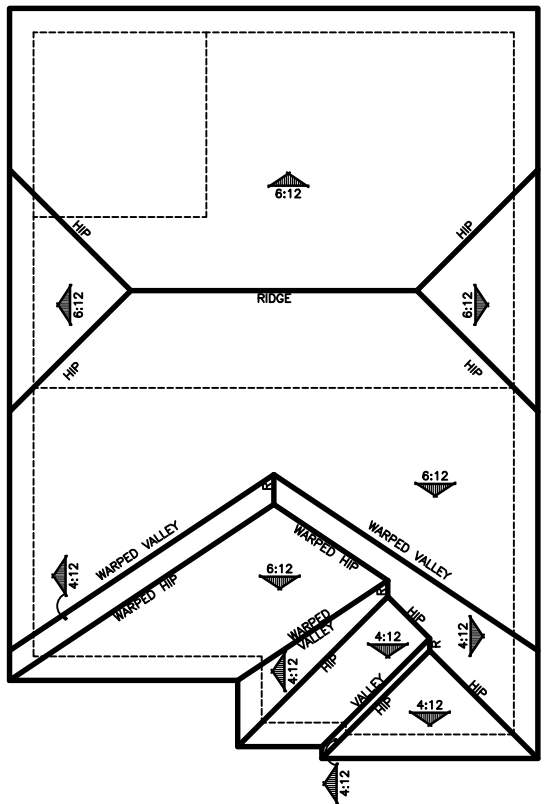


RIGHT ELEVATION

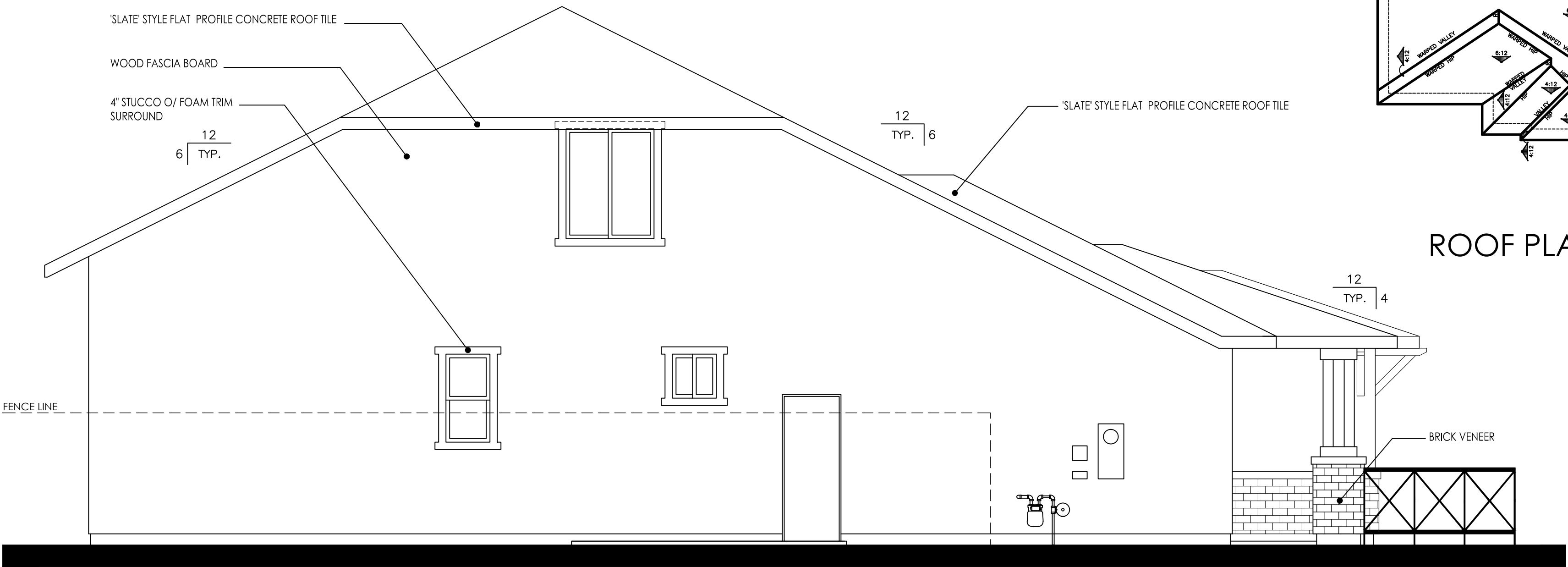


REAR ELEVATION

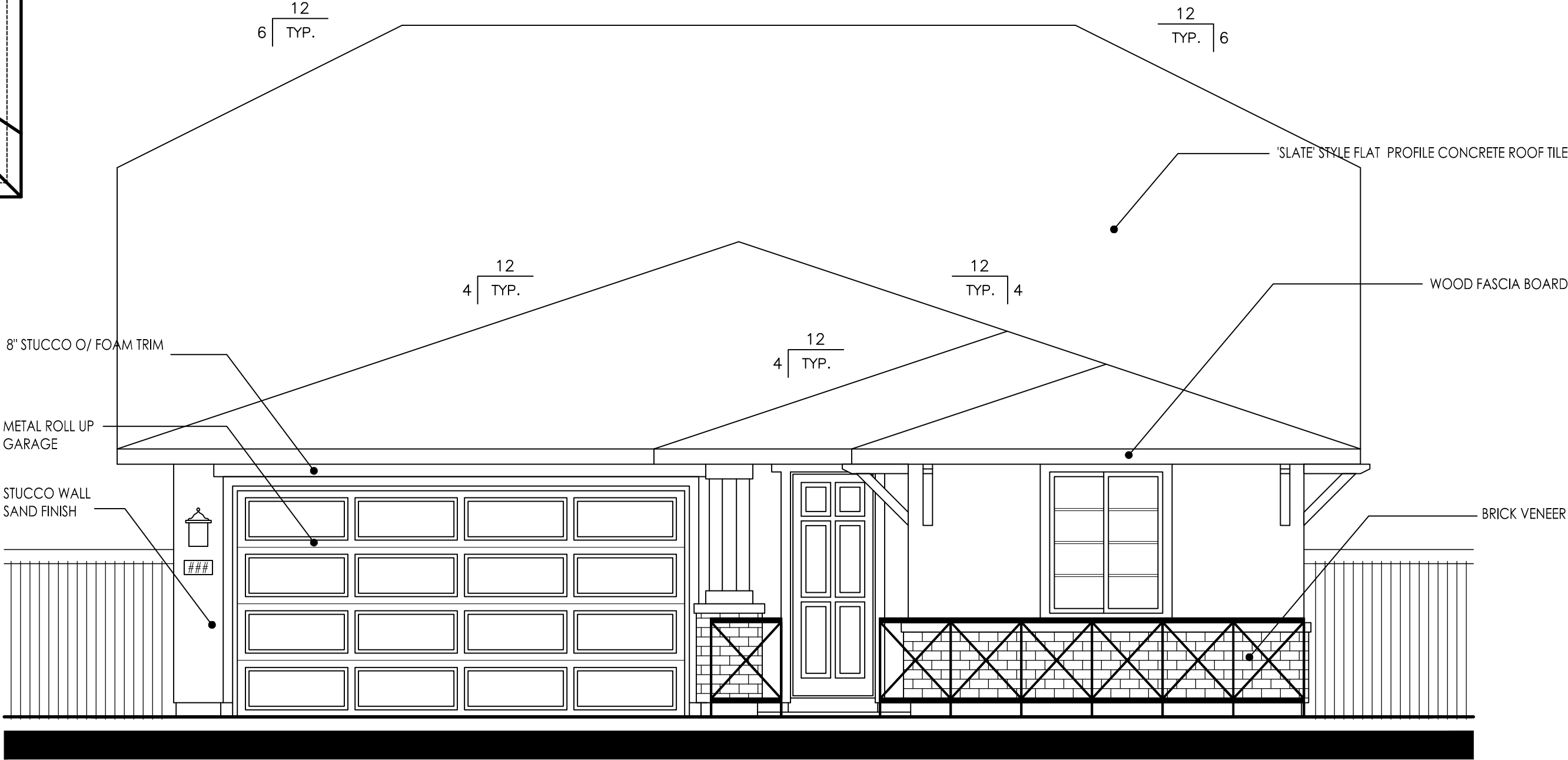
SHUTTERS SHOWN DASHED SHALL OCCUR
ON LOTS ADJACENT TO PUBLIC RIGHT OF
WAYS REQUIRING ENHANCEMENTS



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

PLAN 2119
ARTISAN "B"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

Page 56

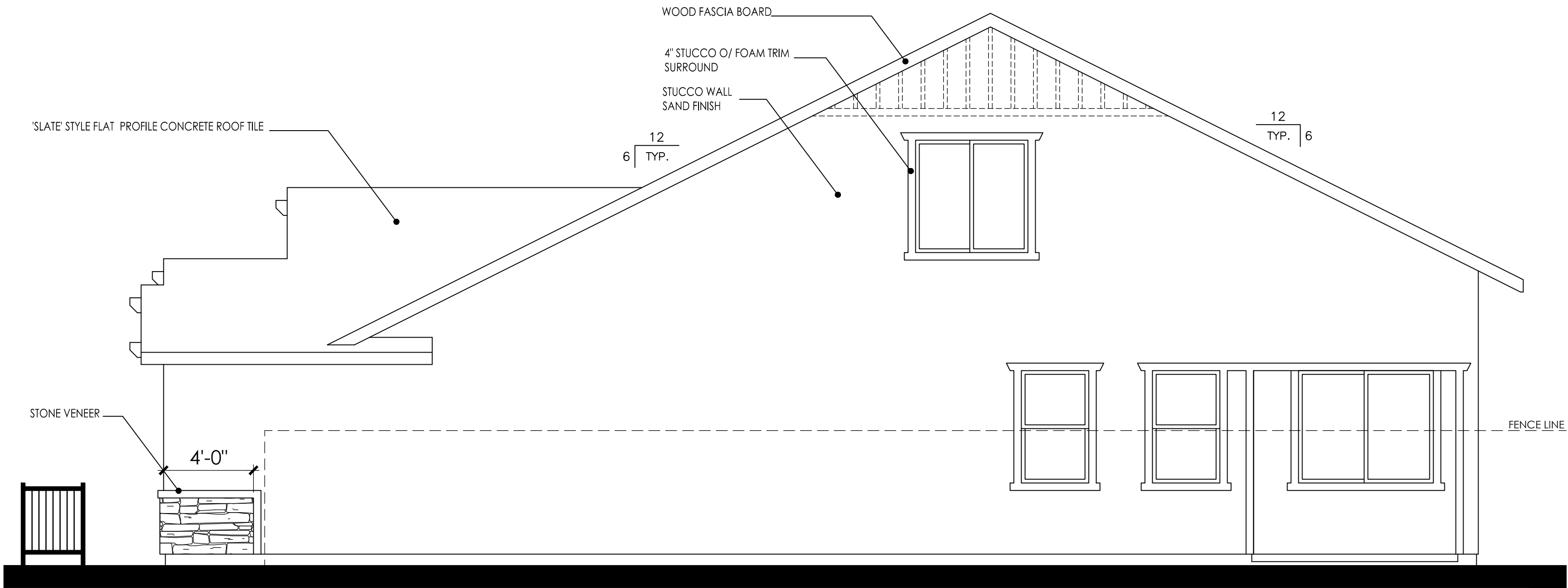
PLAN 2119
3 BEDROOM, 3 BATH, BONUS

LENNAR®

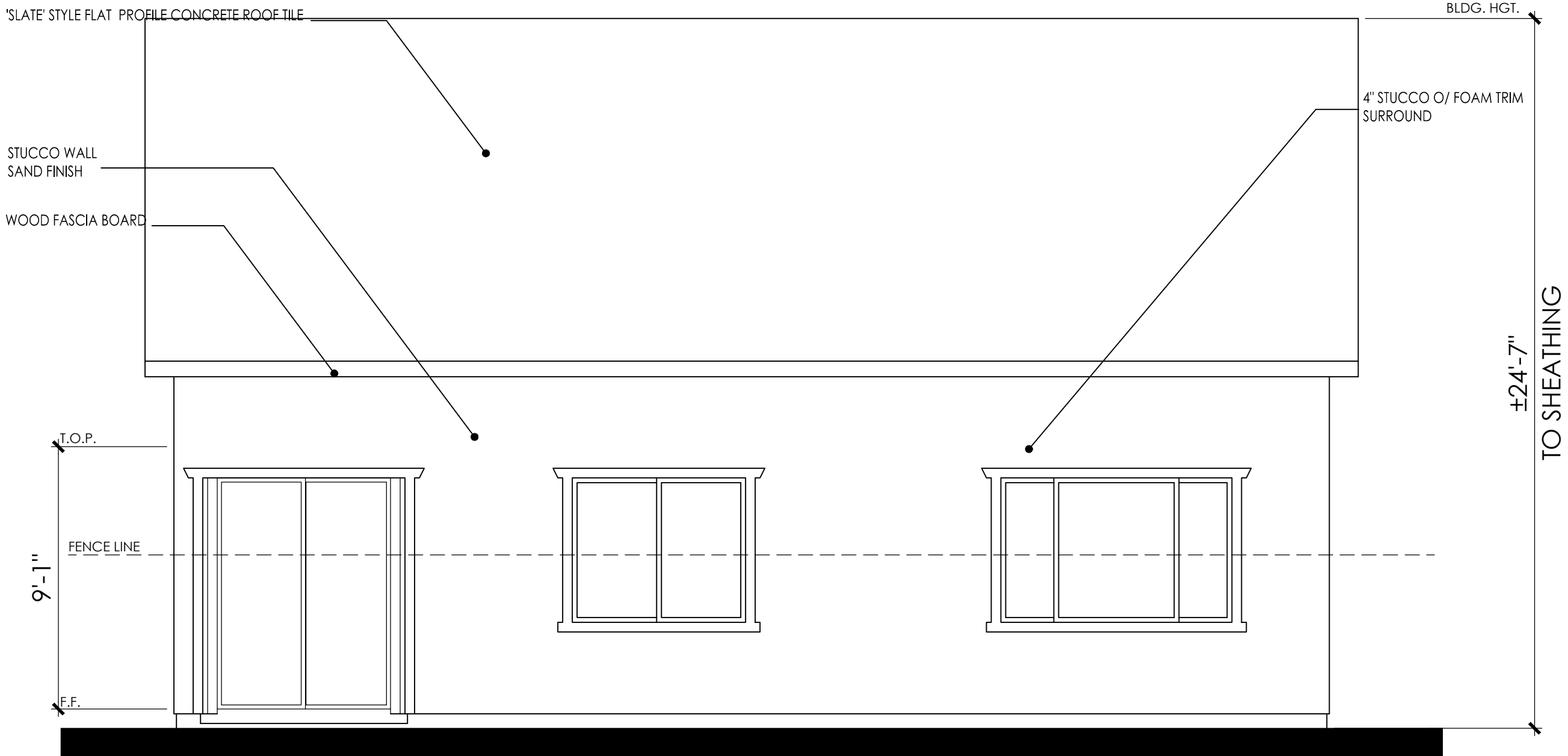
Kevin L. Crook
Architect
Inc

A-19

PLANNING + ARCHITECTURE

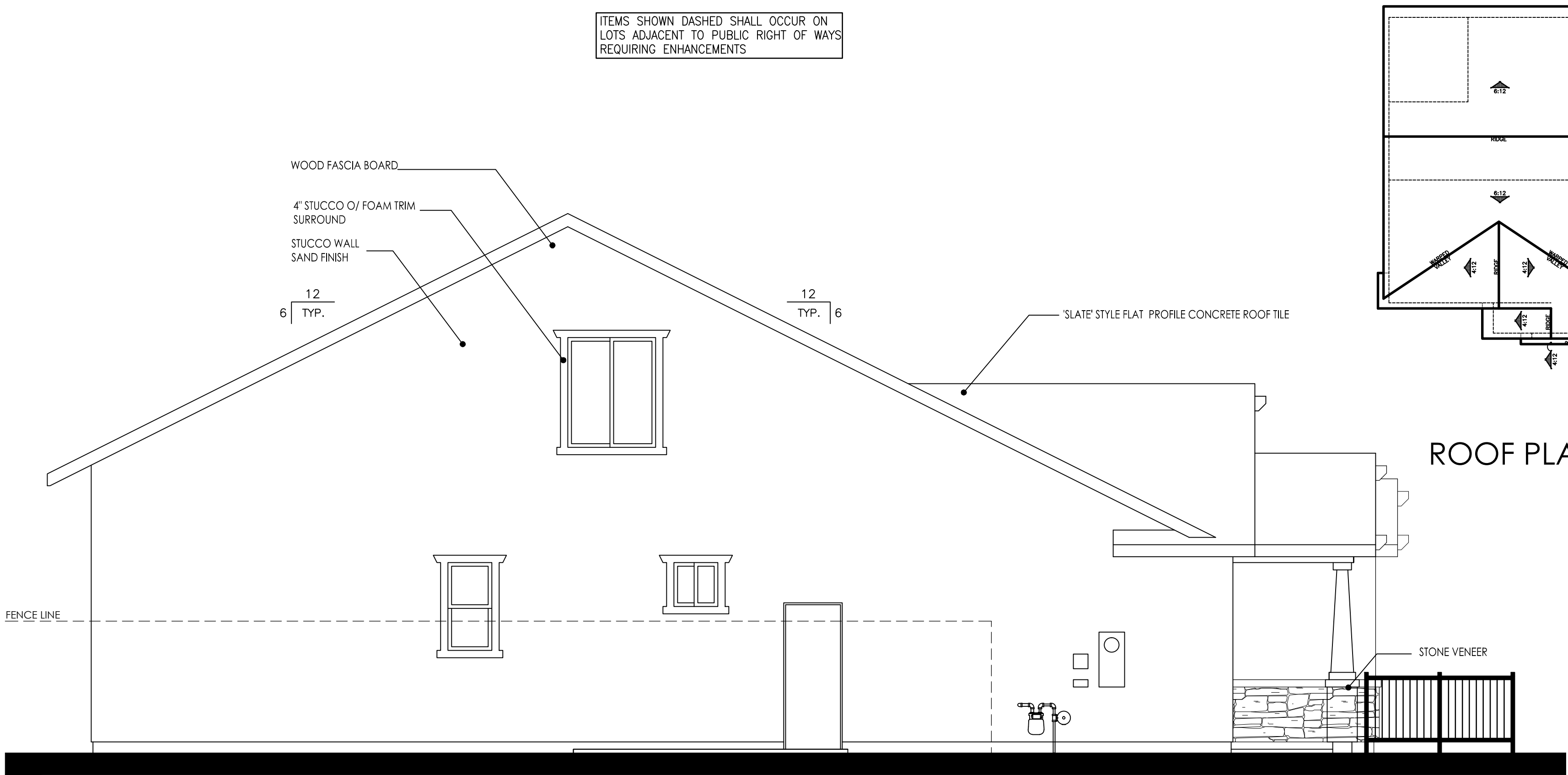


RIGHT ELEVATION

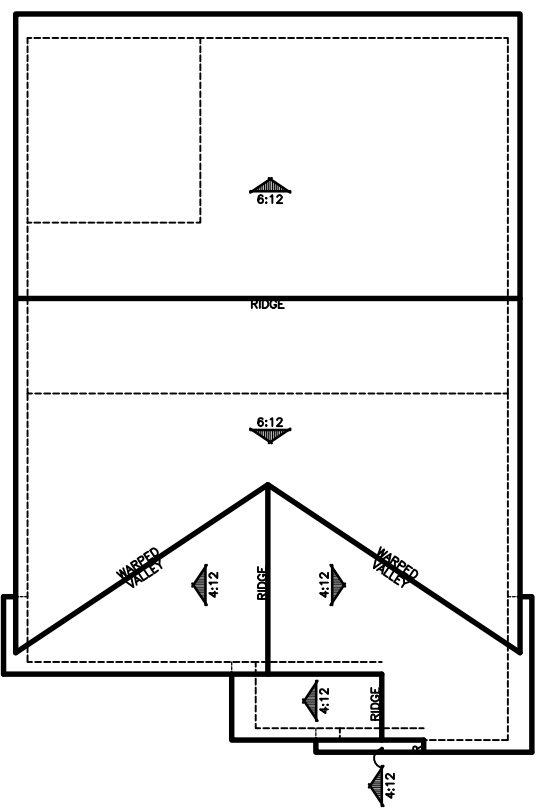


REAR ELEVATION

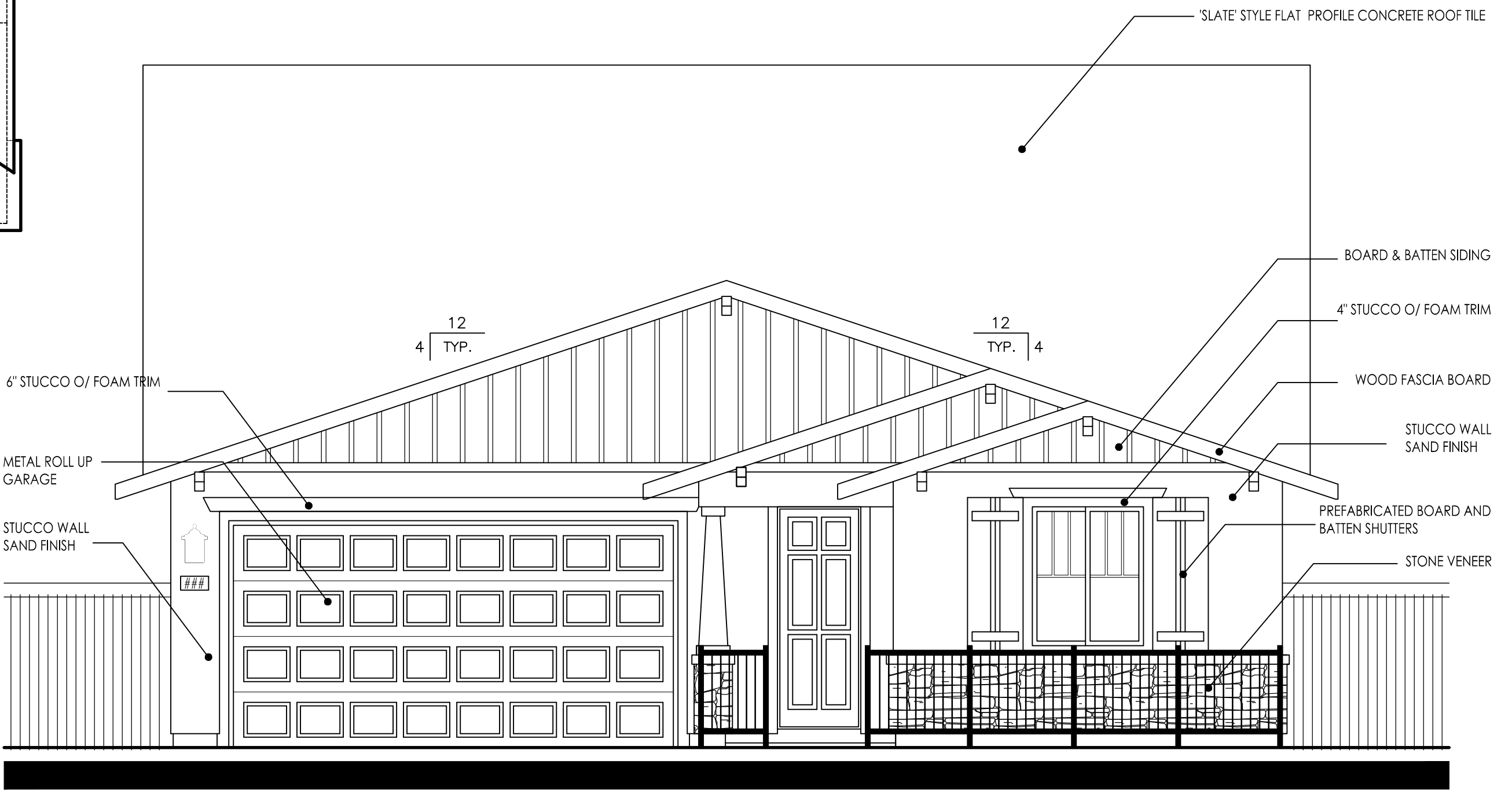
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS



LEFT ELEVATION



ROOF PLAN



FRONT ELEVATION

PLAN 2119
CRAFTSMAN "C"

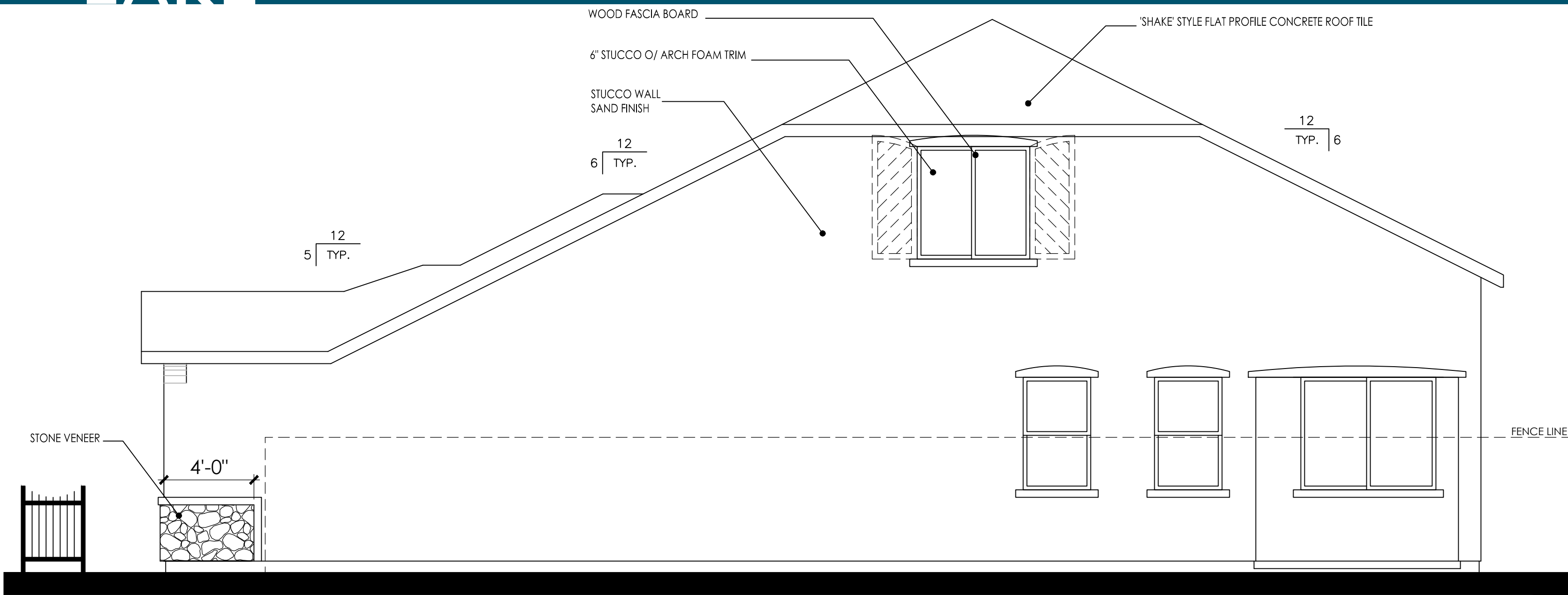
SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

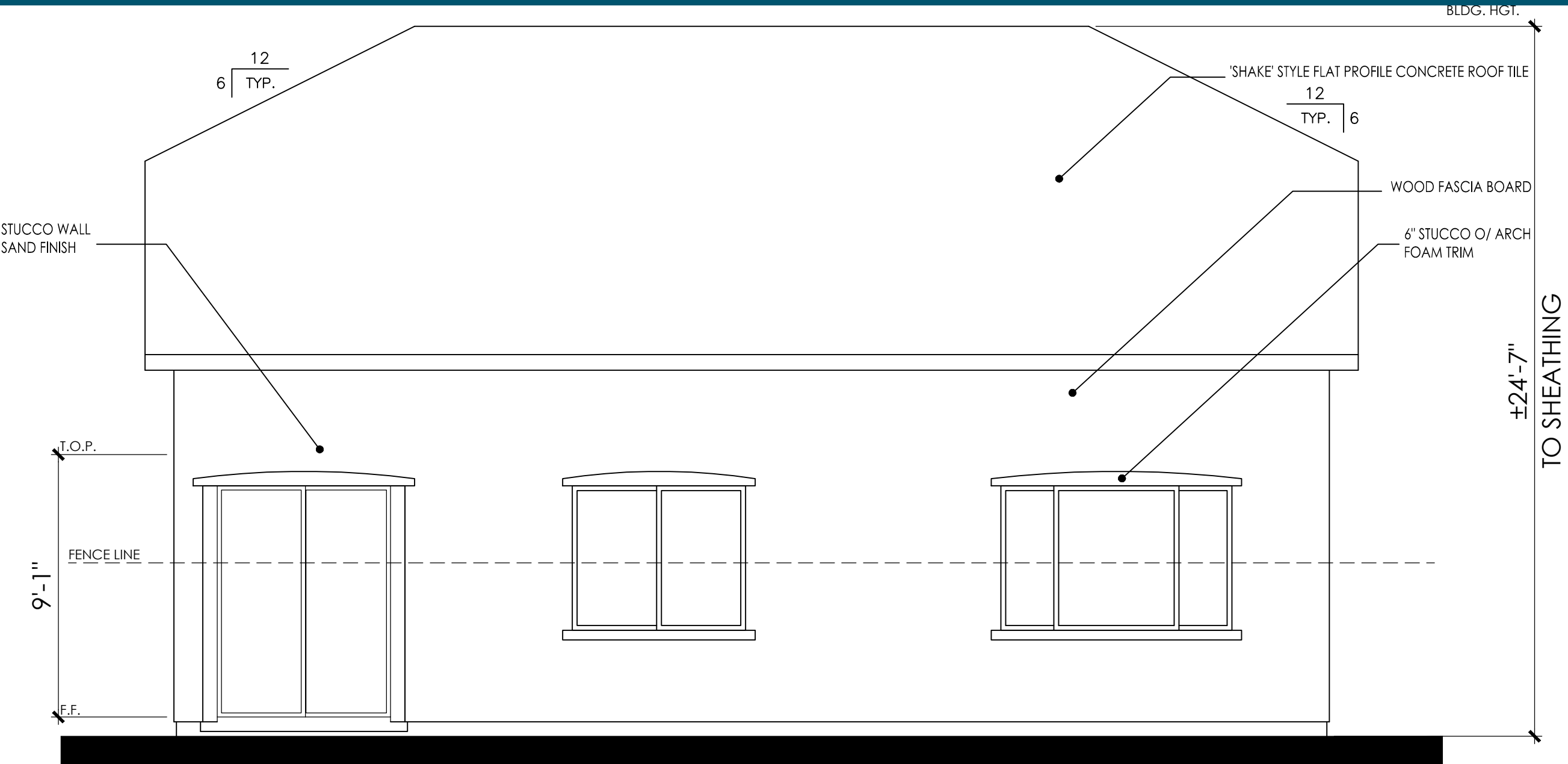
PLAN 2119
3 BEDROOM, 3 BATH, BONUS

LENNAR®
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

A-20

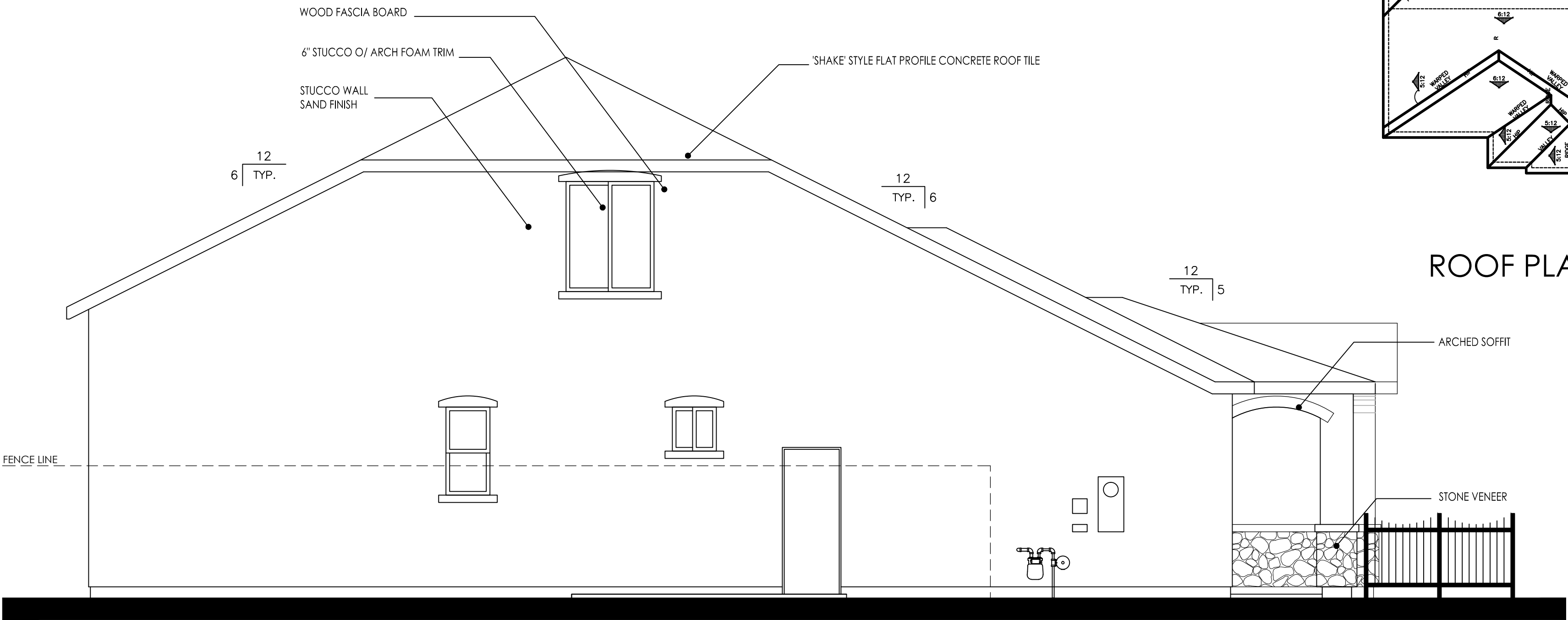
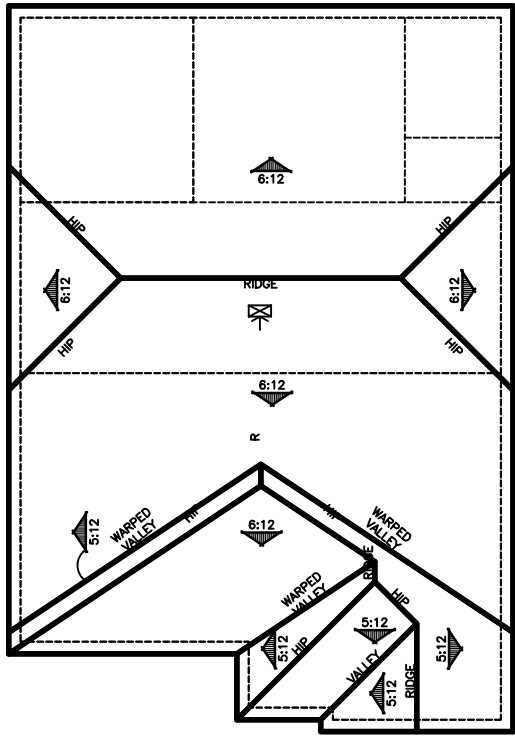


RIGHT ELEVATION

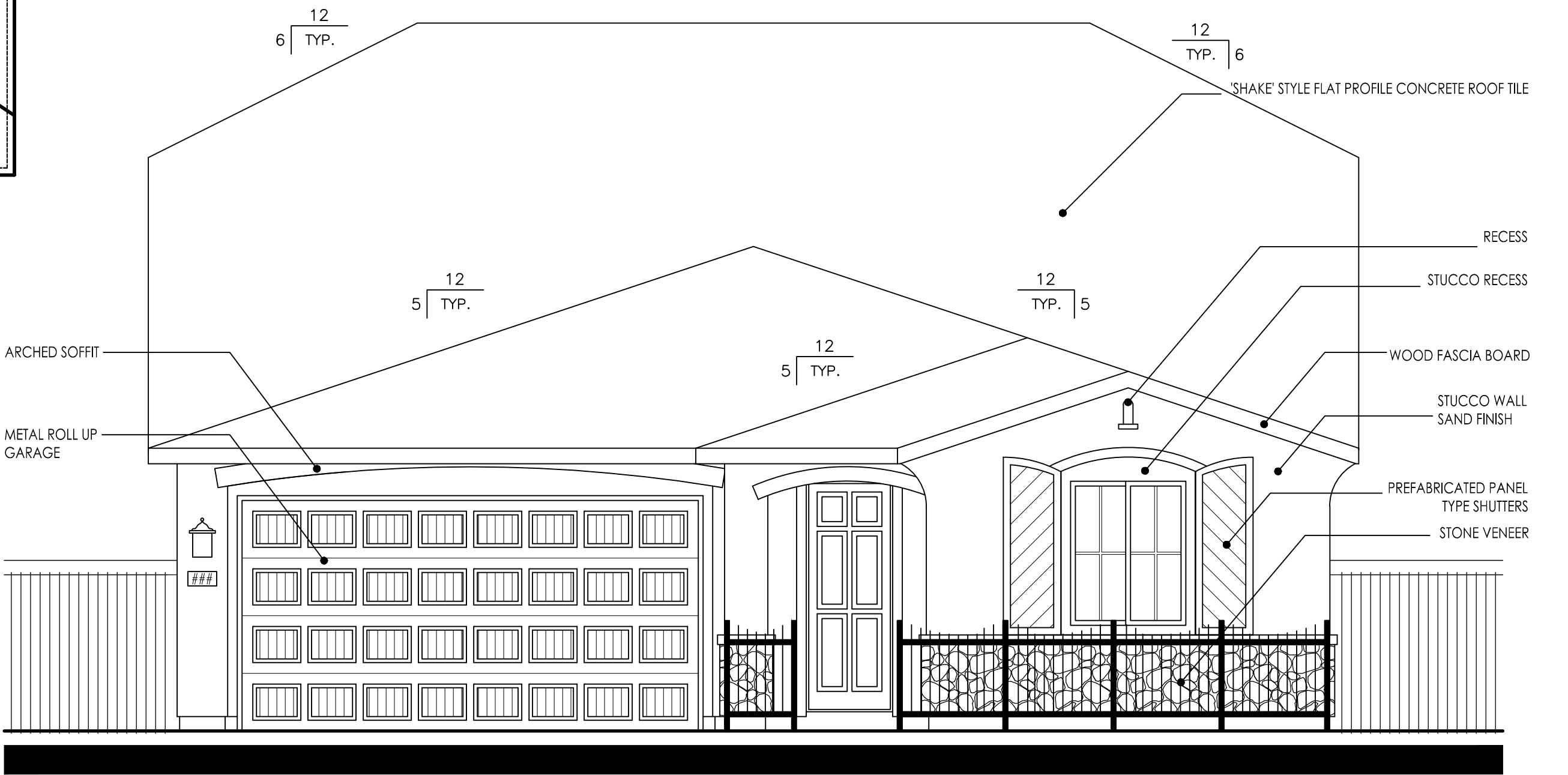


REAR ELEVATION

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



LEFT ELEVATION



FRONT ELEVATION

PLAN 2119
EUROPEAN COUNTRY "D"

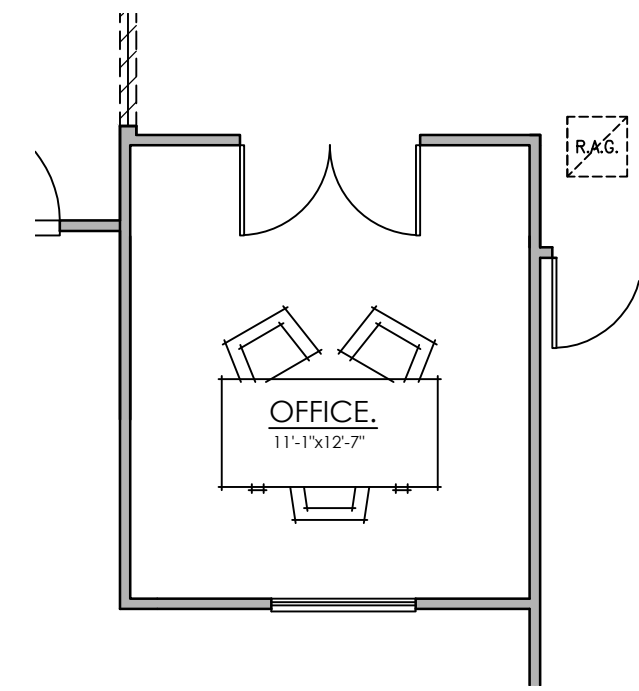
SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

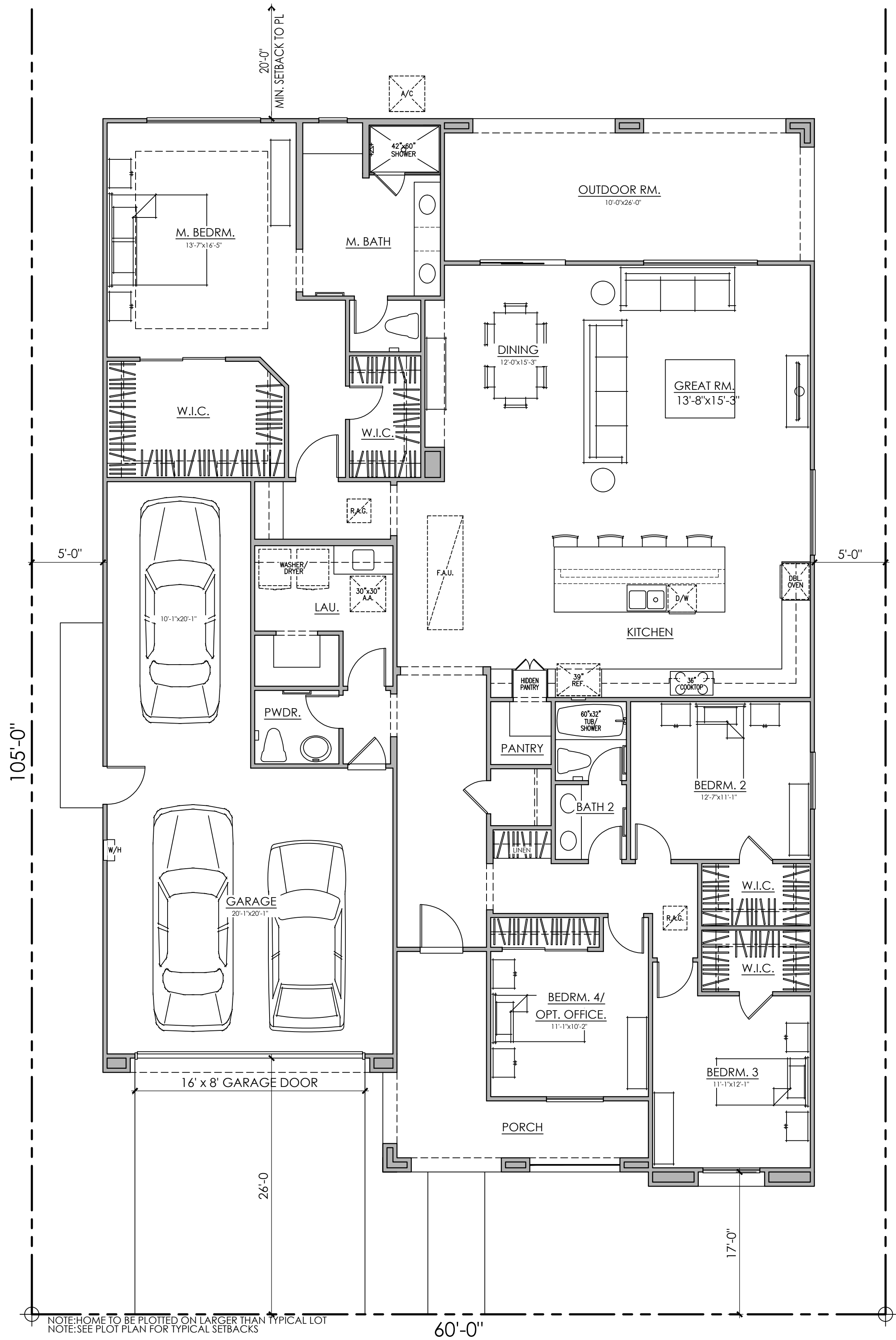
PLAN 2119
3 BEDROOM, 3 BATH, BONUS

LENNAR®
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

A-21



OPTIONAL OFFICE



AREA TABULATION

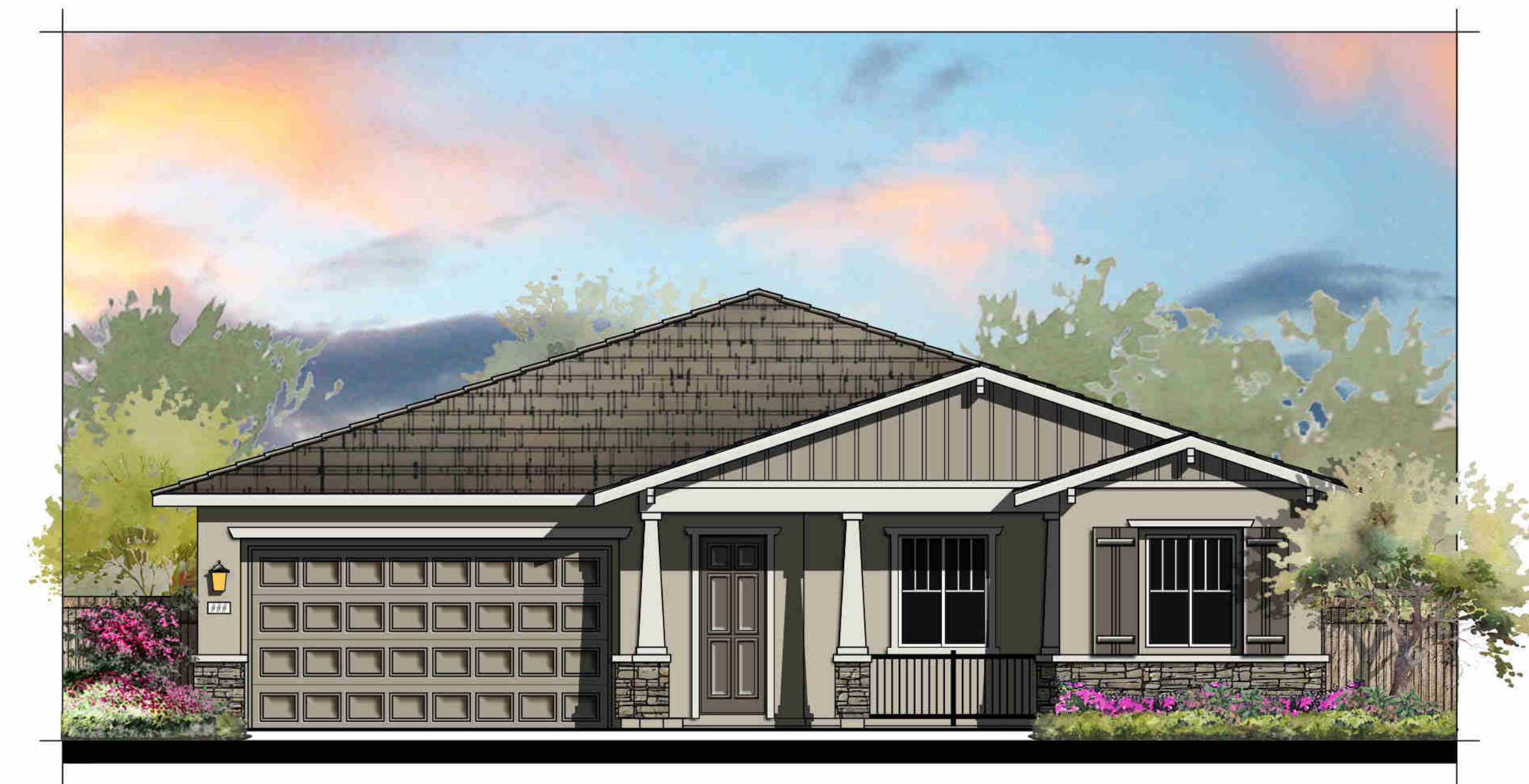
CONDITIONED SPACE	
FIRST FLOOR AREA	2,494 SQ. FT.
TOTAL DWELLING	2,494 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	625 SQ. FT.
PORCH "A", "B", "C", & "D"	161 SQ. FT.
PATIO "A", "B", "C", & "D"	260 SQ. FT.



MISSION "A"
COLOR SCHEME 3



ARTISAN "B"
COLOR SCHEME 6



CRAFTSMAN "C"
COLOR SCHEME 9



EUROPEAN COUNTRY "D"
COLOR SCHEME 12

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

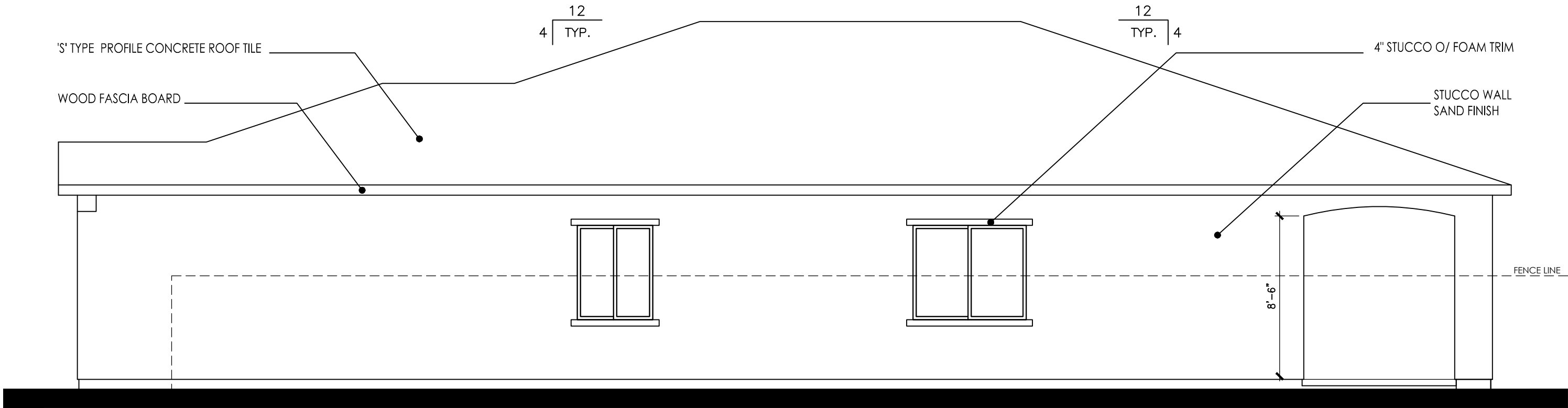
PLAN 2494
4 BEDROOM, 2.5 BATH

LENNAR®

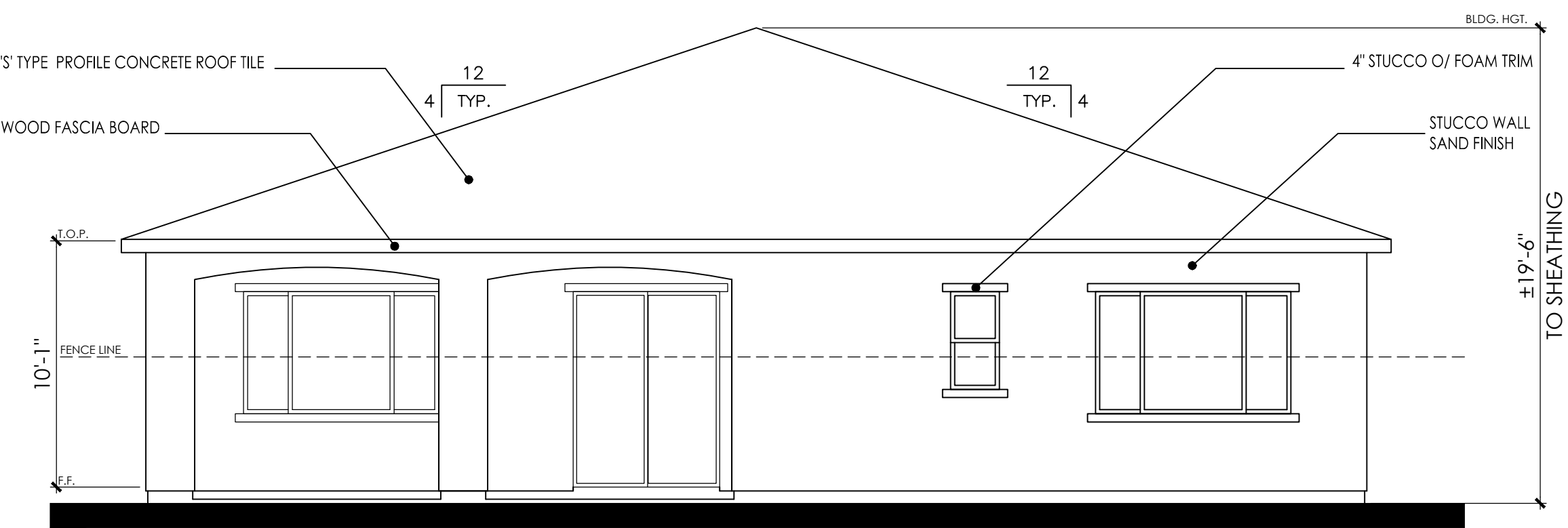
Kevin L. Crook
Architect
Inc

A-23

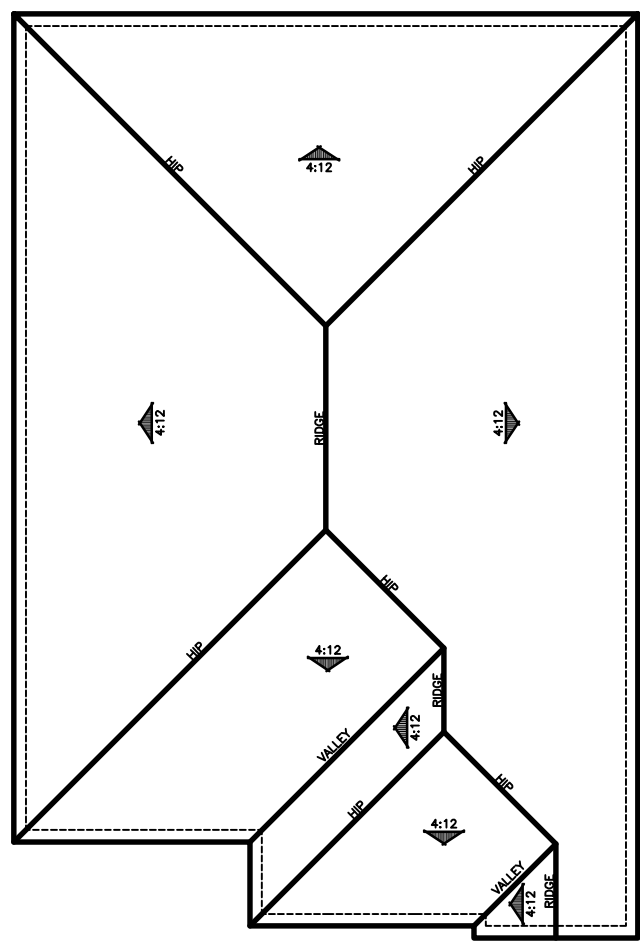
PLANNING + ARCHITECTURE



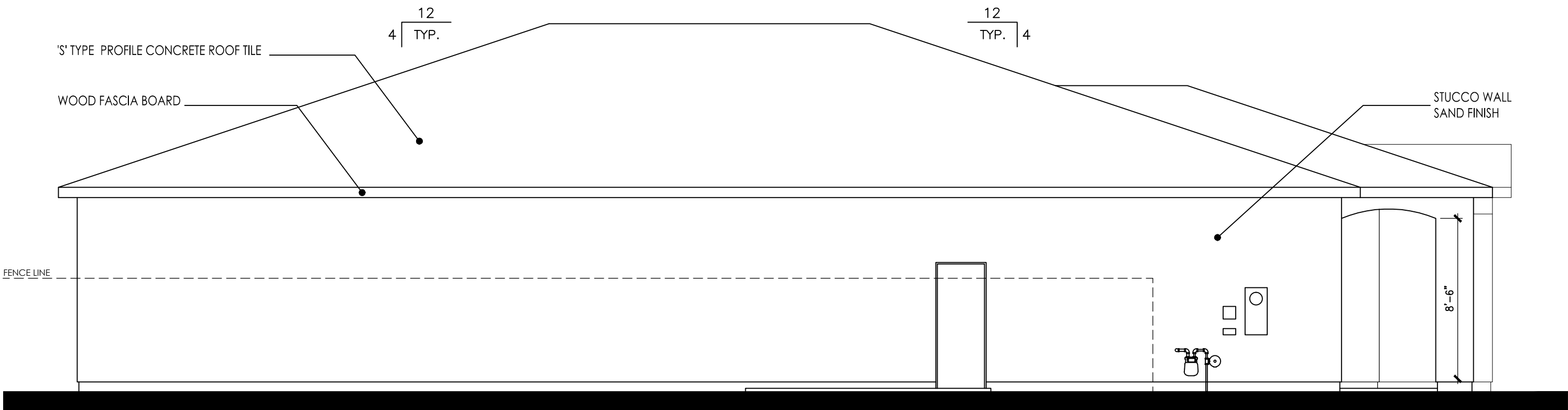
RIGHT ELEVATION



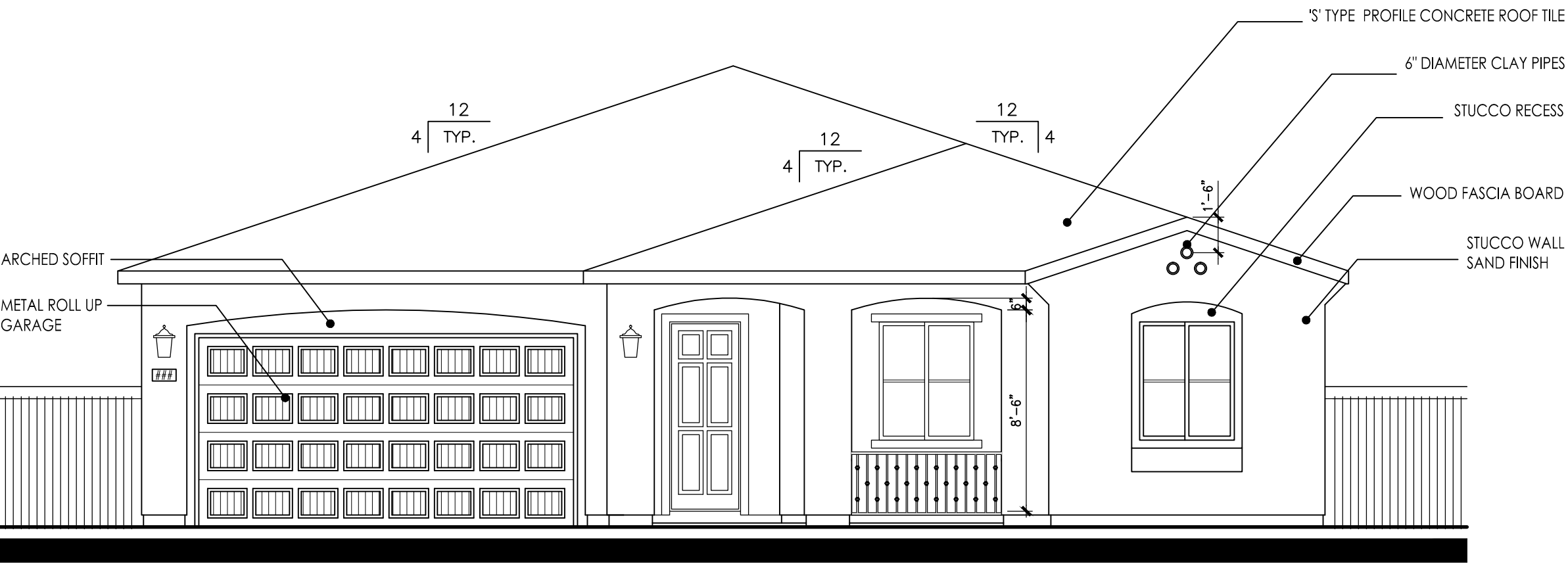
REAR ELEVATION



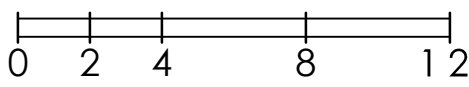
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



PLAN 2494
MISSION "A"

SUMMERSTONE AT SPRING LAKE

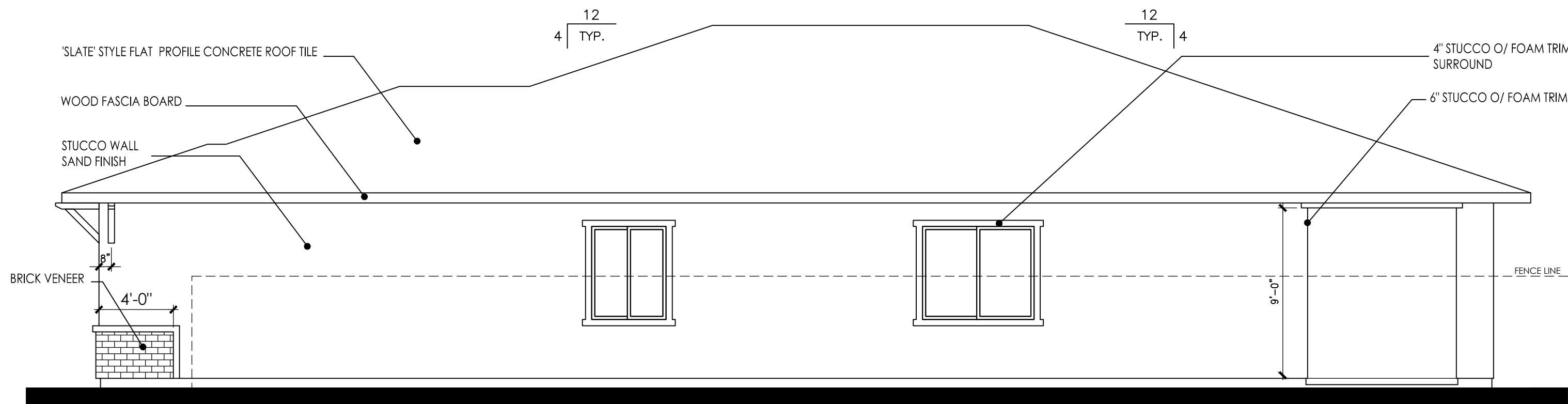
#17018
06/05/18

PLAN 2494
4 BEDROOM, 2.5 BATH

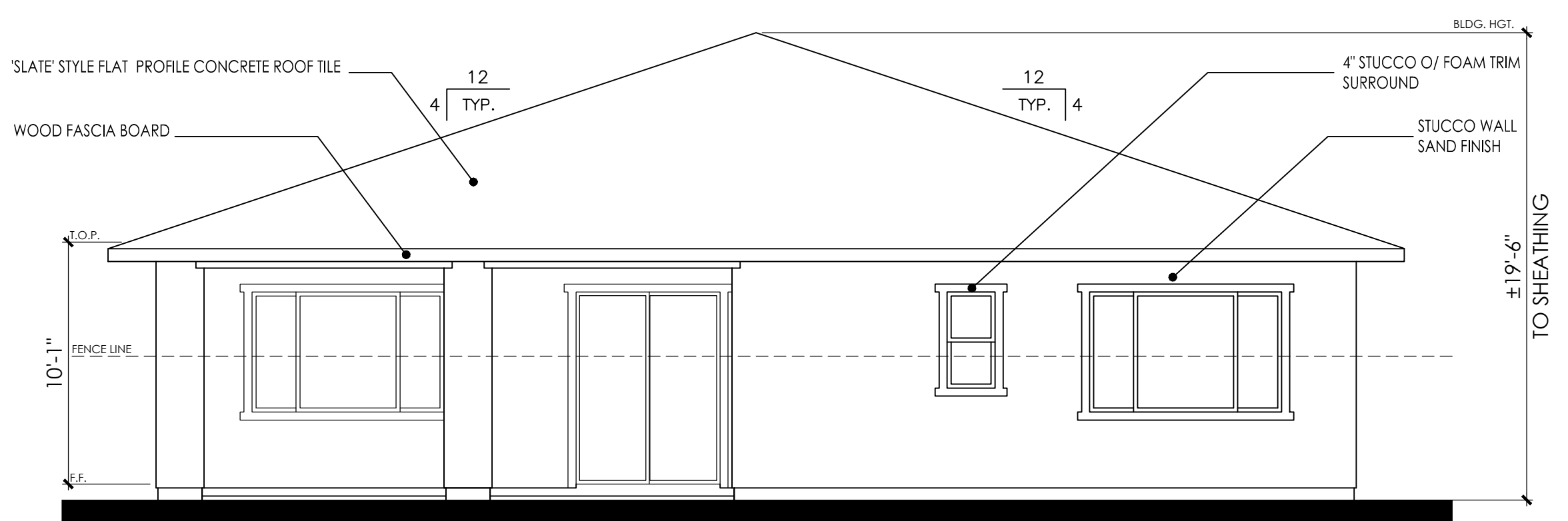
LENNAR®

Kevin L. Crook
Architect
Inc

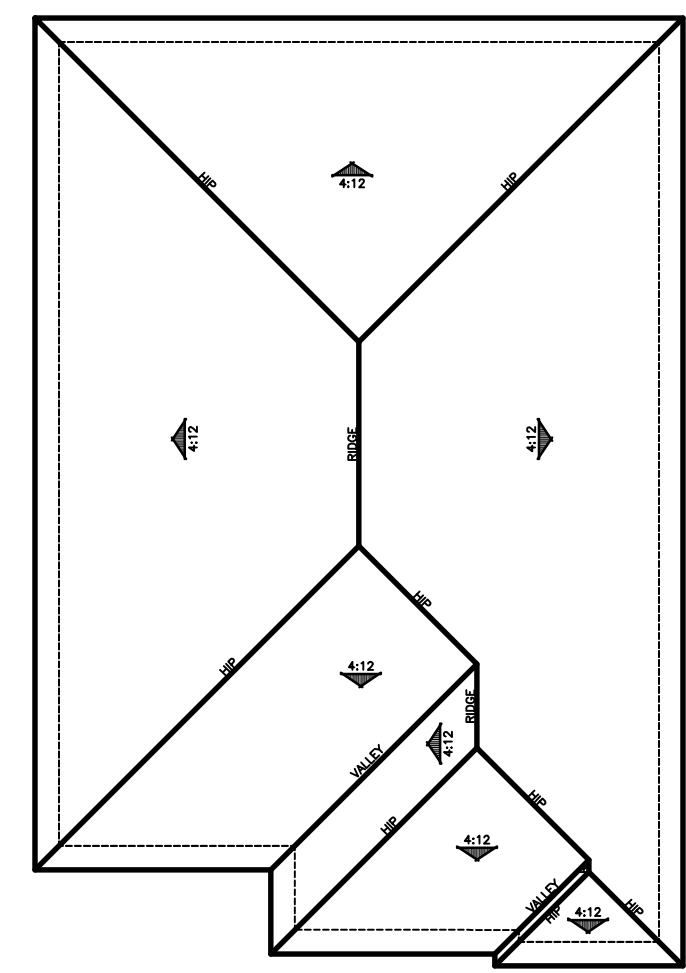
A-24



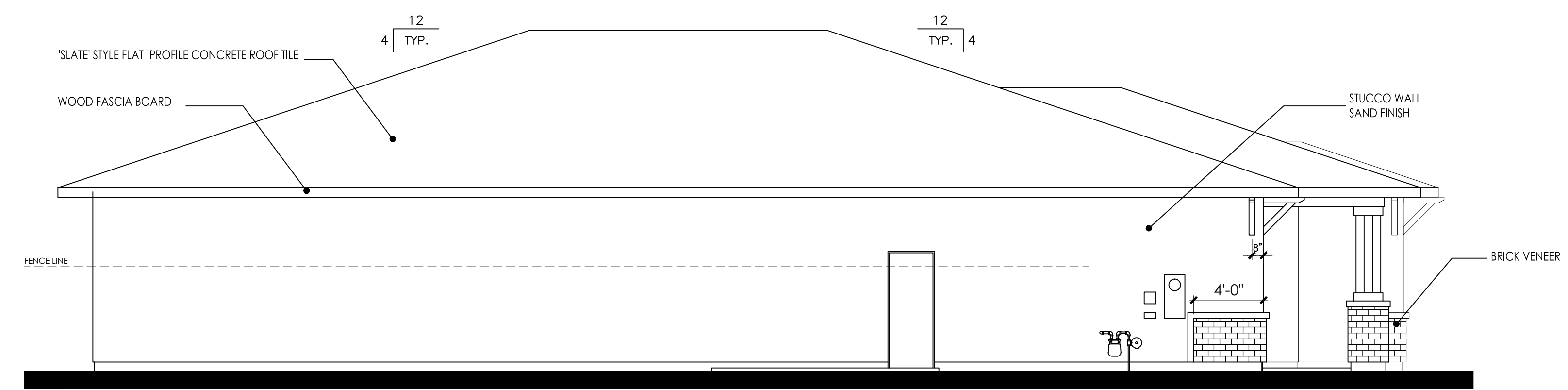
RIGHT ELEVATION



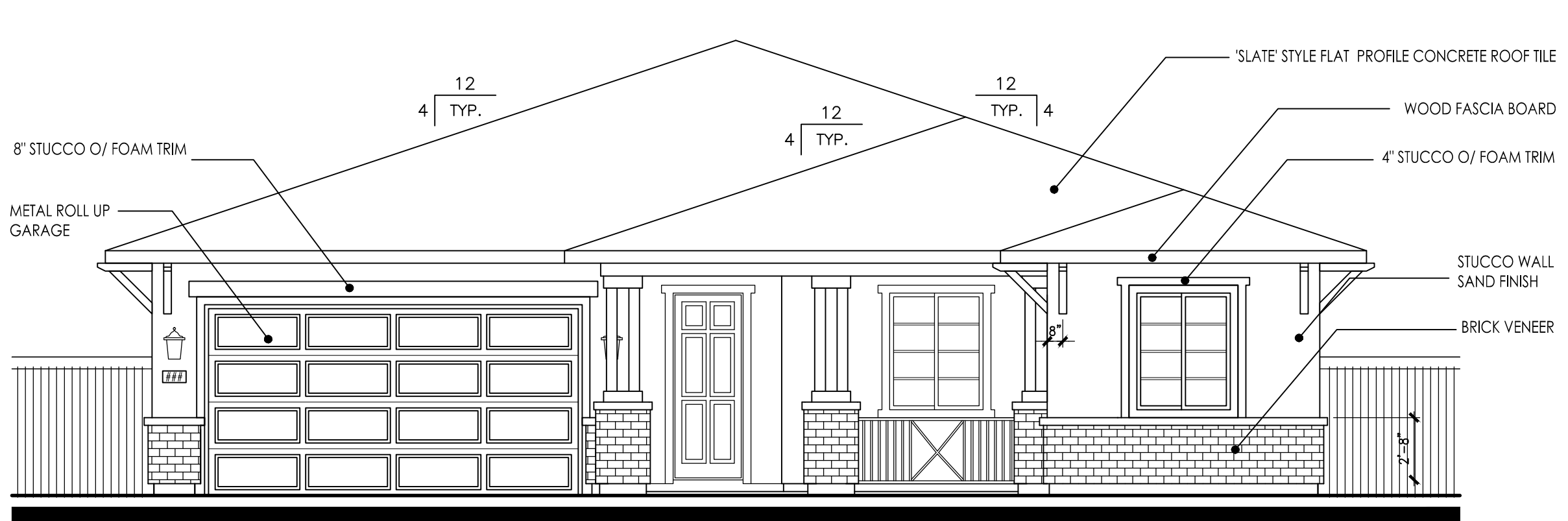
REAR ELEVATION



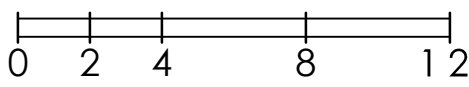
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



PLAN 2494
ARTISAN "B"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

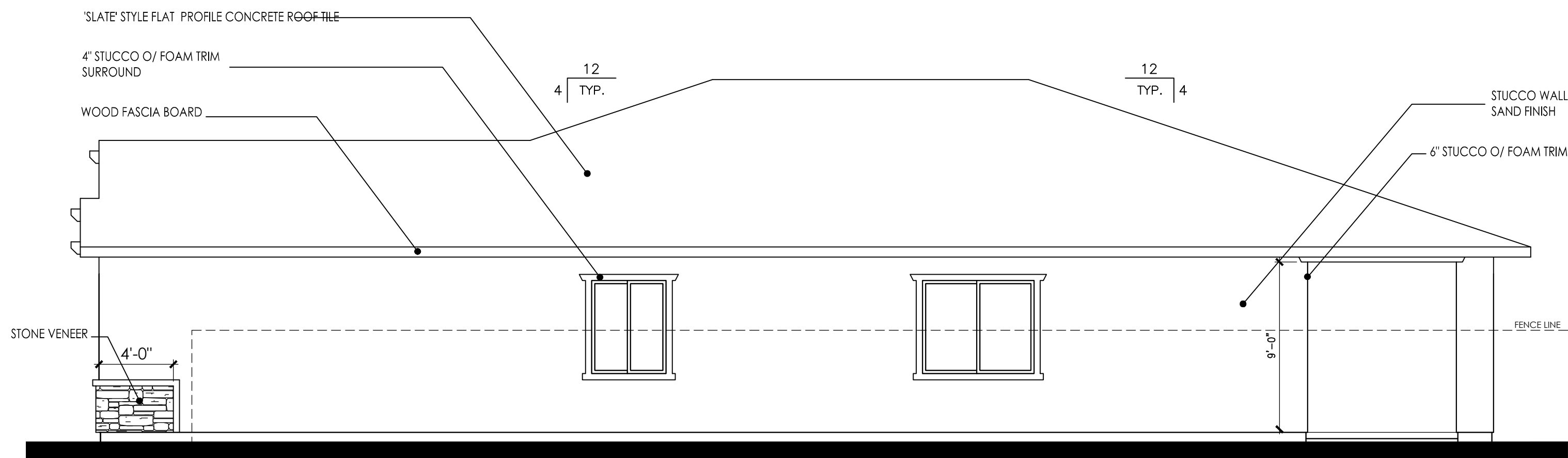
PLAN 2494
4 BEDROOM, 2.5 BATH

LENNAR®

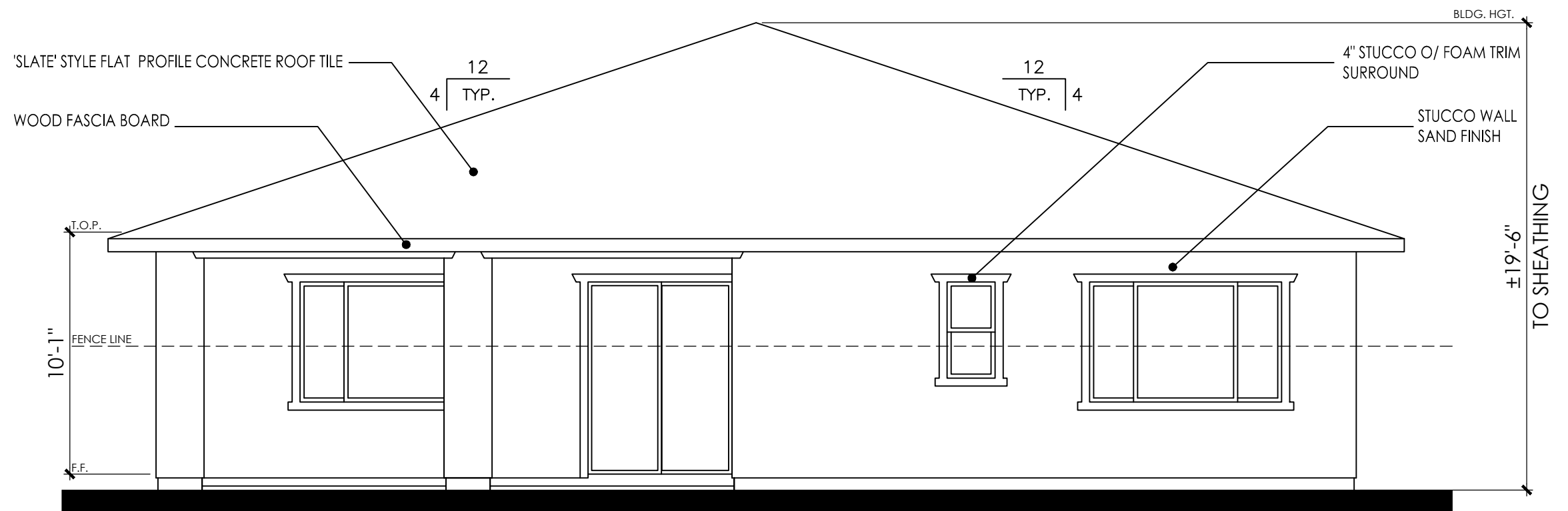
Kevin L. Crook
Architect
Inc

A-25

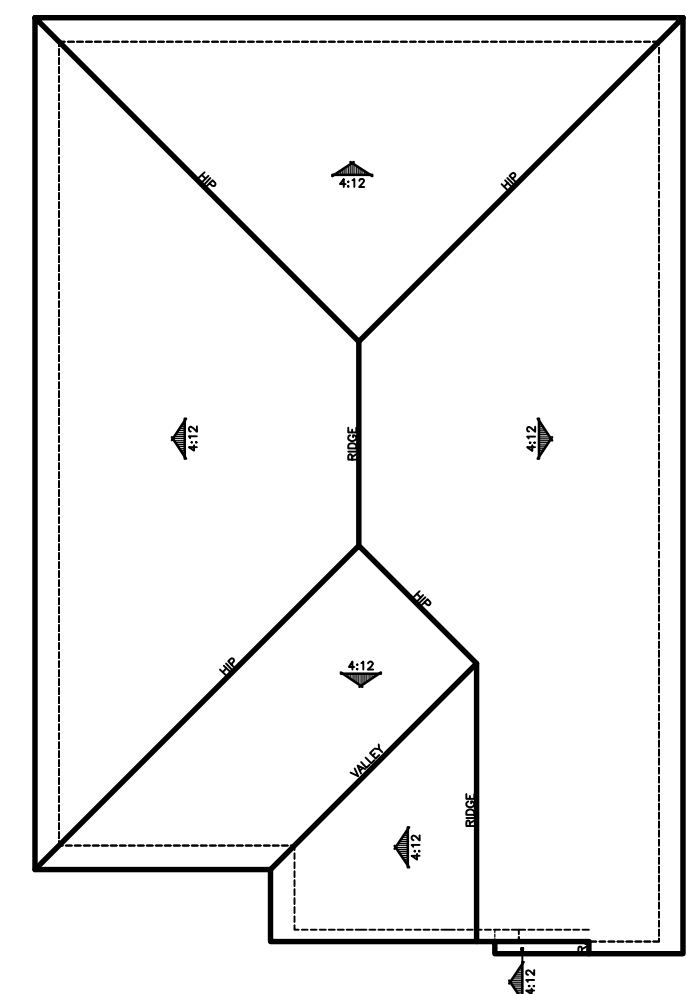
PLANNING + ARCHITECTURE



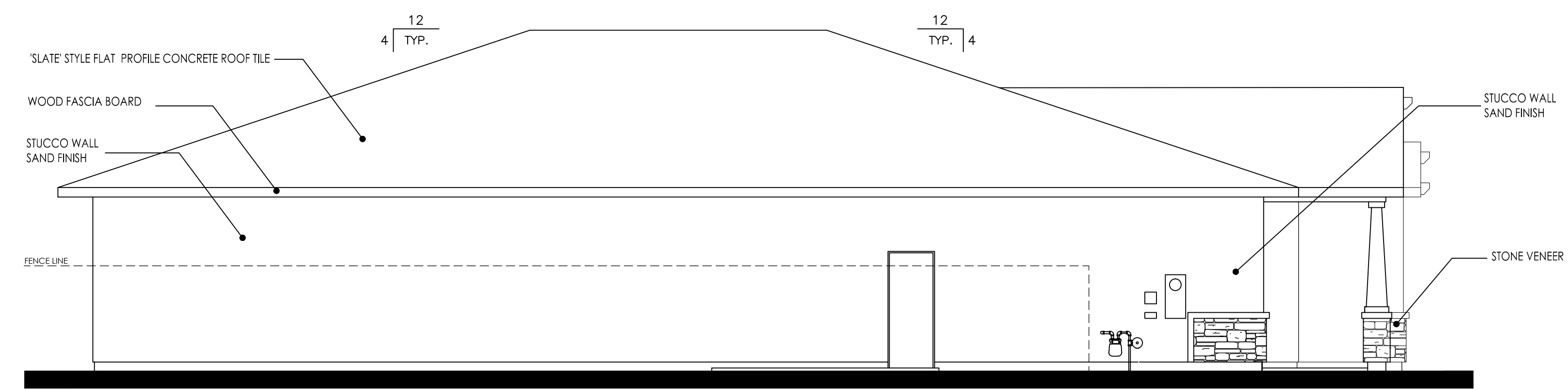
RIGHT ELEVATION



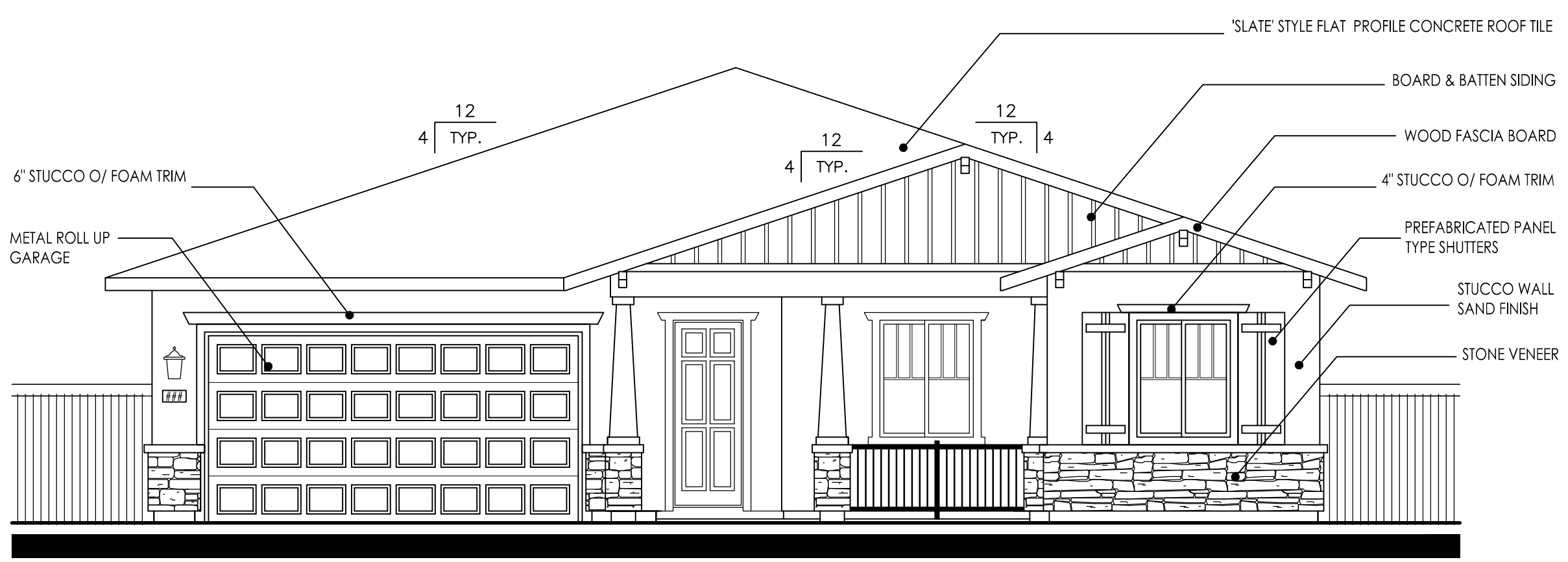
REAR ELEVATION



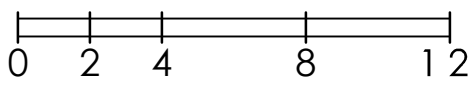
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



PLAN 2494
CRAFTSMAN "C"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

PLAN 2494
4 BEDROOM, 2.5 BATH

LENNAR®

Kevin L. Crook
Architect
Inc

A-26

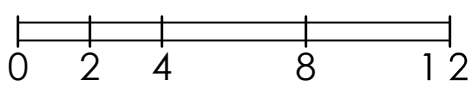
RIGHT ELEVATION

REAR ELEVATION

ROOF PLAN

LEFT ELEVATION

FRONT ELEVATION



PLAN 2494
EUROPEAN COUNTRY "D"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18
City of Woodland

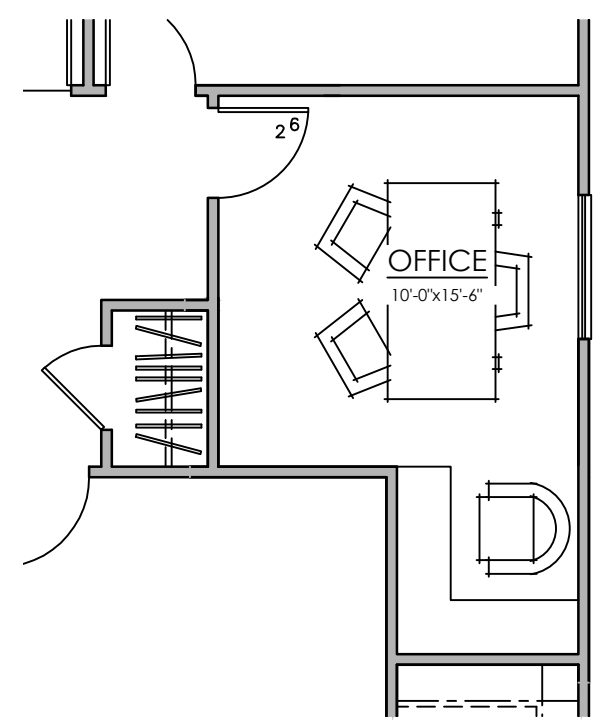
PLAN 2494

4 BEDROOM, 2.5 BATH

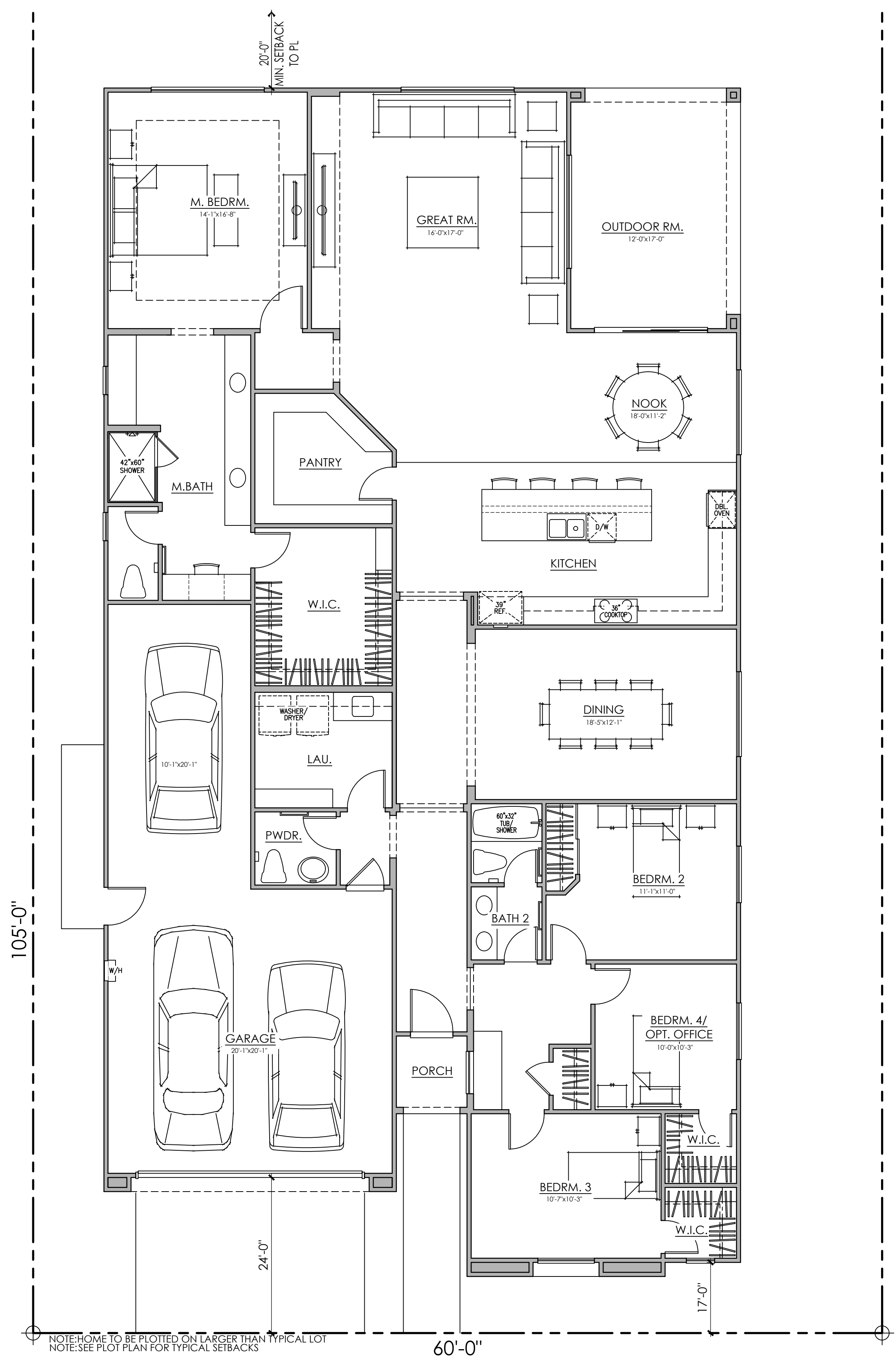
LENNAR®

Kevin L. Crook
Architect
Inc

A-27



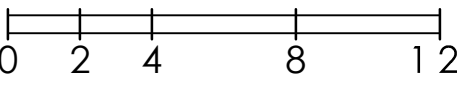
OPTIONAL OFFICE



NOTE: HOME TO BE PLOTTED ON LARGER THAN TYPICAL LOT
NOTE: SEE PLOT PLAN FOR TYPICAL SETBACKS

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	2,700 SQ. FT.
TOTAL DWELLING	2,700 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	626 SQ. FT.
PORCH "A", "B", "C", & "D"	27 SQ. FT.
PATIO "A", "B", "C", & "D"	204 SQ. FT.



SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

PLAN 2700
4 BEDROOM, 2.5 BATH

LENNAR®

Kevin L. Crook
Architect
Inc

A-28

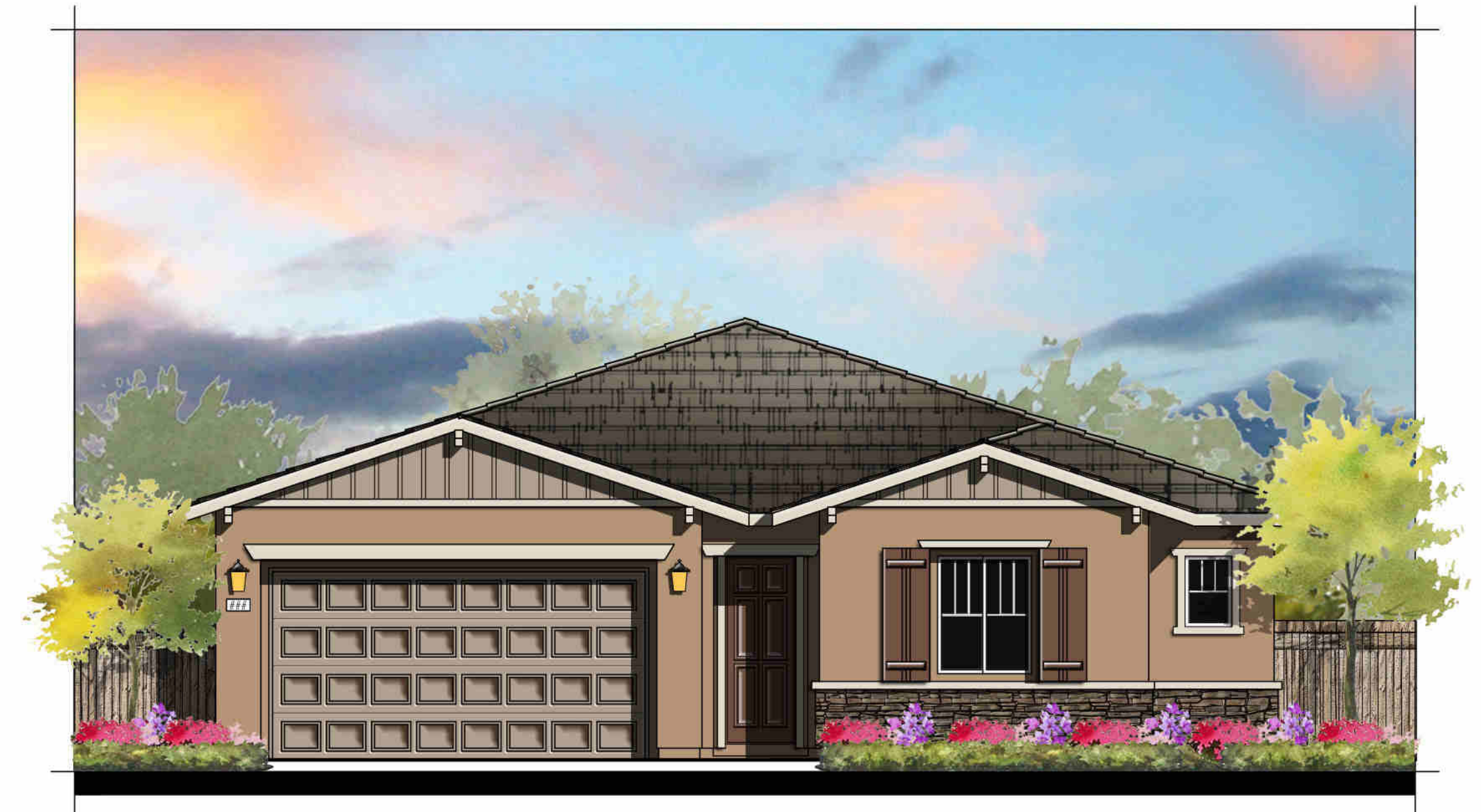
PLANNING + ARCHITECTURE



MISSION "A"
COLOR SCHEME 2



ARTISAN "B"
COLOR SCHEME 5



CRAFTSMAN "C"
COLOR SCHEME 8



EUROPEAN COUNTRY "D"
COLOR SCHEME 11

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

Page 66

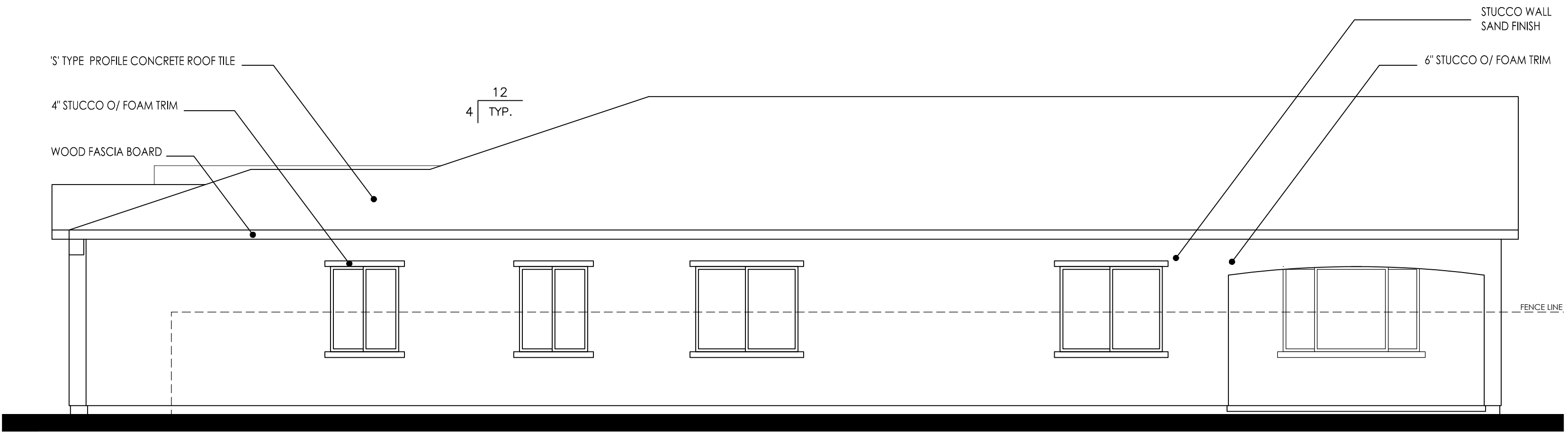
PLAN 2700
4 BEDROOM, 2.5 BATH

LENNAR®

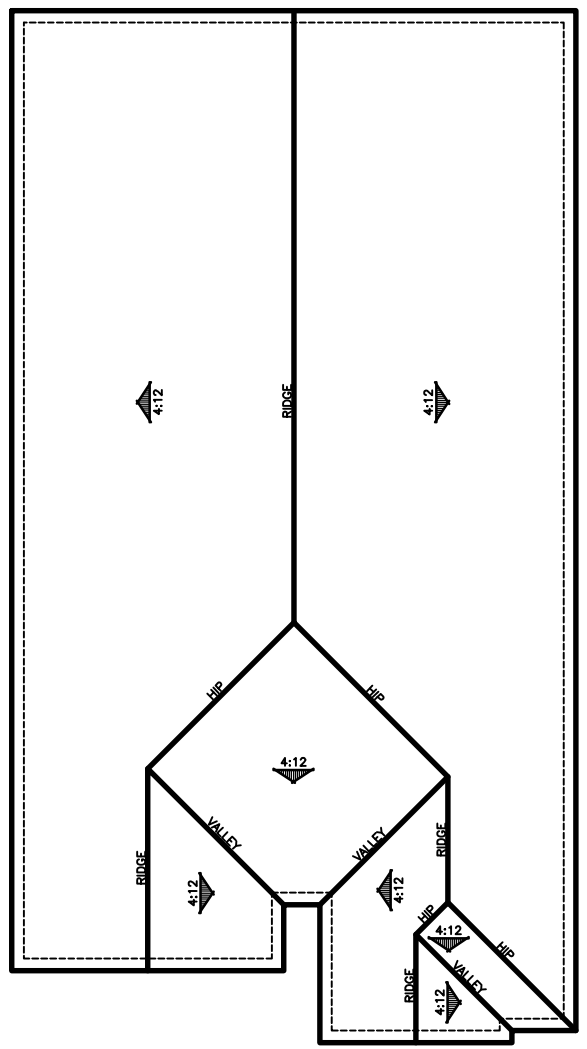
Kevin L. Crook
Architect
Inc

A-29

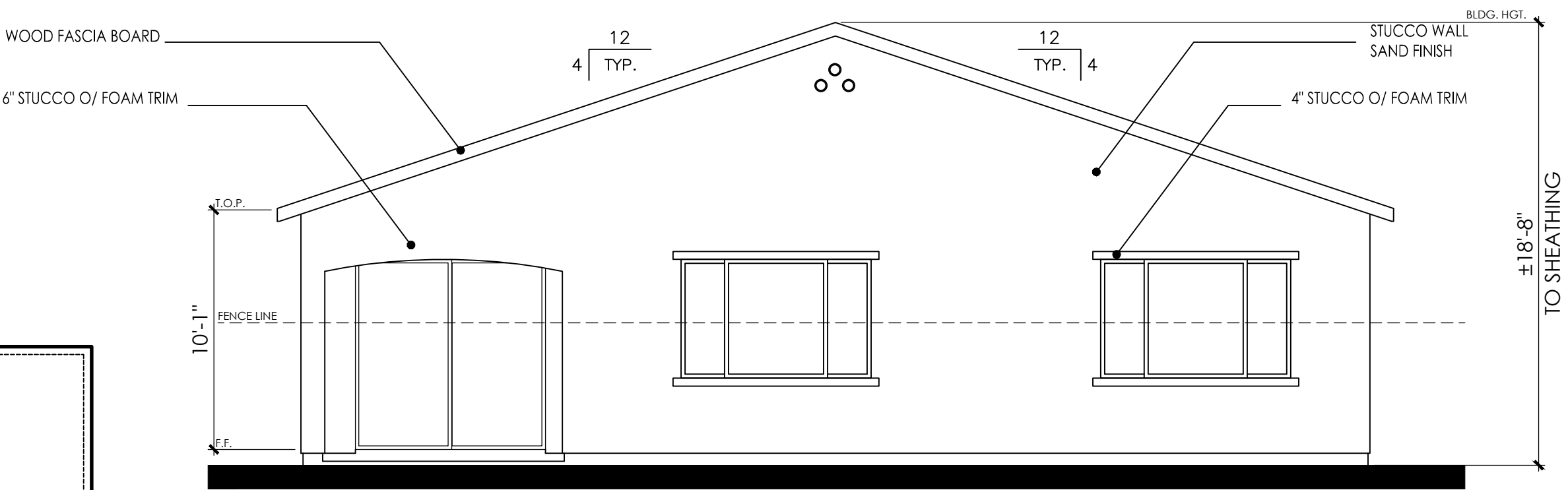
PLANNING + ARCHITECTURE



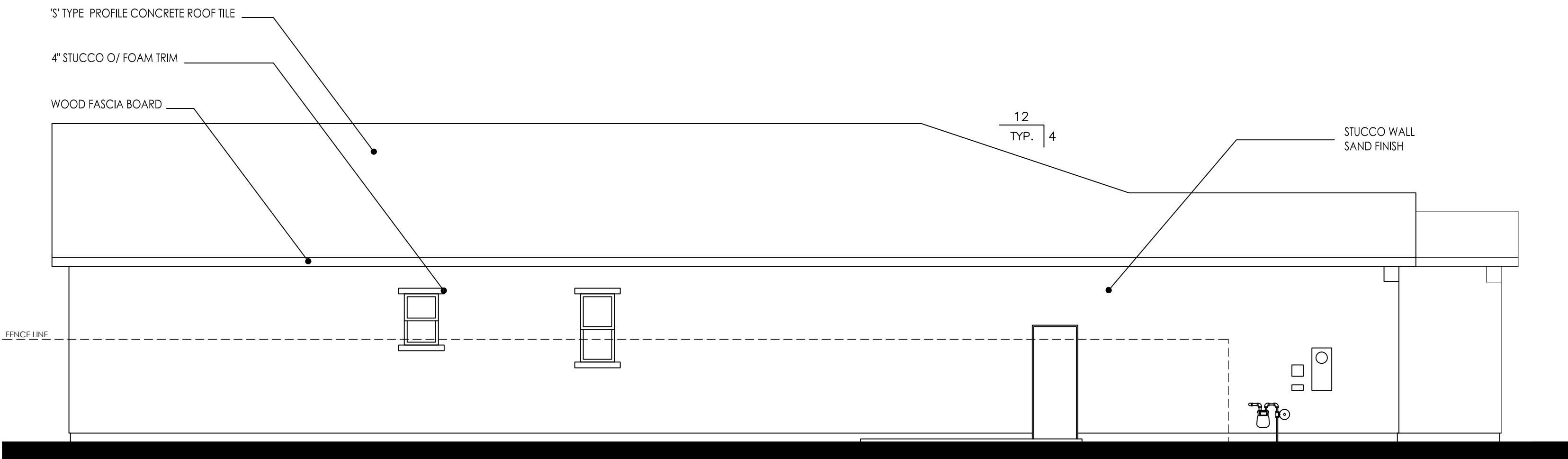
RIGHT ELEVATION



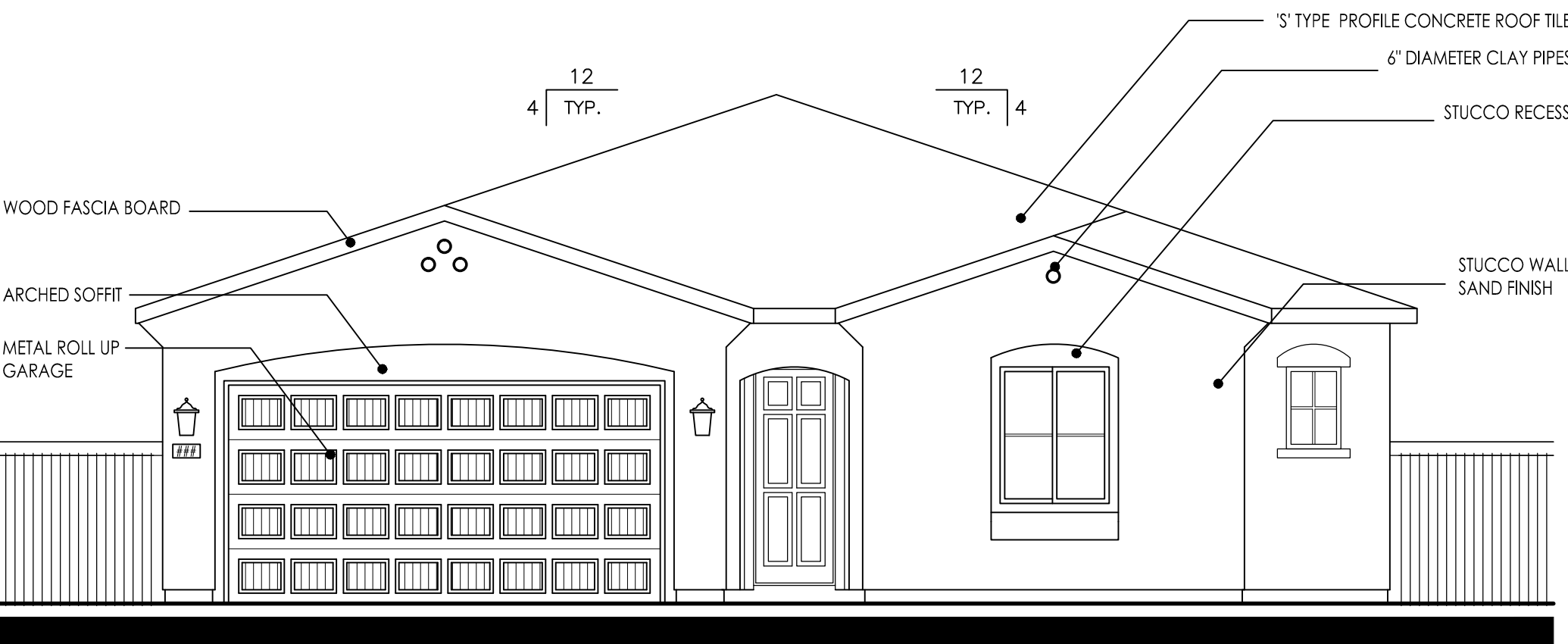
ROOF PLAN



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 2700
MISSION "A"

0 2 4 8 12

SUMMERSTONE AT SPRING LAKE

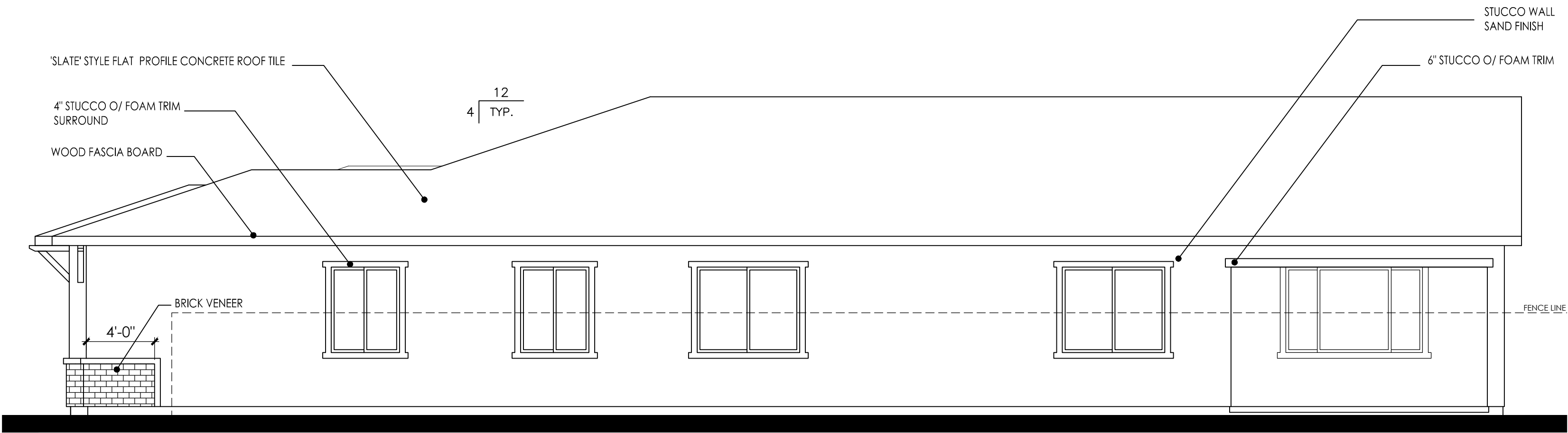
#17018
06/05/18

PLAN 2700
4 BEDROOM, 2.5 BATH

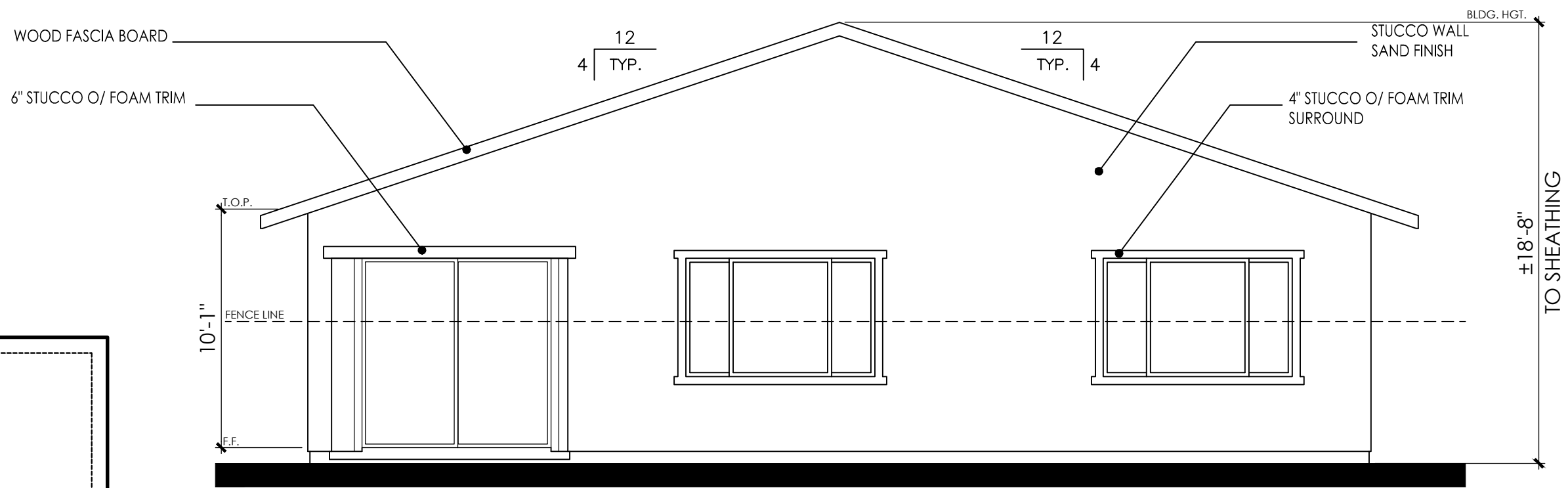
LENNAR®

Kevin L. Crook
Architect
Inc

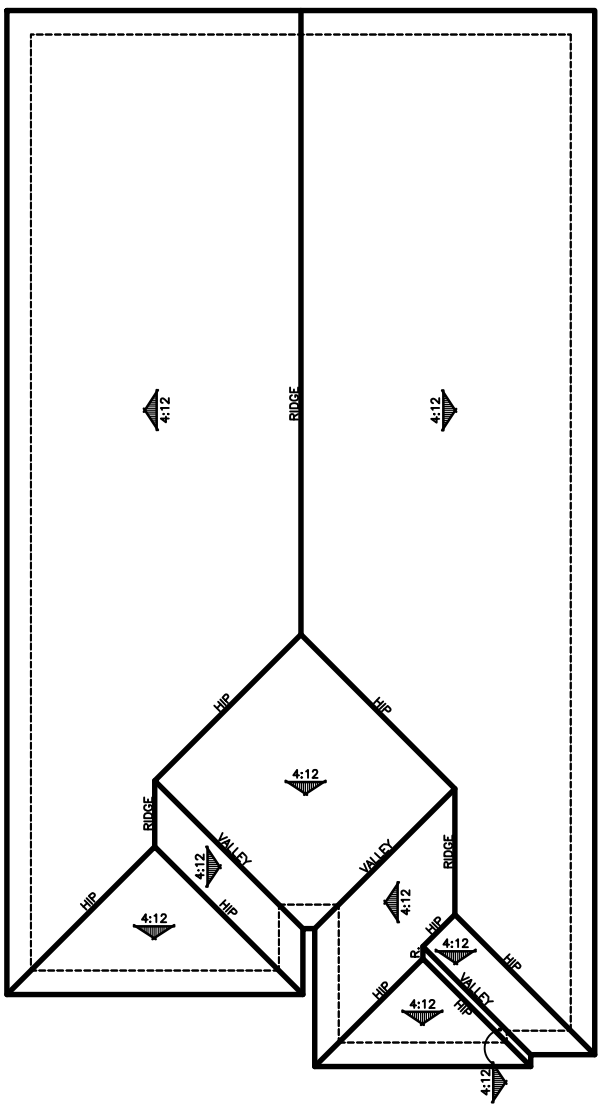
A-30



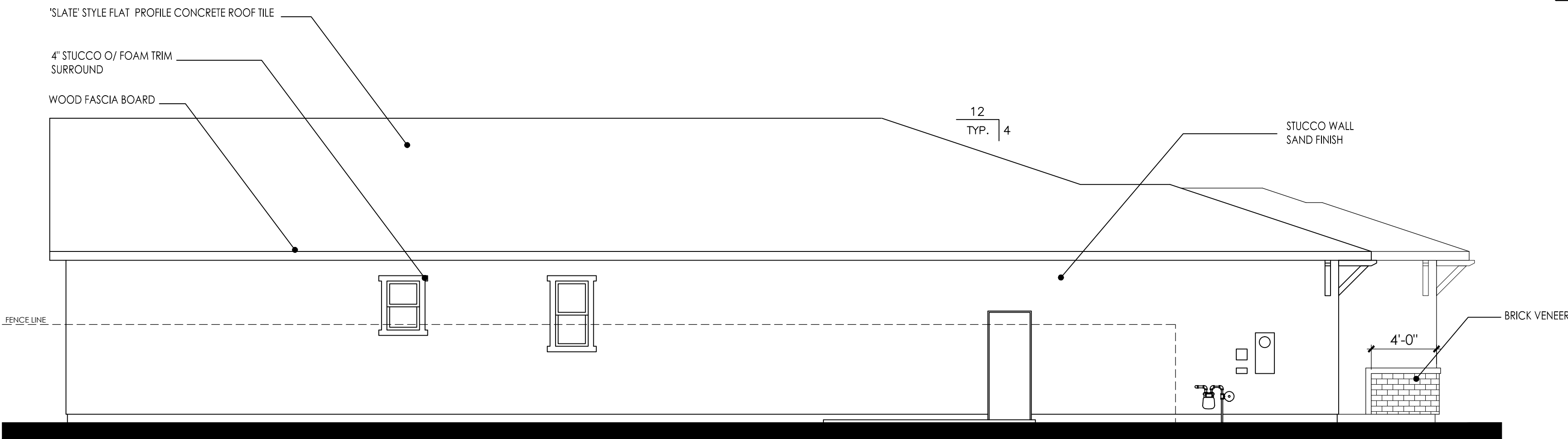
RIGHT ELEVATION



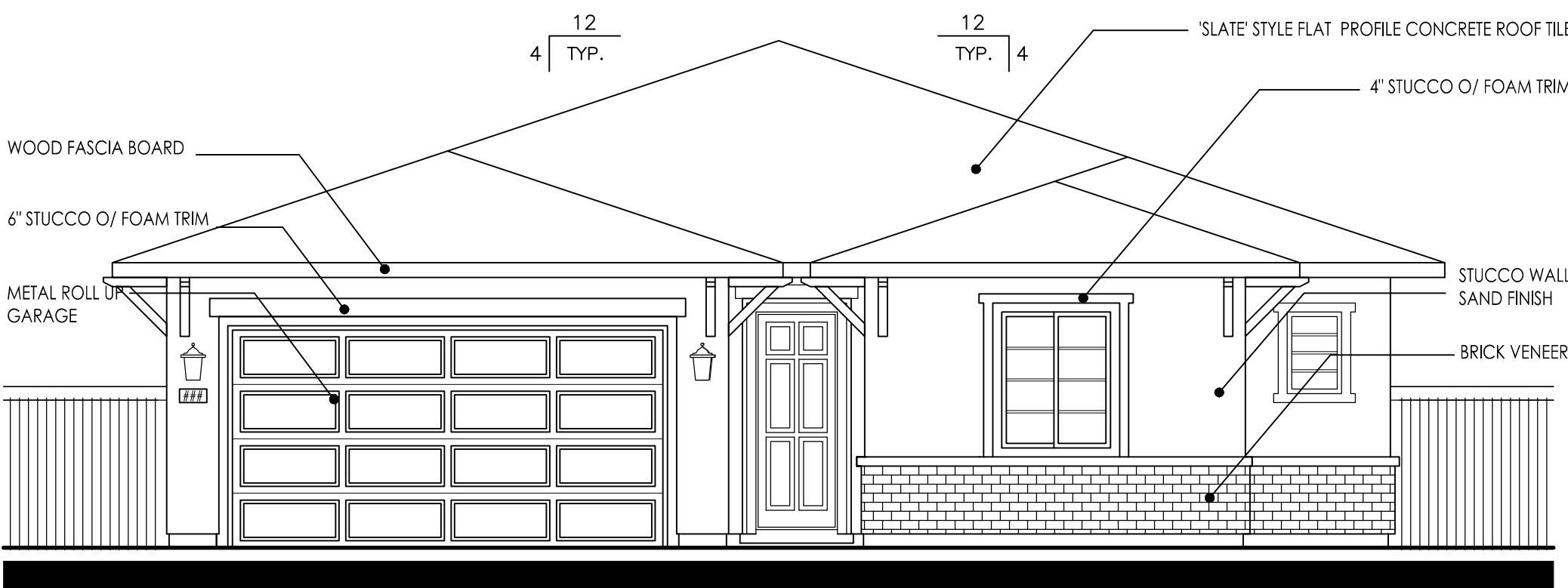
REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

PLAN 2700
ARTISAN "B"

SUMMERSTONE AT SPRING LAKE

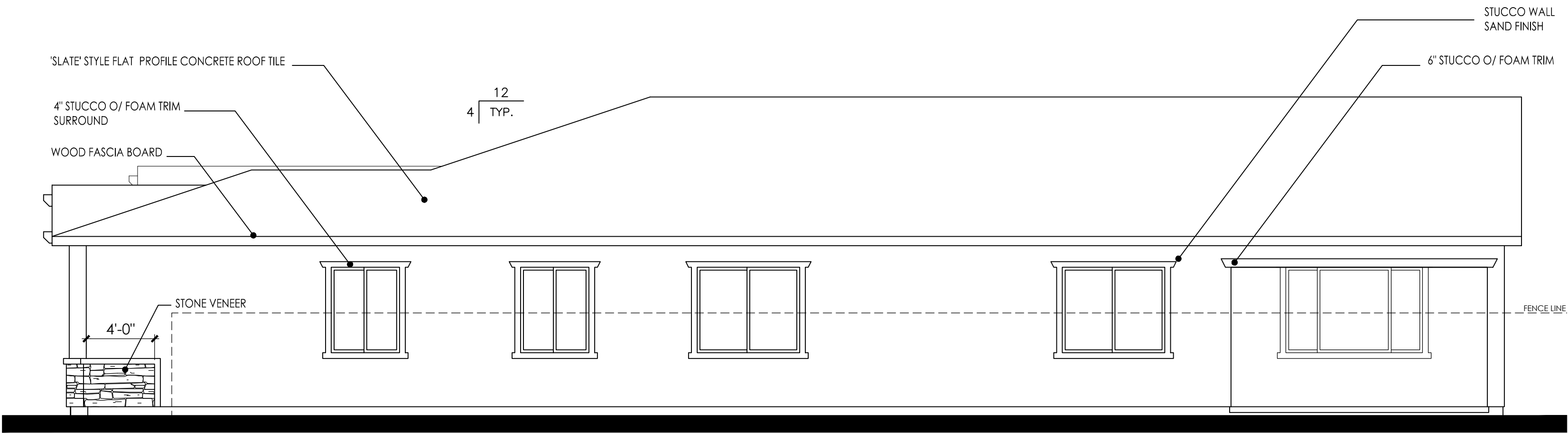
#17018
06/05/18

PLAN 2700
4 BEDROOM, 2.5 BATH

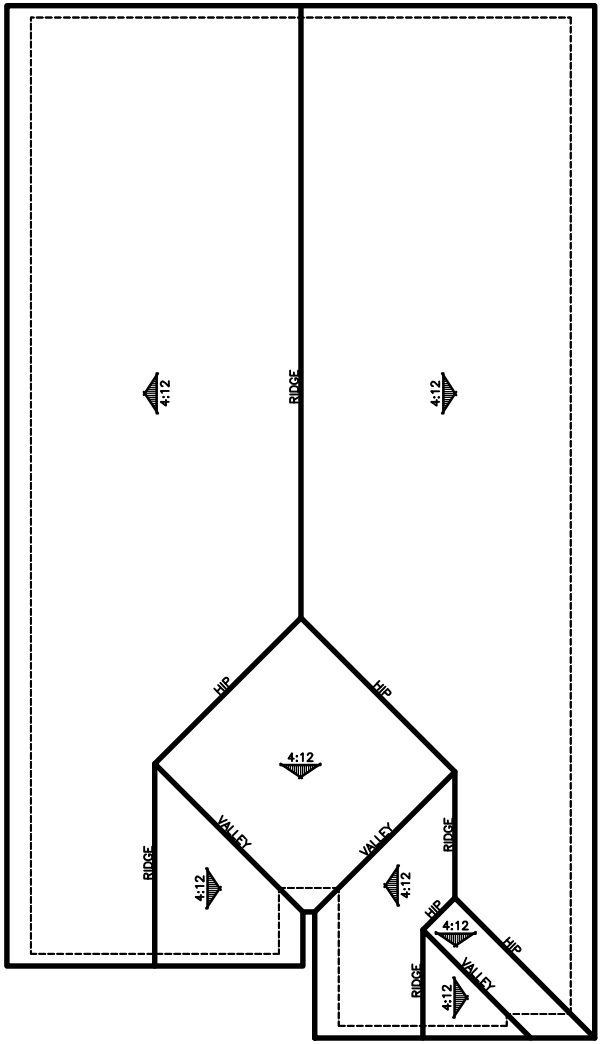
LENNAR®

Kevin L. Crook
Architect
Inc

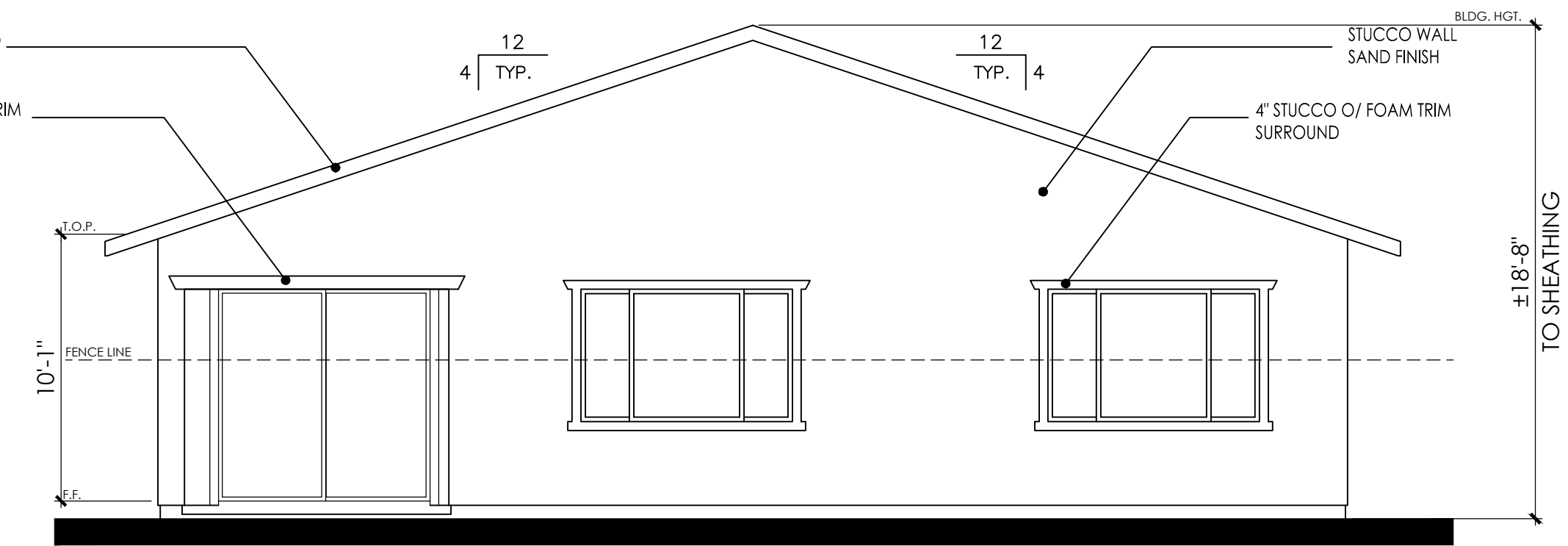
A-31 PLANNING + ARCHITECTURE



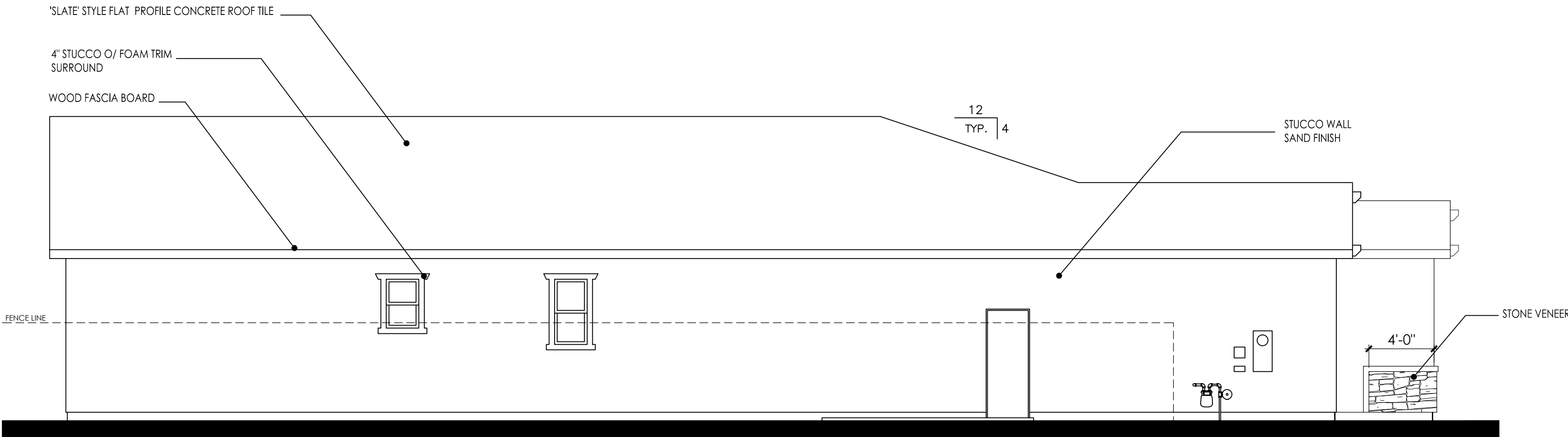
RIGHT ELEVATION



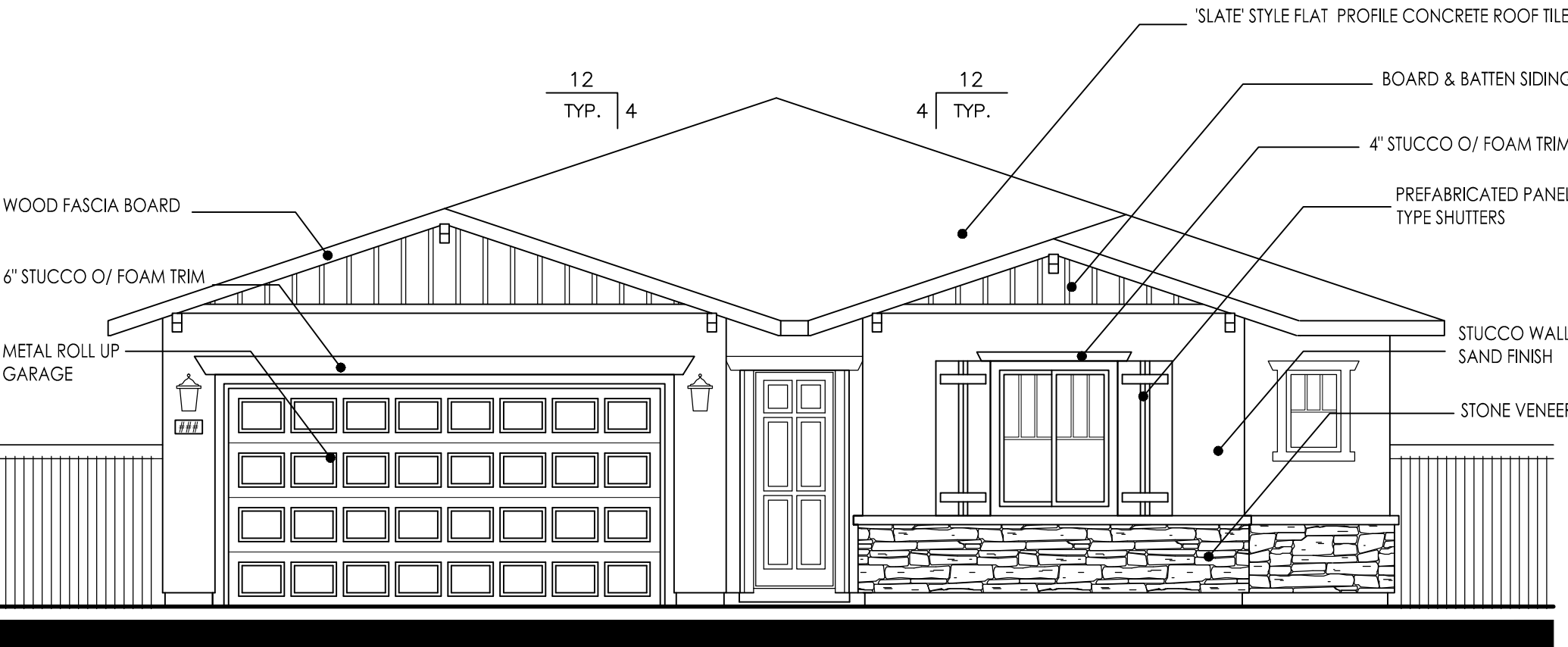
ROOF PLAN



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

PLAN 2700
CRAFTSMAN "C"

SUMMERSTONE AT SPRING LAKE

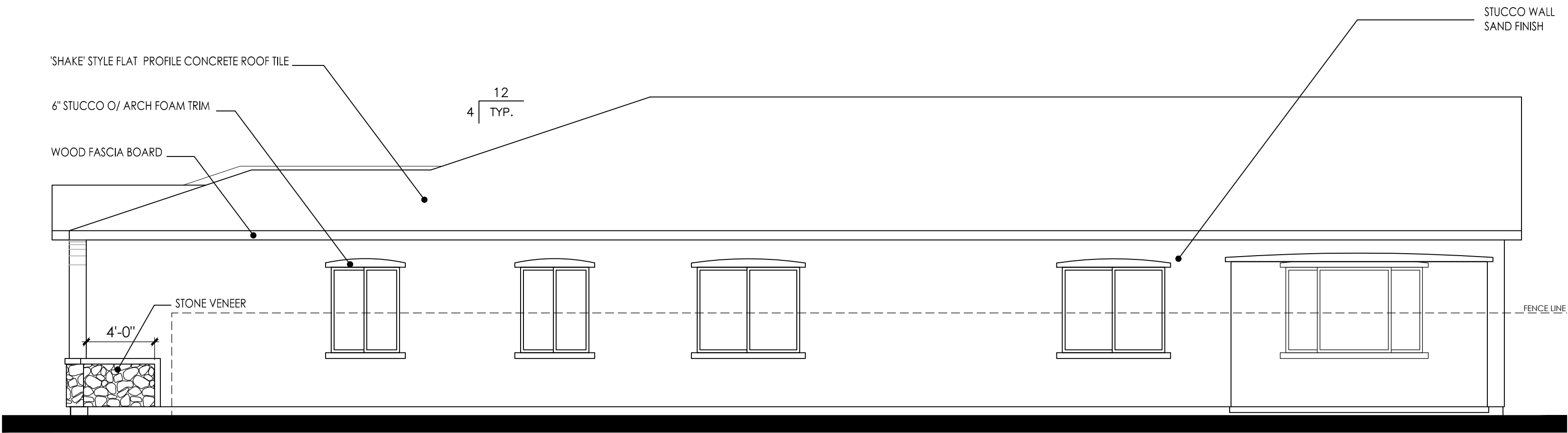
#17018
06/05/18

PLAN 2700
4 BEDROOM, 2.5 BATH

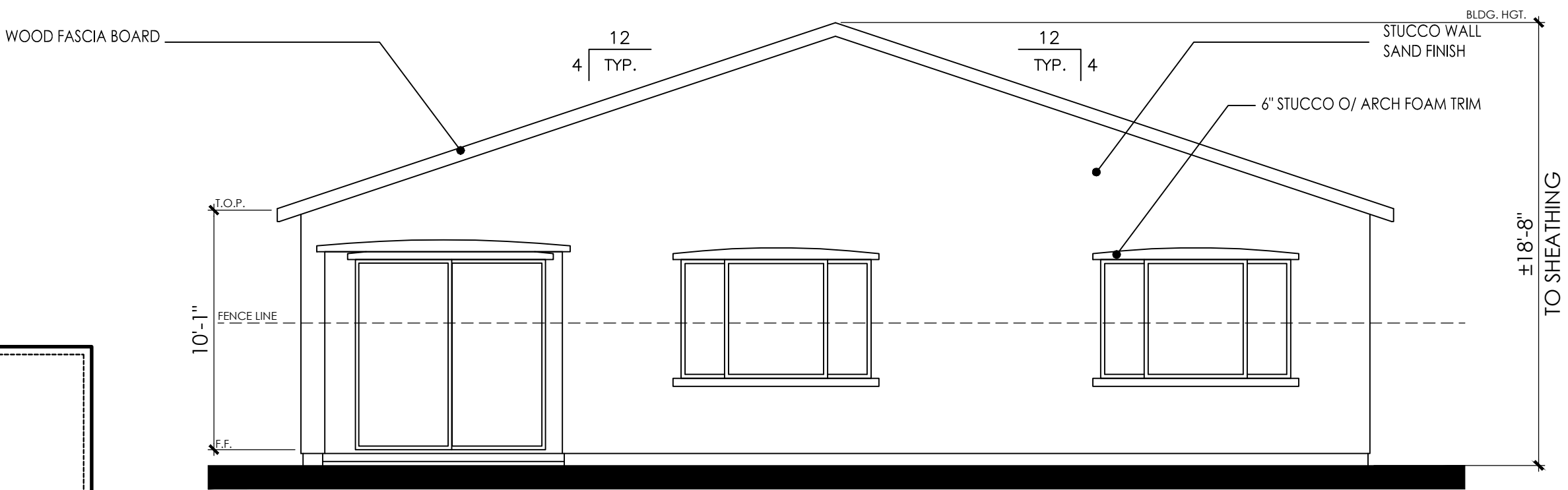
LENNAR®

Kevin L. Crook
Architect
Inc

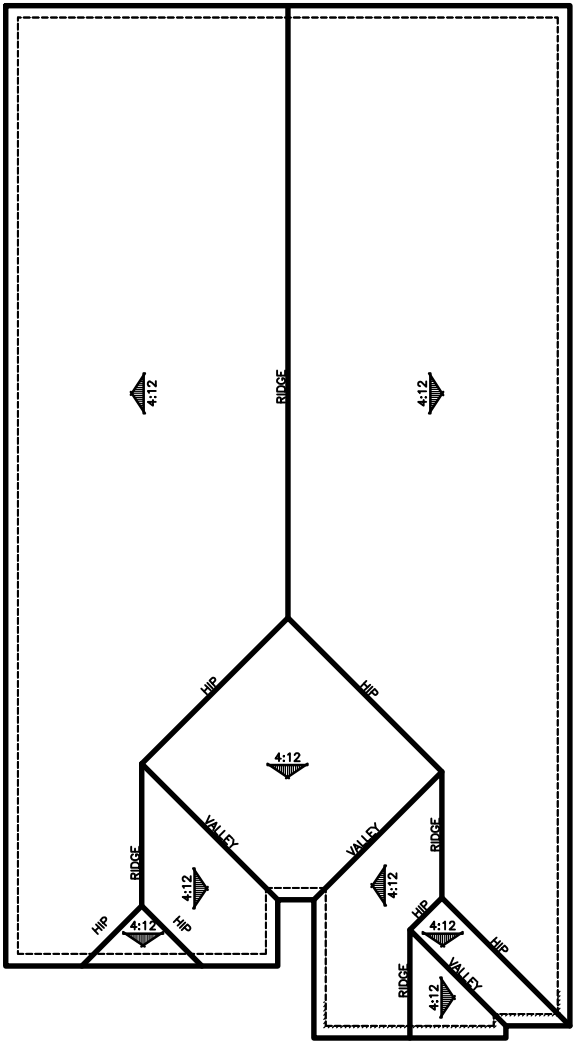
A-32 PLANNING + ARCHITECTURE



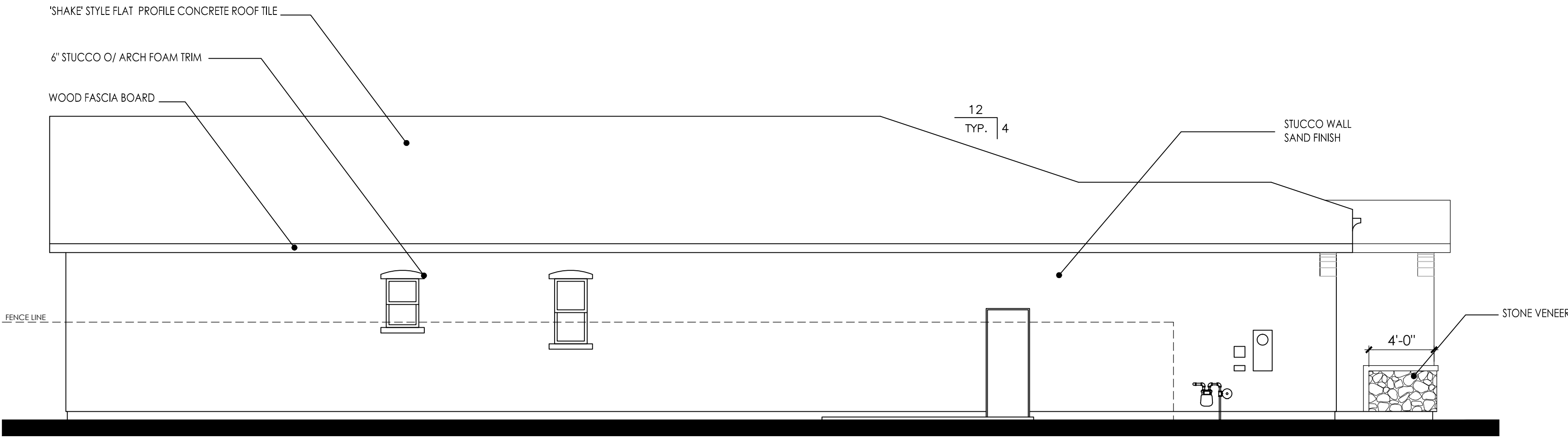
RIGHT ELEVATION



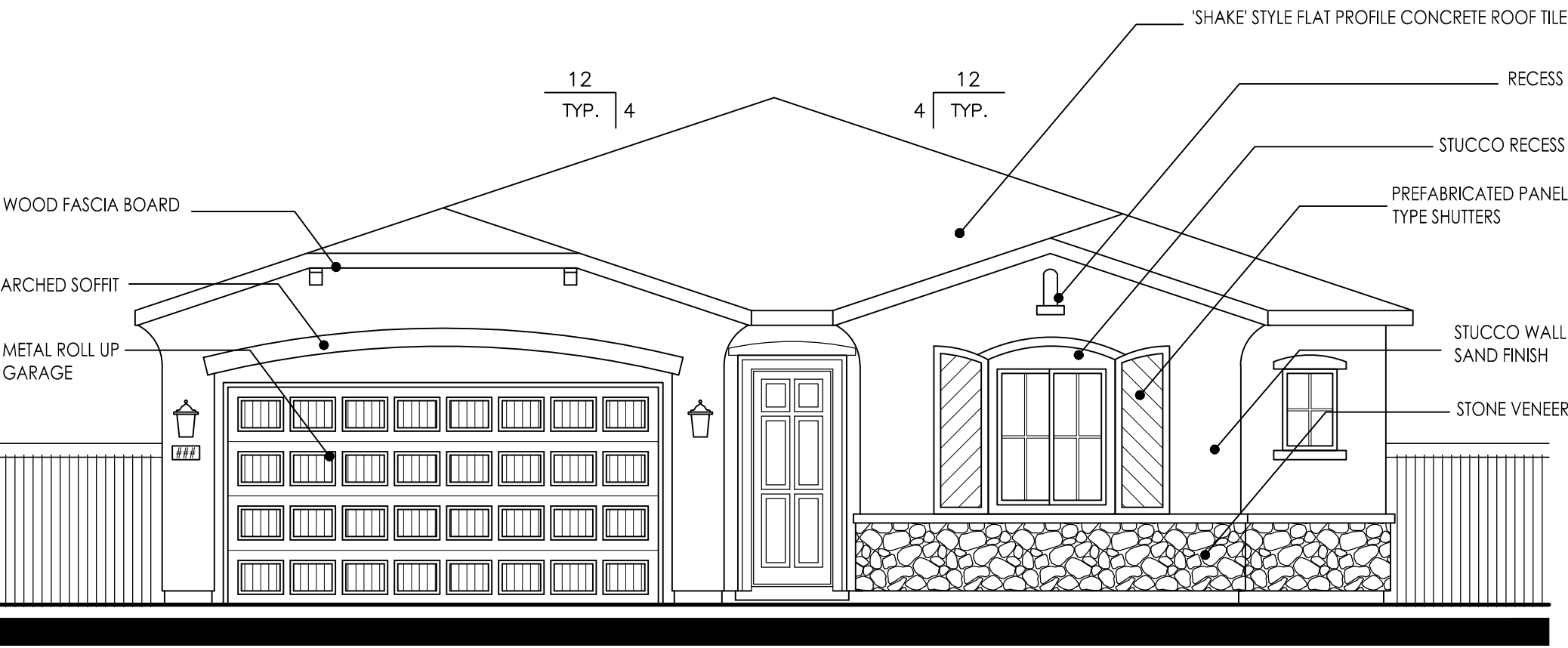
REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

PLAN 2700
EUROPEAN COUNTRY "D"

SUMMERSTONE AT SPRING LAKE

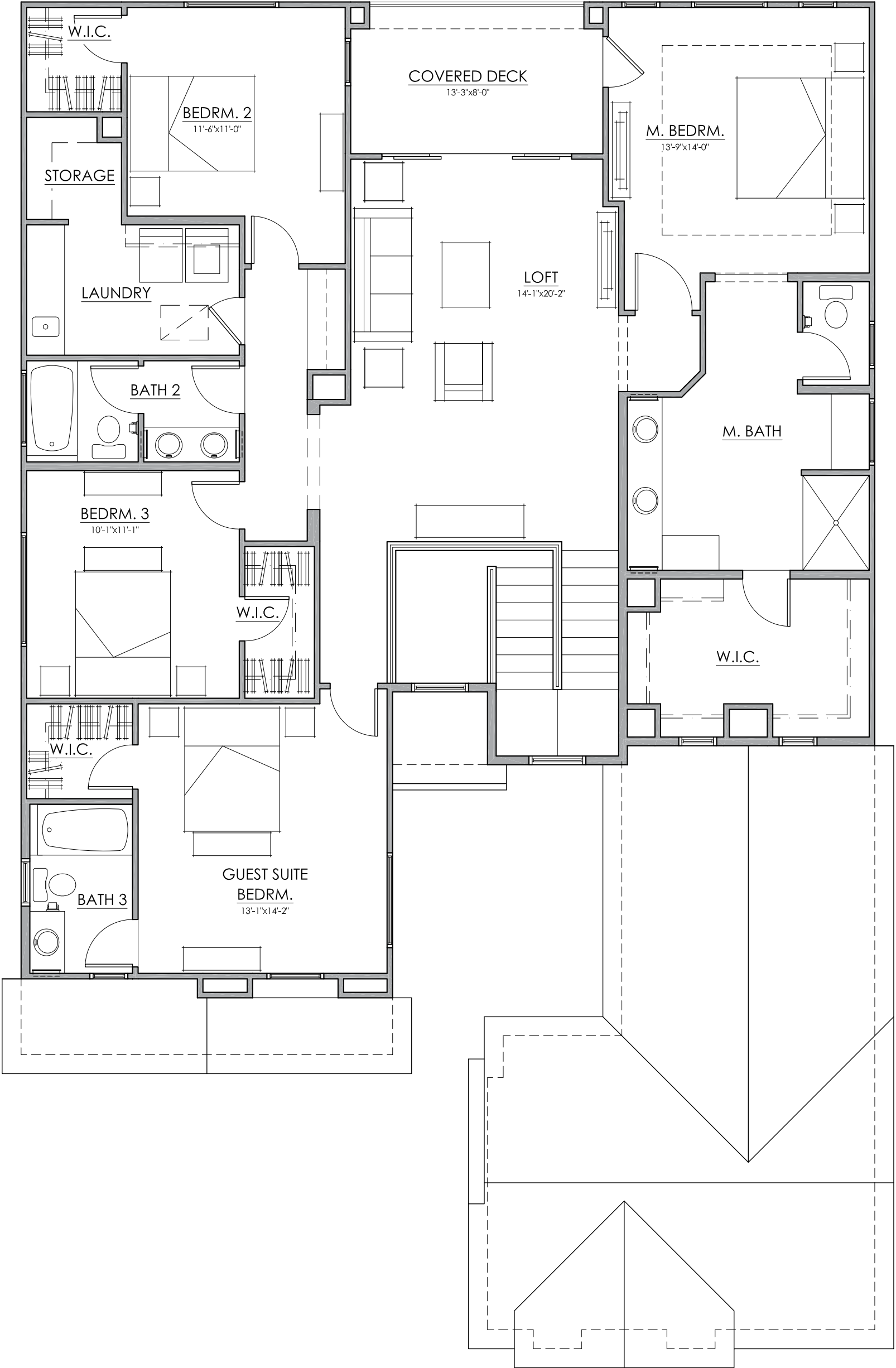
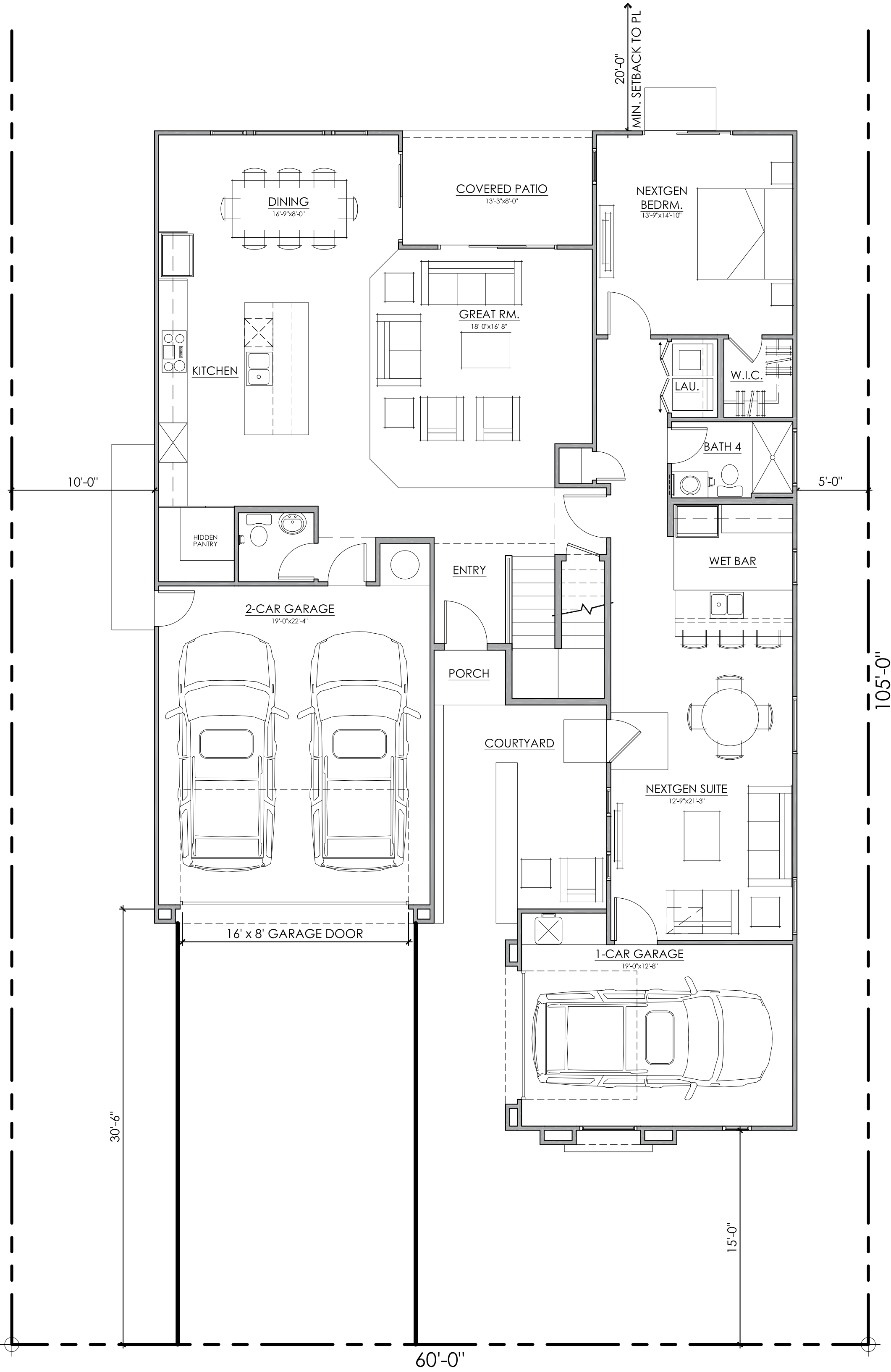
#17018
06/05/18

PLAN 2700
4 BEDROOM, 2.5 BATH

LENNAR®

Kevin L. Crook
Architect
Inc

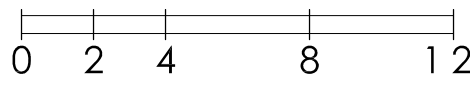
A-33 PLANNING + ARCHITECTURE



SECOND FLOOR PLAN

AREA CALCULATIONS

CONDITIONED SPACE	3,512 S.F.
1ST FLOOR	1,735 S.F.
2ND FLOOR	1,777 S.F.
UNCONDITIONED SPACE	25 S.F.
COVERED ENTRY	293 S.F.
1-CAR GARAGE	472 S.F.
2-CAR GARAGE	106 S.F.
COVERED PATIO	106 S.F.
COVERED DECK	
TOTAL AREA	4,514 S.F.



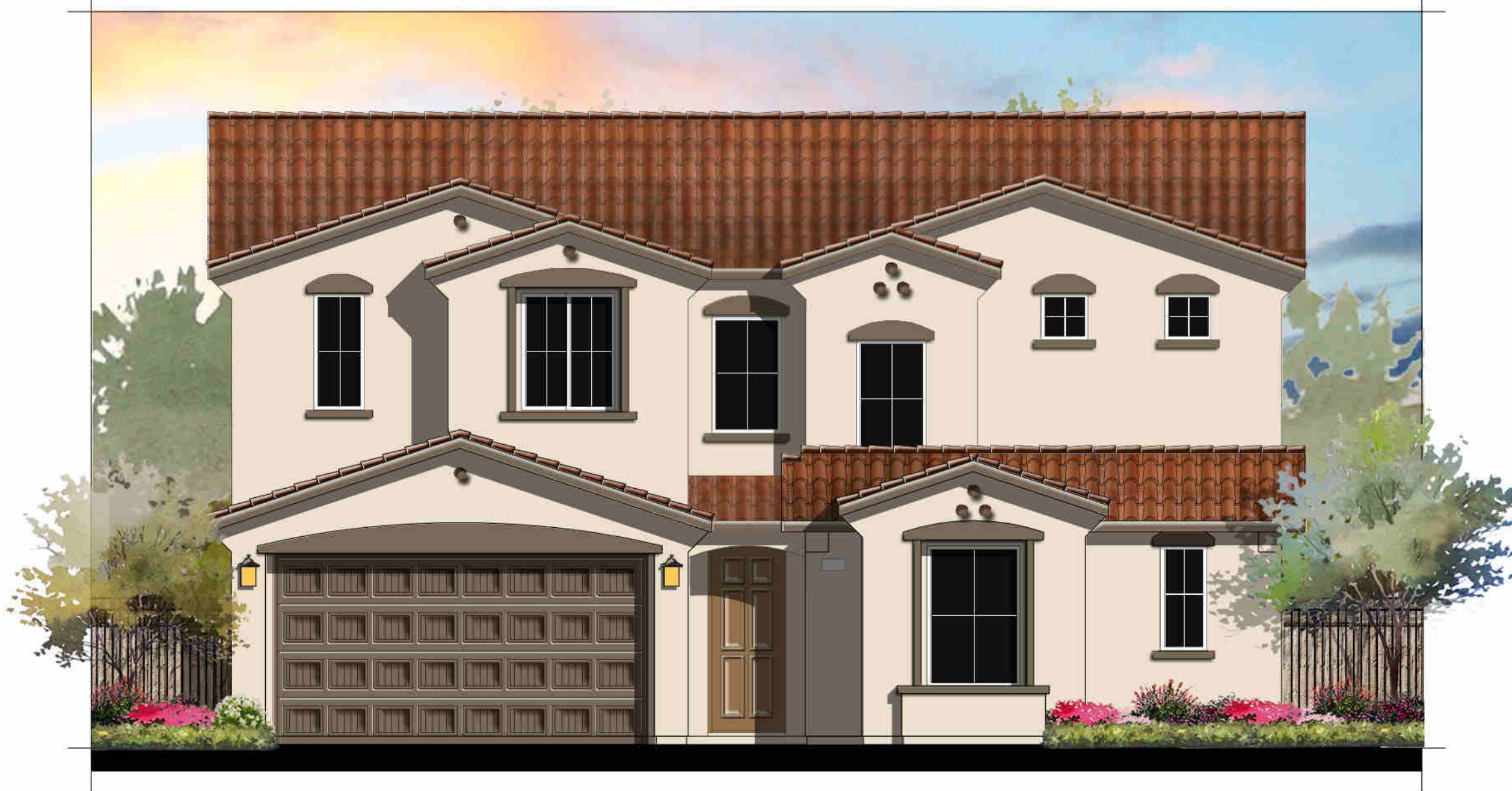
SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT

LENNAR®





MISSION "A"
COLOR SCHEME 1



ARTISAN "B"
COLOR SCHEME 4



CRAFTSMAN "C"
COLOR SCHEME 7



EUROPEAN COUNTRY "D"
COLOR SCHEME 10

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

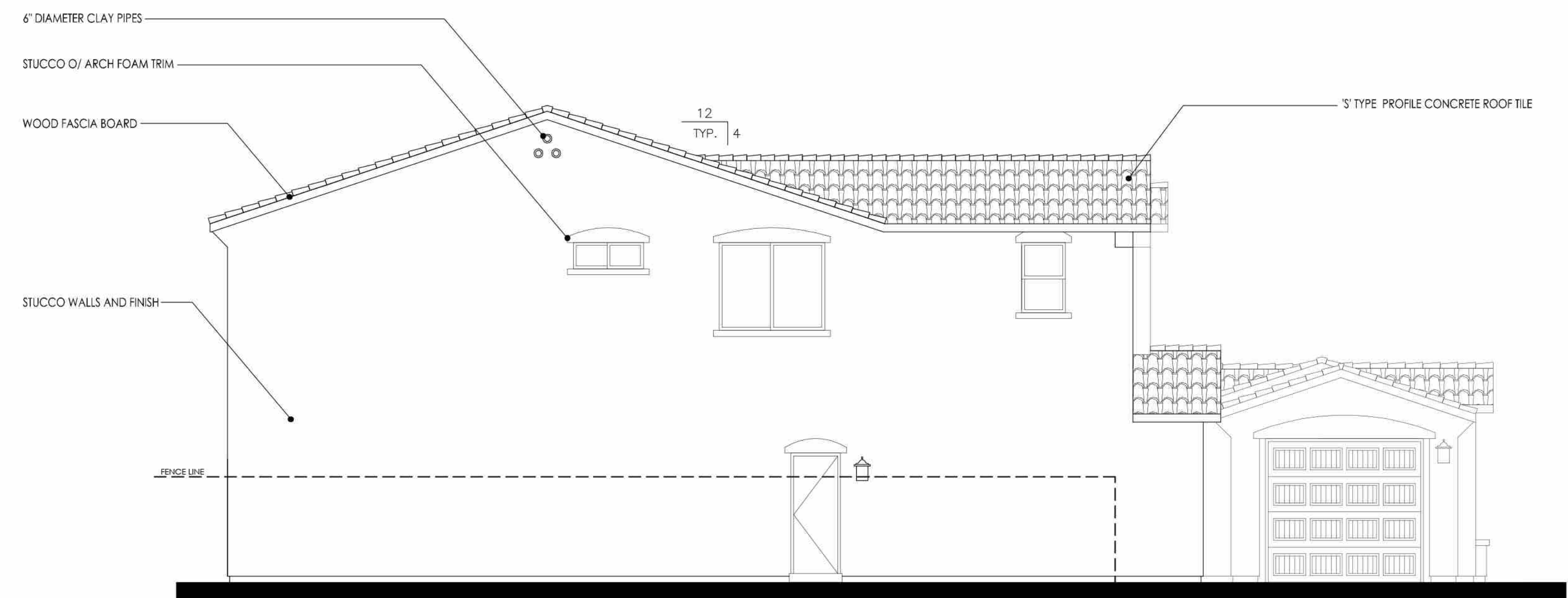
Page 72

PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT

LENNAR®

PAZ DESIGN
GROUP

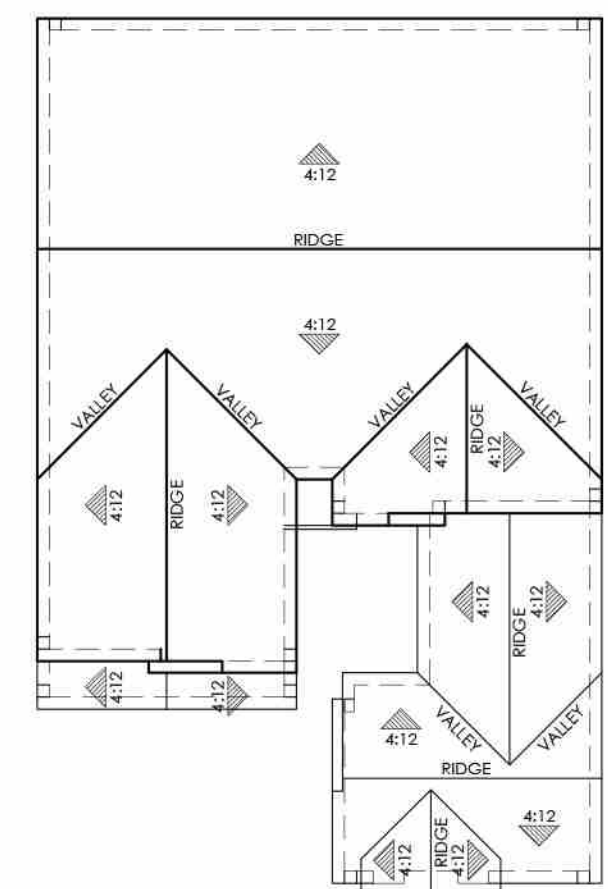
A-35



LEFT ELEVATION



REAR ELEVATION



ROOF PLAN



RIGHT ELEVATION



FRONT ELEVATION

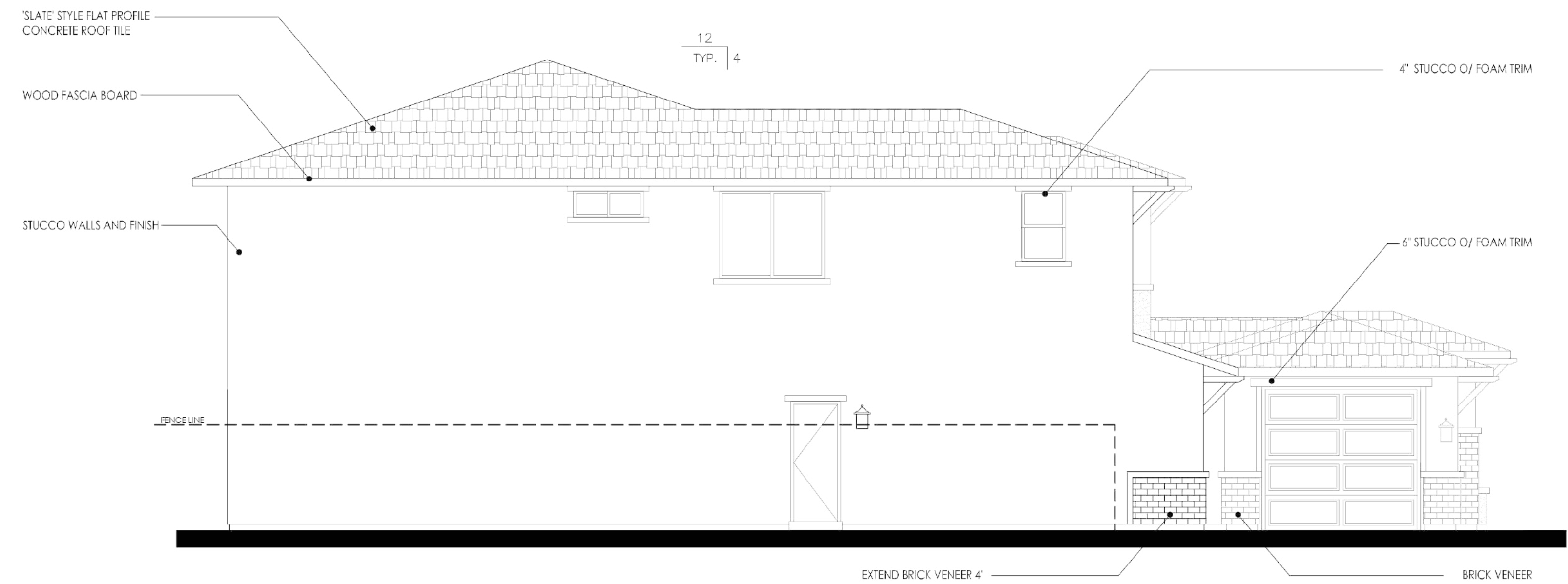


PLAN 3512
MISSION "A"

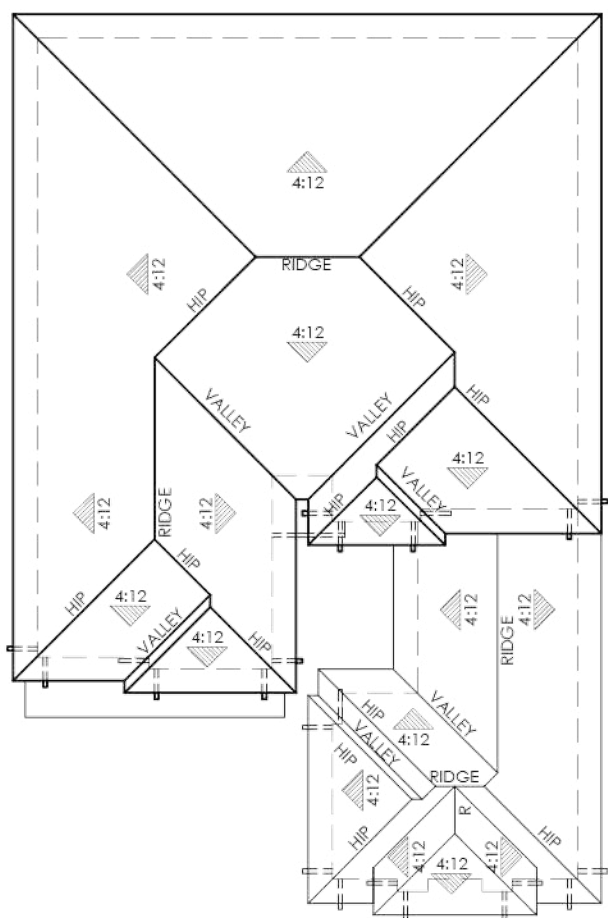
SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

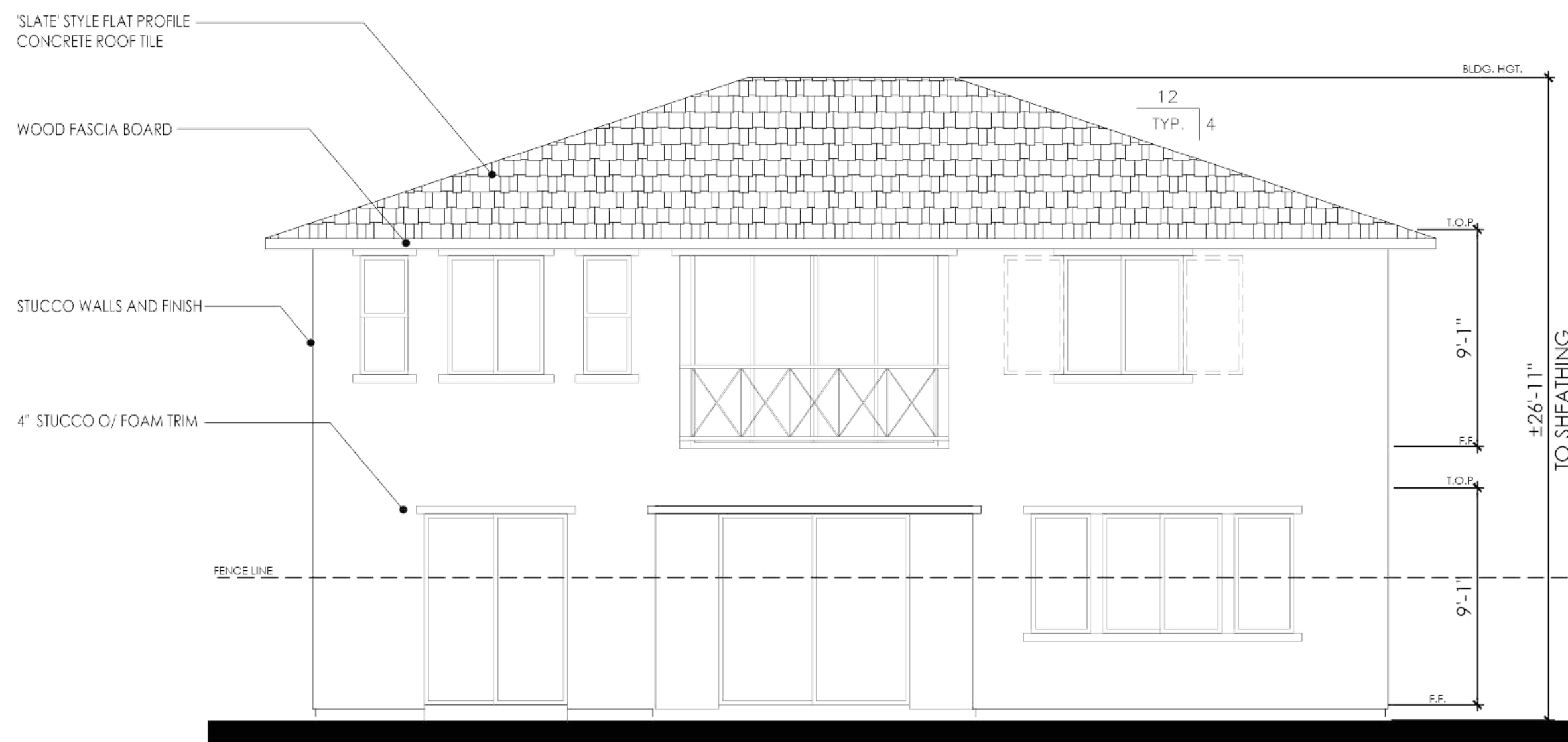
PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT



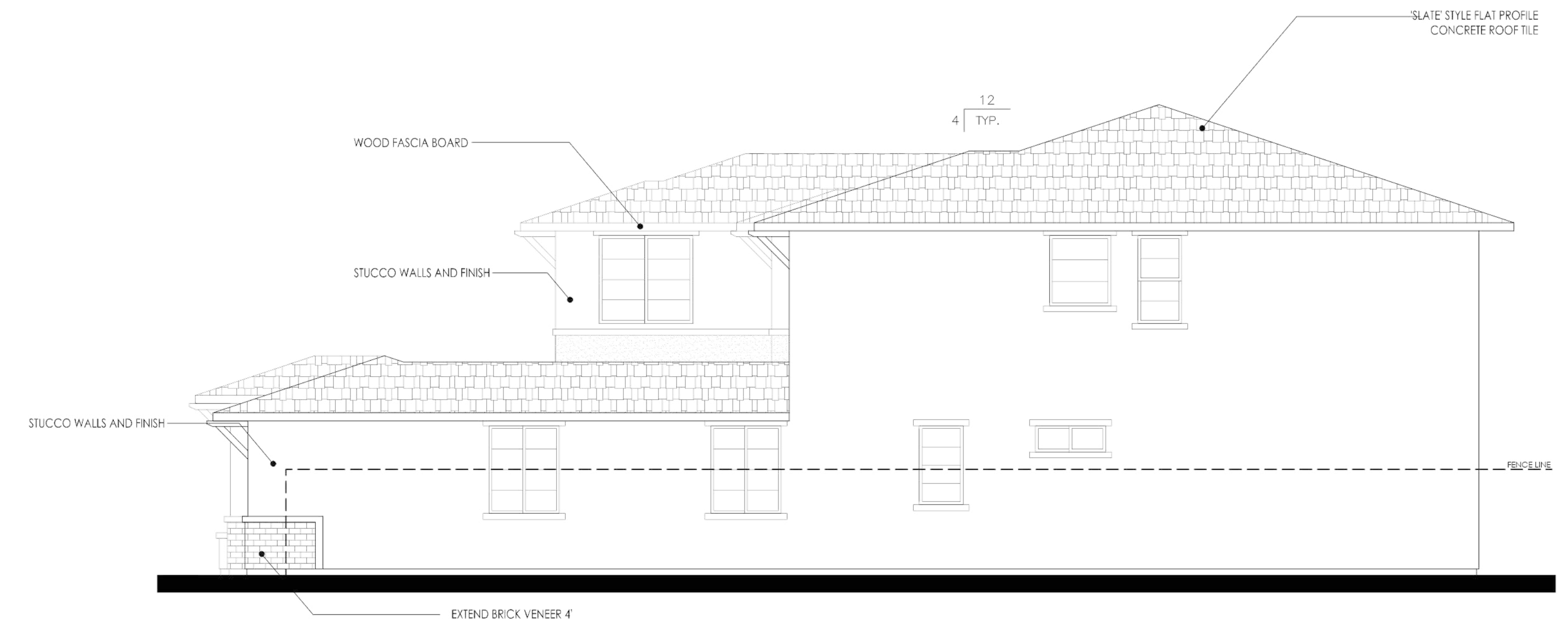
LEFT ELEVATION



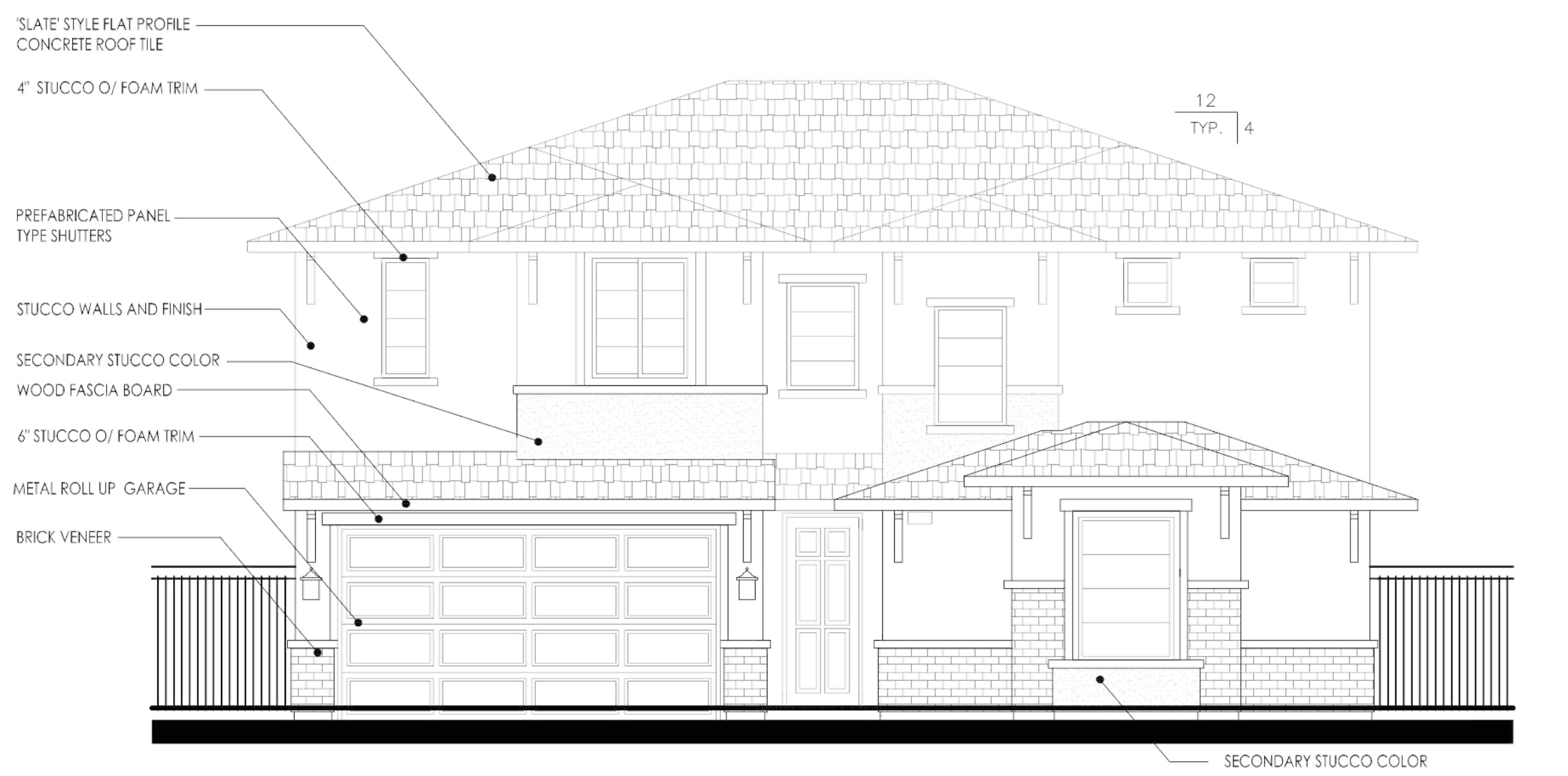
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



PLAN 3512
ARTISAN "B"

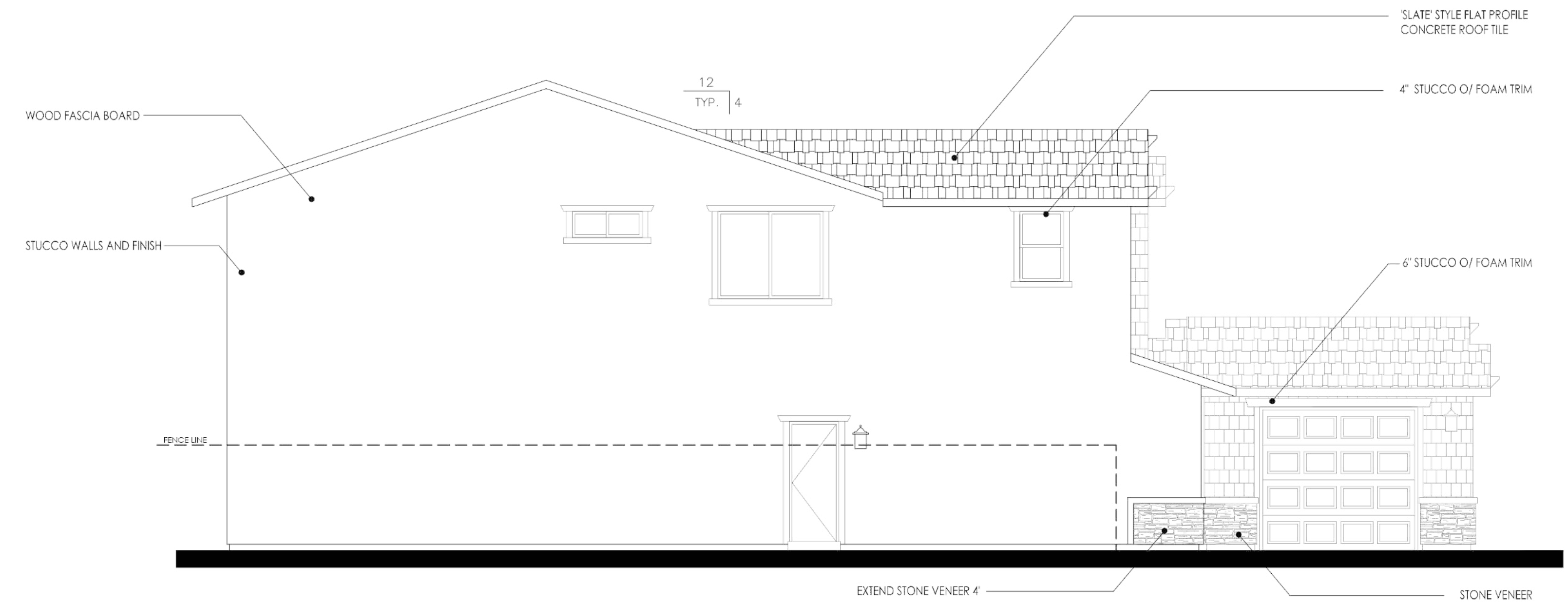
SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

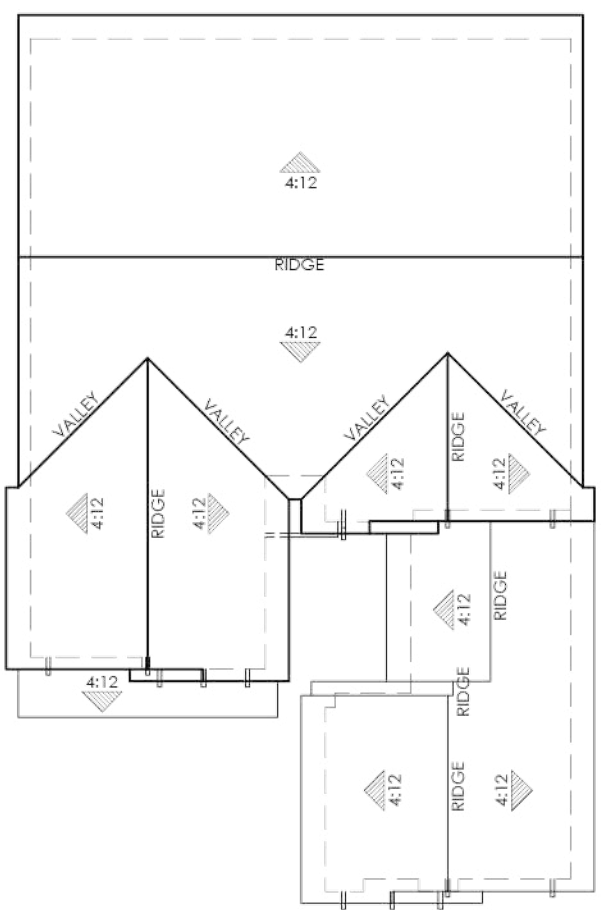
PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT

LENNAR®

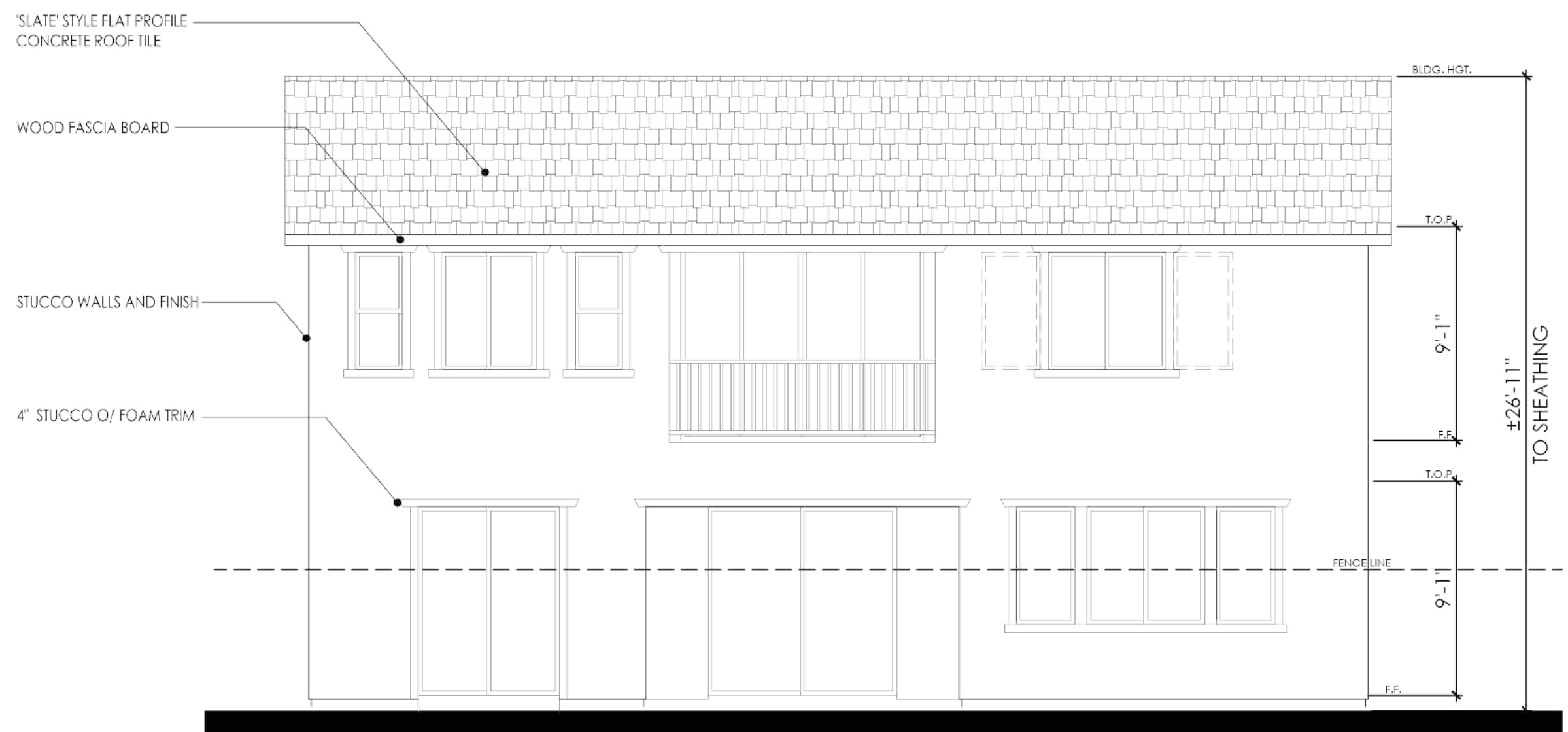




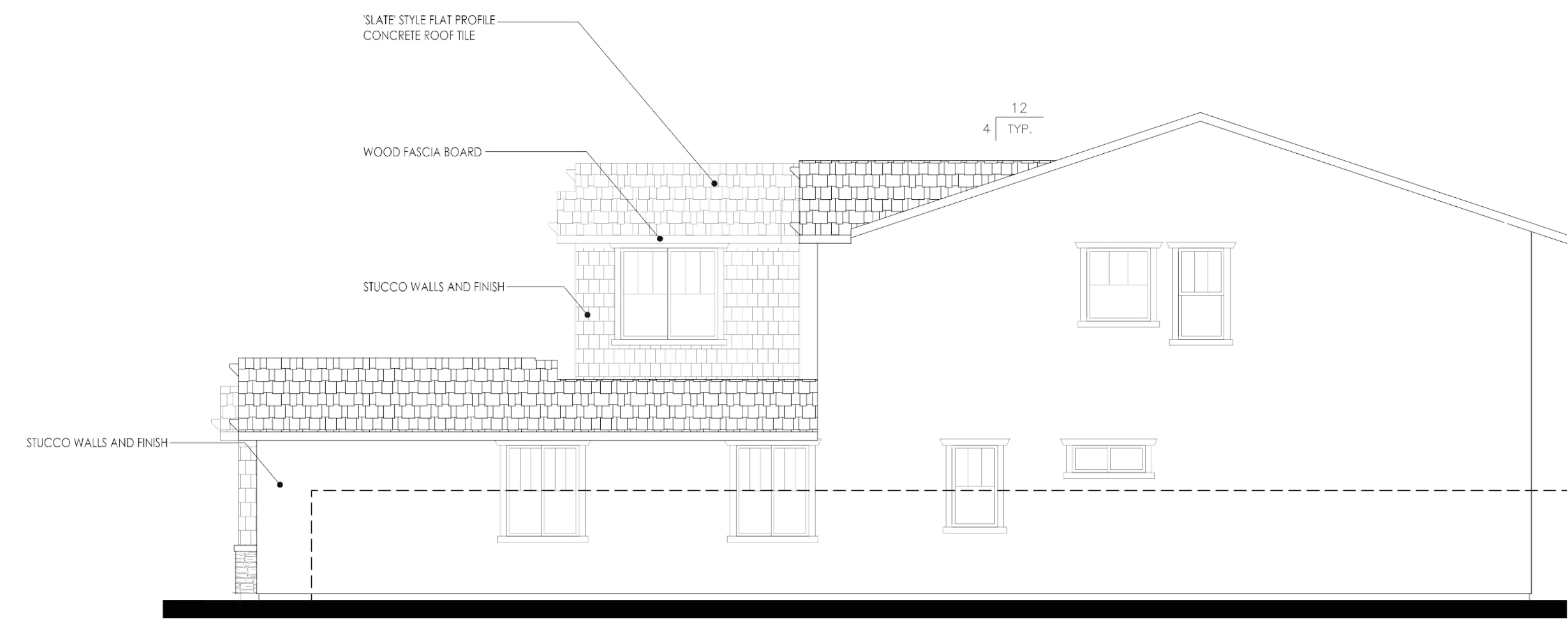
LEFT ELEVATION



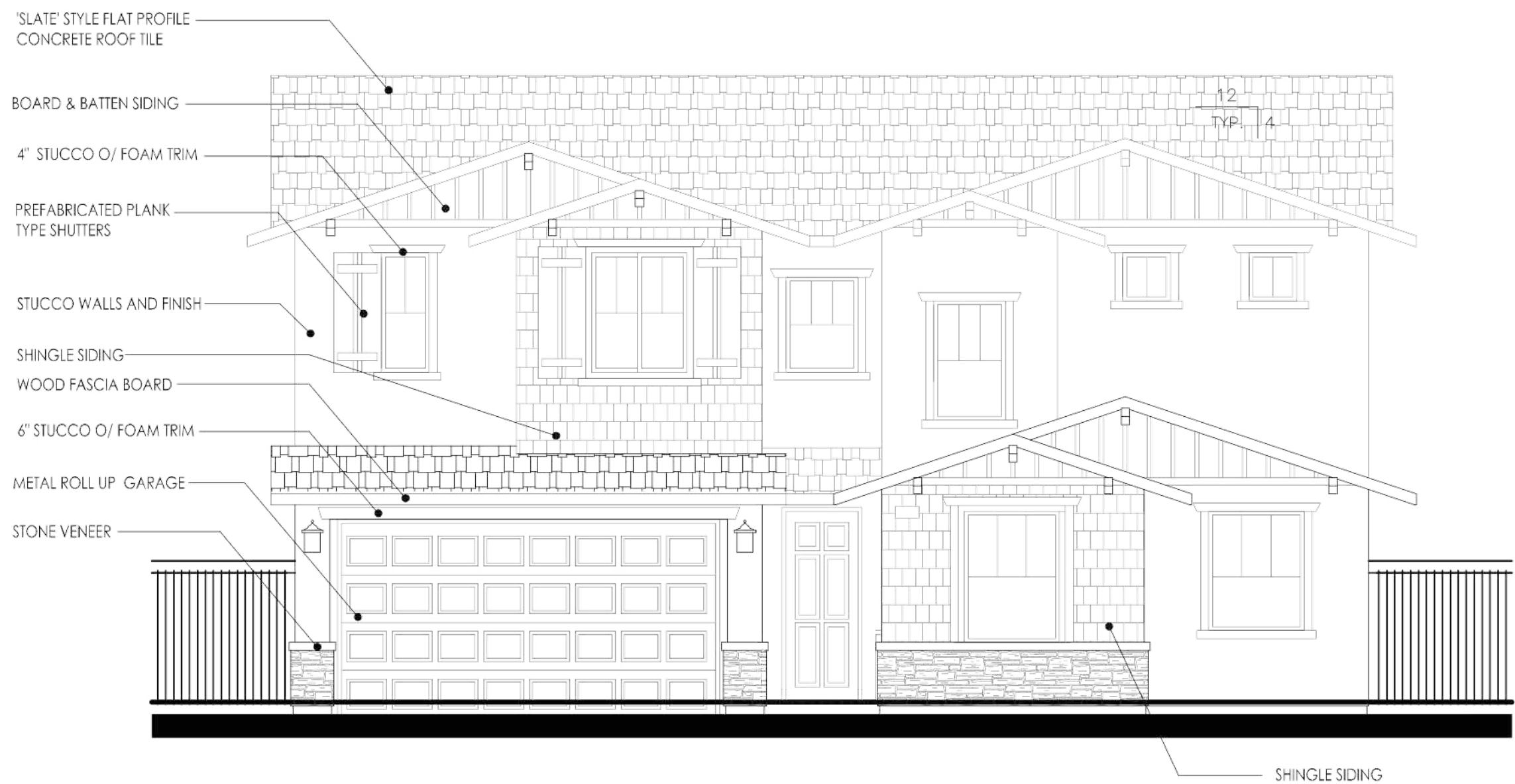
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



PLAN 3512
CRAFTSMAN "C"

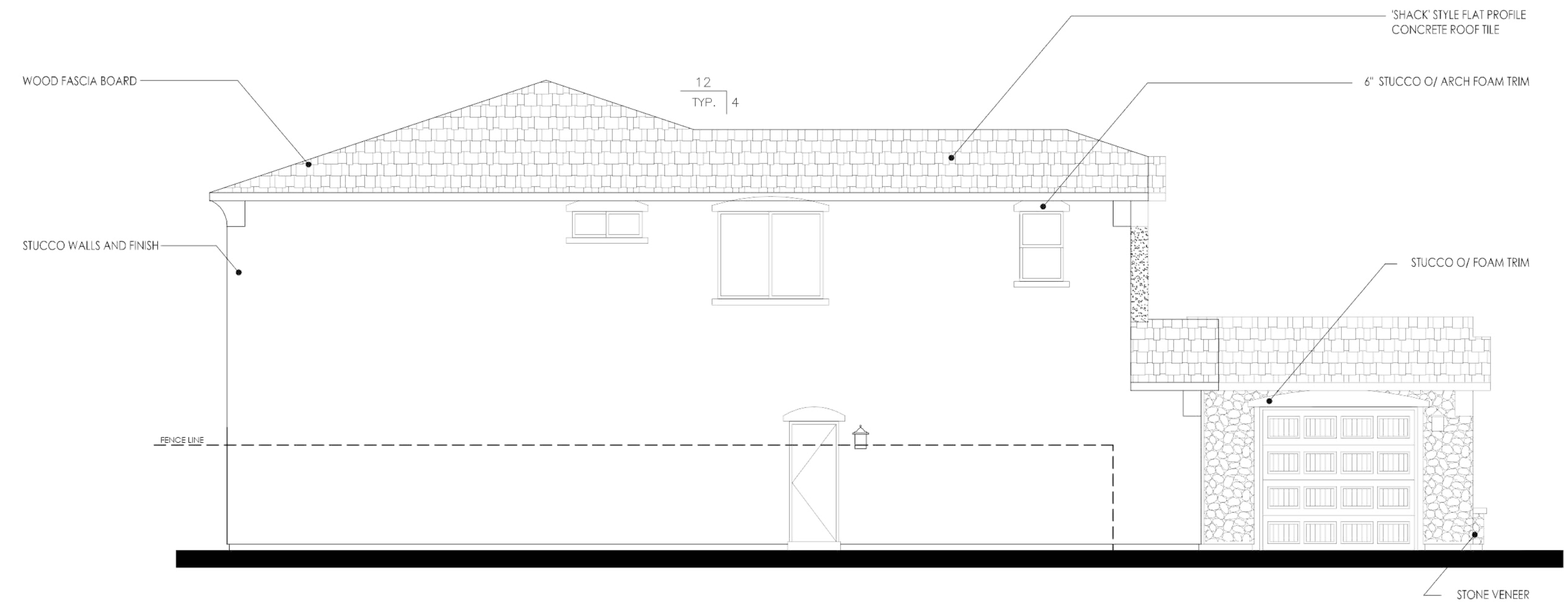
SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

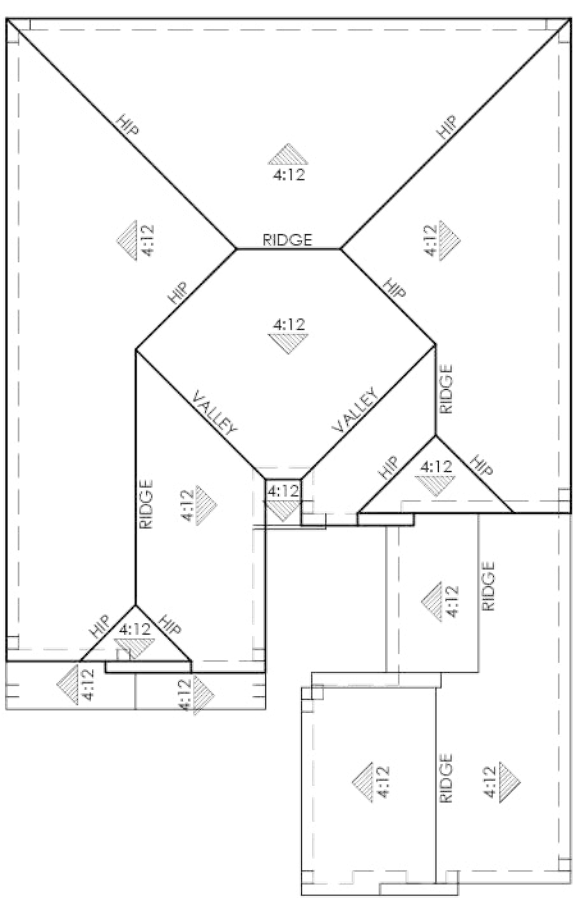
PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT

LENNAR®





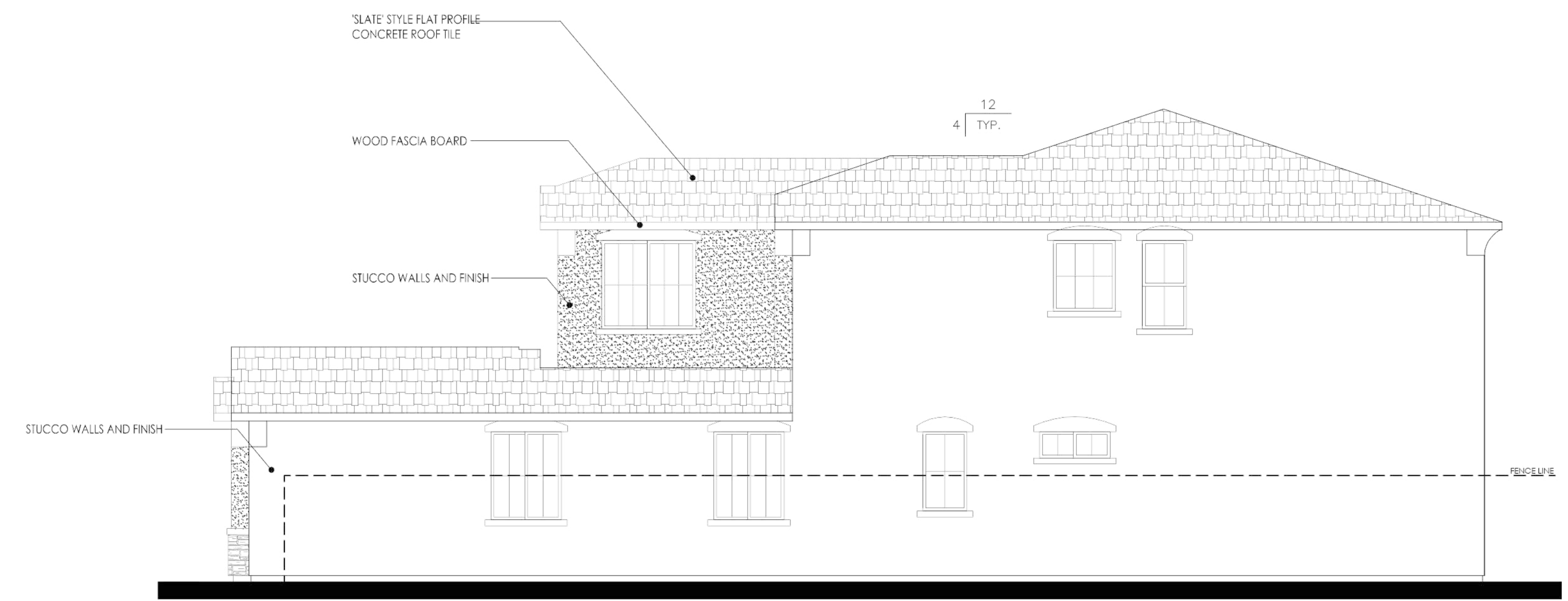
LEFT ELEVATION



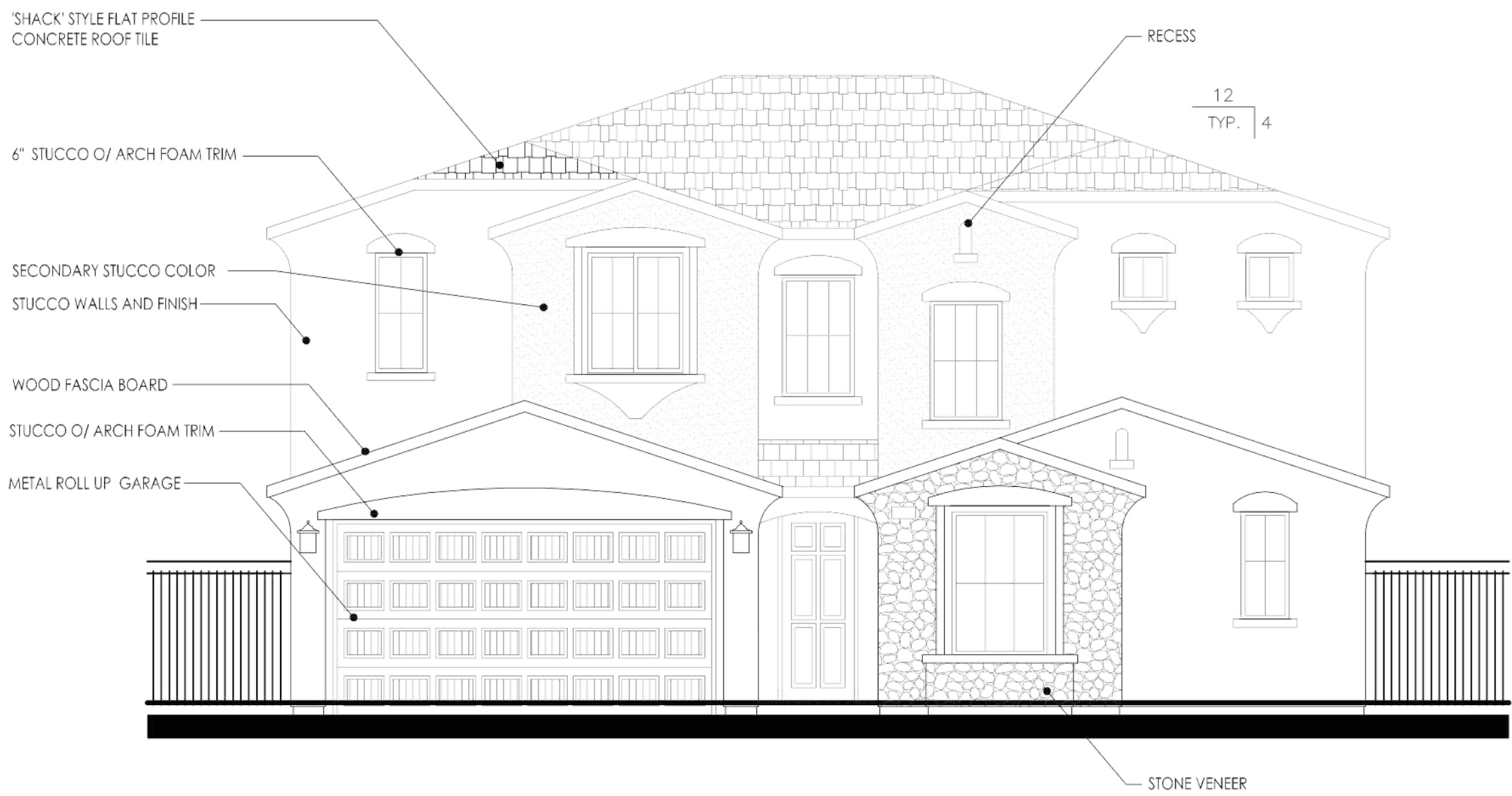
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



PLAN 3512
EUROPEAN COUNTRY "D"

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT

LENNAR®



SUMMERSTONE AT SPRING LAKE

WOODLAND, CA

PROJECT #17018

CREATED 12/13/2017

Client Revisions 12/19/2017

Added Siding 1/8/2018

Changes per City 4/30/2018

PAINT: SHERWIN WILLIAMS

ROOF: BORAL

STONE / BRICK: BORAL

GROUT ORCO or EQUAL

"A" ELEVATIONS MISSION	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	SW7571 CASA BLANCA	SW7573 EAGLET BEIGE	SW7011 NATURAL CHOICE
FASCIA / TRIM / GARAGE	SW6152 SUPERIOR BRONZE	SW7525 TREE BRANCH	SW7034 STATUS BRONZE
FRONT DOOR / SHUTTERS	SW2824 RENWICK GOLDEN OAK	SW6208 PEWTER GREEN	SW6236 GRAY'S HARBOR
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF (LOW PROFILE "S" TILE)	1VICS6169 CASA GRANDE BLEND	1VICS6169 CASA GRANDE BLD	1VICS6169 CASA GRANDE BLEND

"B" ELEVATIONS ARTISAN	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	SW7649 SILVERPLATE	SW9086 COOL BEIGE	SW7542 NATUREL
SECONDARY STUCCO	SW7669 SUMMIT GRAY	SW9088 UTAUPEIA	SW2845 BUNGLEHOUSE
FASCIA / TRIM	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
GARAGE DOOR	SW6249 STORM CLOUD	SW9088 UTAUPEIA	SW2845 BUNGLEHOUSE
FRONT DOOR / SHUTTERS	SW7674 PEPPERCORN	SW6236 GRAYS HARBOR	SW2851 SAGE GREEN
ROOF: FLAT SHAKE	1FBCF1430 CHARCOAL BLEND	1FBCF1430 CHARCOAL BLEND	1FBCF1430 CHARCOAL BLEND
BRICK	THIN BRICK MT. RUSHMORE	THIN BRICK SANDY CREEK	HANDMADE MOROCCAN SAND
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"C" ELEVATIONS CRAFTSMAN	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	SW6106 KLIM BEIGE	SW9097 SOFT FAWN	SW7638 JOGGING PATH
FASCIA / TRIM	SW2841 WEATHERED SHINGLE	SW7568 NEUTRAL GROUND	SW7636 ORIGAMI WHITE
GABLE SIDING / GARAGE DOOR	SW7540 ARTISAN TAN	SW7038 TONY TAUPE	SW7045 INTELLECTUAL GRAY
SHINGLE SIDING	SW6109 HOPSACK	SW6111 COCONUT HUSK	SW6172 HARDWARE
FRONT DOOR / SHUTTERS	SW2843 ROYCROFT BRASS	SW6068 BREVITY BROWN	SW7047 PORPOISE
ROOF: FLAT SHAKE	1FBCJ0300 BRONZE PEARL BLEND	1FBCJ0300 BRONZE PEARL BLD	1FBCJ0300 BRONZE PEARL BLD
STONE: DRYSTACK INSTALLATION	SOUTHERN LEDGE FOG	SOUTHERN LEDGE WOLF CREEK	SOUTHERN LEDGE ECHO RIDGE

"D" ELEVATIONS EUROPEAN COUNTRY	SCHEME 10	SCHEME 11	SCHEME 12
STUCCO PAINT BODY	SW7668 MARCH WIND	SW7015 REPOSE GRAY	SW7022 ALPACA
SECONDARY STUCCO	SW7670 GRAY SHINGLE	SW9170 ACIER	SW7024 FUNCTIONAL GRAY
FASCIA / TRIM / GARAGE DOOR	SW7004 SNOWBOUND	SW7039 VIRTUAL TAUPE	SW6088 NUTHATCH
FRONT DOOR / SHUTTERS	SW6040 LESS BROWN	SW2848 ROYCROFT PEWTER	SW2802 ROOKWOOD RED
ROOF (SLATE)	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD	1FACS3184 RUSTIC BRWN BLD
STONE - DRYSTACK INSTALLATION	ANCIENT VILLA LEDGESTONE PALISADES	ANCIENT VILLA LEDGESTONE SIENA	ANCIENT VILLA LEDGESTONE SOLSTICE
GROUT	MAS MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

*ACCENT TO BE USED ON FRONT DOORS, SHUTTERS.
ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

LENNAR®

Kevin L. Crook
Architect
Inc

SUMMERSTONE AT SPRING LAKE

#17018
06/05/18

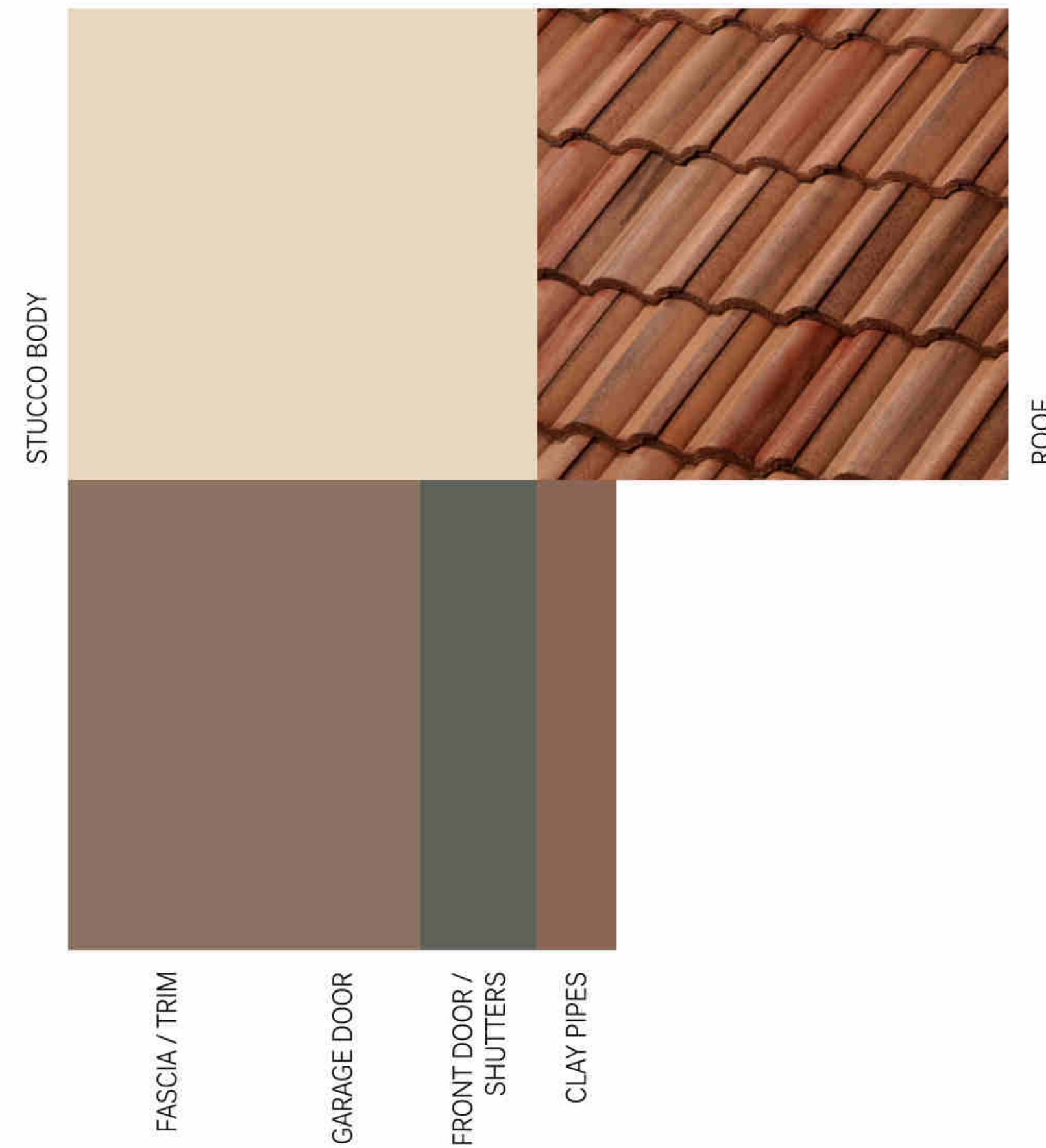
LENNAR®

Kevin L. Crook
Architect
Inc

MISSION
SCHEME # 1



MISSION
SCHEME # 2



MISSION
SCHEME # 3



LENNAR SUMMERSTONE AT SPRING LAKE
Job #: 17018
Date: April 25, 2018
WOODLAND, CA

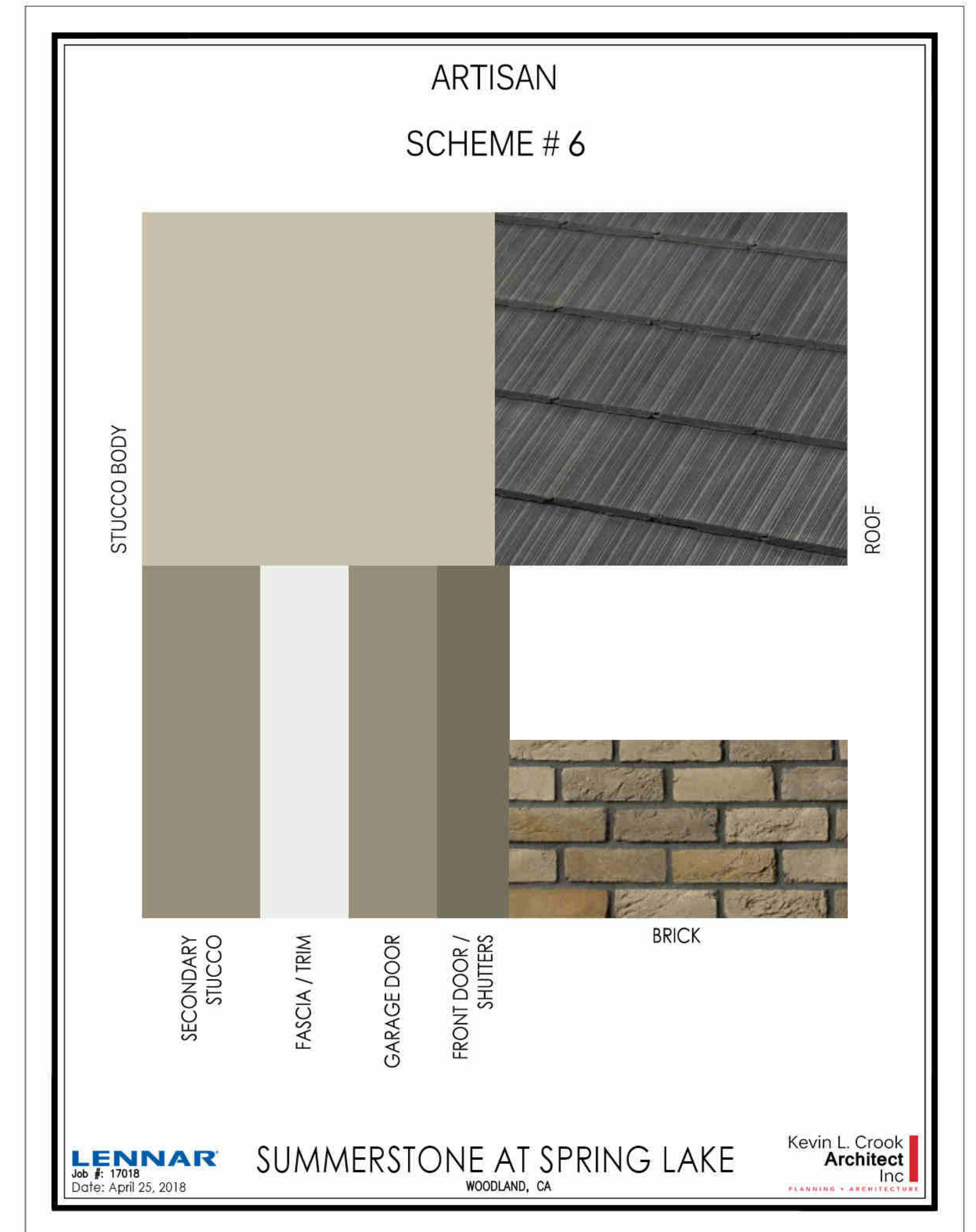
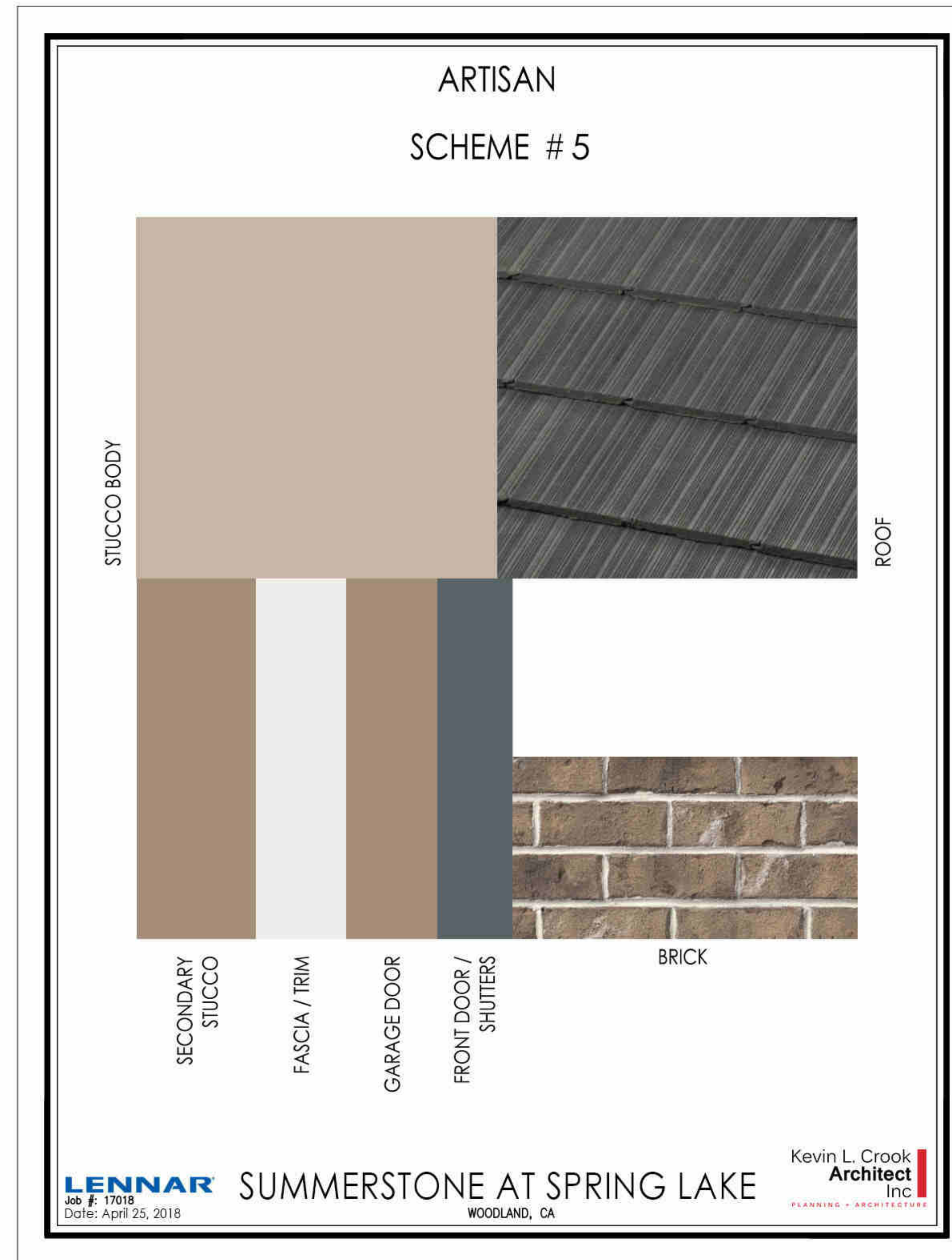
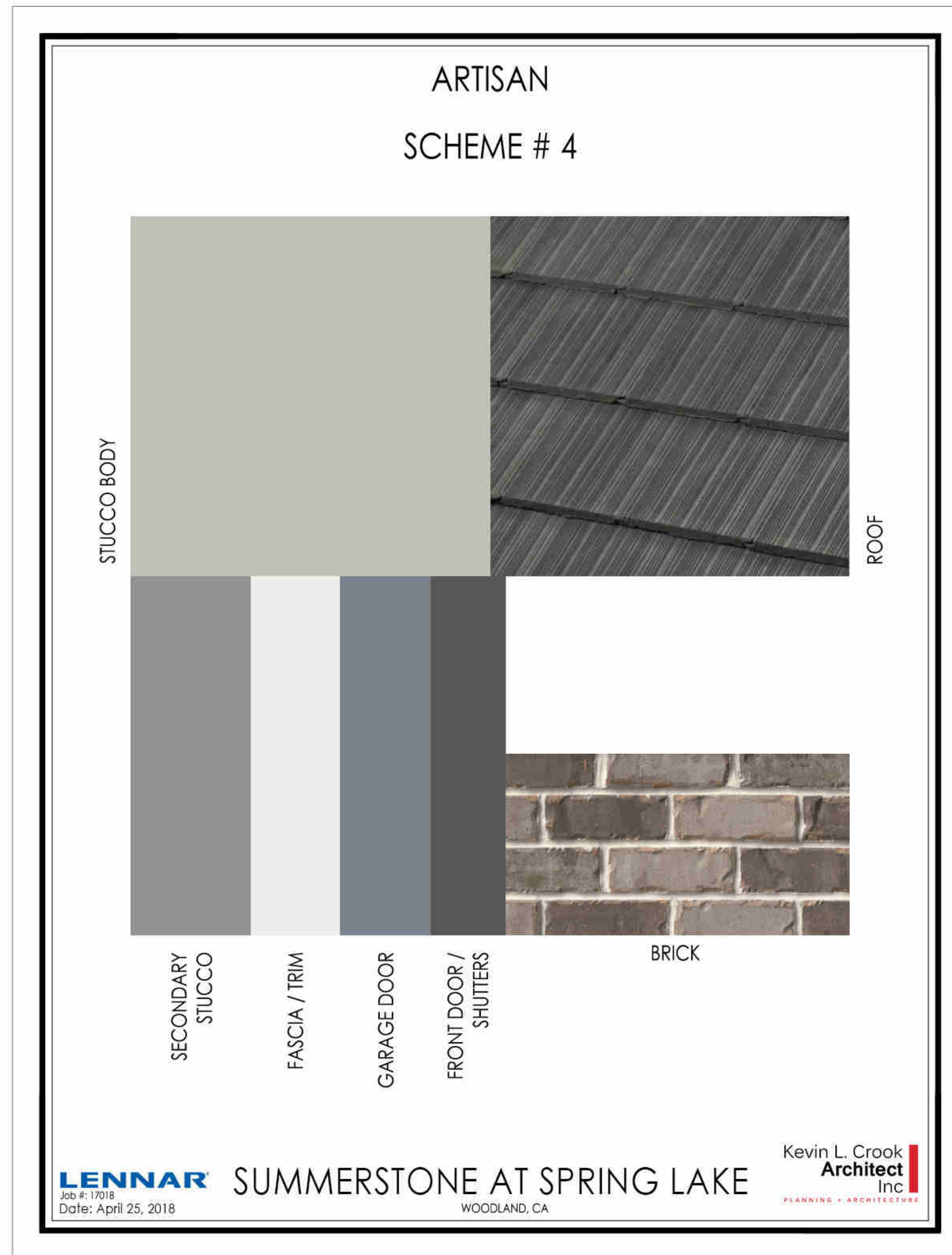
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

LENNAR SUMMERSTONE AT SPRING LAKE
Job #: 17018
Date: April 25, 2018
WOODLAND, CA

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

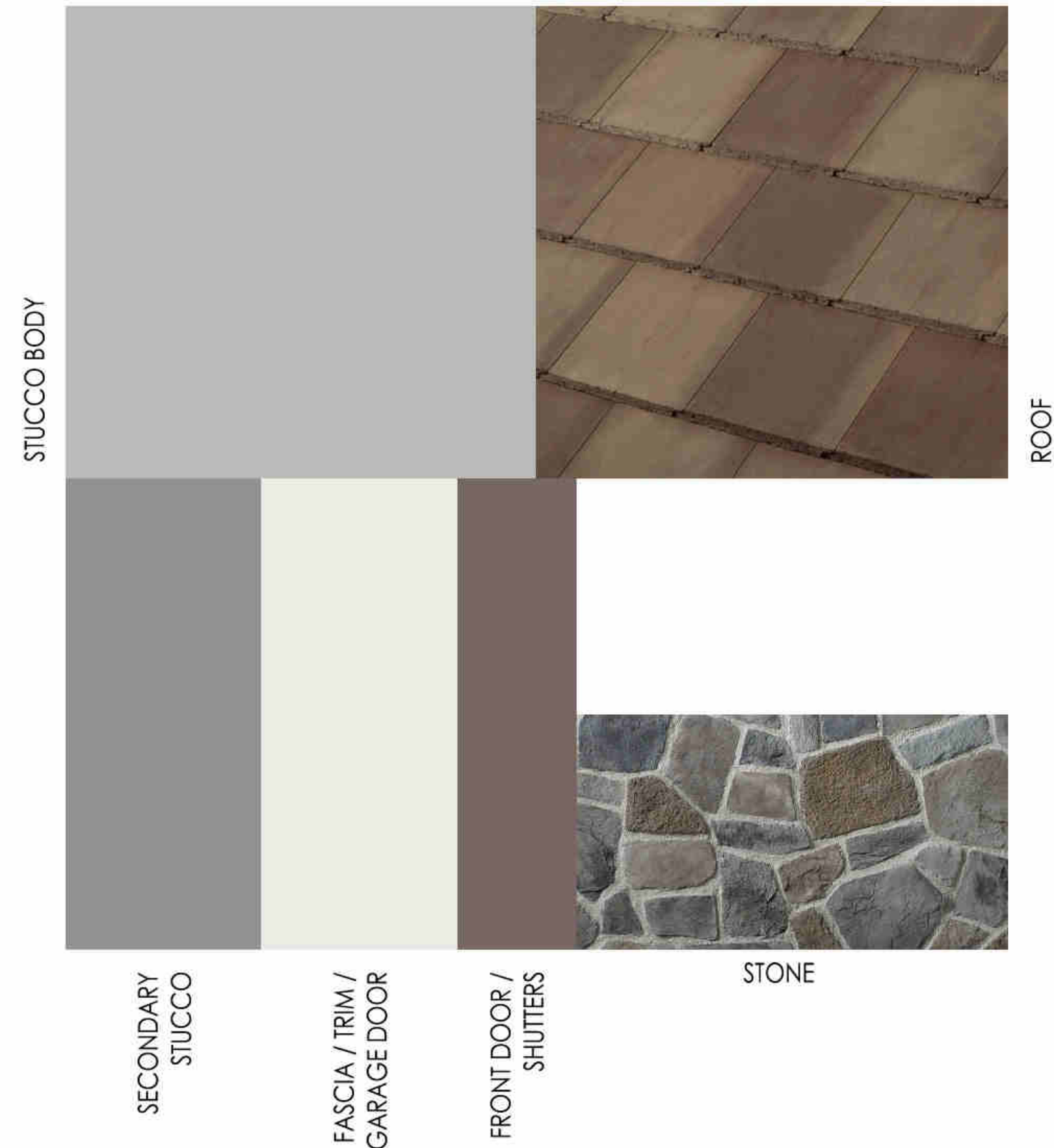
LENNAR SUMMERSTONE AT SPRING LAKE
Job #: 17018
Date: April 25, 2018
WOODLAND, CA

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE





EUROPEAN COUNTRY SCHEME # 10



LENNAR SUMMERSTONE AT SPRING LAKE
Job #: 17018
Date: April 25, 2018
WOODLAND, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

EUROPEAN COUNTRY SCHEME # 11



LENNAR SUMMERSTONE AT SPRING LAKE
Job #: 17018
Date: April 25, 2018
WOODLAND, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

EUROPEAN COUNTRY SCHEME #12



LENNAR SUMMERSTONE AT SPRING LAKE
Job #: 17018
Date: April 25, 2018
WOODLAND, CA

Kevin L. Crook
Architect
Inc.
PLANNING + ARCHITECTURE

SUMMERSTONE AT SPRING LAKE



CONCEPTUAL PLANT LIST

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

STREET TREES:

ALL 15 GALLON SIZE

Street Tree plantings shall be per approved Landscape Improvement Plans (Internal Street Tree Plan) by Wood Rogers, Inc. Street tree types and installation methods (staking, root barriers, etc.) shall be per Improvement Plans. Tree "A" shown on these plans are conceptual only.

ACCENT TREES:

ALL 15 GALLON SIZE

These small accent trees are used as understory trees to the taller street trees above. These trees are installed in the front yards as shown.

Final Plans shall select from the following list:

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

TREES BETWEEN DRIVEWAYS:

ALL 15 GALLON SIZE

These small accent trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.

Final Plans shall select from the following list:

Crataegus phenopyrum	Washington Hawthorn
Malus floribunda 'Prairiefire'	Flowering crabapple

SIDE YARD TREES:

ALL 15 GALLON SIZE

These trees are installed along the side yard of corner lots.

Final Plans shall select from the following list:

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

FOUNDATION SHRUBS (LARGE):

ALL 5 GALLON SIZE

These larger evergreen shrubs are used as a foundation along fence lines where shown.

Final Plans shall select from the following list:

Feijoa sellowiana	Pieapple guava
Ligustrum texanum	Texas privet
Viburnum tinus 'Spring Bouquet'	Laurustinus
Xylosma congestum 'Compacta'	Compact shiny xylosma

FOUNDATION SHRUBS (SMALL):

ALL 5 GALLON SIZE

These shrubs are used as a smaller foundation layering shrub where shown.

Final Plans shall select from the following list:

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

ACCENT SHRUBS:

ALL 5 GALLON SIZE

These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.

Final Plans shall select from the following list:

Lagerstroemia – Bush varieties	Bush crape myrtle – all colors
Buddleja 'Buzz' Varieties	Dwarf Butterfly Bush – upright varieties
Loropetalum 'Ever Red'	Compact Chinese Fringe

LAYERING SHRUBS (LARGE):

ALL 5 GALLON SIZE

These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.

Final Plans shall select from the following list:

Rhaphiolepis umbellata minor	Compact india hawthorn
Callistemon 'Little John'	Dwarf bottlebrush
Pittosporum t. 'Golf Ball'	Golf ball kohuhu
Ceanothus 'Skylark'	Compact wild lilac

LAYERING SHRUBS (SMALL):

ALL 5 GALLON SIZE

These smaller shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.

Final Plans shall select from the following list:

Euonymous 'Emerald Gaiety'	Prostrate Euonymous
Rosa 'Drift' varieties	Drift Rose (assorted colors)
Cistus 'Sunset'	Prostrate Rockrose
Lantana – trailing lavender	Trailing Lantana

LAYERING SHRUBS (ACCENT):

ALL 1 GALLON SIZE

These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.

Final Plans shall select from the following list:

Dianella 'Tas Red'	Flax lily
Pennisetum 'Little Bunny'	Dwarf fountain grass
Erigeron karvinskianus	Santa Barbara daisy
Trachelospermum jasminoides	Star jasmine

ORNAMENTAL GRASSES:

ALL 5 GALLON SIZE

These ornamental grass selections are utilized randomly throughout the landscape as textural accents where shown.

Final Plans shall select from the following list:

Diets bicolor	Butterfly Iris
Muhlenbergia cap. 'White Cloud'	White Cloud Deergrass
Muhlenbergia cap. 'Regal Mist'	Pink Muhly Grass

GROUNDCOVER:

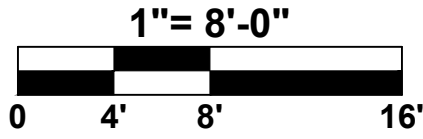
ALL 1 GALLON SIZE @ 24" O.C.

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

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

GENERAL LANDSCAPE NOTES

- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements.
Landscape Plans shall specify:
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
- For street tree selections and locations, see Landscape Improvement Plans and Internal Street Tree Plans by Wood Rogers, Inc.
- All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be 'Mocha Chips' as available at Hastie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval).
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen and the Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box. Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.

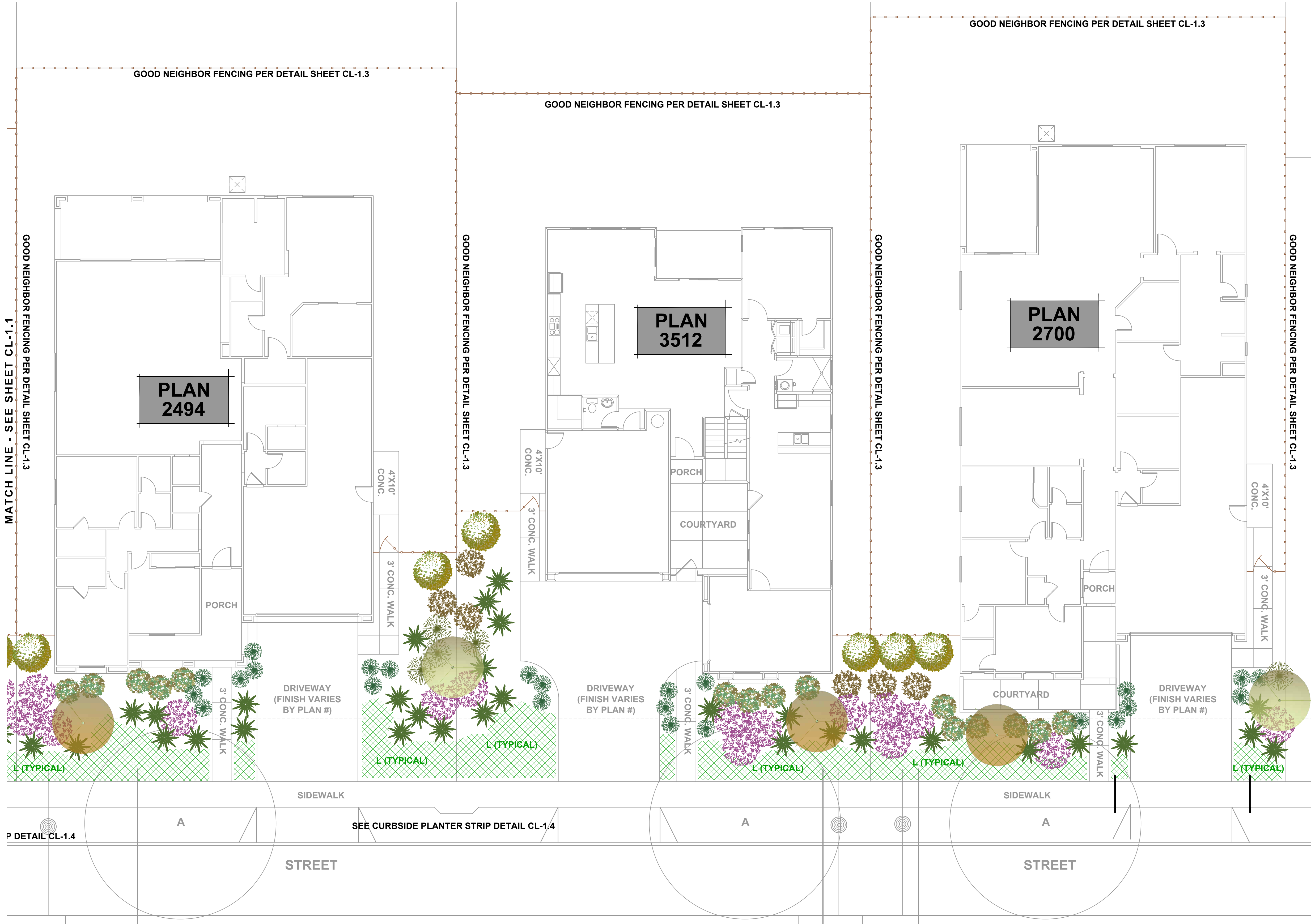
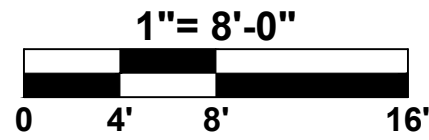


Sym.	Revision	Date

Drawing Title
**CONCEPTUAL
LANDSCAPE
LAYOUTS
-VILLAGE 1-**

Date **JANUARY 8, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**

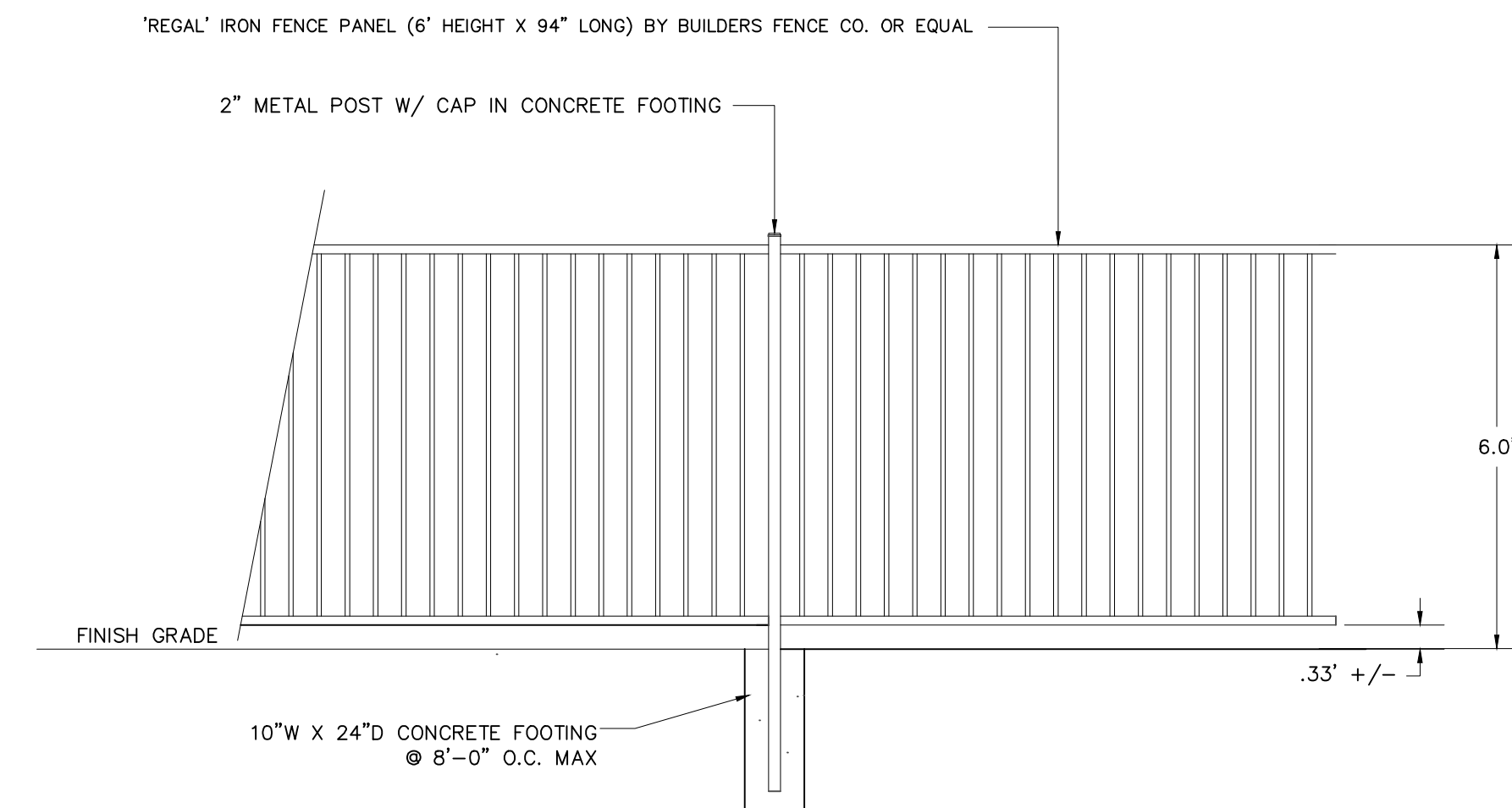
A-45



Sym.	Revision	Date

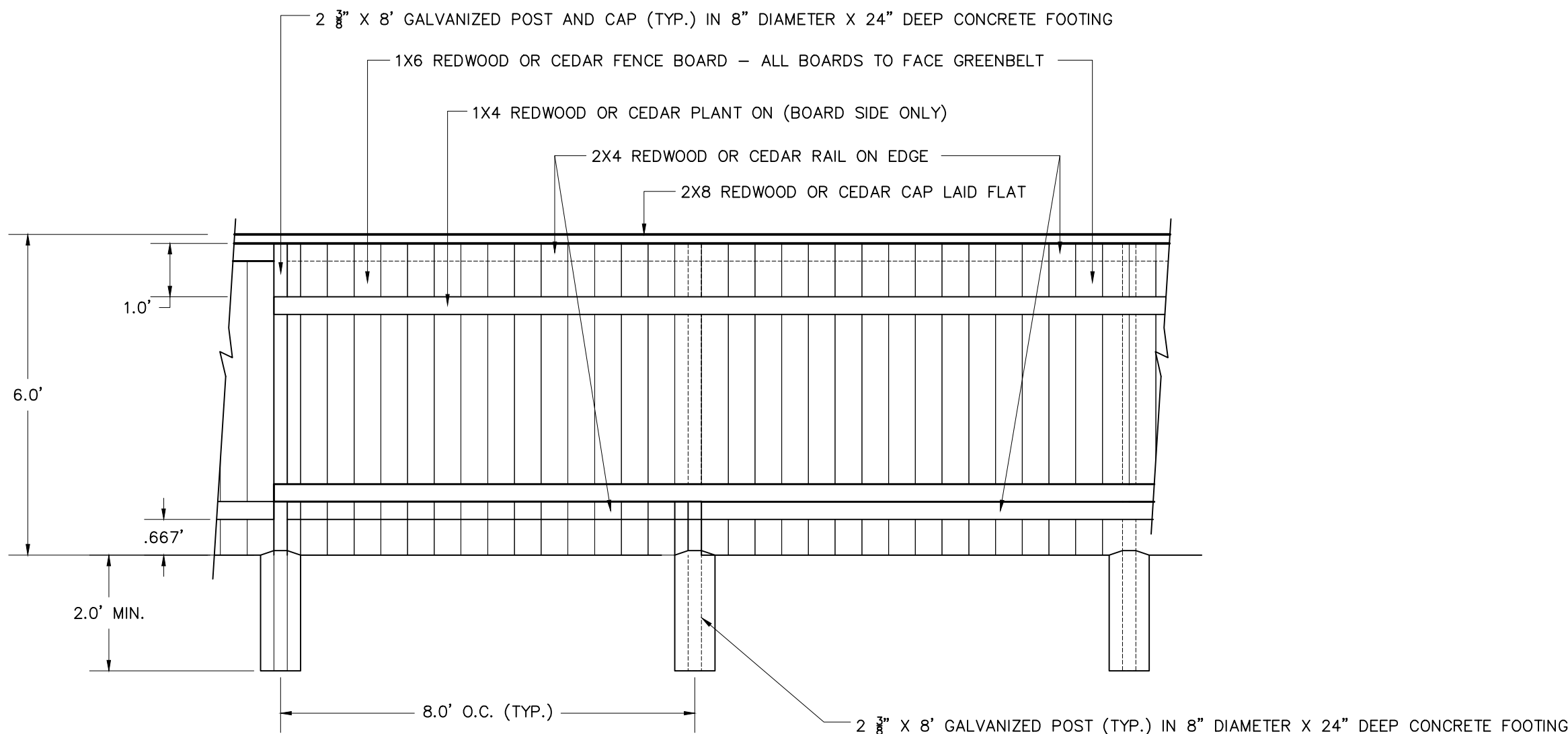
Drawing Title
**CONCEPTUAL
LANDSCAPE
LAYOUTS
-VILLAGE 1-**

Date **JANUARY 8, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**



6' OPEN TUBULAR STEEL FENCING
NO SCALE

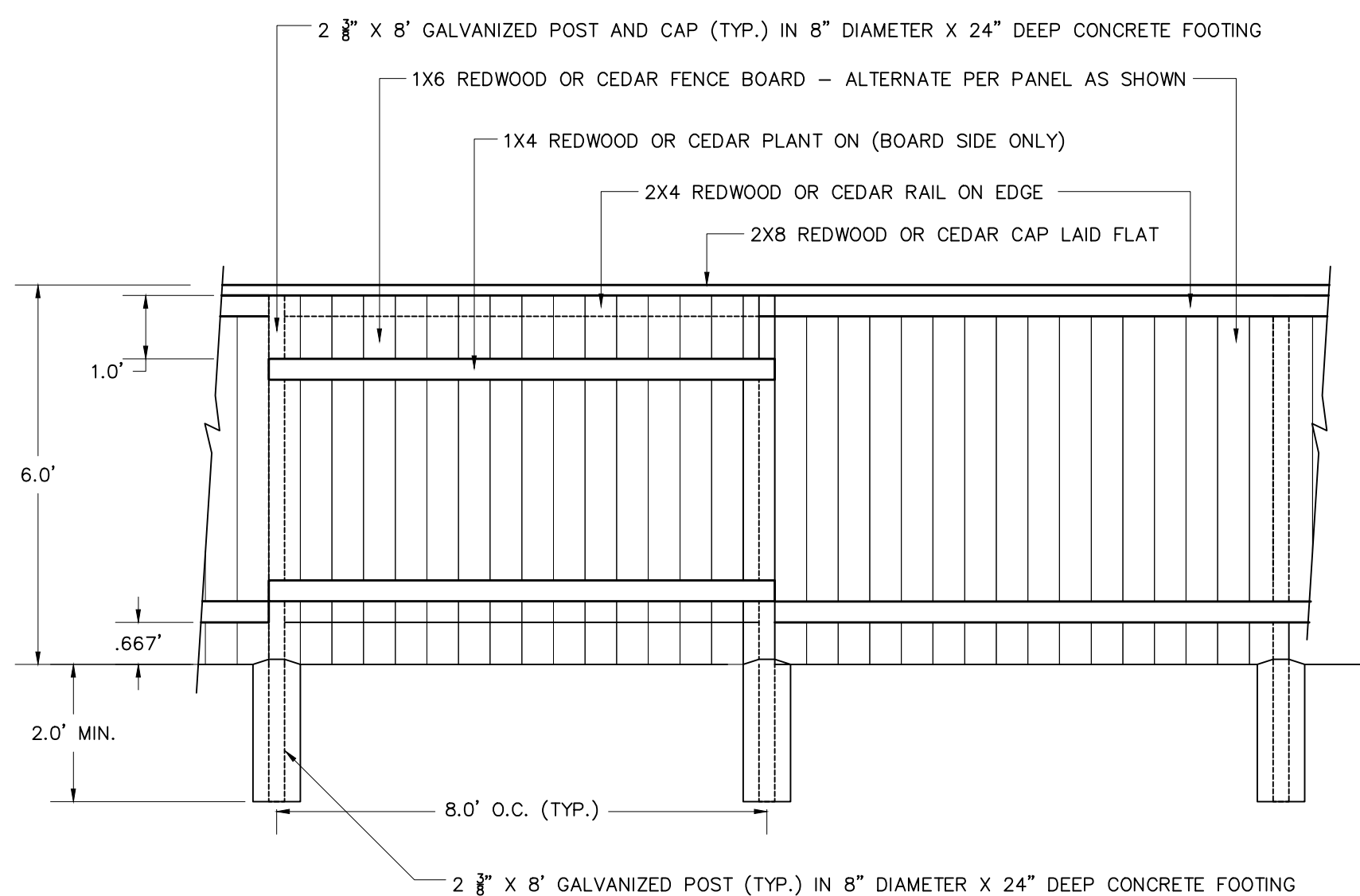
- NOTES:
1. ALL FENCING AND POSTS SHALL BE DELIVERED FROM FACTORY WITH A "GALVA-GUARD 1" OR EQUAL FINISH (BLACK).
 2. ALL CONNECTIONS SHALL BE WELDED (NOT BRACKETED). GRIND WELDS AS NEEDED TO ELIMINATE ALL SHARP EDGES. TOUCH UP WELDS WITH RUSTOLEUM BLACK PAINT AS NEEDED.



FENCING ADJACENT TO GREENBELT

NO SCALE

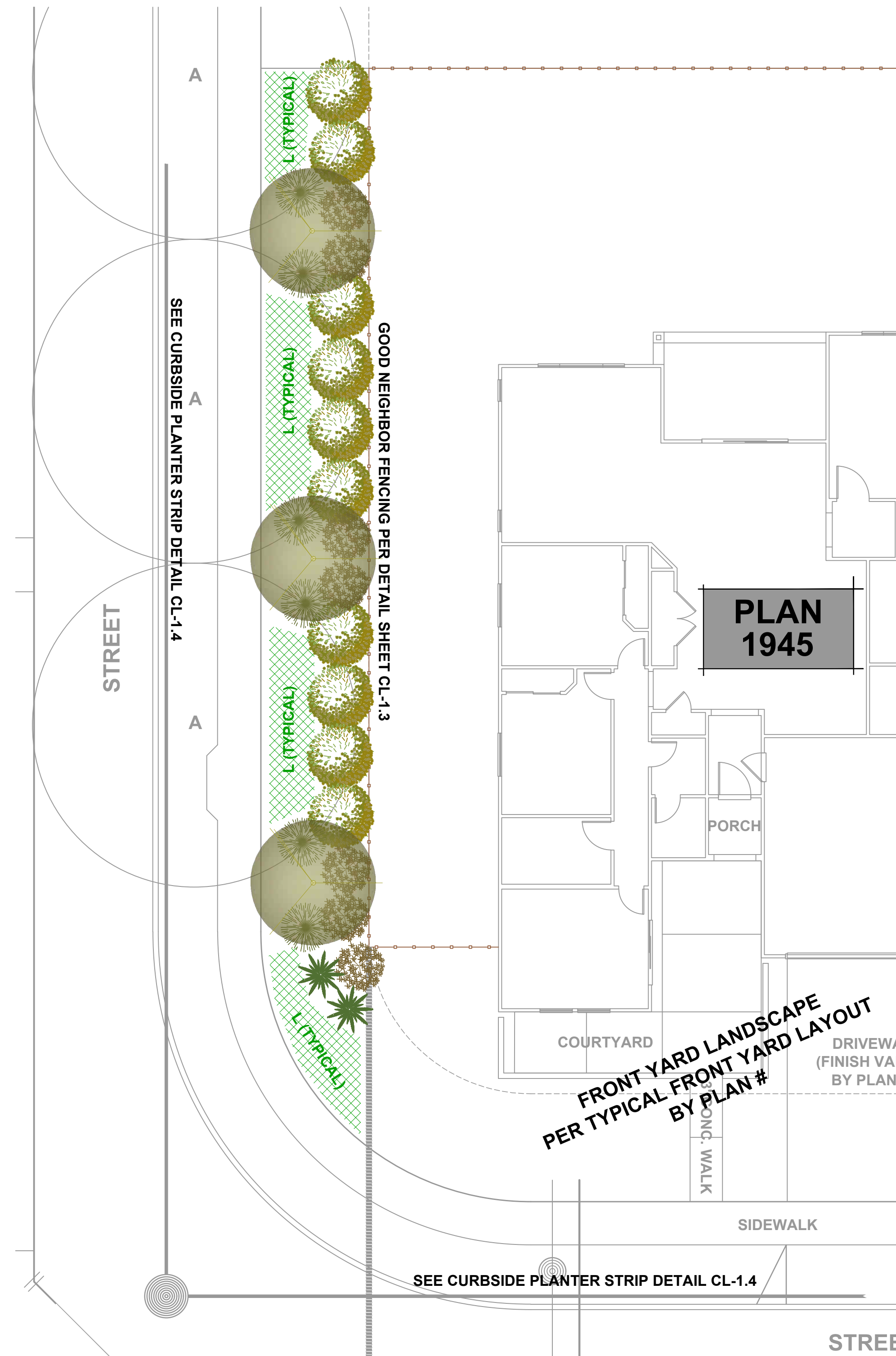
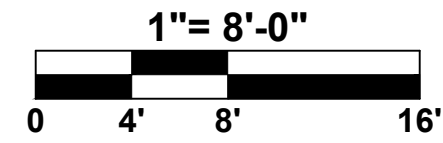
- NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
 2. ALL WOOD SHALL HAVE ONE COAT OF WATER SEALANT CLEAR STAIN APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.
 3. ALL FENCE BOARDS SHALL FACE GREENBELT.



GOOD NEIGHBOR FENCING

NO SCALE

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



TYPICAL CORNER LOT LANDSCAPE LAYOUT
PLAN 1945 SHOWN

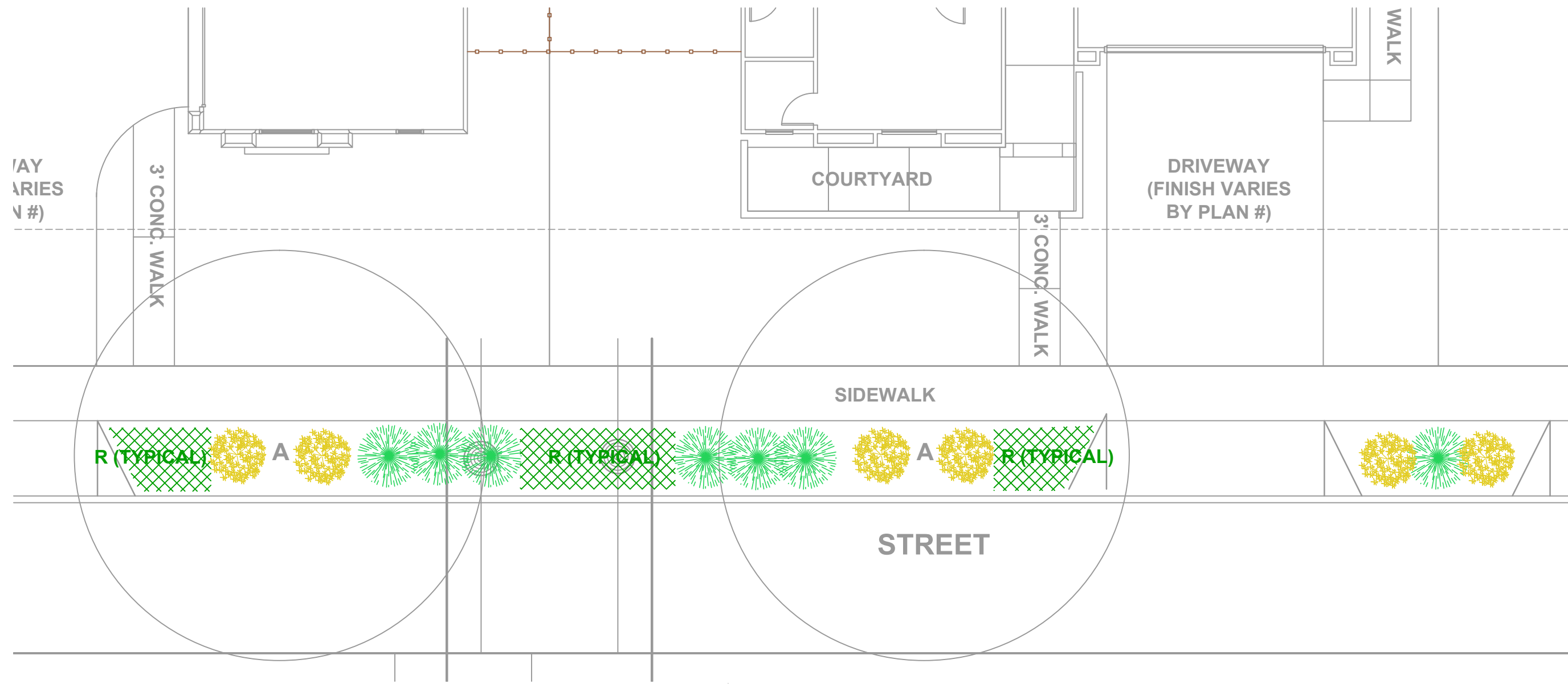
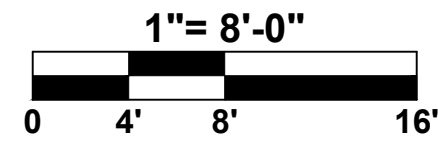
Sym.	Revision	Date

Drawing Title
**CORNER LOT
PLANTINGS
+
FENCING DETAILS
-VILLAGE 1-**

Date **JANUARY 8, 2018**

Drawn By **JL**

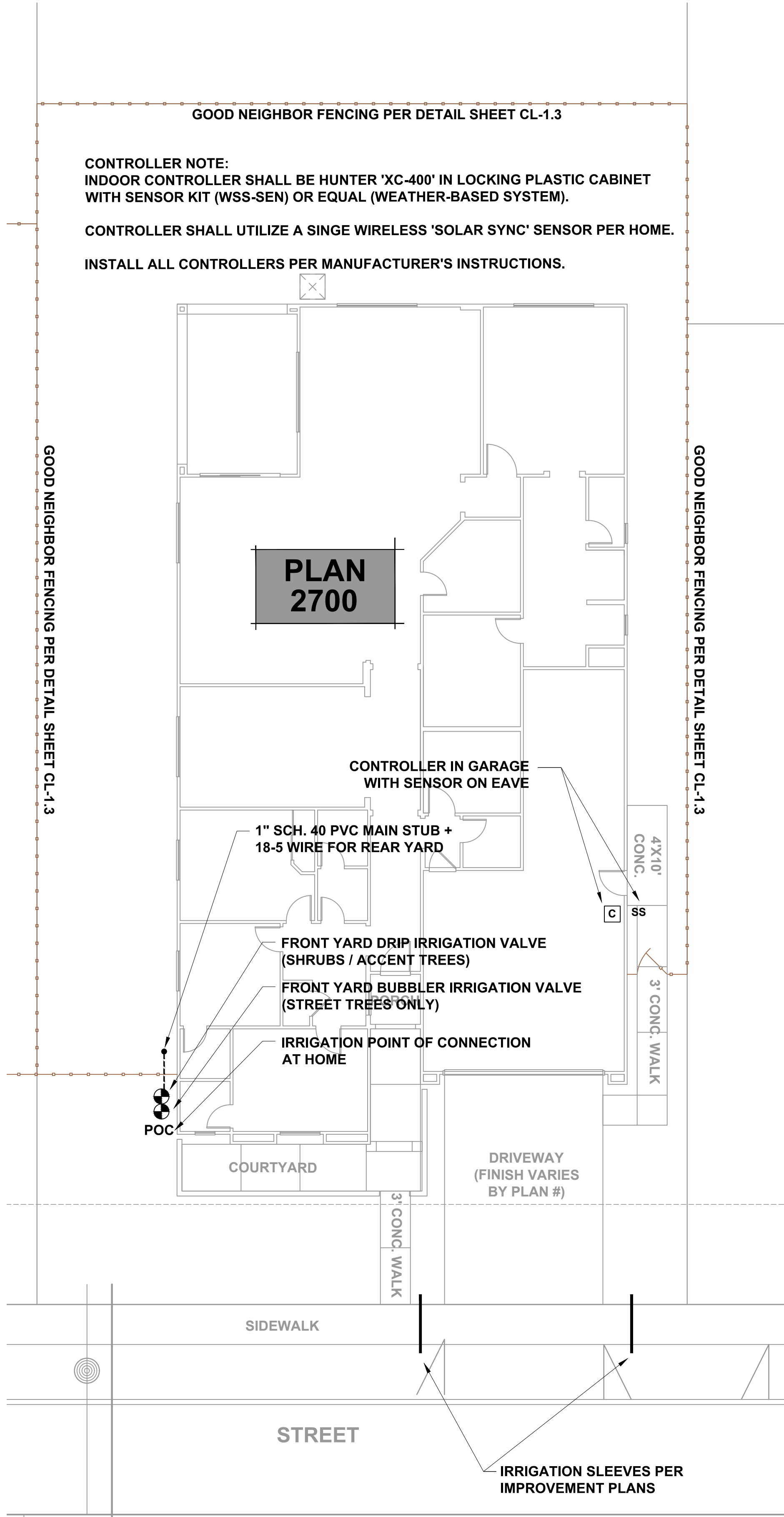
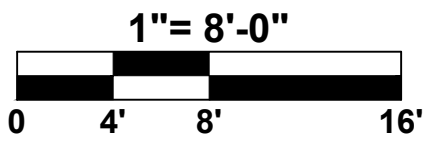
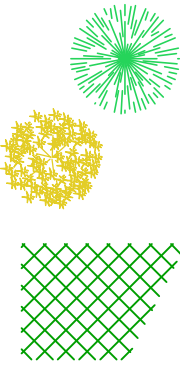
Scale **NOTED**



TYPICAL CURBSIDE PLANTER STRIP LAYOUT

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

LARGER ACCENT SHRUBS Raphiolepis indica 'Pinkie'	ALL 5 GAL. SIZE Compact India Hawthorn
LOWER SPREADING SHRUBS Rosa 'Drift Red'	ALL 5 GAL. SIZE Red Drift Rose
PRIMARY GROUNDCOVER Erigeron karvinskianus	ALL 1 GAL. SIZE Santa Barbara Daisy



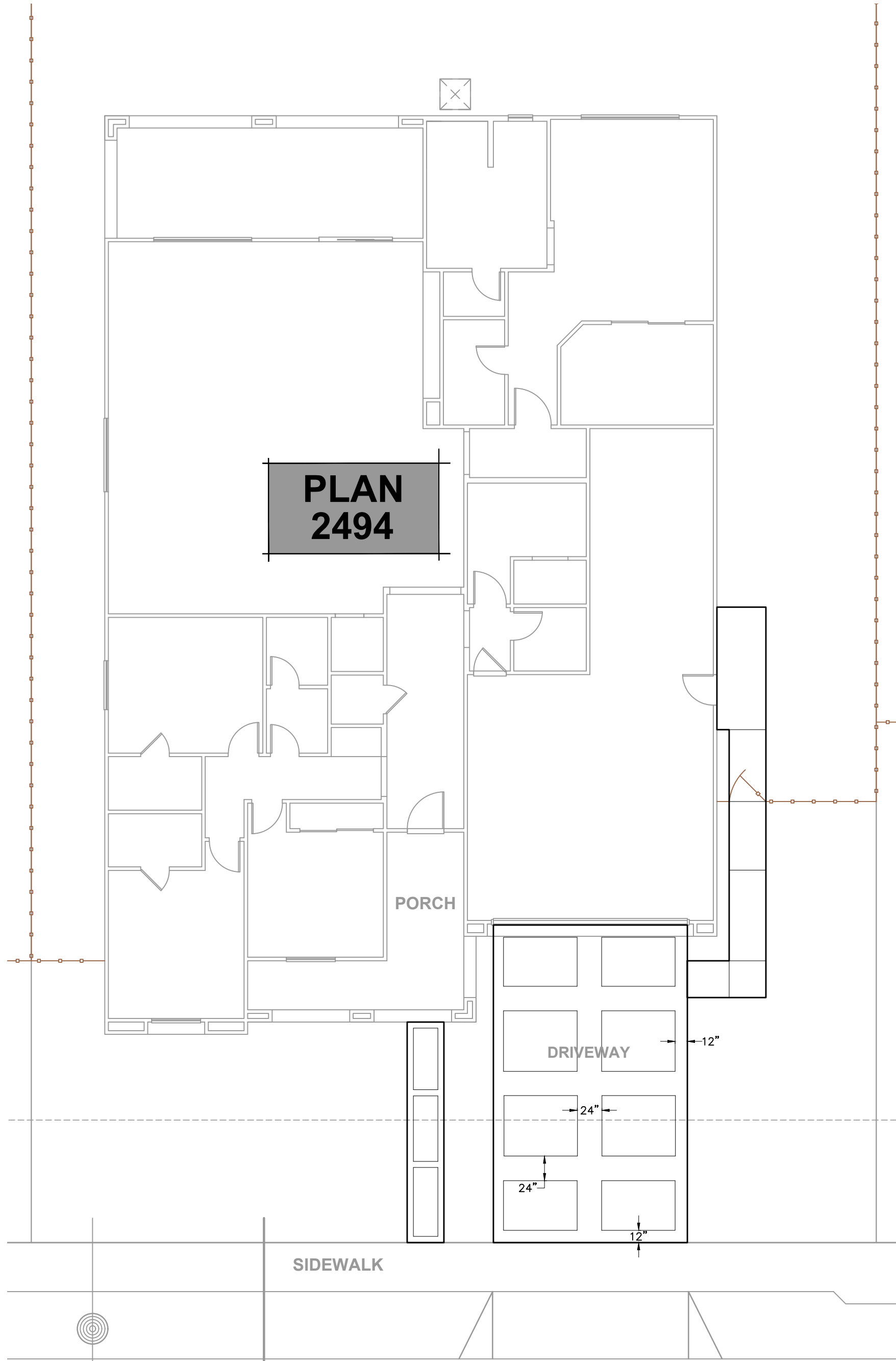
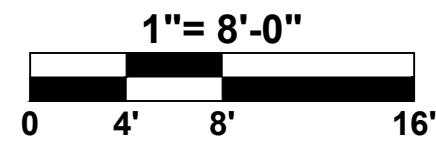
TYPICAL IRRIGATION SCHEMATIC (ALL LOTS)
PLAN 2700 SHOWN

Sym.	Revision	Date

Drawing Title
**CURBSIDE
PLANTER
+
IRRIGATION
-VILLAGE 1-**

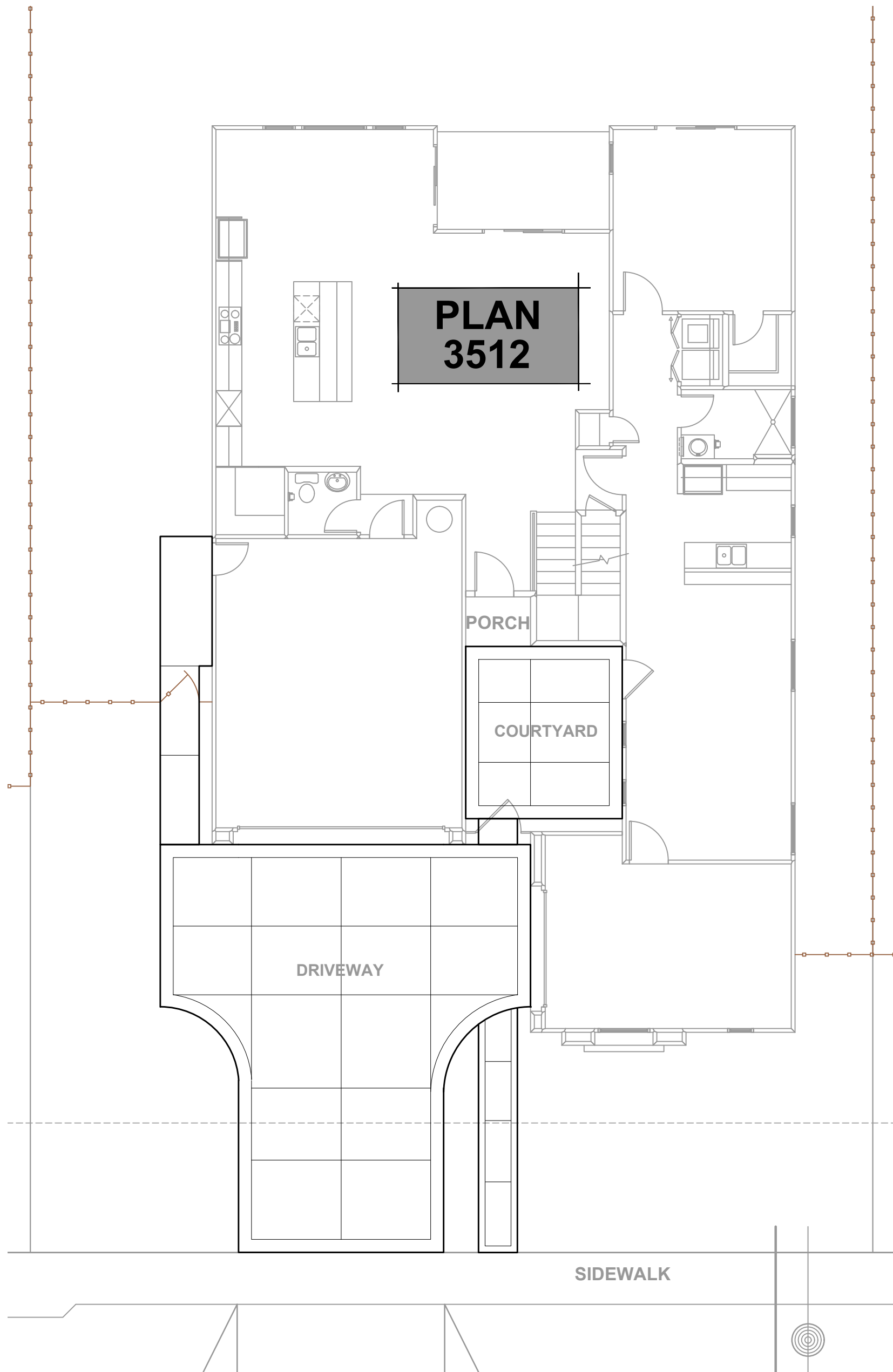
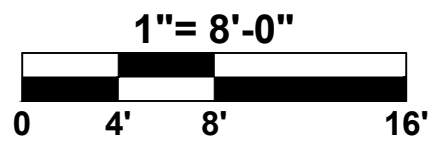
Date **JANUARY 8, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**

A-48



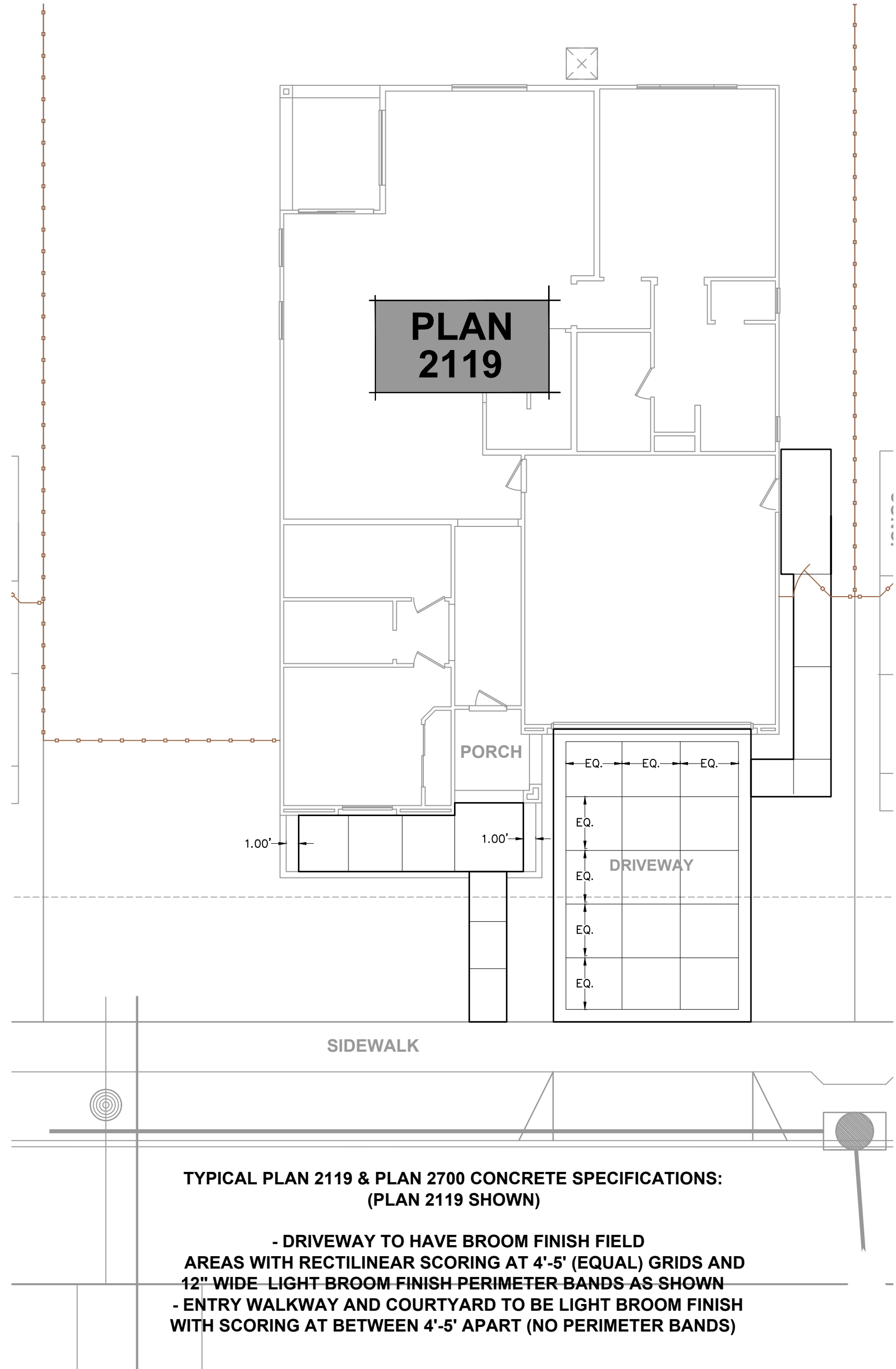
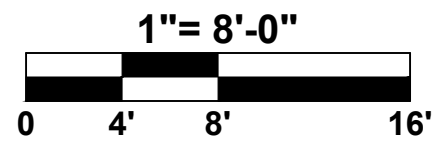
TYPICAL PLAN 2494 CONCRETE SPECIFICATIONS:
(PLAN 2494 SHOWN)

- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ADD 24" WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING LIGHT BROOM FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN



TYPICAL PLAN 3512 & PLAN 1945 CONCRETE SPECIFICATIONS:
(PLAN 3512 SHOWN)

- DRIVEWAY / COURTYARD FIELD AREAS TO HAVE LIGHT ROCK SALT FINISH WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING SALT FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS



TYPICAL PLAN 2119 & PLAN 2700 CONCRETE SPECIFICATIONS:
(PLAN 2119 SHOWN)

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

Sym.	Revision	Date

Drawing Title
**CONCRETE
FINISHES
-VILLAGE 1-**

Date **JANUARY 8, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**

MAGNOLIA AT SPRING LAKE

PRE-PLOT PLAN EXHIBIT
**OYANG SOUTH
MAGNOLIA (VILLAGE 2)**
LENNAR HOMES
CITY OF WOODLAND, CALIFORNIA
JUNE 2018

- ELEVATION
- A. ITALIAN VILLA
 - B. FRENCH NORMANDY
 - C. WESTERN CRAFTSMAN
 - D. FARMHOUSE

DRAWING NOT TO SCALE



HOME #6

PLAN 2614-L
1 STORY
21 EA

HOME #7

PLAN 2739-R
1 STORY
19 EA

HOME #8

PLAN 2935-R
1 STORY
18 EA

HOME #9

PLAN 3023-L
2 STORY
20 EA

- LOTS WITH
SQUARE
REQUIRE
LOT
COVERAGE
EXCEPTION

TYPICAL SETBACK ENVELOPE DIMENSIONS: (R4 ZONING)	
FRONT PORCH:	10'
FRONT LIVING SPACE:	17'
FRONT GARAGE:	22'
REAR YARD:	20'
SIDE YARD (INTERIOR/STREET):	5'/15'

COUNTY ROAD 25-A

LENNAR®



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

Village 2: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	2614			2739			2935			3023						
		1 Story			1 Story			1 Story			2 Story						
		(55Wx78D)			(55Wx74D)			(55Wx83D)			(55Wx56D)						
		Footprint SF (includes porch & patio, excludes flatwork)															
		3578	Coverage	<50%?	3649	Coverage	<50%?	3971	Coverage	<50%?	2567	Coverage	<50%?		Coverage	<50%?	Notes
84	9,454	X	38%	(Y)	X	39%	(Y)	X	42%	(Y)	X	27%	(Y)				Chosen pre-plot fits without exception
85	8,610	X	42%	(Y)	X	42%	(Y)	X	46%	(Y)	X	30%	(Y)				Model Home Lot; Village 1 (2700)
86	8,979	n/a	40%	(Y)	n/a	41%	(Y)	n/a	44%	(Y)	n/a	29%	(Y)				Model Home Lot; Village 1 (1945)
87	8,610	n/a	42%	(Y)	n/a	42%	(Y)	n/a	46%	(Y)	n/a	30%	(Y)				Model Home Lot; Village 1 (2494)
88	8,856	n/a	40%	(Y)	n/a	41%	(Y)	n/a	45%	(Y)	n/a	29%	(Y)				Model Home Lot; Village 1 (3512)
89	11,921	X	30%	(Y)	X	31%	(Y)	X	33%	(Y)	X	22%	(Y)				Model Home Lot; Village 2 (2935)
90	11,633	X	31%	(Y)	X	31%	(Y)	X	34%	(Y)	X	22%	(Y)				Model Home Lot; Village 2 (2739)
91	10,604	X	34%	(Y)	X	34%	(Y)	-	37%	(Y)	X	24%	(Y)				Model Home Lot; Village 2 (3023)
92	9,751	n/a	37%	(Y)	n/a	37%	(Y)	n/a	41%	(Y)	n/a	26%	(Y)				Model Home Lot; Village 3 (2737)
93	8,444	n/a	42%	(Y)	n/a	43%	(Y)	n/a	47%	(Y)	n/a	30%	(Y)				Model Home Lot; Village 3 (3123)
94	8,479	n/a	42%	(Y)	n/a	43%	(Y)	n/a	47%	(Y)	n/a	30%	(Y)				Model Home Lot; Village 3 (3731)
95	8,855	X	40%	(Y)	X	41%	(Y)	X	45%	(Y)	-	29%	(Y)				Chosen pre-plot fits without exception
96	7,920	X	45%	(Y)	X	46%	(Y)	-	50%	(N)	X	32%	(Y)				Chosen pre-plot fits without exception
97	8,745	X	41%	(Y)	X	42%	(Y)	X	45%	(Y)	-	29%	(Y)				2614 patio encroaches 5.3' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
98	8,498	X	42%	(Y)	X	43%	(Y)	X	47%	(Y)	-	30%	(Y)				Chosen pre-plot fits without exception
99	9,143	X	39%	(Y)	X	40%	(Y)	X	43%	(Y)	-	28%	(Y)				Chosen pre-plot fits without exception
100	8,519	X	42%	(Y)	X	43%	(Y)	X	47%	(Y)	X	30%	(Y)				Chosen pre-plot fits without exception
101	8,882	X	40%	(Y)	X	41%	(Y)	X	45%	(Y)	X	29%	(Y)				Chosen pre-plot fits without exception
102	12,159	X	29%	(Y)	X	30%	(Y)	X	33%	(Y)	X	21%	(Y)				Chosen pre-plot fits without exception
103	8,501	X	42%	(Y)	-	43%	(Y)	-	47%	(Y)	X	30%	(Y)				Chosen pre-plot fits without exception
104	7,925	X	45%	(Y)	-	46%	(Y)	X	50%	(N)	-	32%	(Y)				2614 patio encroaches 8.3' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
105	8,455	X	42%	(Y)	X	43%	(Y)	X	47%	(Y)	-	30%	(Y)				Chosen pre-plot fits without exception
106	9,931	X	36%	(Y)	X	37%	(Y)	X	40%	(Y)	X	26%	(Y)				Chosen pre-plot fits without exception
107	8,896	X	40%	(Y)	X	41%	(Y)	-	45%	(Y)	X	29%	(Y)				Chosen pre-plot fits without exception
108	8,965	X	40%	(Y)	X	41%	(Y)	X	44%	(Y)	-	29%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
109	8,415	X	43%	(Y)	X	43%	(Y)	-	47%	(Y)	X	31%	(Y)				Chosen pre-plot fits without exception
110	8,961	X	40%	(Y)	X	41%	(Y)	X	44%	(Y)	-	29%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
111	10,409	-	34%	(Y)	-	35%	(Y)	-	38%	(Y)	X	25%	(Y)				Chosen pre-plot fits without exception

Village 2: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	2614			2739			2935			3023			-			Notes
		1 Story			1 Story			1 Story			2 Story			-			
		(55Wx78D)			(55Wx74D)			(55Wx83D)			(55Wx56D)			-			
		Footprint SF (includes porch & patio, excludes flatwork)															
		3578	Coverage	<50%?	3649	Coverage	<50%?	3971	Coverage	<50%?	2567	Coverage	<50%?	-	-	-	
112	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)		2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
113	5,915	-	60%	(N)	-	62%	(N)	-	67%	(N)	X	43%	(Y)		3203 patio encroaches 2.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
114	7,480	X	48%	(Y)	X	49%	(Y)	X	53%	(N)	-	34%	(Y)		2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
115	8,320	-	43%	(Y)	-	44%	(Y)	X	48%	(Y)	-	31%	(Y)		Chosen pre-plot fits without exception		
116	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)		2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
117	7,480	X	48%	(Y)	X	49%	(Y)	X	53%	(N)	-	34%	(Y)		2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
118	5,915	-	60%	(N)	-	62%	(N)	-	67%	(N)	X	43%	(Y)		3203 patio encroaches 2.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
119	8,320	-	43%	(Y)	-	44%	(Y)	X	48%	(Y)	-	31%	(Y)		Chosen pre-plot fits without exception		
120	8,806	X	41%	(Y)	X	41%	(Y)	X	45%	(Y)	-	29%	(Y)		2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
121	9,147	X	39%	(Y)	X	40%	(Y)	X	43%	(Y)	X	28%	(Y)		Chosen pre-plot fits without exception		
122	8,057	X	44%	(Y)	X	45%	(Y)	X	49%	(Y)	X	32%	(Y)		Chosen pre-plot fits without exception		
123	7,995	X	45%	(Y)	X	46%	(Y)	X	50%	(Y)	X	32%	(Y)		Chosen pre-plot fits without exception		
124	8,364	X	43%	(Y)	X	44%	(Y)	X	47%	(Y)	X	31%	(Y)		Chosen pre-plot fits without exception		
125	7,995	X	45%	(Y)	X	46%	(Y)	X	50%	(Y)	X	32%	(Y)		Chosen pre-plot fits without exception		
126	8,364	X	43%	(Y)	X	44%	(Y)	X	47%	(Y)	X	31%	(Y)		Chosen pre-plot fits without exception		
127	8,795	X	41%	(Y)	X	41%	(Y)	X	45%	(Y)	-	29%	(Y)		2614 patio encroaches 0.6' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
128	16,746	X	21%	(Y)	X	22%	(Y)	X	24%	(Y)	X	15%	(Y)		Chosen pre-plot fits without exception		
129	12,075	-	30%	(Y)	-	30%	(Y)	-	33%	(Y)	X	21%	(Y)		Chosen pre-plot fits without exception		
130	8,626	X	41%	(Y)	-	42%	(Y)	X	46%	(Y)	-	30%	(Y)		2614 patio encroaches 8.3' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
131	8,550	X	42%	(Y)	X	43%	(Y)	-	46%	(Y)	X	30%	(Y)		Chosen pre-plot fits without exception		
132	7,980	X	45%	(Y)	X	46%	(Y)	X	50%	(Y)	-	32%	(Y)		Chosen pre-plot fits without exception		
133	7,980	X	45%	(Y)	X	46%	(Y)	-	50%	(Y)	X	32%	(Y)		Chosen pre-plot fits without exception		
134	8,550	X	42%	(Y)	X	43%	(Y)	X	46%	(Y)	-	30%	(Y)		2614 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
135	7,980	X	45%	(Y)	X	46%	(Y)	X	50%	(Y)	-	32%	(Y)		Chosen pre-plot fits without exception		
136	7,980	X	45%	(Y)	X	46%	(Y)	X	50%	(Y)	-	32%	(Y)		2614 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30		
137	7,980	X	45%	(Y)	X	46%	(Y)	X	50%	(Y)	-	32%	(Y)		Chosen pre-plot fits without exception		
138	8,550	X	42%	(Y)	X	43%	(Y)	-	46%	(Y)	X	30%	(Y)		Chosen pre-plot fits without exception		

Village 2: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	2614			2739			2935			3023			-			Notes
		1 Story			1 Story			1 Story			2 Story			-			
		(55Wx78D)			(55Wx74D)			(55Wx83D)			(55Wx56D)			-			
		Footprint SF (includes porch & patio, excludes flatwork)															
		3578	Coverage	<50%?	3649	Coverage	<50%?	3971	Coverage	<50%?	2567	Coverage	<50%?	-	-	-	
139	8,294	X	43%	(Y)	X	44%	(Y)	X	48%	(Y)	-	31%	(Y)				2739 patio encroaches 2.9' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
140	5,915	-	60%	(N)	-	62%	(N)	-	67%	(N)	X	43%	(Y)				3203 patio encroaches 2.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
141	8,385	-	43%	(Y)	-	44%	(Y)	X	47%	(Y)	-	31%	(Y)				Chosen pre-plot works without exception
142	7,480	X	48%	(Y)	X	49%	(Y)	X	53%	(N)	-	34%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
143	5,915	-	60%	(N)	-	62%	(N)	-	67%	(N)	X	43%	(Y)				3203 patio encroaches 2.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
144	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30, lot coverage exception required for selected plan.
145	8,704	-	41%	(Y)	-	42%	(Y)	X	46%	(Y)	-	29%	(Y)				Chosen pre-plot works without exception
146	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
147	5,915	-	60%	(N)	-	62%	(N)	-	67%	(N)	X	43%	(Y)				3203 patio encroaches 2.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
148	8,615	X	42%	(Y)	X	42%	(Y)	X	46%	(Y)	-	30%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
149	8,811	X	41%	(Y)	X	41%	(Y)	X	45%	(Y)	-	29%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
150	8,385	-	43%	(Y)	-	44%	(Y)	X	47%	(Y)	-	31%	(Y)				Chosen pre-plot works without exception
151	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
152	6,256	-	57%	(N)	-	58%	(N)	-	63%	(N)	X	41%	(Y)				3203 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
153	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
154	8,385	-	43%	(Y)	-	44%	(Y)	X	47%	(Y)	-	31%	(Y)				Chosen pre-plot works without exception
155	7,480	X	48%	(Y)	X	49%	(Y)	X	53%	(N)	-	34%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
156	5,915	-	60%	(N)	-	62%	(N)	-	67%	(N)	X	43%	(Y)				3203 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
157	8,385	-	43%	(Y)	-	44%	(Y)	X	47%	(Y)	-	31%	(Y)				Chosen pre-plot works without exception
158	8,294	X	43%	(Y)	X	44%	(Y)	X	48%	(Y)	-	31%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
159	7,312	-	49%	(Y)	-	50%	(Y)	X	54%	(N)	X	35%	(Y)				3203 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
160	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30, lot coverage exception required for selected plan.
161	8,385	-	43%	(Y)	-	44%	(Y)	X	47%	(Y)	-	31%	(Y)				Chose pre-plot works without exception

Village 2: R-4 Zoning																	
TSM Lot #	Lot Area (SF)	2614			2739			2935			3023			-			
		1 Story			1 Story			1 Story			2 Story			-			
		(55Wx78D)			(55Wx74D)			(55Wx83D)			(55Wx56D)			-			
		Footprint SF (includes porch & patio, excludes flatwork)															
		3578	Coverage	<50%?	3649	Coverage	<50%?	3971	Coverage	<50%?	2567	Coverage	<50%?	-	-	-	Notes
162	7,480	X	48%	(Y)	X	49%	(Y)	X	53%	(N)	-	34%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
163	5,980	-	60%	(N)	-	61%	(N)	X	66%	(N)	X	43%	(Y)				3203 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
164	7,150	X	50%	(N)	X	51%	(N)	X	56%	(N)	-	36%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30, lot coverage exception requiried for selected plan.
165	7,480	X	48%	(Y)	X	49%	(Y)	X	53%	(N)	-	34%	(Y)				2614 patio encroaches 5.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
166	8,385	-	43%	(Y)	-	44%	(Y)	X	47%	(Y)	-	31%	(Y)				Chosen pre-plot fits without exception
167	5,980	-	60%	(N)	-	61%	(N)	-	66%	(N)	X	43%	(Y)				3203 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30
168	8,610	X	42%	(Y)	X	42%	(Y)	X	46%	(Y)	-	30%	(Y)				2739 patio encroaches 1.0' into rear yard, however this is allowed on City Zoning Code Sec 25-25-30



ITALIAN VILLA 'A'

Distinct features of Italian Villa architecture are influenced by the emergence of world travel in the late 1800's; with the ability to travel to Italy, Americans experienced the architecture firsthand and began to bring elements of the style back to America. Italian Villa architecture is simple and formal, with details such as arches and decorative window surrounds characterizing the style. Roof forms are simple with low pitches.



FRENCH NORMANDY 'B'

The French Normandy style incorporates many adapted French styles brought to the United States after World War I. This style is also commonly referred to as the French Cottage and blends the best design elements of rural French countryside homes. French style architecture is characterized by its picturesque detailing, such as shutters, gable siding, corbels and stone accents,



WESTERN CRAFTSMAN 'C'

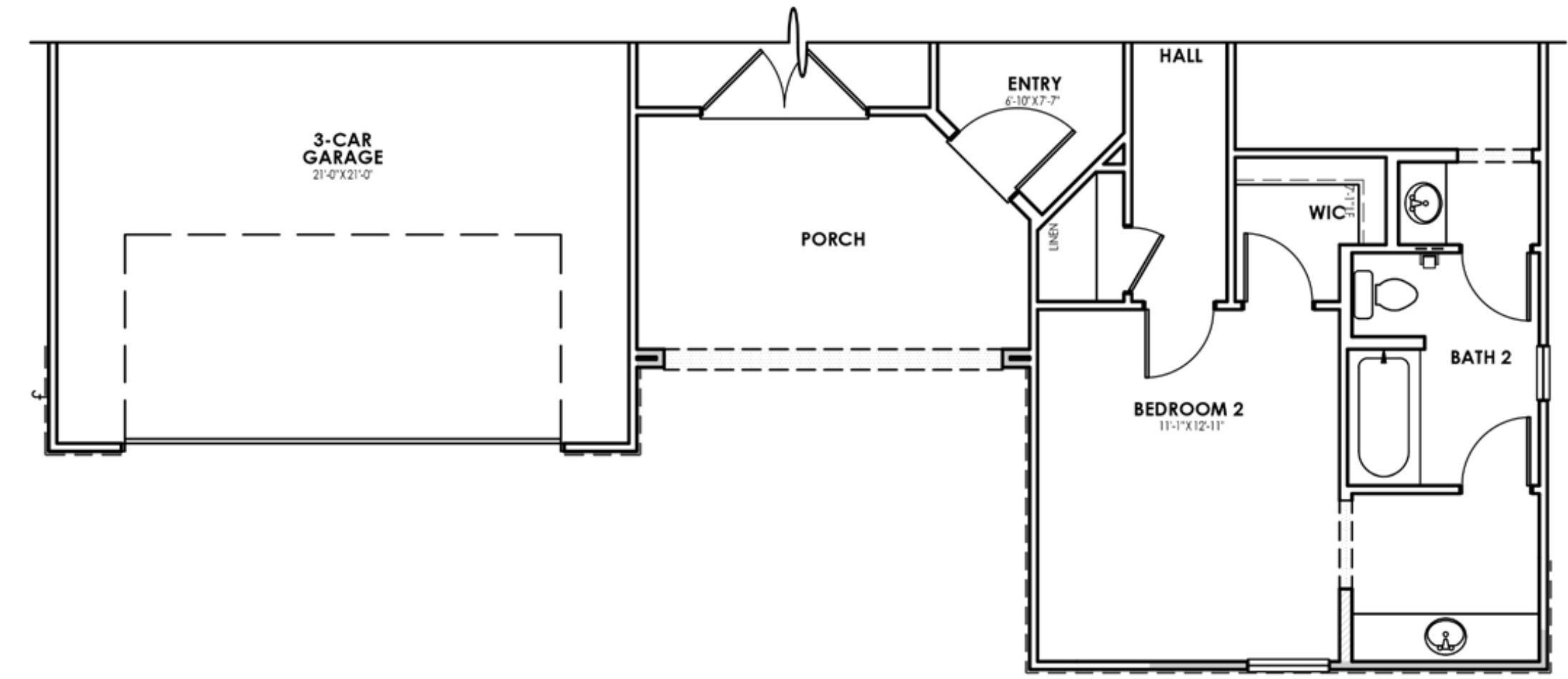
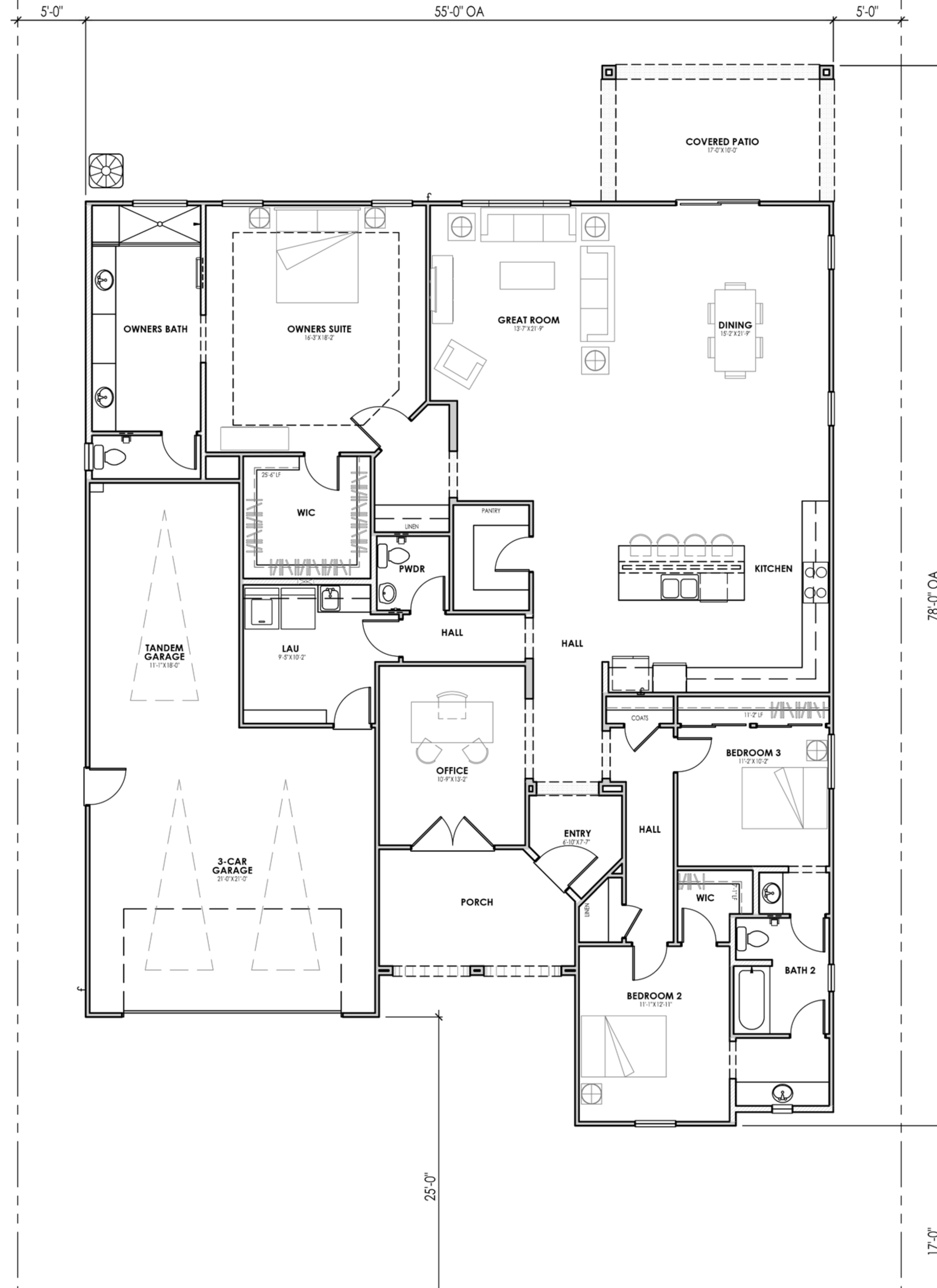
The Craftsman style home is simple, informal, and the exteriors emphasize the use of natural materials. The Craftsman style primarily exhibits horizontal floor plans, covered porches, and low slung roof forms. True to the nature of the design, exteriors are often painted in colors found naturally in the surroundings environment. Craftsman homes are characterized by exposed or expressive structural elements like battered columns and knee braces at the eaves.



FARMHOUSE 'D'

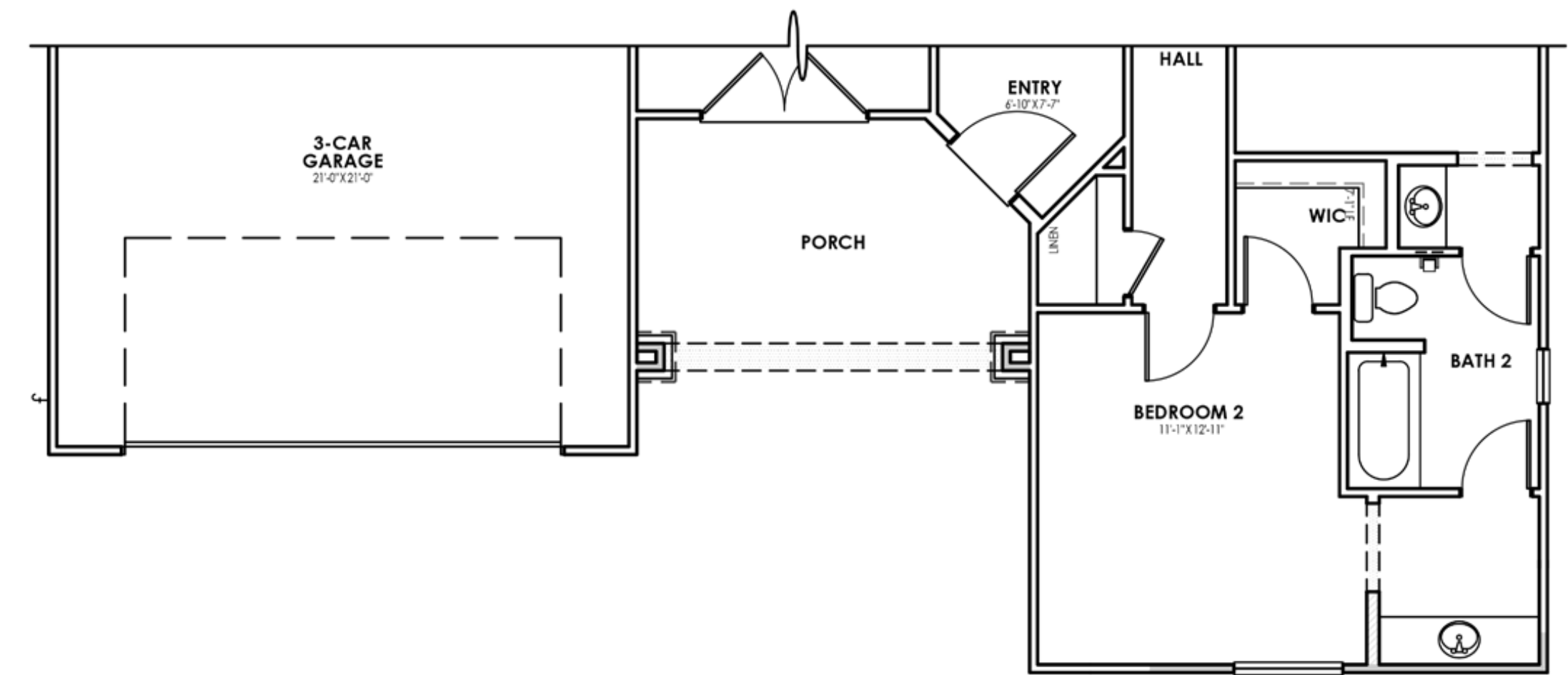
The Farmhouse style is representative of the rural agricultural countryside so prevalent of northern and central California. Casual in form, this style is elegant in its clean simplicity. The style often features layered forward-facing gable roof forms, covered porches, shutters, and traditional brick accents.

NARRATIVE | ARCHITECTURAL STYLES



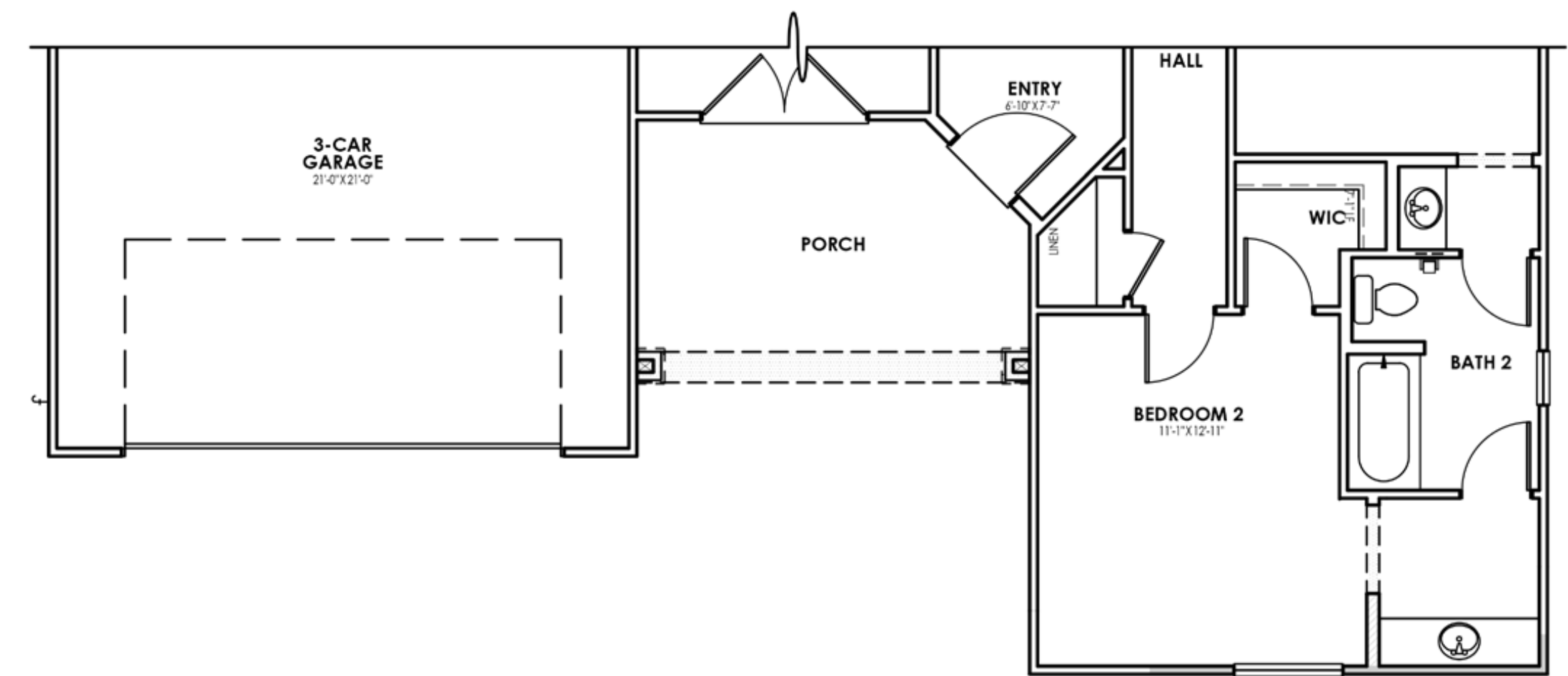
PARTIAL FLOOR PLAN - STYLE "B"

3/16" = 1'-0"



PARTIAL FLOOR PLAN - STYLE "C"

3/16" = 1'-0"

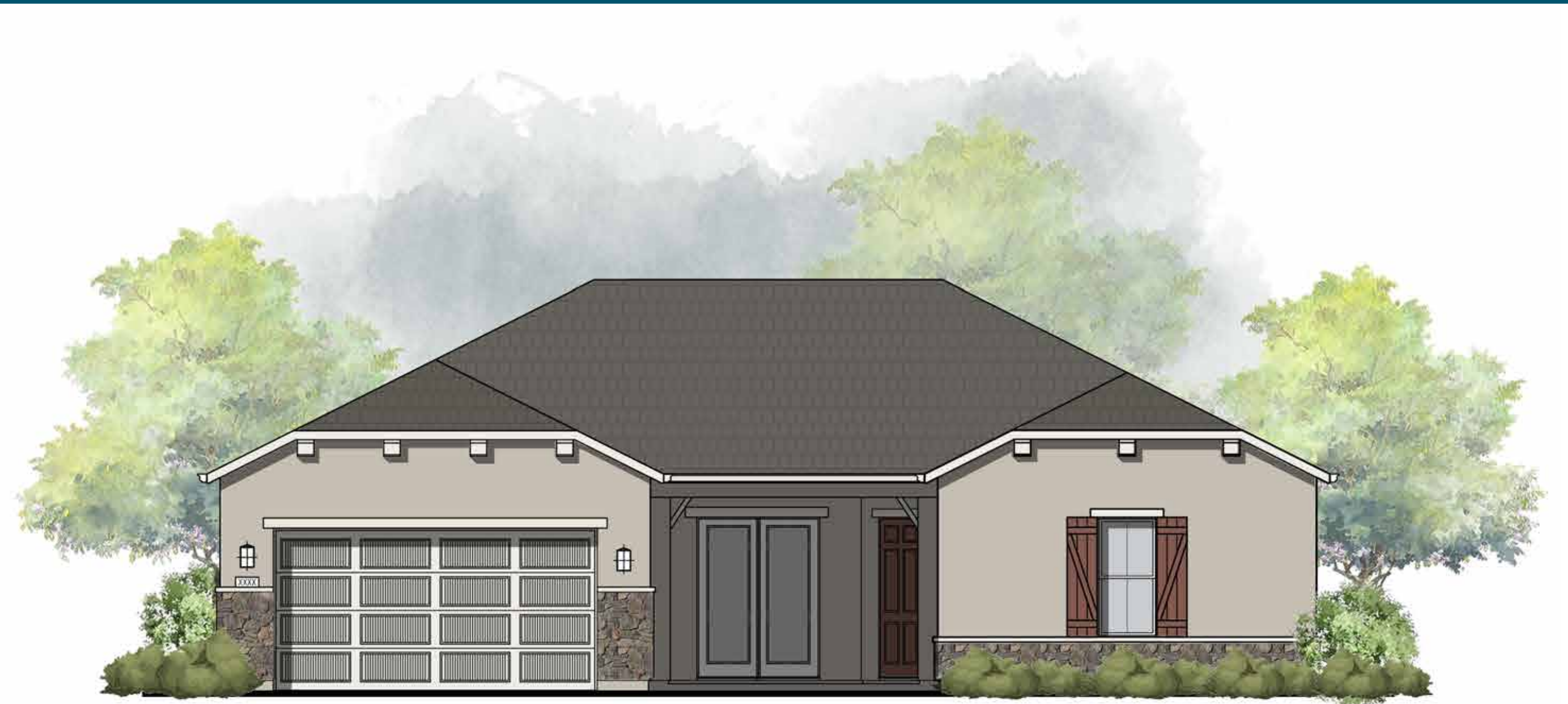


PARTIAL FLOOR PLAN - STYLE "D"

3/16" = 1'-0"



ITALIAN VILLA 'A'
SCHEME 1



FRENCH NORMANDY 'B'
SCHEME 5

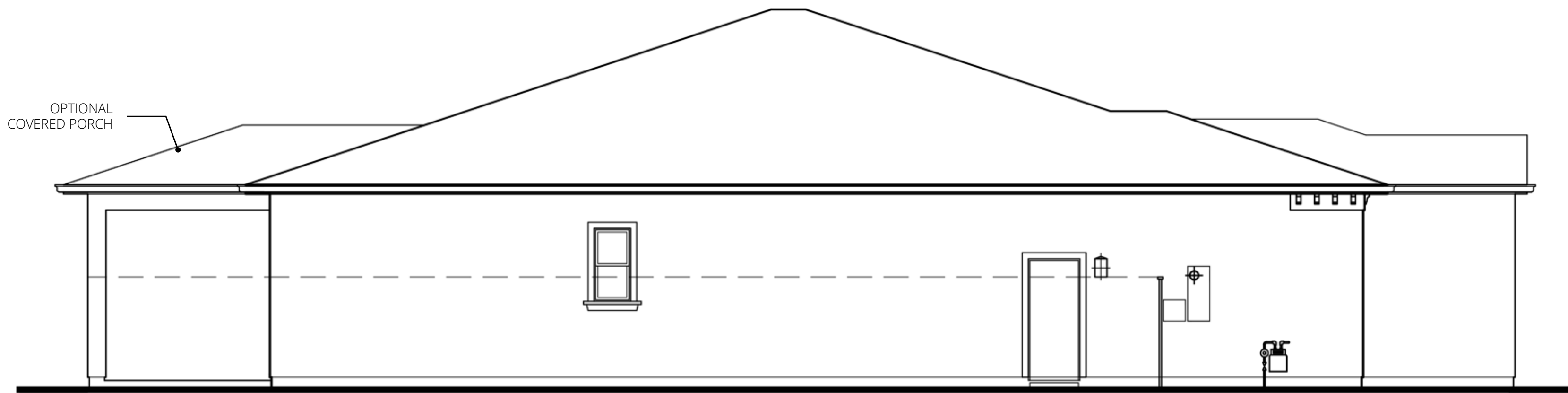


WESTERN CRAFTSMAN 'C'
SCHEME 9

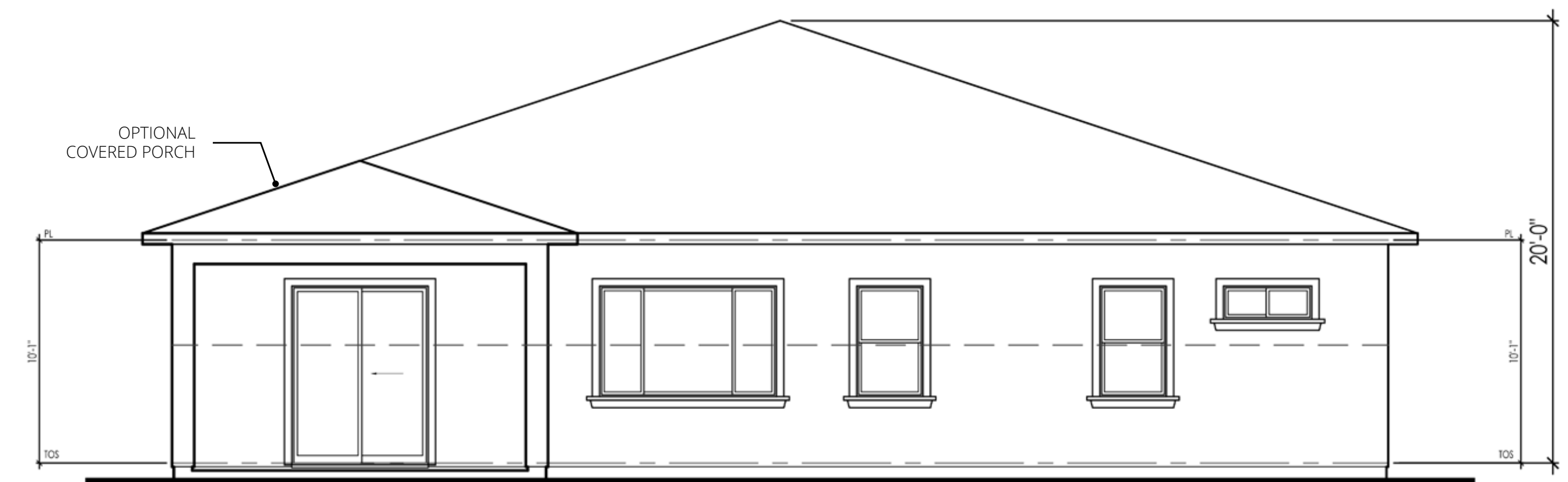


FARMHOUSE 'D'
SCHEME 13

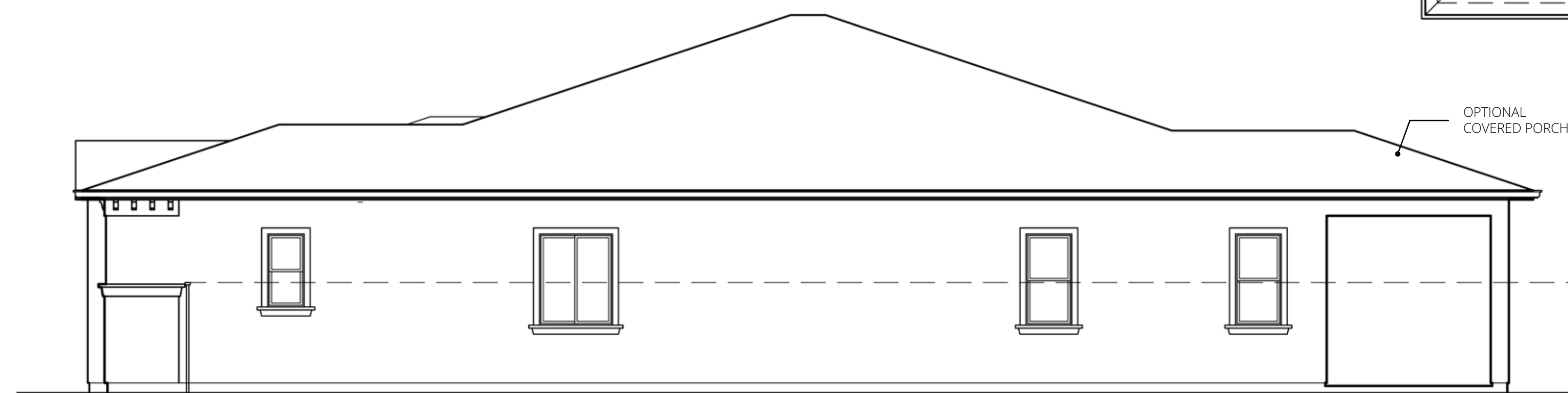
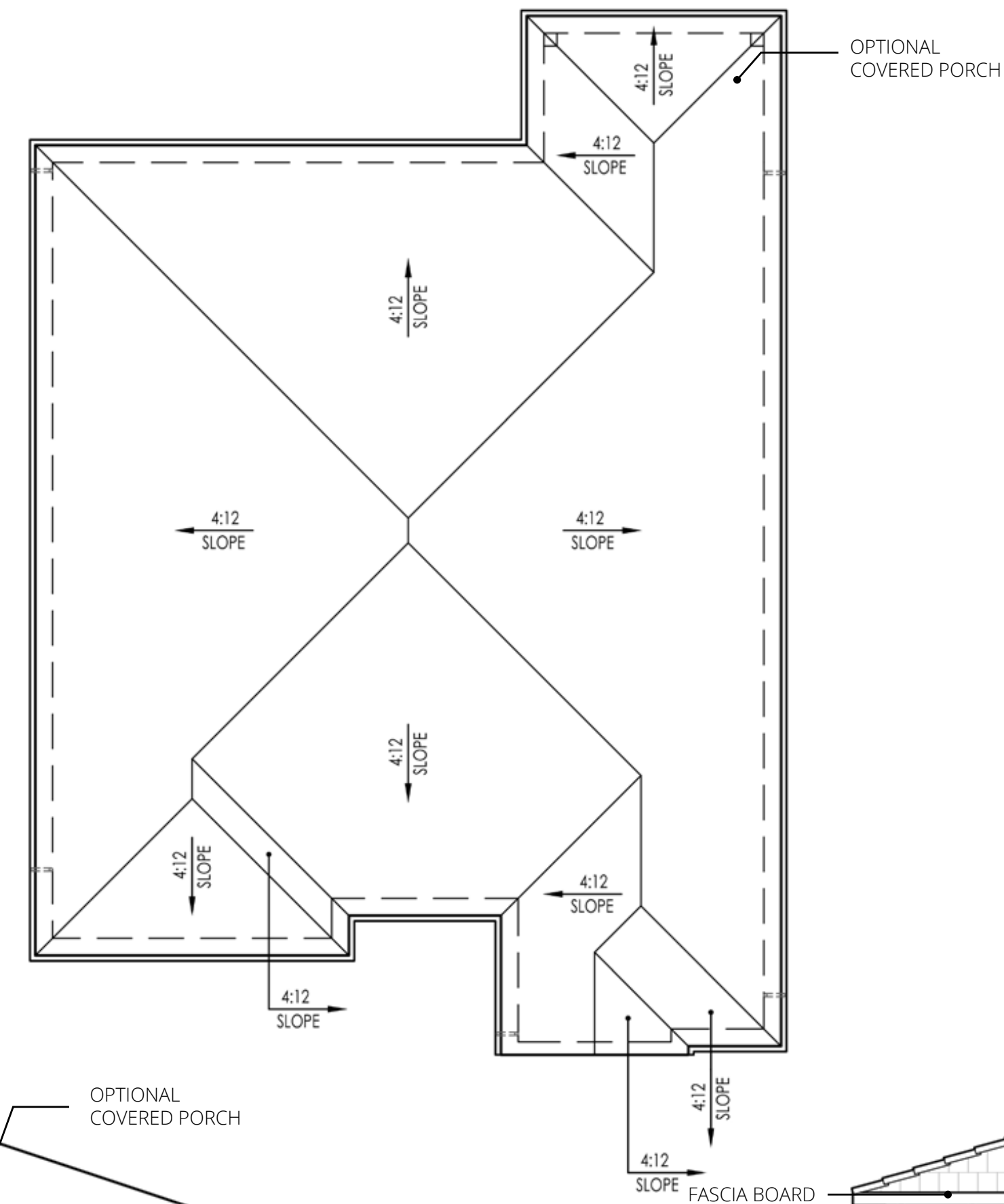
PLAN 2614 - FRONT ELEVATIONS



LEFT



REAR



RIGHT

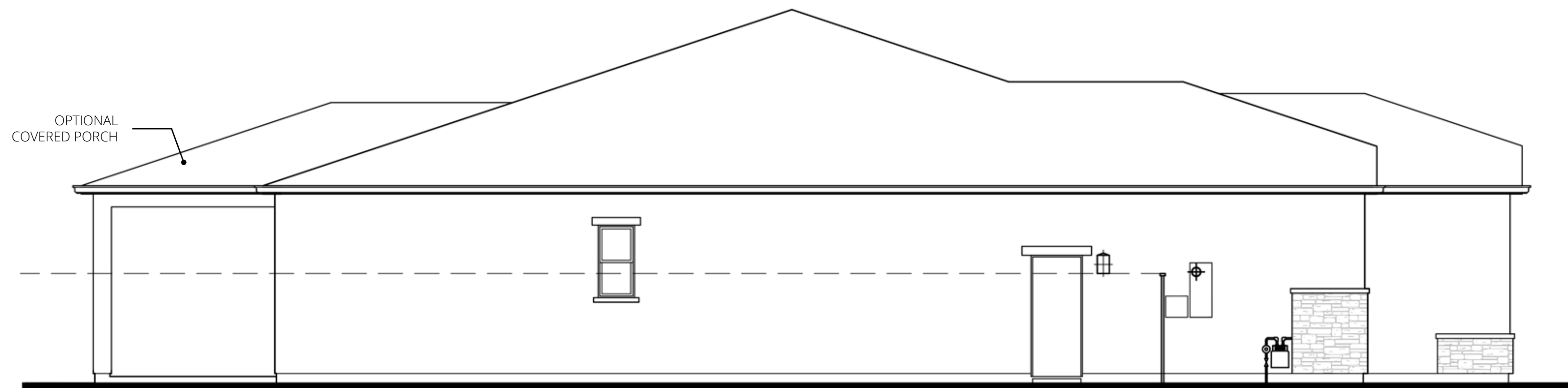


FRONT

PLAN 2614 - ITALIAN VILLA 'A'

MAGNOLIA AT SPRING LAKE

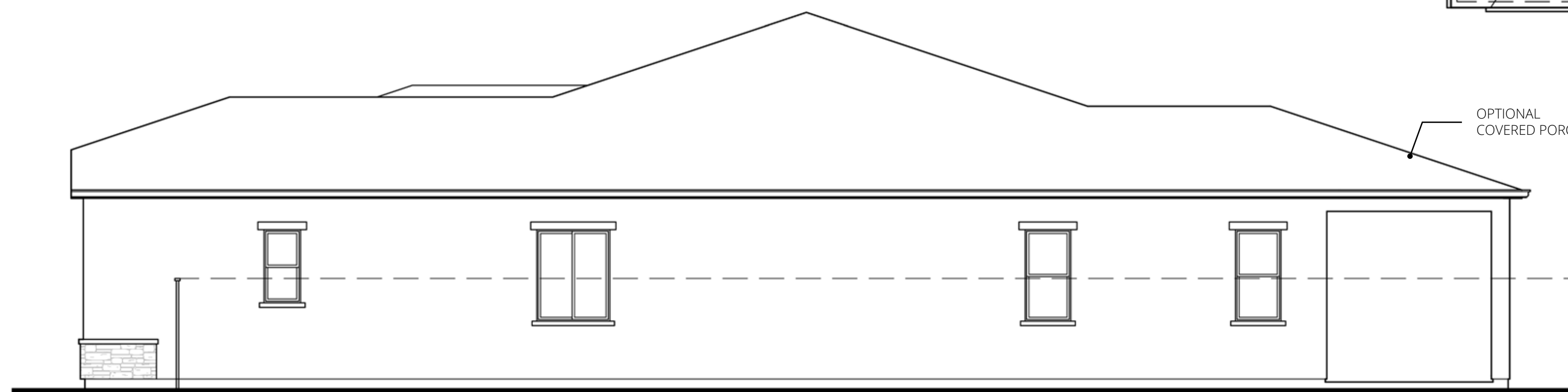
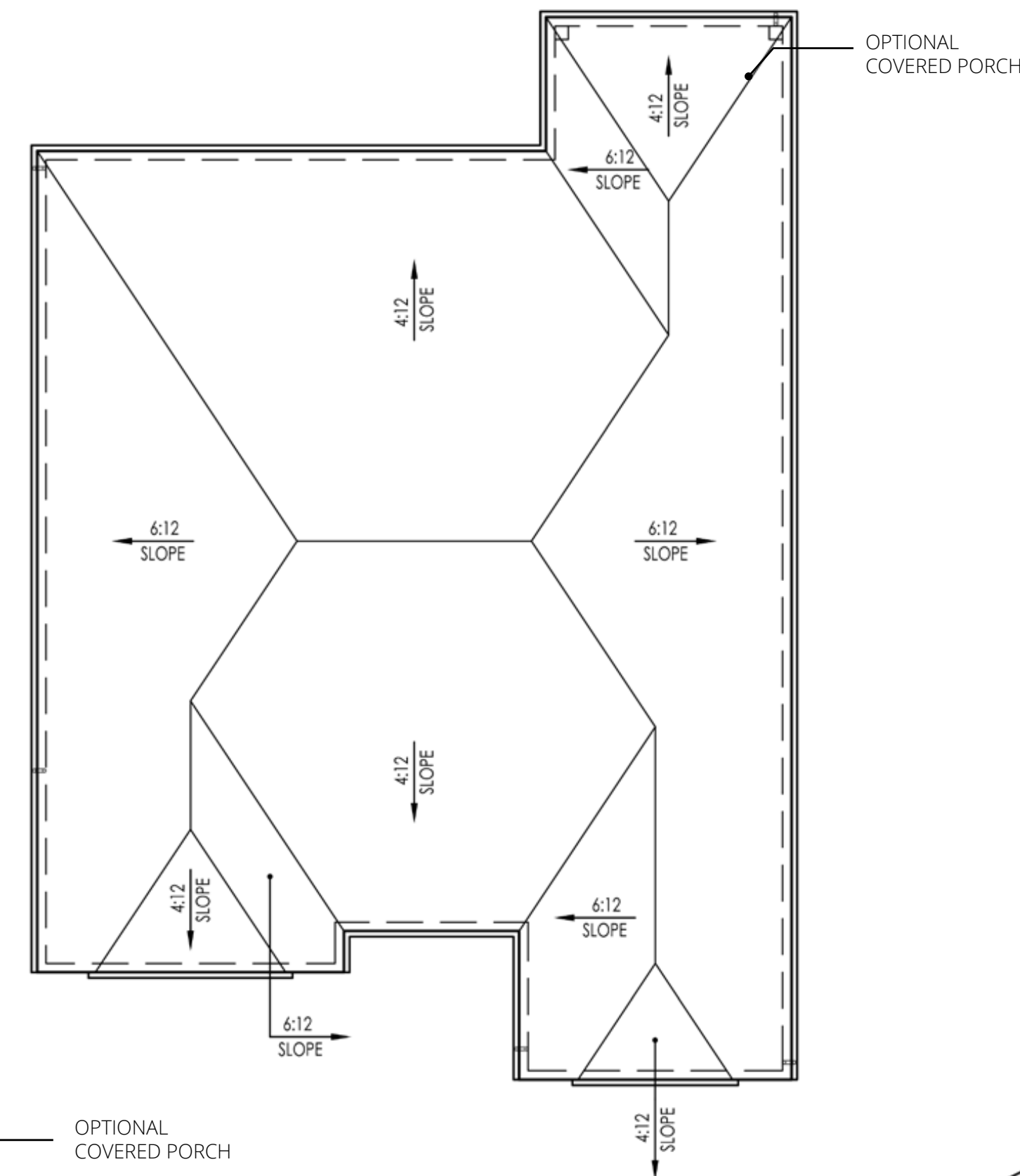
PLAN 2614



LEFT



REAR



RIGHT

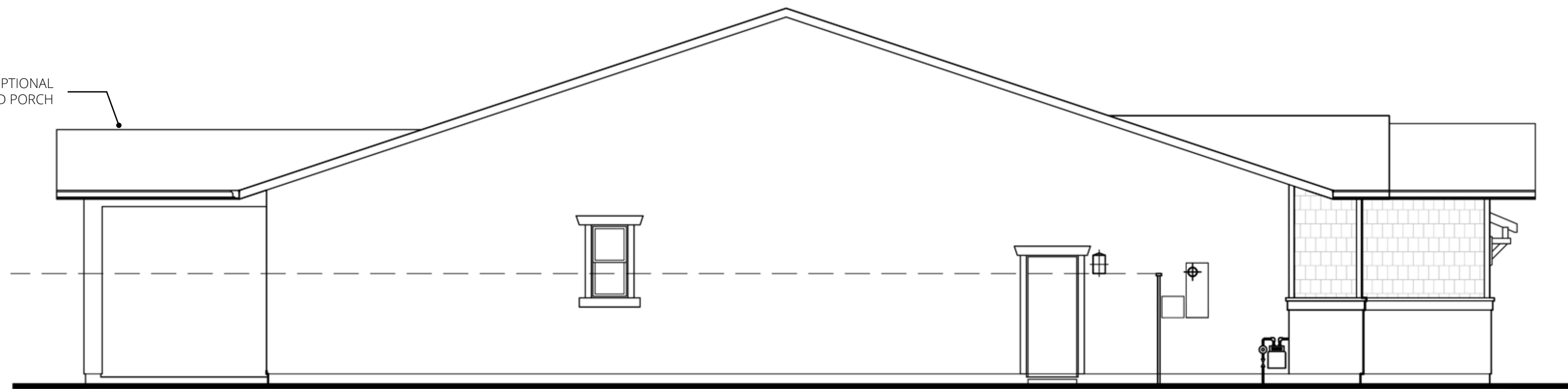


FRONT

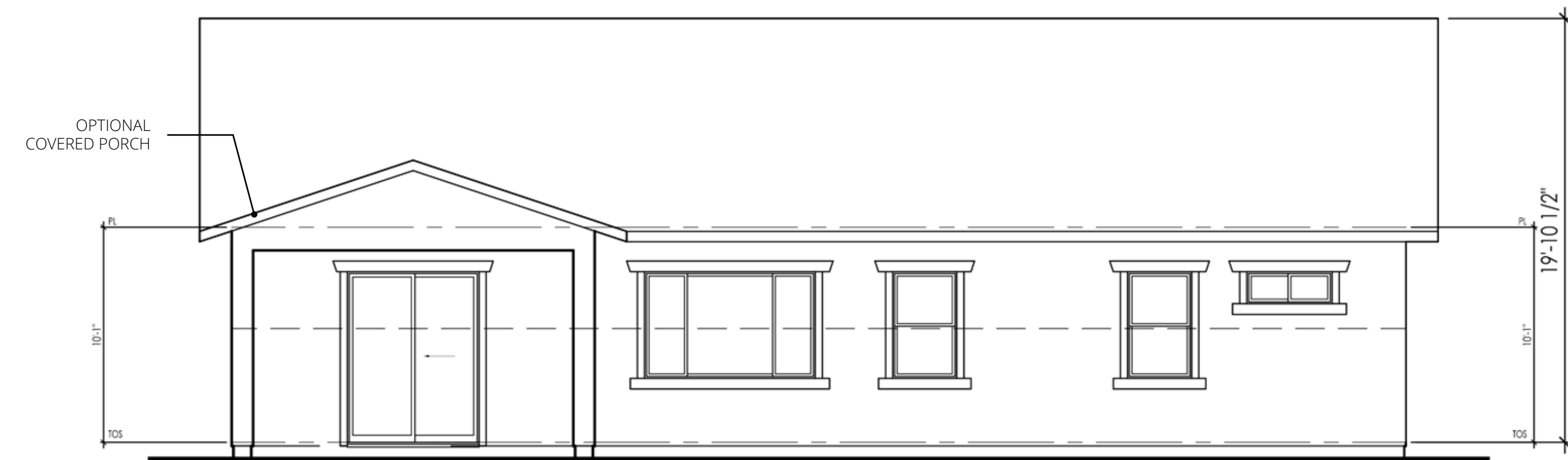
PLAN 2614 - FRENCH NORMANDY 'B'

MAGNOLIA AT SPRING LAKE

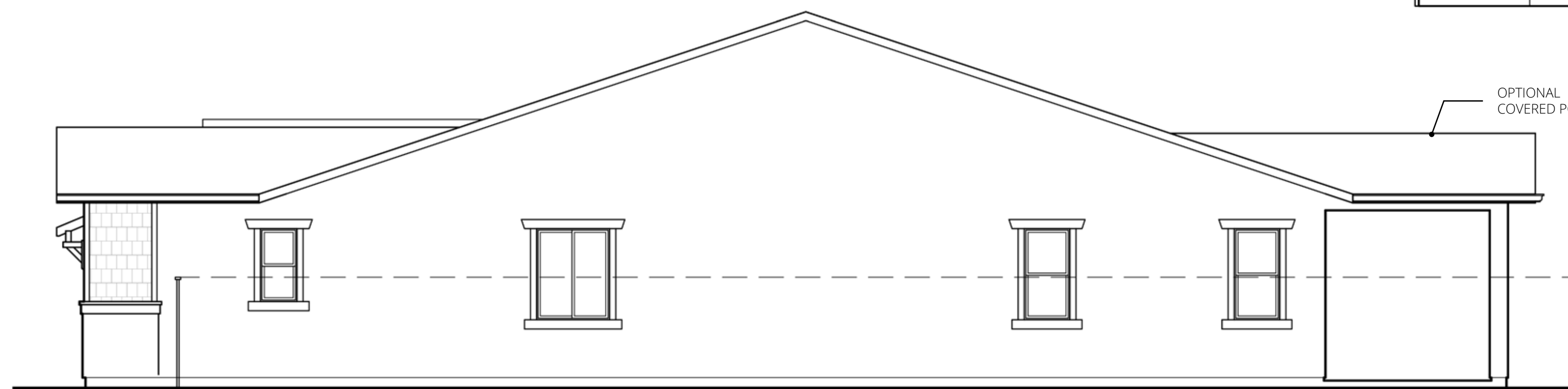
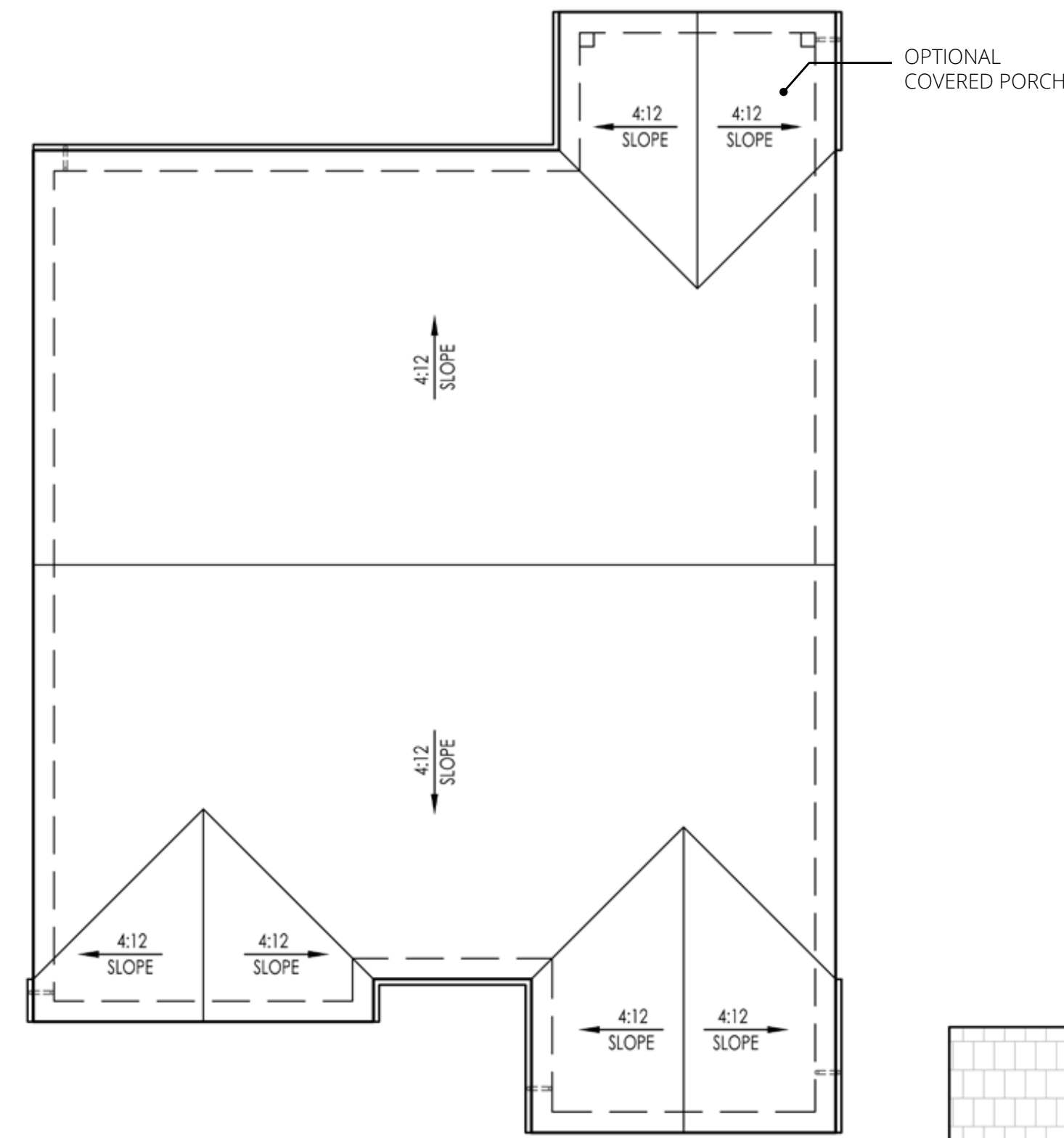
PLAN 2614



LEFT



REAR



RIGHT

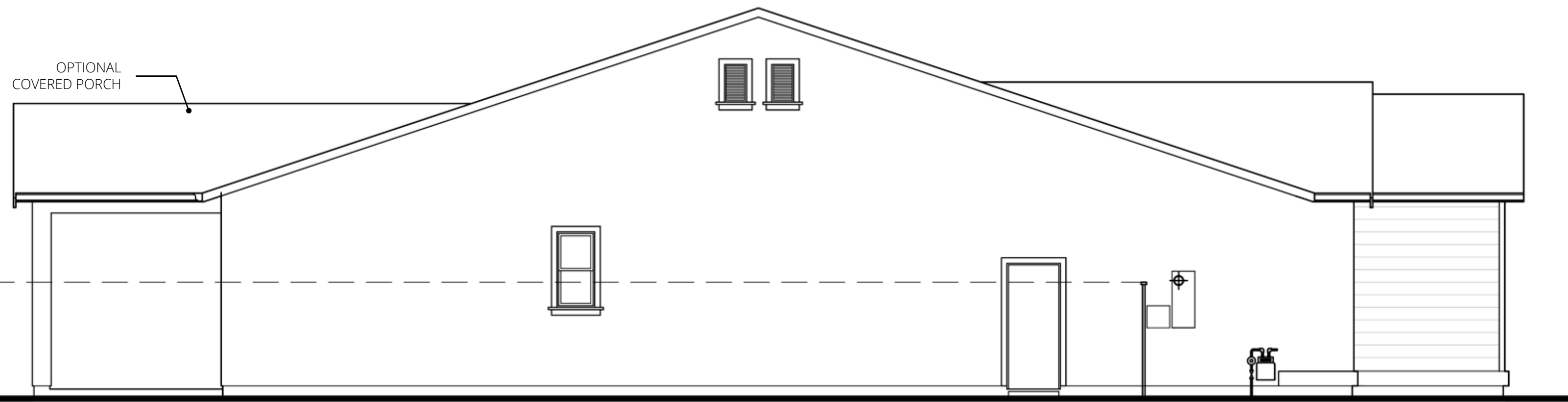


FRONT

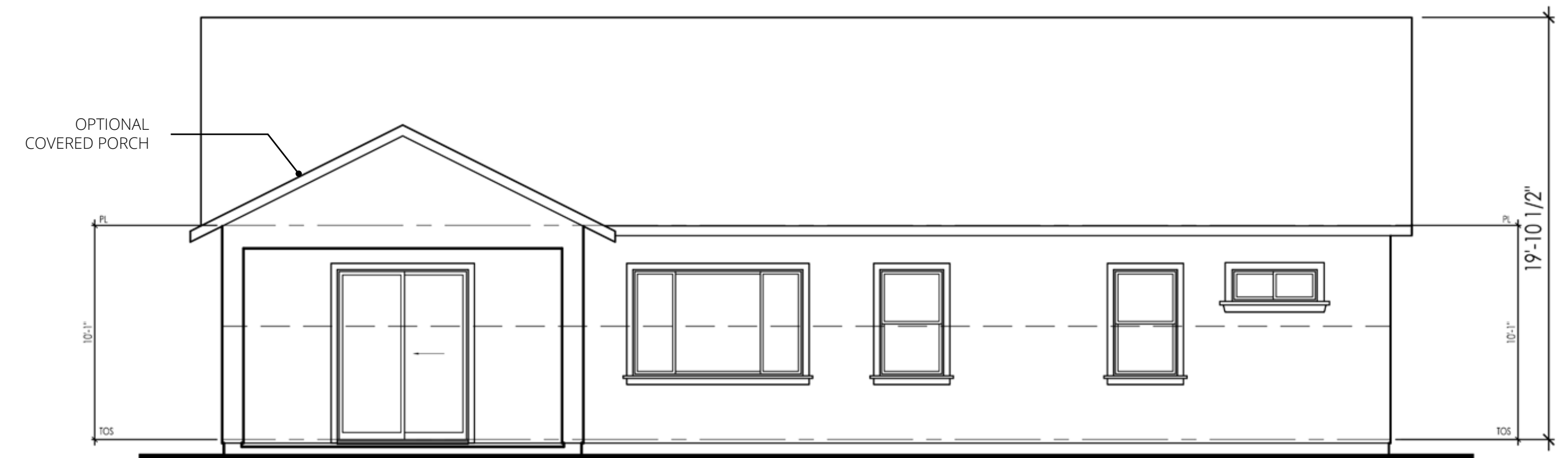
PLAN 2614 - WESTERN CRAFTSMAN 'C'

MAGNOLIA AT SPRING LAKE

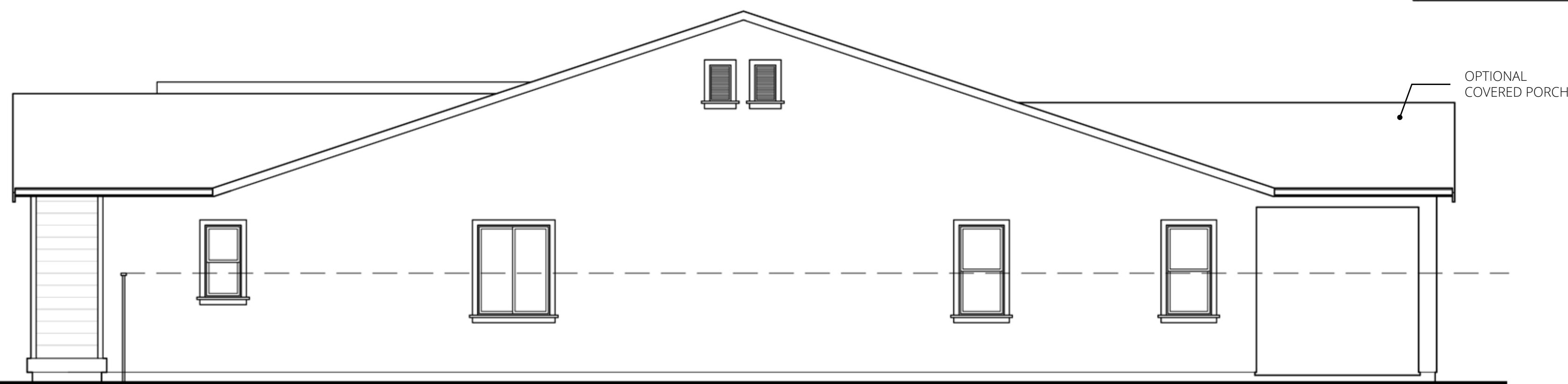
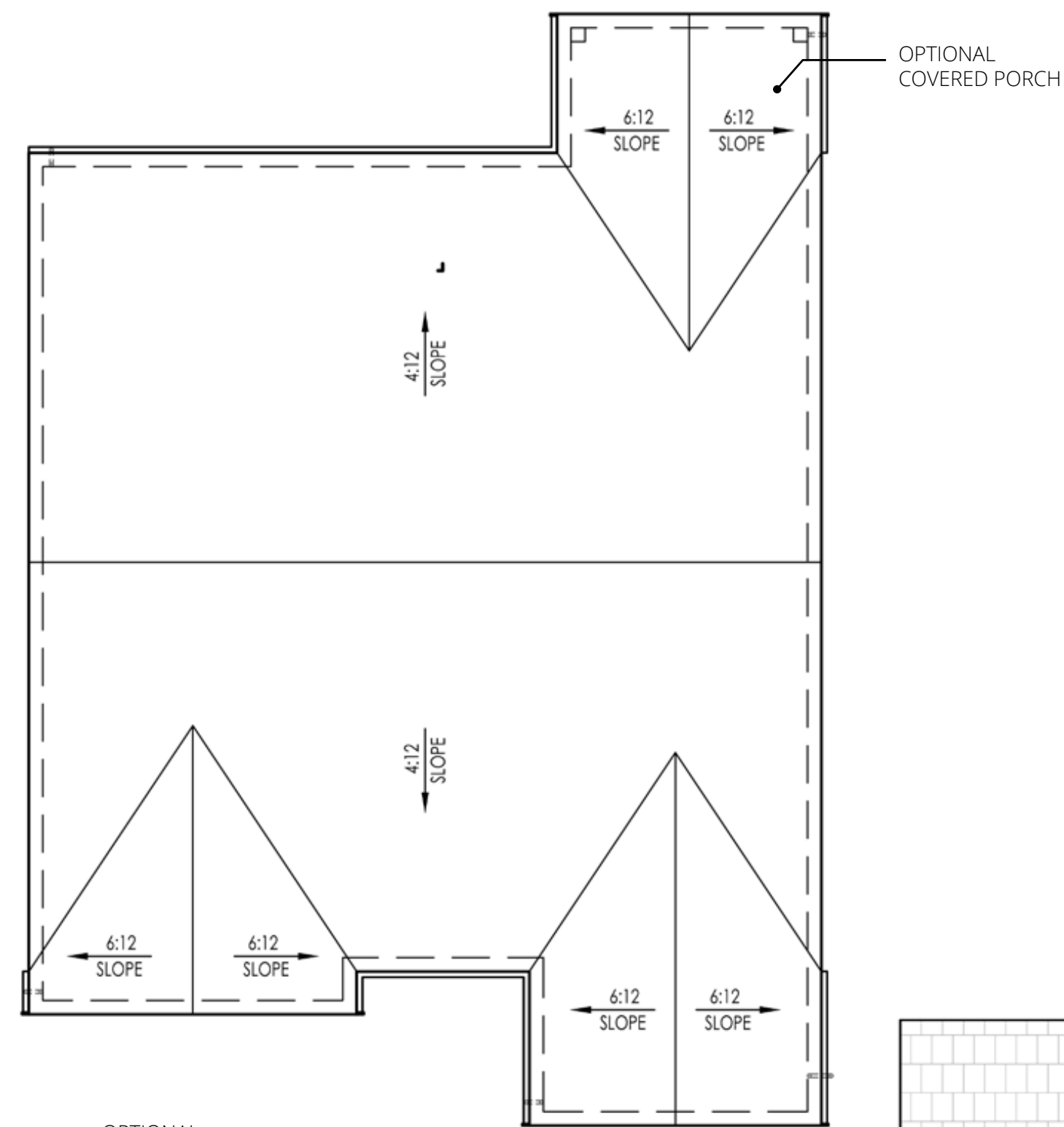
PLAN 2614



LEFT



REAR



RIGHT

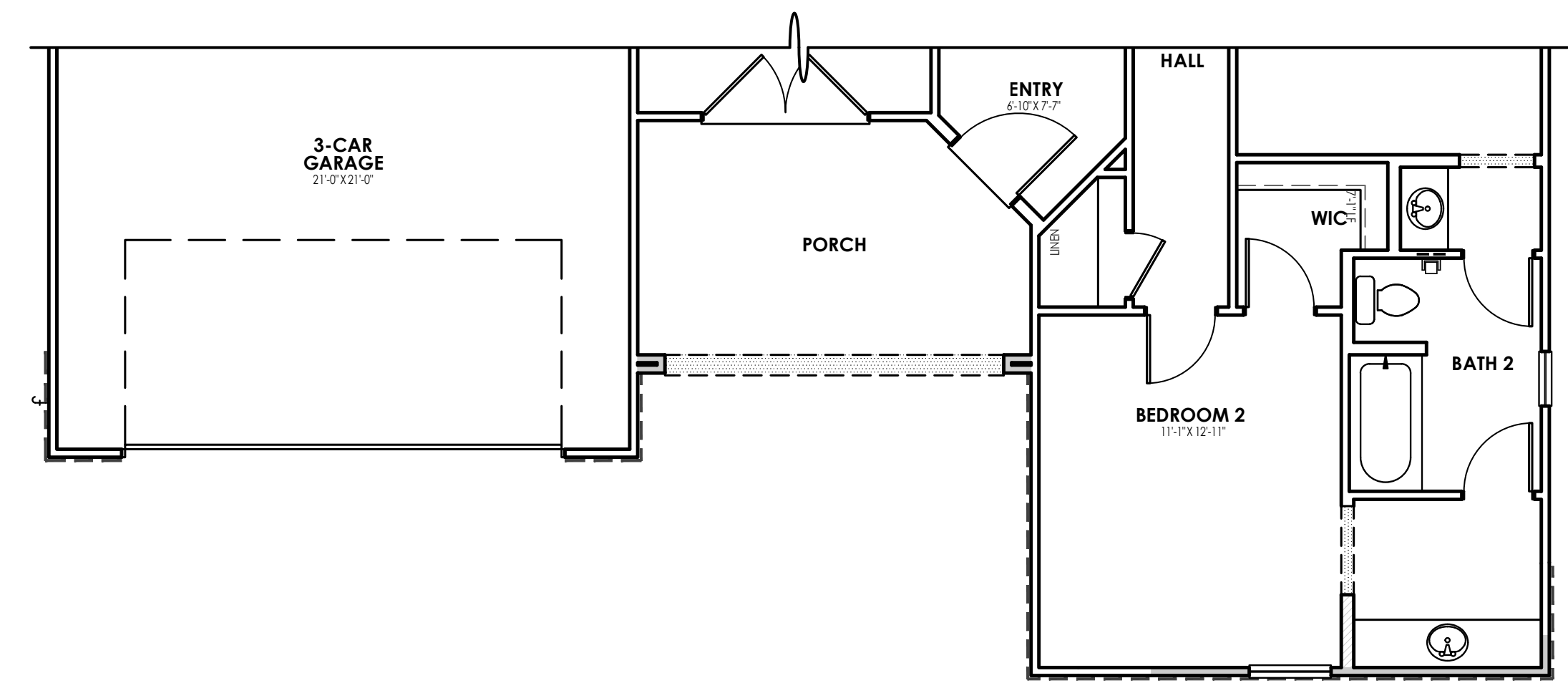
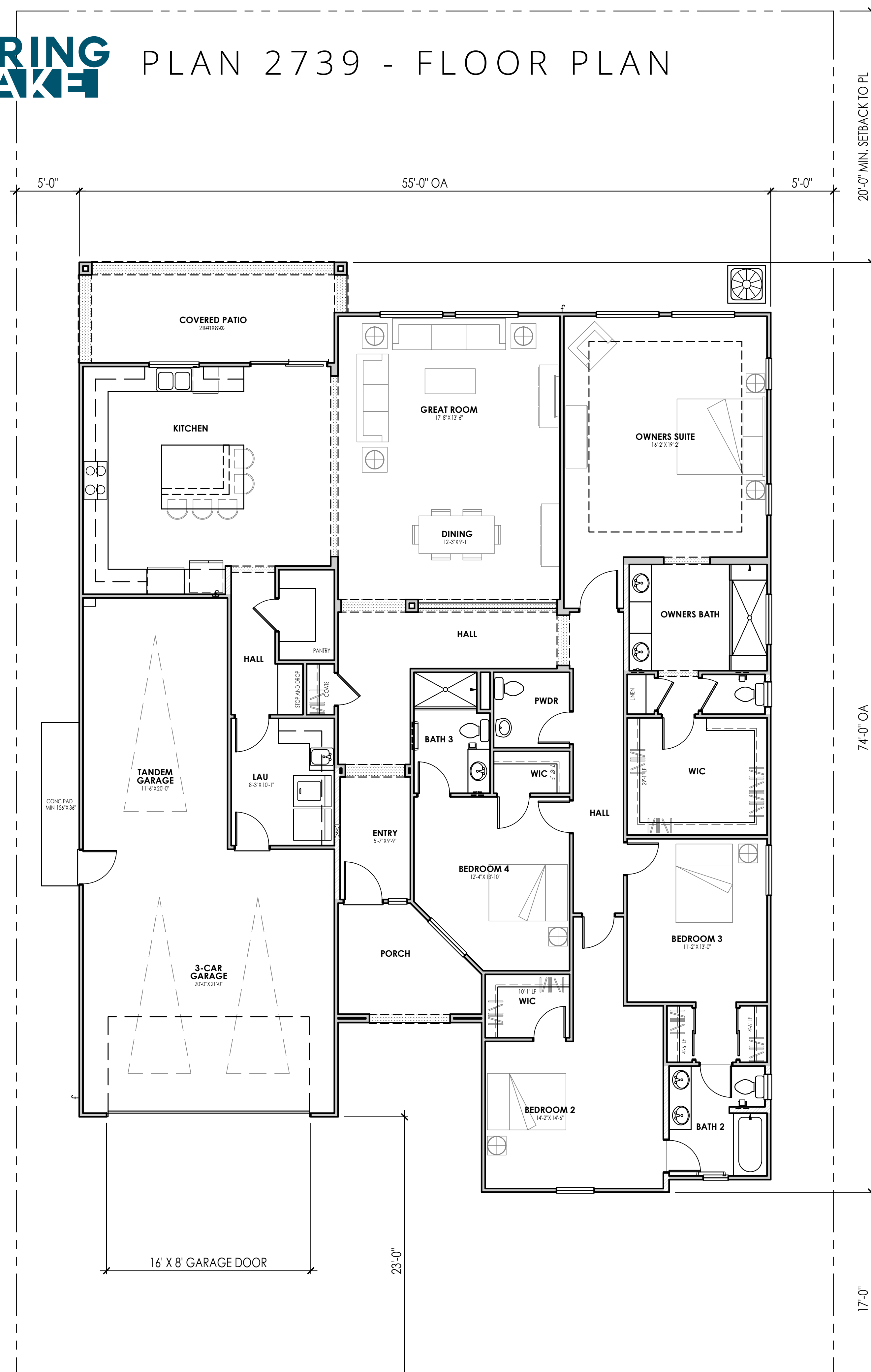


FRONT

PLAN 2614 - FARMHOUSE 'D'

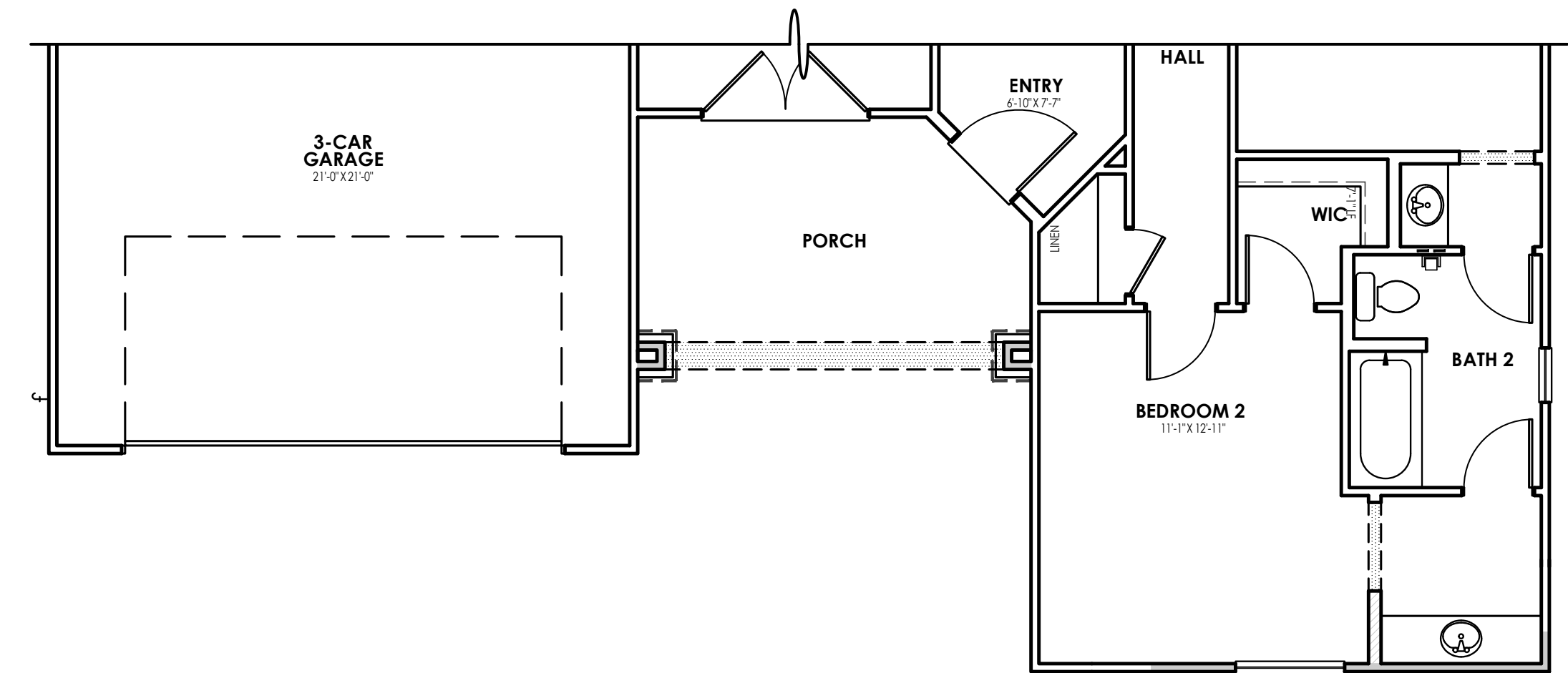
MAGNOLIA AT SPRING LAKE

PLAN 2614



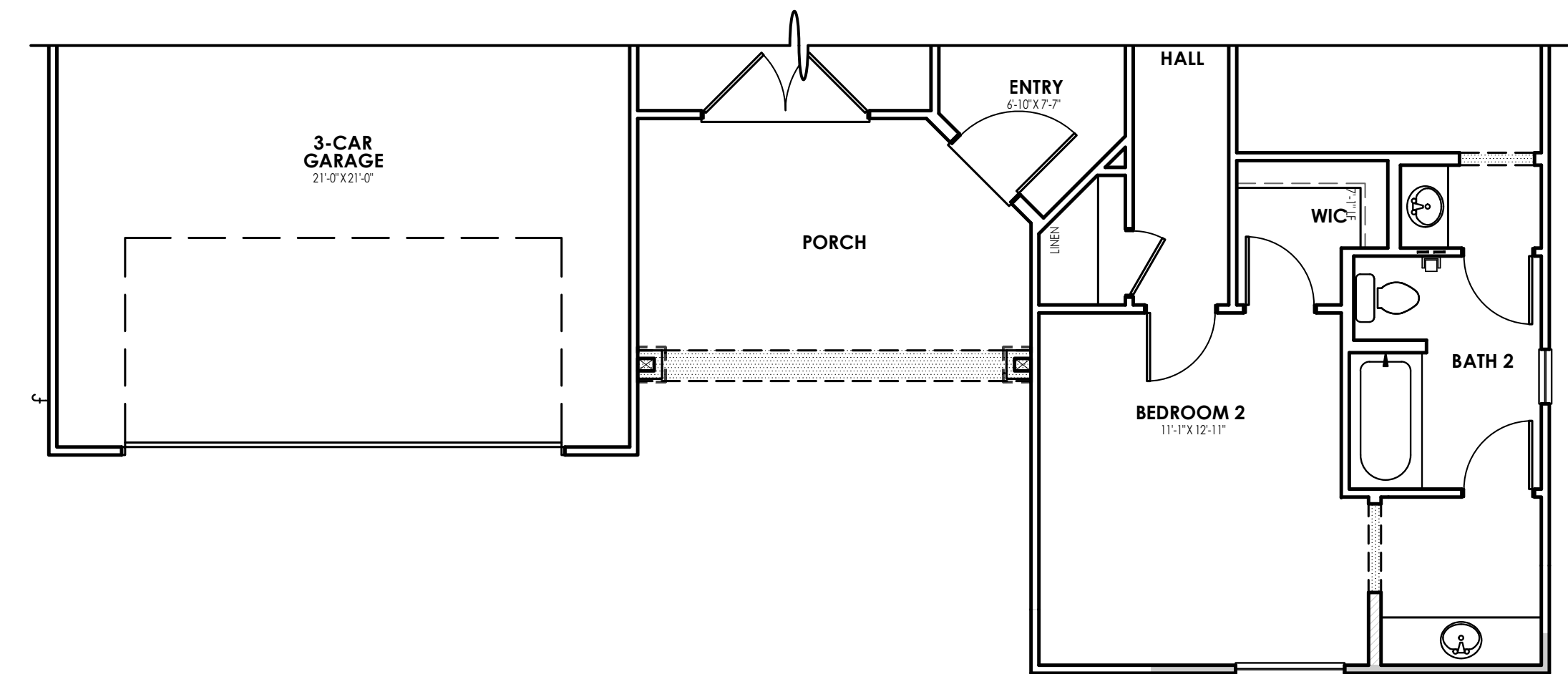
PARTIAL FLOOR PLAN - STYLE "B"

3/16" = 1'-0"



PARTIAL FLOOR PLAN - STYLE "C"

3/16" = 1'-0"



PARTIAL FLOOR PLAN - STYLE "D"

3/16" = 1'-0"



ITALIAN VILLA 'A'
SCHEME 2



FRENCH NORMANDY 'B'
SCHEME 6

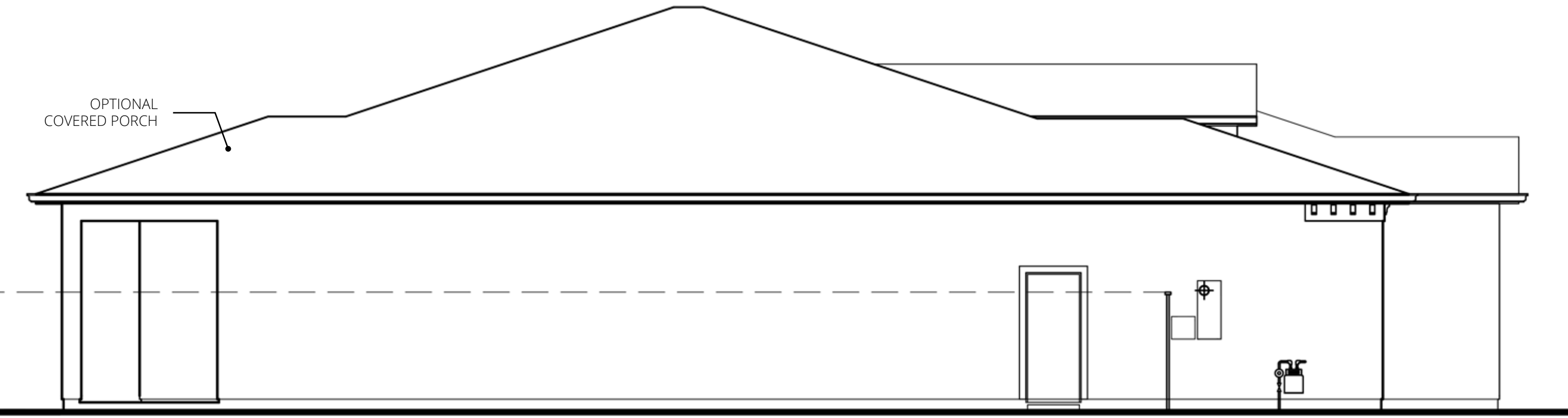


WESTERN CRAFTSMAN 'C'
SCHEME 10

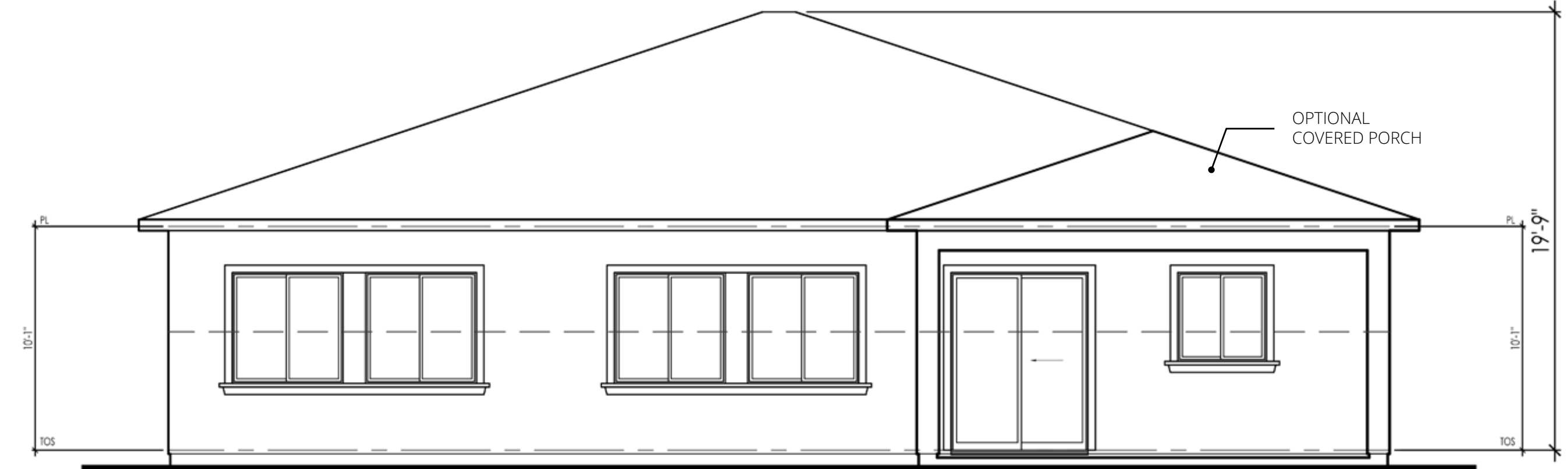


FARMHOUSE 'D'
SCHEME 14

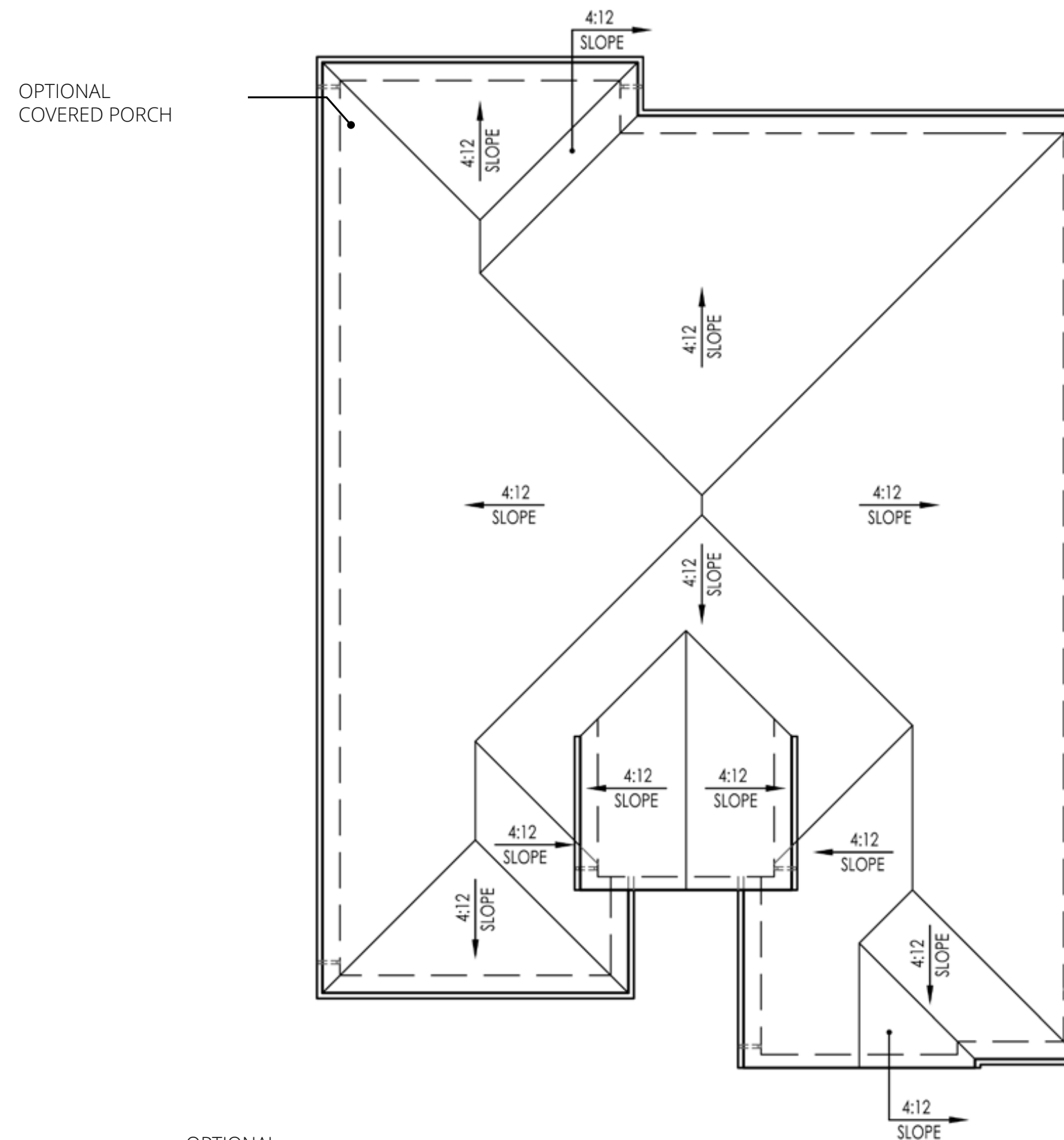
PLAN 2739 - FRONT ELEVATIONS



LEFT



REAR



RIGHT

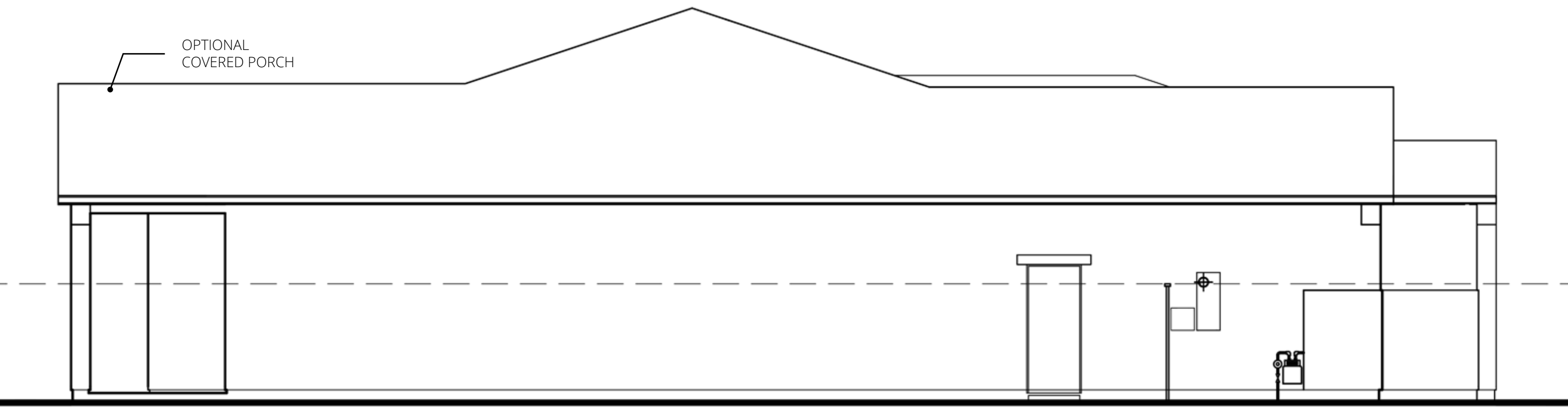


FRONT

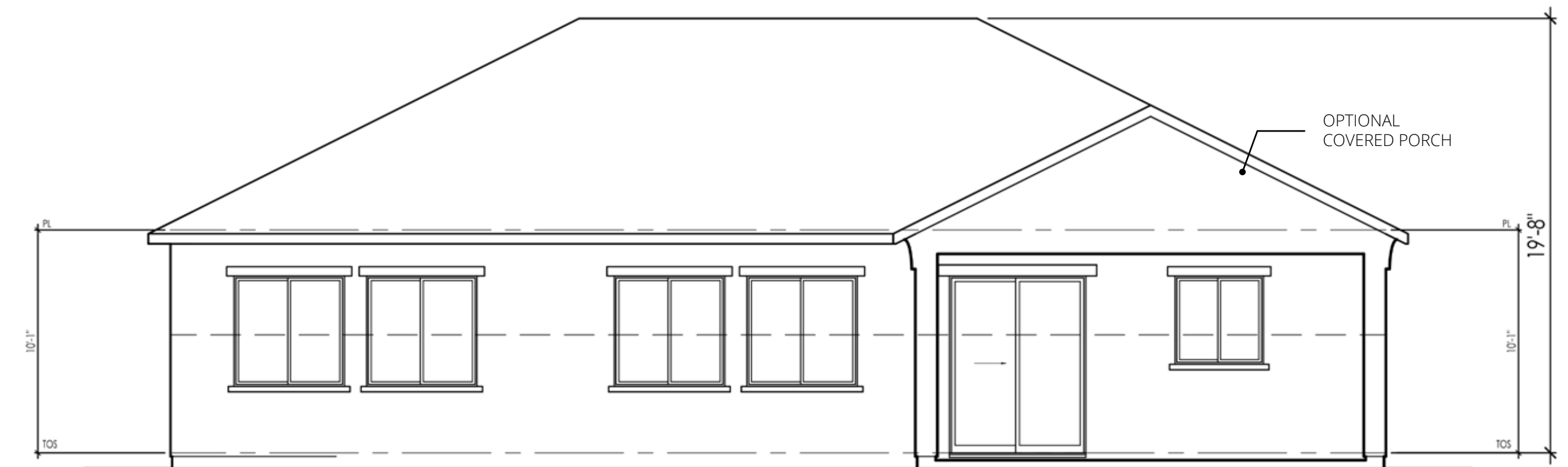
PLAN 2739 - ITALIAN VILLA 'A'

MAGNOLIA AT SPRING LAKE

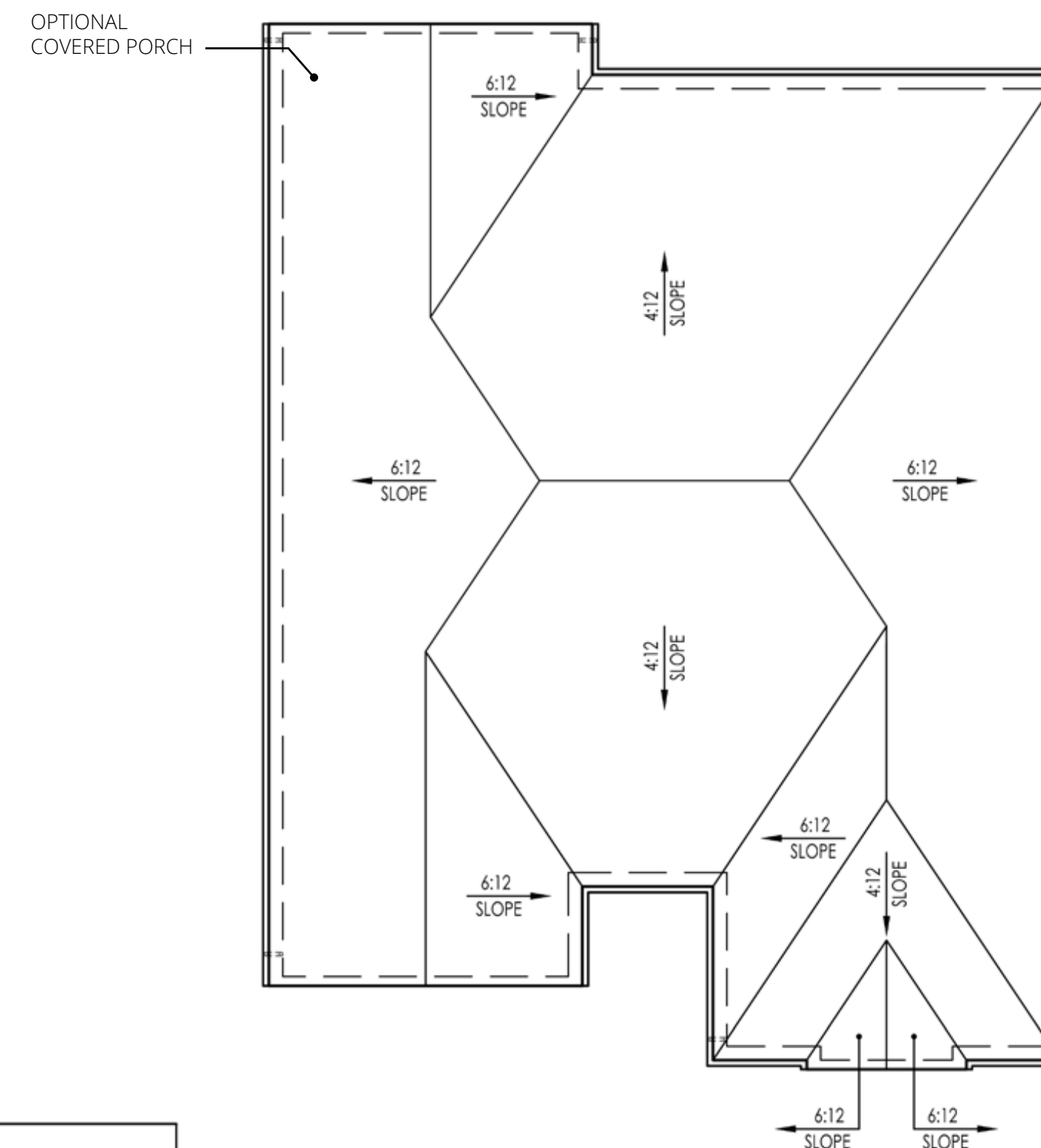
PLAN 2739



LEFT



REAR



RIGHT

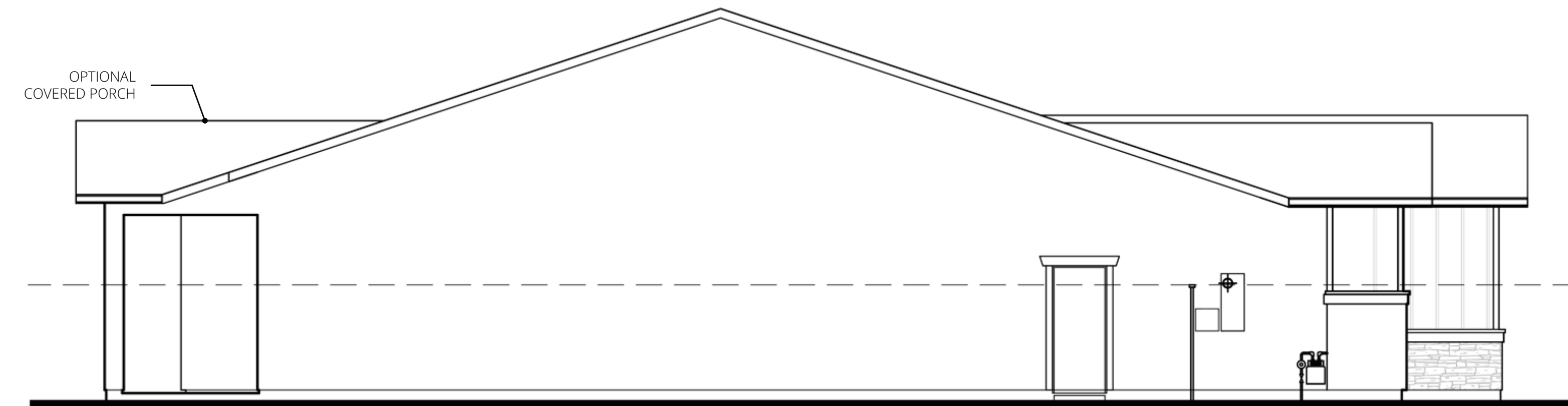


FRONT

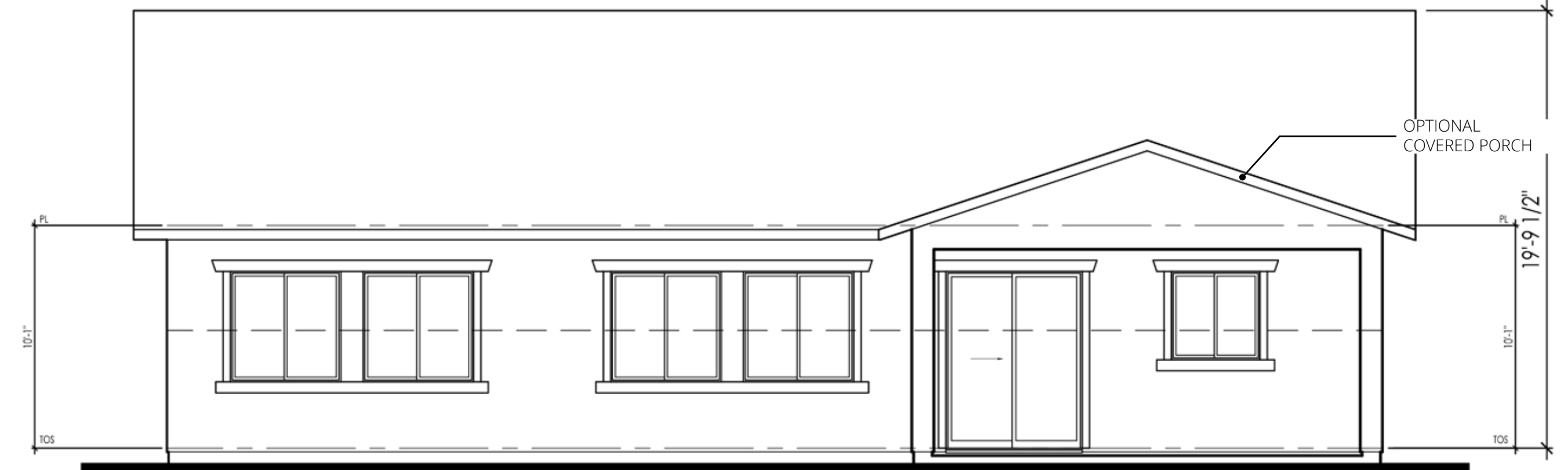
PLAN 2739 - FRENCH NORMANDY 'B'

MAGNOLIA AT SPRING LAKE

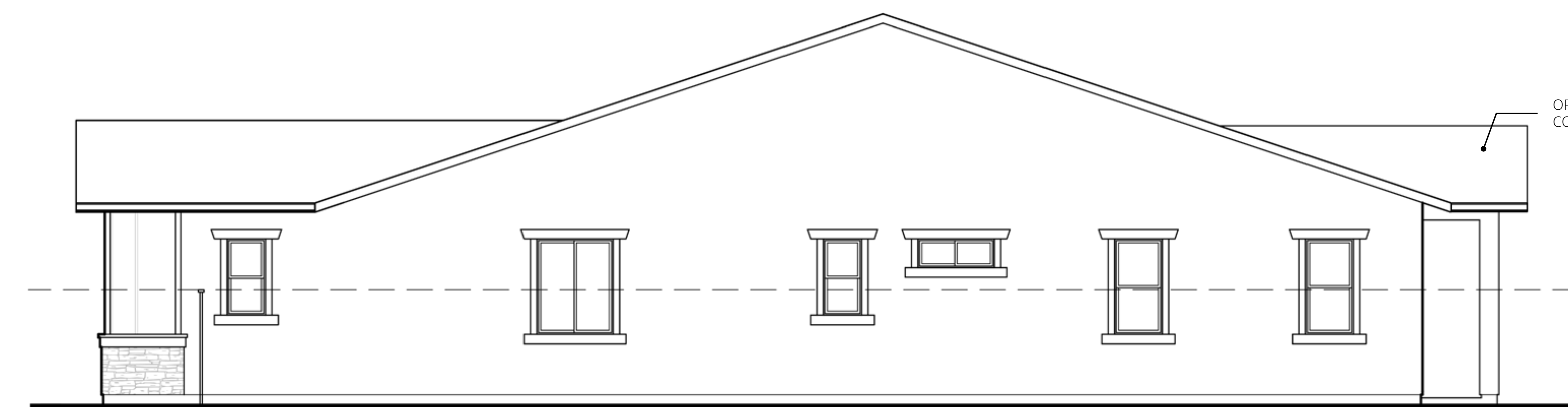
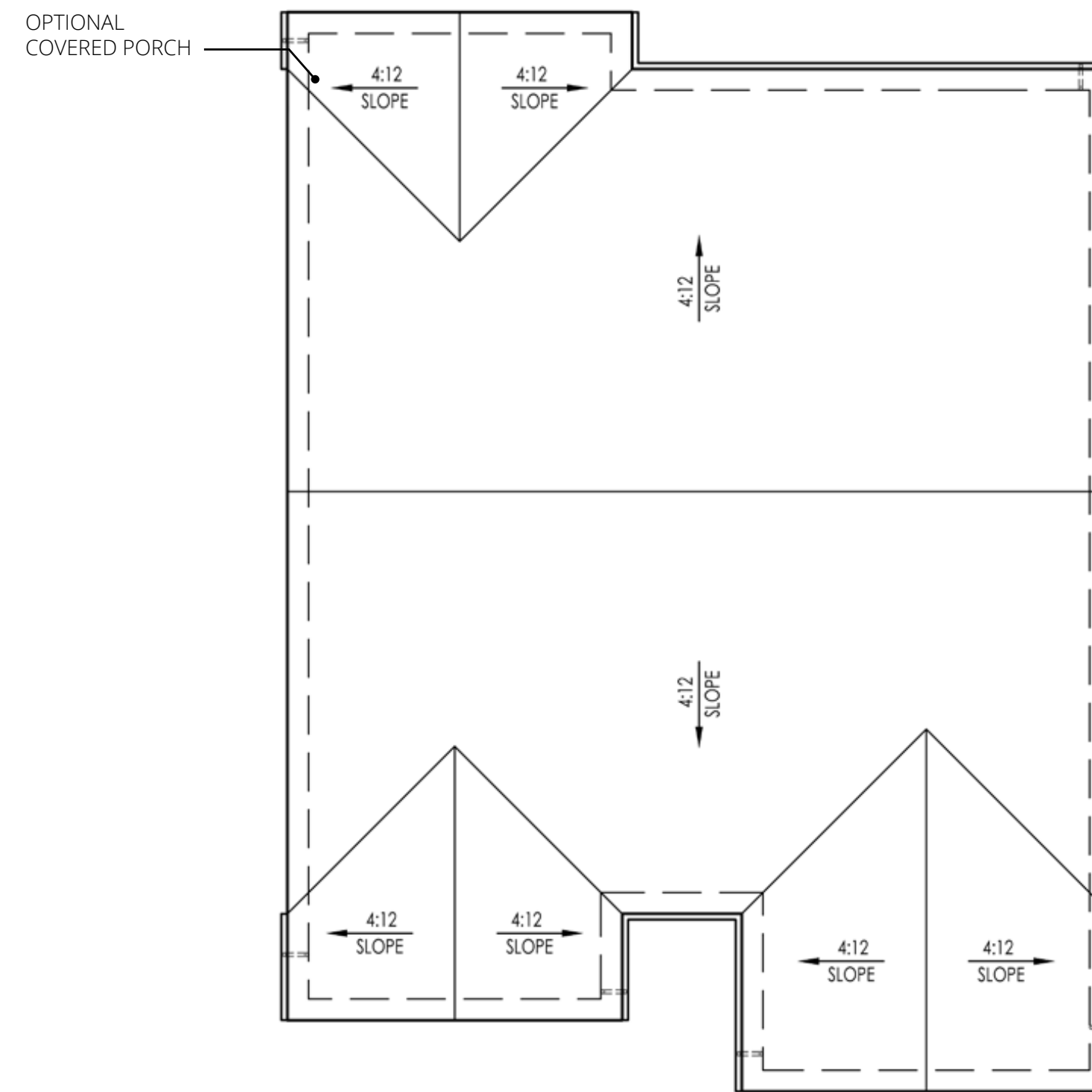
PLAN 2739



LEFT



REAR



RIGHT

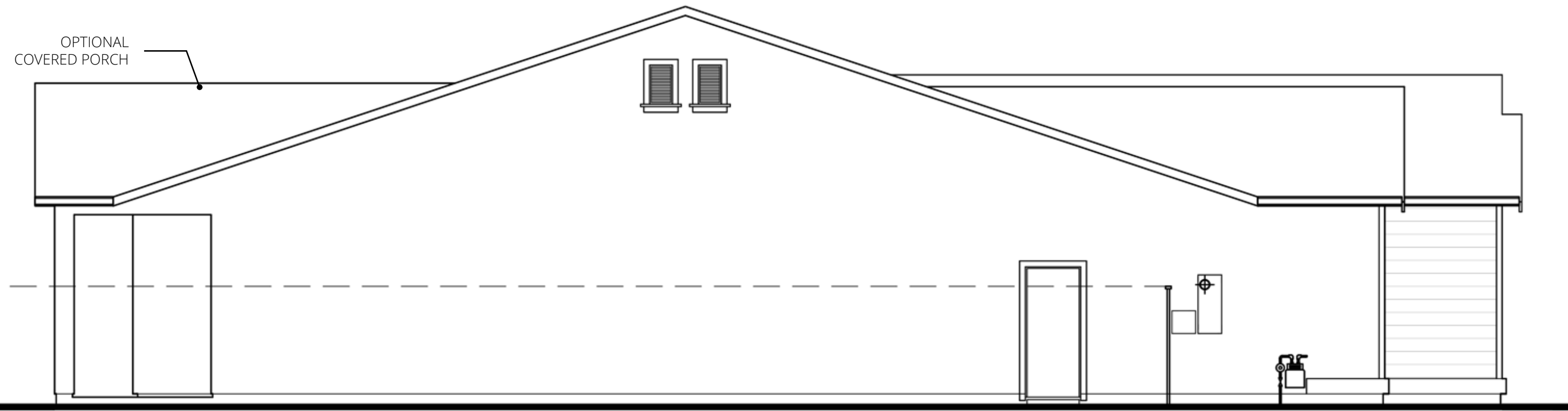


FRONT

PLAN 2739 - WESTERN CRAFTSMAN 'C'

MAGNOLIA AT SPRING LAKE

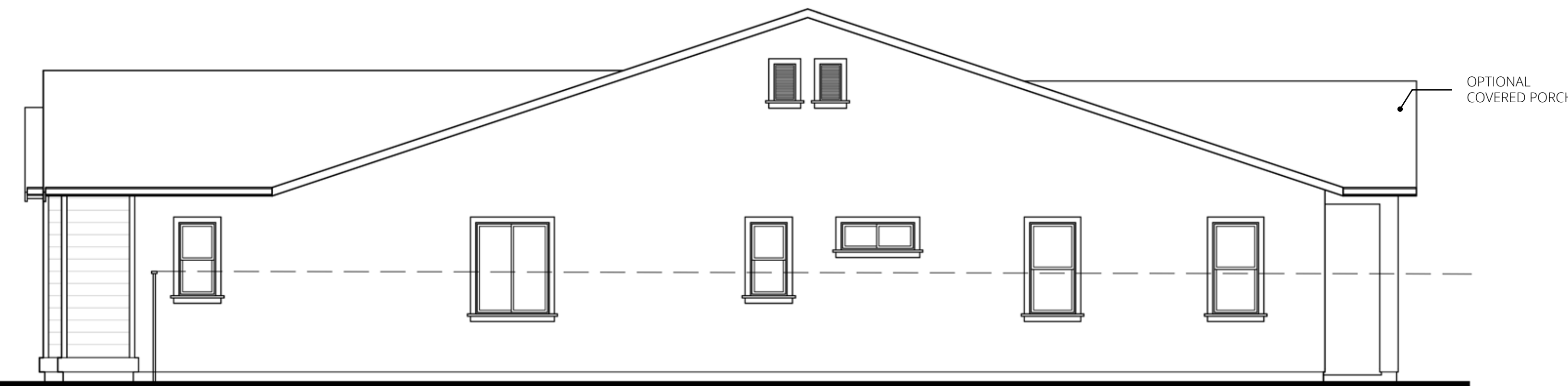
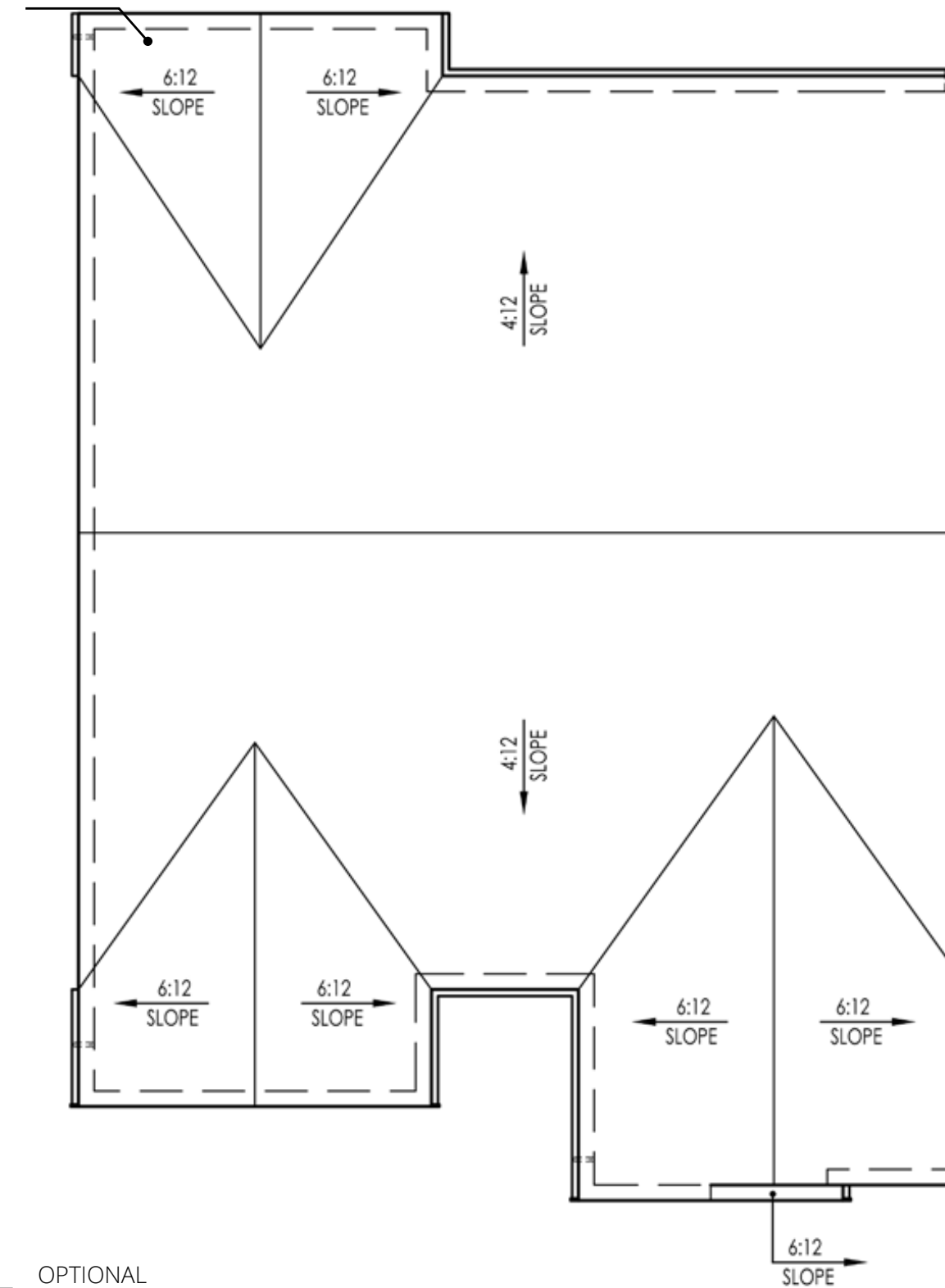
PLAN 2739



LEFT



OPTIONAL
COVERED PORCH



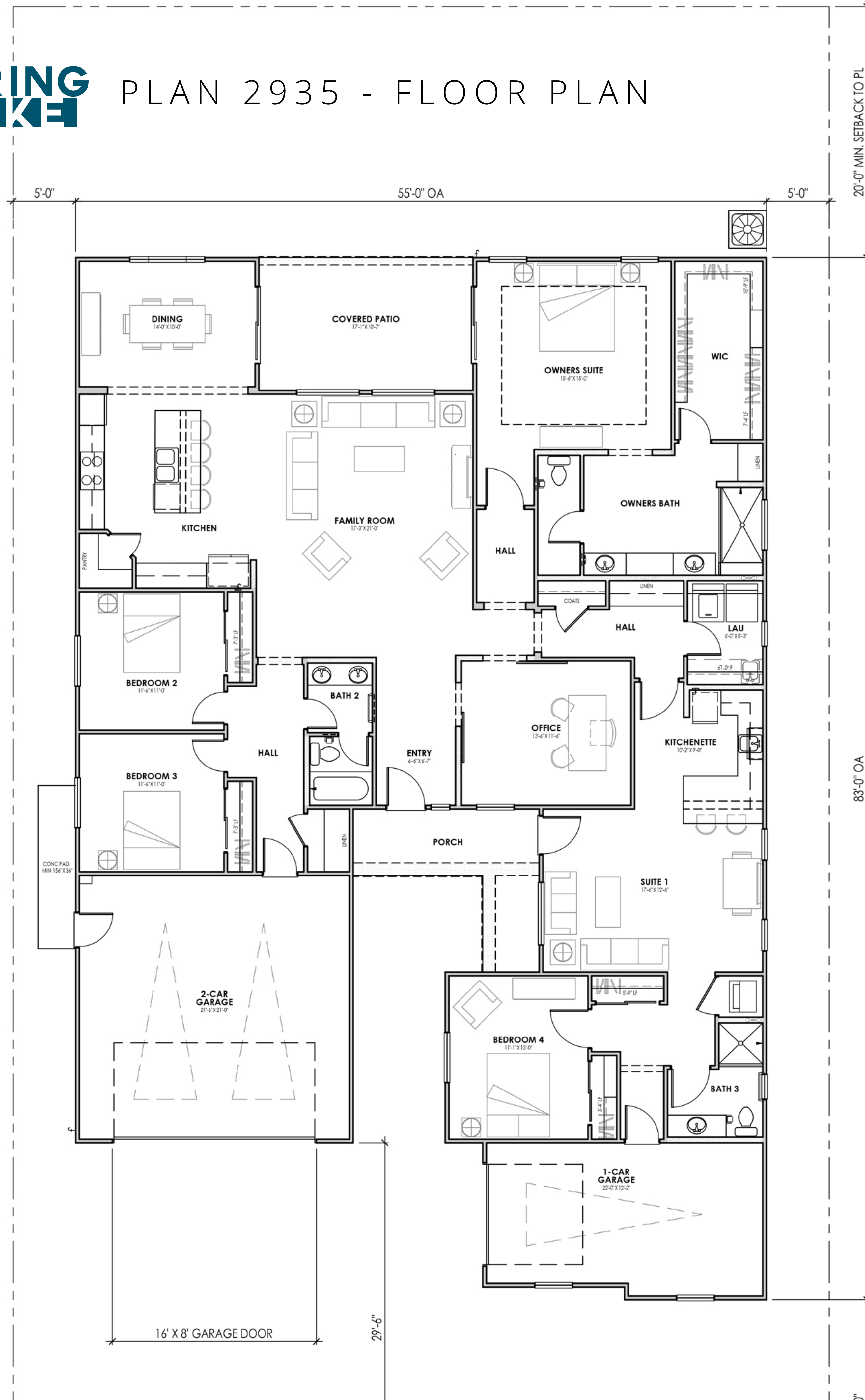
RIGHT



PLAN 2739 - FARMHOUSE 'D'

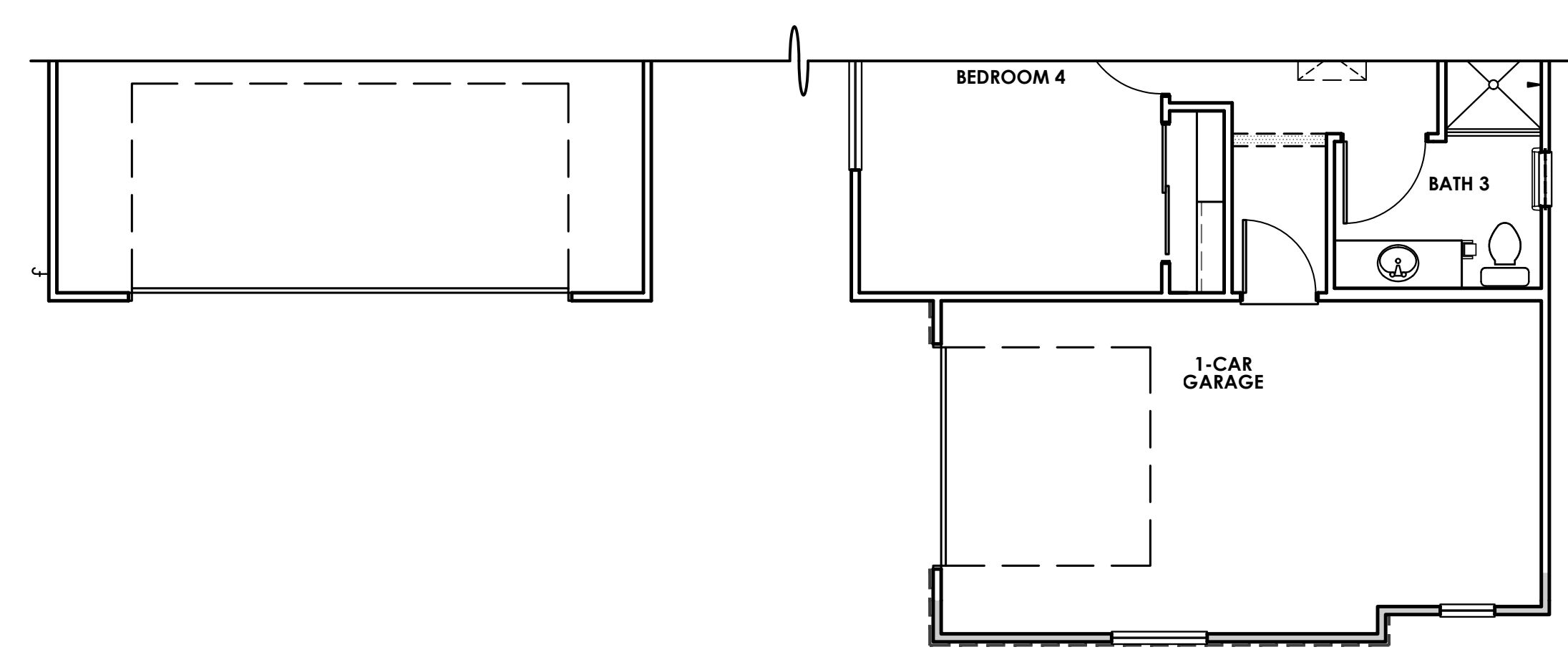
MAGNOLIA AT SPRING LAKE

PLAN 2739



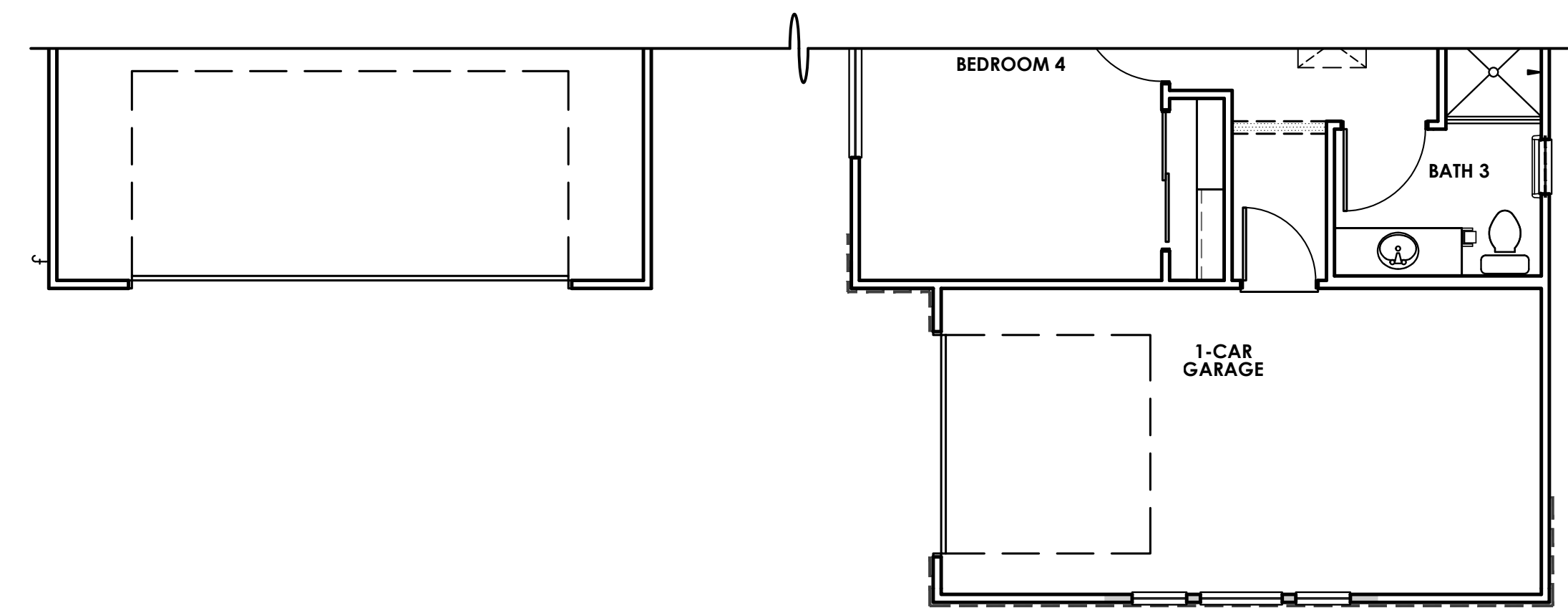
PARTIAL FLOOR PLAN - STYLE "B"

3/16" = 1'-0"



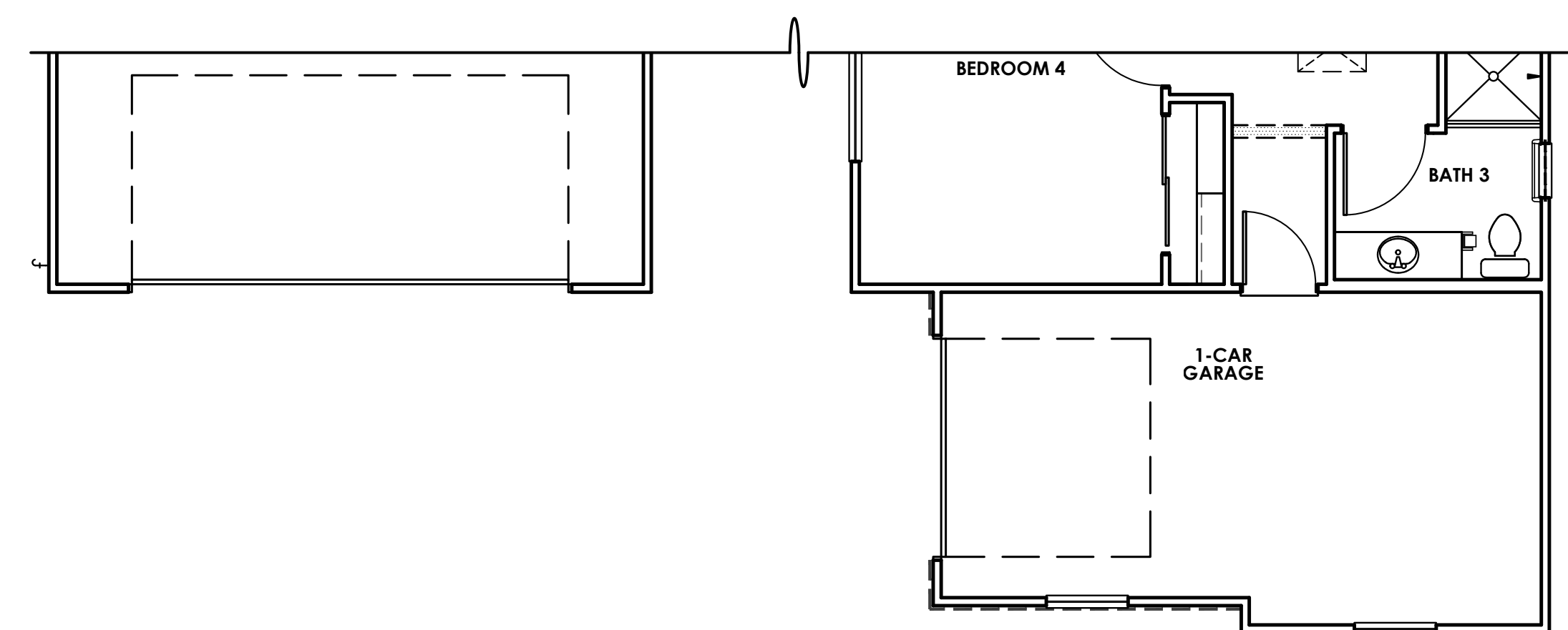
PARTIAL FLOOR PLAN - STYLE "C"

3/16" = 1'-0"



PARTIAL FLOOR PLAN - STYLE "D"

3/16" = 1'-0"





ITALIAN VILLA 'A'
SCHEME 3



FRENCH NORMANDY 'B'
SCHEME 7

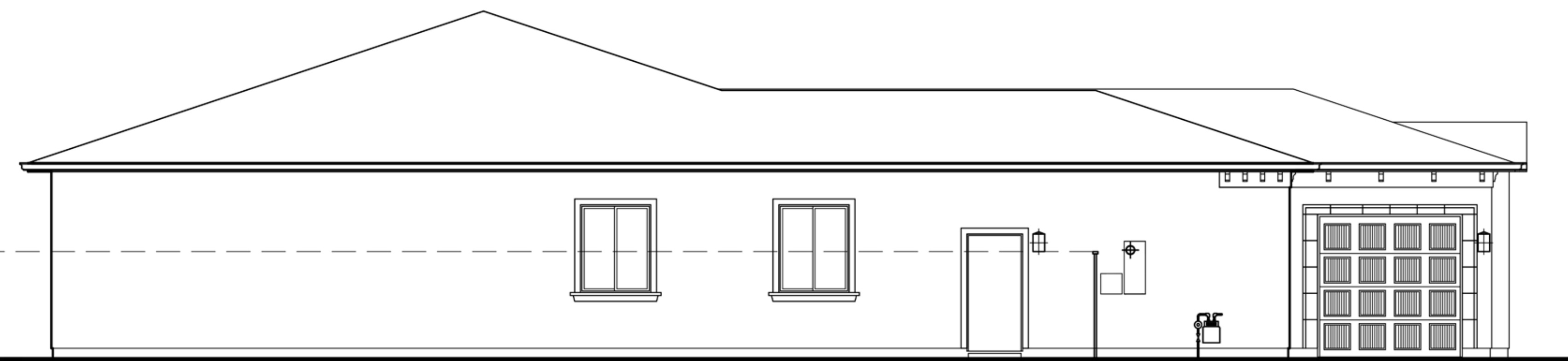


WESTERN CRAFTSMAN 'C'
SCHEME 11



FARMHOUSE 'D'
SCHEME 15

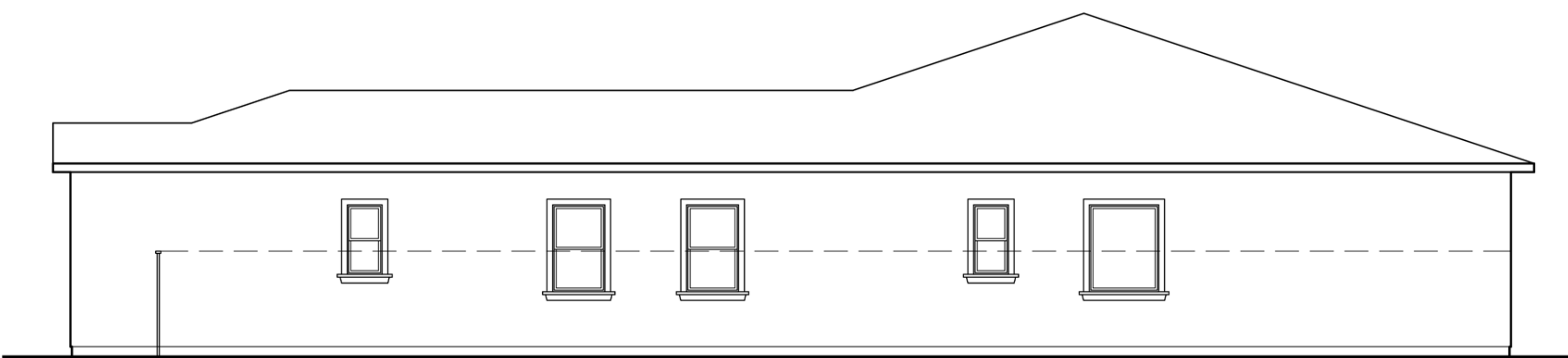
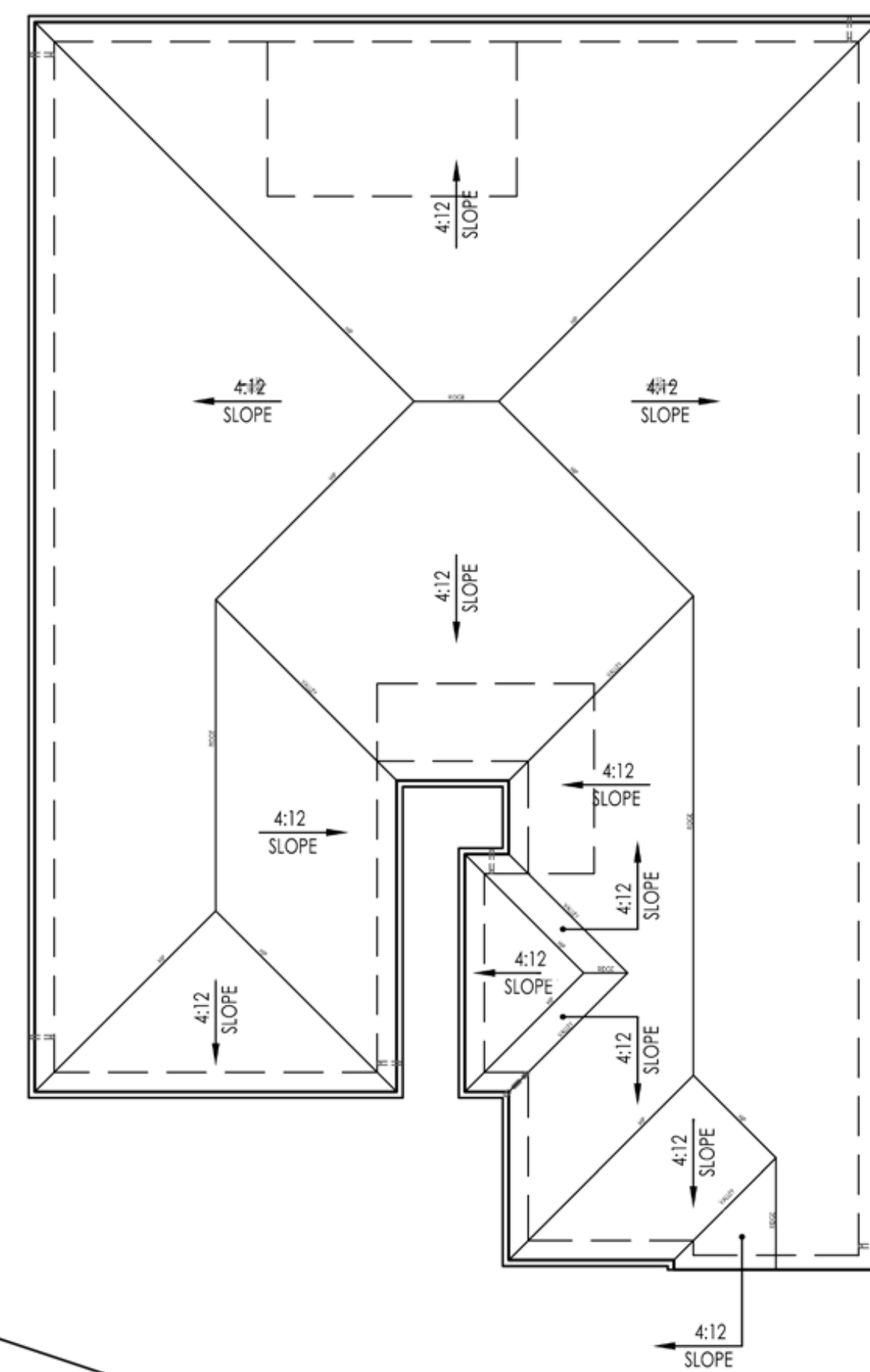
PLAN 2935 - FRONT ELEVATIONS



LEFT



REAR



RIGHT

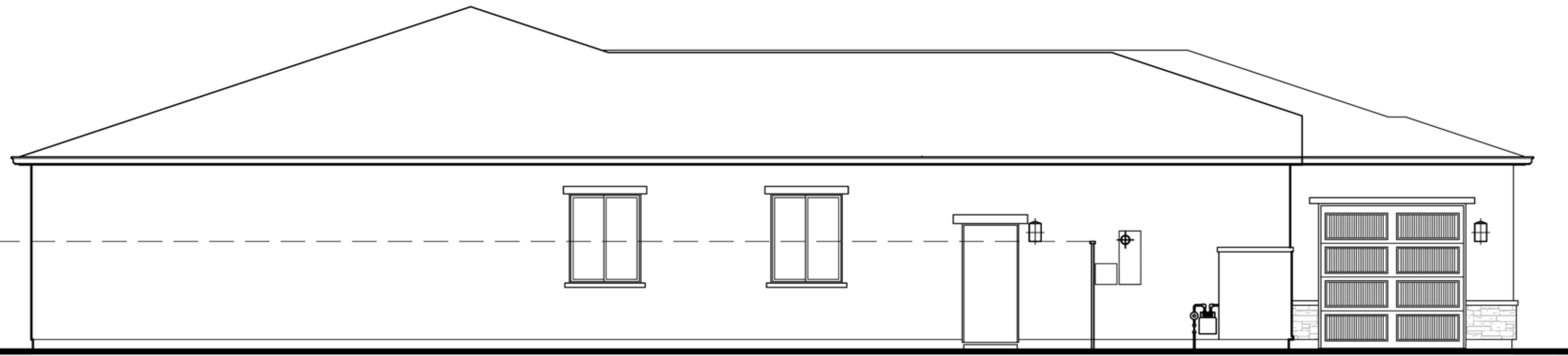


FRONT

PLAN 2935 - ITALIAN VILLA 'A'

MAGNOLIA AT SPRING LAKE

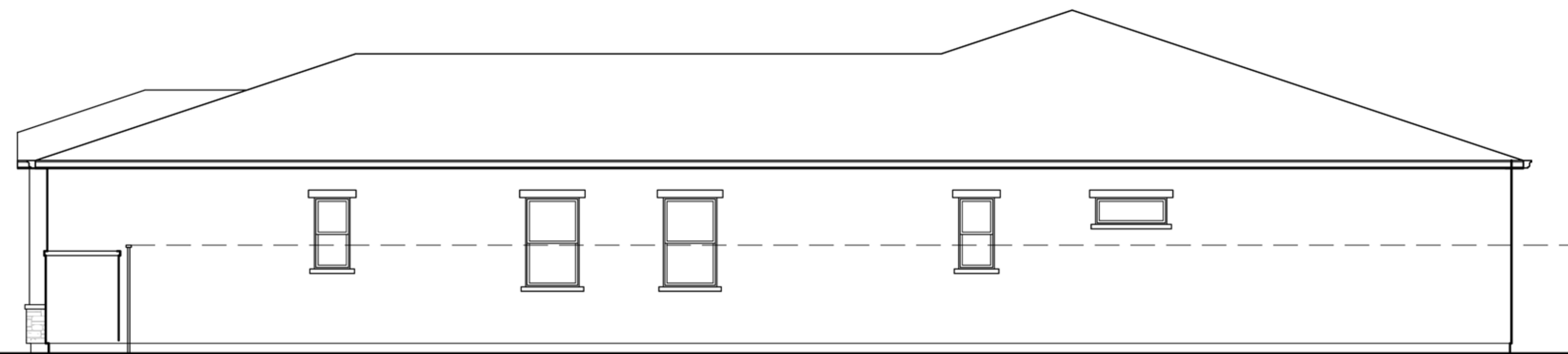
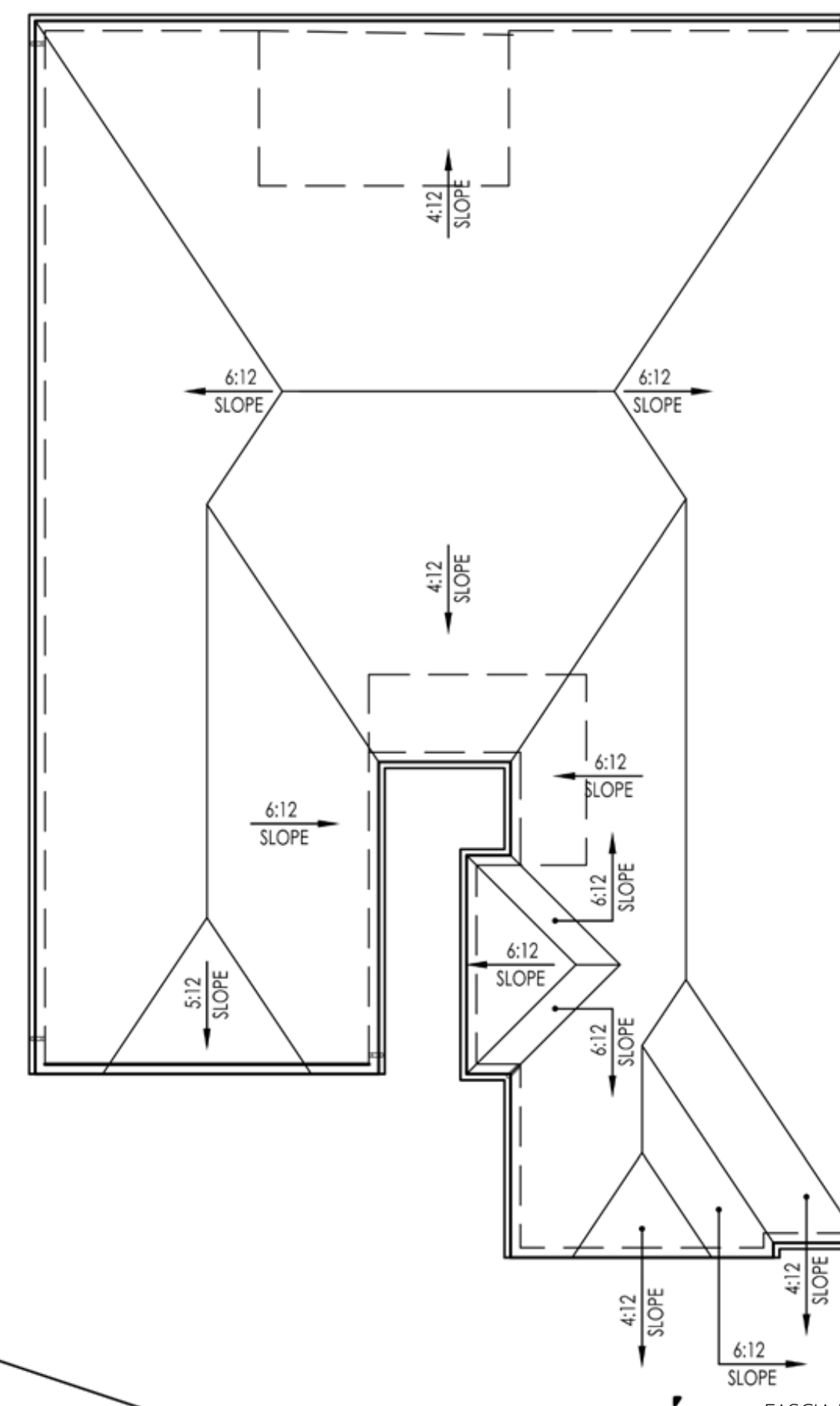
PLAN 2935



LEFT



REAR



RIGHT

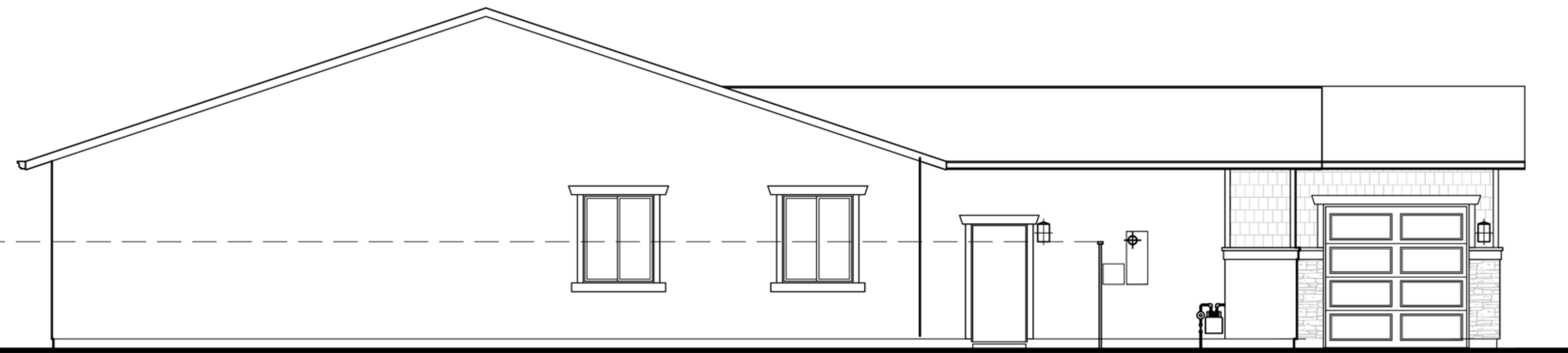


FRONT

PLAN 2935 - FRENCH NORMANDY 'B'

MAGNOLIA AT SPRING LAKE

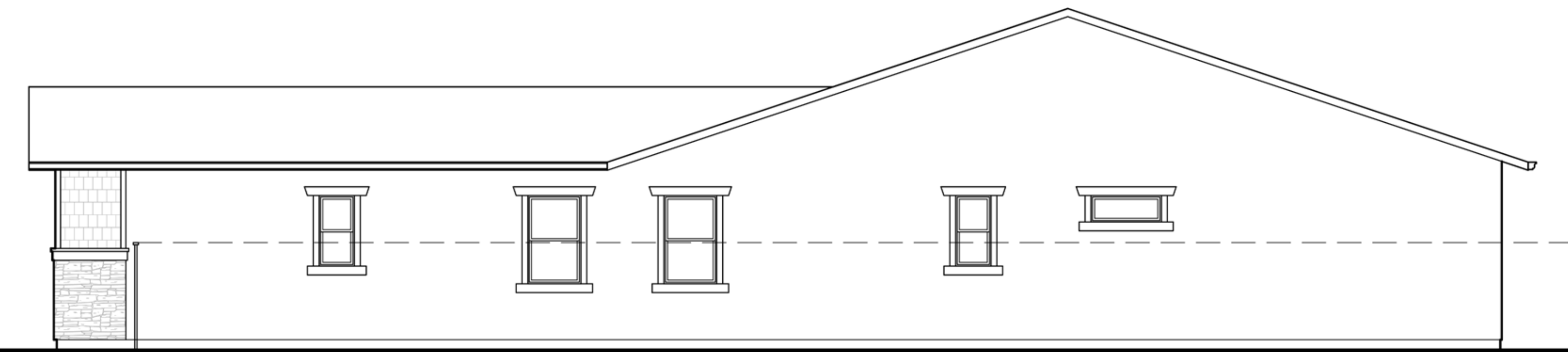
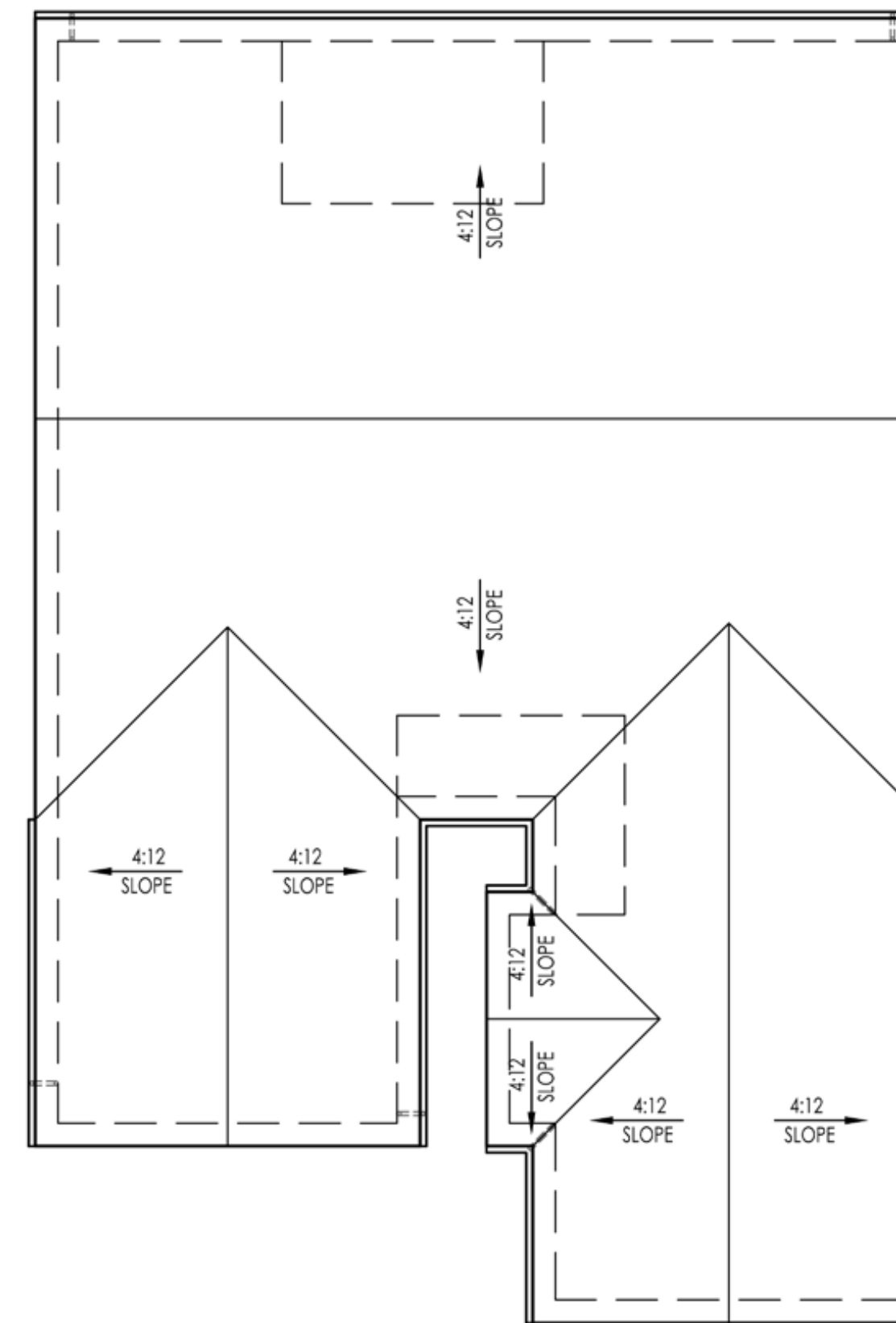
PLAN 2935



LEFT



REAR



RIGHT

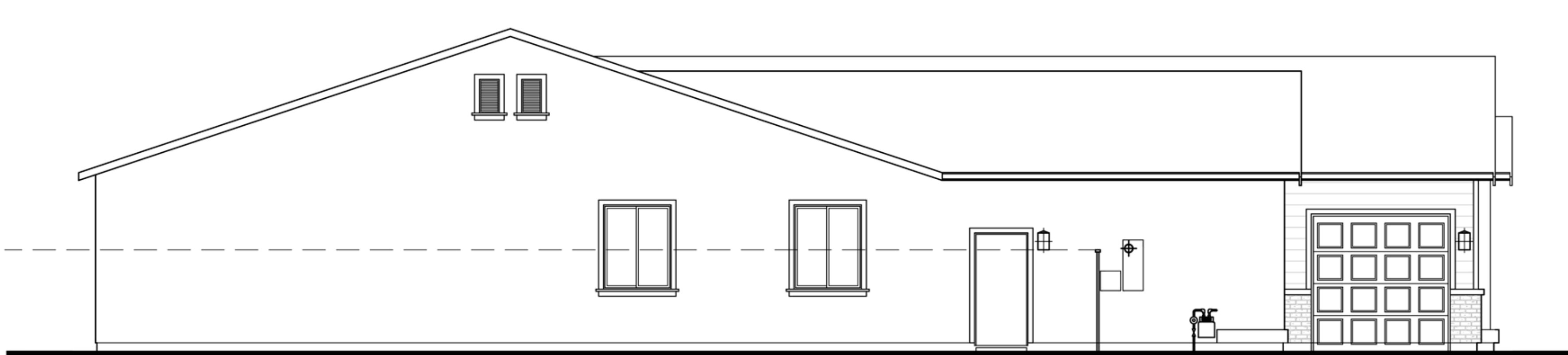


FRONT

PLAN 2935 - WESTERN CRAFTSMAN 'C'

MAGNOLIA AT SPRING LAKE

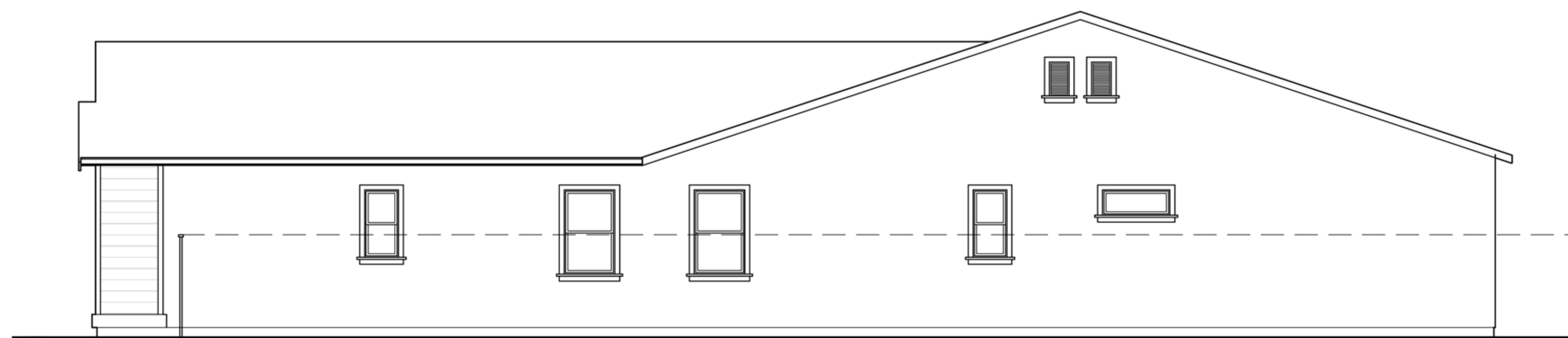
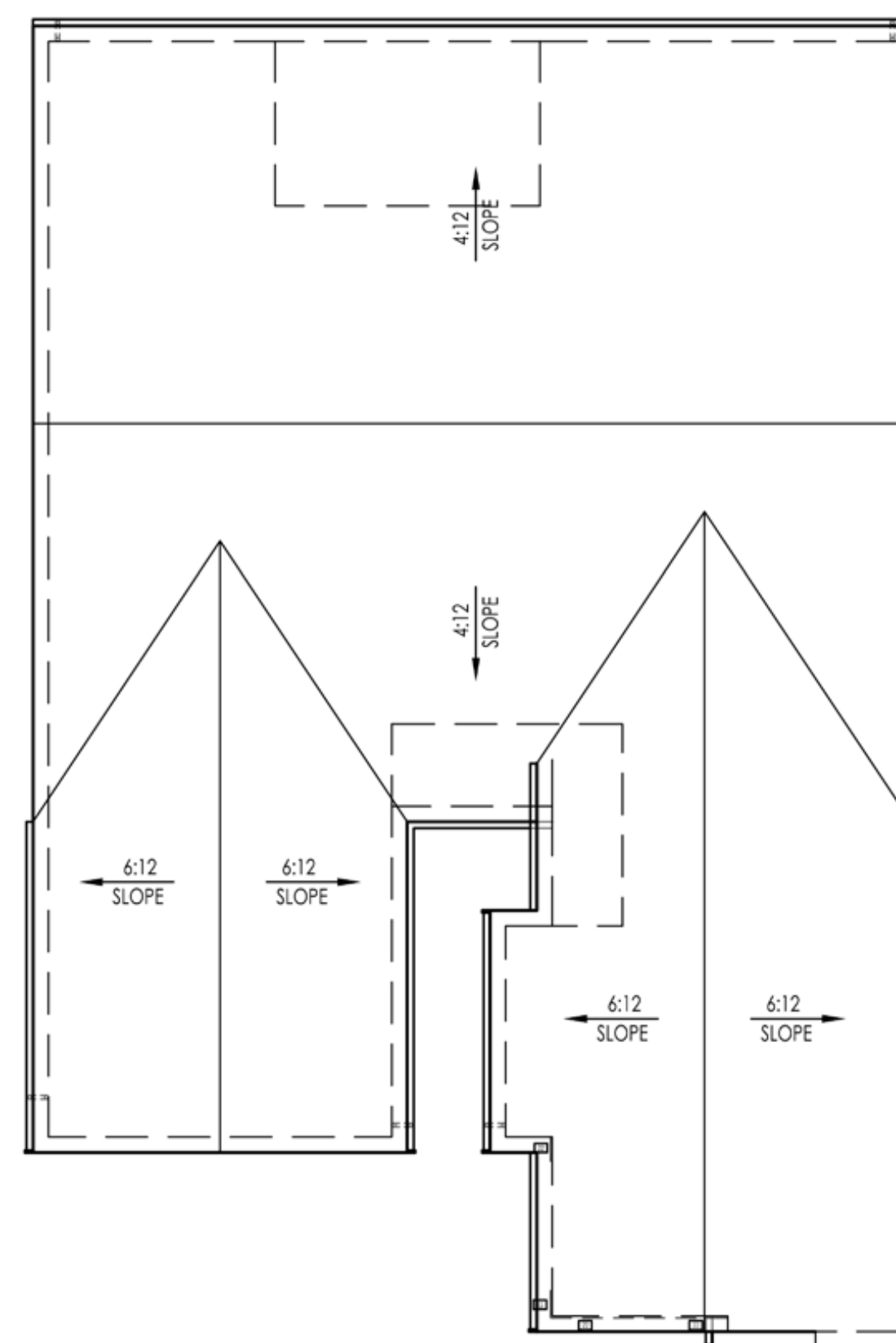
PLAN 2935



LEFT



REAR



RIGHT



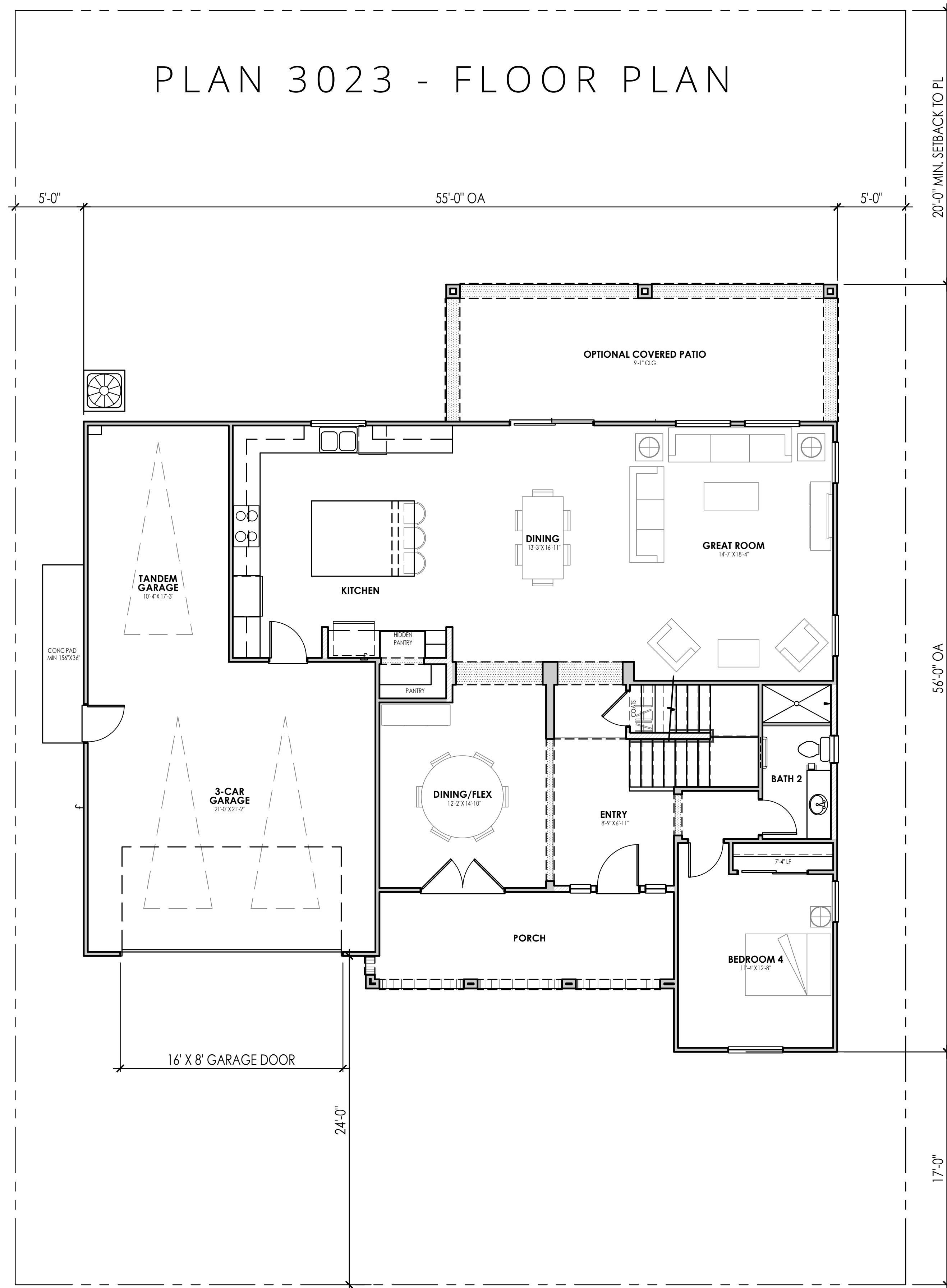
FRONT

PLAN 2935 - FARMHOUSE 'D'

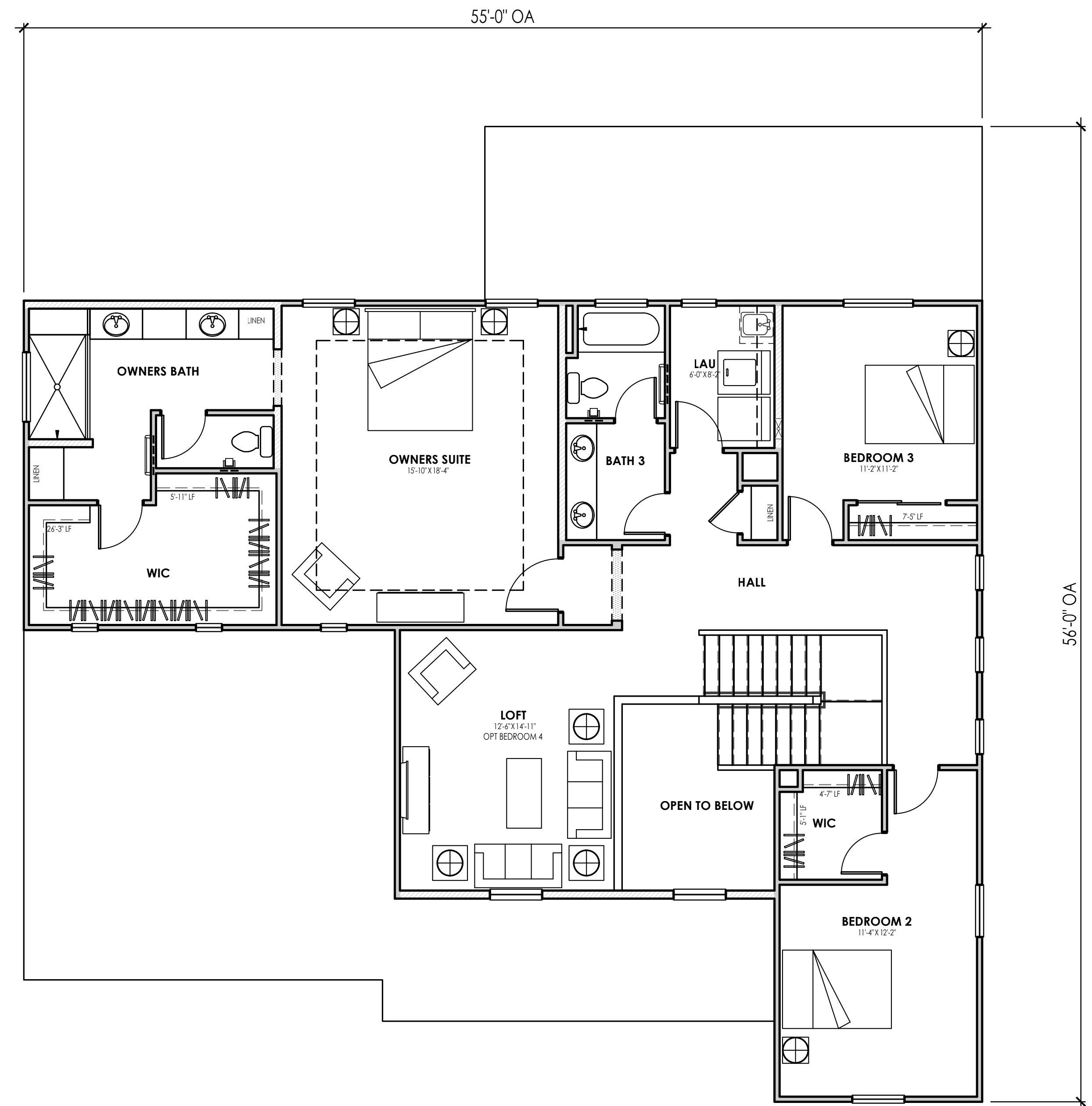
MAGNOLIA AT SPRING LAKE

PLAN 2935

PLAN 3023 - FLOOR PLAN



FIRST FLOOR | 1,484 SF



SECOND FLOOR | 1,539 SF



ITALIAN VILLA 'A'
SCHEME 4



FRENCH NORMANDY 'B'
SCHEME 8

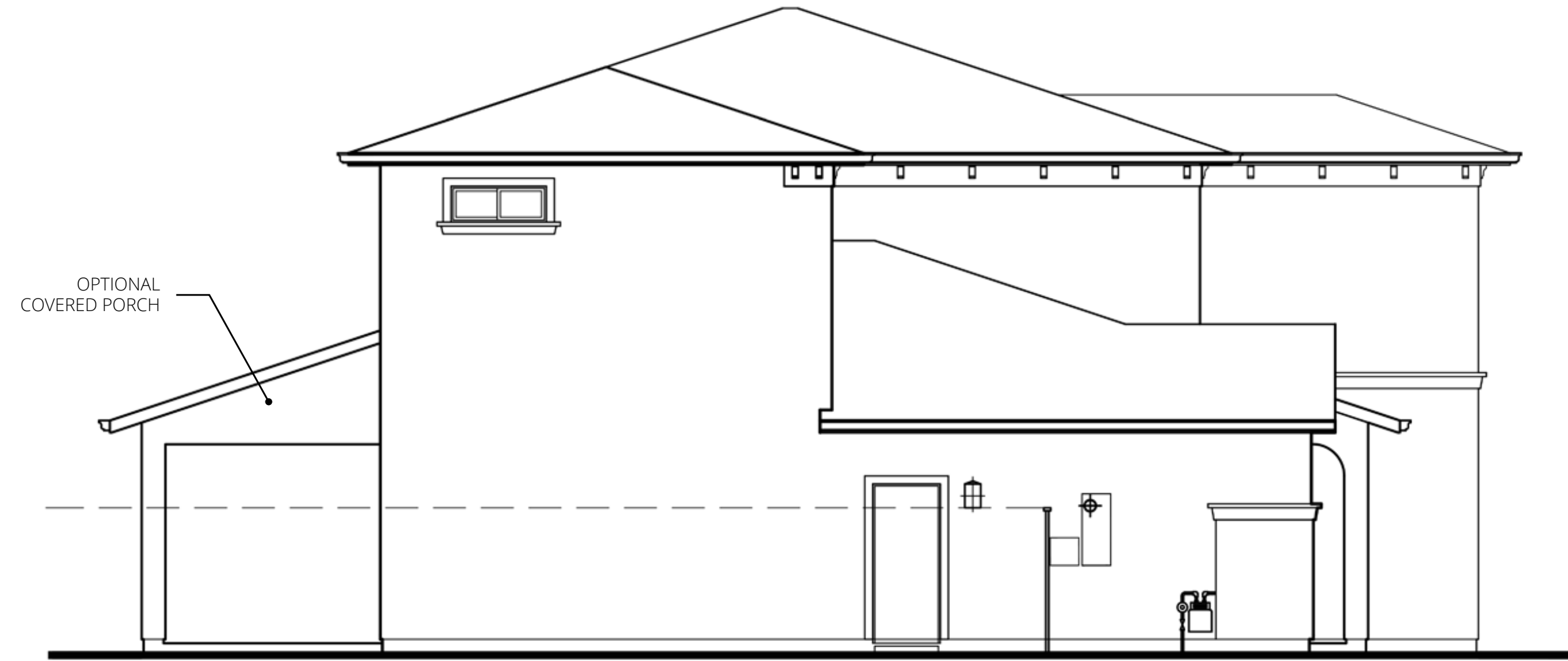


WESTERN CRAFTSMAN 'C'
SCHEME 12



FARMHOUSE 'D'
SCHEME 16

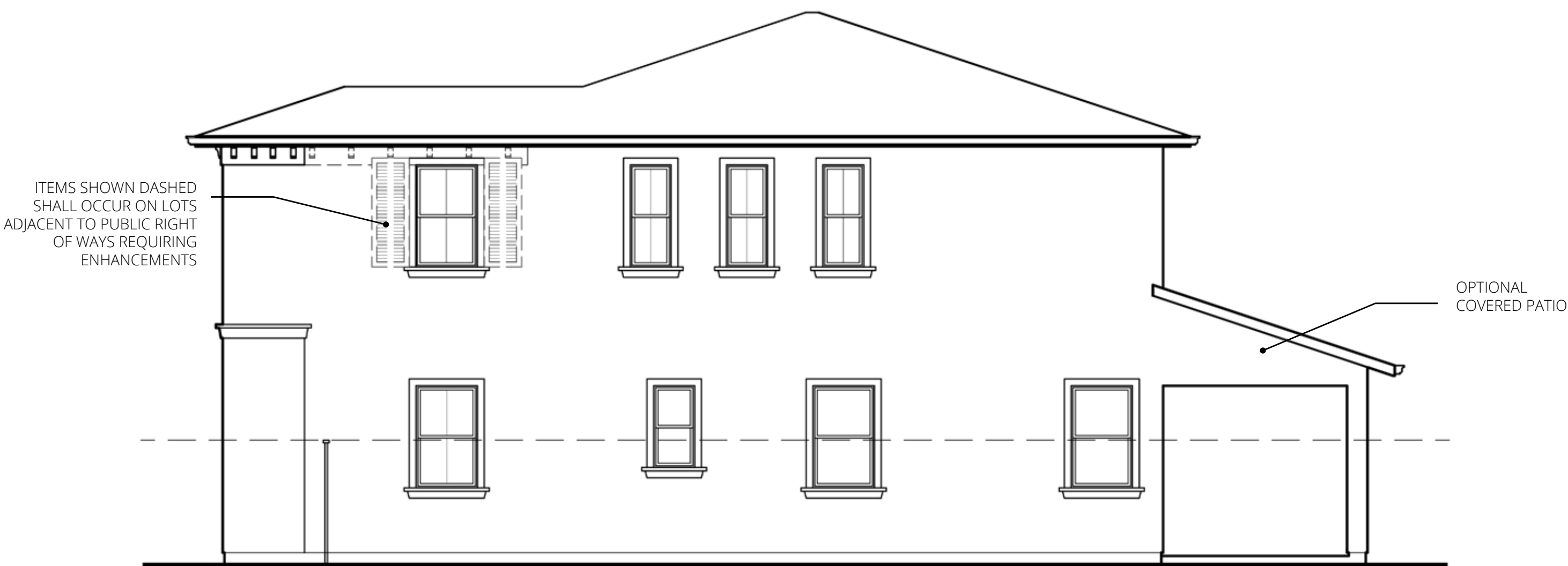
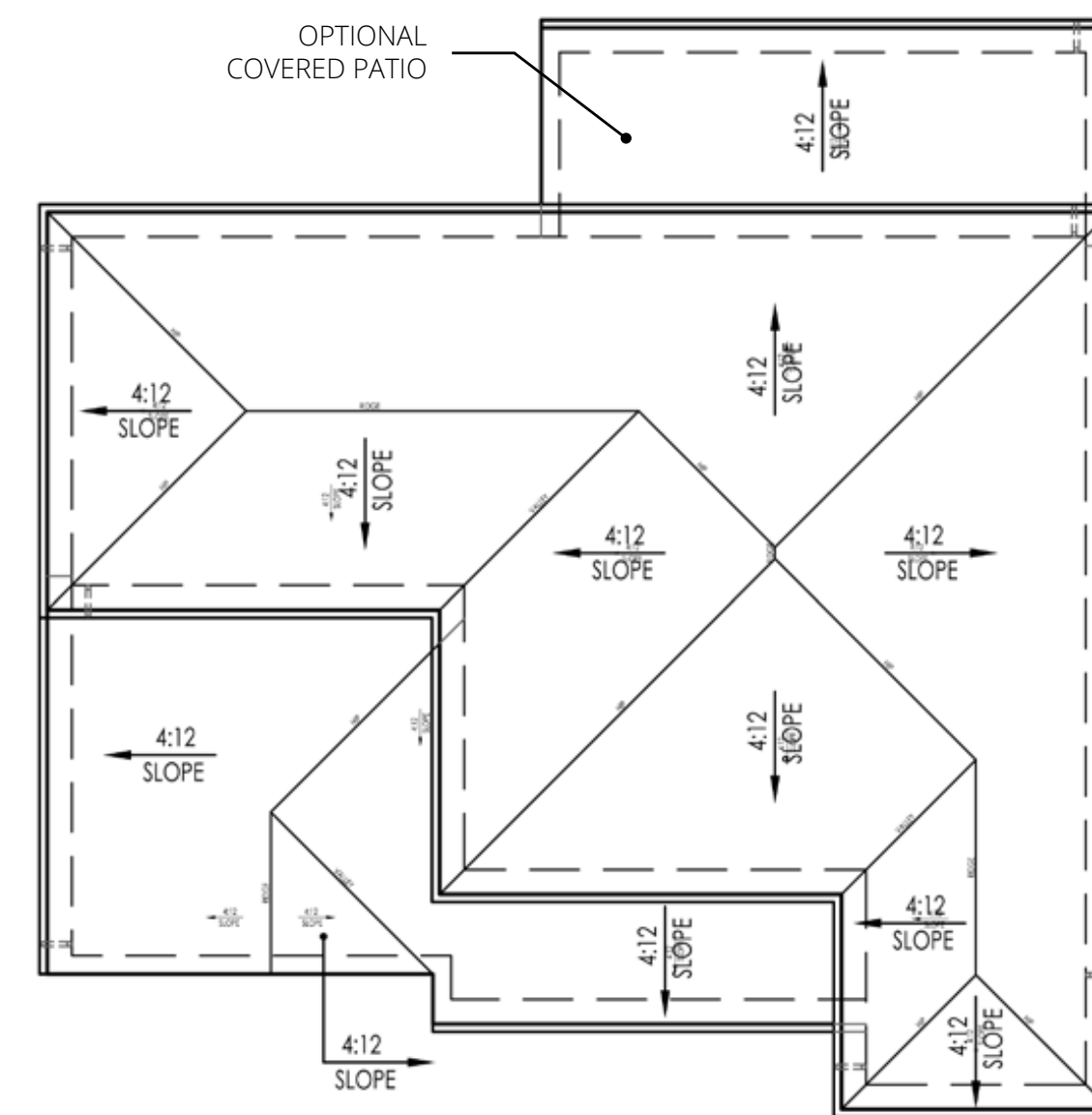
PLAN 3023 - FRONT ELEVATIONS



LEFT



REAR



RIGHT

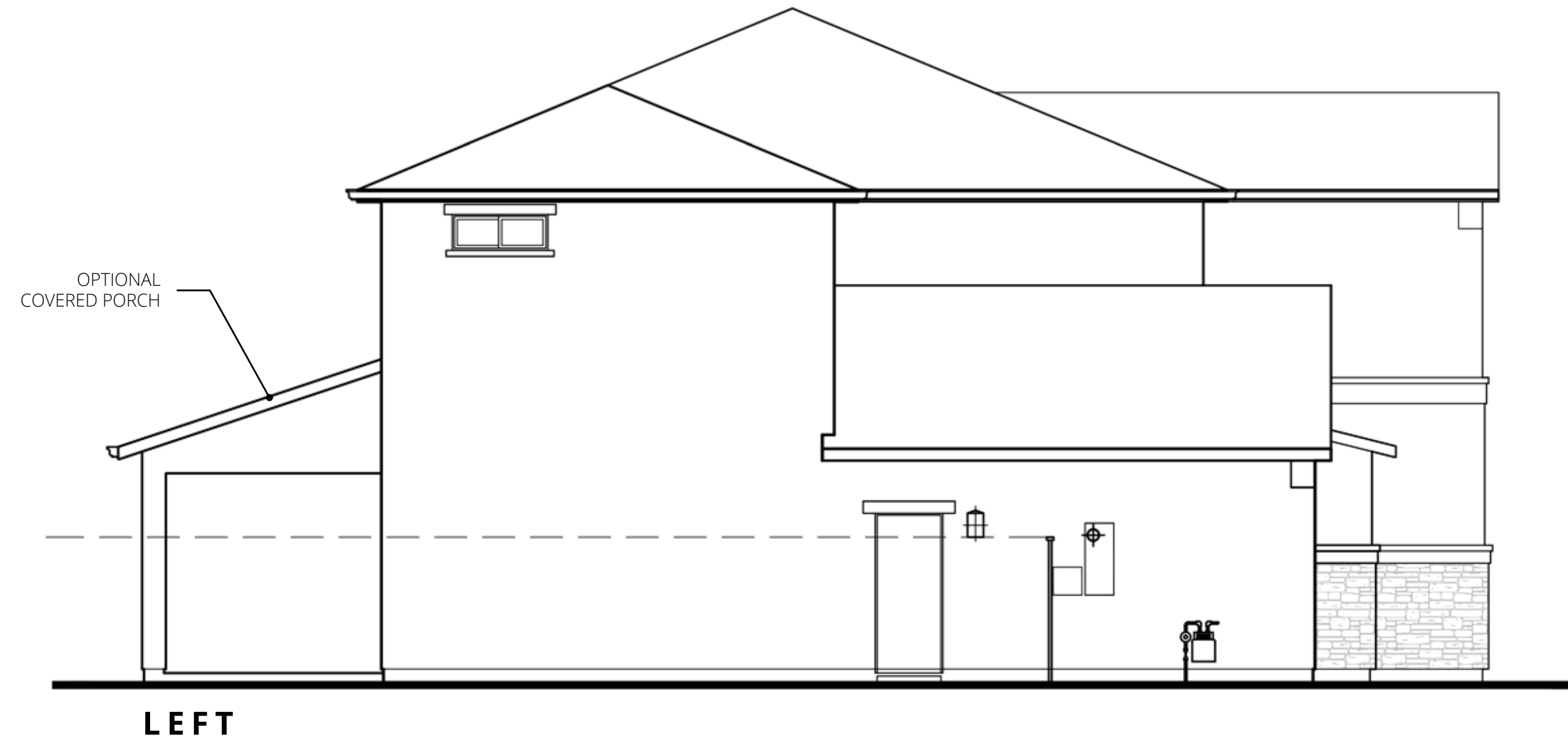


FRONT

PLAN 3023 - ITALIAN VILLA 'A'

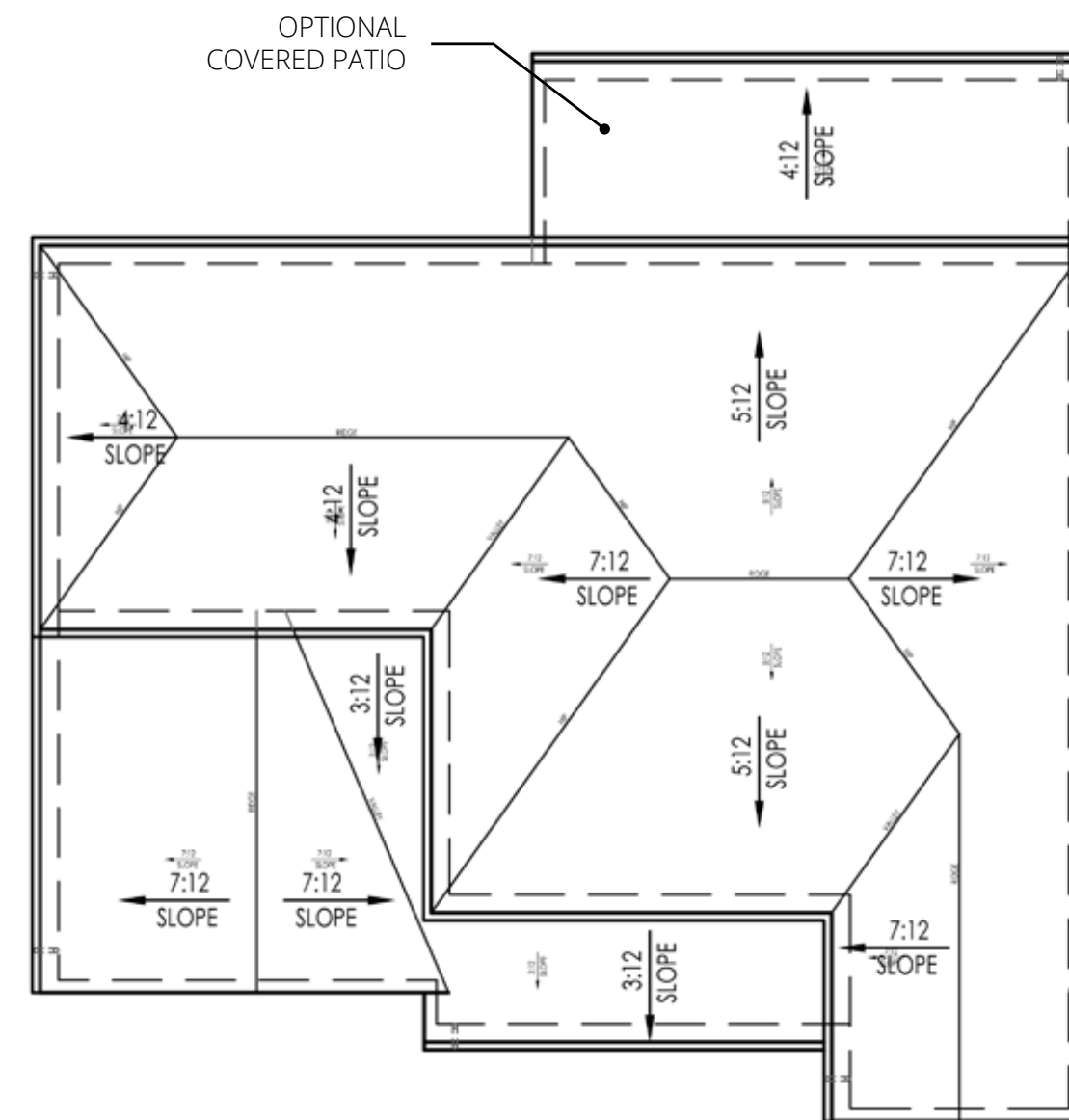
MAGNOLIA AT SPRING LAKE

PLAN 3023



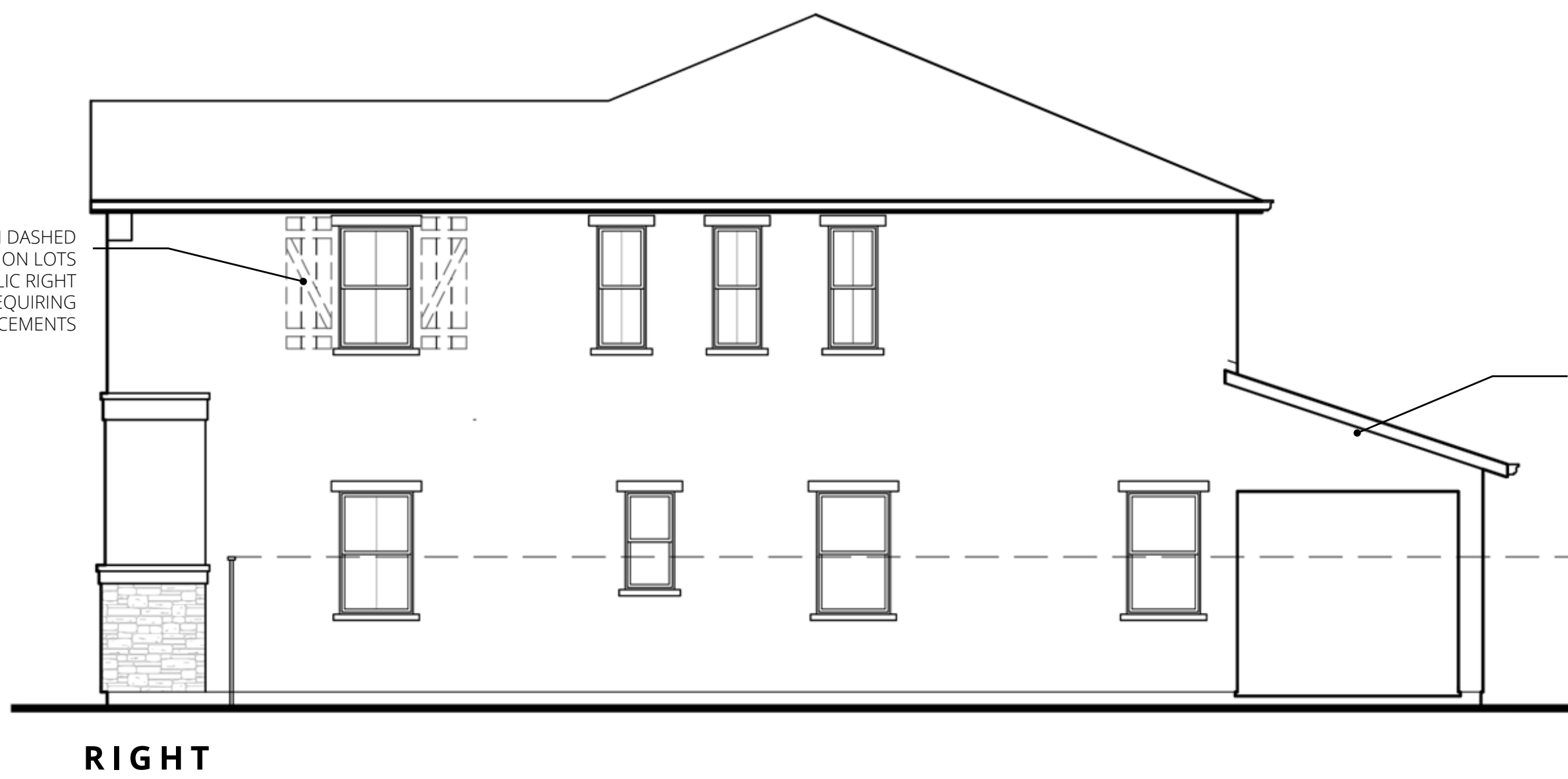
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS

OPTIONAL COVERED PATIO



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

OPTIONAL COVERED PATIO



SLATE CONCRETE TILE ROOFING

FIBER-CEMENT LAP SIDING

DECORATIVE SHUTTERS

STUCCO OVER FOAM TRIM

STUCCO - SAND FINISH

STONE VENEER

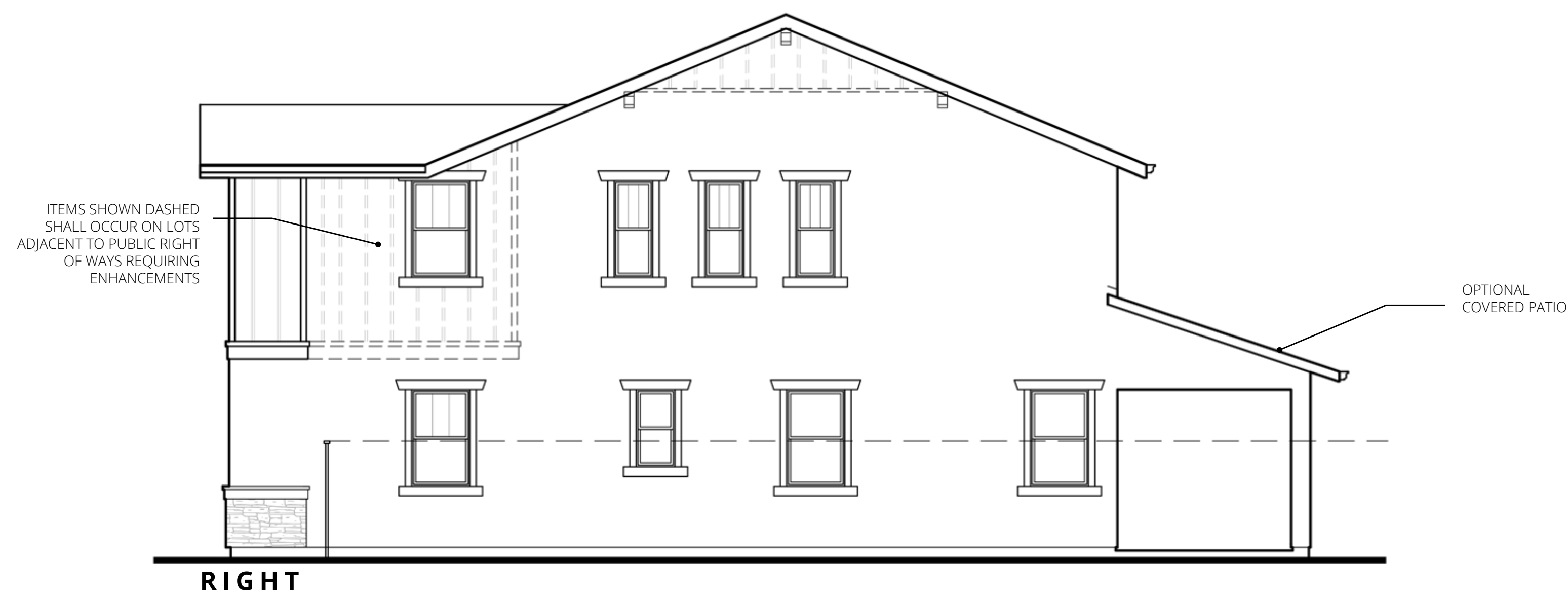
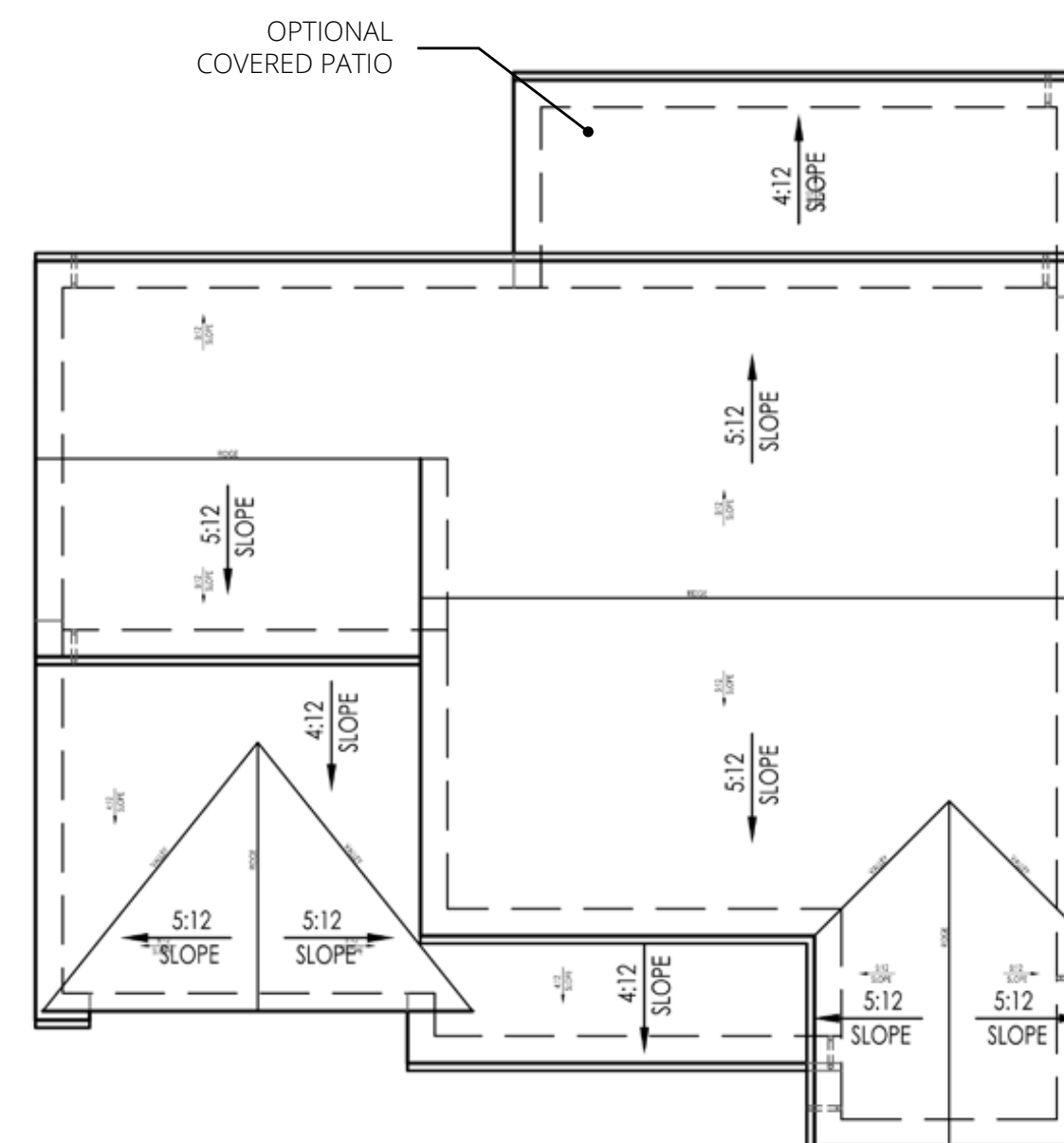
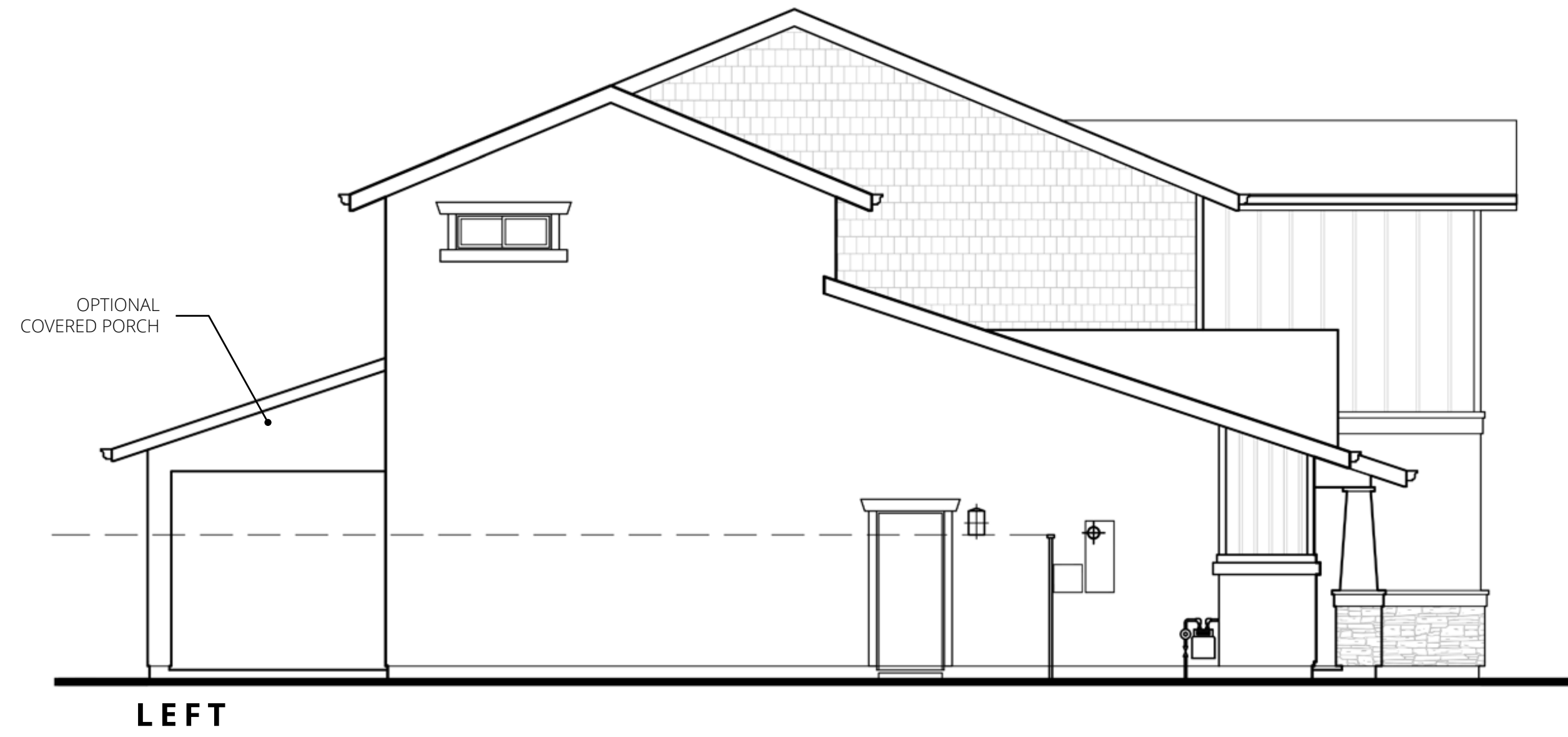
FASCIA BOARD

METAL ROLL UP GARAGE DOOR

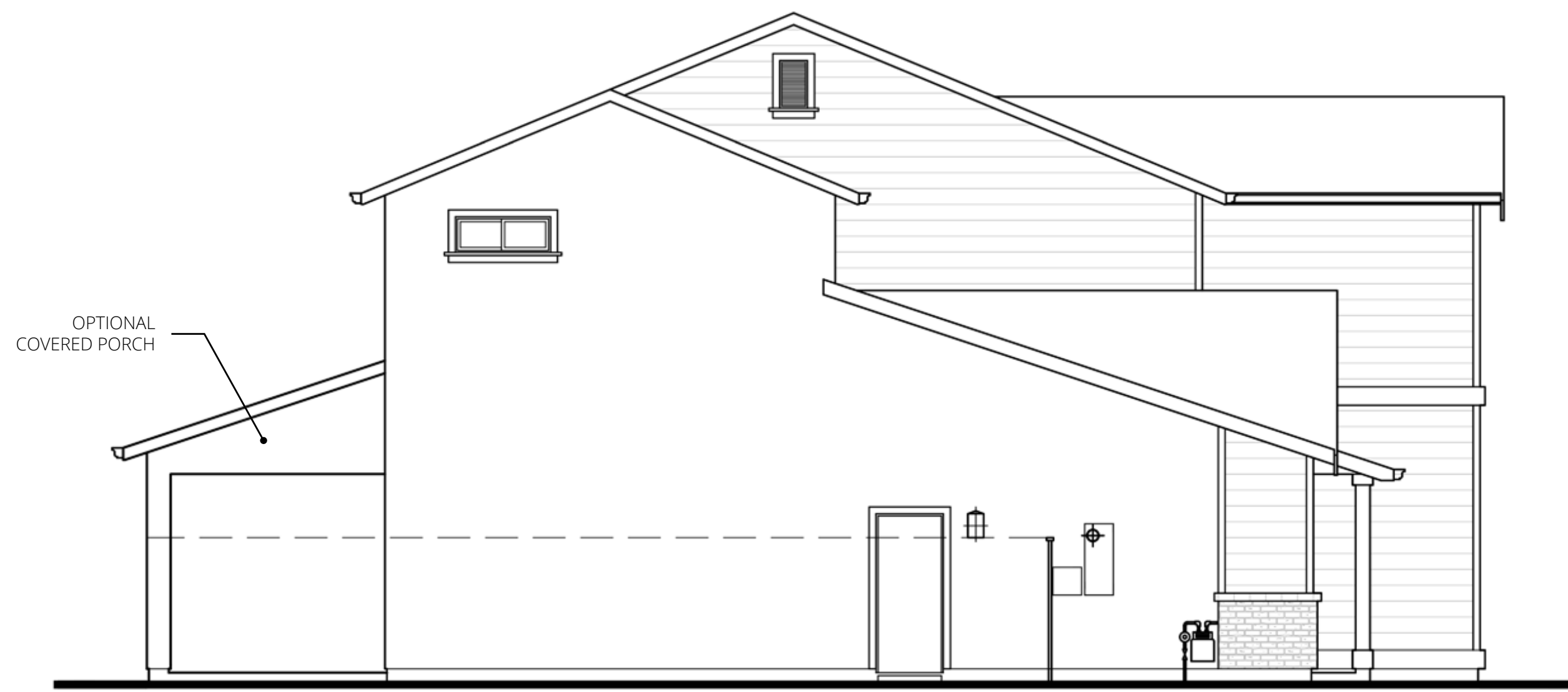
PLAN 3023 - FRENCH NORMANDY 'B'

MAGNOLIA AT SPRING LAKE

PLAN 3023



PLAN 3023 - WESTERN CRAFTSMAN 'C'



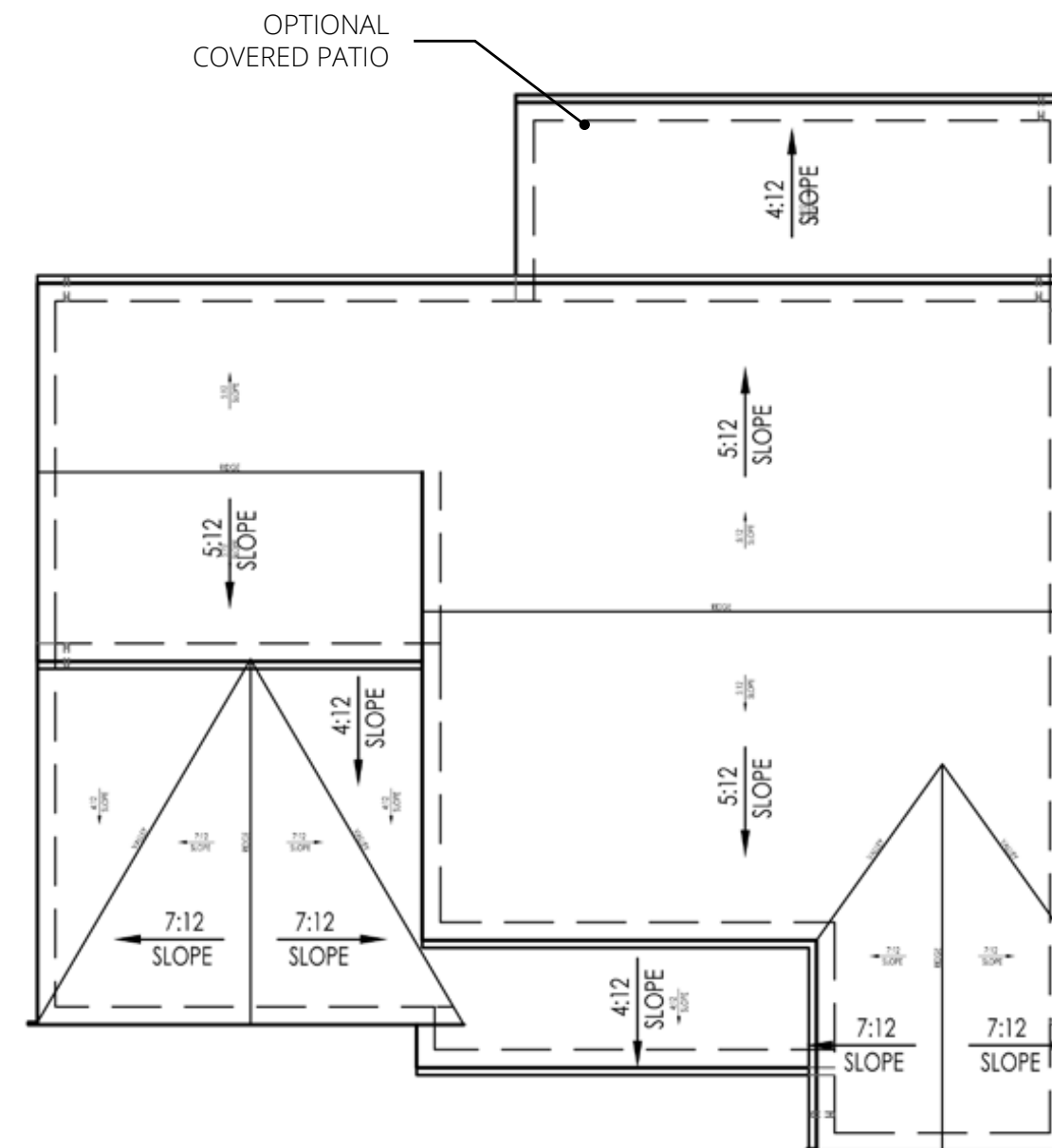
LEFT

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

OPTIONAL COVERED PATIO



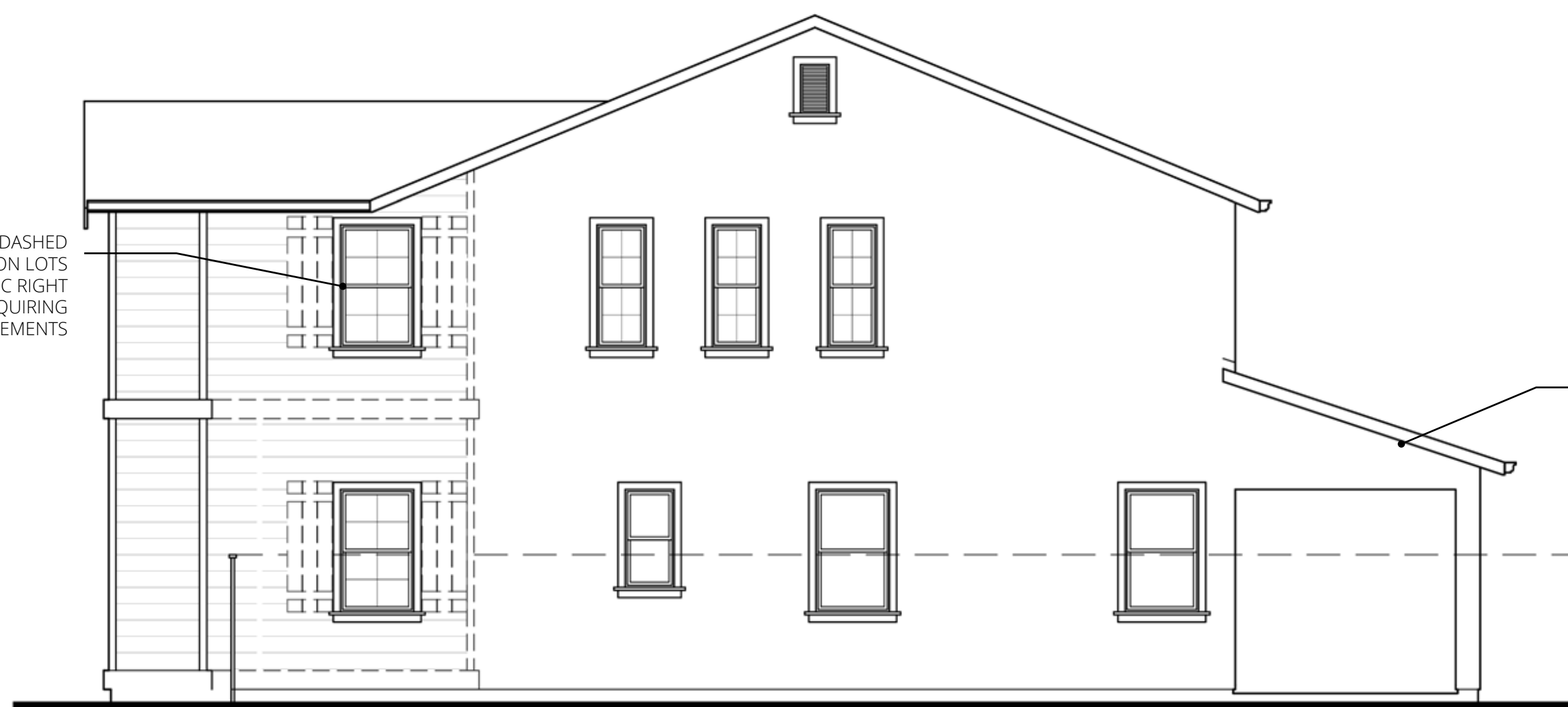
REAR



OPTIONAL COVERED PATIO

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

OPTIONAL COVERED PATIO



RIGHT



FRONT

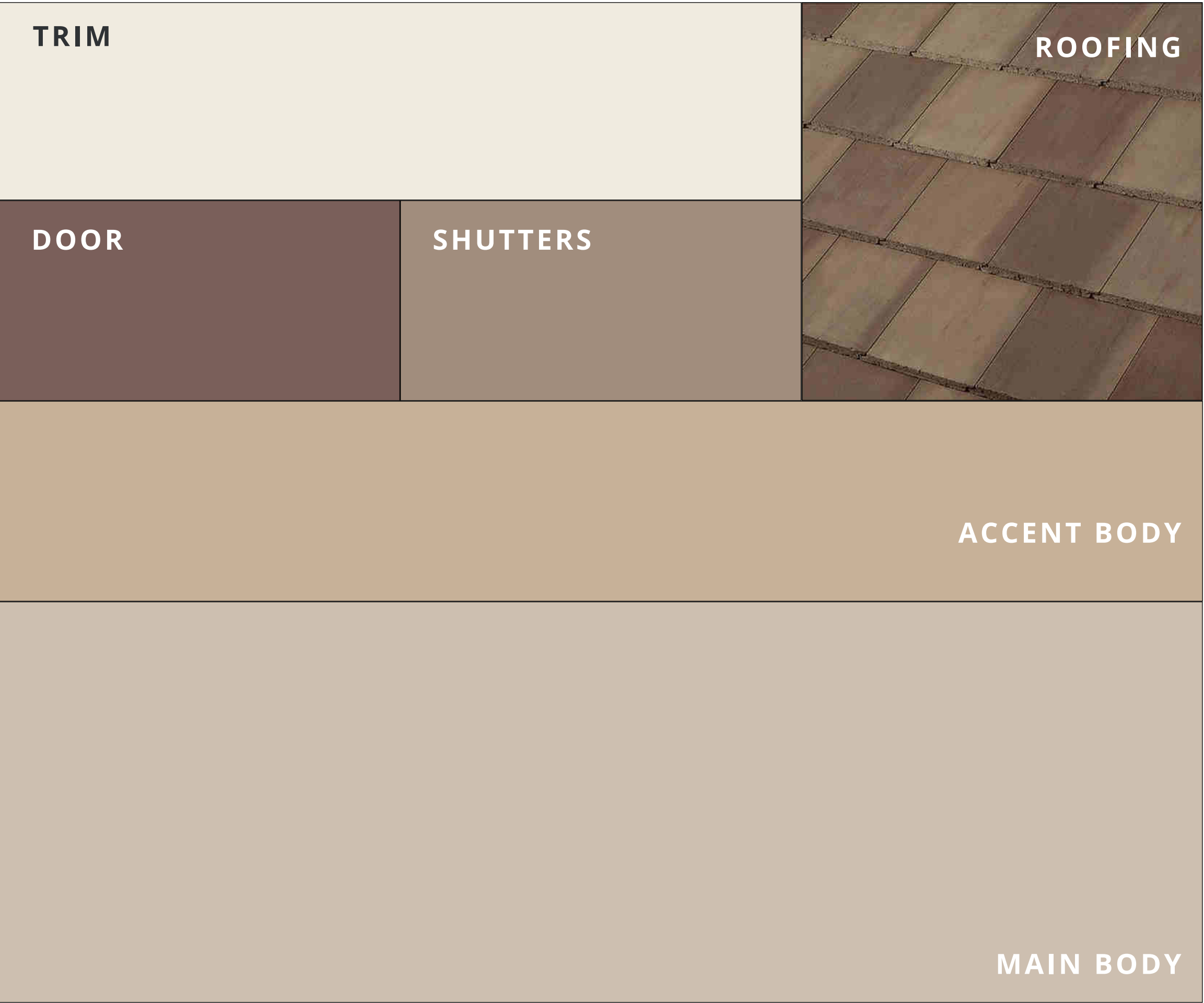
PLAN 3023 - FARMHOUSE 'D'

MAGNOLIA AT SPRING LAKE

PLAN 3023

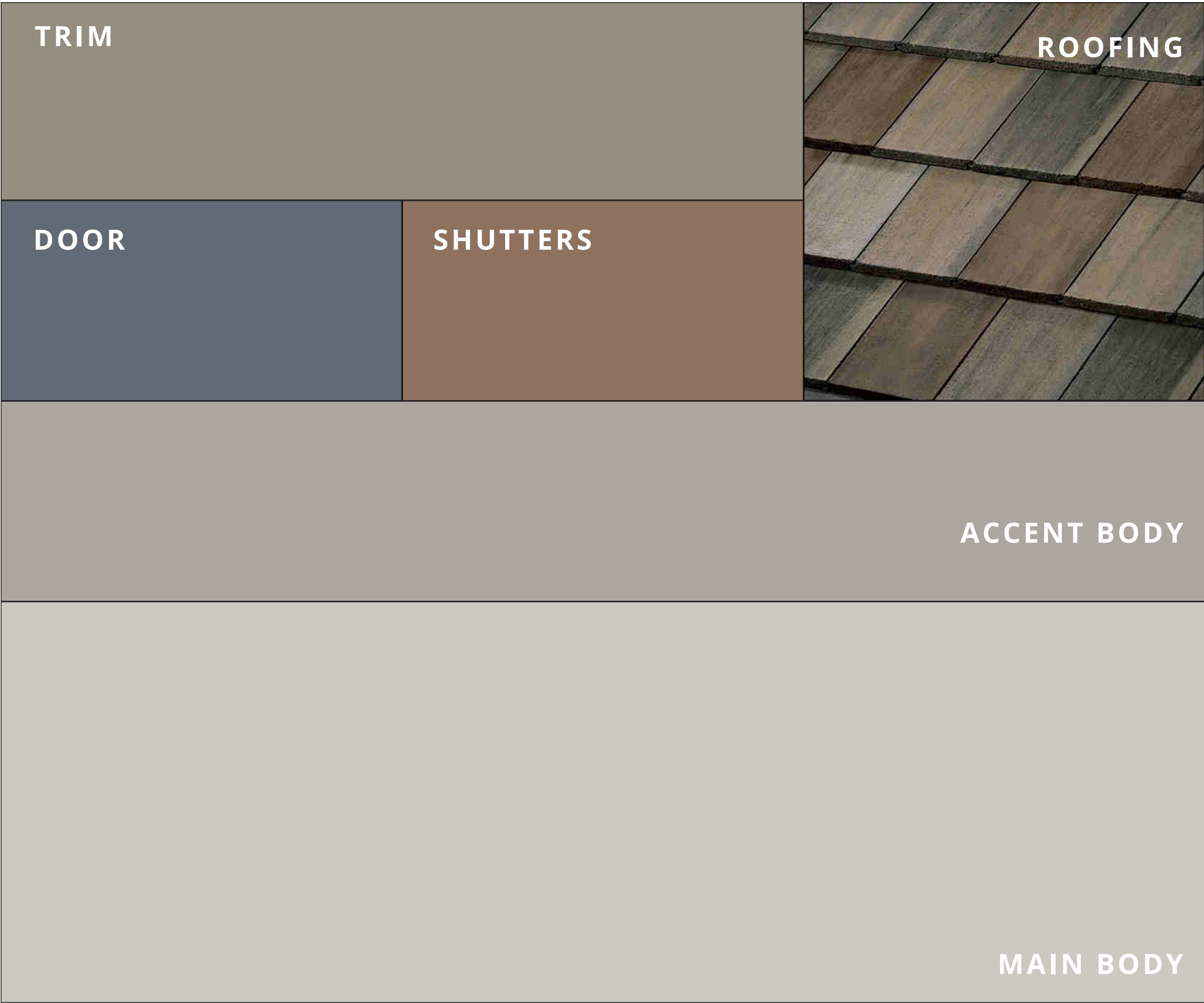
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

ITALIAN VILLA - SCHEME 1



LEGEND			
Roofing	Rustic Brown Blend	1FACS3184	Saxony Profile
Main Body	Bungalow Beige	SW 7511	Main Body
Accent Body	Nomadic Desert	SW 6107	Stucco Wainscot & Garage
Trim	Shell White	SW 8917	All Trim & Fascia
Shutters	Dry Dock	SW 7502	Shutters
Door	Bateau Brown	SW 6033	Door

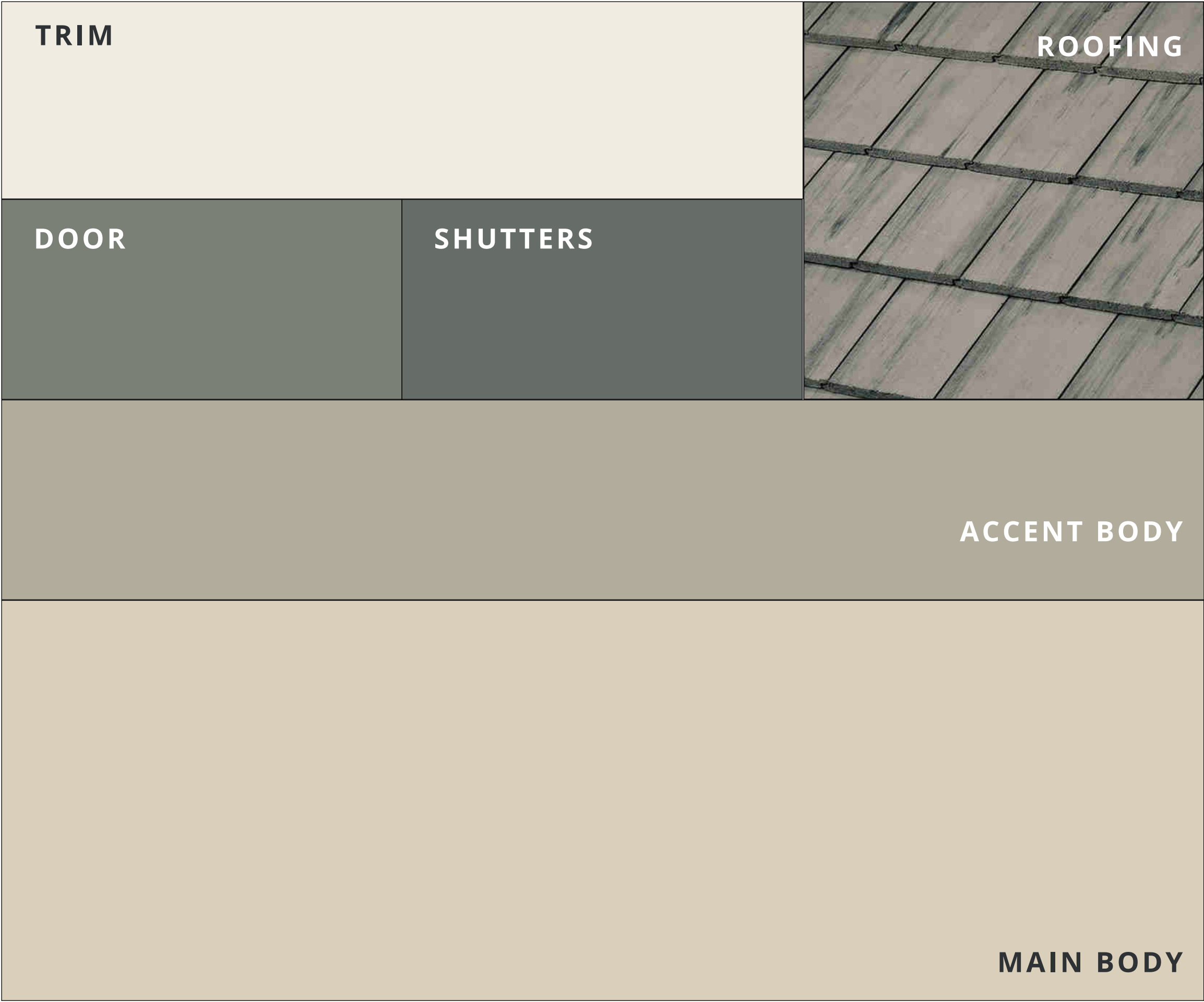
ITALIAN VILLA - SCHEME 2



LEGEND			
Roofing	Appalachian Blend	1FACS0330	Saxony Profile
Main Body	Repose Gray	SW 7015	Main Body
Accent Body	Dorian Gray	SW 7017	Stucco Wainscot & Garage
Trim	Studio Clay	SW 9172	All Trim & Fascia
Shutters	Nuthatch	SW 6088	Shutters
Door	Granite Peak	SW 6250	Door

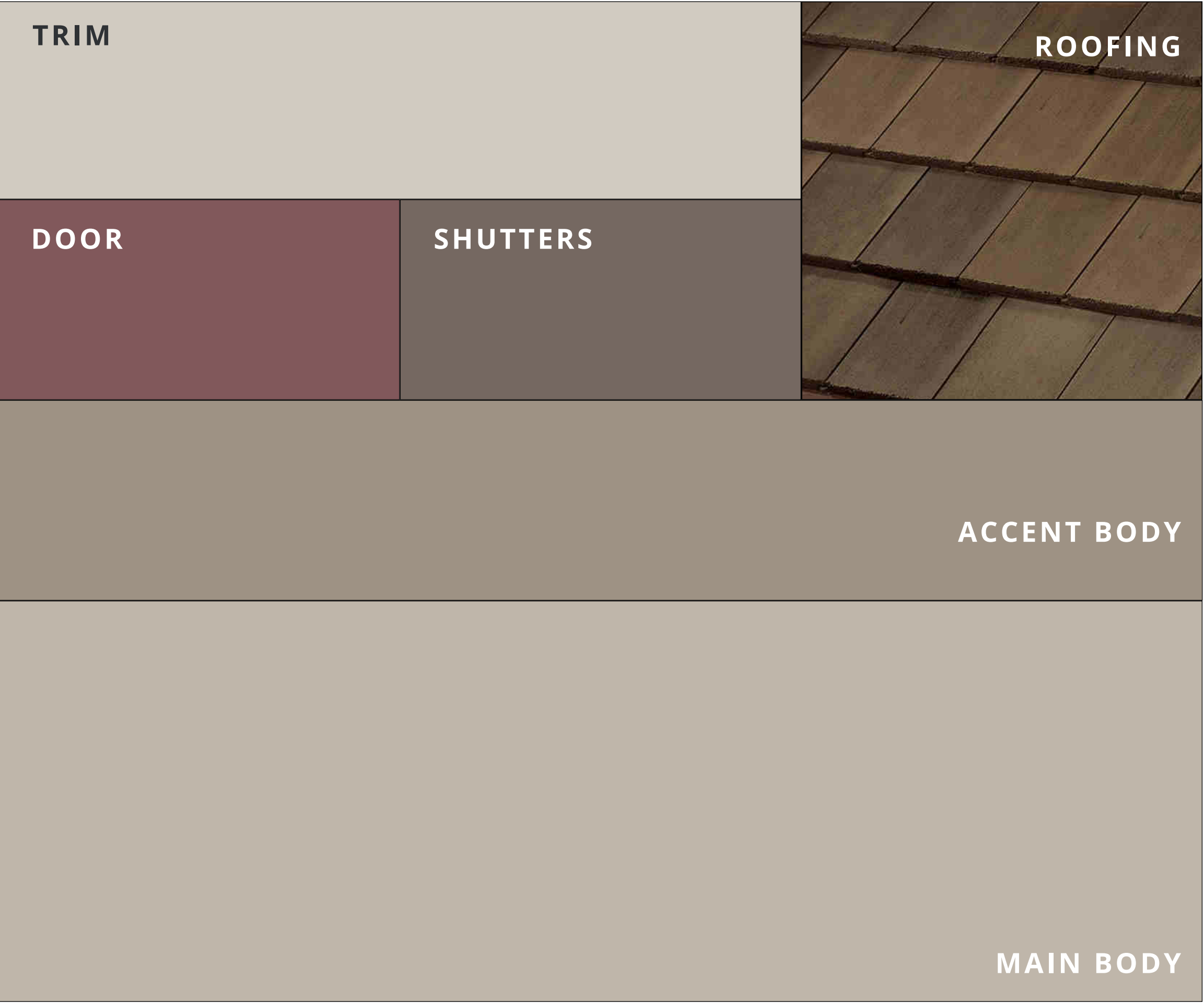
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

ITALIAN VILLA - SCHEME 3



LEGEND			
Roofing	Natural Marble	1FACS5037	Saxony Profile
Main Body	Wool Skein	SW 6148	Main Body
Accent Body	Gateway Gray	SW 7644	Stucco Wainscot & Garage
Trim	Greek Villa	SW 7551	All Trim & Fascia
Shutters	Homburg Gray	SW 7622	Shutters
Door	Retreat	SW 6207	Door

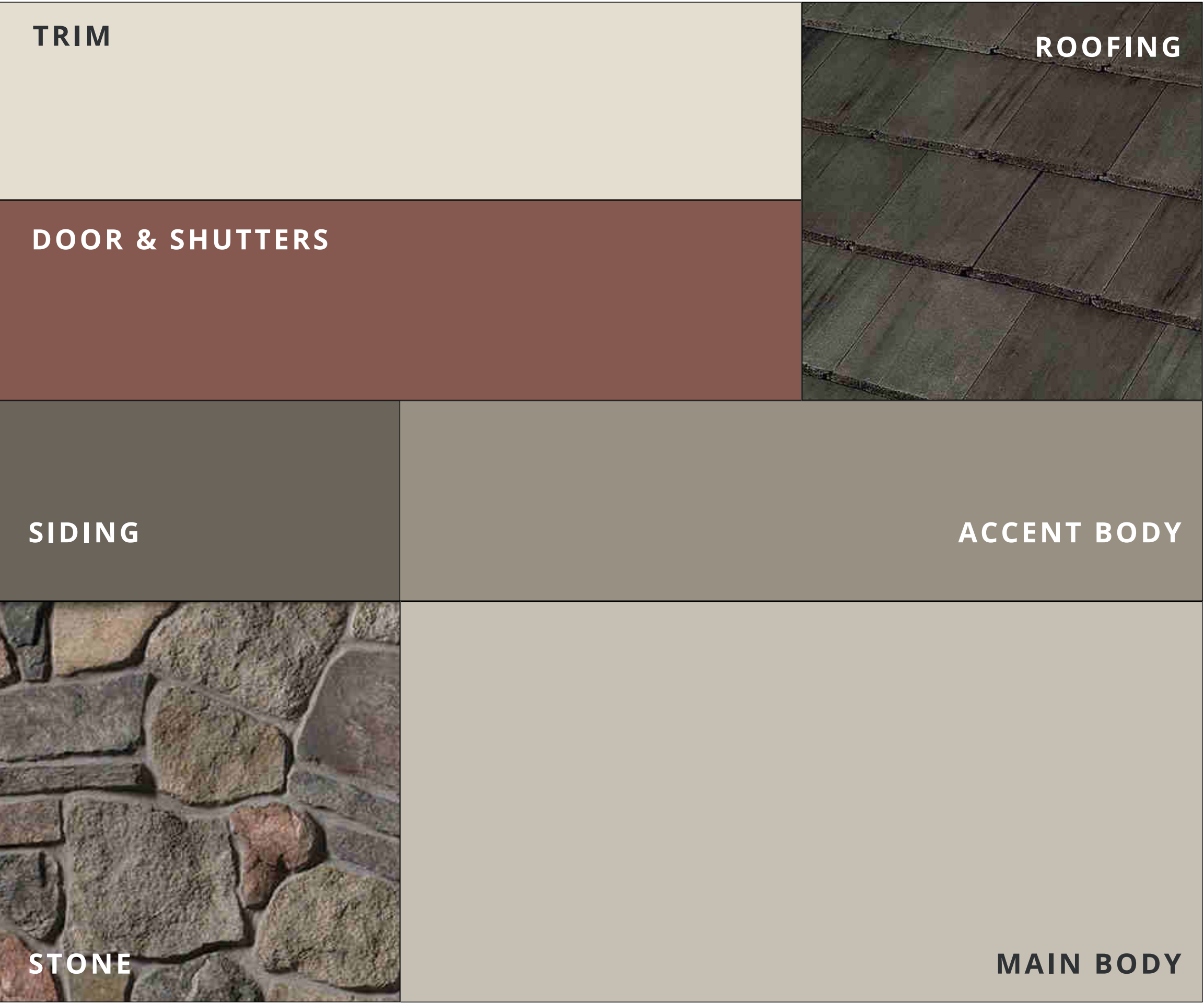
ITALIAN VILLA - SCHEME 4



LEGEND			
Roofing	Charcoal Brown Blend	1FACS1132	Saxony Profile
Main Body	Anew Gray	SW 7030	Main Body
Accent Body	Keystone Gray	SW 7504	Stucco Wainscot & Garage
Trim	Agreeable Gray	SW 7029	All Trim & Fascia
Shutters	Garret Gray	SW 6075	Shutters
Door	Alaea	SW 7579	Door

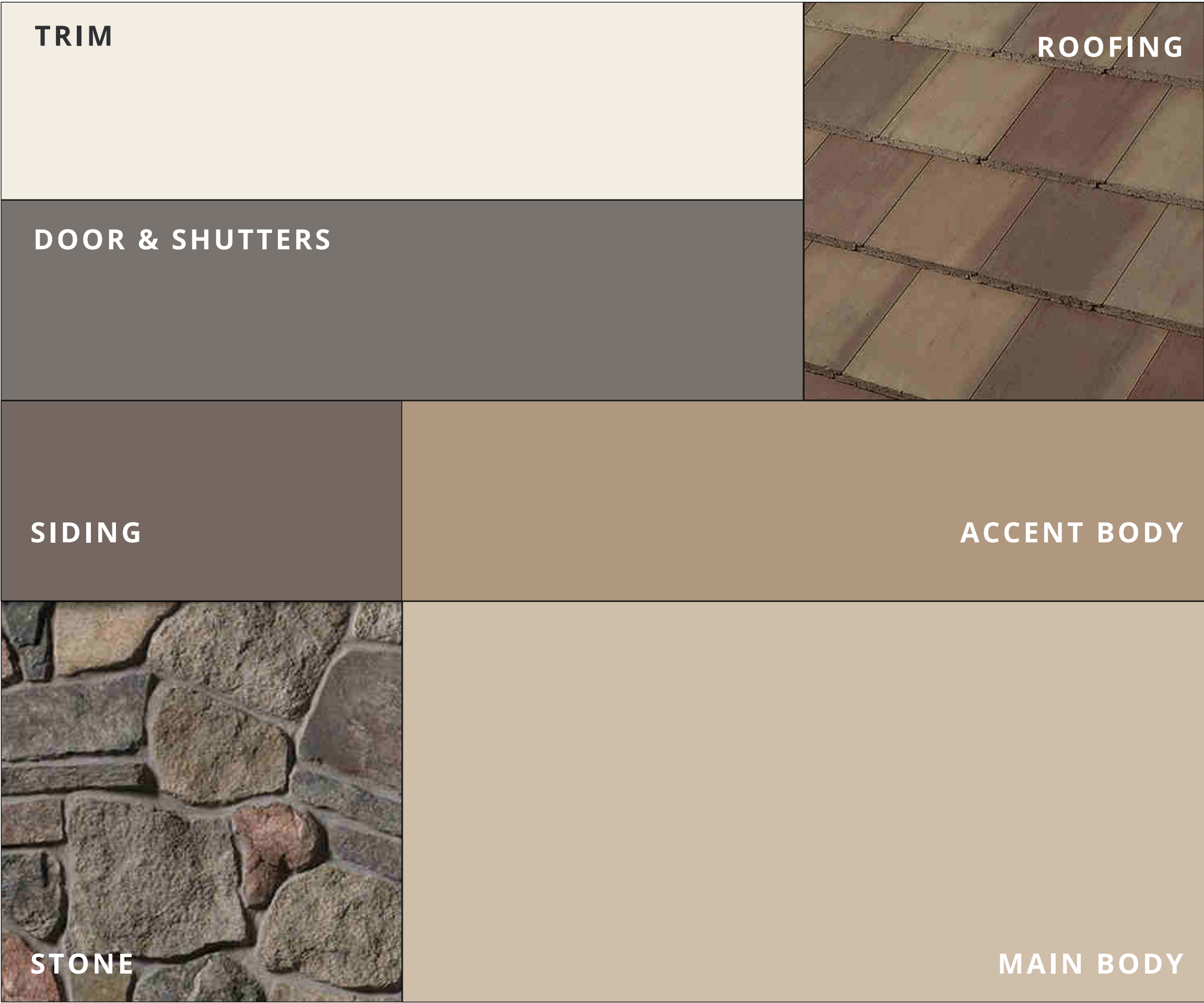
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

FRENCH NORMANDY - SCHEME 5



LEGEND			
Roofing	Charcoal Blend	1FACS1430	Saxony Profile
Main Body	Skyline Steel	SW 1015	Main Body
Accent Body	Felted Wool	SW 9171	Stucco Wainscot, Courtyard Wall (when present)
Siding	Porpoise	SW 7047	Lap Siding (when present)
Trim	Natural Choice	SW 7011	All Trim & Fascia, Garage
Door & Shutters	Canyon Clay	SW 6054	Door & Shutters
Stone	Chardonnay Old Country Fieldstone		Cool Gray Mortar

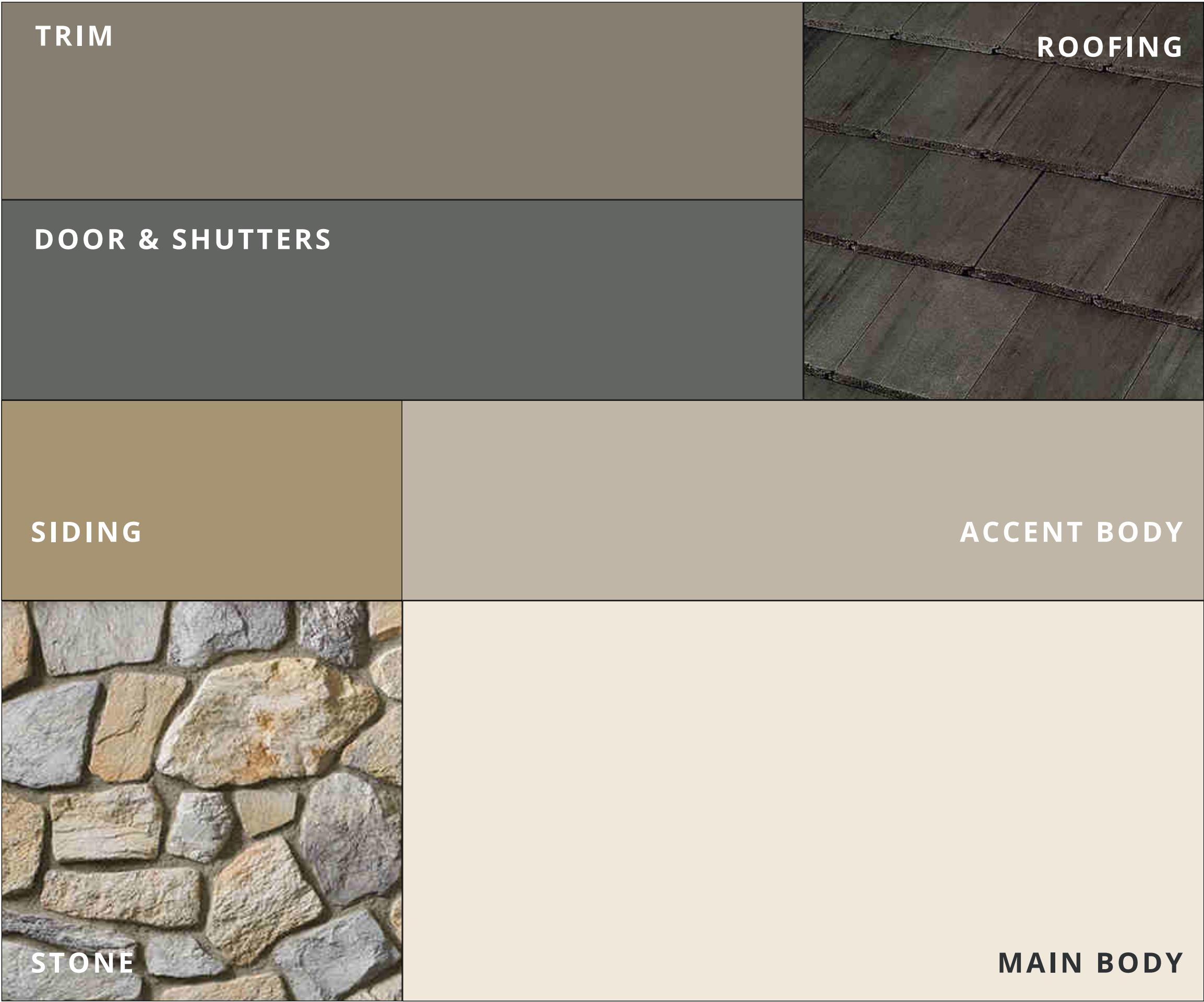
FRENCH NORMANDY - SCHEME 6



LEGEND			
Roofing	Rustic Brown Blend	1FACS3184	Saxony Profile
Main Body	Malabar	SW 9110	Main Body
Accent Body	Song Thrush	SW 9112	Stucco Wainscot, Courtyard Wall (when present)
Siding	Less Brown	SW 6040	Lap Siding (when present)
Trim	Westhighland White	SW 7566	All Trim & Fascia, Garage
Door & Shutters	Gauntlet Gray	SW 7019	Door & Shutters
Stone	Chardonnay Old Country Fieldstone		Cool Gray Mortar

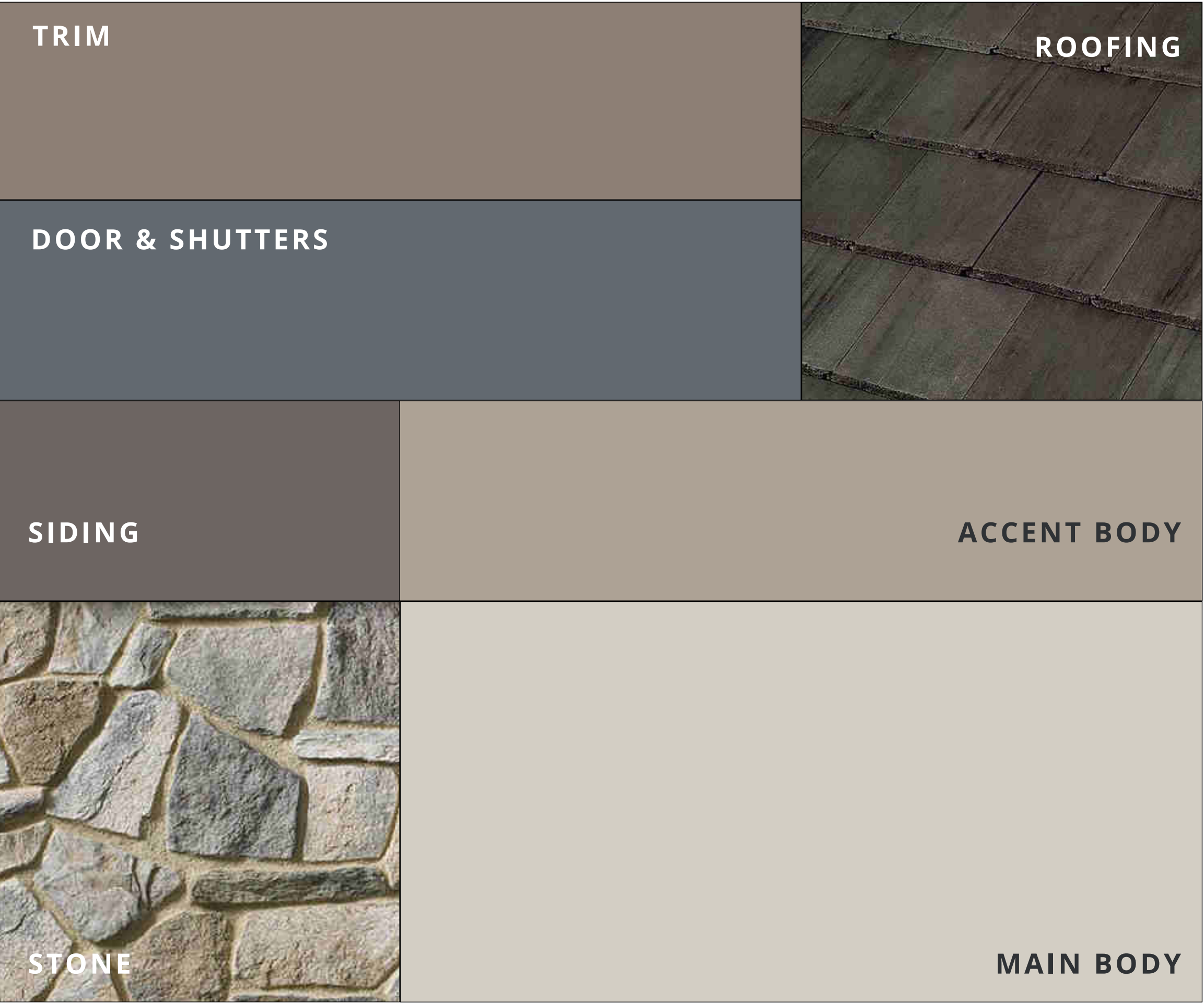
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

FRENCH NORMANDY - SCHEME 7



LEGEND			
Roofing	Charcoal Blend	1FACS1430	Saxony Profile
Main Body	Creamy	SW 7012	Main Body
Accent Body	Analytical Gray	SW 7051	Stucco Wainscot, Courtyard Wall (when present)
Siding	Roycroft Suede	SW 2842	Lap Siding (when present)
Trim	Adaptive Shade	SW 7053	All Trim & Fascia, Garage
Door & Shutters	Grizzle Gray	SW 7068	Door & Shutters
Stone	Coastal Fog Old Country Fieldstone		Cool Gray Mortar

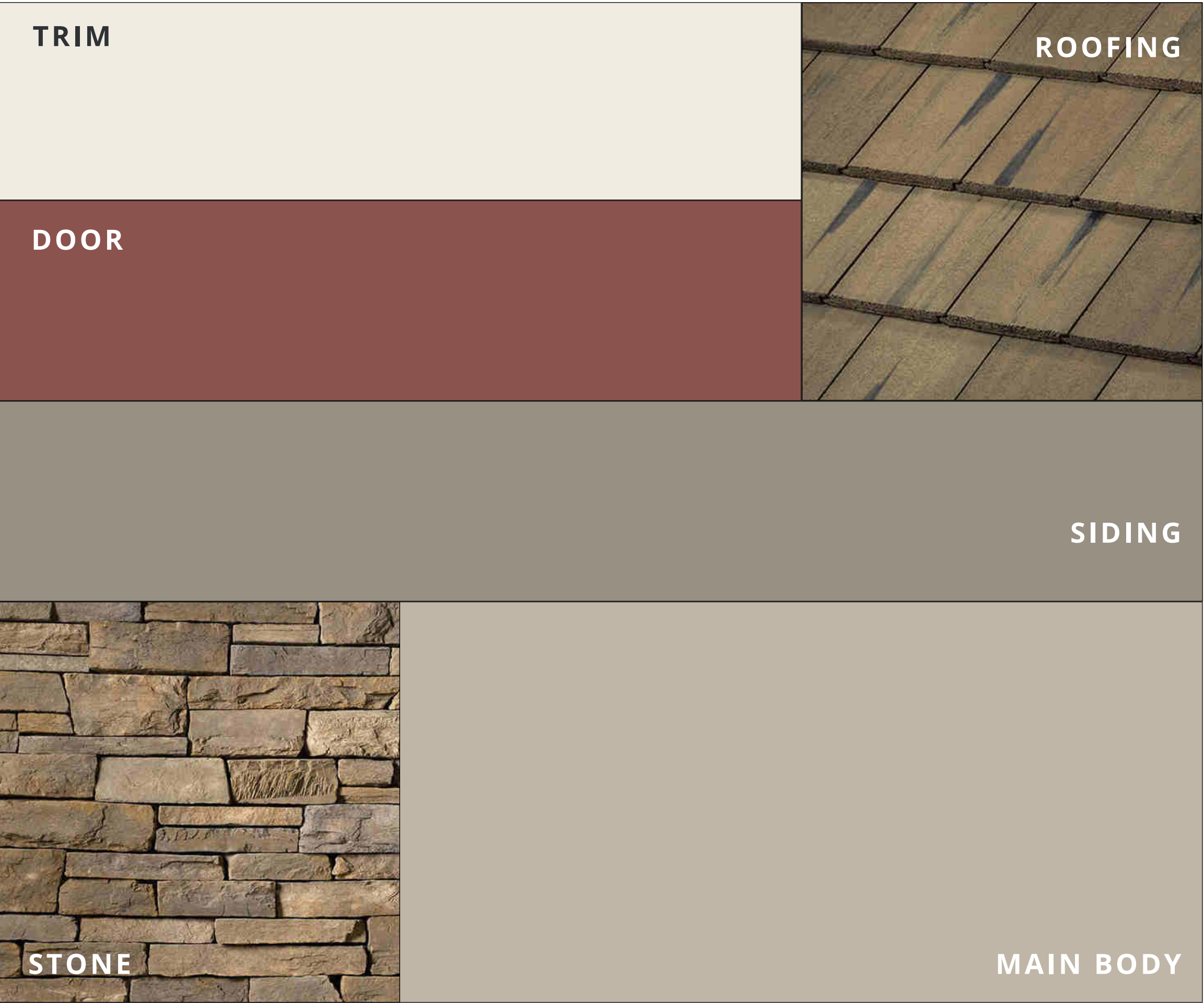
FRENCH NORMANDY - SCHEME 8



LEGEND			
Roofing	Charcoal Blend	1FACS1430	Saxony Profile
Main Body	Gossamer Veil	SW 9165	Main Body
Accent Body	Mega Greige	SW 7031	Stucco Wainscot, Courtyard Wall (when present)
Siding	Folkstone	SW 6005	Lap Siding (when present)
Trim	Spalding Gray	SW 6074	All Trim & Fascia, Garage
Door & Shutters	Gibraltar	SW 6257	Door & Shutters
Stone	Summit Peak Old Country Fieldstone		Misty Cove Mortar

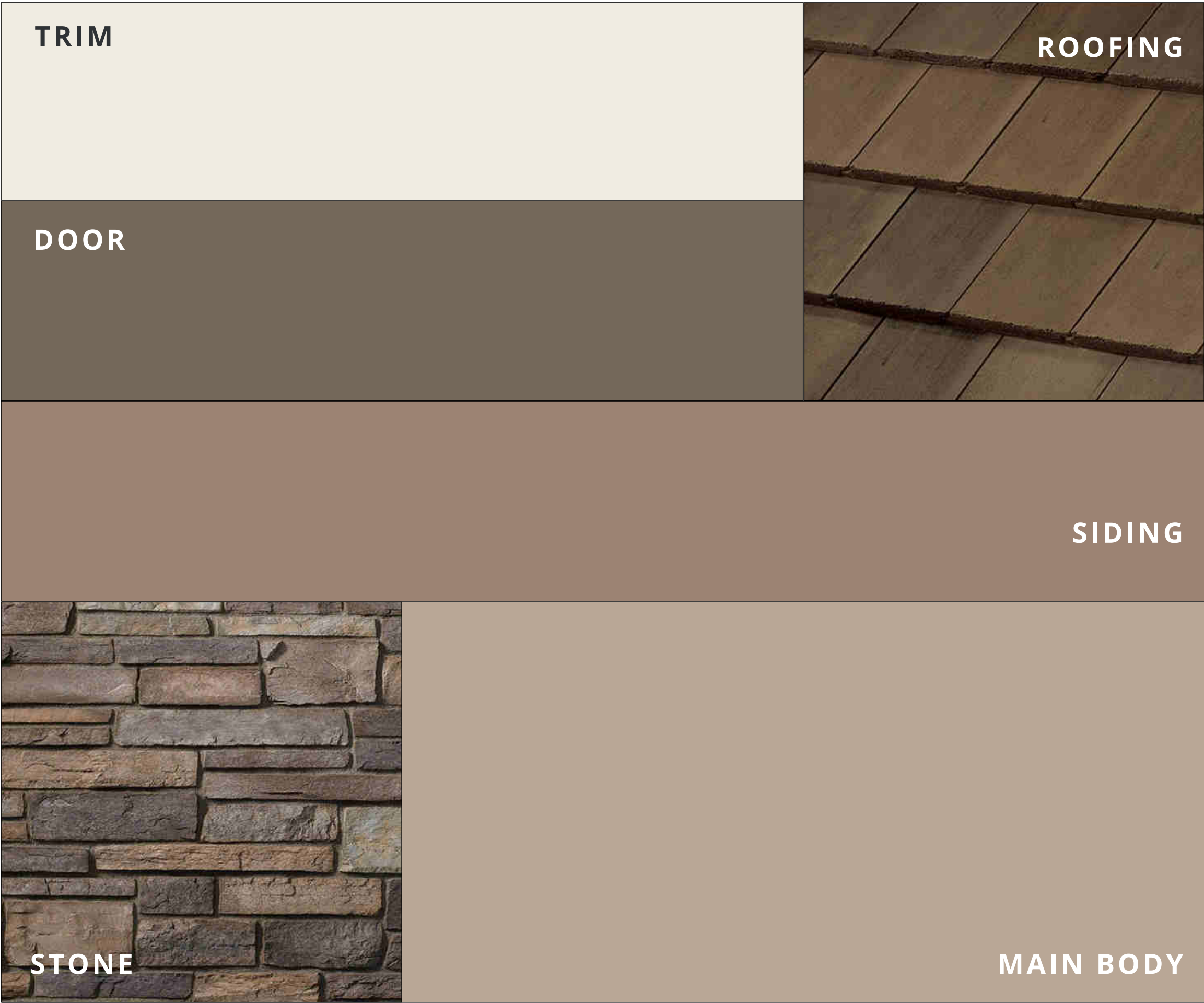
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

WESTERN CRAFTSMAN - SCHEME 9



LEGEND			
Roofing	Desert Sage	1FACS0024	Saxony Profile
Main Body	Analytical Gray	SW 7051	Main Body & Garage
Siding	Felted Wool	SW 9171	Siding (Board & Batten or Shingle)
Trim	Greek Villa	SW 7551	All Trim & Fascia
Door	Toile Red	SW 0006	Door
Stone	Hudson Bay Country LedgeStone		Drystack

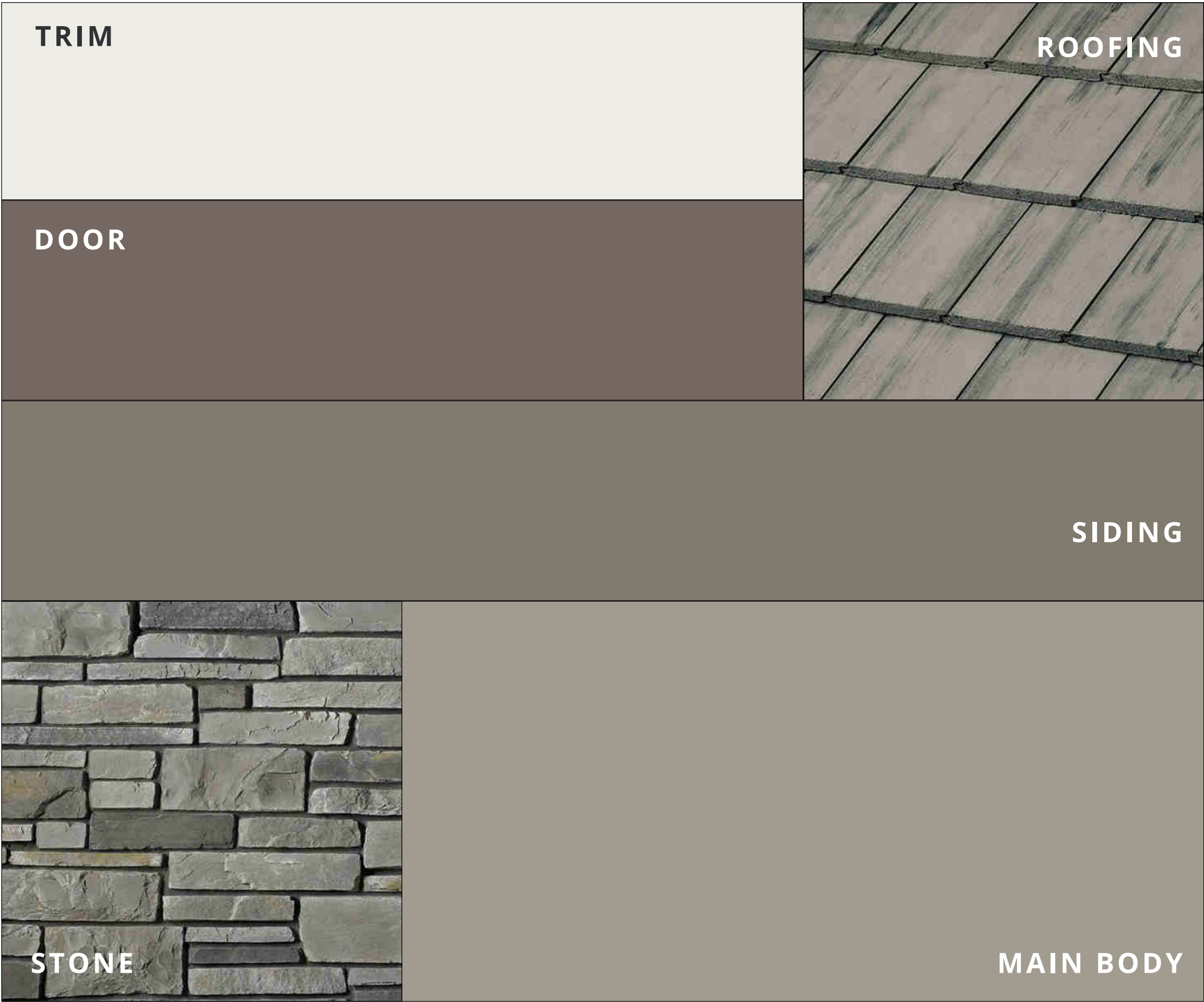
WESTERN CRAFTSMAN - SCHEME 10



LEGEND			
Roofing	Charcoal Brown Blend	1FACS1132	Saxony Profile
Main Body	Smoky Beige	SW 9087	Main Body & Garage
Siding	Dusted Truffle	SW 9083	Siding (Board & Batten or Shingle)
Trim	Greek Villa	SW 7551	All Trim & Fascia
Door	Brainstorm Bronze	SW 7033	Door
Stone	Grand Mesa Country LedgeStone		Drystack

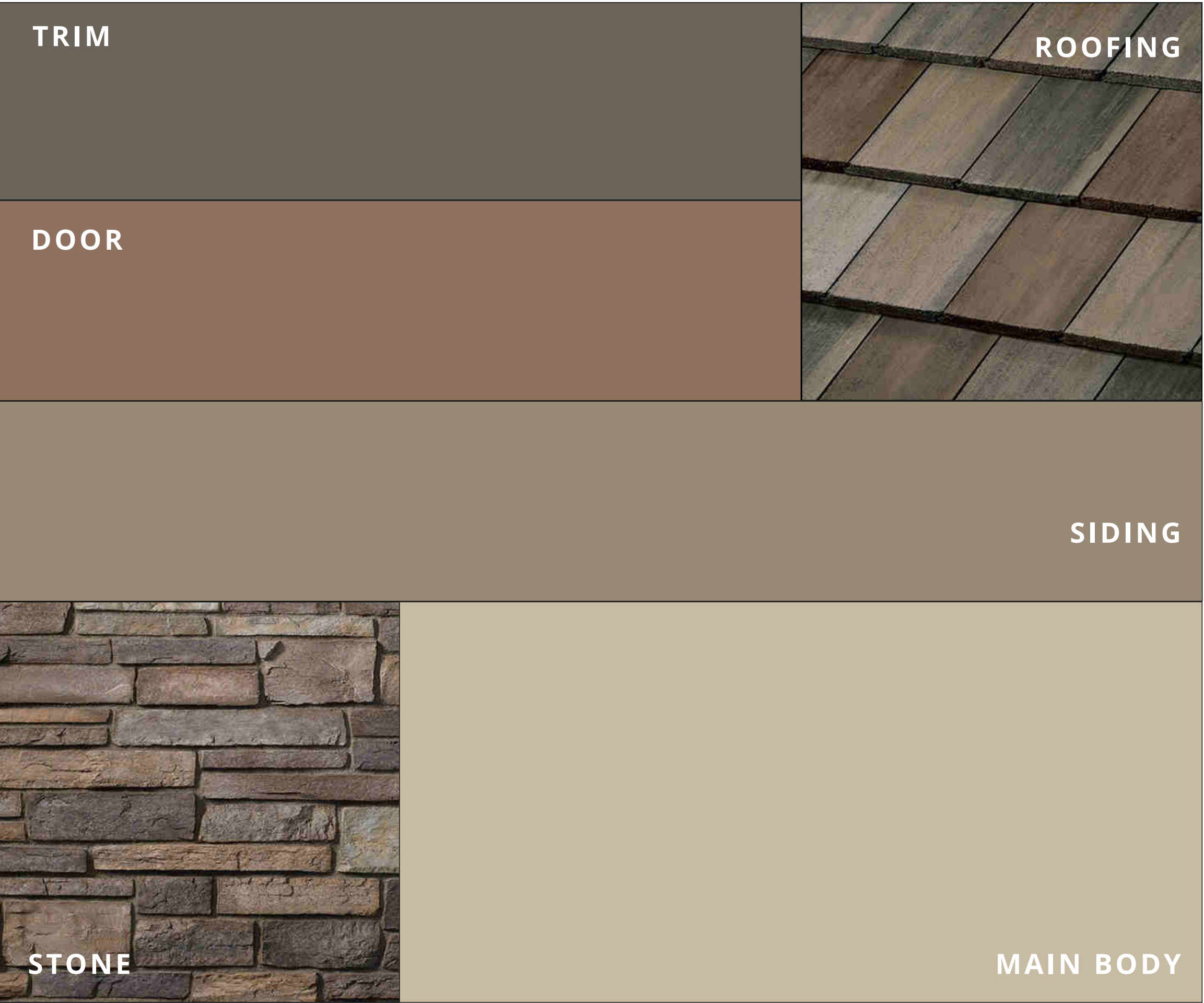
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

WESTERN CRAFTSMAN - SCHEME 11



LEGEND			
Roofing	Natural Marble	1FACS5037	Saxony Profile
Main Body	Rushing River	SW 7746	Main Body & Garage
Siding	Anonymous	SW 7046	Siding (Board & Batten or Shingle)
Trim	Pure White	SW 7005	All Trim & Fascia
Door	Less Brown	SW 6040	Door
Stone	Echo Ridge Country LedgeStone		Drystack

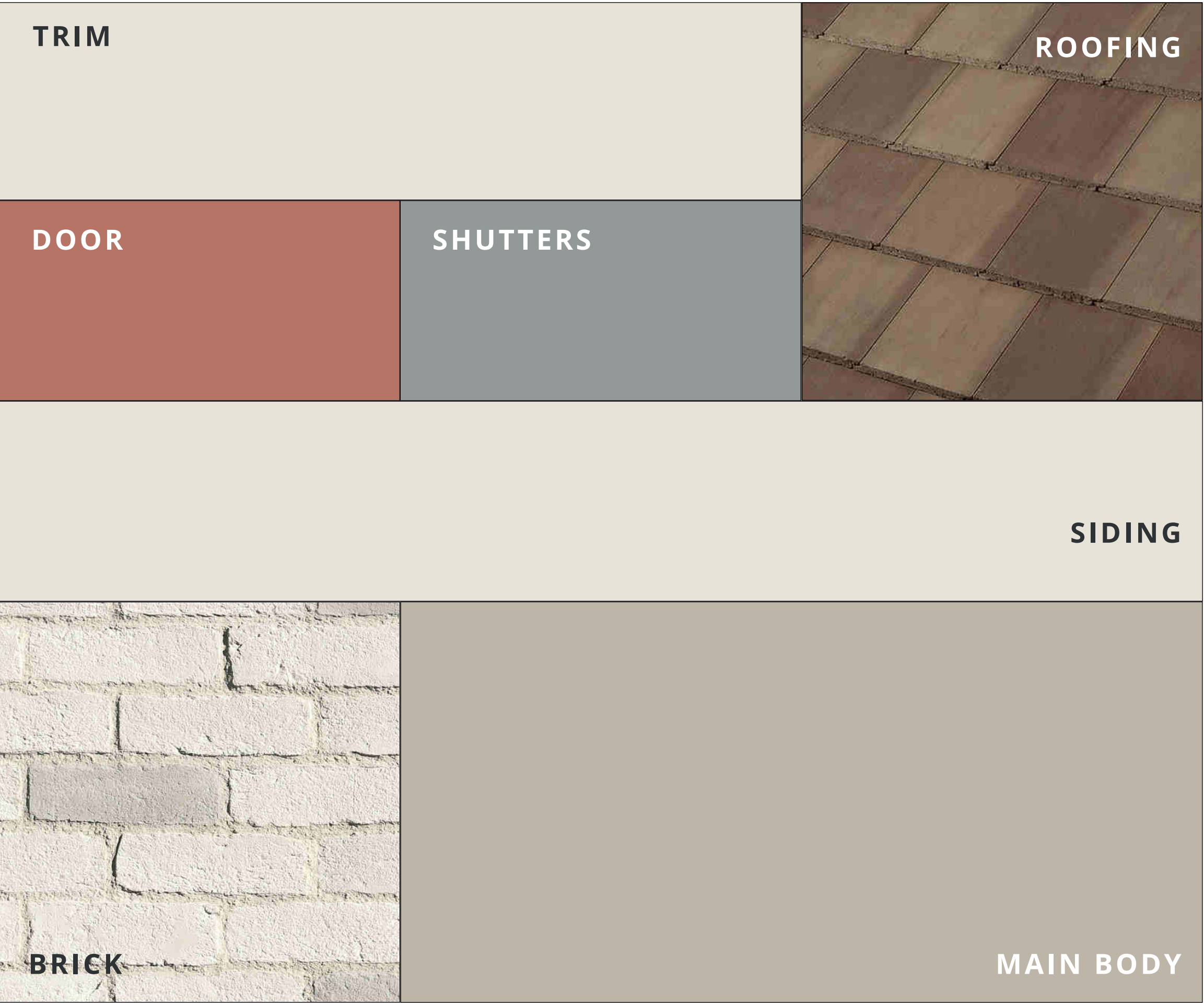
WESTERN CRAFTSMAN - SCHEME 12



LEGEND			
Roofing	Appalachian Blend	1FACS0330	Saxony Profile
Main Body	Relaxed Khaki	SW 6149	Main Body & Garage
Siding	Curio Gray	SW 0024	Siding (Board & Batten or Shingle)
Trim	Porpoise	SW 7047	All Trim & Fascia
Door	Nuthatch	SW 6088	Door
Stone	Grand Mesa Country LedgeStone		Drystack

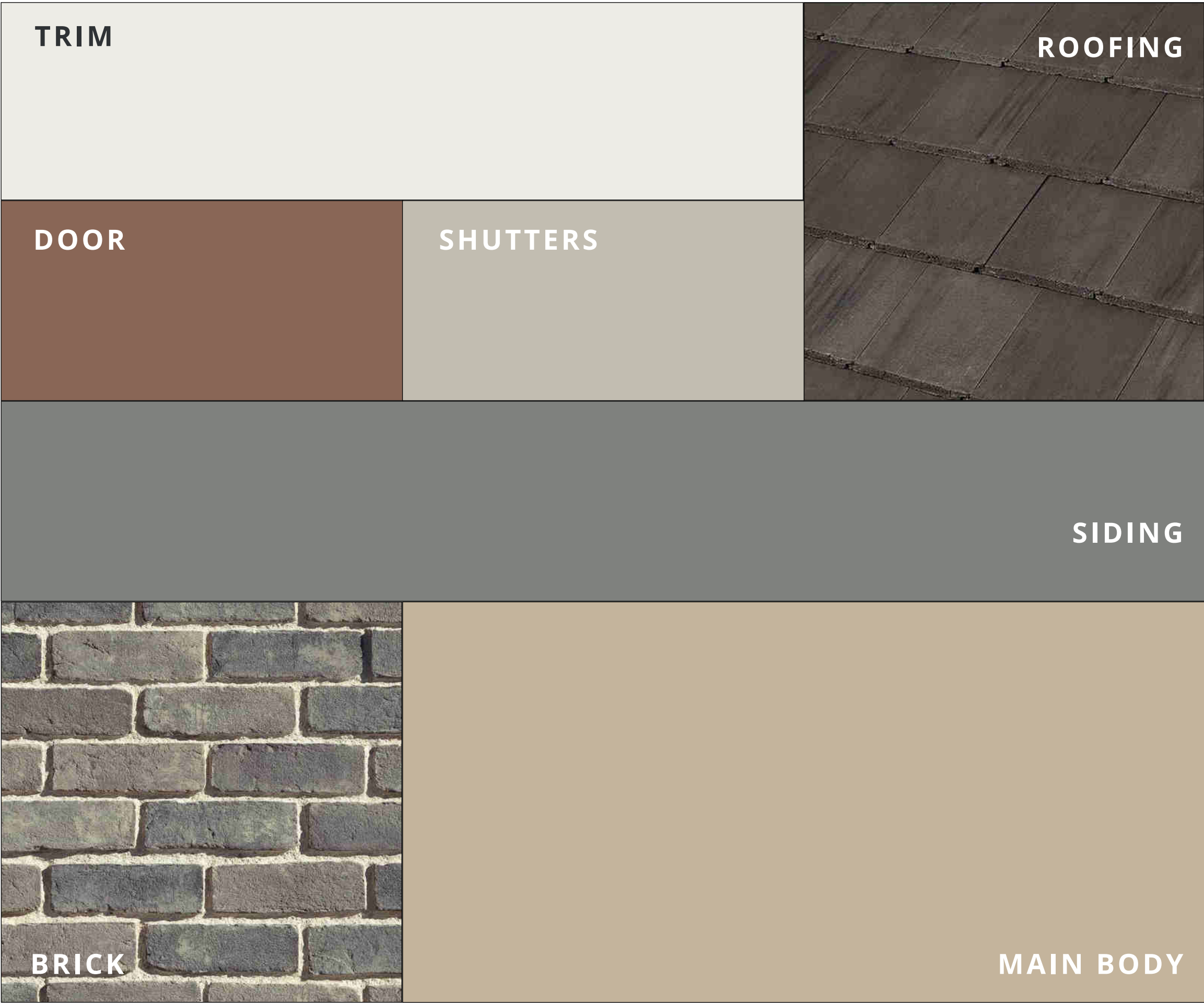
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

FARMHOUSE - SCHEME 13



LEGEND			
Roofing	Rustic Brown Blend	1FACS3184	Saxony Profile
Main Body	Amazing Gray	SW 7044	Main Body
Siding	Pearly White	SW 7009	Lap Siding
Trim	Pearly White	SW 7009	All Trim, Fascia & Garage
Shutters	African Gray	SW 9162	Shutters
Door	Rojo Dust	SW 9006	Door
Brick	Chalkdust Tundra Brick		Gray Mortar

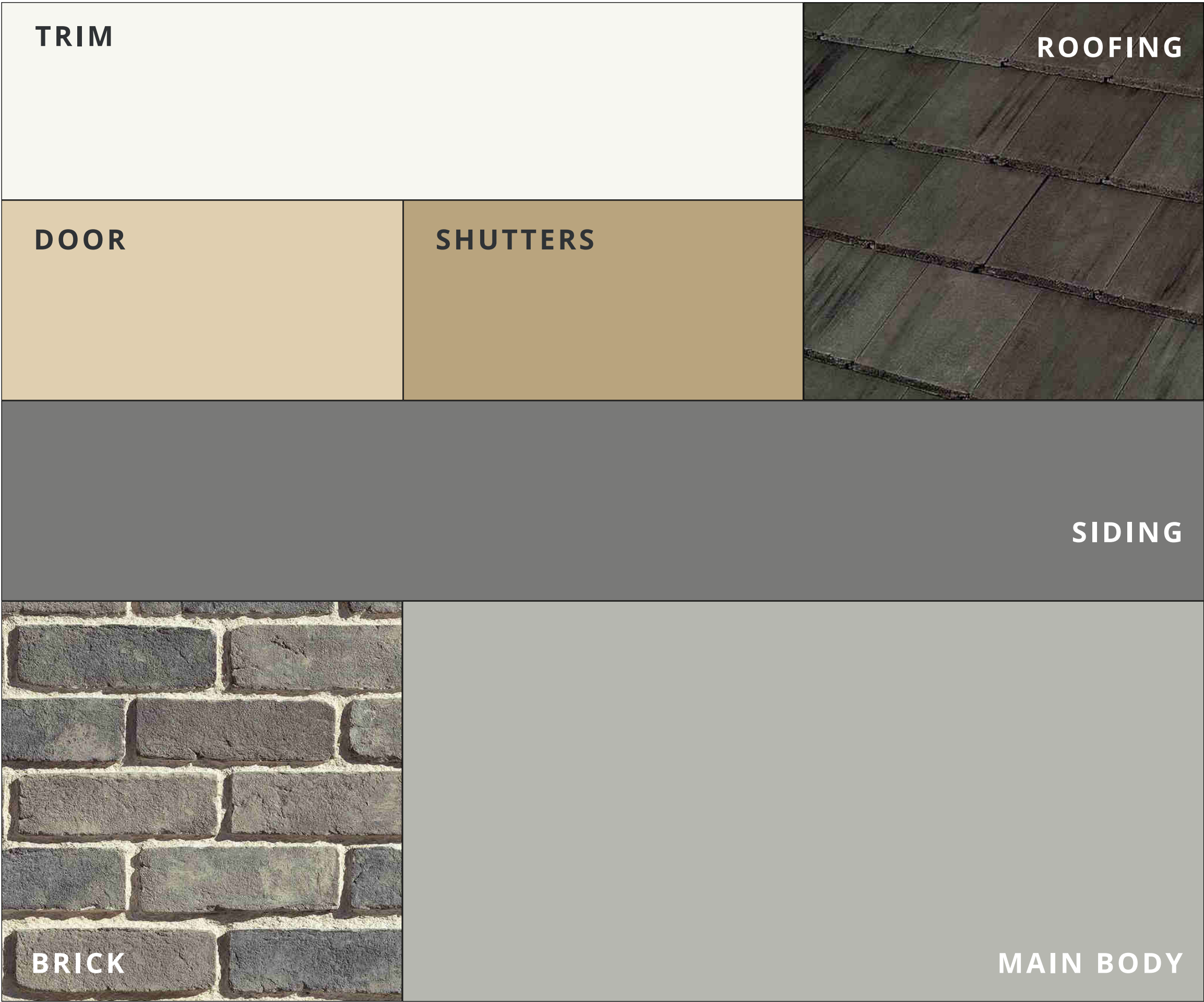
FARMHOUSE - SCHEME 14



LEGEND			
Roofing	Charcoal Blend	1FACS1430	Saxony Profile
Main Body	Windsor Greige	SW 7528	Main Body
Siding	Cityscape	SW 7067	Lap Siding
Trim	Pure White	SW 7005	All Trim, Fascia & Garage
Shutters	Roycroft Mist Gray	SW 2844	Shutters
Door	Tanbark	SW 6061	Door
Brick	Ashland Tundra Brick		Soft White Mortar

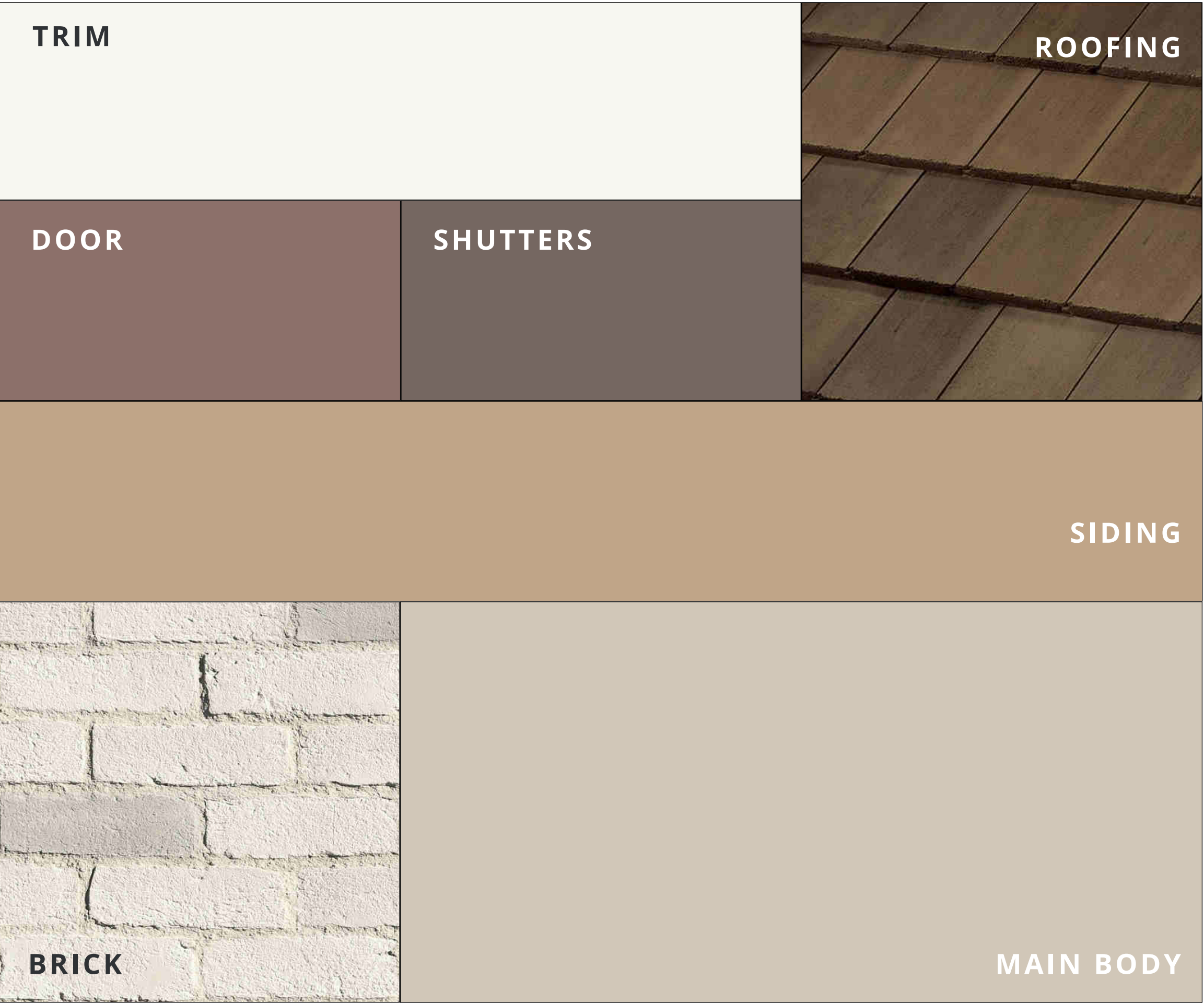
ROOFING: BORAL || PAINT: SHERWIN-WILLIAMS || STONE: CULTURED STONE BY BORAL || BRICK: ELDORADO || MORTAR: ORCO

FARMHOUSE - SCHEME 15



LEGEND			
Roofing	Charcoal Blend	1FACS1430	Saxony Profile
Main Body	Chelsea Gray	SW 2850	Main Body
Siding	Westchester Gray	SW 2849	Lap Siding
Trim	High Reflective White	SW 7757	All Trim, Fascia & Garage
Shutters	Tarnished Treasure	SW 9118	Shutters
Door	Netsuke	SW 6134	Door
Brick	Ashland Tundra Brick		Snow White Mortar

FARMHOUSE - SCHEME 16



LEGEND			
Roofing	Charcoal Brown Blend	1FACS1132	Saxony Profile
Main Body	Accessible Beige	SW 7036	Main Body
Siding	Tamarind	SW 7538	Lap Siding
Trim	High Reflective White	SW 7757	All Trim, Fascia & Garage
Shutters	Less Brown	SW 6040	Shutters
Door	Dutch Cocoa	SW 6032	Door
Brick	Chalkdust Tundra Brick		Gray Mortar



CONCEPTUAL PLANT LIST

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

STREET TREES:

ALL 15 GALLON SIZE

Street Tree plantings shall be per approved Landscape Improvement Plans (Internal Street Tree Plan) by Wood Rogers, Inc. Street tree types and installation methods (staking, root barriers, etc.) shall be per Improvement Plans. Tree "A" shown on these plans are conceptual only.

ACCENT TREES:

ALL 15 GALLON SIZE

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

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

TREES BETWEEN DRIVEWAYS:

ALL 15 GALLON SIZE

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

- | | |
|--------------------------------|---------------------|
| Crataegus phaenopyrum | Washington Hawthorn |
| Malus floribunda 'Prairiefire' | Flowering crabapple |

SIDE YARD TREES:

ALL 15 GALLON SIZE

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

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

FOUNDATION SHRUBS (LARGE):

ALL 5 GALLON SIZE

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

- | | |
|---------------------------------|-----------------------|
| Feijoa sellowiana | Pieapple guava |
| Ligustrum texanum | Texas privet |
| Viburnum tinus 'Spring Bouquet' | Laurustinus |
| Xylosma congestum 'Compacta' | Compact shiny xylosma |

FOUNDATION SHRUBS (SMALL):

ALL 5 GALLON SIZE

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

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

ACCENT SHRUBS:

ALL 5 GALLON SIZE

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

- | | |
|--------------------------------|--|
| Lagerstroemia – Bush varieties | Bush crape myrtle – all colors |
| Buddleja 'Buzz' Varieties | Dwarf Butterfly Bush – upright varieties |
| Loropetalum 'Ever Red' | Compact Chinese Fringe |

LAYERING SHRUBS (LARGE):

ALL 5 GALLON SIZE

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

- | | |
|------------------------------|------------------------|
| Rhaphiolepis umbellata minor | Compact india hawthorn |
| Callistemon 'Little John' | Dwarf bottlebrush |
| Pittosporum t. 'Golf Ball' | Golf ball kohuhu |
| Ceanothus 'Skylark' | Compact wild lilac |

LAYERING SHRUBS (SMALL):

ALL 5 GALLON SIZE

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

- | | |
|-----------------------------|------------------------------|
| Euonymous 'Emerald Gaiety' | Prostrate Euonymous |
| Rosa 'Drift' varieties | Drift Rose (assorted colors) |
| Cistus 'Sunset' | Prostrate Rockrose |
| Lantana – trailing lavender | Trailing Lantana |

LAYERING SHRUBS (ACCENT):

ALL 1 GALLON SIZE

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

- | | |
|-----------------------------|----------------------|
| Dianella 'Tas Red' | Flax lily |
| Pennisetum 'Little Bunny' | Dwarf fountain grass |
| Erigeron karvinskianus | Santa Barbara daisy |
| Trachelospermum jasminoides | Star jasmine |

ORNAMENTAL GRASSES:

ALL 5 GALLON SIZE

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

- | | |
|---------------------------------|-----------------------|
| Diets bicolor | Butterfly Iris |
| Muhlenbergia cap. 'White Cloud' | White Cloud Deergrass |
| Muhlenbergia cap. 'Regal Mist' | Pink Muhly Grass |

GROUNDCOVER:

ALL 1 GALLON SIZE @ 24" O.C.

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

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

GENERAL LANDSCAPE NOTES

- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements.
Landscape Plans shall specify:
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
- For street tree selections and locations, see Landscape Improvement Plans and Internal Street Tree Plans by Wood Rogers, Inc.
- All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be 'Mocha Chips' as available at Hastie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval).
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen and the Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box.
Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.

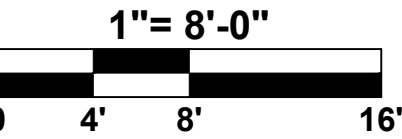
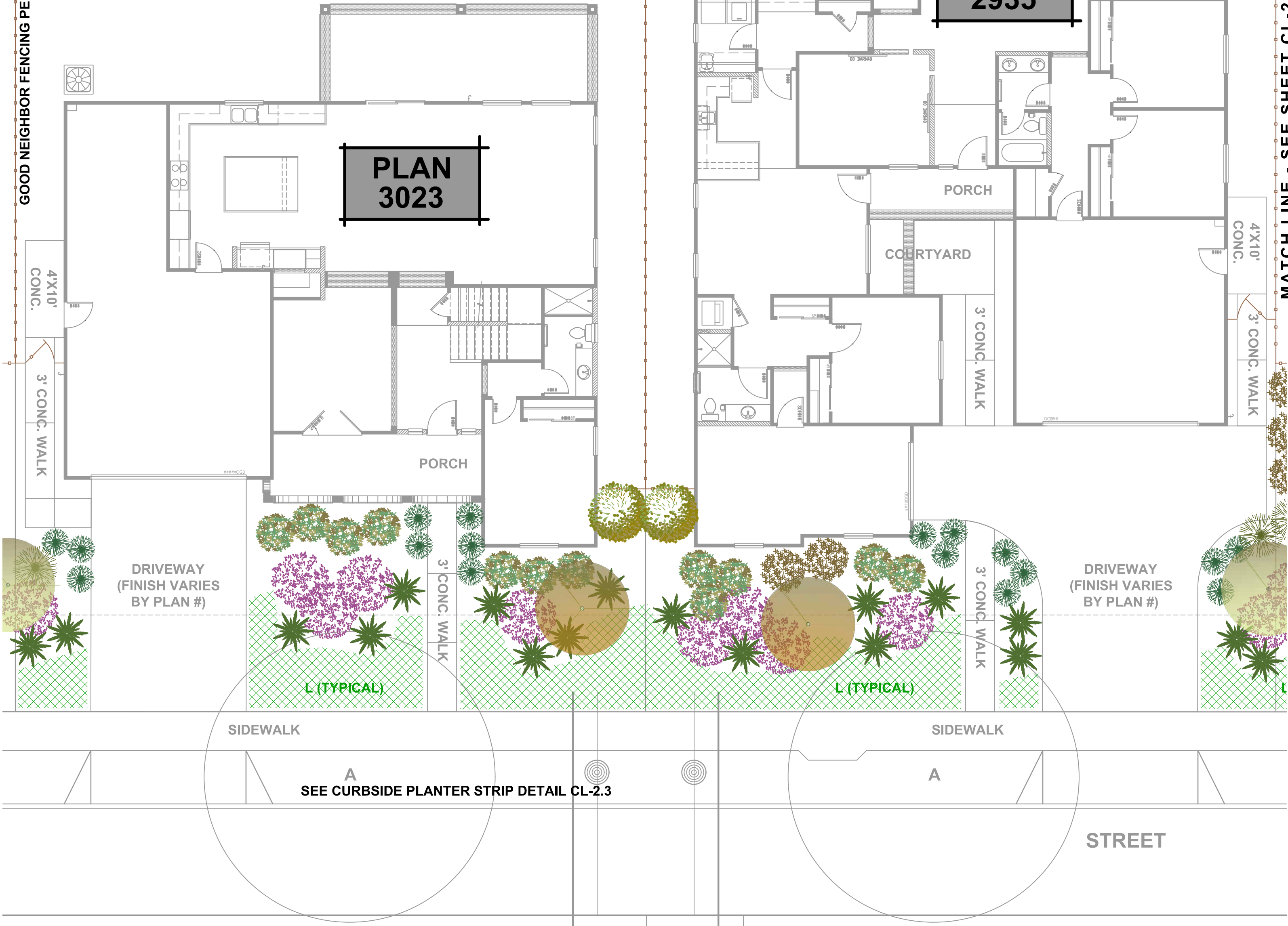
GOOD NEIGHBOR FENCING PER DETAIL SHEET CL-2.3

GOOD NEIGHBOR FENCING PER DETAIL SHEET CL-2.3

GOOD NEIGHBOR FENCING PER DETAIL SHEET CL-2.3

GOOD NEIGHBOR FENCING PER DETAIL SHEET CL-2.3

MATCH LINE - SEE SHEET CL-2.2



OYANG SOUTH @ SPRING LAKE
CITY OF WOODLAND, CALIFORNIA
LENNAR
1420 ROCKY RIDGE DR. • #320 / ROSEVILLE, CA

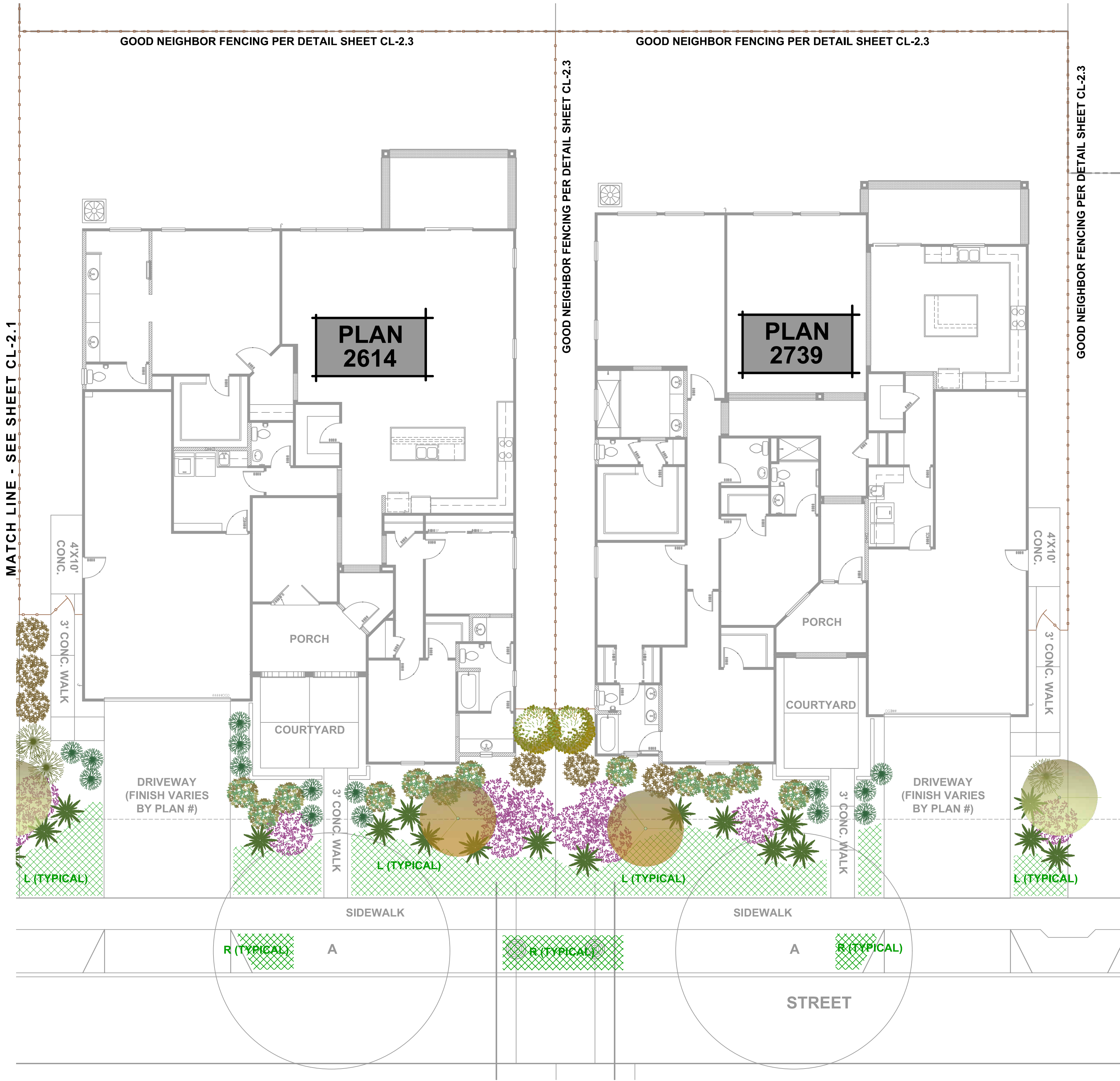
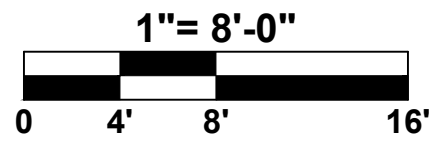


Sym.	Revision	Date

Drawing Title
**CONCEPTUAL
LANDSCAPE
LAYOUTS
-VILLAGE 2-**

Date	JANUARY 8, 2018
Drawn By	JL
Scale	1/8" = 1'-0"

A-89

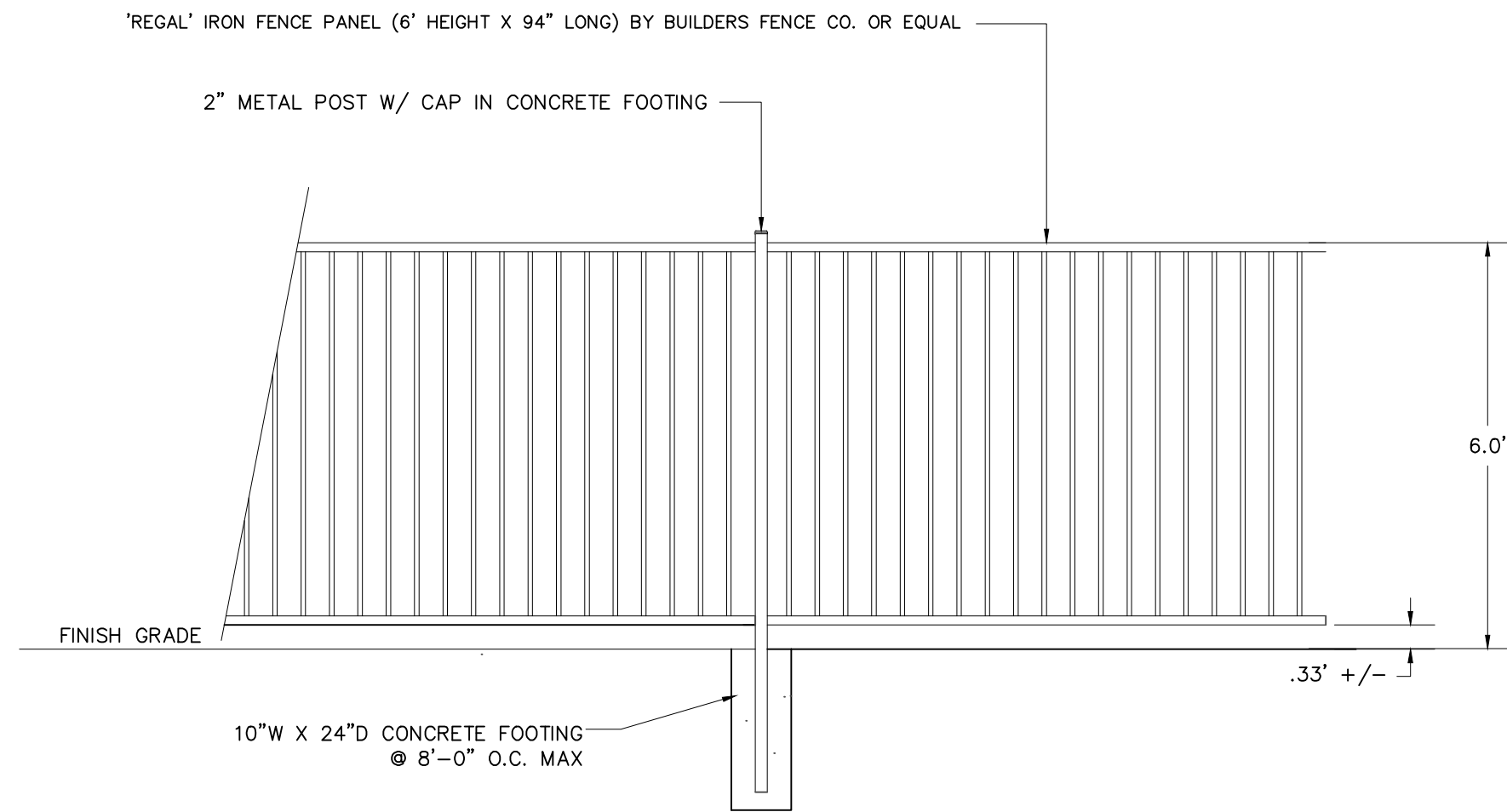


Sym.	Revision	Date

Drawing Title
**CONCEPTUAL
LANDSCAPE
LAYOUTS
-VILLAGE 2-**

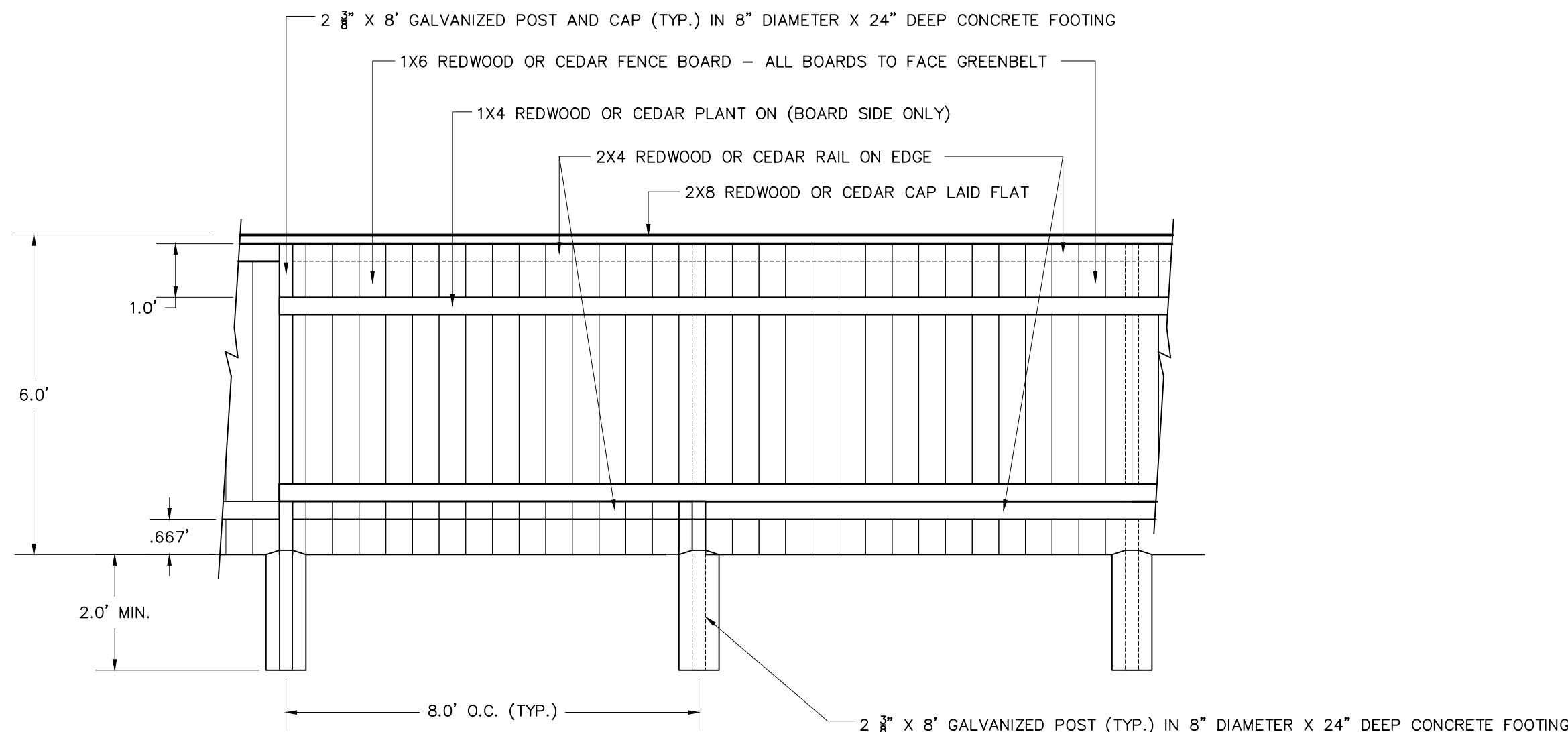
Date JANUARY 8, 2018
Drawn By JL
Scale 1/8" = 1'-0"

A-90



6' OPEN TUBULAR STEEL FENCING
NO SCALE

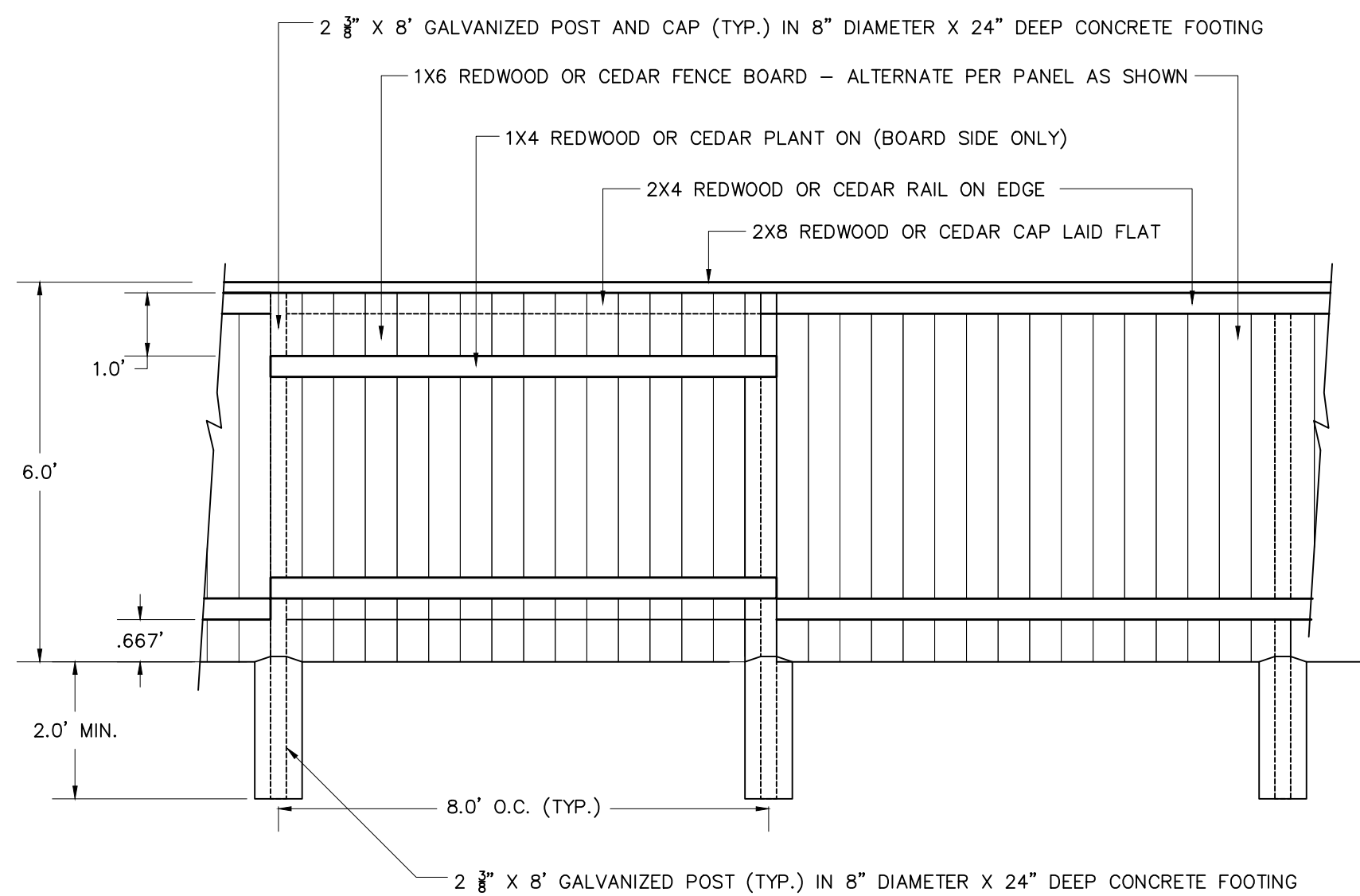
- NOTES:
1. ALL FENCING AND POSTS SHALL BE DELIVERED FROM FACTORY WITH A "GALVA-GUARD 1" OR EQUAL FINISH (BLACK).
 2. ALL CONNECTIONS SHALL BE WELDED (NOT BRACKETED). GRIND WELDS AS NEEDED TO ELIMINATE ALL SHARP EDGES. TOUCH UP WELDS WITH RUSTOLEUM BLACK PAINT AS NEEDED.



FENCING ADJACENT TO GREENBELT

NO SCALE

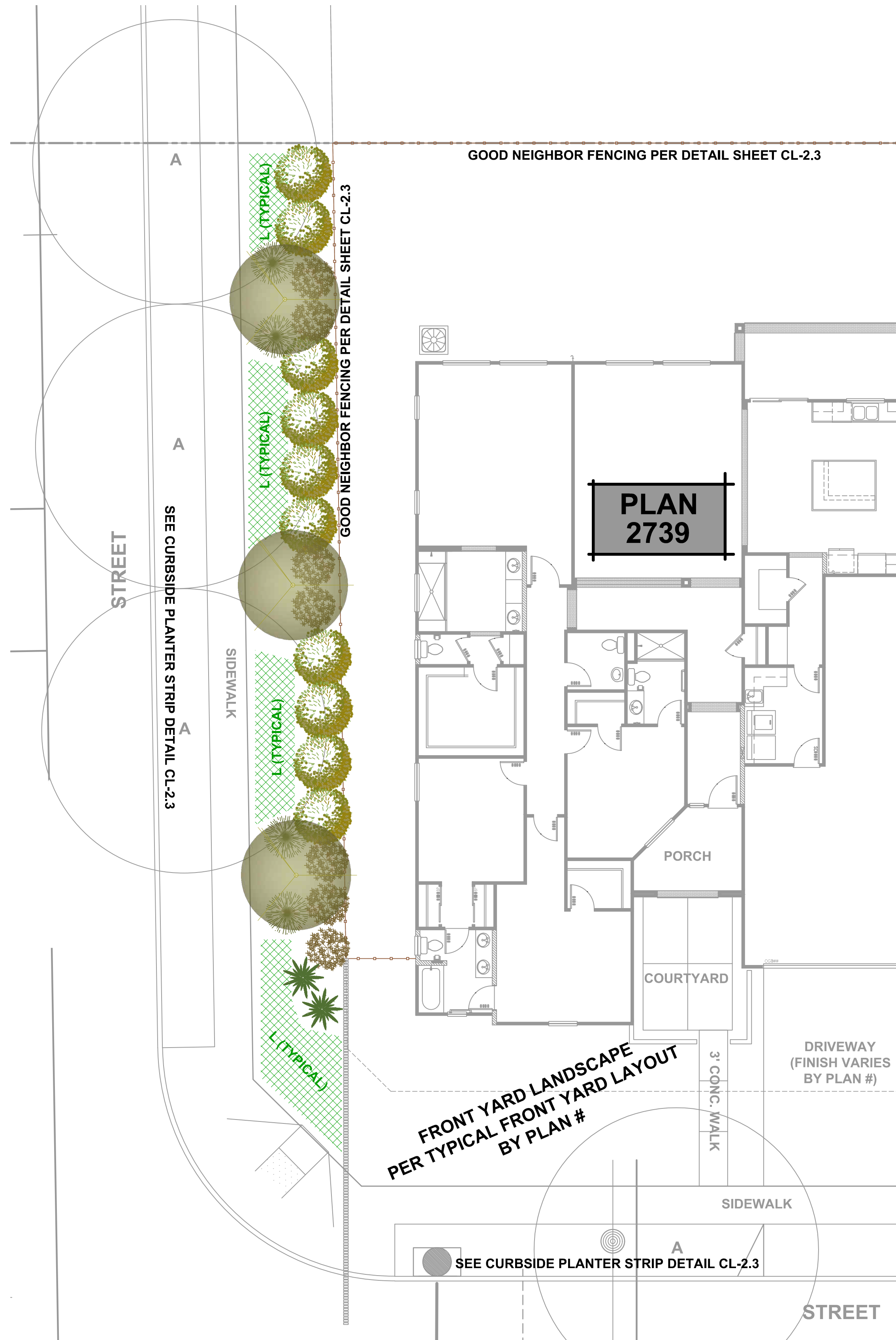
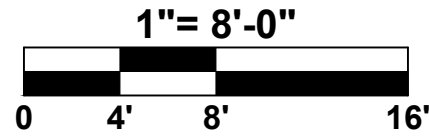
- NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
 2. ALL WOOD SHALL HAVE ONE COAT OF WATER SEALANT CLEAR STAIN APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.
 3. ALL FENCE BOARDS SHALL FACE GREENBELT.



GOOD NEIGHBOR FENCING

NO SCALE

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



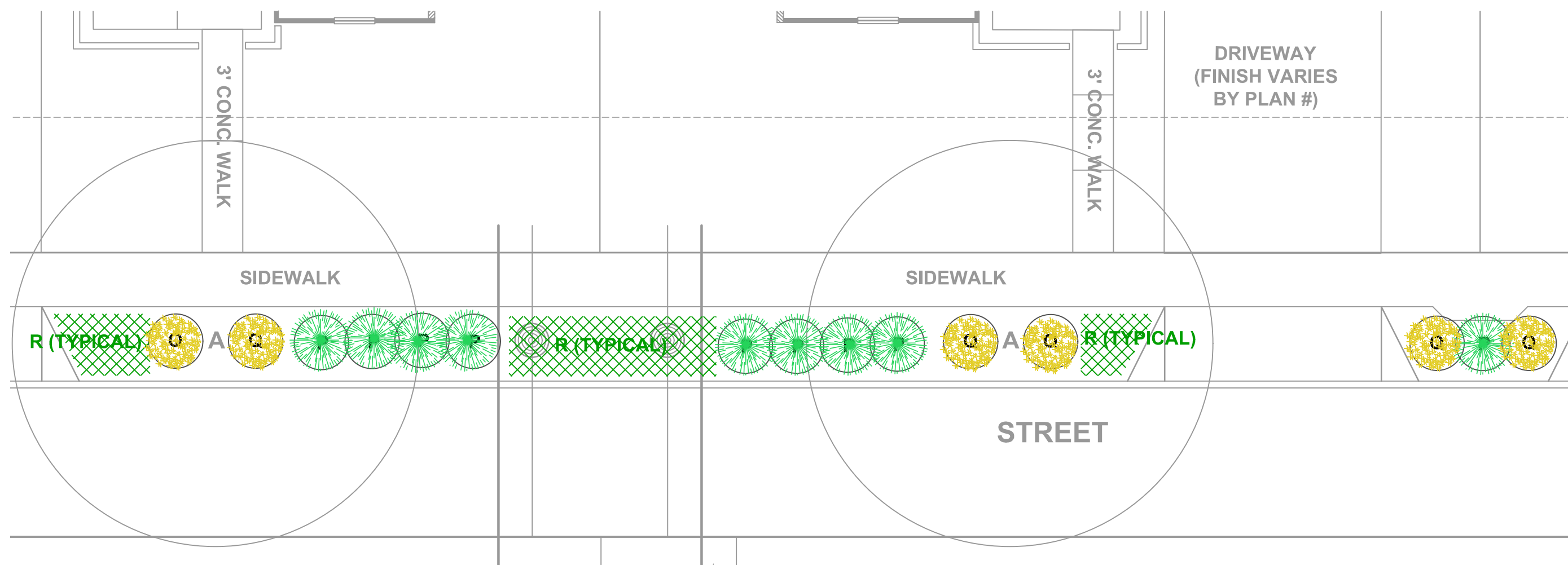
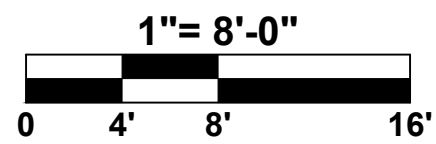
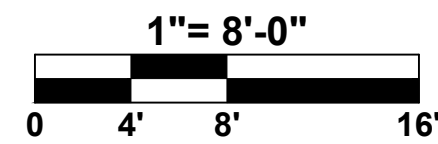
TYPICAL CORNER LOT LANDSCAPE LAYOUT
PLAN 2739 SHOWN

Sym.	Revision	Date

Drawing Title
CORNER LOT PLANTINGS + FENCING DETAILS -VILLAGE 2-

Date	JANUARY 8, 2018
Drawn By	JL
Scale	NOTED

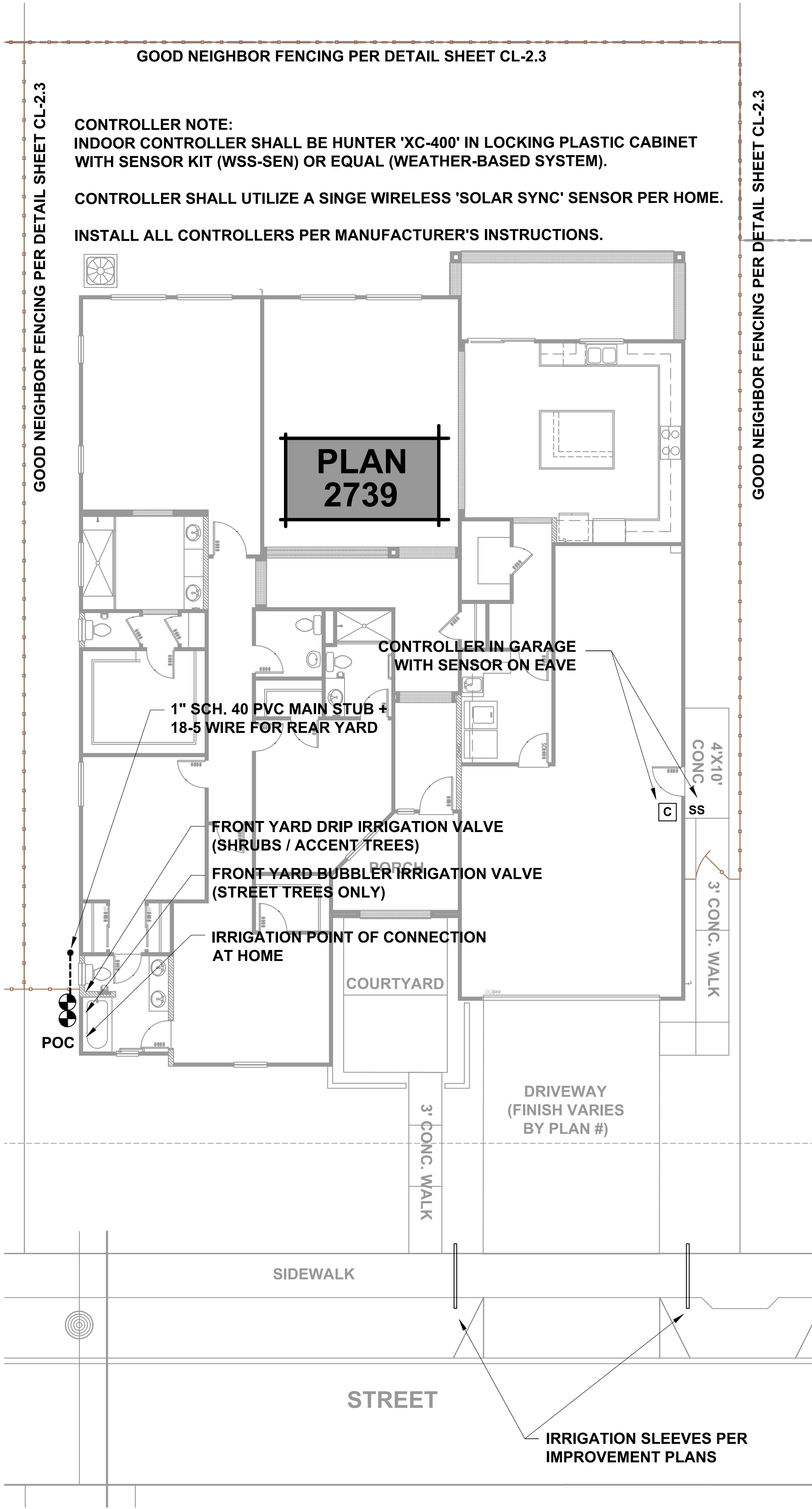
A-91



TYPICAL CURBSIDE PLANTER STRIP LAYOUT

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

LARGER ACCENT SHRUBS Raphiolepis indica 'Pinkie'	ALL 5 GAL. SIZE Compact India Hawthorn
LOWER SPREADING SHRUBS Rosa 'Drift Red'	ALL 5 GAL. SIZE Red Drift Rose
PRIMARY GROUNDCOVER Erigeron karvinskianus	ALL 1 GAL. SIZE Santa Barbara Daisy

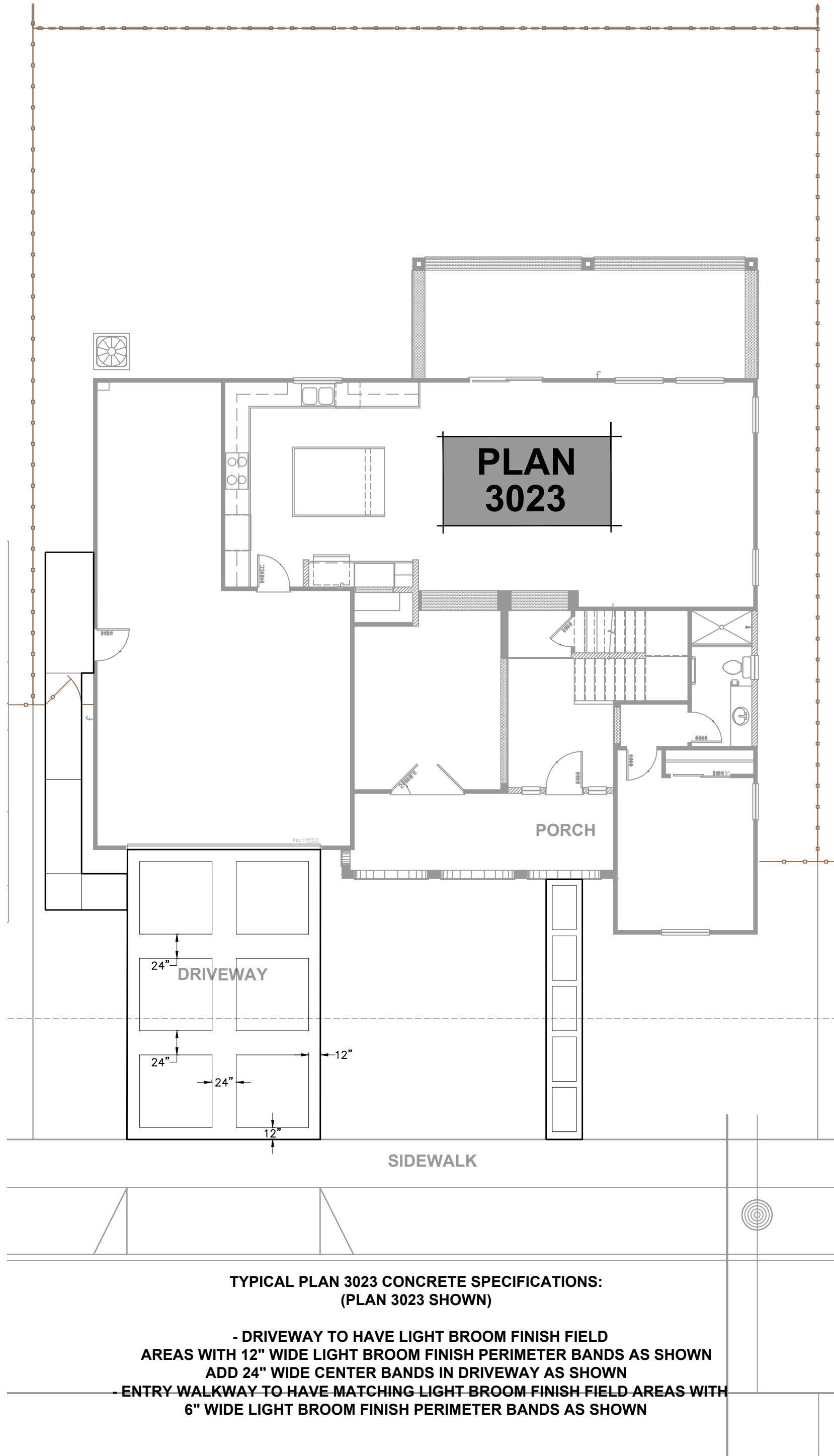
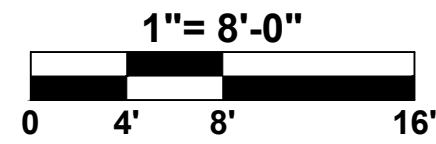


TYPICAL IRRIGATION SCHEMATIC (ALL LOTS)
PLAN 2739 SHOWN

Sym.	Revision	Date

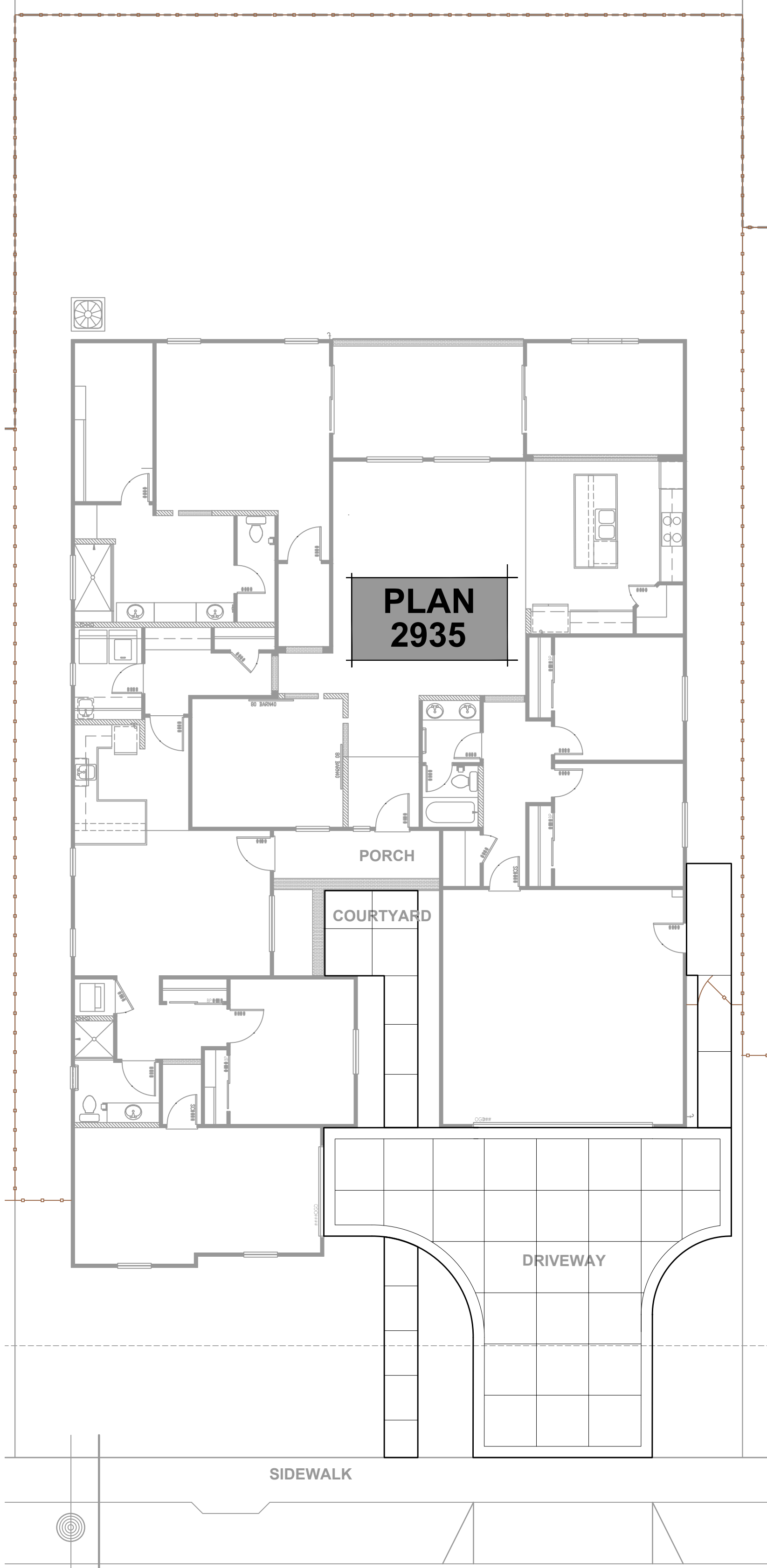
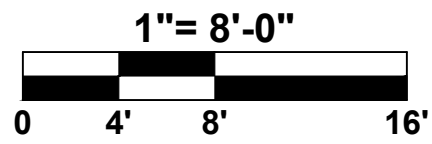
Drawing Title
**CURBSIDE
PLANTER
+
IRRIGATION
-VILLAGE 2-**

Date **JANUARY 8, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**



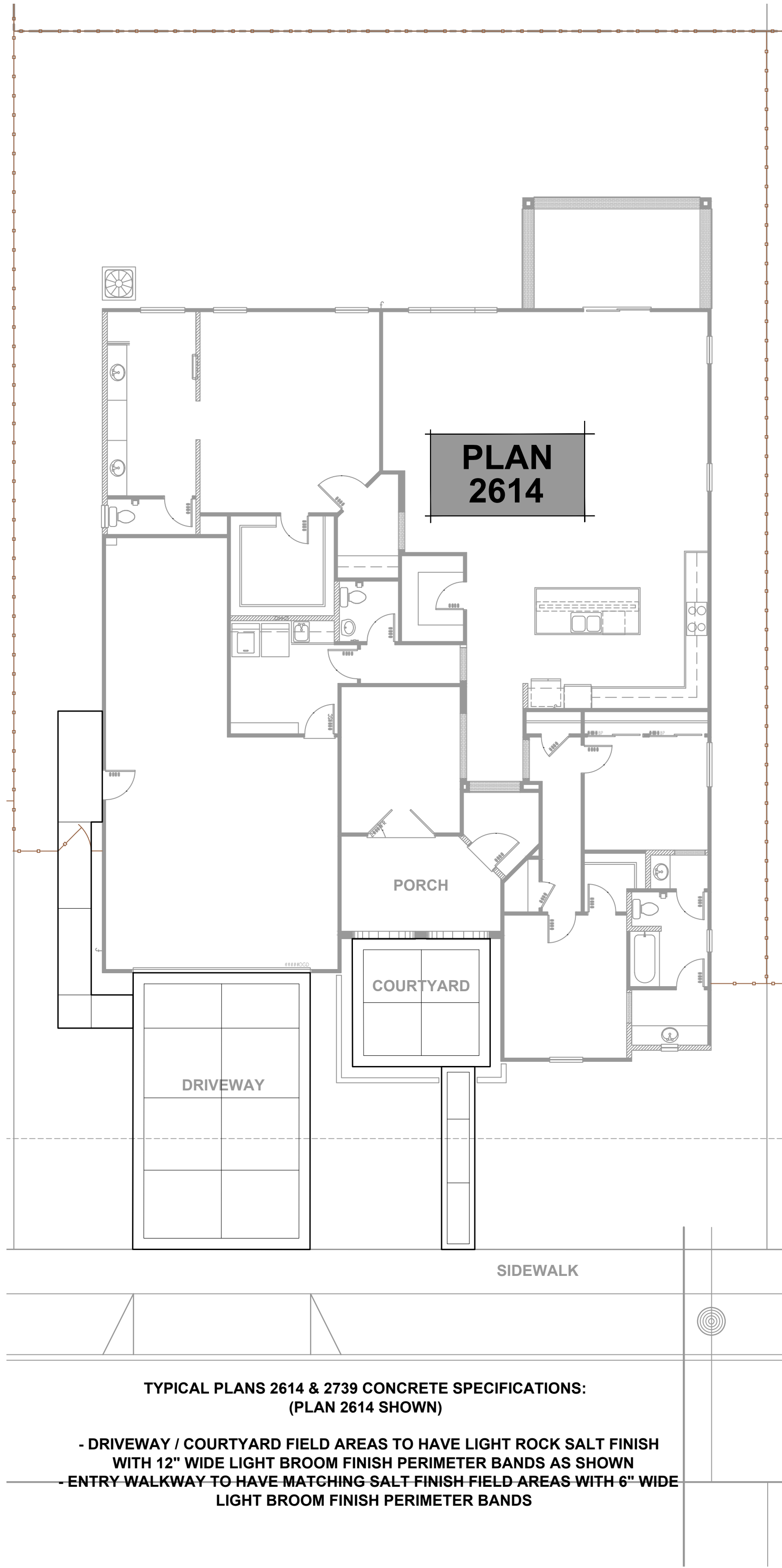
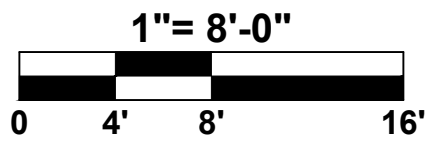
TYPICAL PLAN 3023 CONCRETE SPECIFICATIONS:
(PLAN 3023 SHOWN)

- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ADD 24" WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING LIGHT BROOM FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN



TYPICAL PLAN 2935 CONCRETE SPECIFICATIONS:
(PLAN 2935 SHOWN)

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



TYPICAL PLANS 2614 & 2739 CONCRETE SPECIFICATIONS:
(PLAN 2614 SHOWN)

- DRIVEWAY / COURTYARD FIELD AREAS TO HAVE LIGHT ROCK SALT FINISH WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING SALT-FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS

Sym.	Revision	Date

Drawing Title
CONCRETE FINISHES -VILLAGE 2-

Date	JANUARY 8, 2018
Drawn By	JL
Scale	1/8" = 1'-0"

A-93

SUNFLOWER AT SPRING LAKE

PRE-PLOT PLAN EXHIBIT
**OYANG SOUTH
SUNFLOWER (VILLAGE 3)**

LENNAR HOMES
CITY OF WOODLAND, CALIFORNIA
JUNE 2018

- ELEVATION
A. MISSION
B. ITALIAN
C. COTTAGE
D. CRAFTSMAN

DRAWING NOT TO SCALE



* LOTS WITH ASTERISK REQUIRE EXCEPTION

TYPICAL SETBACK ENVELOPE DIMENSIONS: (R3 ZONING)	
FRONT PORCH:	15'
FRONT LIVING SPACE:	20'
FRONT GARAGE:	22'
REAR YARD:	25'
SIDE YARD (INTERIOR/STREET):	5-10'/15' (15' MIN. BETWEEN HOMES)

HOME #10

PLAN 2737-L
3 STORY
18 EA 19
Incl. model
lot)

HOME #11

PLAN 3105-R
2 STORY
21 EA
Incl. model
lot)

HOME #12

PLAN 3123-L
3 STORY
17 EA 18
Incl. model
lot)

HOME #13

PLAN 3324-R
2 STORY
8 EA
Incl. model
lot)

HOME #14

PLAN 3731-L
3 STORY
18 EA 19
Incl. model
lot)

LENNAR

WOOD ROGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
33011 Q ST. BLDG. 1005B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7761

Village 3: R-3 Zoning																	
TSM Lot #	Lot Area (SF)	2737			3105			3123			3324			3731			
		1 Story			2 Story			2 Story			2 Story						
		(55Wx65D)			(45Wx61D)			(45Wx64D)			(78Wx38D)			(60Wx56D)			
		Footprint SF (includes porch & patio, excludes flatwork)															
		3671	Coverage	<50%?	2460	Coverage	<50%?	2620	Coverage	<50%?	2784	Coverage	<50%?	2873	Coverage	<50%?	Notes
169	11,465	-	32%	(Y)	-	21%	(Y)	-	23%	(Y)	X	24%	(Y)	-	25%	(Y)	Chosen pre-plot works without exception
170	9,465	X	39%	(Y)	X	26%	(Y)	X	28%	(Y)	-	29%	(Y)	X	30%	(Y)	Chosen pre-plot works without exception
171	9,494	X	39%	(Y)	X	26%	(Y)	X	28%	(Y)	-	29%	(Y)	-	30%	(Y)	Chosen pre-plot works without exception
172	9,787	X	38%	(Y)	X	25%	(Y)	X	27%	(Y)	-	28%	(Y)	X	29%	(Y)	Chosen pre-plot works without exception
173	9,122	-	40%	(Y)	X	27%	(Y)	X	29%	(Y)	-	31%	(Y)	-	31%	(Y)	Chosen pre-plot works without exception
174	9,878	X	37%	(Y)	X	25%	(Y)	X	27%	(Y)	-	28%	(Y)	X	29%	(Y)	Chosen pre-plot works without exception
175	9,187	-	40%	(Y)	X	27%	(Y)	-	29%	(Y)	-	30%	(Y)	X	31%	(Y)	Chosen pre-plot works without exception
176	8,880	-	41%	(Y)	X	28%	(Y)	-	30%	(Y)	-	31%	(Y)	X	32%	(Y)	Chosen pre-plot works without exception
177	11,134	-	33%	(Y)	-	22%	(Y)	-	24%	(Y)	X	25%	(Y)	-	26%	(Y)	Chosen pre-plot works without exception
178	11,485	-	32%	(Y)	-	21%	(Y)	-	23%	(Y)	X	24%	(Y)	-	25%	(Y)	Chosen pre-plot works without exception
179	9,843	-	37%	(Y)	X	25%	(Y)	-	27%	(Y)	-	28%	(Y)	X	29%	(Y)	Chosen pre-plot works without exception
180	8,605	X	43%	(Y)	X	29%	(Y)	X	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
181	9,722	X	38%	(Y)	X	25%	(Y)	X	27%	(Y)	-	29%	(Y)	X	30%	(Y)	Chosen pre-plot works without exception
182	8,512	X	43%	(Y)	X	29%	(Y)	X	31%	(Y)	-	33%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
183	9,165	-	40%	(Y)	X	27%	(Y)	X	29%	(Y)	-	30%	(Y)	-	31%	(Y)	Chosen pre-plot works without exception
184	8,850	-	41%	(Y)	X	28%	(Y)	X	30%	(Y)	-	31%	(Y)	-	32%	(Y)	Chosen pre-plot works without exception
185	8,783	-	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
186	8,691	-	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
187	8,702	-	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
188	12,234	-	30%	(Y)	-	20%	(Y)	-	21%	(Y)	X	23%	(Y)	-	23%	(Y)	Chosen pre-plot works without exception
189	11,657	-	31%	(Y)	-	21%	(Y)	-	22%	(Y)	X	24%	(Y)	-	25%	(Y)	Chosen pre-plot works without exception
190	8,729	-	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
191	8,681	-	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
192	8,888	-	41%	(Y)	X	28%	(Y)	-	29%	(Y)	-	31%	(Y)	X	32%	(Y)	Chosen pre-plot works without exception
193	7,840	X	47%	(Y)	X	31%	(Y)	X	33%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
194	8,900	-	41%	(Y)	X	28%	(Y)	X	29%	(Y)	-	31%	(Y)	-	32%	(Y)	Chosen pre-plot works without exception
195	9,612	-	38%	(Y)	X	26%	(Y)	-	27%	(Y)	-	29%	(Y)	X	30%	(Y)	Chosen pre-plot works without exception
196	8,975	X	41%	(Y)	X	27%	(Y)	X	29%	(Y)	-	31%	(Y)	X	32%	(Y)	Chosen pre-plot works without exception
197	8,642	X	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	2737 will need exception from City as it encroaches into rear yard 1.6'
198	8,393	-	44%	(Y)	-	29%	(Y)	-	31%	(Y)	-	33%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
199	11,911	-	31%	(Y)	-	21%	(Y)	-	22%	(Y)	X	23%	(Y)	-	24%	(Y)	Chosen pre-plot works without exception
200	11,737	-	31%	(Y)	-	21%	(Y)	-	22%	(Y)	X	24%	(Y)	-	24%	(Y)	Chosen pre-plot works without exception

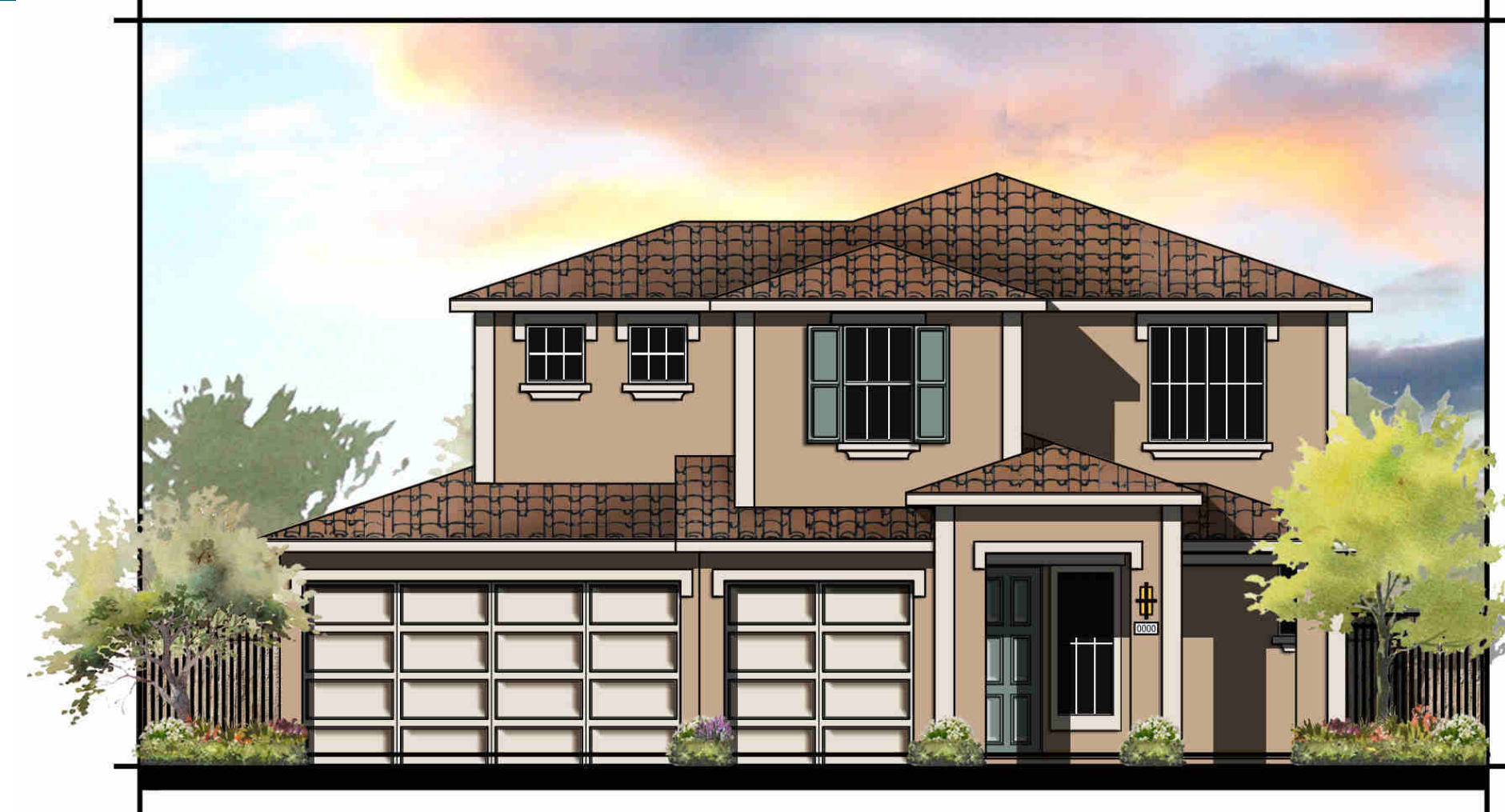
Village 3: R-3 Zoning																	
TSM Lot #	Lot Area (SF)	2737			3105			3123			3324			3731			Notes
		1 Story			2 Story			2 Story			2 Story			2 Story			
		(55Wx65D)			(45Wx61D)			(45Wx64D)			(78Wx38D)			(60Wx56D)			
		Footprint SF (includes porch & patio, excludes flatwork)															
		3671	Coverage	<50%?	2460	Coverage	<50%?	2620	Coverage	<50%?	2784	Coverage	<50%?	2873	Coverage	<50%?	
201	9,532	X	39%	(Y)	X	26%	(Y)	X	27%	(Y)	-	29%	(Y)	X	30%	(Y)	Chosen pre-plot works without exeption
202	8,657	X	42%	(Y)	X	28%	(Y)	X	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exeption
203	8,713	X	42%	(Y)	X	28%	(Y)	X	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exeption
204	8,421	X	44%	(Y)	X	29%	(Y)	X	31%	(Y)	-	33%	(Y)	-	34%	(Y)	Chosen pre-plot works without exeption
205	10,578	-	35%	(Y)	X	23%	(Y)	X	25%	(Y)	-	26%	(Y)	-	27%	(Y)	Chosen pre-plot works without exeption
206	13,386	-	27%	(Y)	-	18%	(Y)	-	20%	(Y)	X	21%	(Y)	-	21%	(Y)	Chosen pre-plot works without exeption
207	8,202	X	45%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	X	35%	(Y)	Chosen pre-plot works without exeption
208	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
209	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
210	8,250	-	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	X	35%	(Y)	Chosen pre-plot works without exeption
211	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	X	37%	(Y)	Chosen pre-plot works without exeption; 5' sideyard setback on each side
212	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
213	7,975	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exeption
214	7,958	-	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exeption
215	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
216	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	X	37%	(Y)	Chosen pre-plot works without exeption; 5' sideyard setback on each side
217	8,250	X	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	-	35%	(Y)	Chosen pre-plot works without exeption
218	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
219	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
220	8,250	X	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	X	35%	(Y)	Chosen pre-plot works without exeption
221	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
222	9,150	X	40%	(Y)	X	27%	(Y)	X	29%	(Y)	-	30%	(Y)	-	31%	(Y)	Chosen pre-plot works without exeption
223	9,240	-	40%	(Y)	X	27%	(Y)	X	28%	(Y)	-	30%	(Y)	-	31%	(Y)	Chosen pre-plot works without exeption
224	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	X	37%	(Y)	Chosen pre-plot works without exeption; 5' sideyard setback on each side
225	8,250	X	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	-	35%	(Y)	Chosen pre-plot works without exeption
226	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	X	37%	(Y)	Chosen pre-plot works without exeption
227	8,250	X	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	X	35%	(Y)	Chosen pre-plot works without exeption
228	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption
229	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	X	37%	(Y)	Chosen pre-plot works without exeption
230	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exeption

Village 3: R-3 Zoning																	
TSM Lot #	Lot Area (SF)	2737			3105			3123			3324			3731			Notes
		1 Story			2 Story			2 Story			2 Story			2 Story			
		(55Wx65D)			(45Wx61D)			(45Wx64D)			(78Wx38D)			(60Wx56D)			
		Footprint SF (includes porch & patio, excludes flatwork)															
		3671	Coverage	<50%?	2460	Coverage	<50%?	2620	Coverage	<50%?	2784	Coverage	<50%?	2873	Coverage	<50%?	
231	8,166	-	45%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	-	35%	(Y)	Chosen pre-plot works without exception
232	8,166	-	45%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	-	35%	(Y)	Chosen pre-plot works without exception
233	7,700	-	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
234	7,700	-	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	X	37%	(Y)	Chosen pre-plot works without exeption; 5' sideyard setback on each side
235	7,700	-	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
236	8,250	-	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	X	35%	(Y)	Chosen pre-plot works without exception
237	7,700	-	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
238	8,250	-	44%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	-	35%	(Y)	Chosen pre-plot works without exception
239	7,700	X	48%	(Y)	X	32%	(Y)	X	34%	(Y)	-	36%	(Y)	-	37%	(Y)	Chosen pre-plot works without exception
240	9,360	-	39%	(Y)	X	26%	(Y)	X	28%	(Y)	-	30%	(Y)	-	31%	(Y)	Chosen pre-plot works without exception
241	8,244	-	45%	(Y)	X	30%	(Y)	X	32%	(Y)	-	34%	(Y)	-	35%	(Y)	Chosen pre-plot works without exception
242	8,671	-	42%	(Y)	X	28%	(Y)	-	30%	(Y)	-	32%	(Y)	X	33%	(Y)	Chosen pre-plot works without exception
243	7,980	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
244	7,980	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
245	8,550	X	43%	(Y)	X	29%	(Y)	X	31%	(Y)	-	33%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
246	7,980	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
247	7,980	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
248	7,980	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception
249	8,550	X	43%	(Y)	X	29%	(Y)	X	31%	(Y)	-	33%	(Y)	X	34%	(Y)	Chosen pre-plot works without exception
250	7,980	X	46%	(Y)	X	31%	(Y)	X	33%	(Y)	-	35%	(Y)	-	36%	(Y)	Chosen pre-plot works without exception



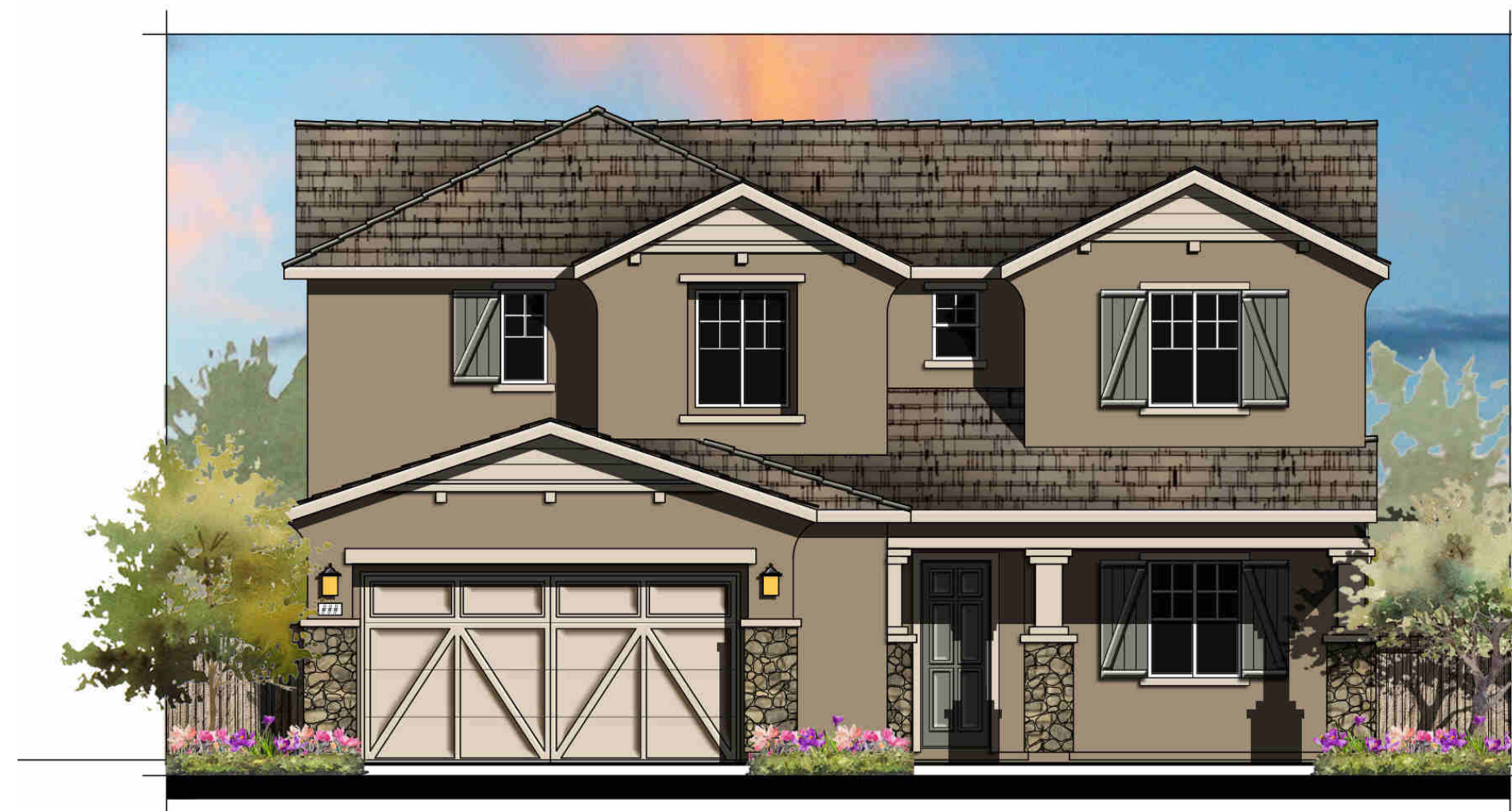
A - Mission

Incorporates flat trim over recessed windows and doors in a stucco wall plane some with arched soffits, plank type shutters, with “clay” pipe detailing in the gables, brick wainscot and/or arched entry, porch columns, and “S” tile roof in a combinations of gable and hip roofs.



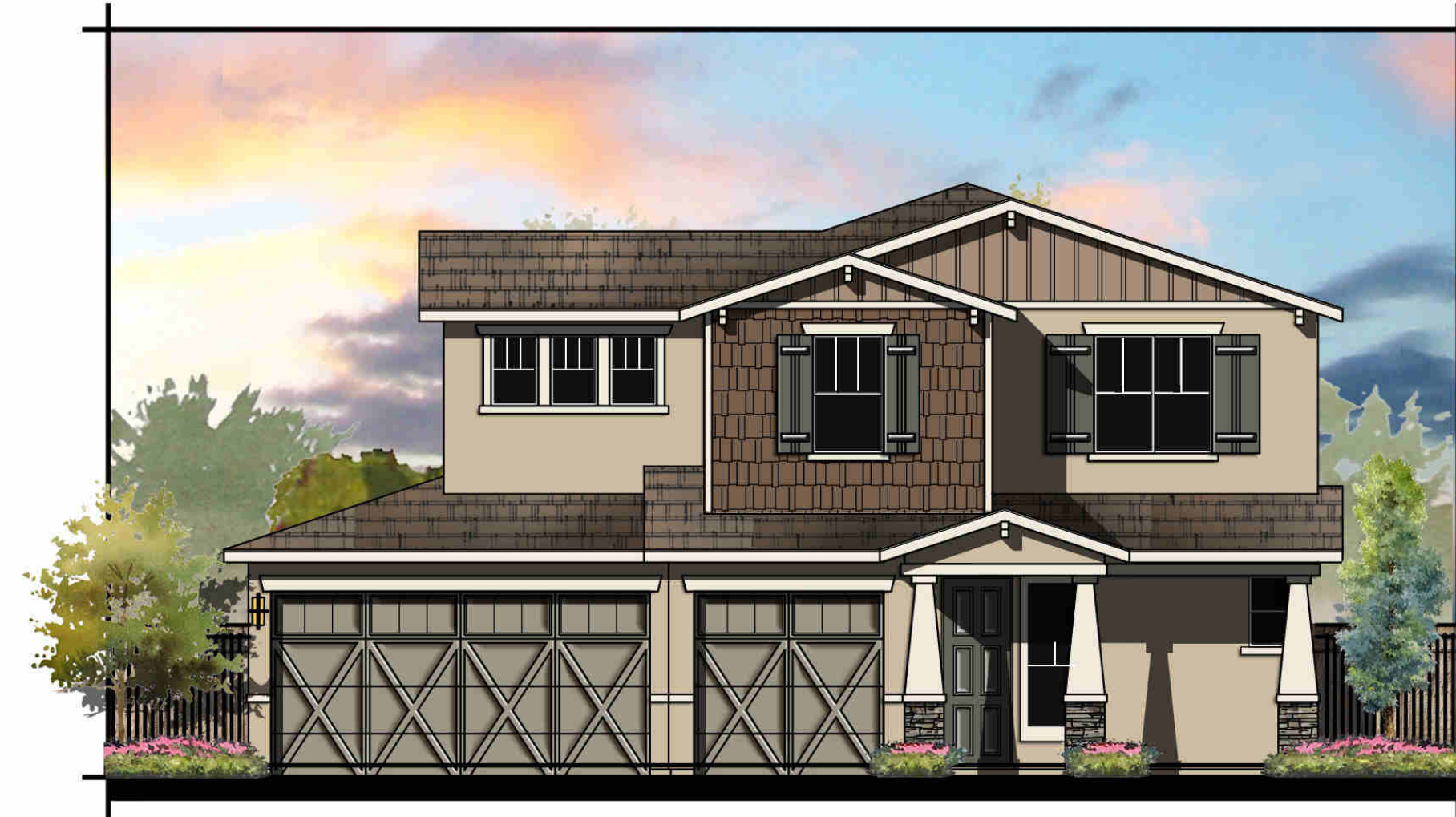
B - Italian

Incorporates “turned down” head trim along with double sill trim, panel type shutters along with wide vertical corner trim meant to emphasize the more refined detailing indicative of Italian. Hip roofs with “S” tile roofs round out the look.



C - Cottage

Incorporates recessed windows and doors in a stucco wall plane with trimmed soffits, arch barn type shutters, square mullions, curved corbels and horizontal lap siding at gable ends along with a stone wainscot and flat “slate” concrete roof tile.



D - Craftsman

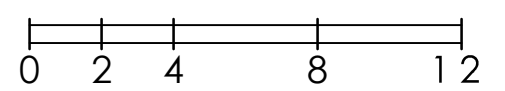
Incorporates primarily gable type roofs with board and batten siding in the gables along with corbel accents. Stone wainscot with plank shutters and battered columns on a stone base along with flat “shake” concrete roof tile.

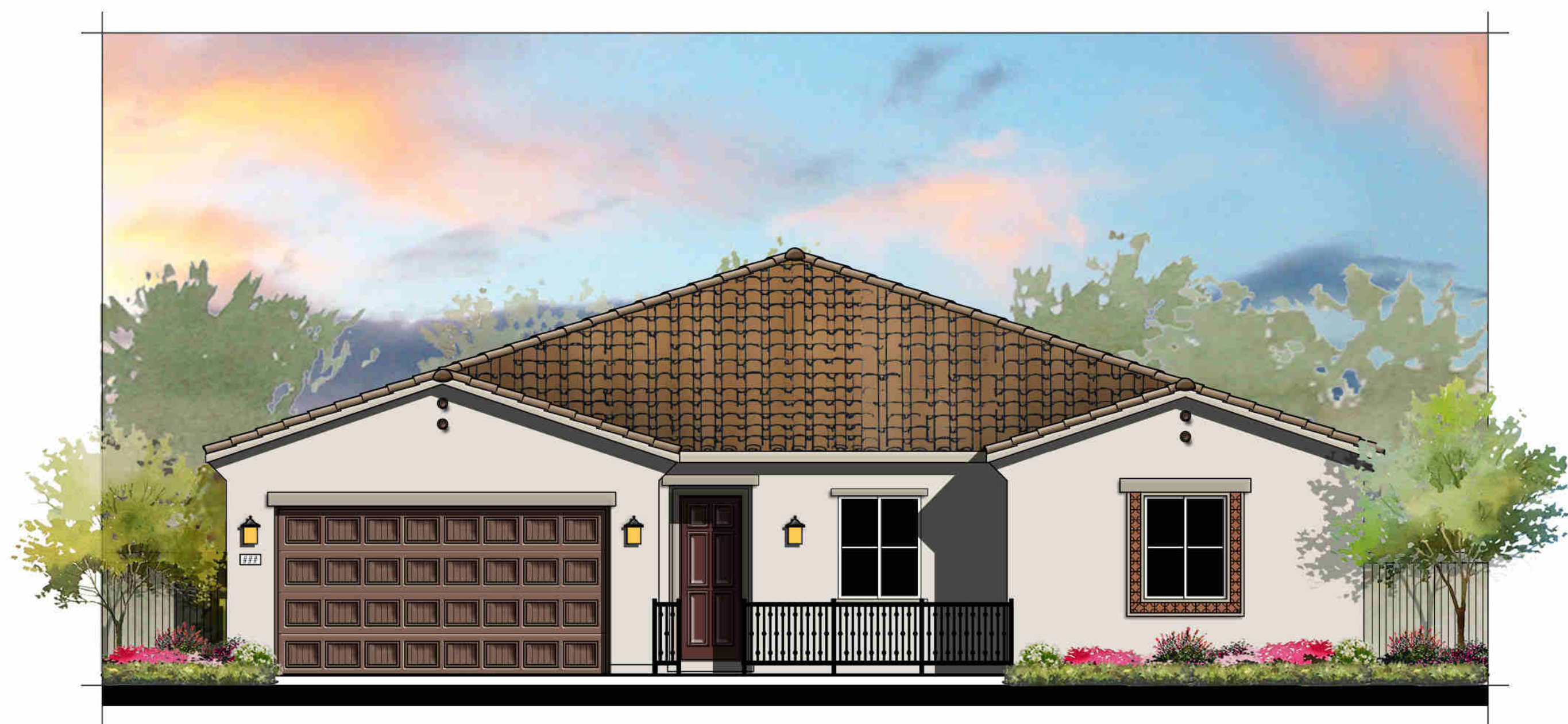
An offering of both single and two story plans along with a variety of plan widths, massing and roof configurations all contribute to the architectural diversity as outlined in the Spring Lake Specific Plan Design Standards and Guidelines. The plans offer a variety of front massing configurations including porch forward and courtyard forward. In most instances the garage has been setback from the forward elements mitigating its impact. Four elevation styles have been selected for their diversity in materials, detailing, color palettes and roof designs.



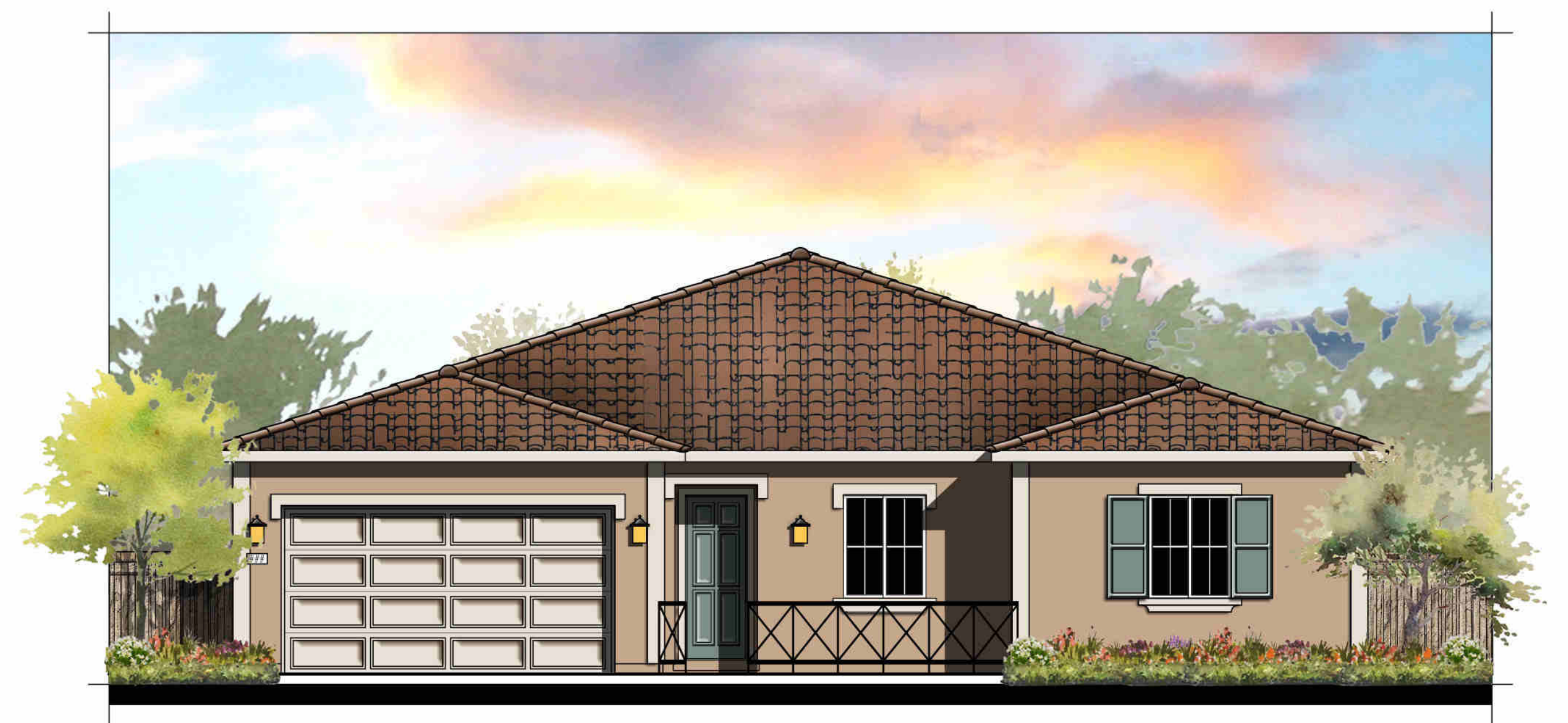
TOTAL CONDITIONED + UNCONDITIONED SPACE = 3,370 SQ FT

U.N.O - UNLESS NOTED OTHERWISE

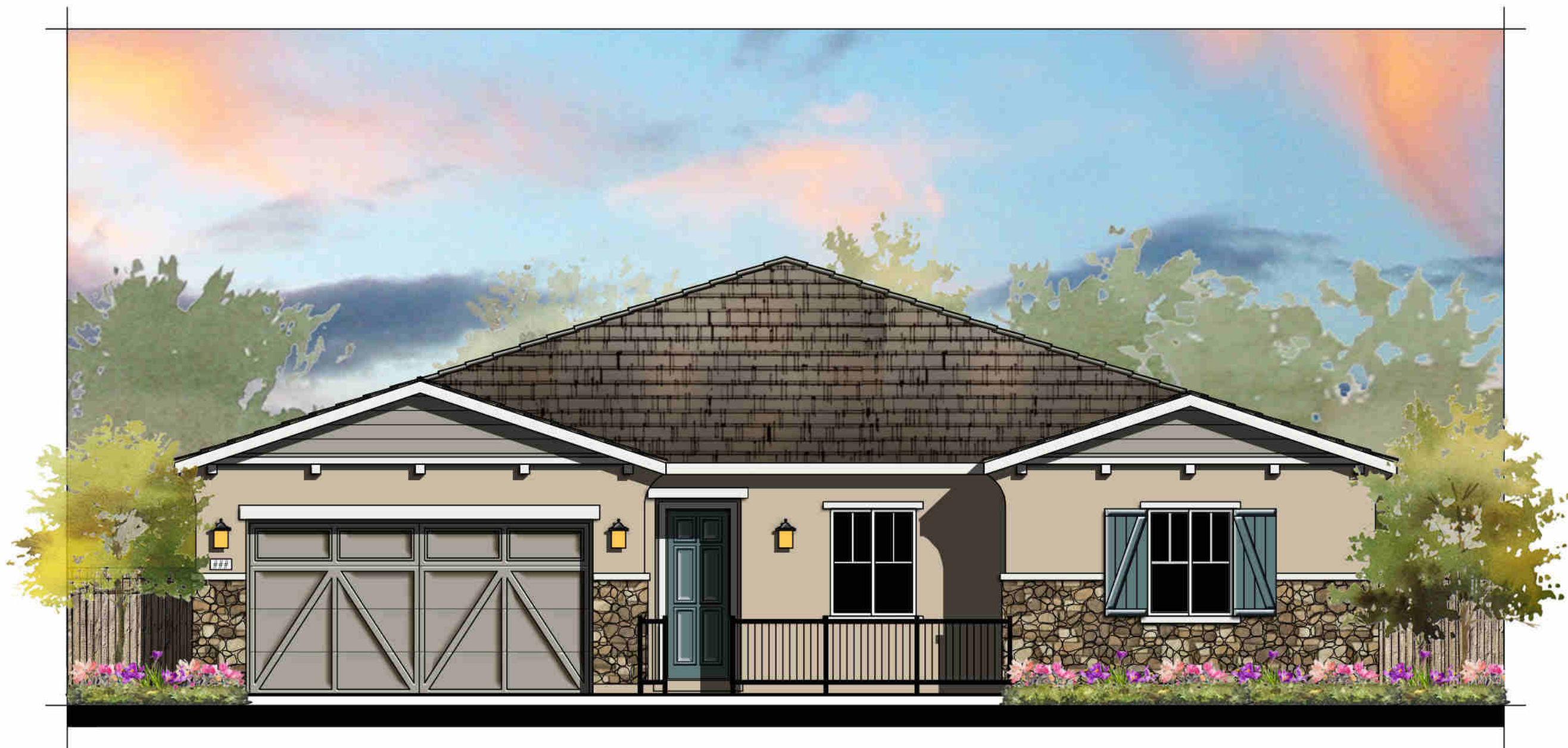




MISSION "A"
COLOR SCHEME 1



ITALIAN "B"
COLOR SCHEME 4



COTTAGE "C"
COLOR SCHEME 7



CRAFTSMAN "D"
COLOR SCHEME 10

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

Page 138

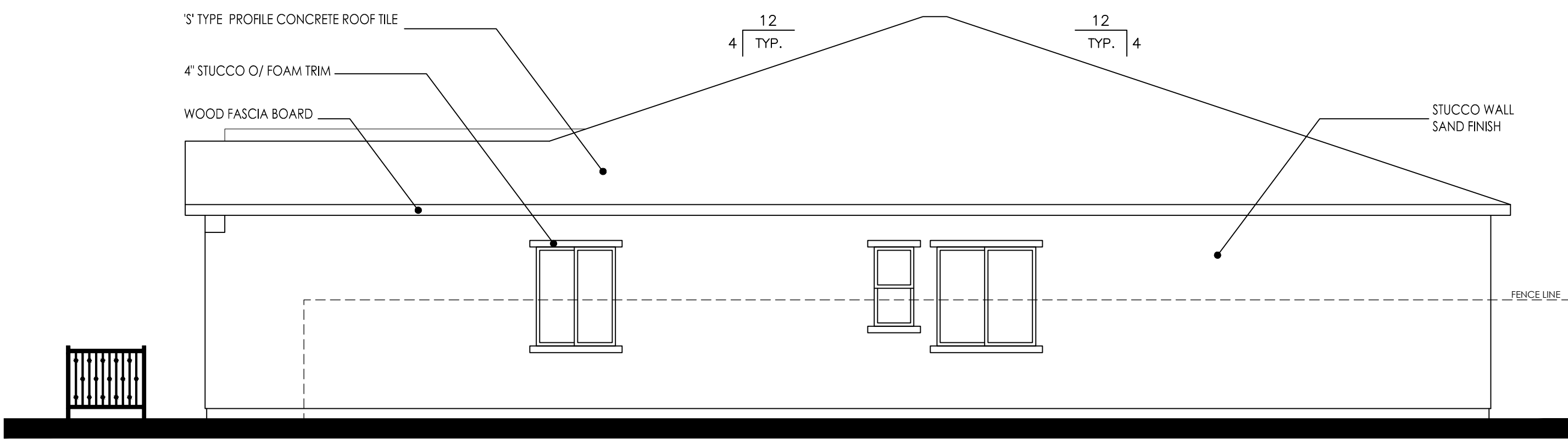
PLAN 2737
4 BEDROOM, 3.5 BATH

LENNAR®

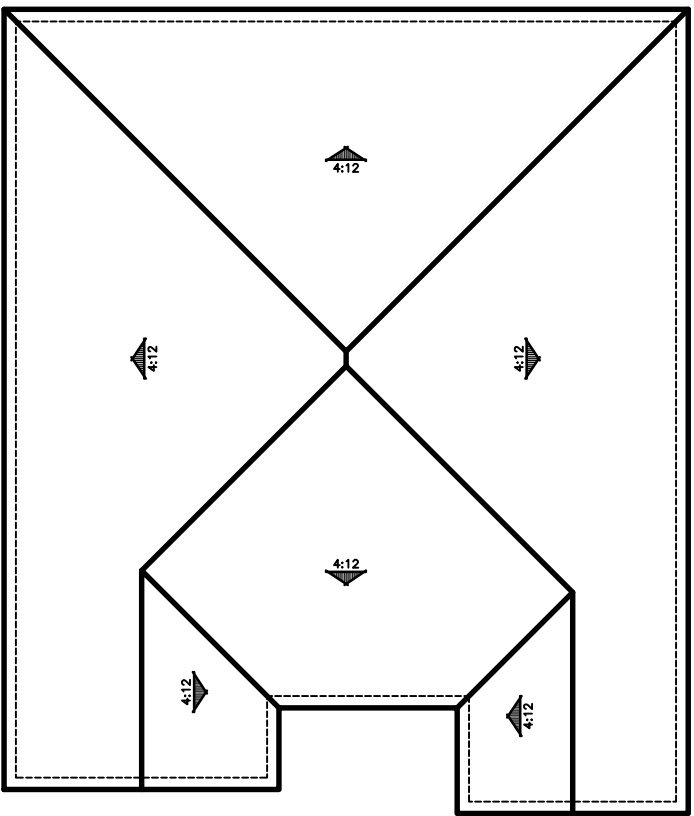
Kevin L. Crook
Architect
Inc

A-101

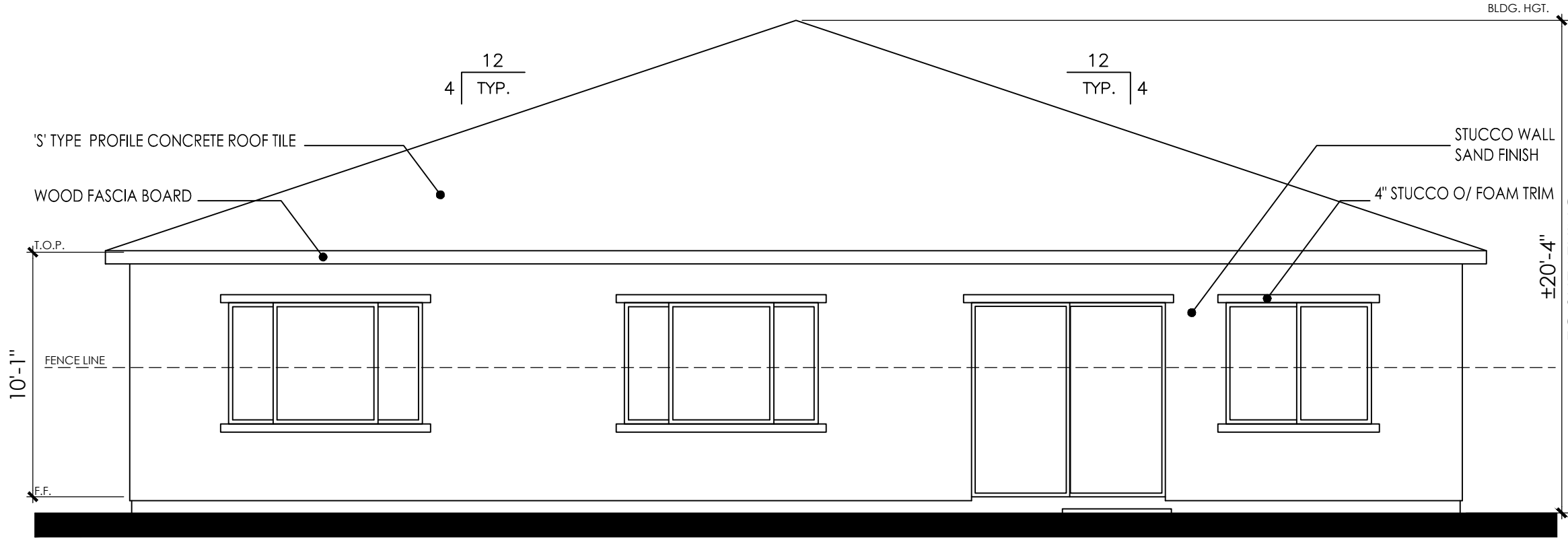
PLANNING + ARCHITECTURE



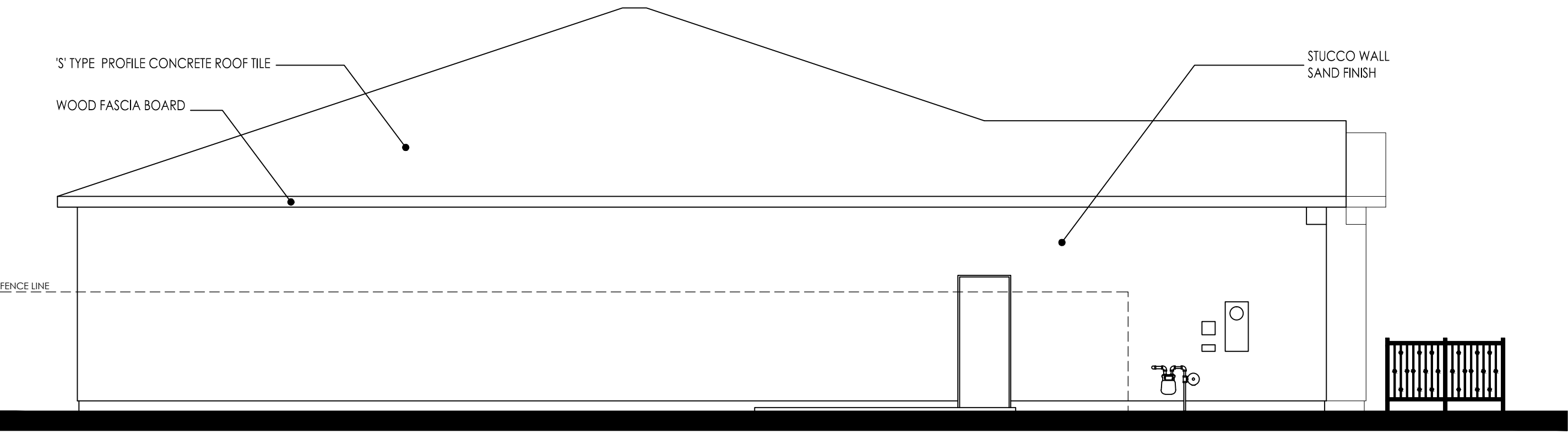
RIGHT ELEVATION



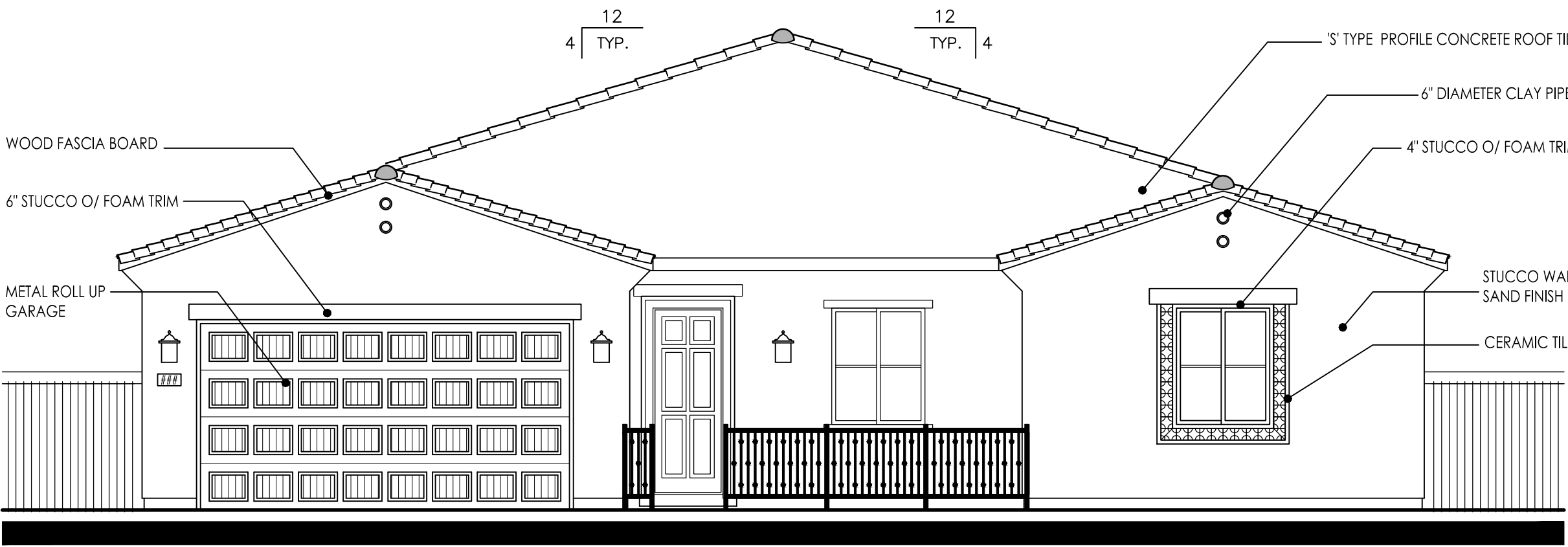
ROOF PLAN



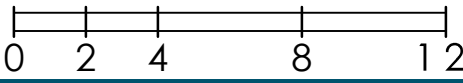
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 2737
MISSION "A"

SUNFLOWER AT SPRING LAKE

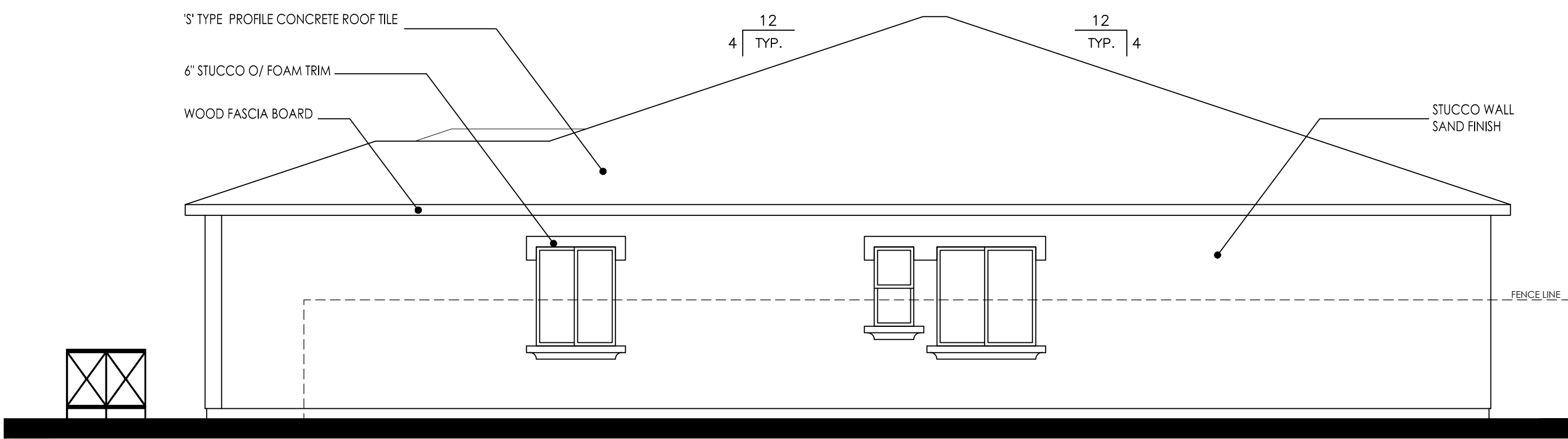
#17018
06/05/18

PLAN 2737
4 BEDROOM, 3.5 BATH

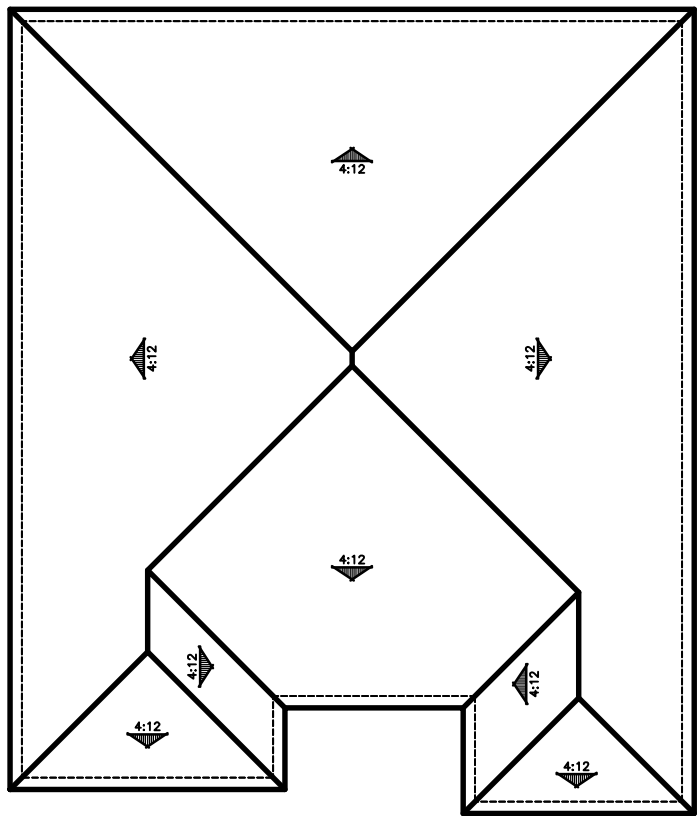
LENNAR®

Kevin L. Crook
Architect
Inc

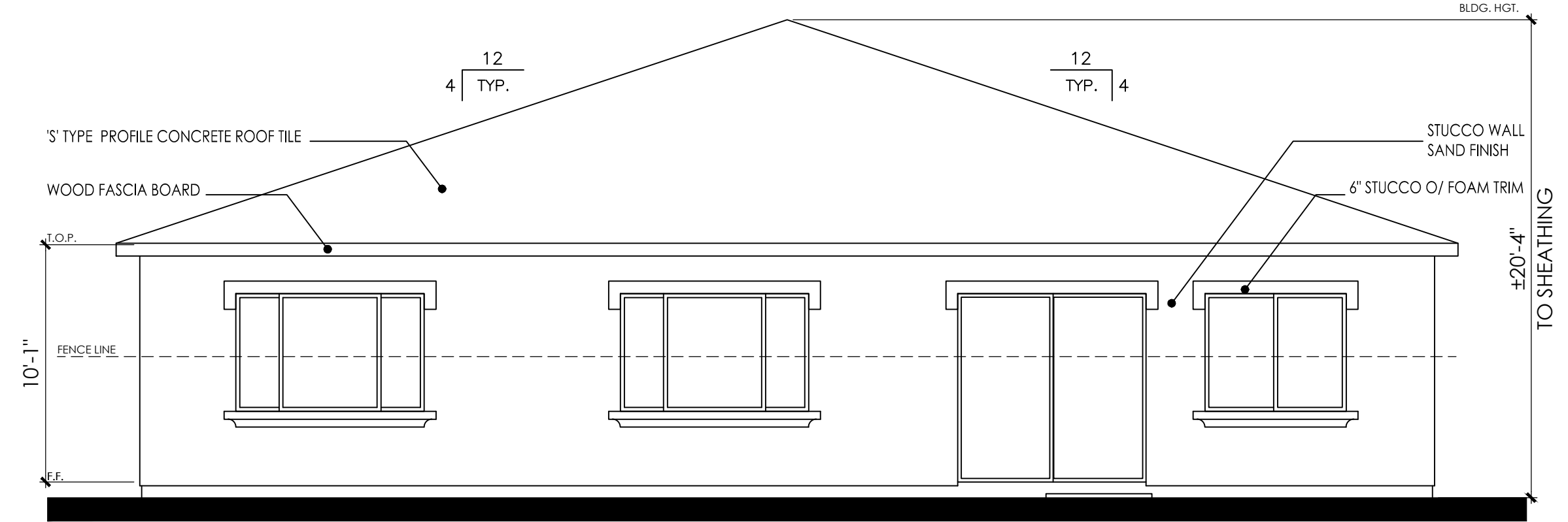
A-102



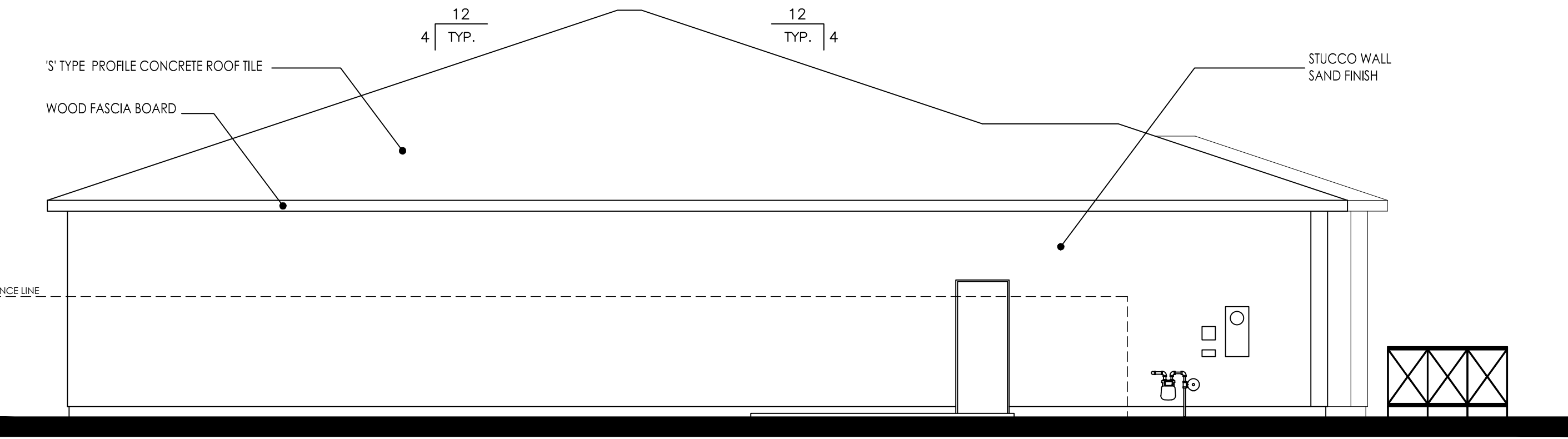
RIGHT ELEVATION



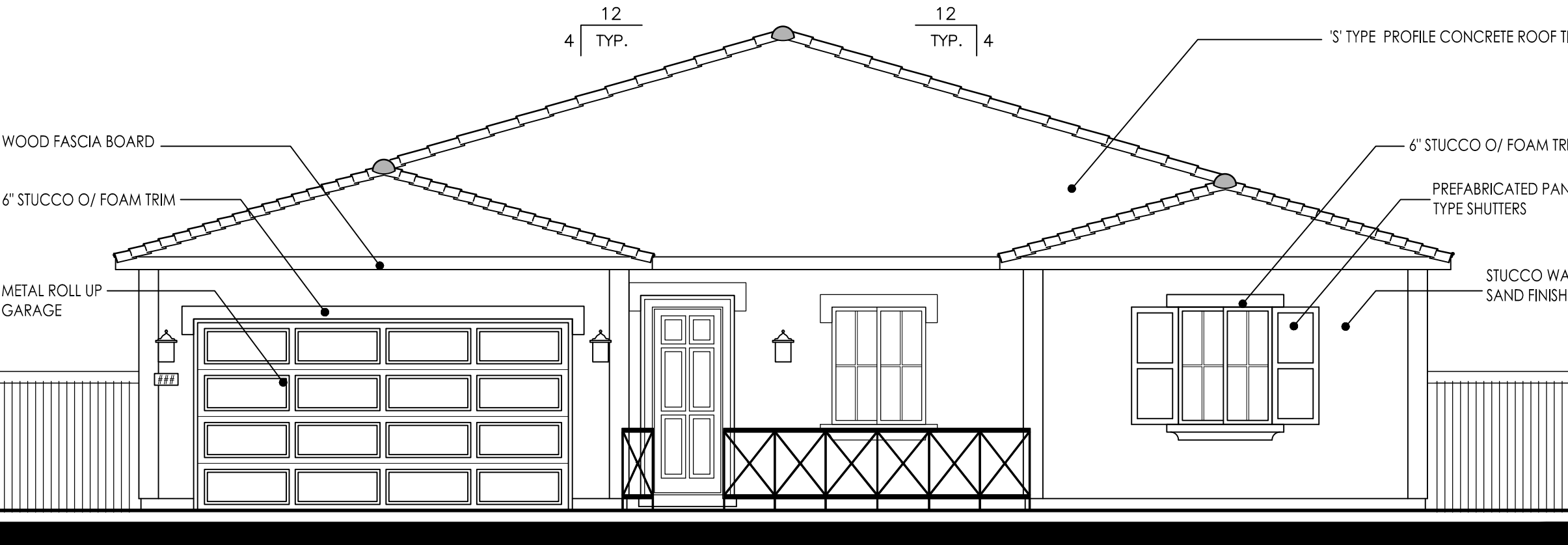
ROOF PLAN



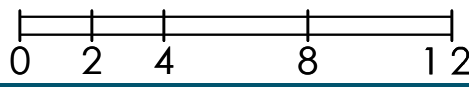
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 2737
ITALIAN "B"

SUNFLOWER AT SPRING LAKE

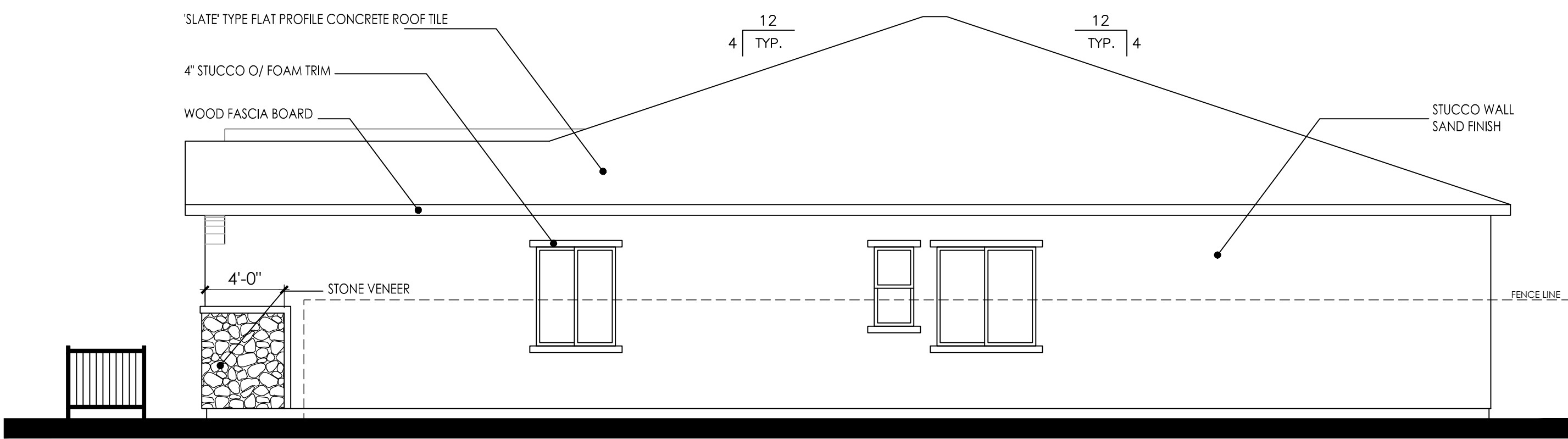
#17018
06/05/18

PLAN 2737
4 BEDROOM, 3.5 BATH

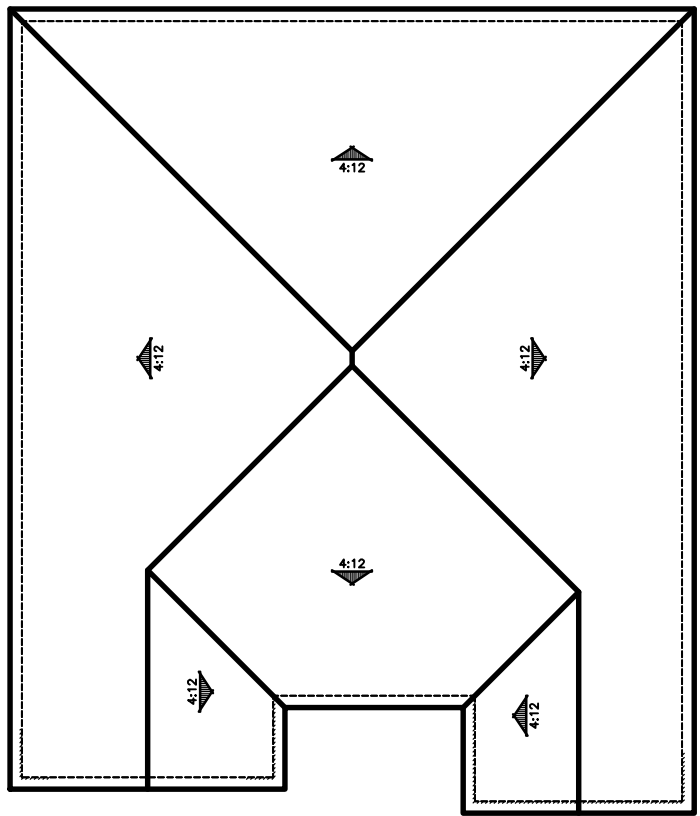
LENNAR®

Kevin L. Crook
Architect
Inc

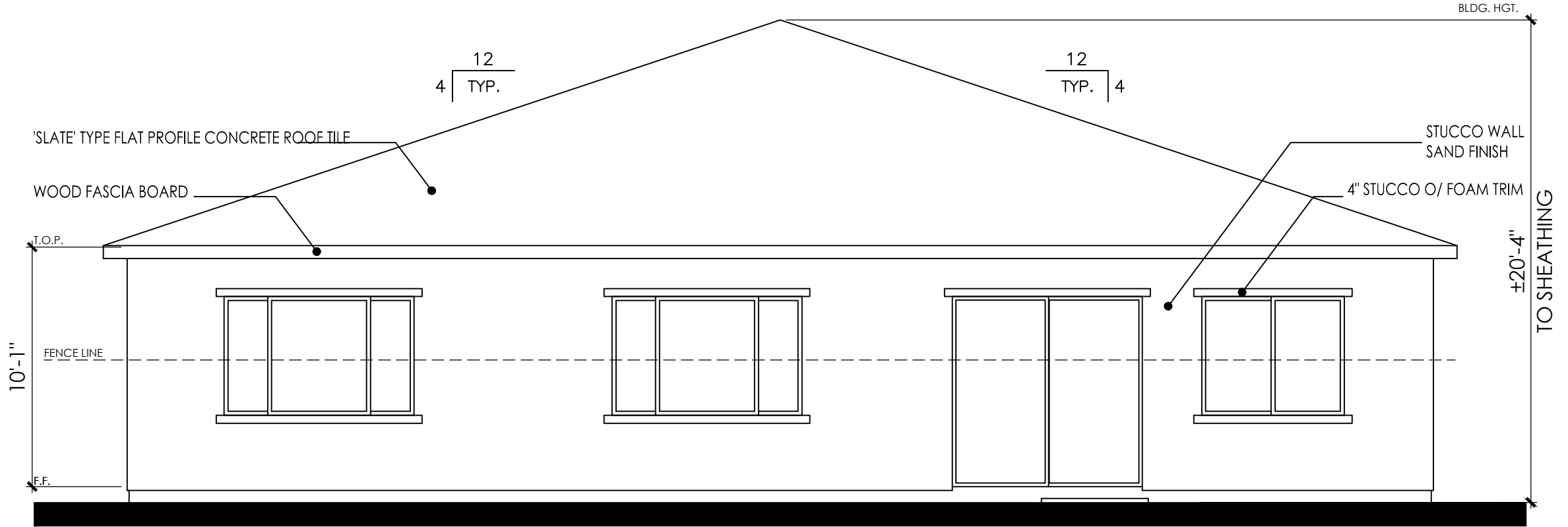
A-103



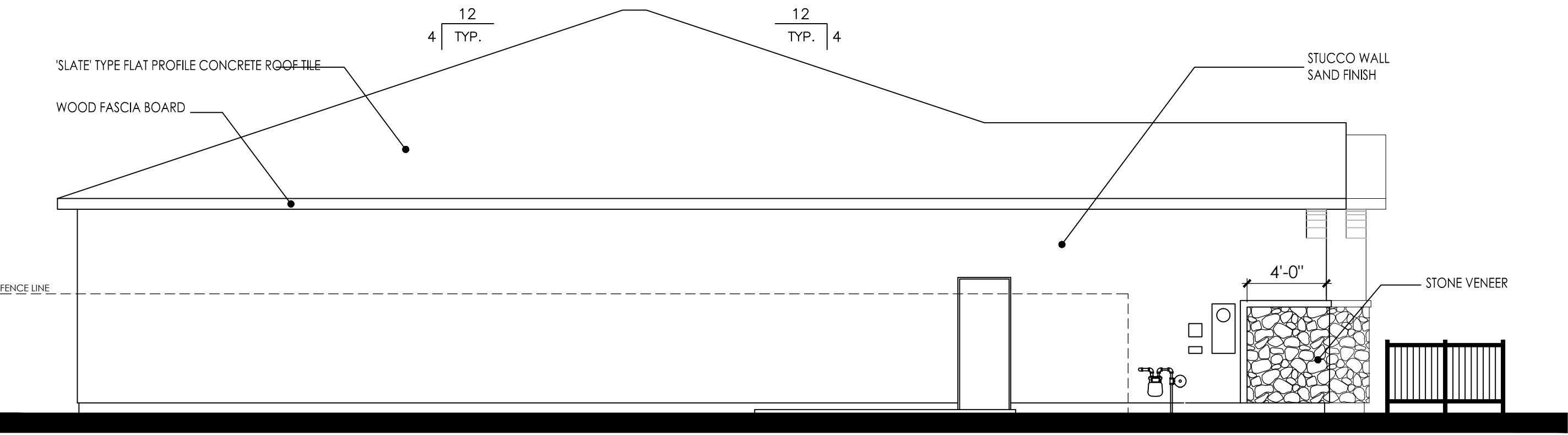
RIGHT ELEVATION



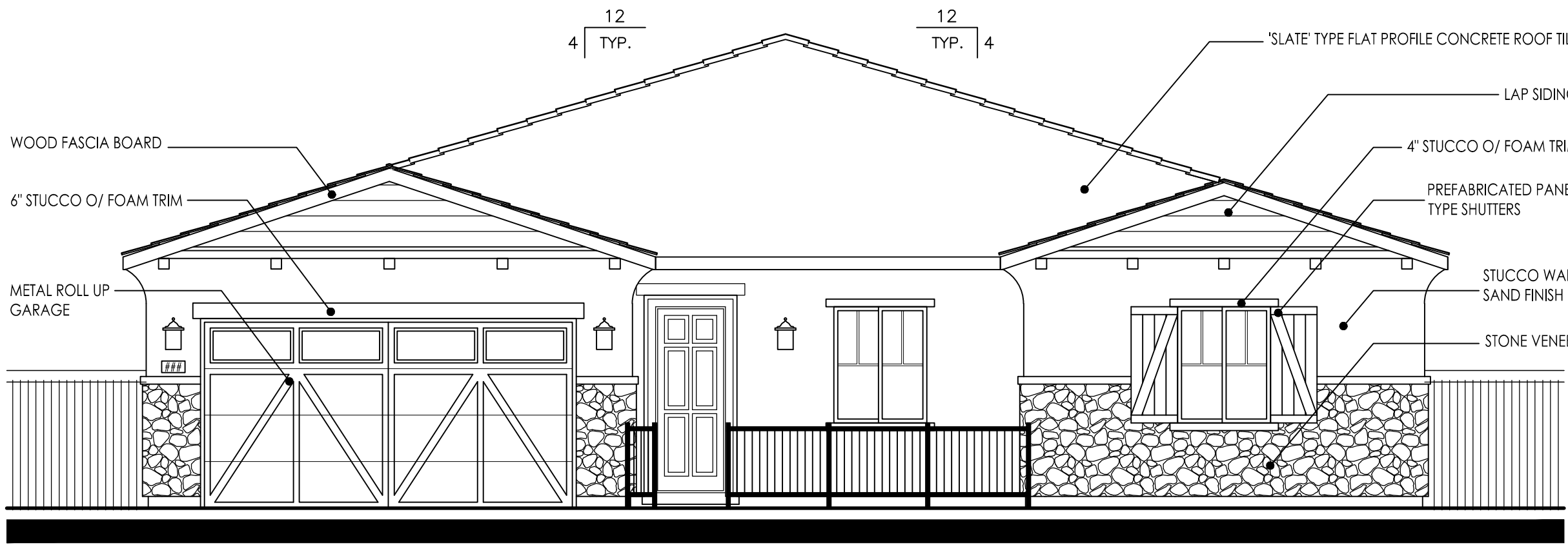
ROOF PLAN



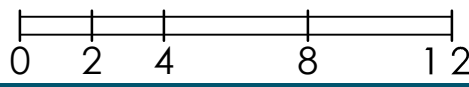
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 2737
COTTAGE "C"

SUNFLOWER AT SPRING LAKE

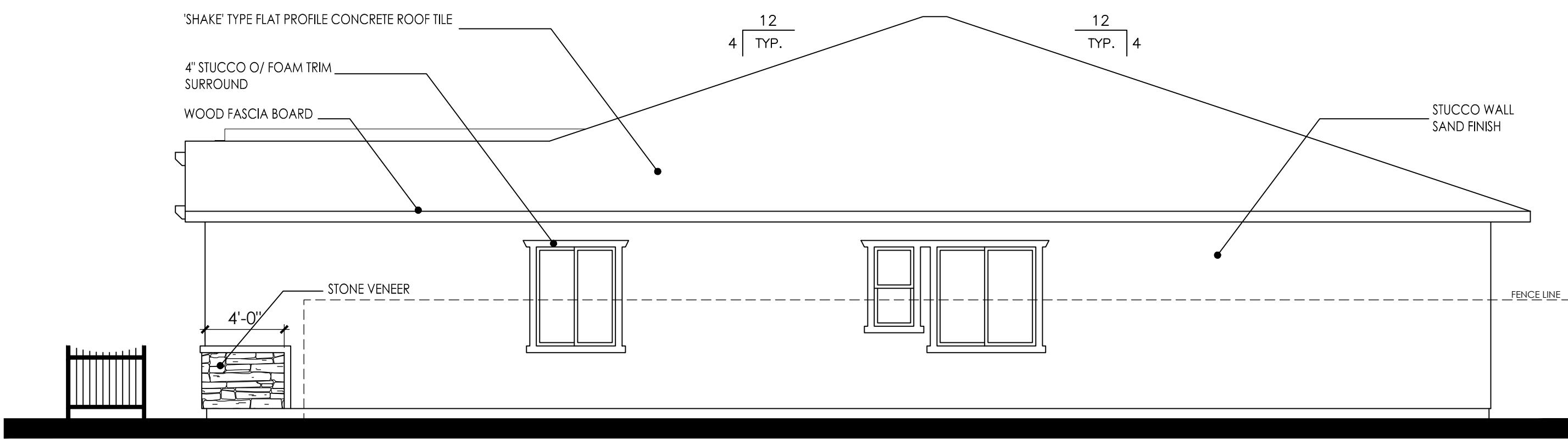
#17018
06/05/18

PLAN 2737
4 BEDROOM, 3.5 BATH

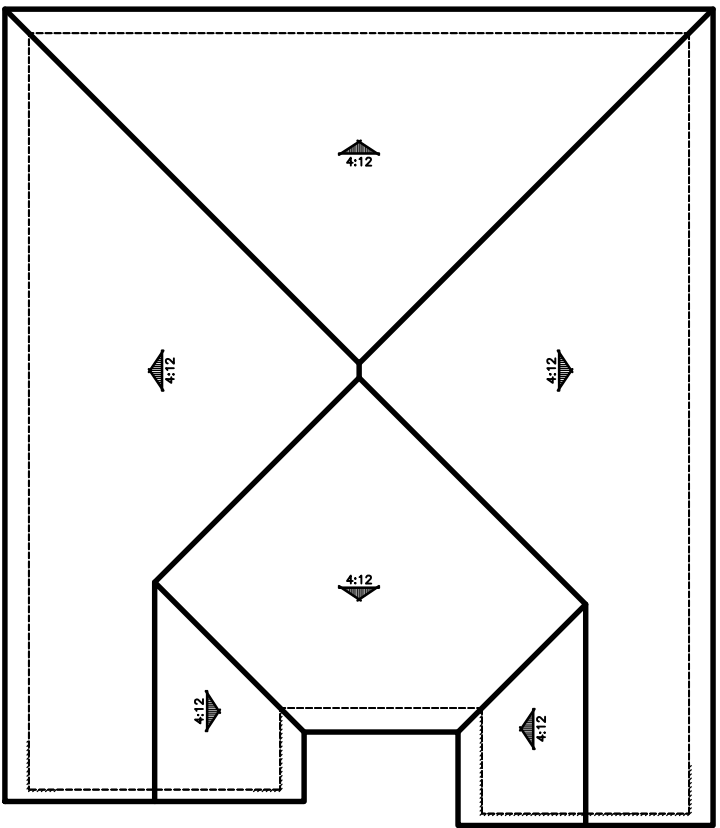
LENNAR®

Kevin L. Crook
Architect
Inc

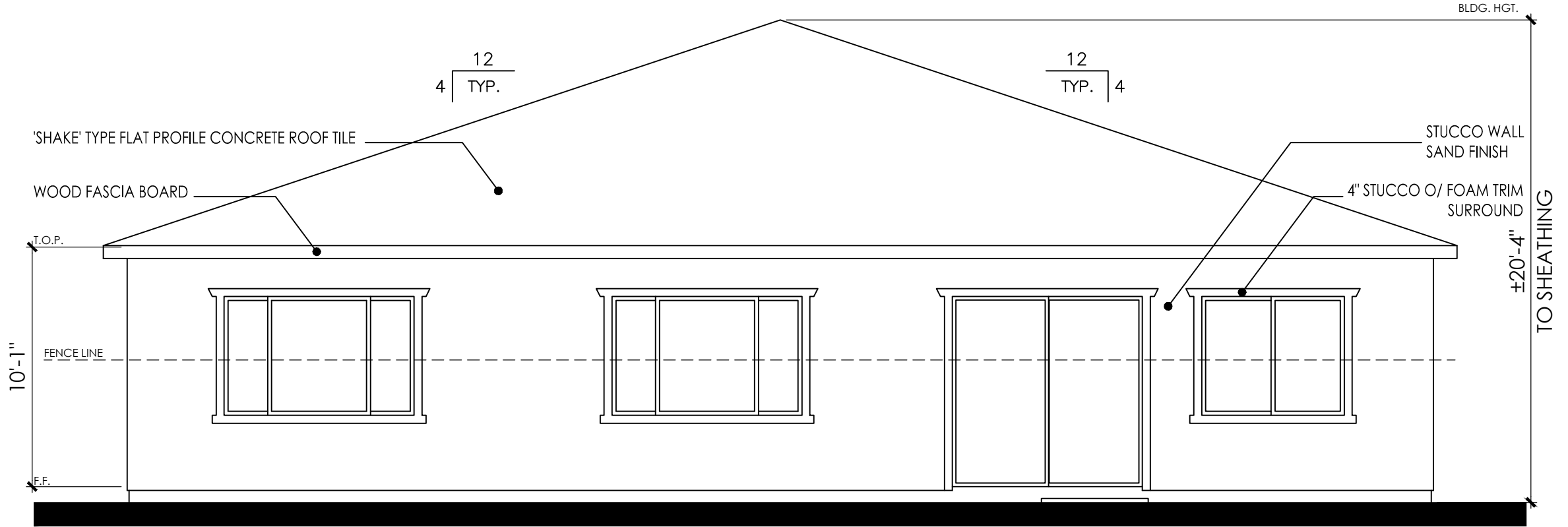
A-104



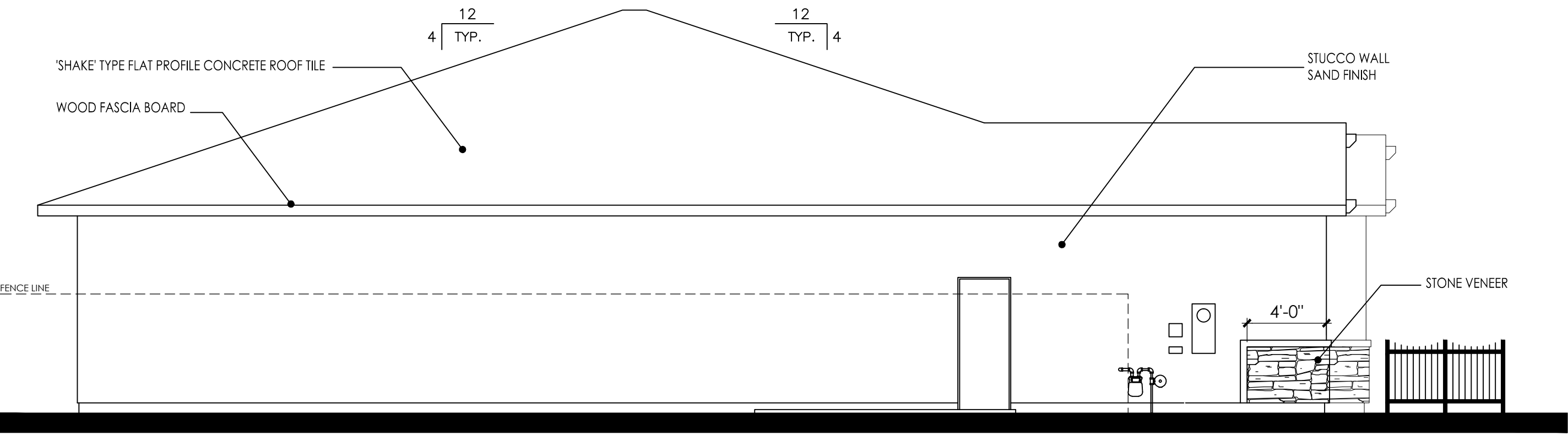
RIGHT ELEVATION



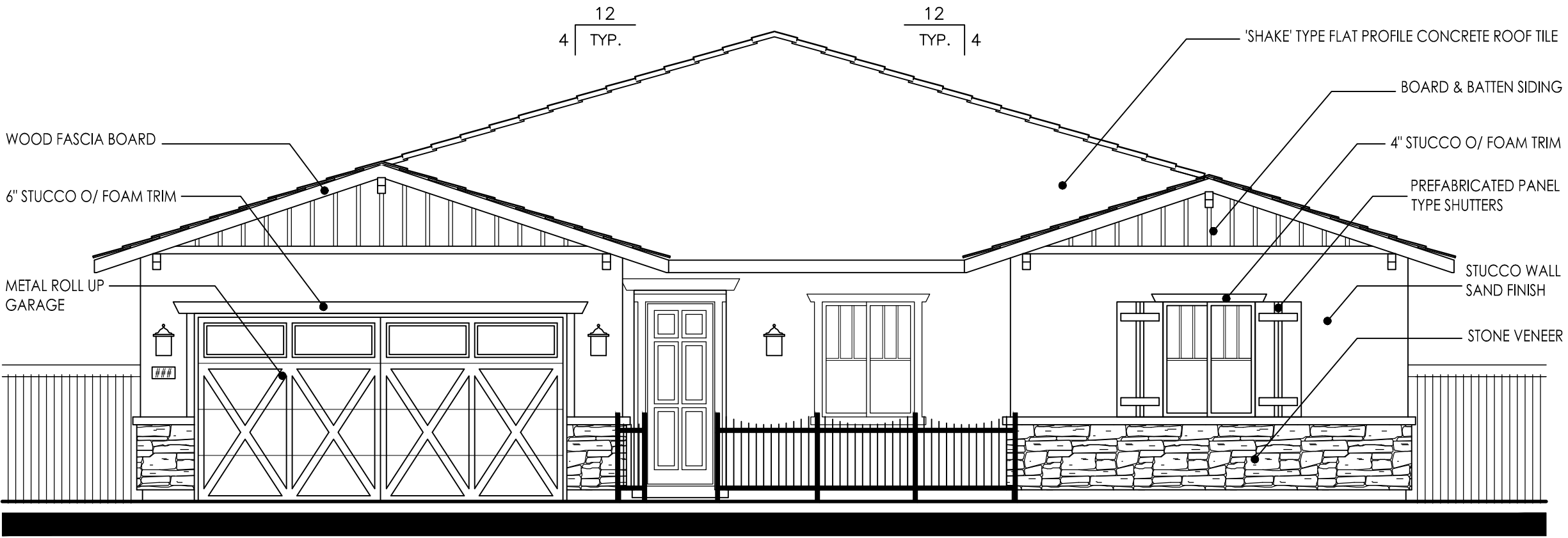
ROOF PLAN



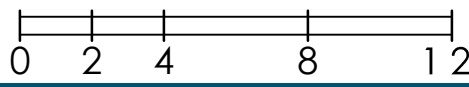
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 2737
CRAFTSMAN "D"

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

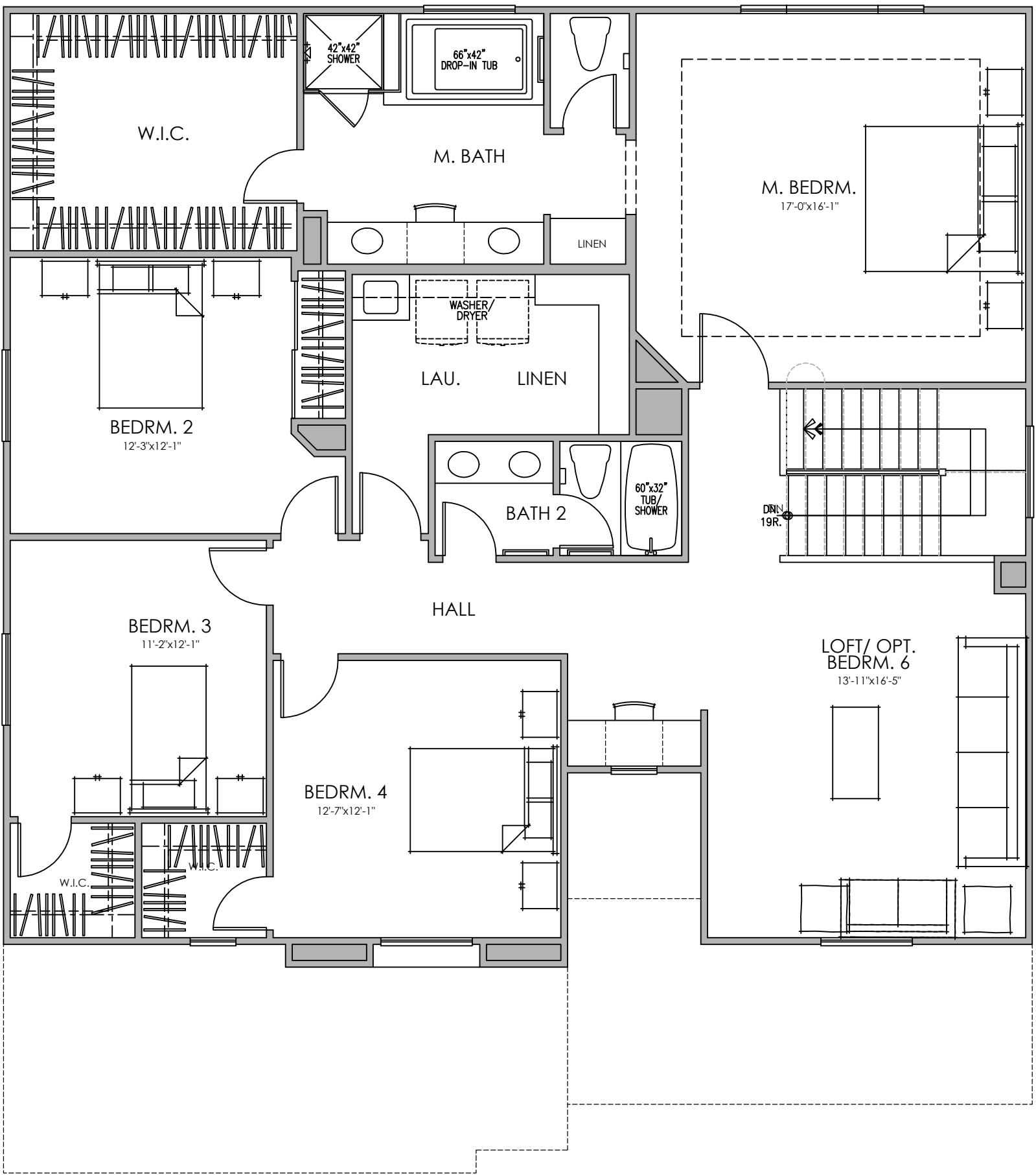
PLAN 2737
4 BEDROOM, 3.5 BATH

LENNAR®

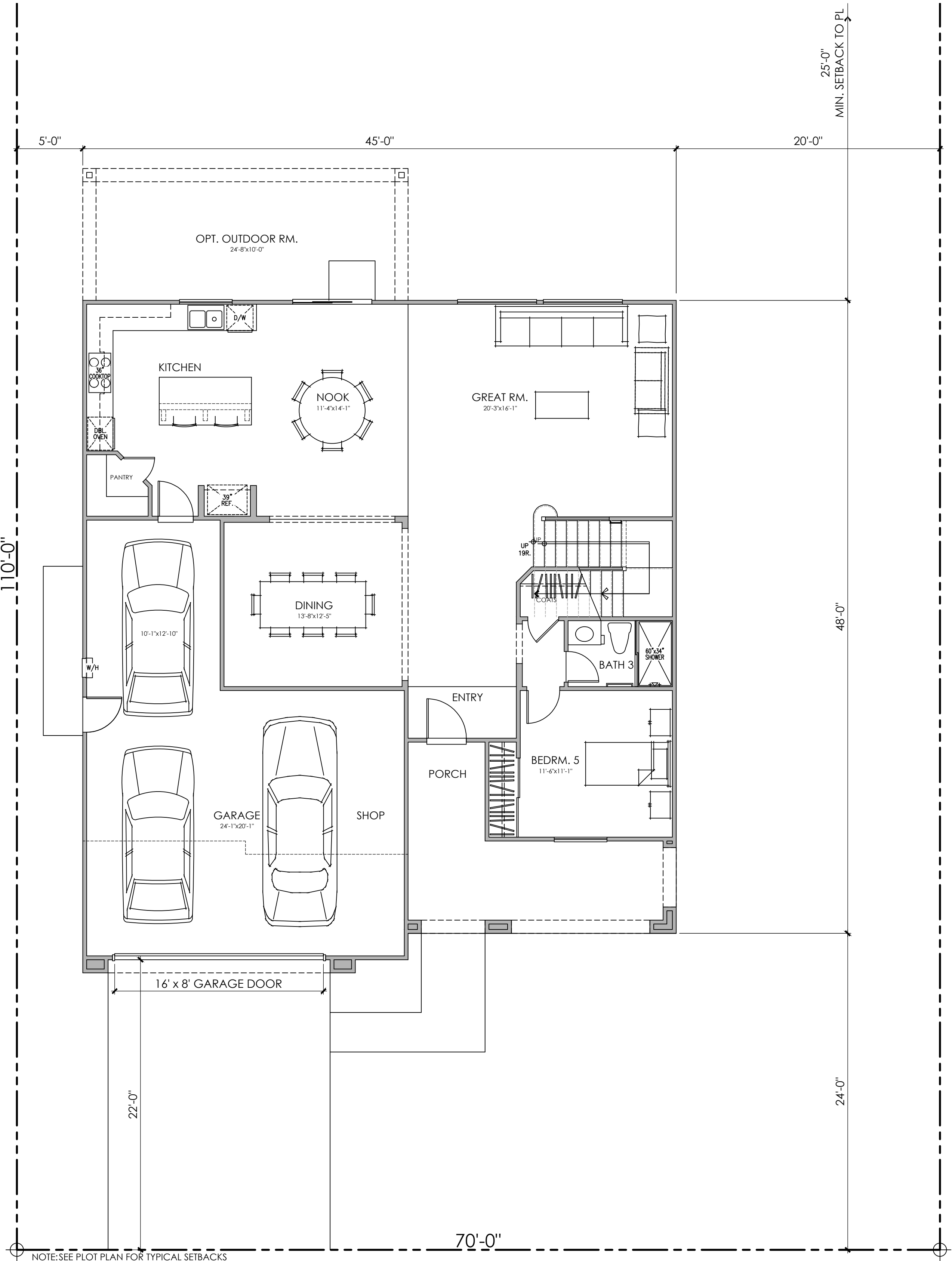
Kevin L. Crook
Architect
Inc

A-105

PLANNING + ARCHITECTURE



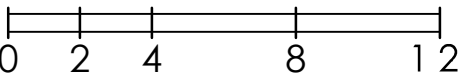
SECOND FLOOR PLAN



FIRST FLOOR PLAN

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR -	1386 SQ. FT.
SECOND FLOOR -	1719 SQ. FT.
TOTAL DWELLING -	3105 SQ. FT.
UNCONDITIONED SPACE	
PORCH -	186 SQ. FT.
GARAGE -	636 SQ. FT.
OPT. OUTDOOR RM.	246 SQ. FT.



SUNFLOWER AT SPRING LAKE

#17018
06/05/18

PLAN 3105
5 BEDROOM, 3 BATH, LOFT

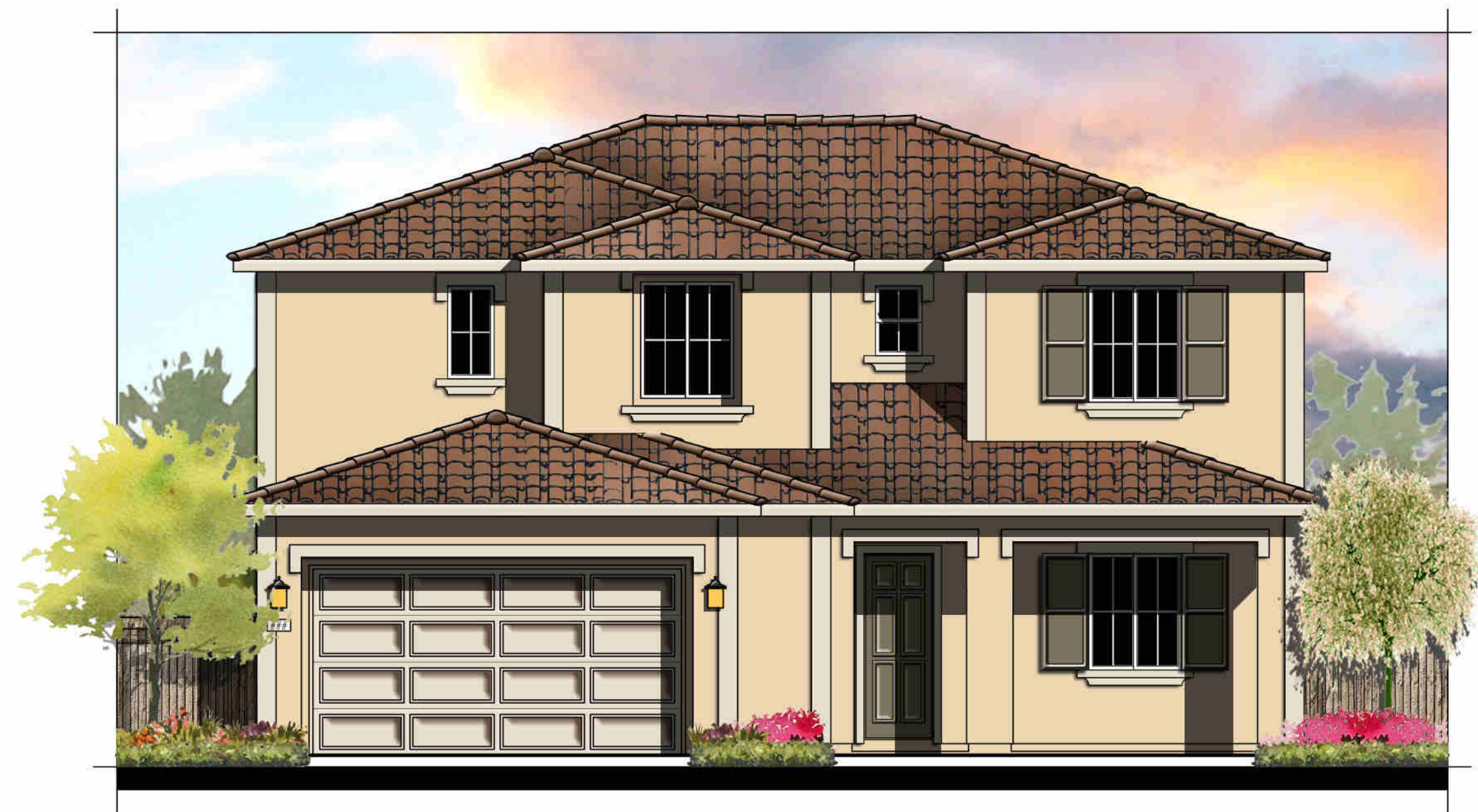
LENNAR®

Kevin L. Crook
Architect
Inc

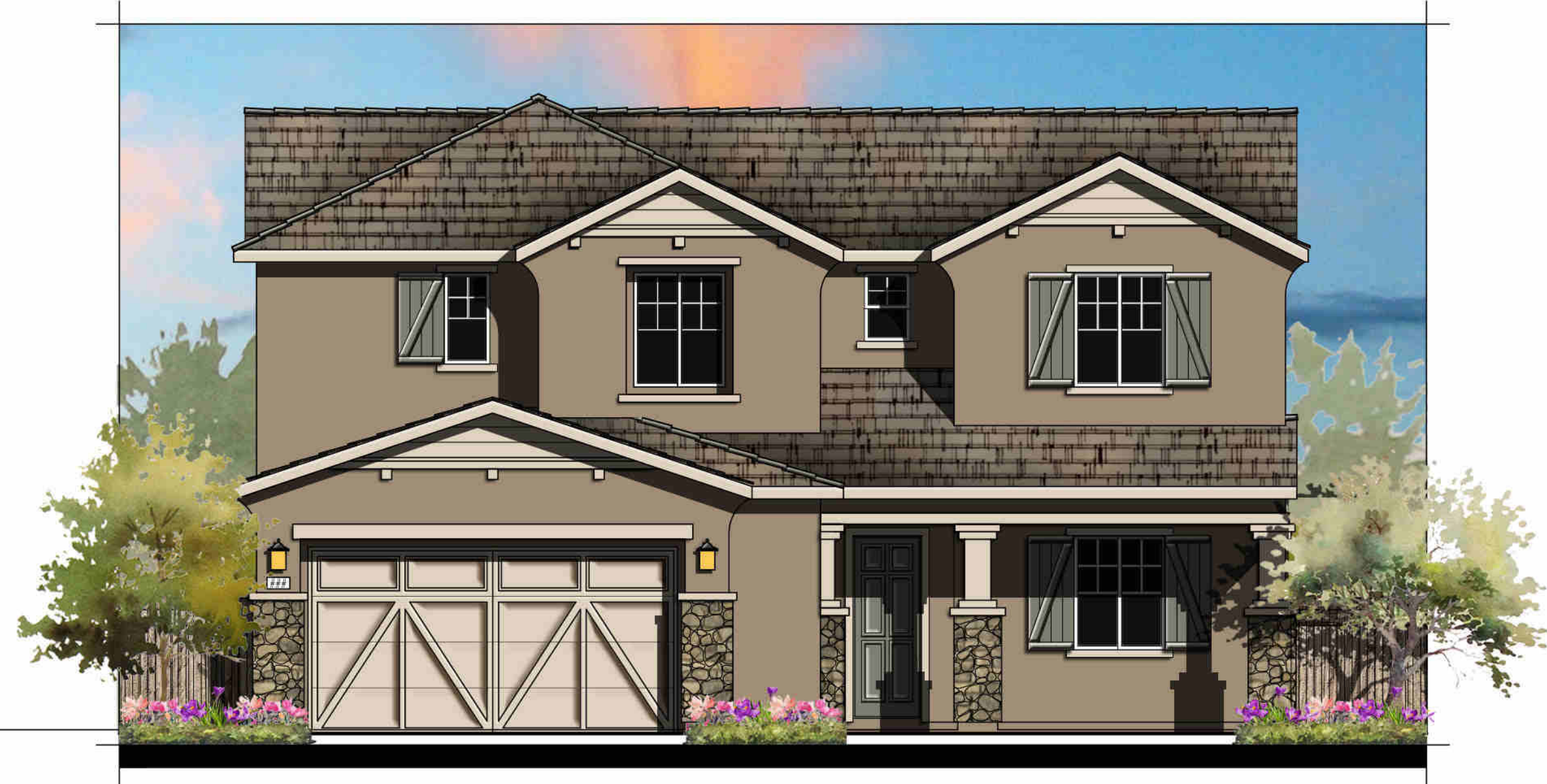
A-106 PLANNING + ARCHITECTURE



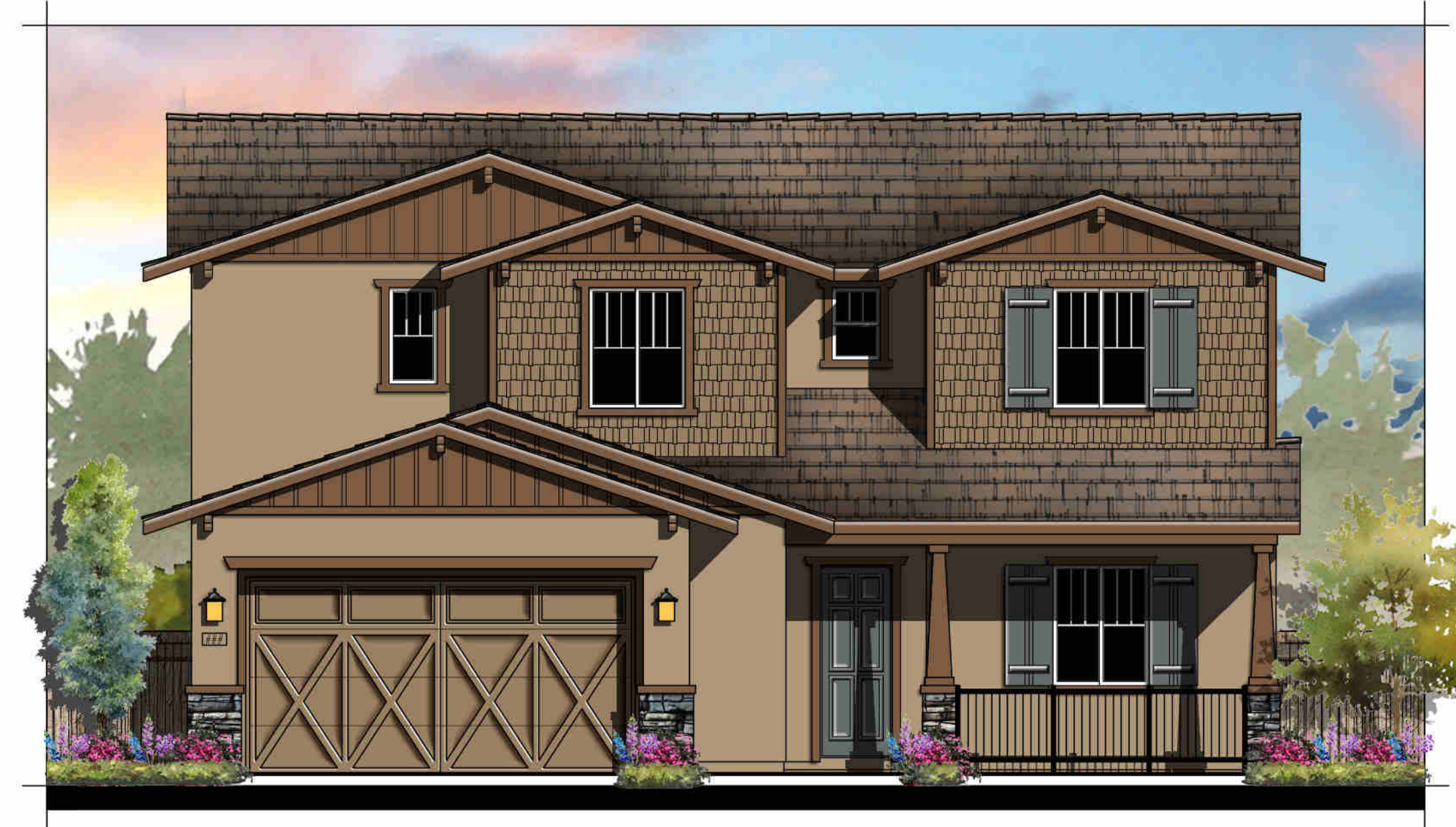
MISSION "A"
COLOR SCHEME 2



ITALIAN "B"
COLOR SCHEME 5



COTTAGE "C"
COLOR SCHEME 8



CRAFTSMAN "D"
COLOR SCHEME 11

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

Page 144

PLAN 3105
5 BEDROOM, 3 BATH, LOFT

LENNAR

Kevin L. Crook
Architect
Inc

A-107

PLANNING + ARCHITECTURE

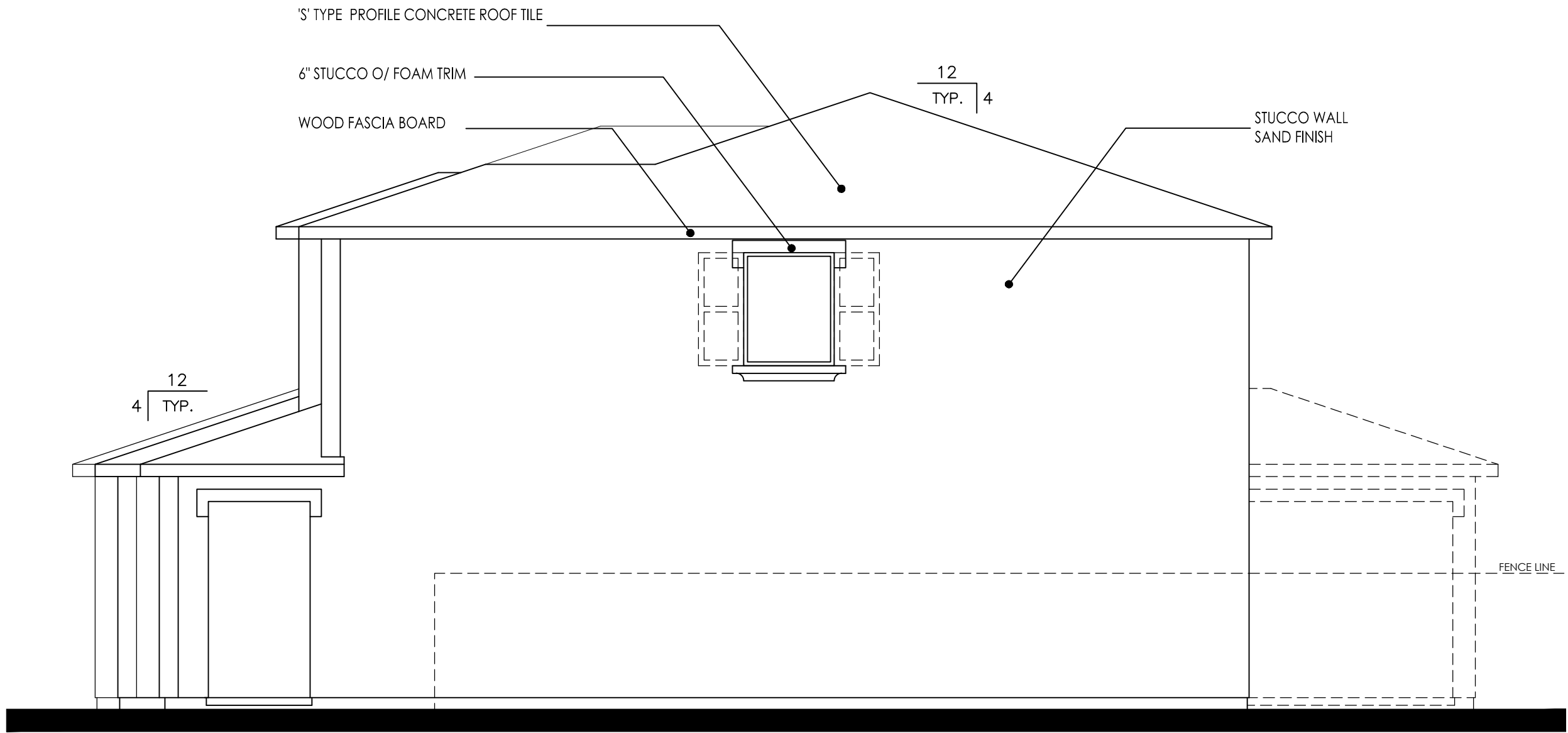


City of Woodland

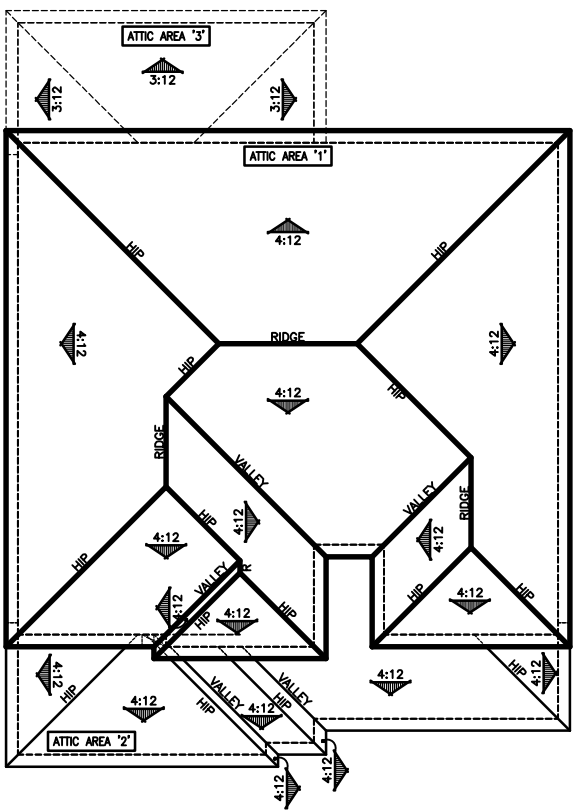
Page 145

PLAN 3105

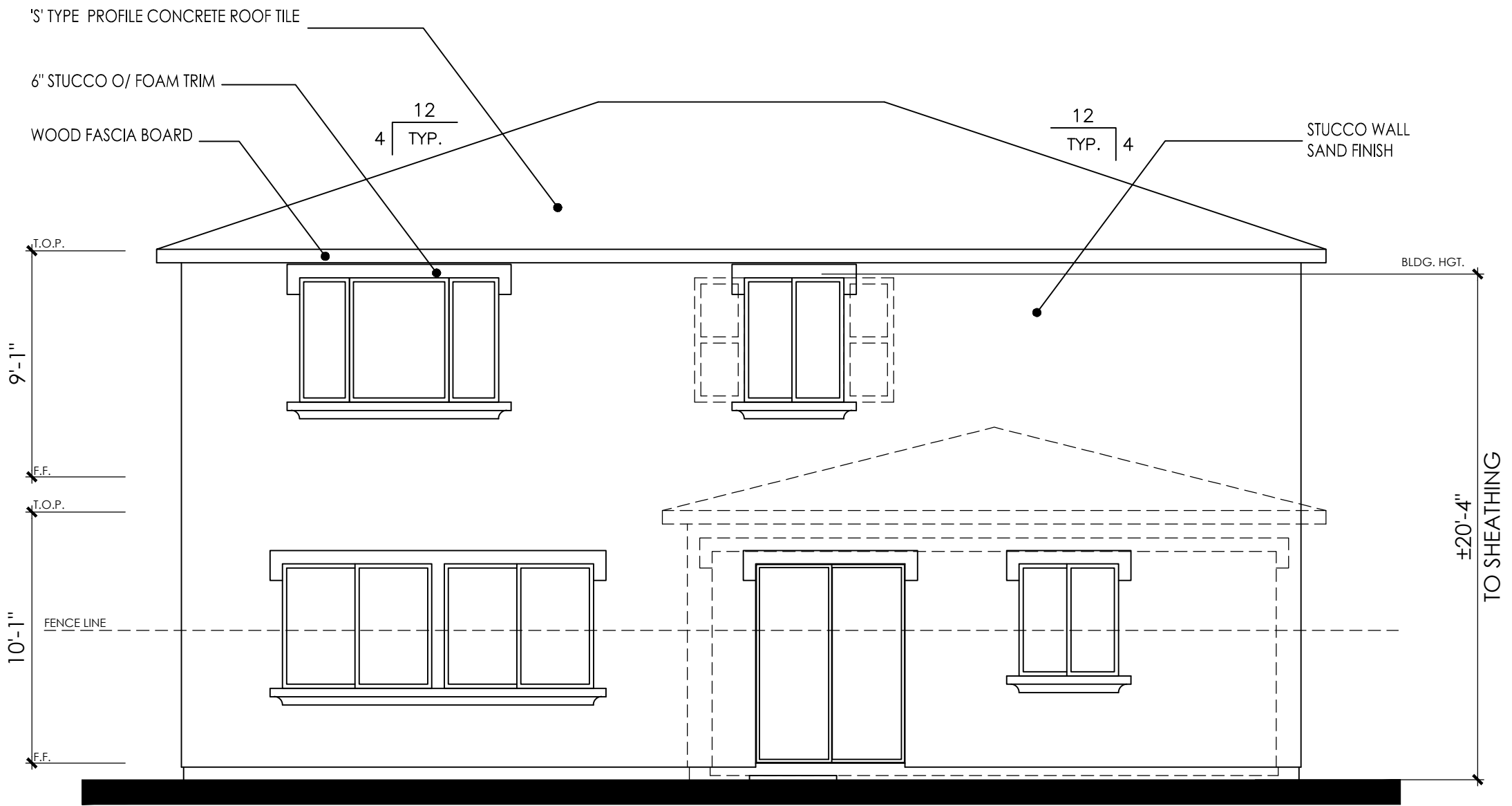
A-108



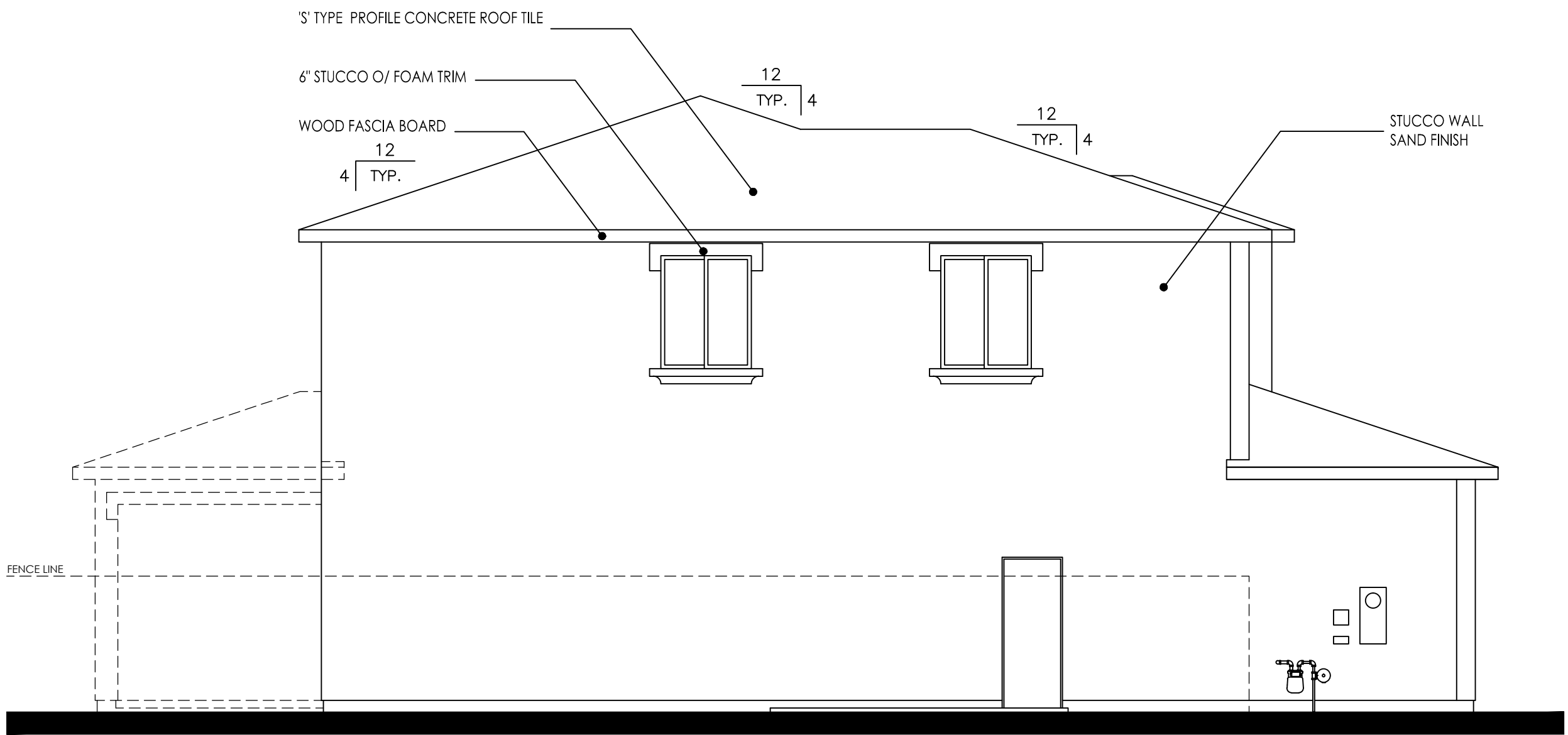
RIGHT ELEVATION



ROOF PLAN



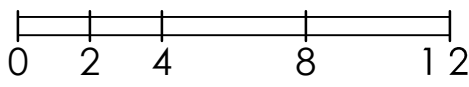
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 3105
ITALIAN "B"

SUNFLOWER AT SPRING LAKE

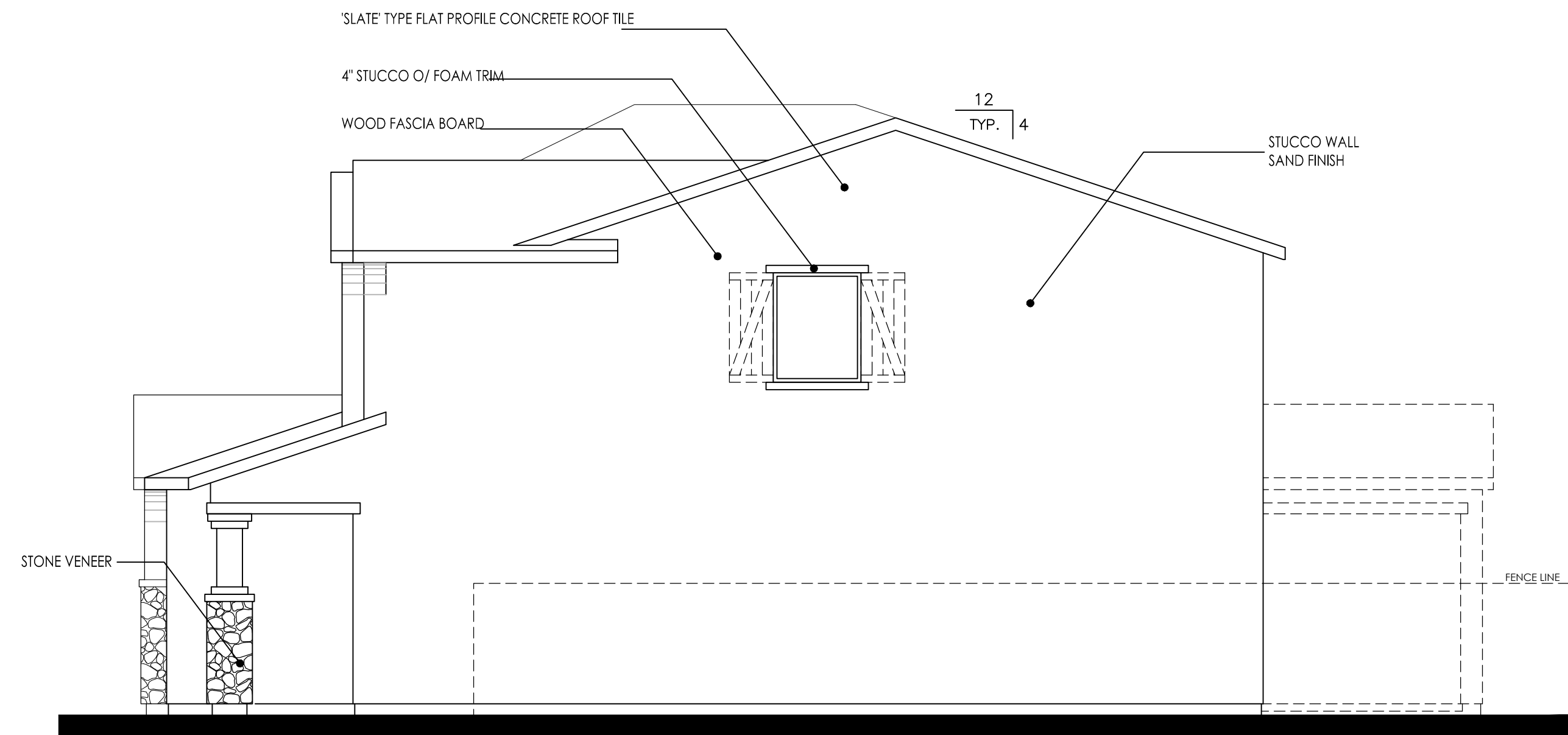
#17018
06/05/18

PLAN 3105
5 BEDROOM, 3 BATH, LOFT

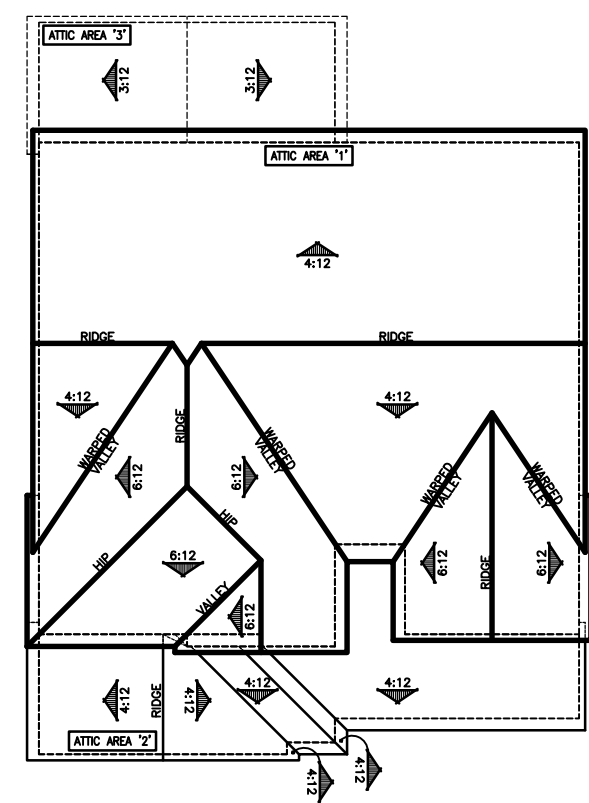
LENNAR®

Kevin L. Crook
Architect
Inc

A-109



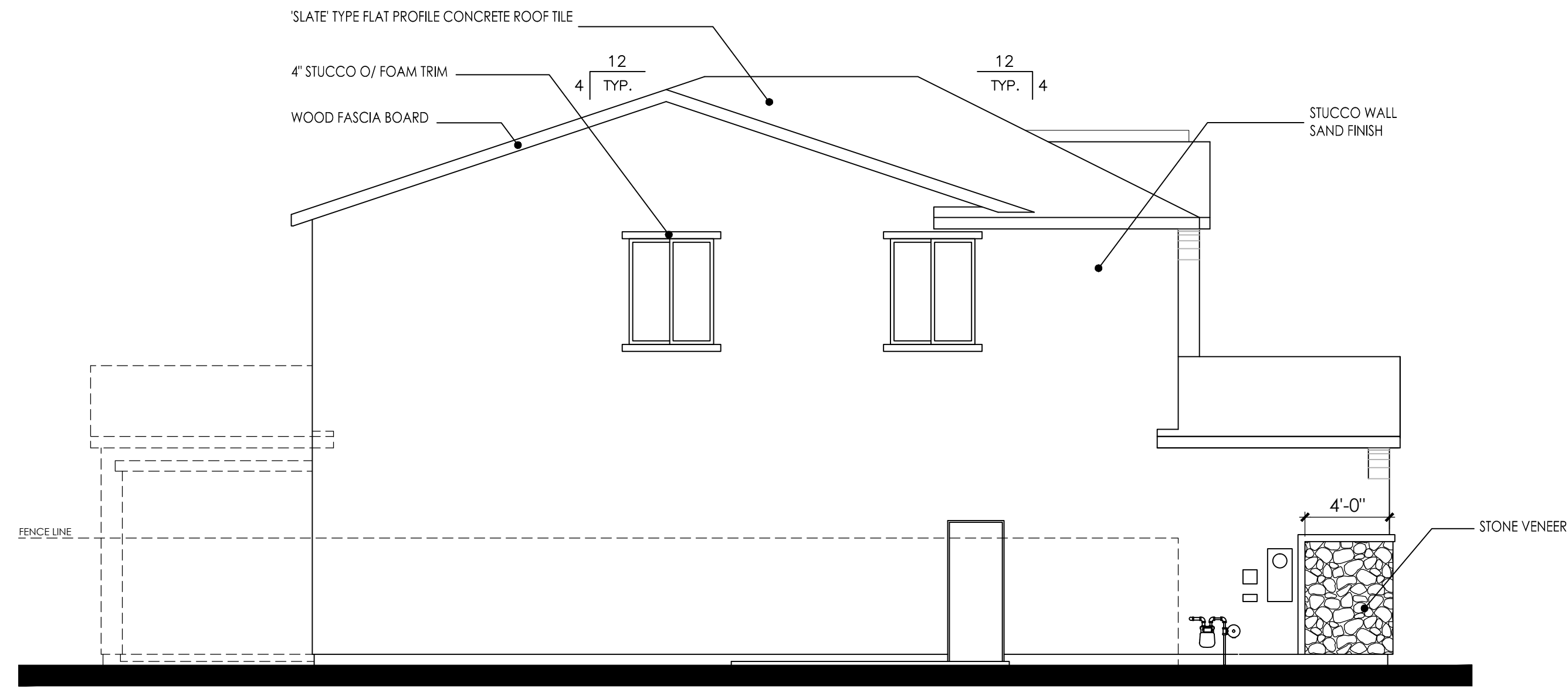
RIGHT ELEVATION



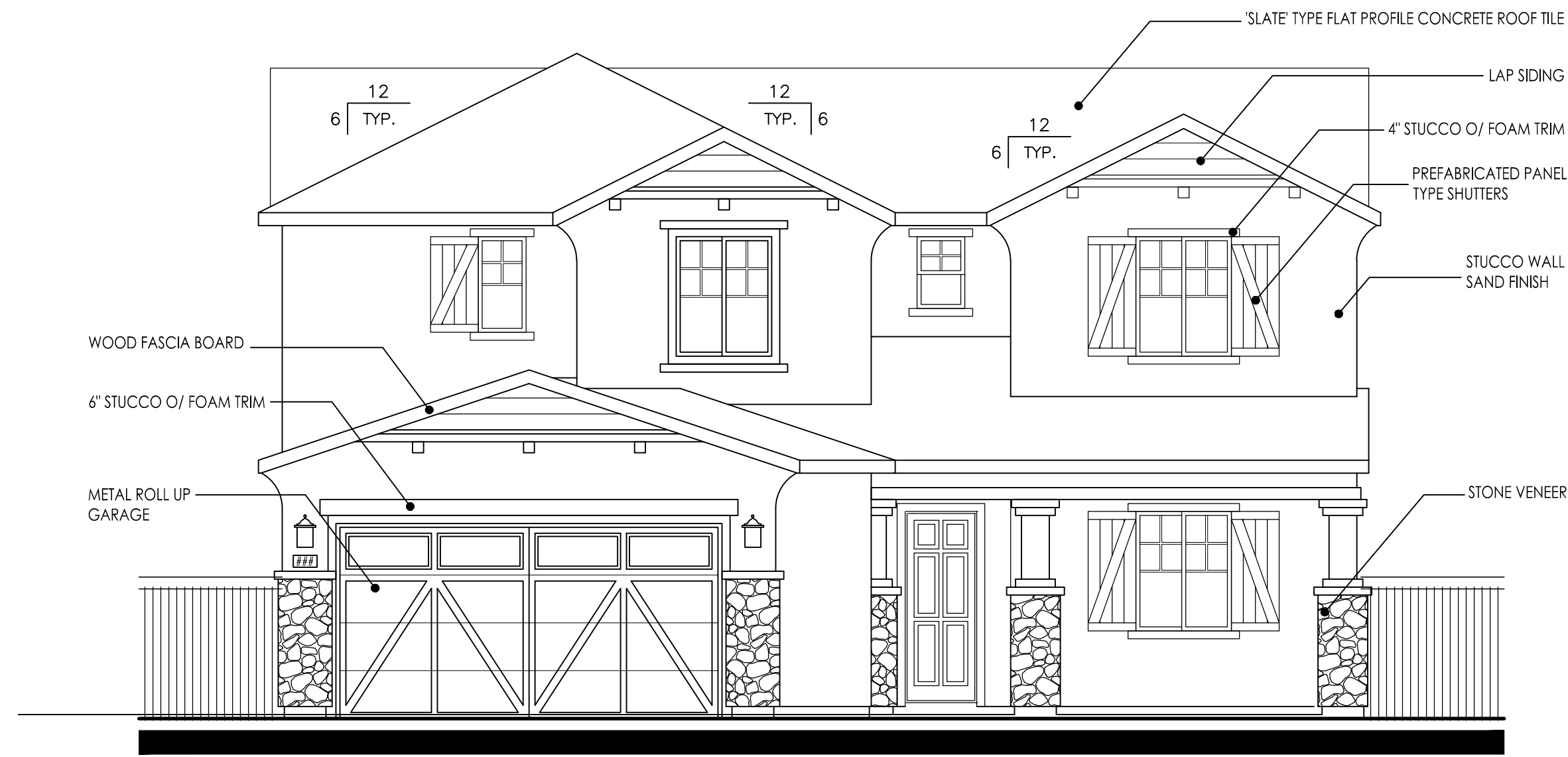
ROOF PLAN



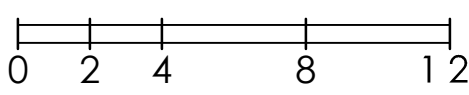
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



PLAN 3105
COTTAGE "C"

SUNFLOWER AT SPRING LAKE

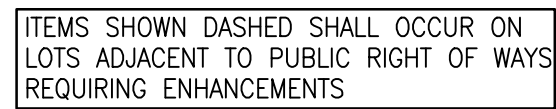
#17018
06/05/18

PLAN 3105
5 BEDROOM, 3 BATH, LOFT

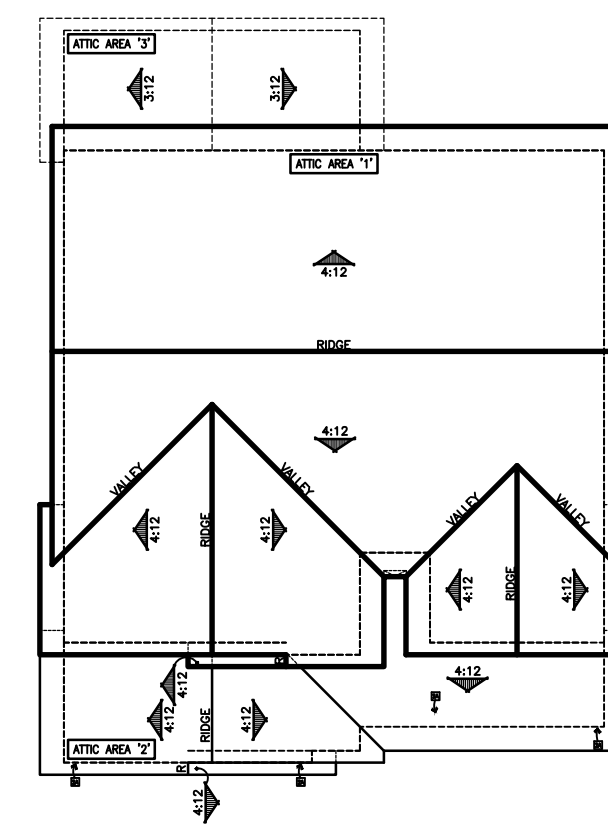
LENNAR®

Kevin L. Crook
Architect
Inc

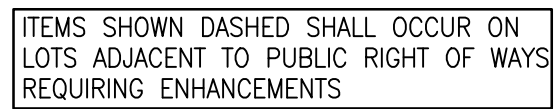
A-110 PLANNING + ARCHITECTURE



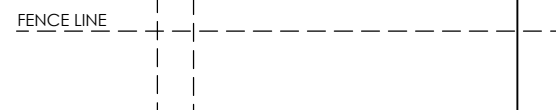
RIGHT ELEVATION



ROOF PLAN



REAR ELEVATION



LEFT ELEVATION

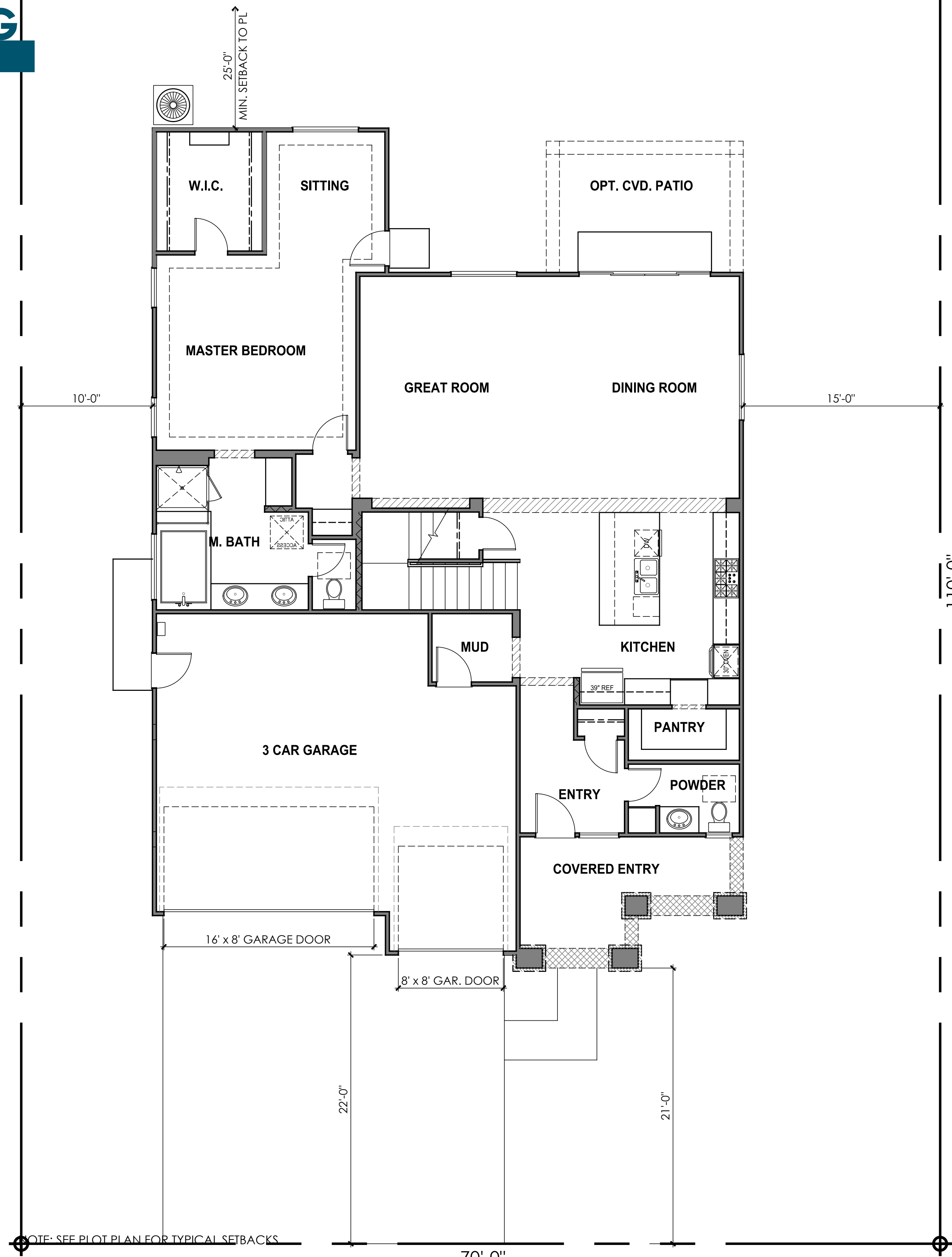


FRONT ELEVATION

PLAN 3105
CRAFTSMAN "D"

PLAN 3105

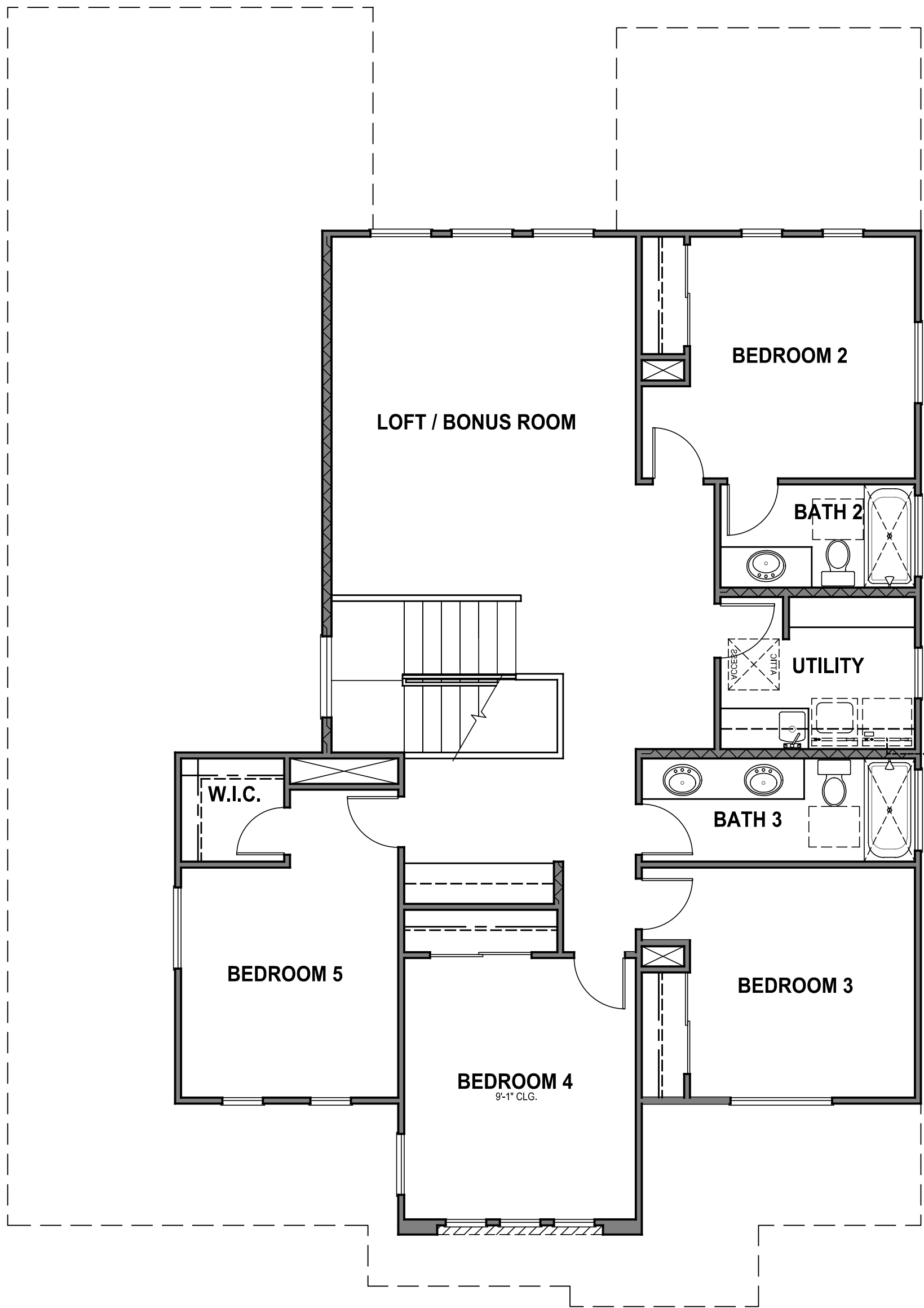
5 BEDROOM, 3 BATH, LOFT



MAIN LEVEL FLOOR PLAN

PLAN 3123

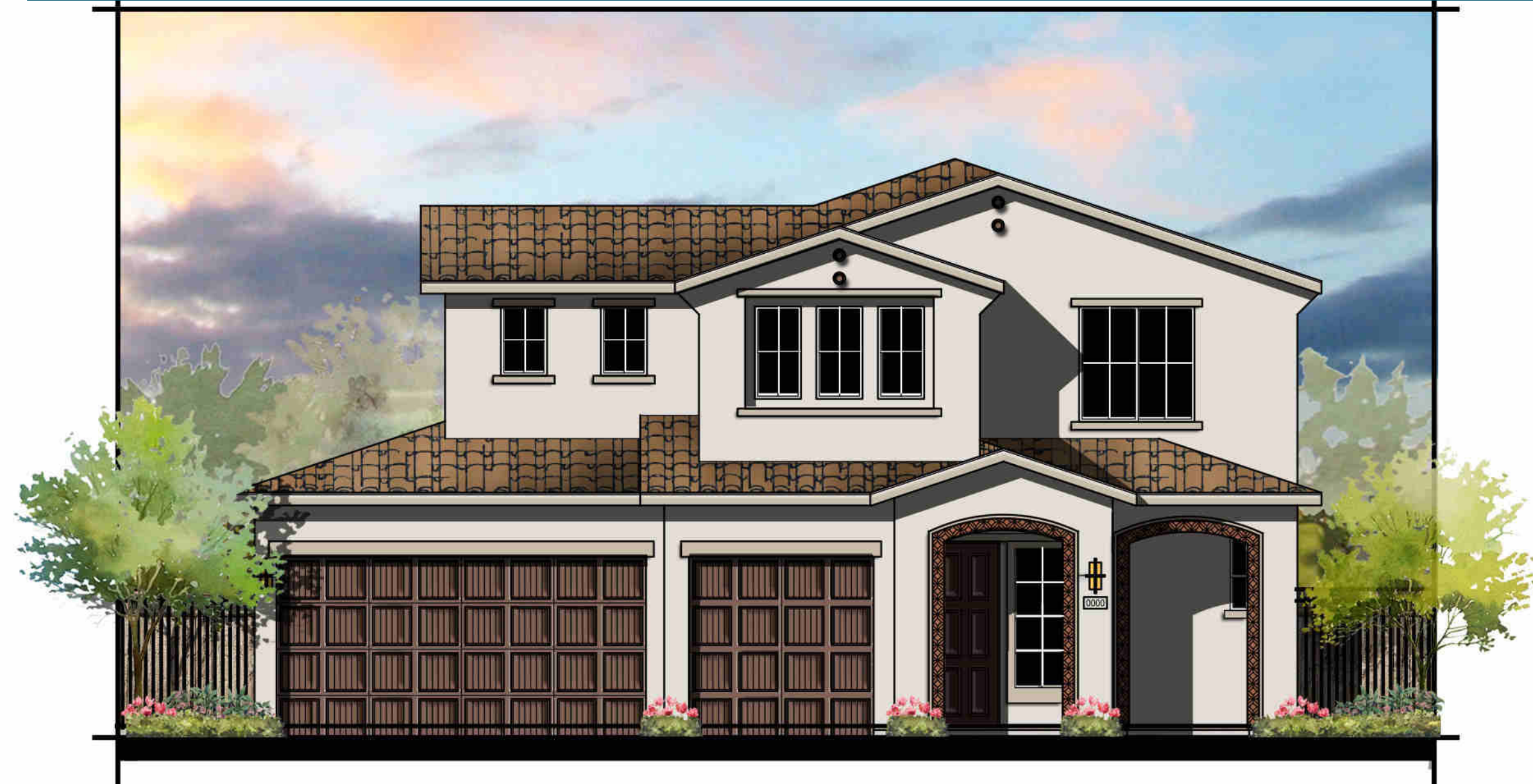
5 BEDROOMS, 2.5 BATH, BONUS ROOM



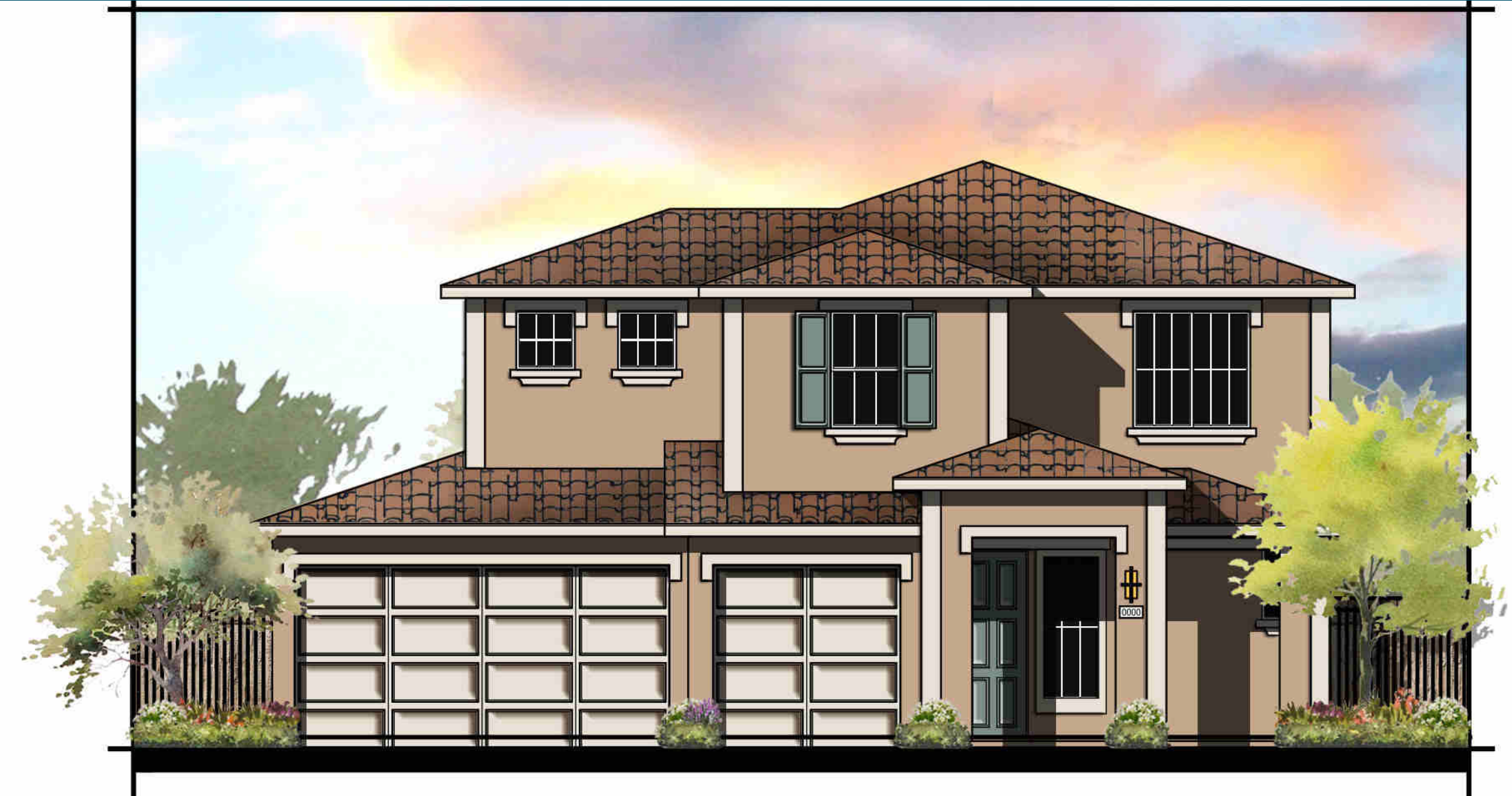
UPPER LEVEL FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR	1,699 SQ. FT.
SECOND FLOOR	1,424 SQ. FT.
TOTAL DWELLING	3,123 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	633 SQ. FT.
PORCH	138 SQ. FT.
OPTIONAL COVERED PATIO	150 SQ. FT.

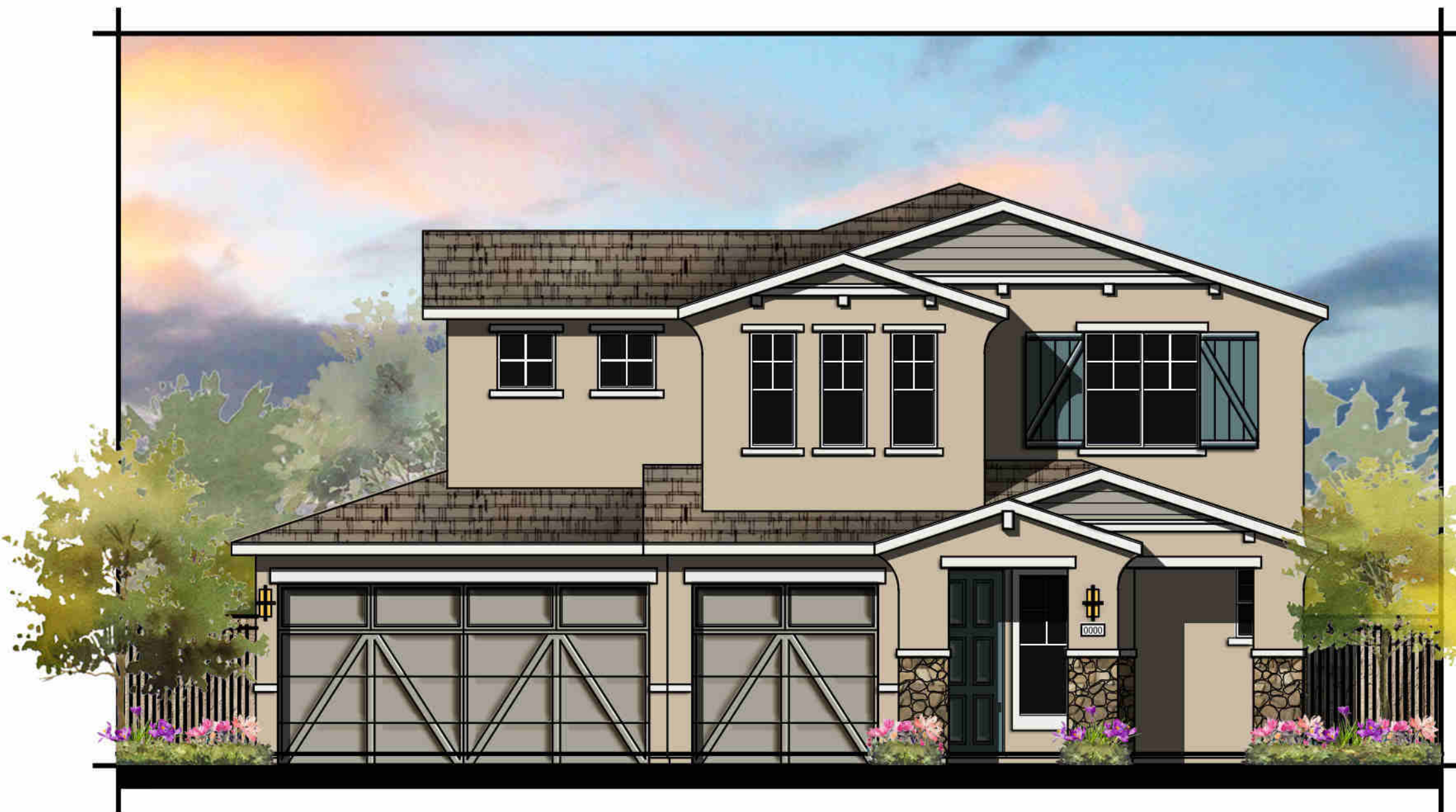




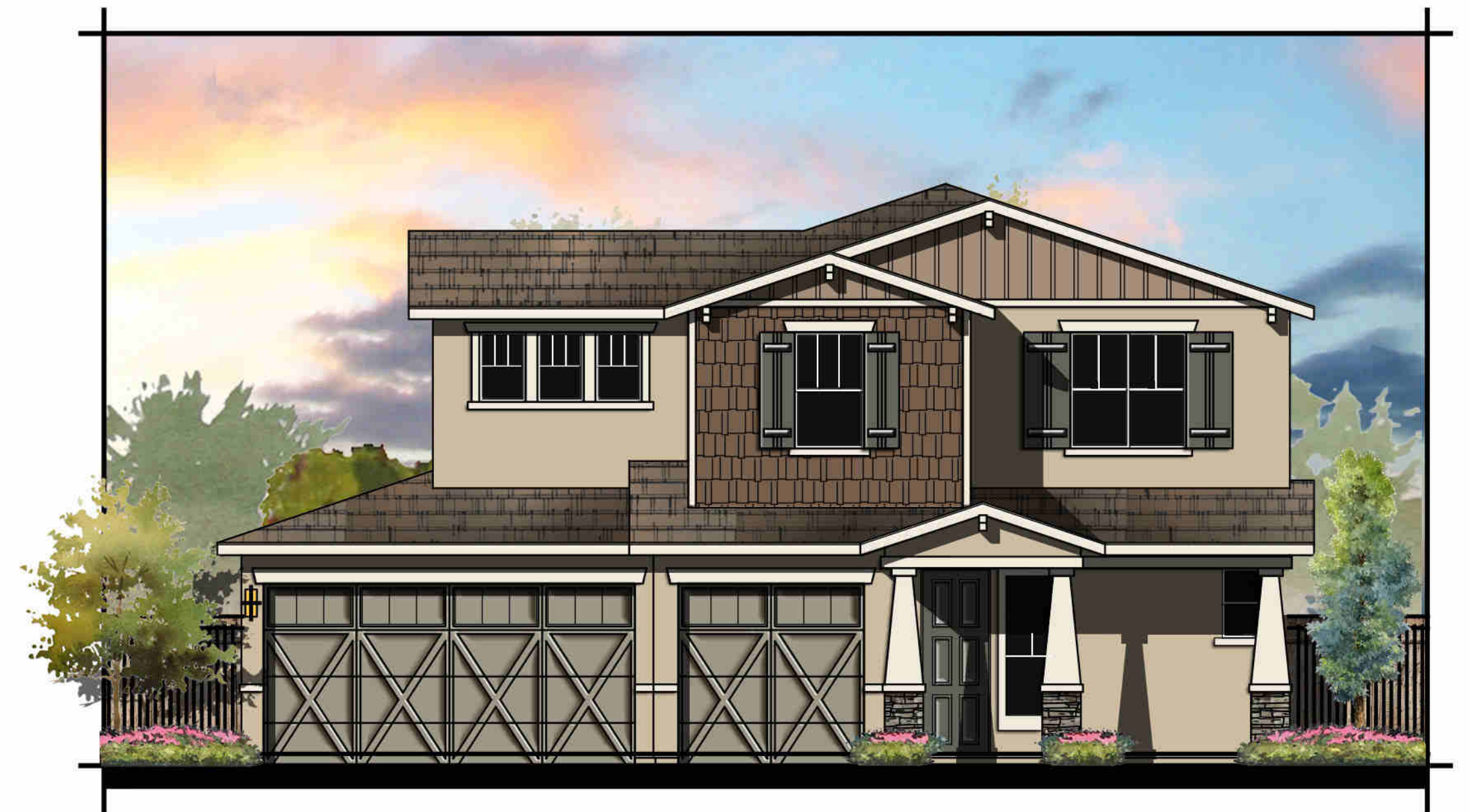
MISSION "A"
COLOR SCHEME 1



ITALIAN "B"
COLOR SCHEME 4



EUROPEAN COUNTRY "C"



CRAFTSMAN "D"

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

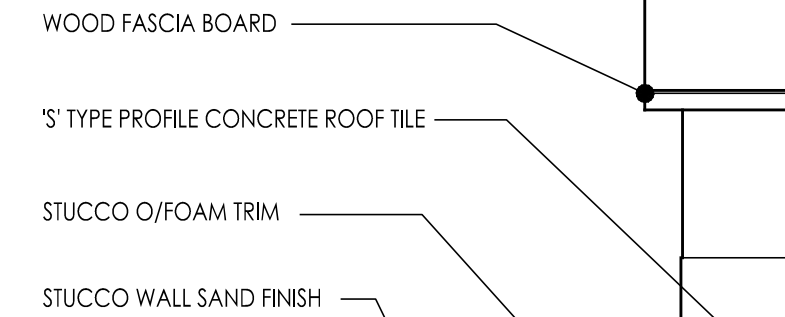
Page 150

PLAN 3123
5 BEDROOM, 2.5 BATH, BONUS ROOM

LENNAR®



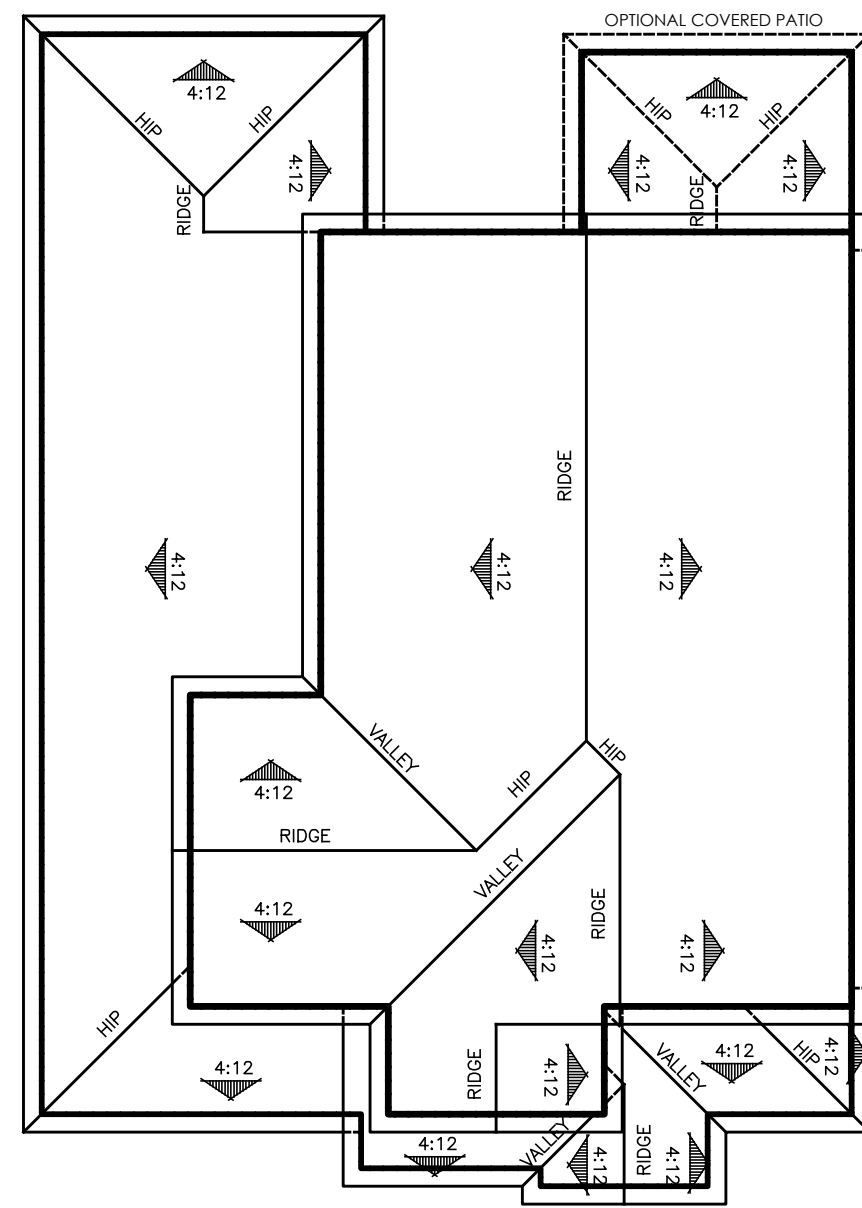
A-113



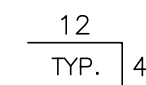
RIGHT ELEVATION



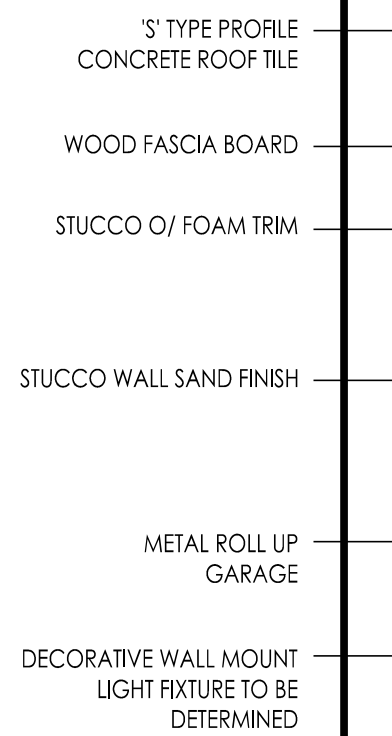
REAR ELEVATION



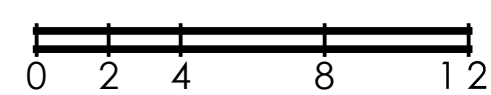
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION

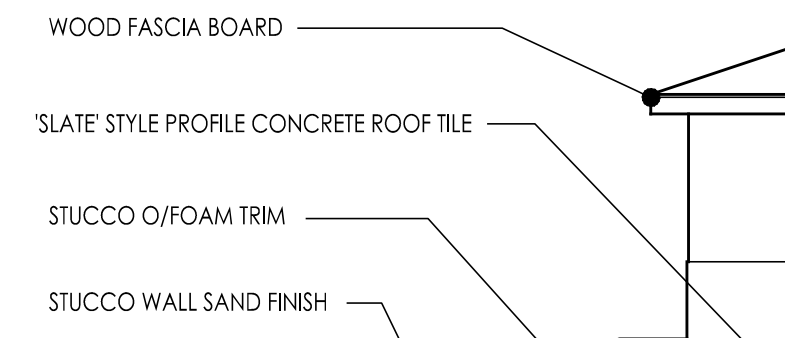


SUNFLOWER AT SPRING LAKE

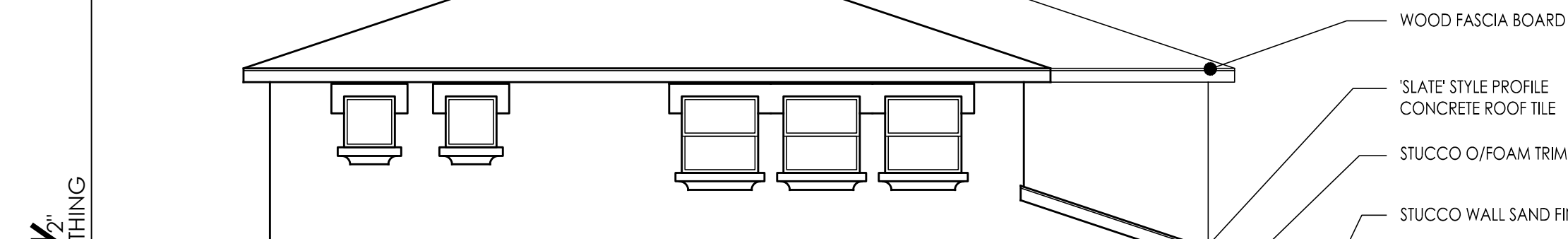
#17018
06/05/18
City of Woodland

PLAN 3123
MISSION "A"

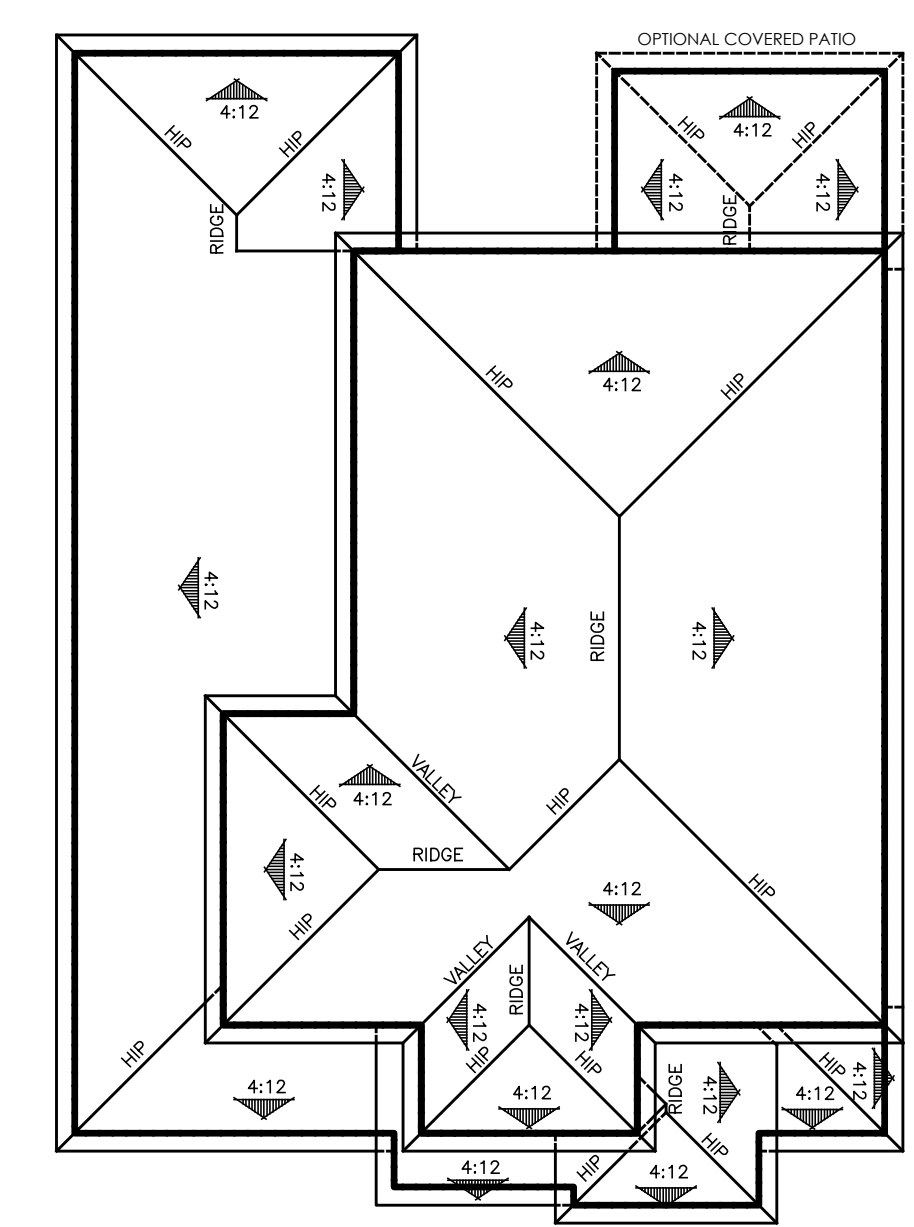
PLAN 3123
5 BEDROOM, 2.5 BATH, BONUS ROOM



RIGHT ELEVATION



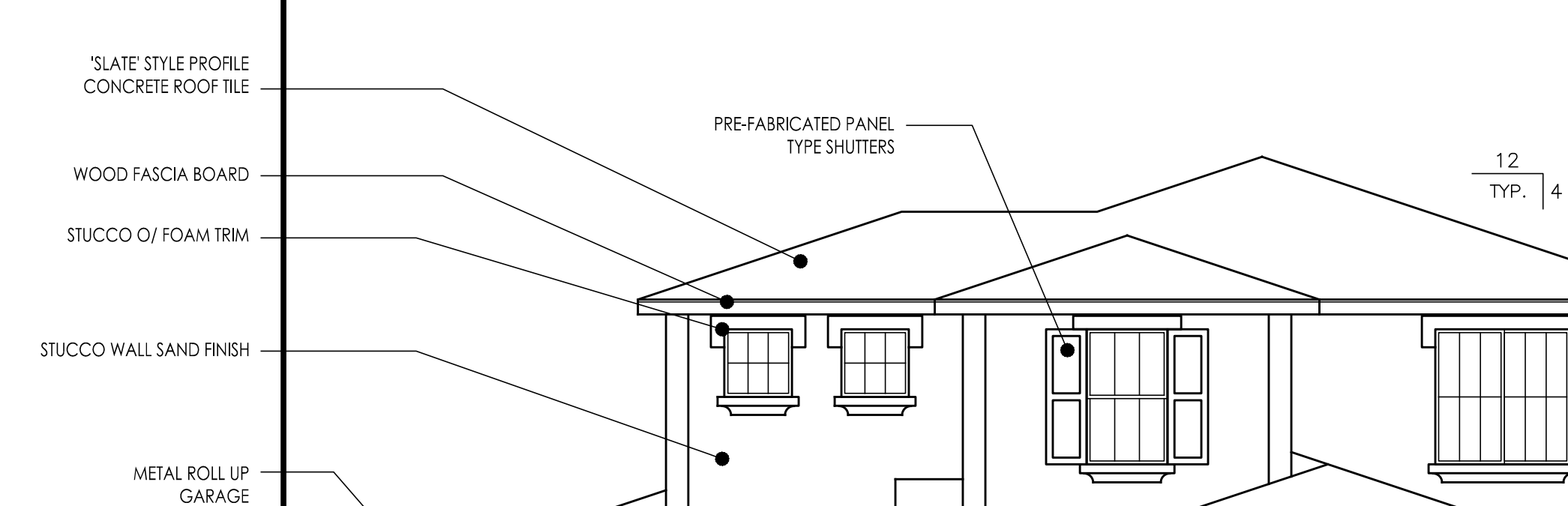
REAR ELEVATION



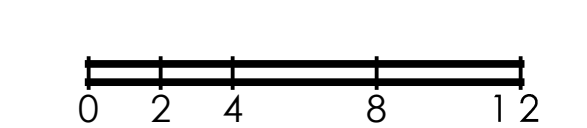
ROOF PLAN



LEFT ELEVATION



FRONT ELEVATION



SUNFLOWER AT SPRING LAKE

#17018
06/05/18
City of Woodland

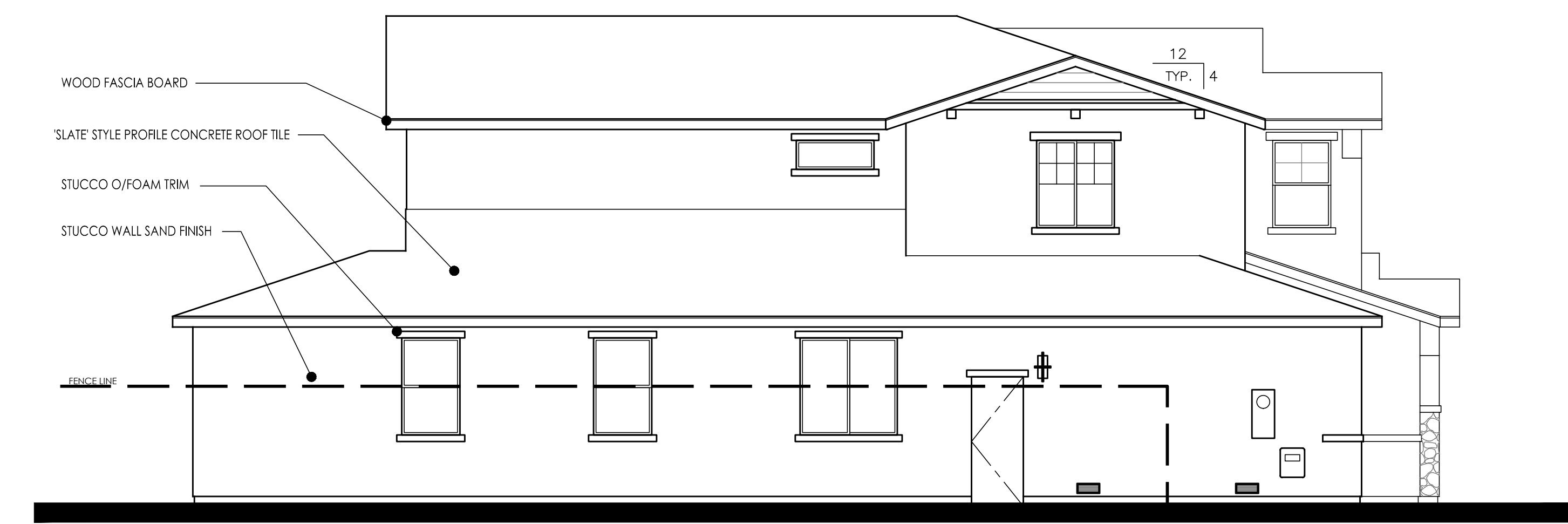
PLAN 3123
ITALIAN "B"

PLAN 3123
5 BEDROOM, 2.5 BATH, BONUS ROOM

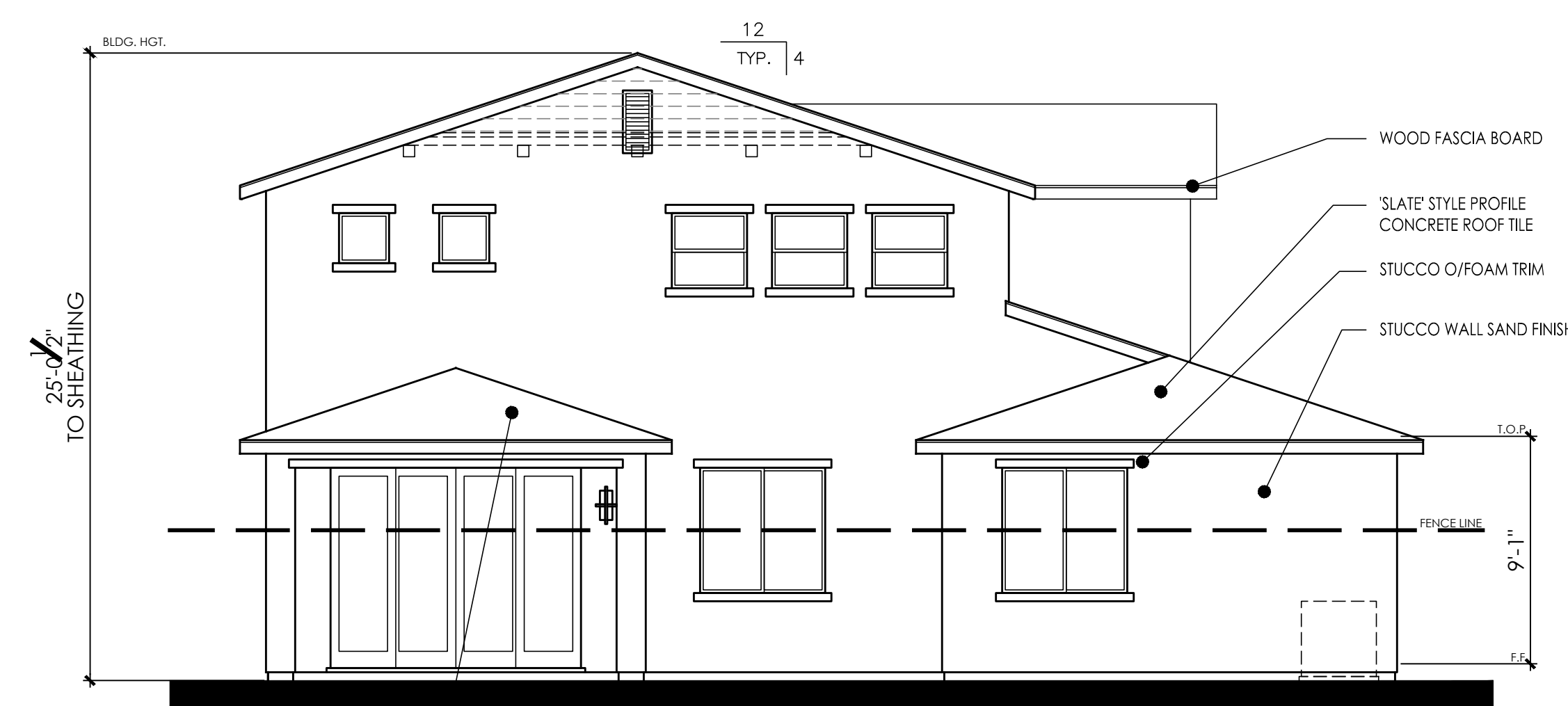
LENNAR®



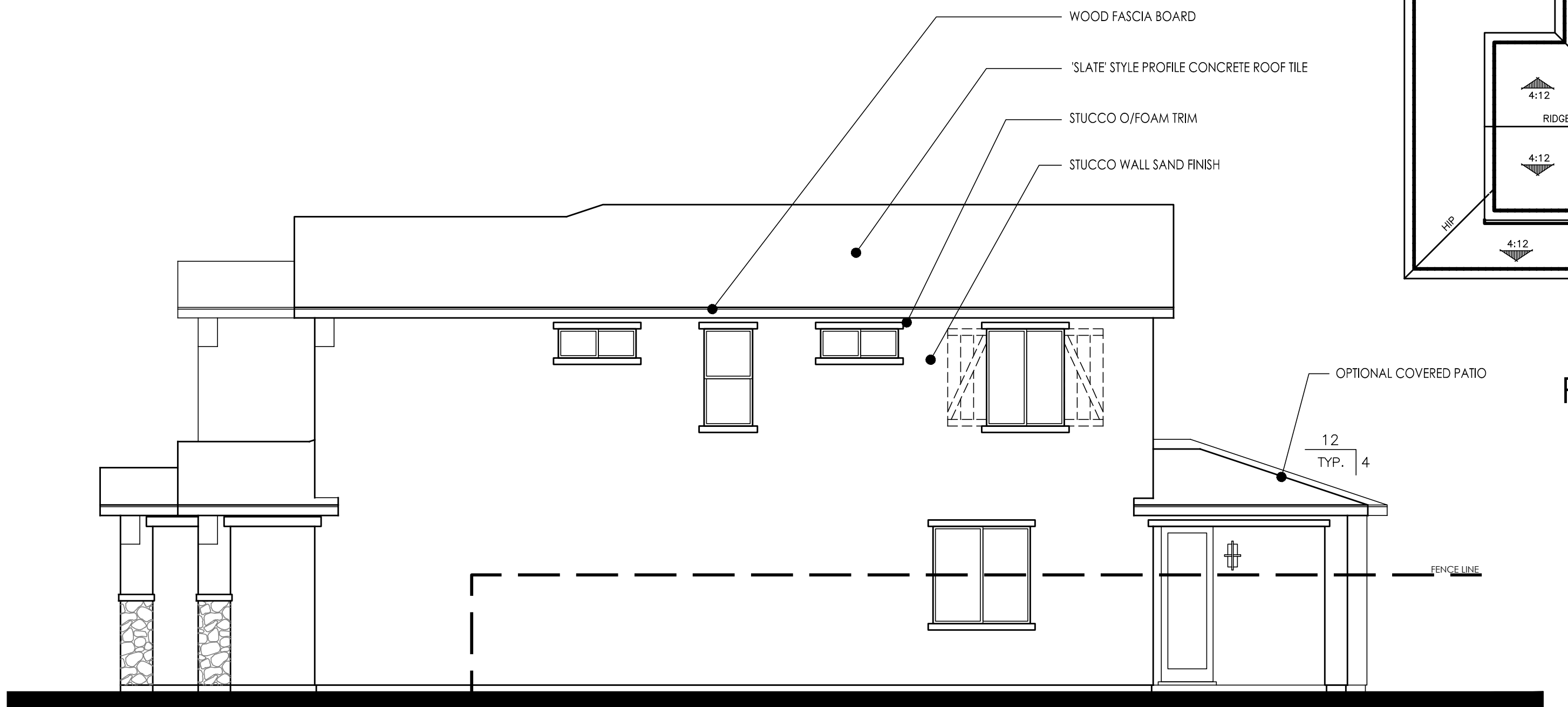
A-115



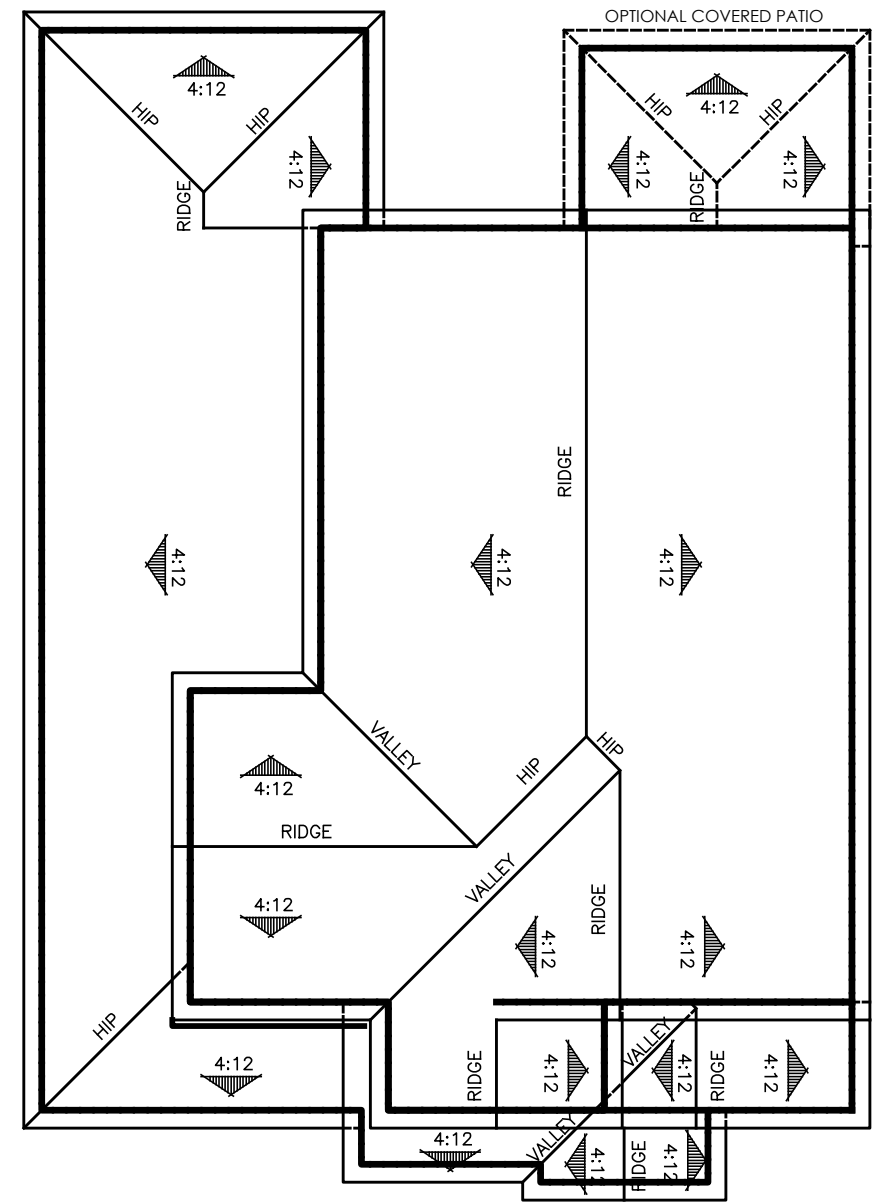
RIGHT ELEVATION



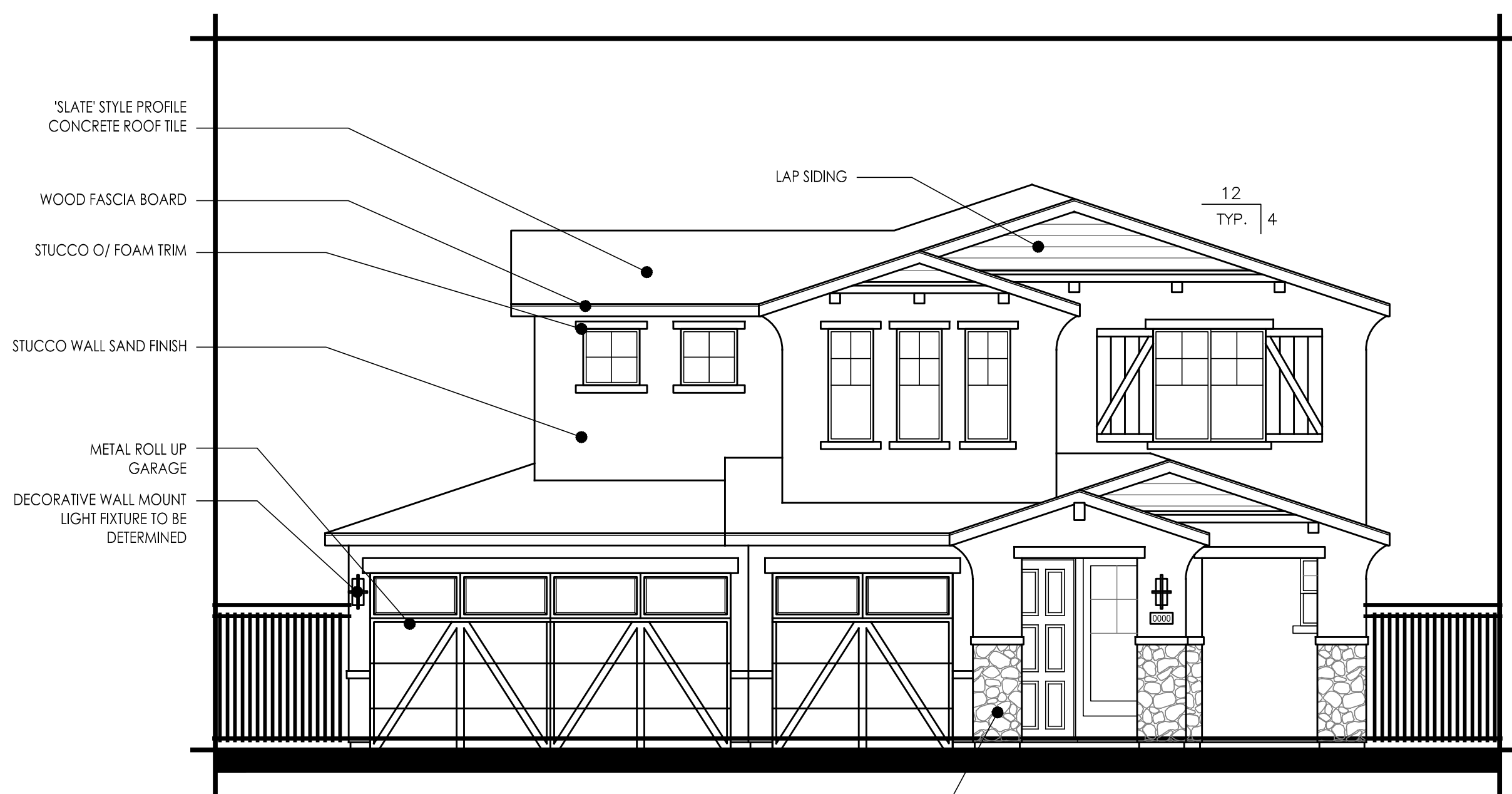
REAR ELEVATION



LEFT ELEVATION



ROOF PLAN



FRONT ELEVATION

PLAN 3123
EUROPEAN COUNTRY "C"



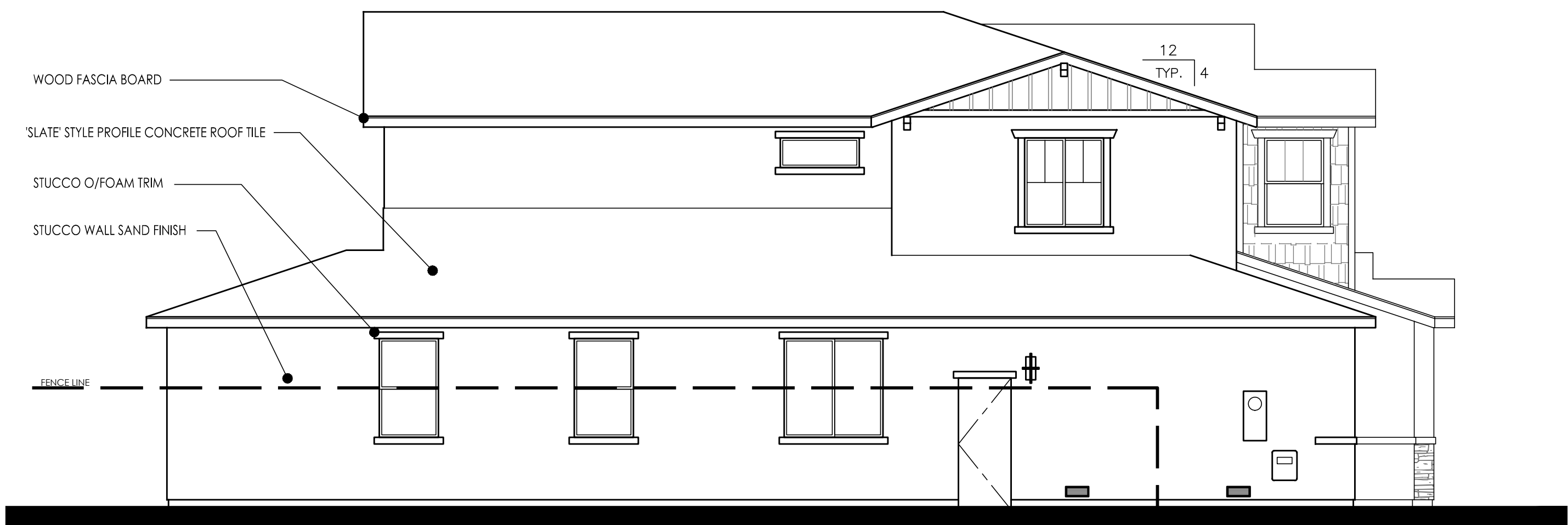
SUNFLOWER AT SPRING LAKE

#17018
06/05/18

PLAN 3123
5 BEDROOM, 2.5 BATH, BONUS ROOM

LENNAR®

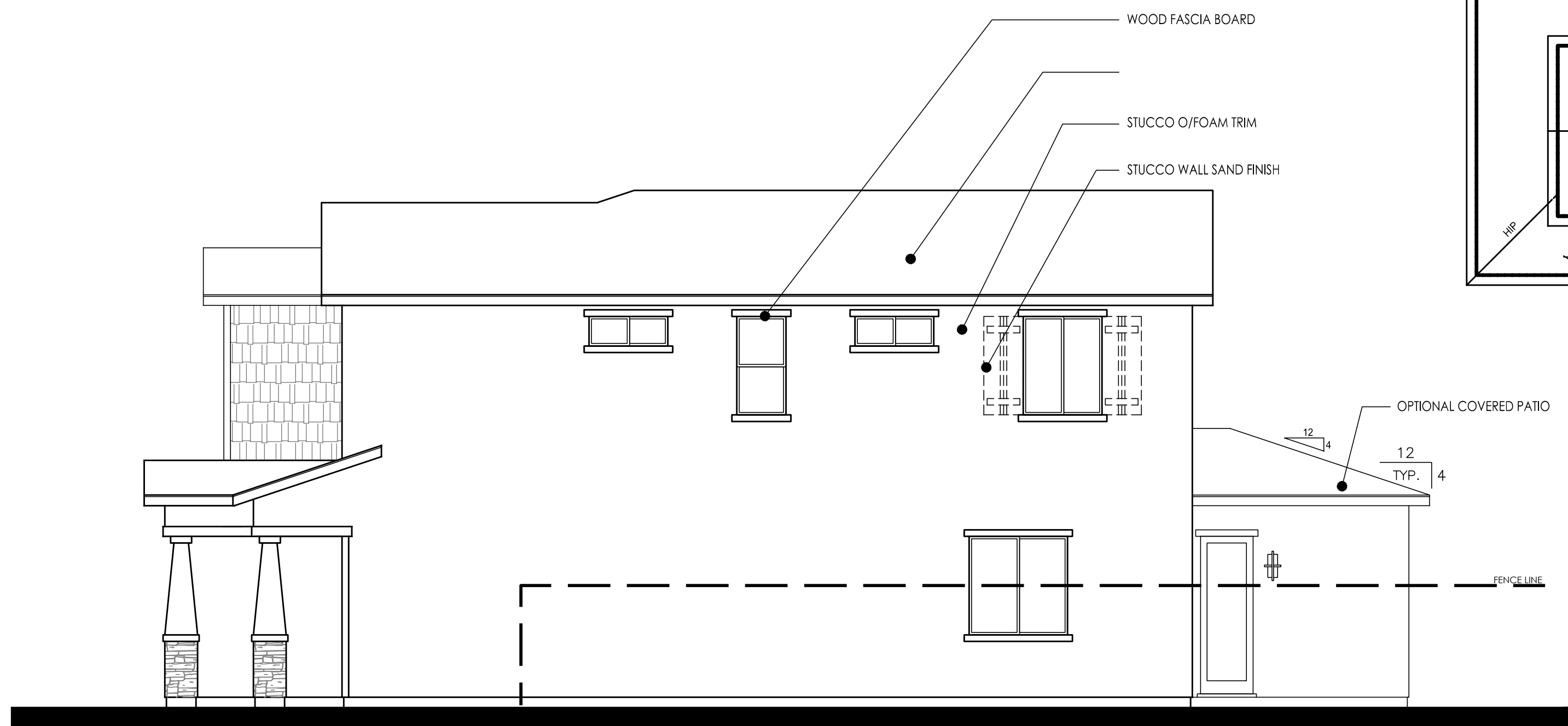




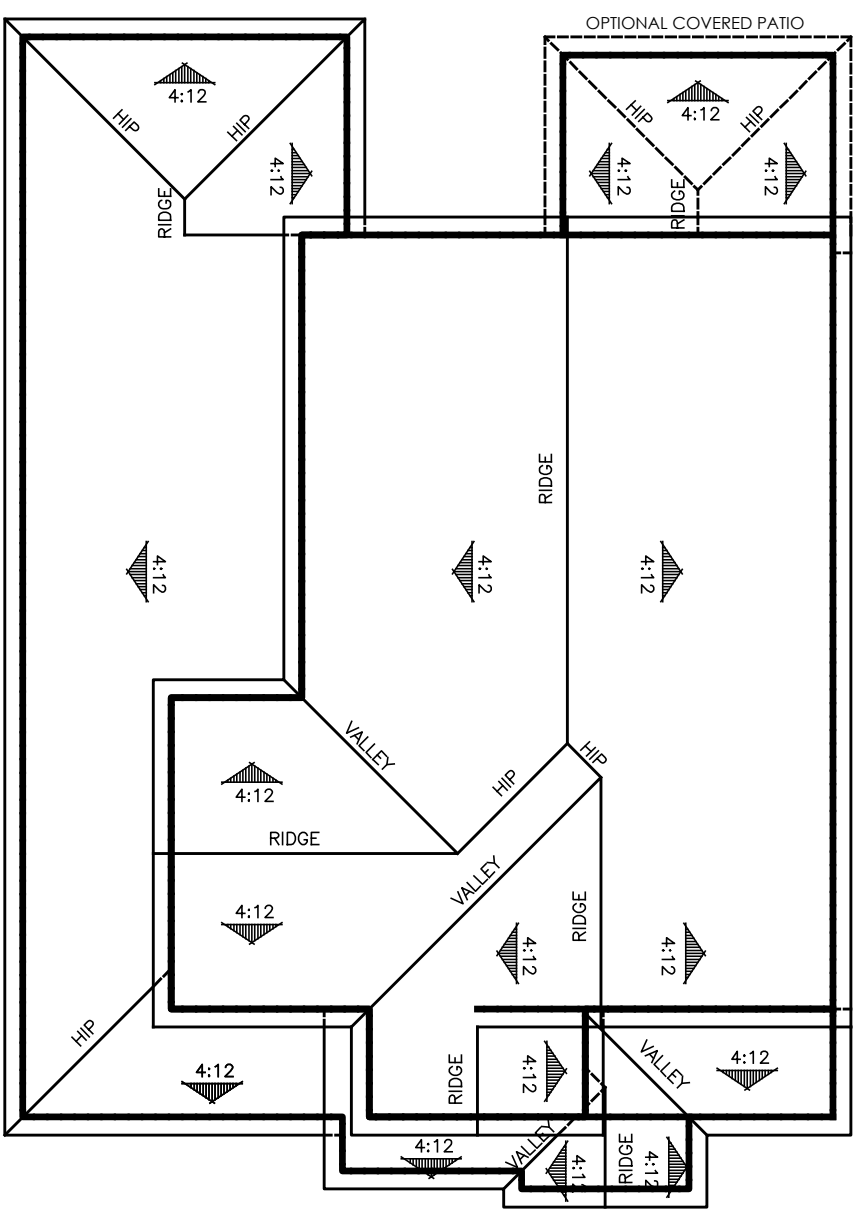
RIGHT ELEVATION



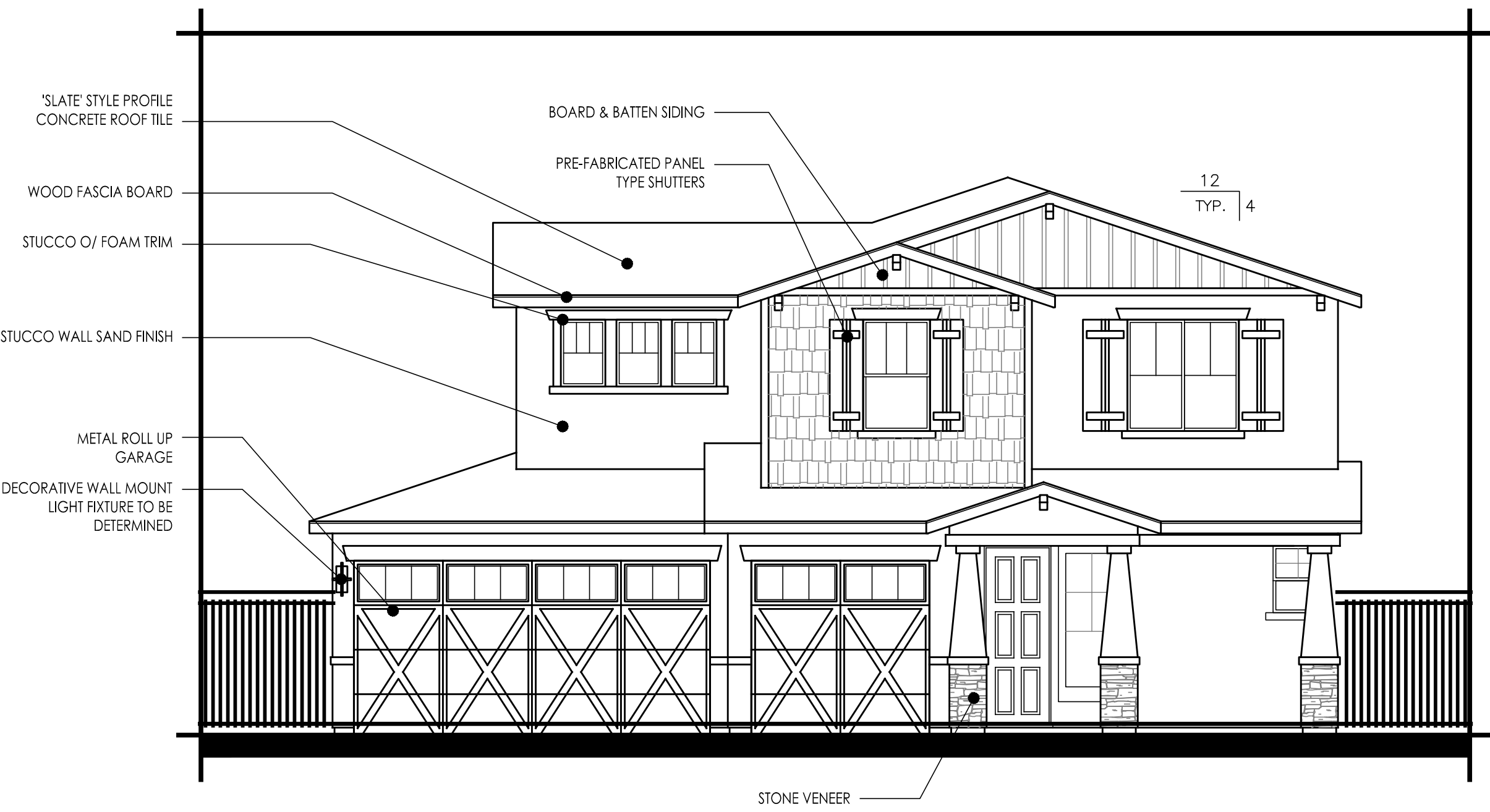
REAR ELEVATION



LEFT ELEVATION



ROOF PLAN



FRONT ELEVATION

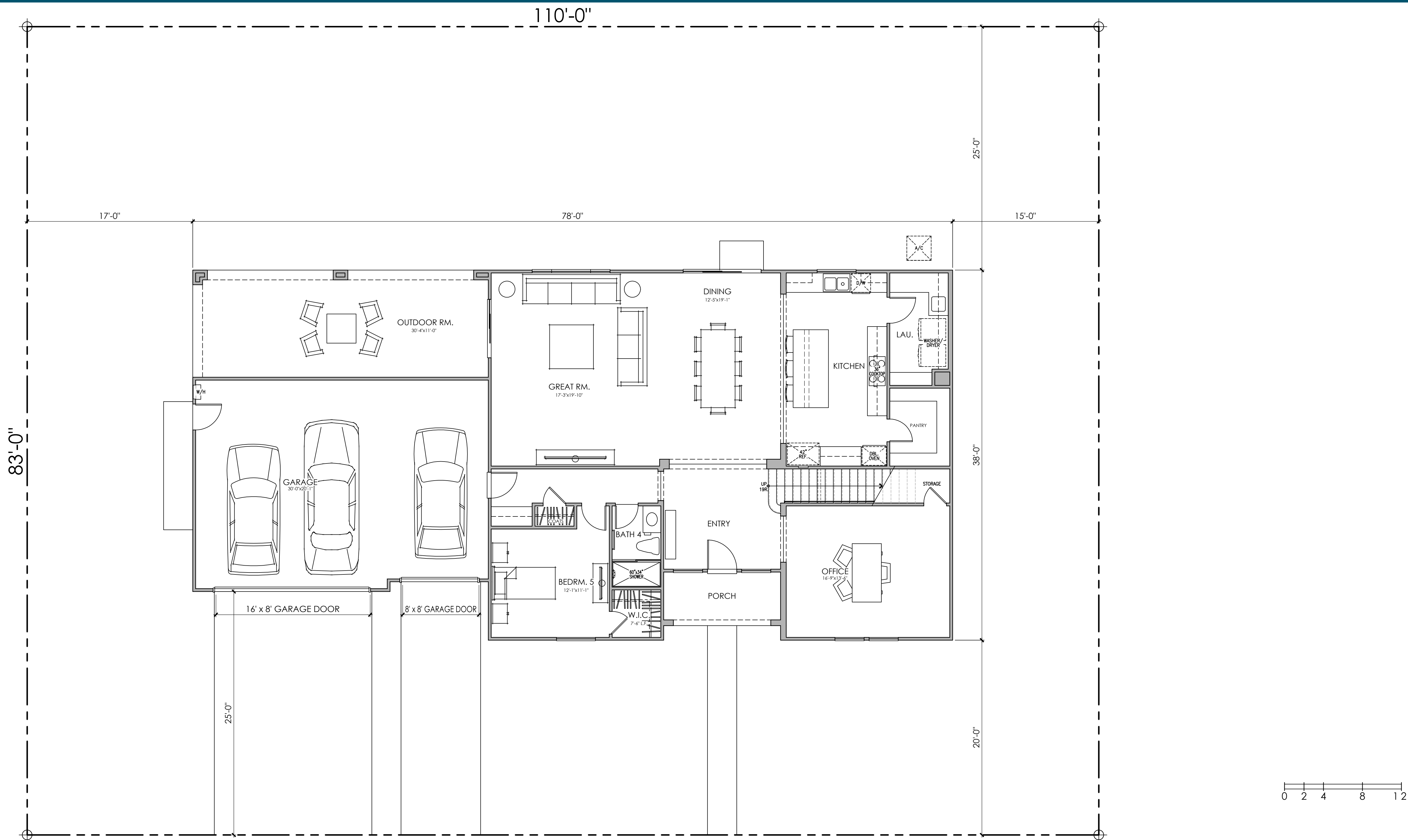
PLAN 3123
CRAFTSMAN "D"



SUNFLOWER AT SPRING LAKE

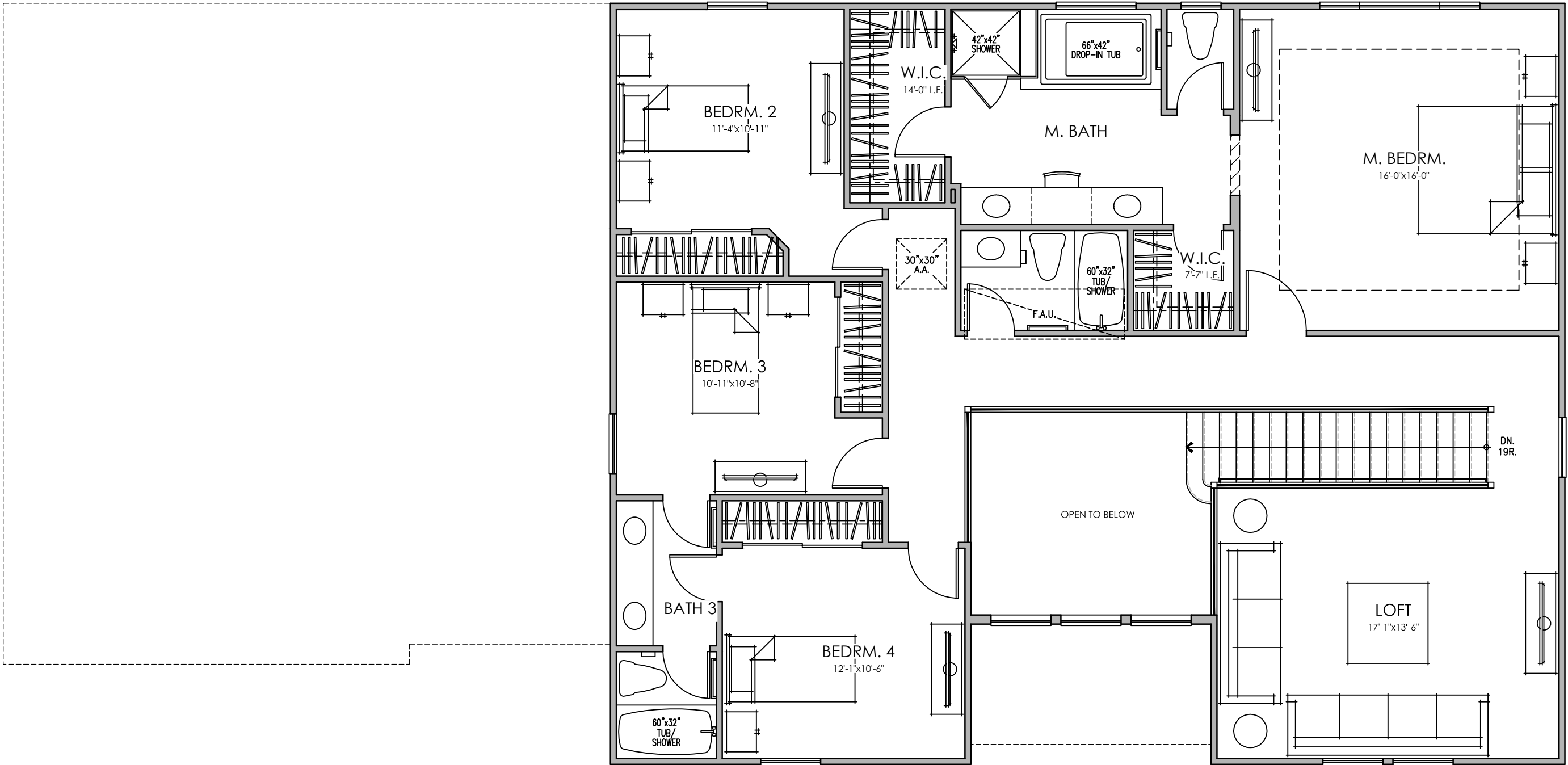
#17018
06/05/18

PLAN 3123
5 BEDROOM, 2.5 BATH, BONUS ROOM

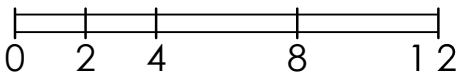


FIRST FLOOR PLAN

AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,772 SQ. FT.
SECOND FLOOR AREA	1,552 SQ. FT.
TOTAL DWELLING	3,324 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	657 SQ. FT.
PORCH	72 SQ. FT.
OUTDOOR RM.	334 SQ. FT.



SECOND FLOOR PLAN





MISSION "A"
COLOR SCHEME 3



ITALIAN "B"
COLOR SCHEME 6

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

Page 157

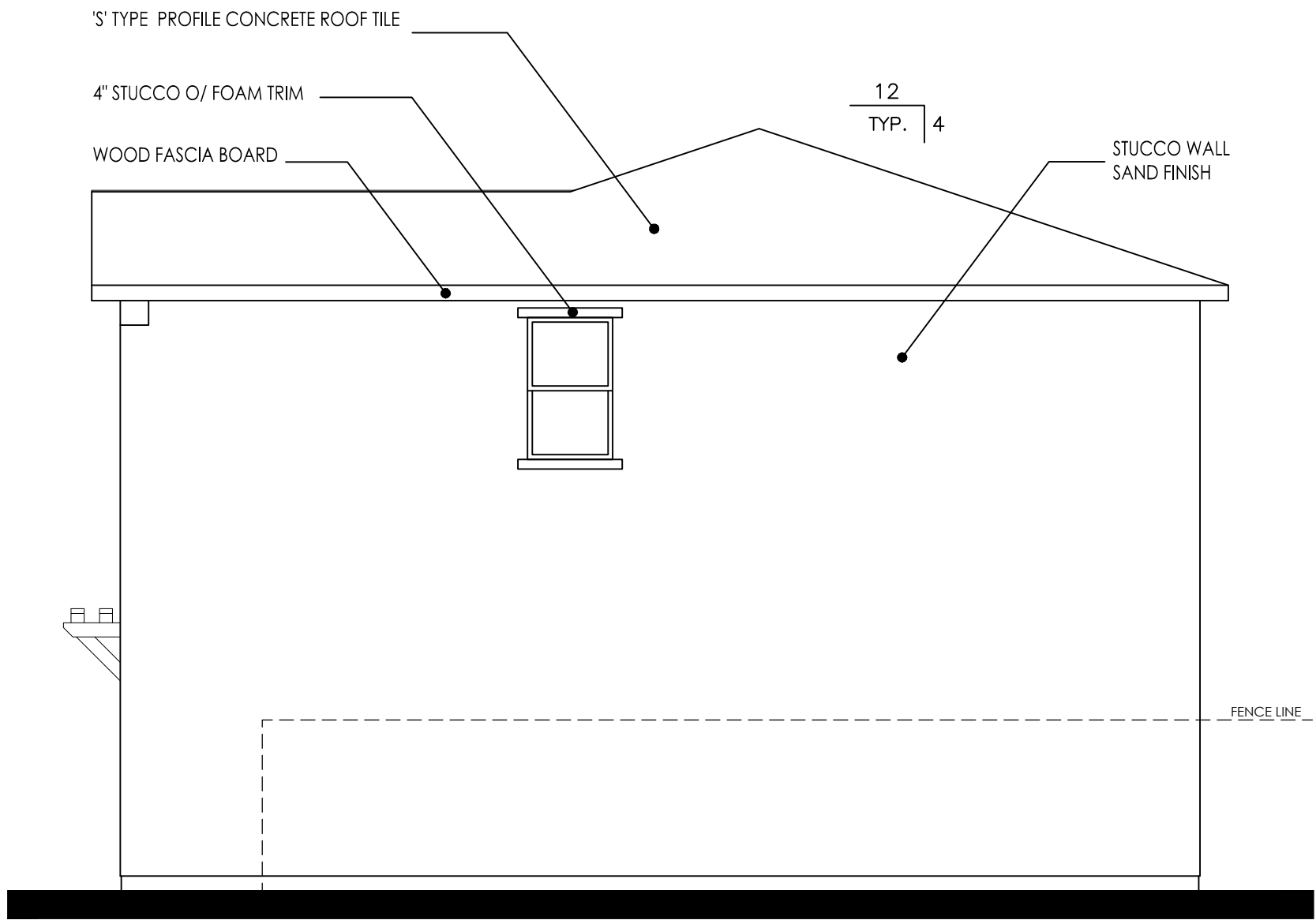
PLAN 3324
5 BEDROOM, 4 BATH

LENNAR®

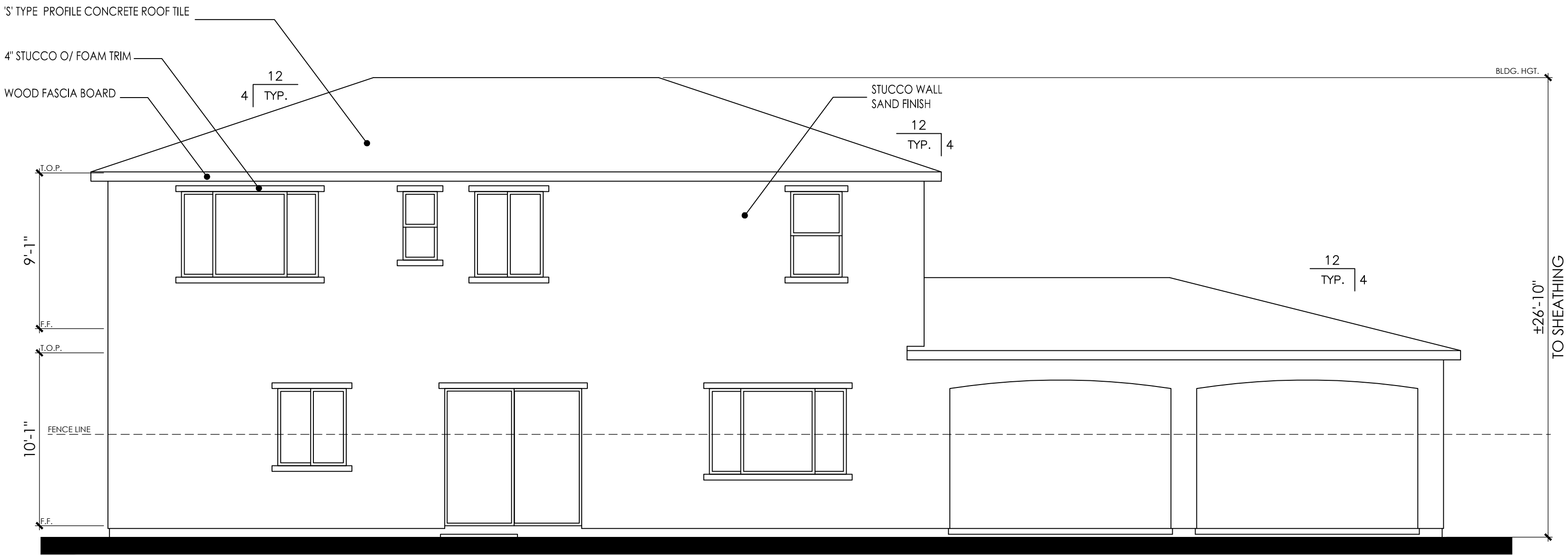
Kevin L. Crook
Architect
Inc

A-120

PLANNING + ARCHITECTURE

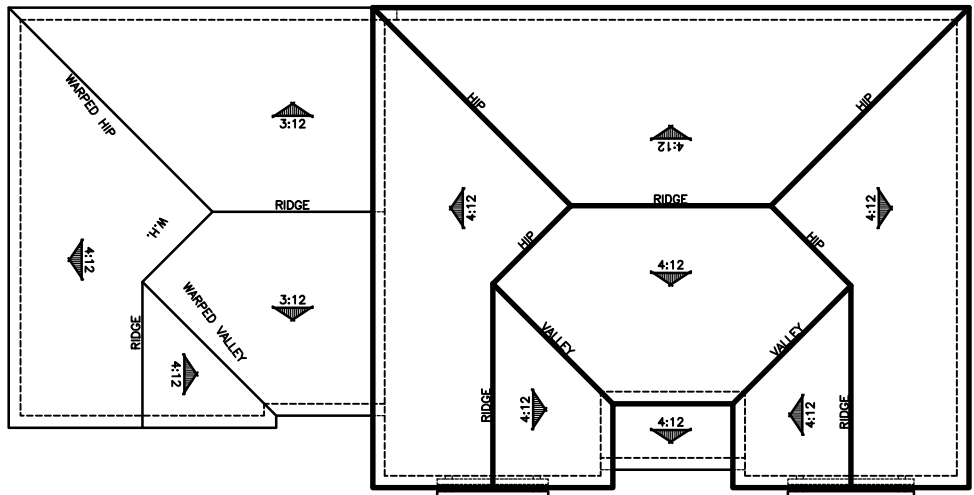


RIGHT ELEVATION

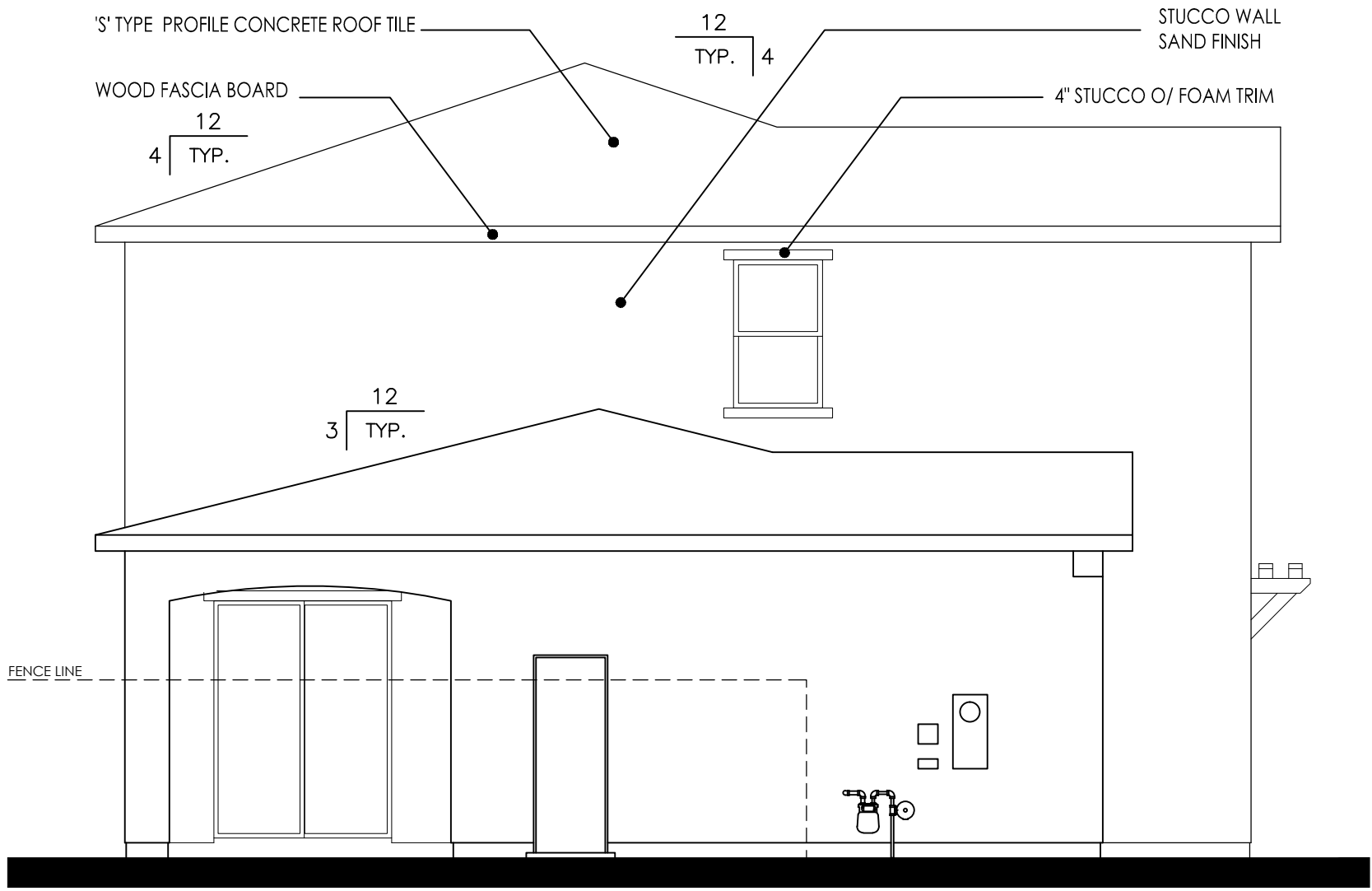


ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS

REAR ELEVATION



ROOF PLAN



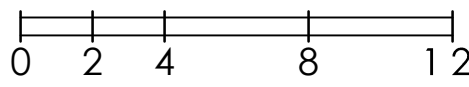
ITEMS SHOWN DASHED SHALL OCCUR ON LOTS ADJACENT TO PUBLIC RIGHT OF WAYS REQUIRING ENHANCEMENTS

LEFT ELEVATION



FRONT ELEVATION

PLAN 3324
MISSION "A"



SUNFLOWER AT SPRING LAKE

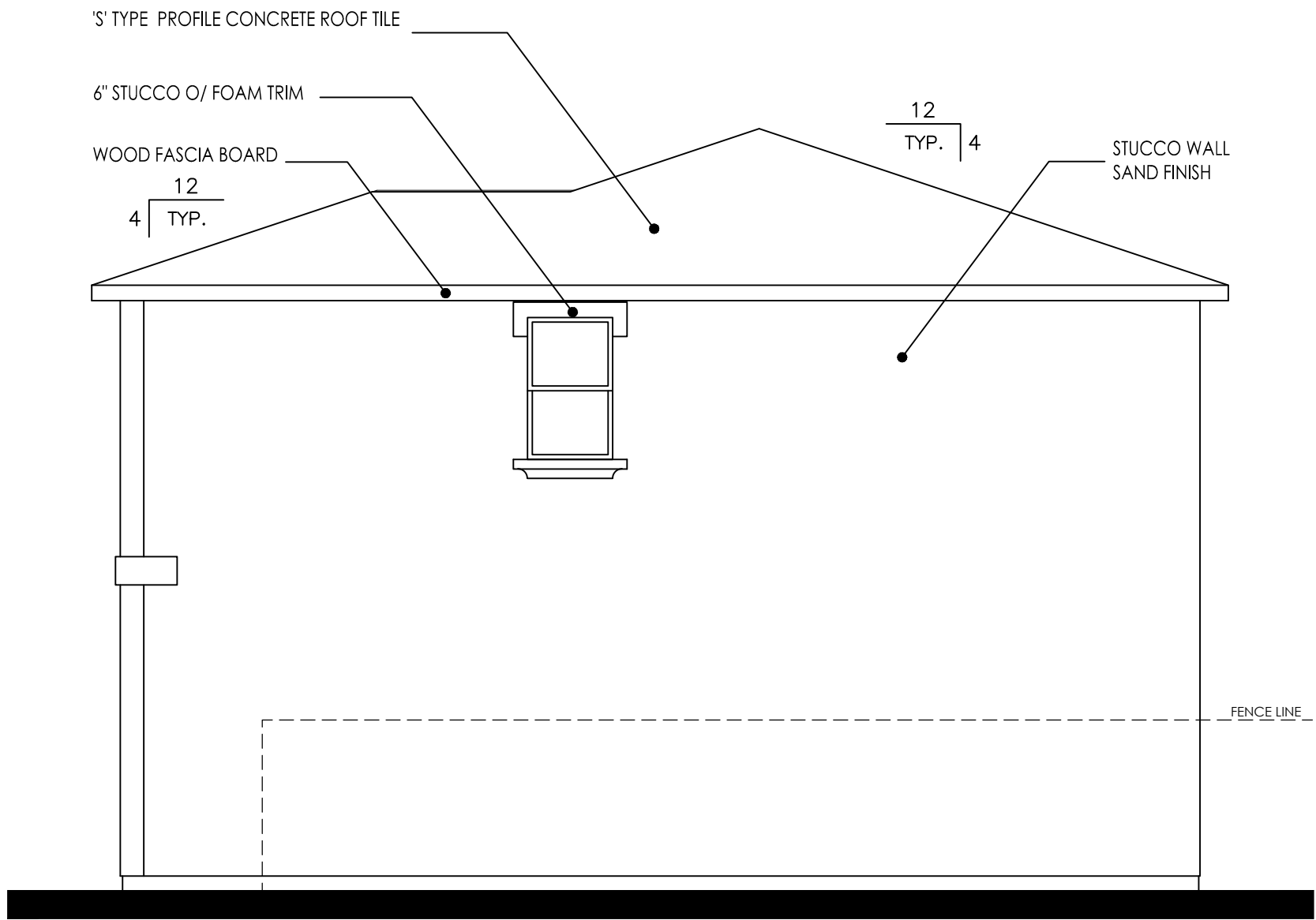
#17018
06/05/18

PLAN 3324
5 BEDROOM, 4 BATH

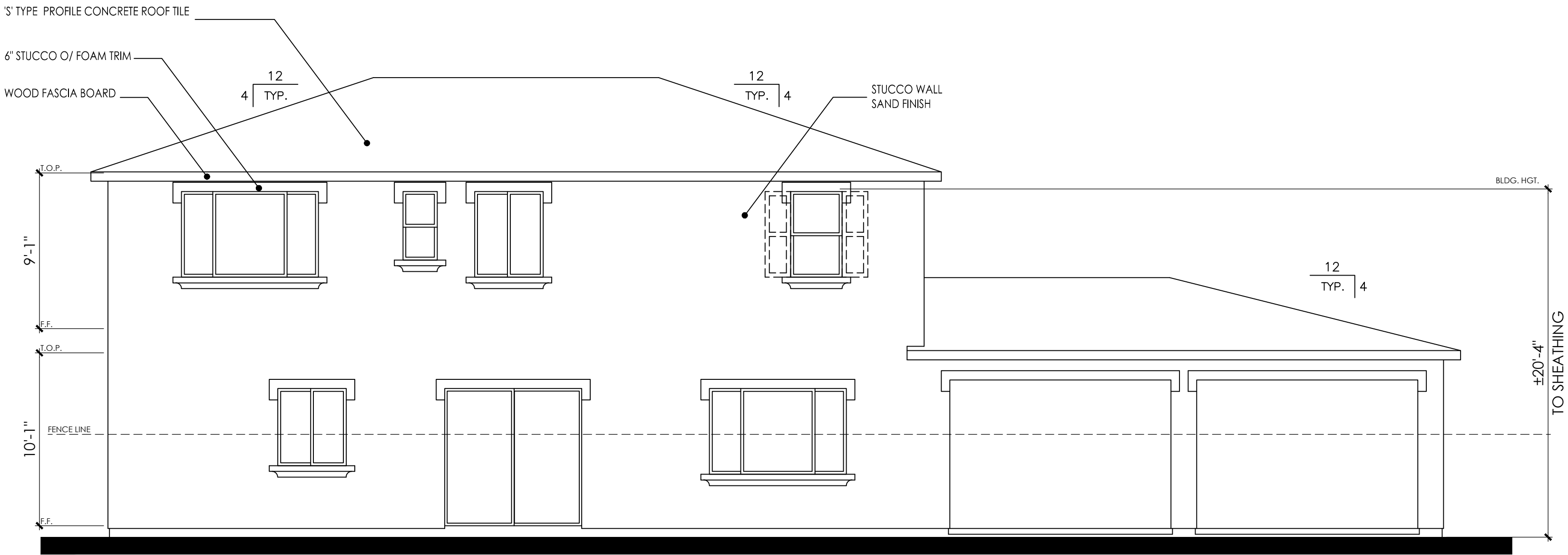
LENNAR®

Kevin L. Crook
Architect
Inc

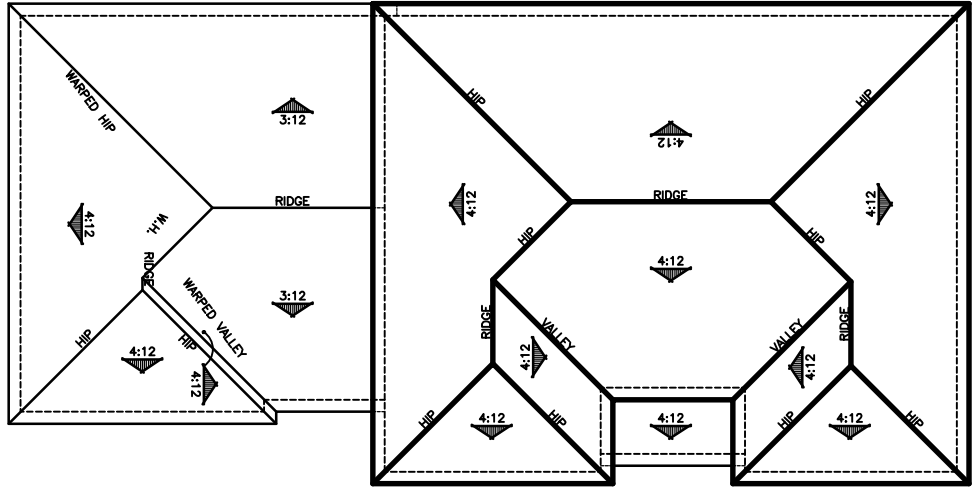
A-121 PLANNING + ARCHITECTURE



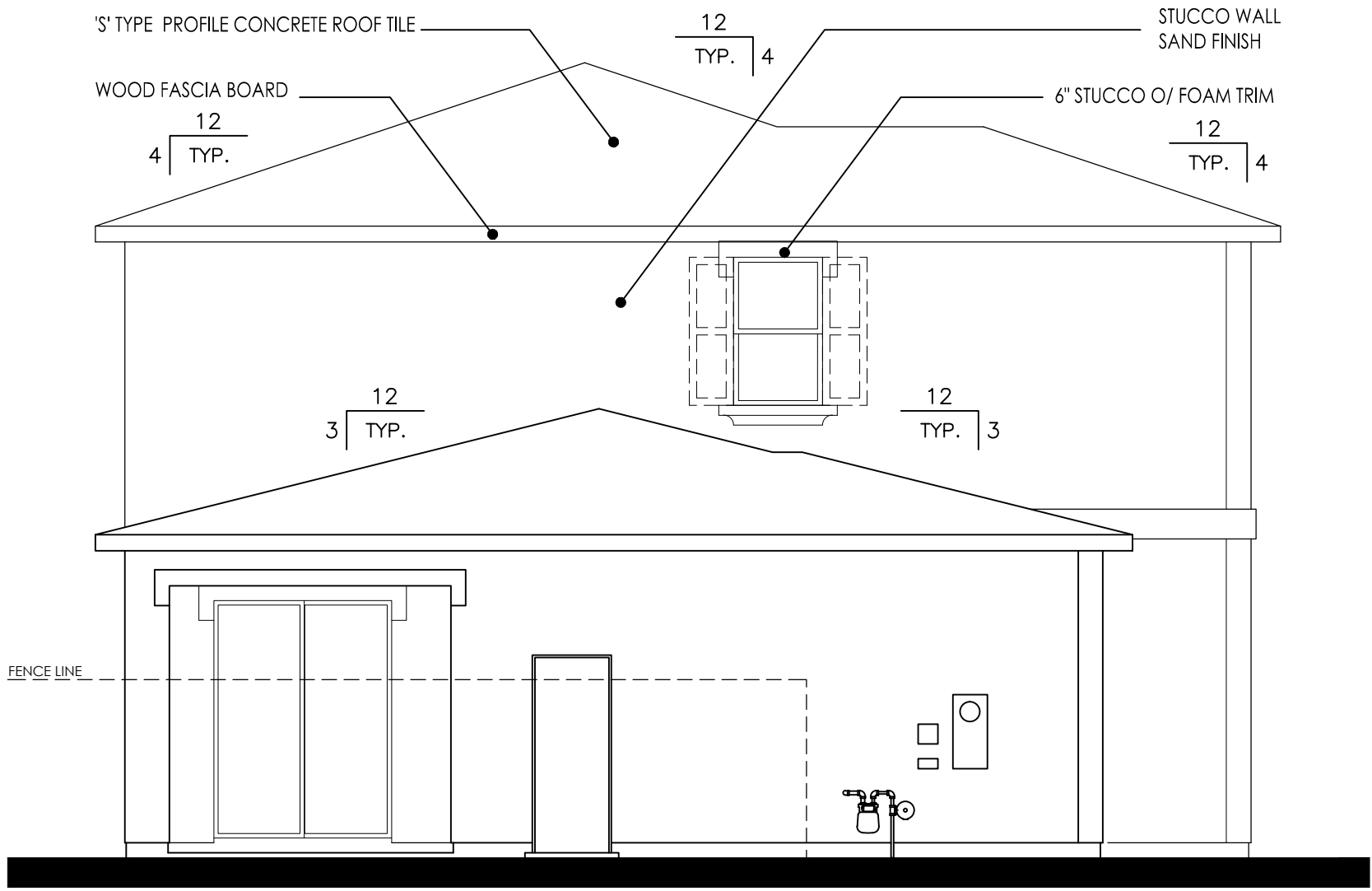
RIGHT ELEVATION



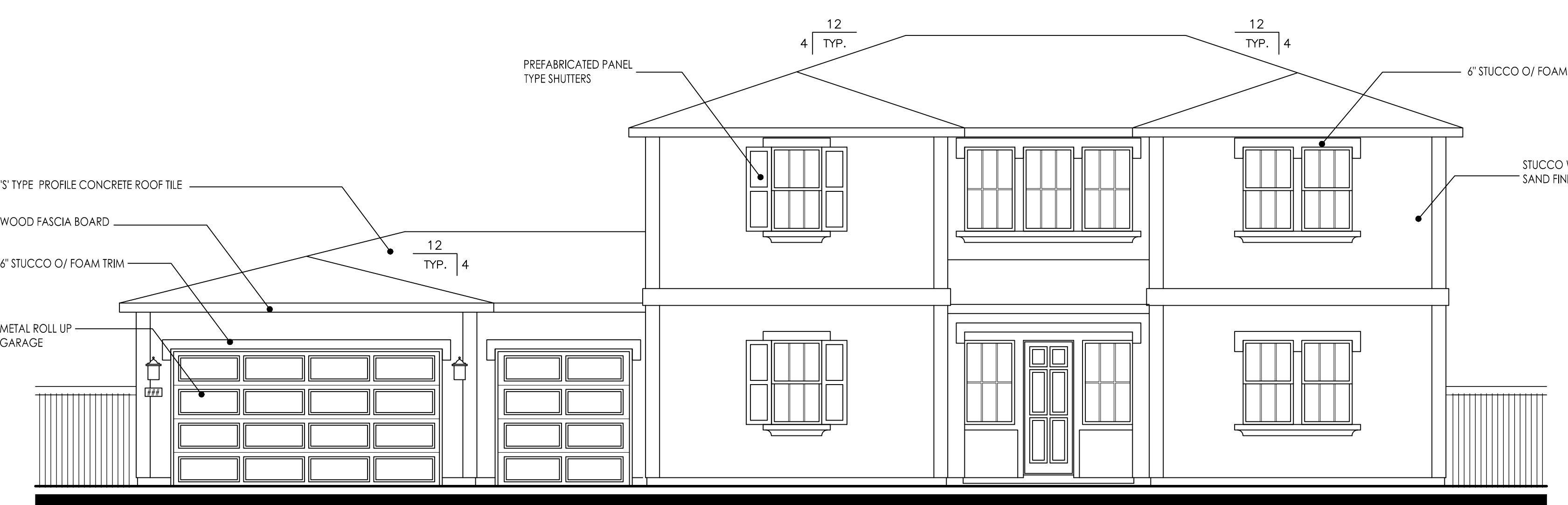
REAR ELEVATION



ROOF PLAN



LEFT ELEVATION



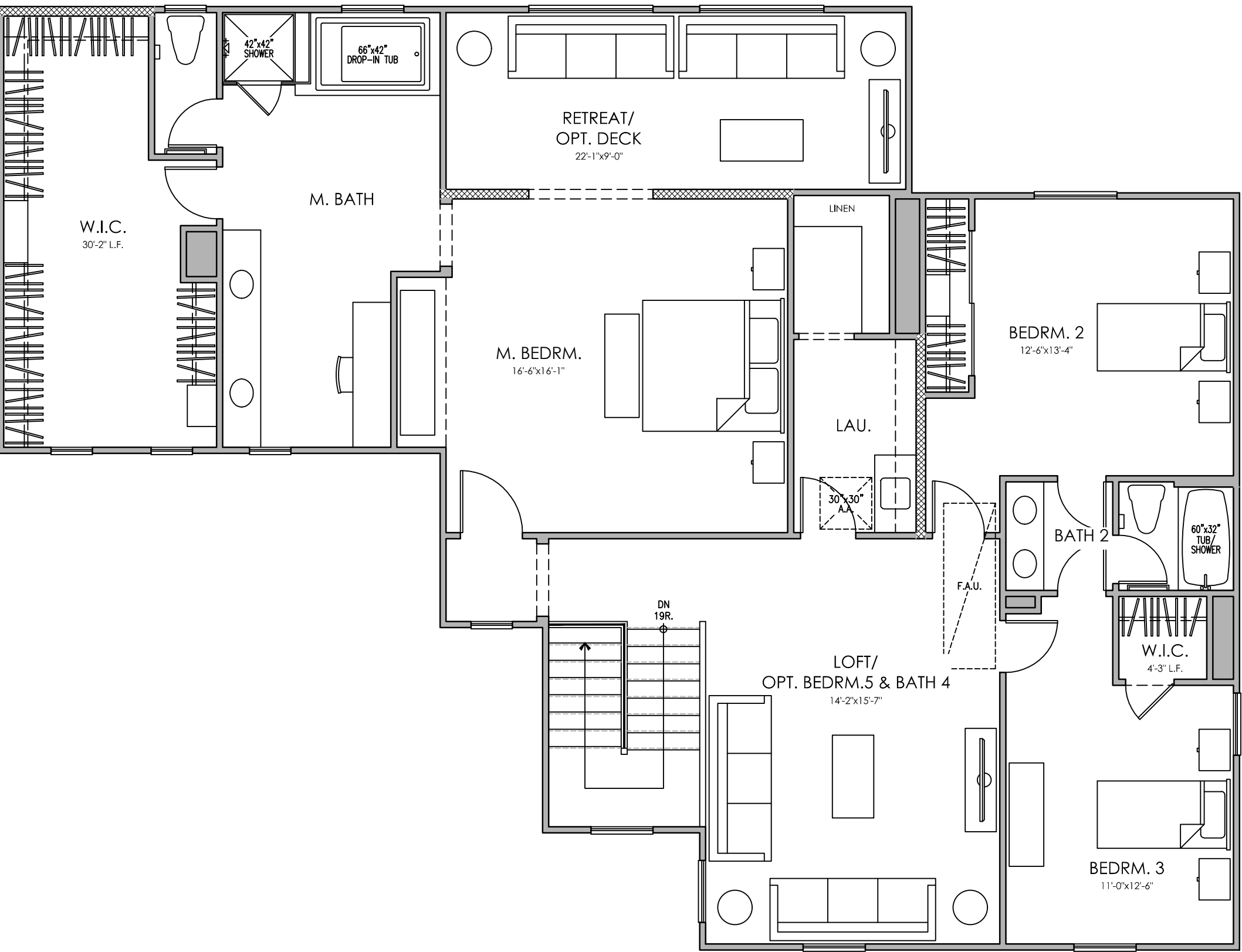
FRONT ELEVATION

PLAN 3324
ITALIAN "B"

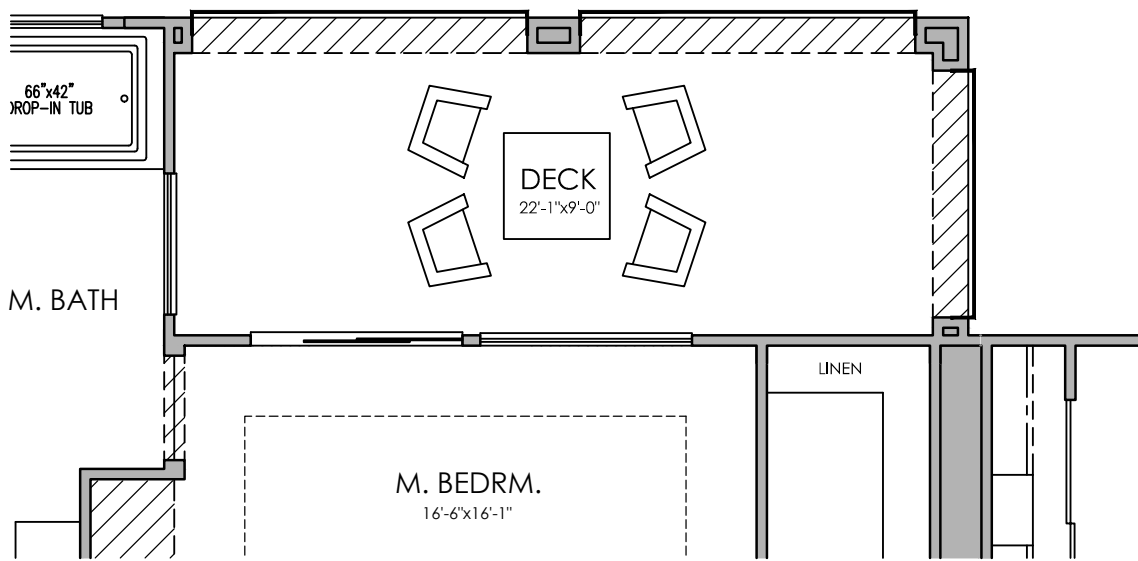
PLAN 3324
5 BEDROOM, 4 BATH

SUNFLOWER AT SPRING LAKE

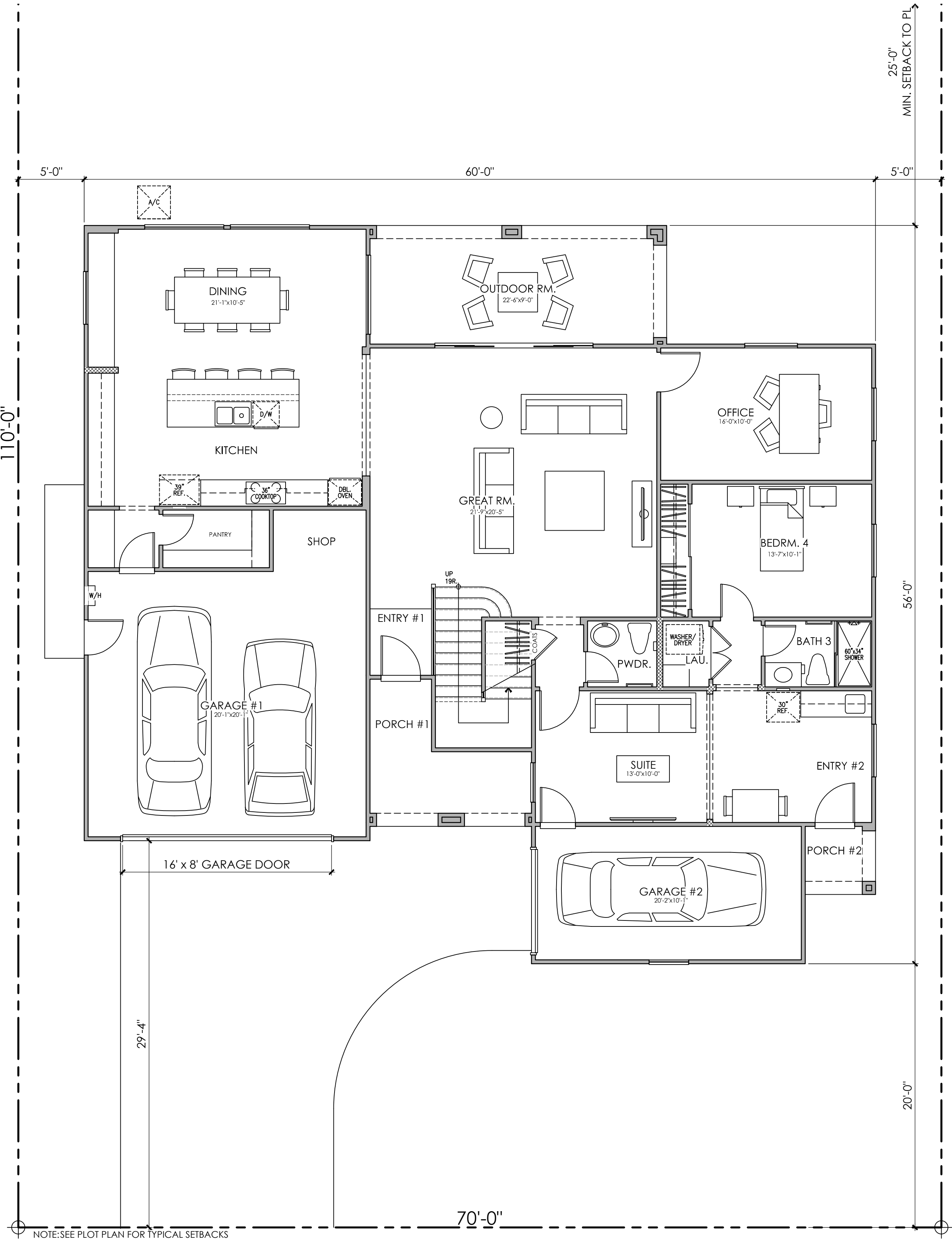
#17018
06/05/18



SECOND FLOOR PLAN



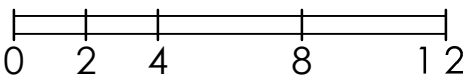
OPTIONAL DECK



FIRST FLOOR PLAN

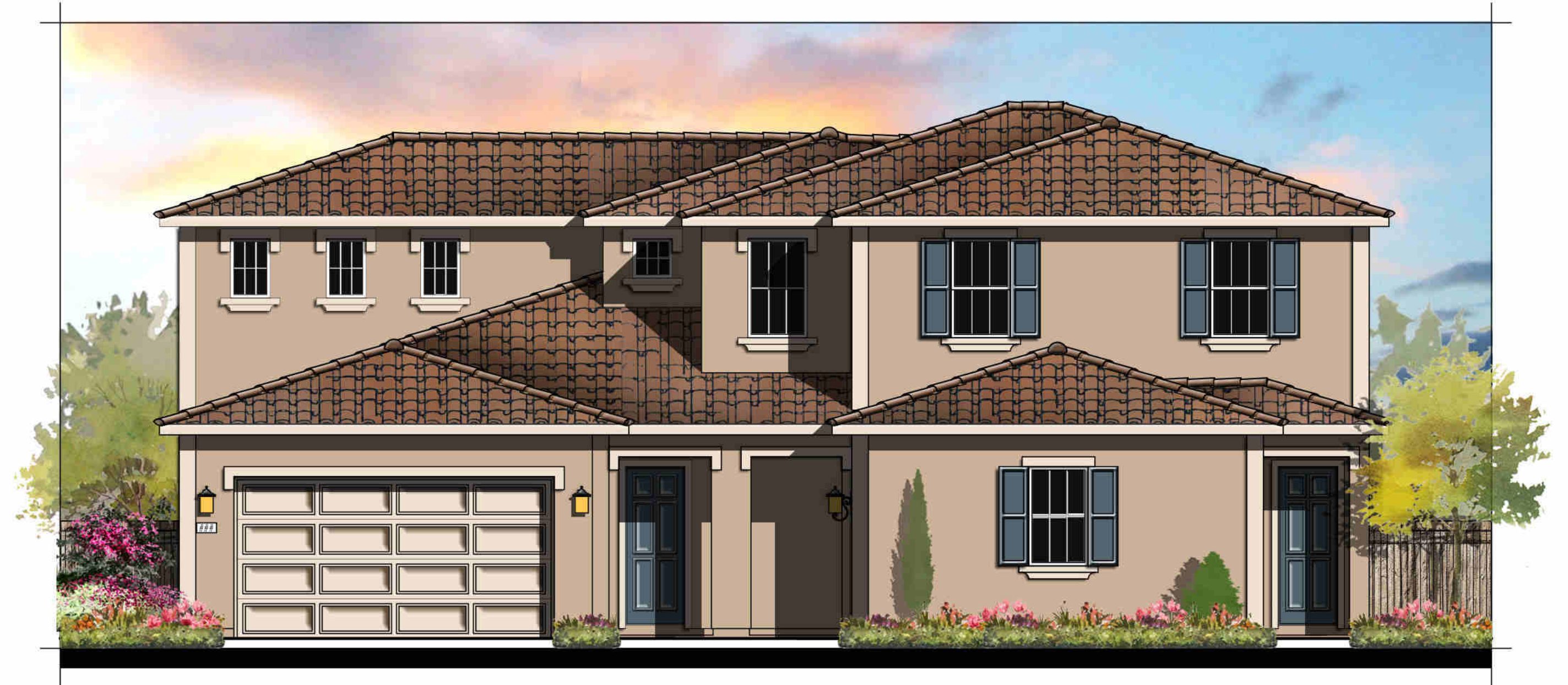
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,847 SQ. FT.
SECOND FLOOR AREA	1,884 SQ. FT.
TOTAL DWELLING	3,731 SQ. FT.
UNCONDITIONED SPACE	
GARAGE 1	472 SQ. FT.
GARAGE 2	215 SQ. FT.
PORCH 1	26 SQ. FT.
PORCH 2	28 SQ. FT.
CALIFORNIA RM.	202 SQ. FT.
OPT. DECK	202 SQ. FT.
OPT. RETREAT	199 SQ. FT.





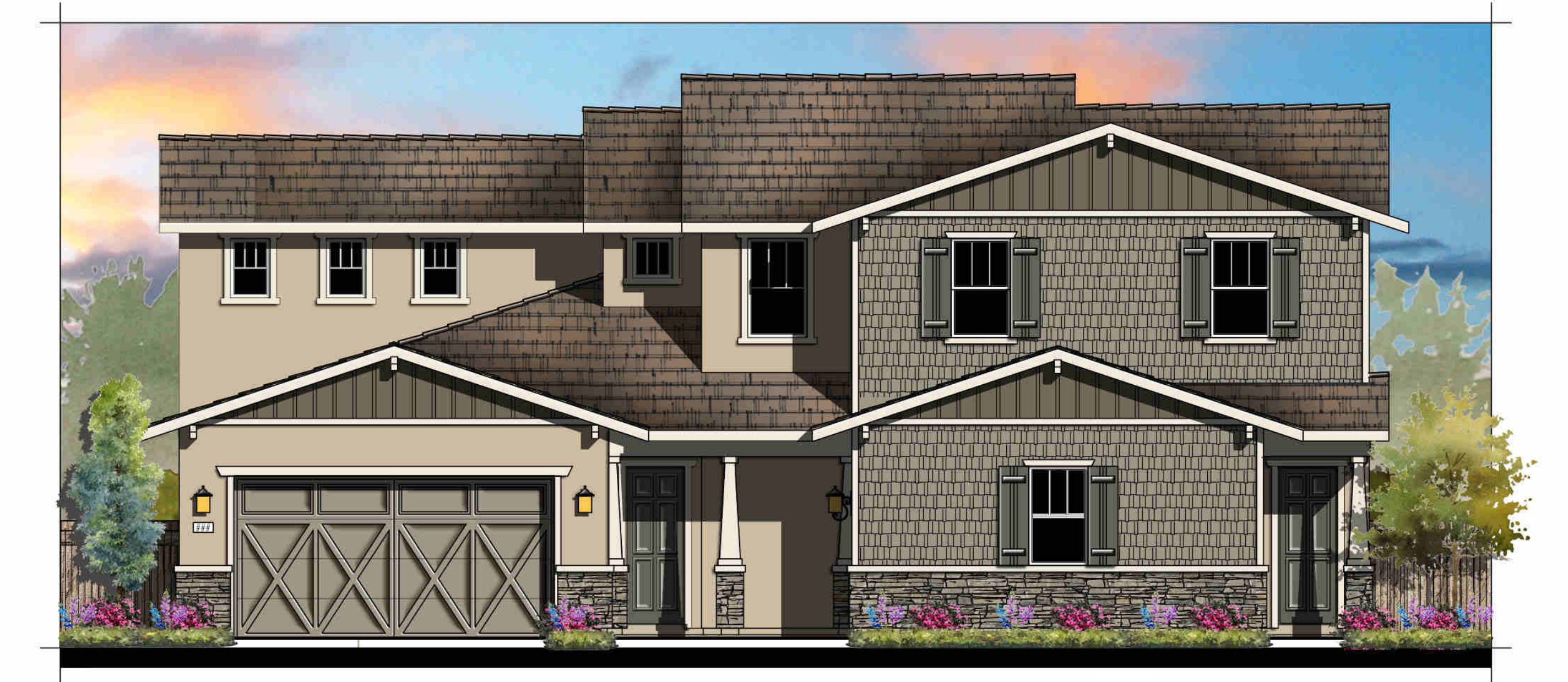
MISSION "A"
COLOR SCHEME 3



ITALIAN "B"
COLOR SCHEME 6



COTTAGE "C"
COLOR SCHEME 9



CRAFTSMAN "D"
COLOR SCHEME 12

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

Page 161

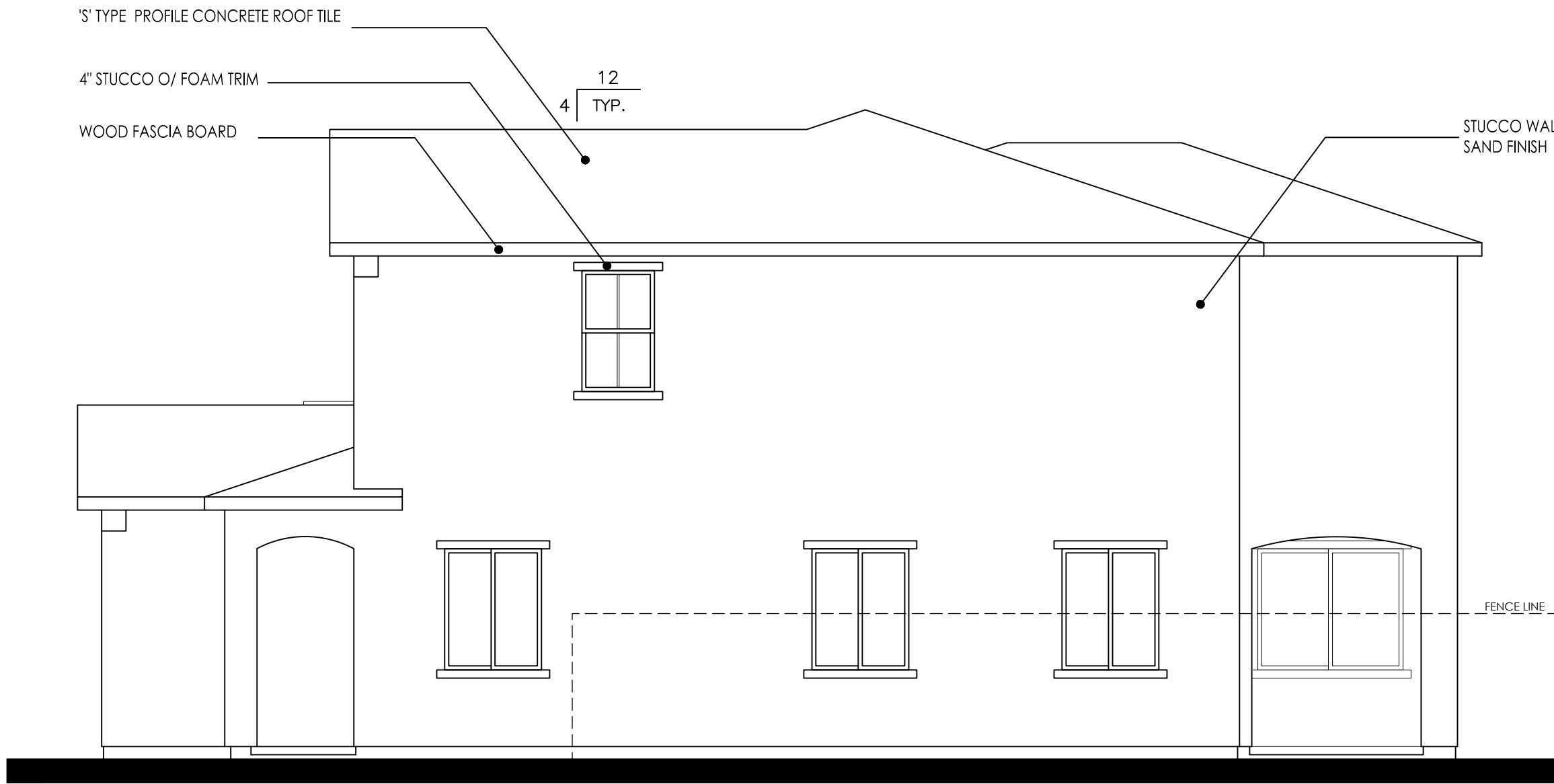
PLAN 3731
5 BEDROOM W/SUITE, 3 BATH

LENNAR

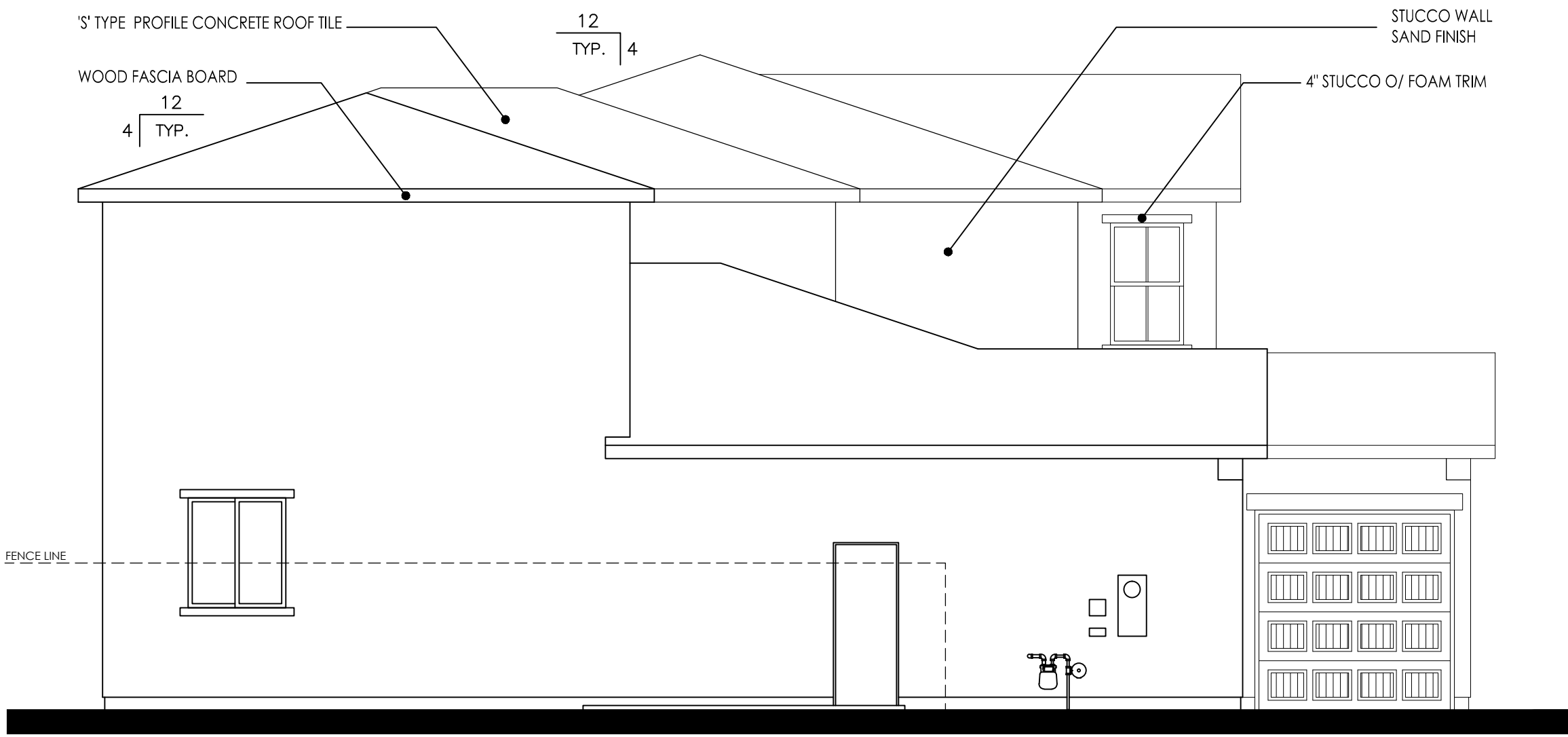
Kevin L. Crook
Architect
Inc

A-124

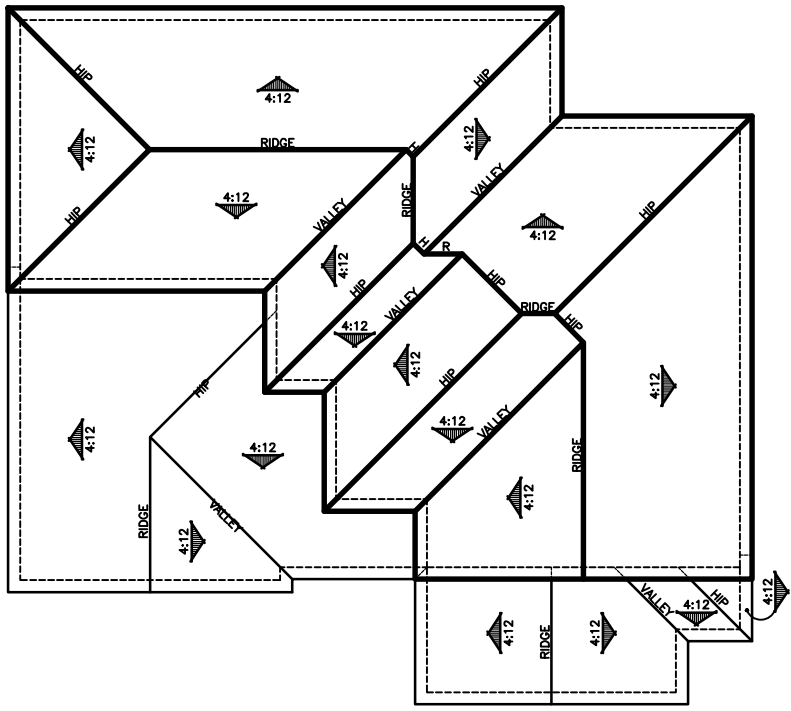
PLANNING + ARCHITECTURE



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN 3731
MISSION "A"

0 2 4 8 12

SUNFLOWER AT SPRING LAKE

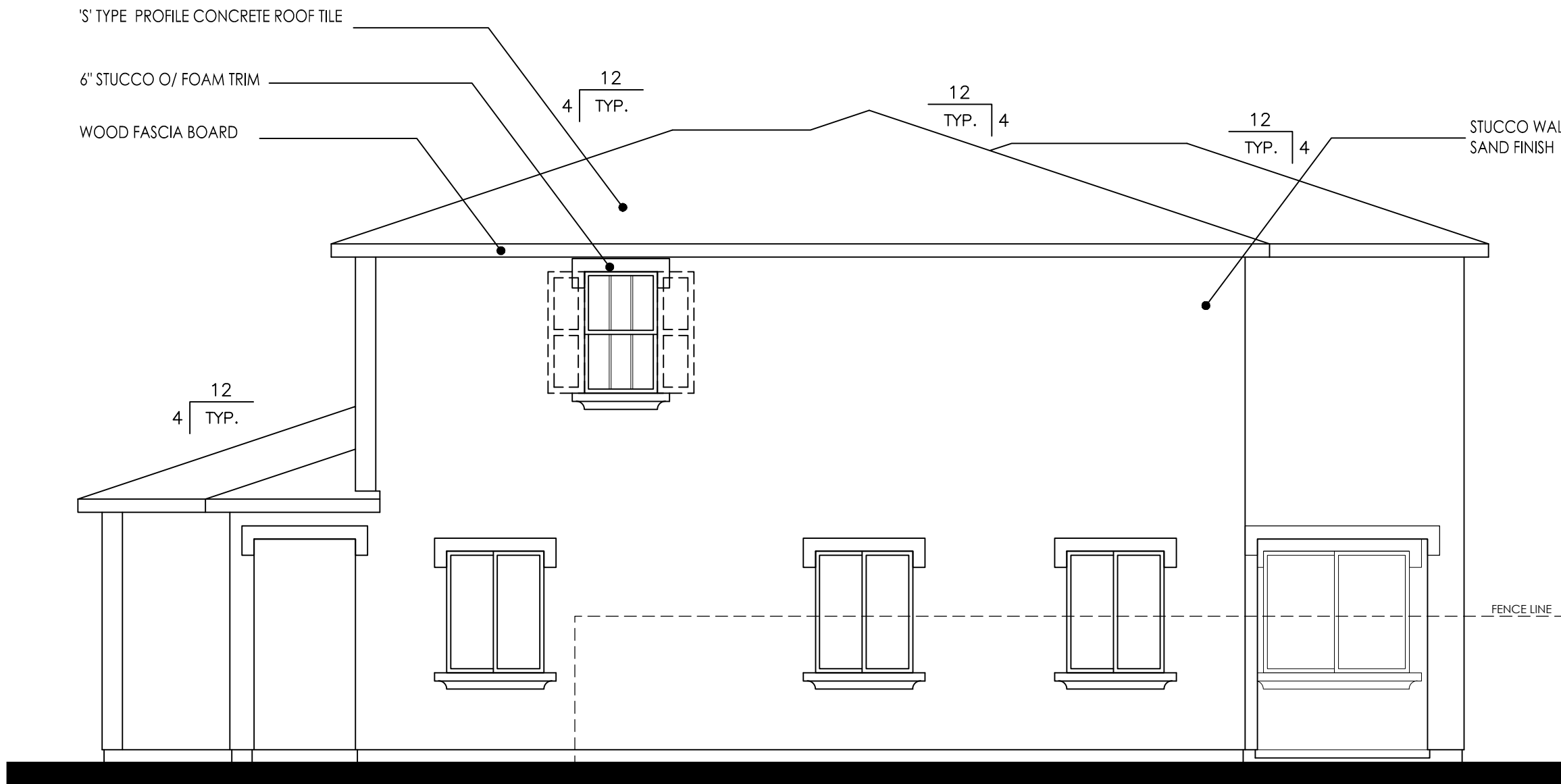
#17018
06/05/18

PLAN 3731
5 BEDROOM W/SUITE, 3 BATH

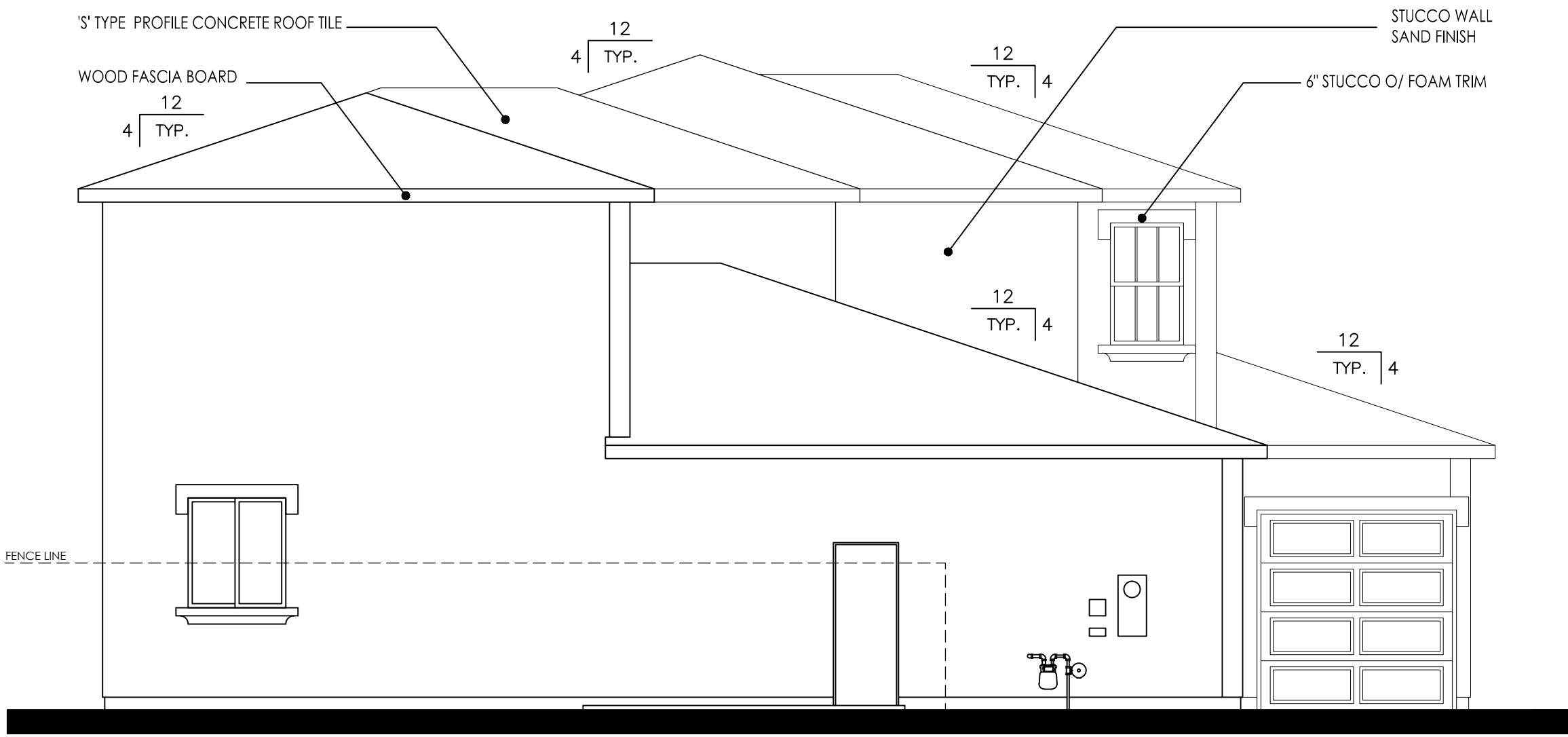
LENNAR®

Kevin L. Crook
Architect
Inc

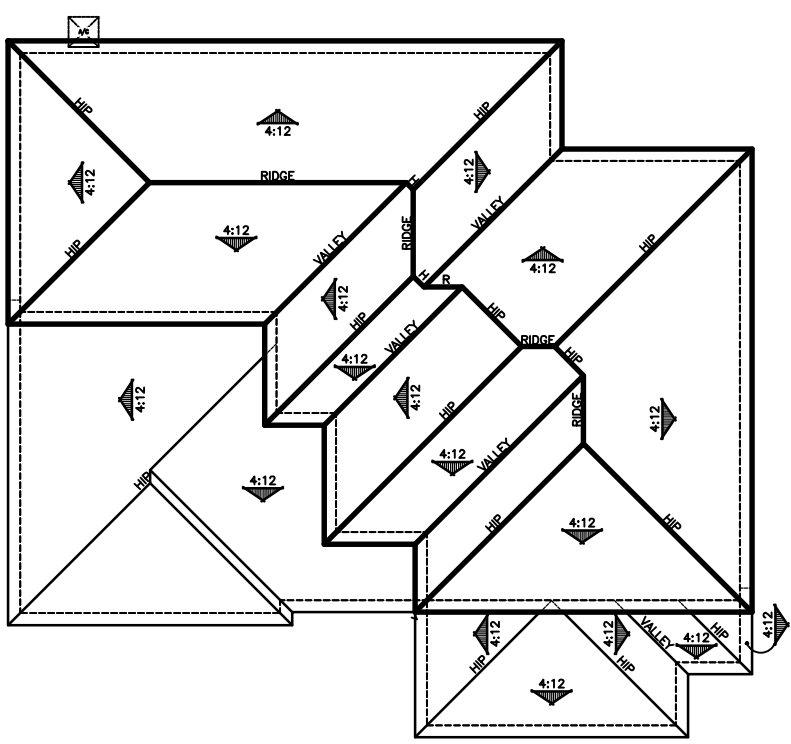
A-125



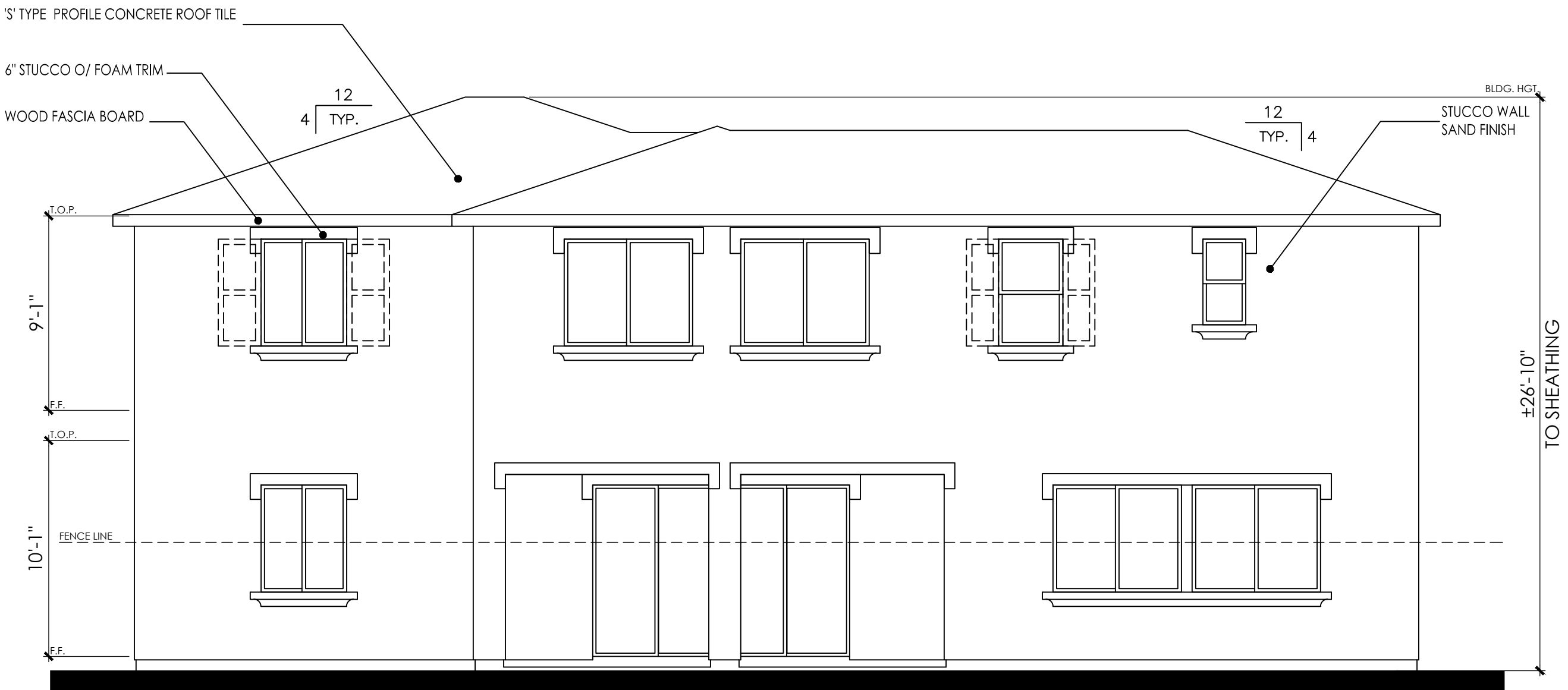
RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN 3731
ITALIAN "B"

0 2 4 8 12

SUNFLOWER AT SPRING LAKE

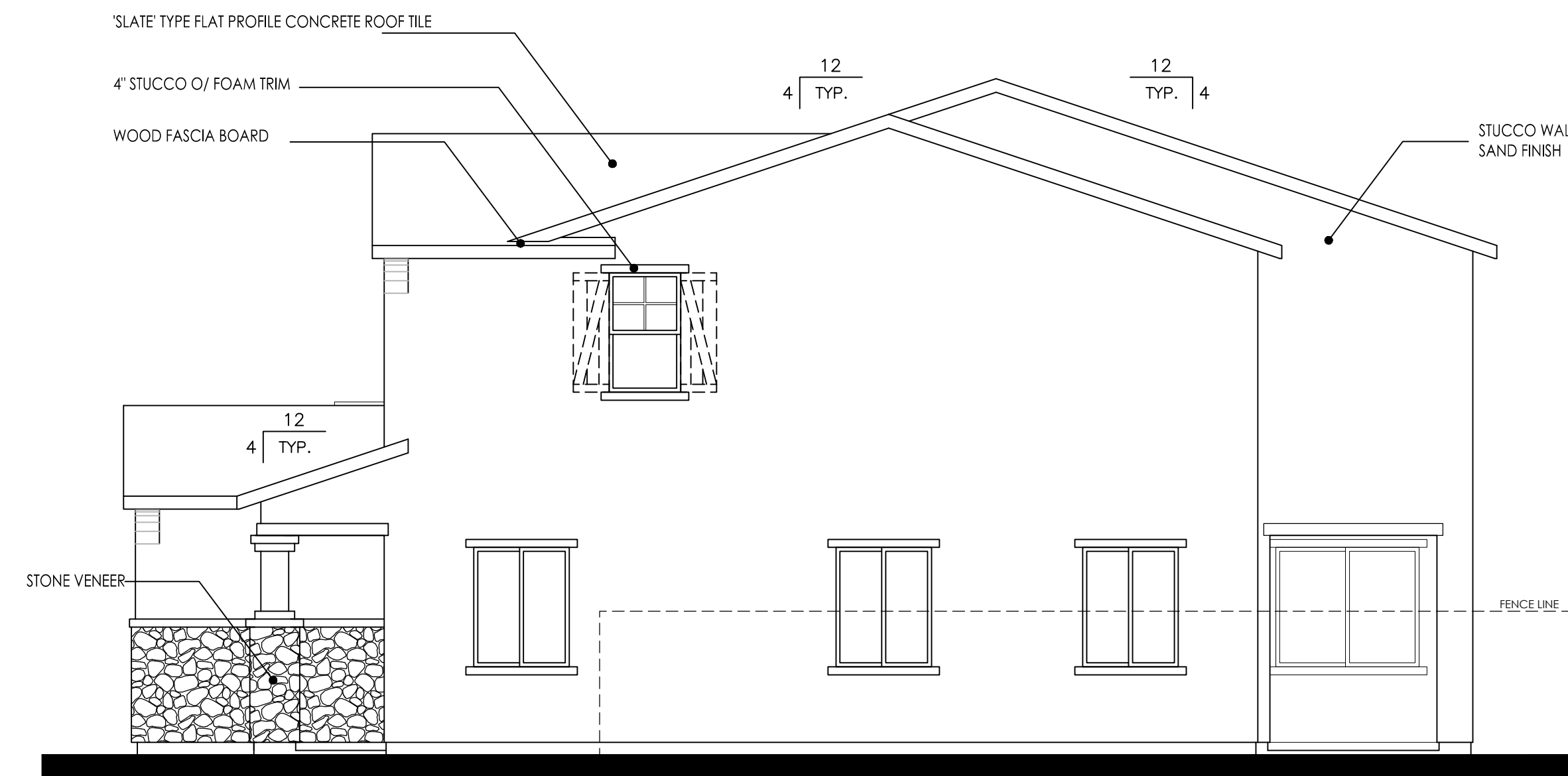
#17018
06/05/18

PLAN 3731
5 BEDROOM W/SUITE, 3 BATH

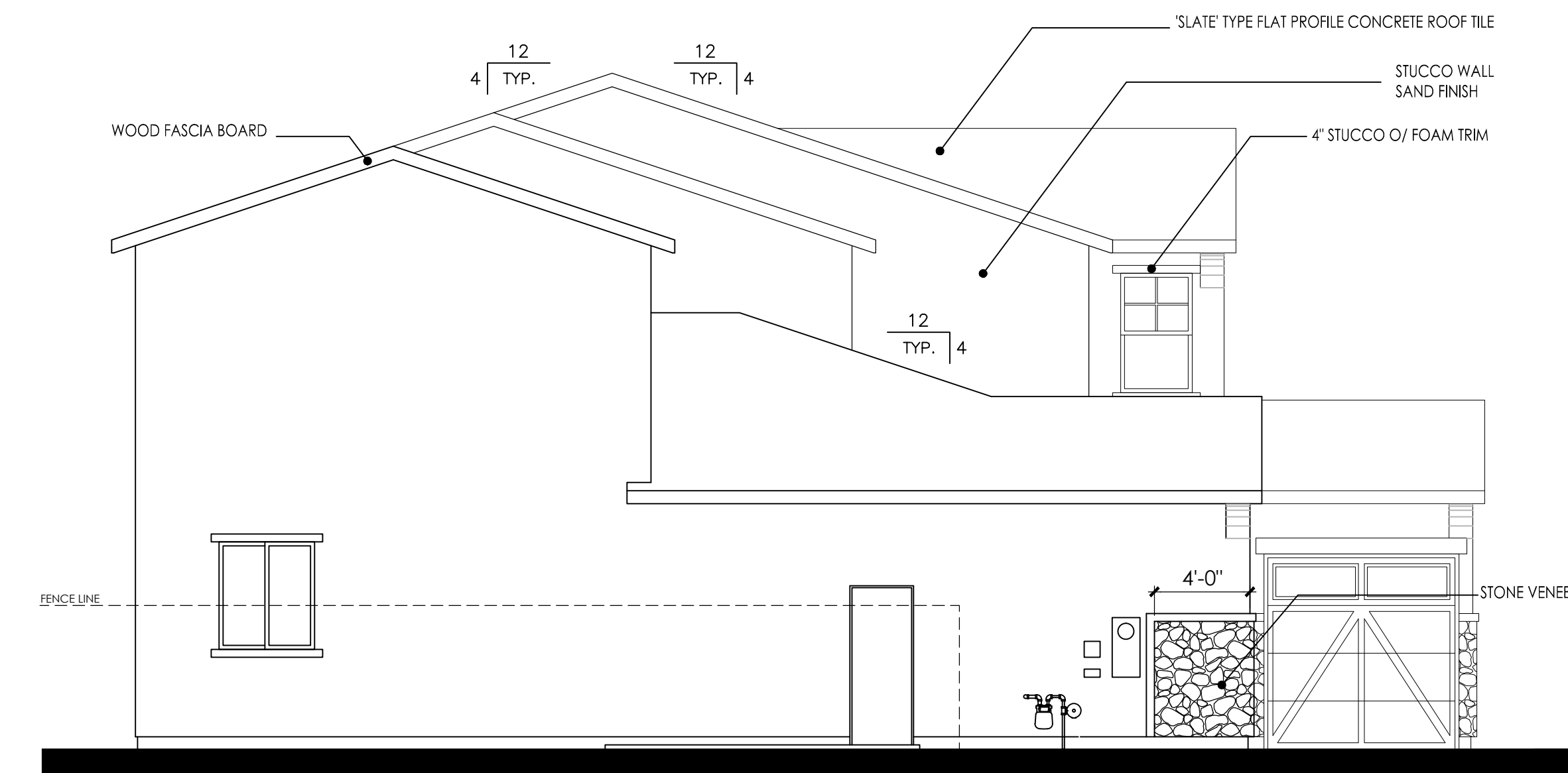
LENNAR®

Kevin L. Crook
Architect
Inc

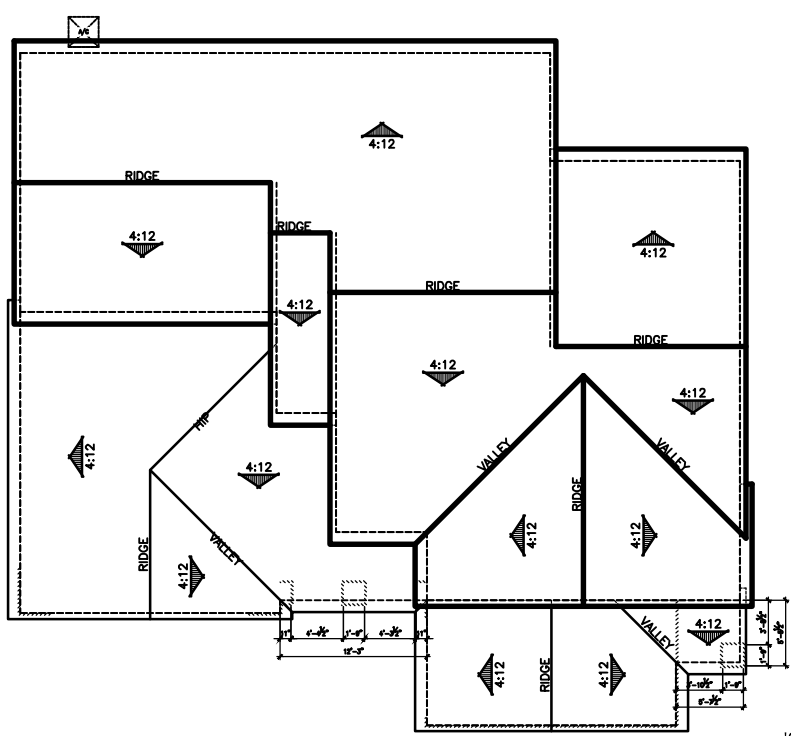
A-126



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



FRONT ELEVATION

PLAN 3731
COTTAGE "C"

0 2 4 8 12

SUNFLOWER AT SPRING LAKE

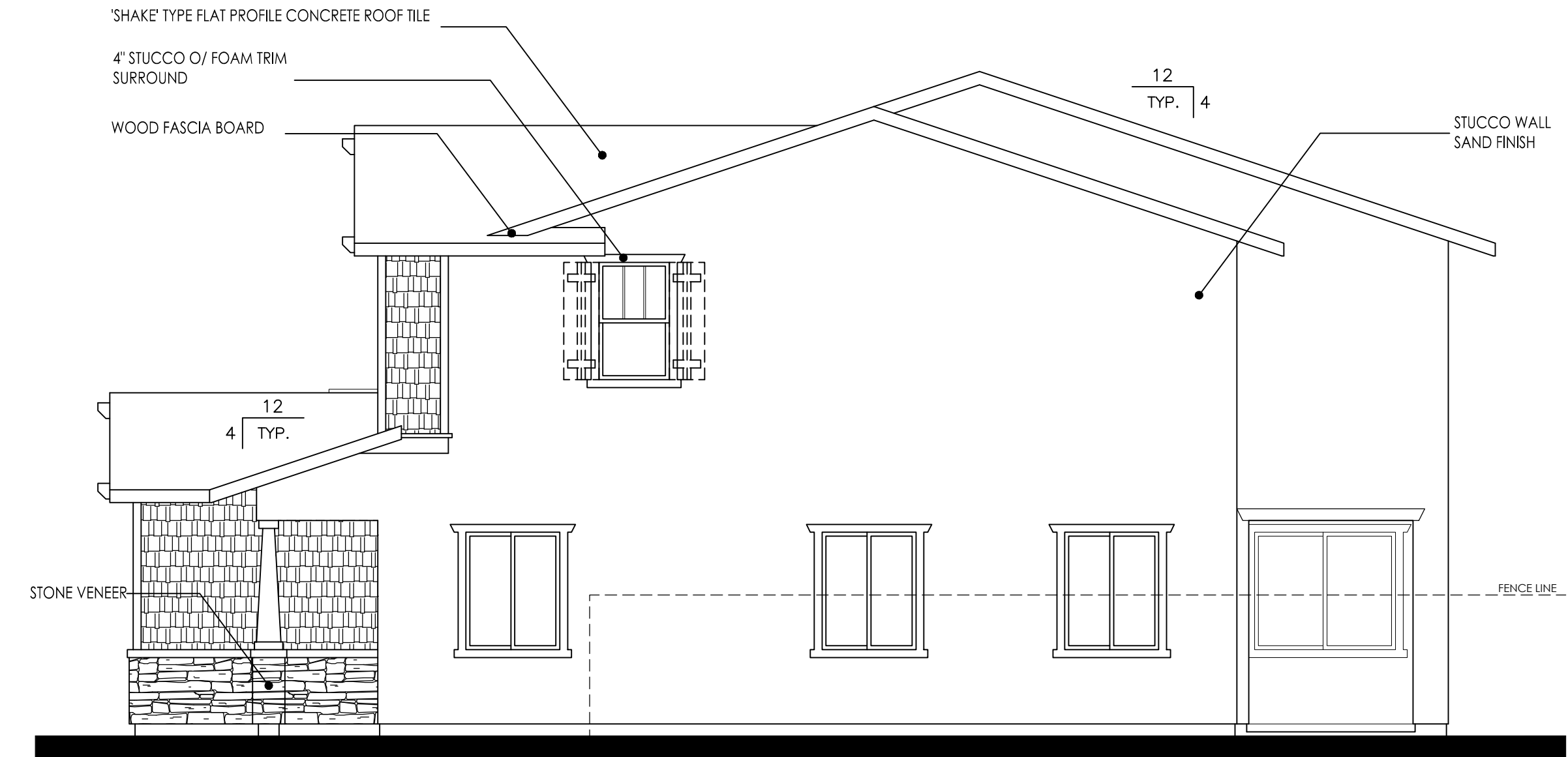
#17018
06/05/18

PLAN 3731
5 BEDROOM W/SUITE, 3 BATH

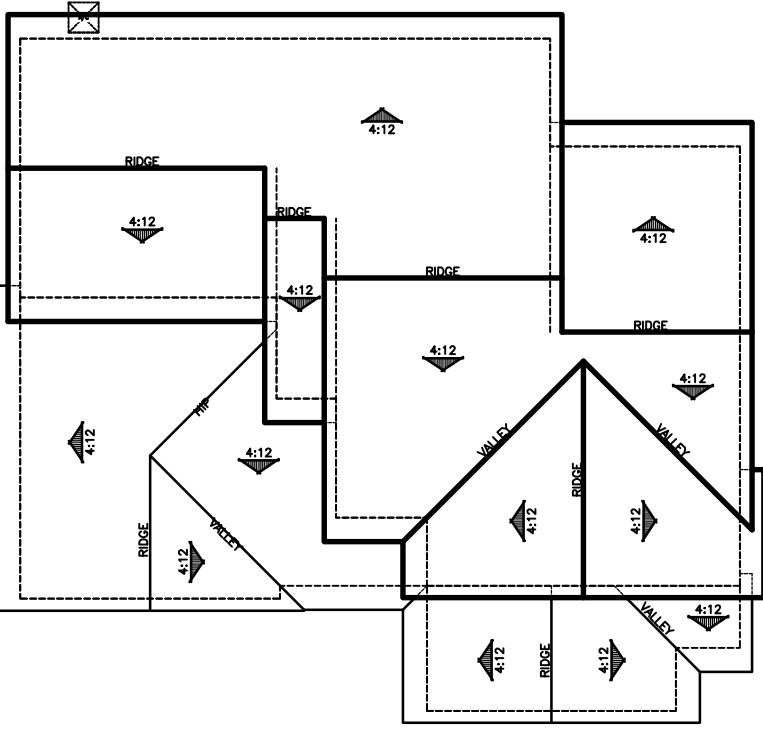
LENNAR®

Kevin L. Crook
Architect
Inc

A-127



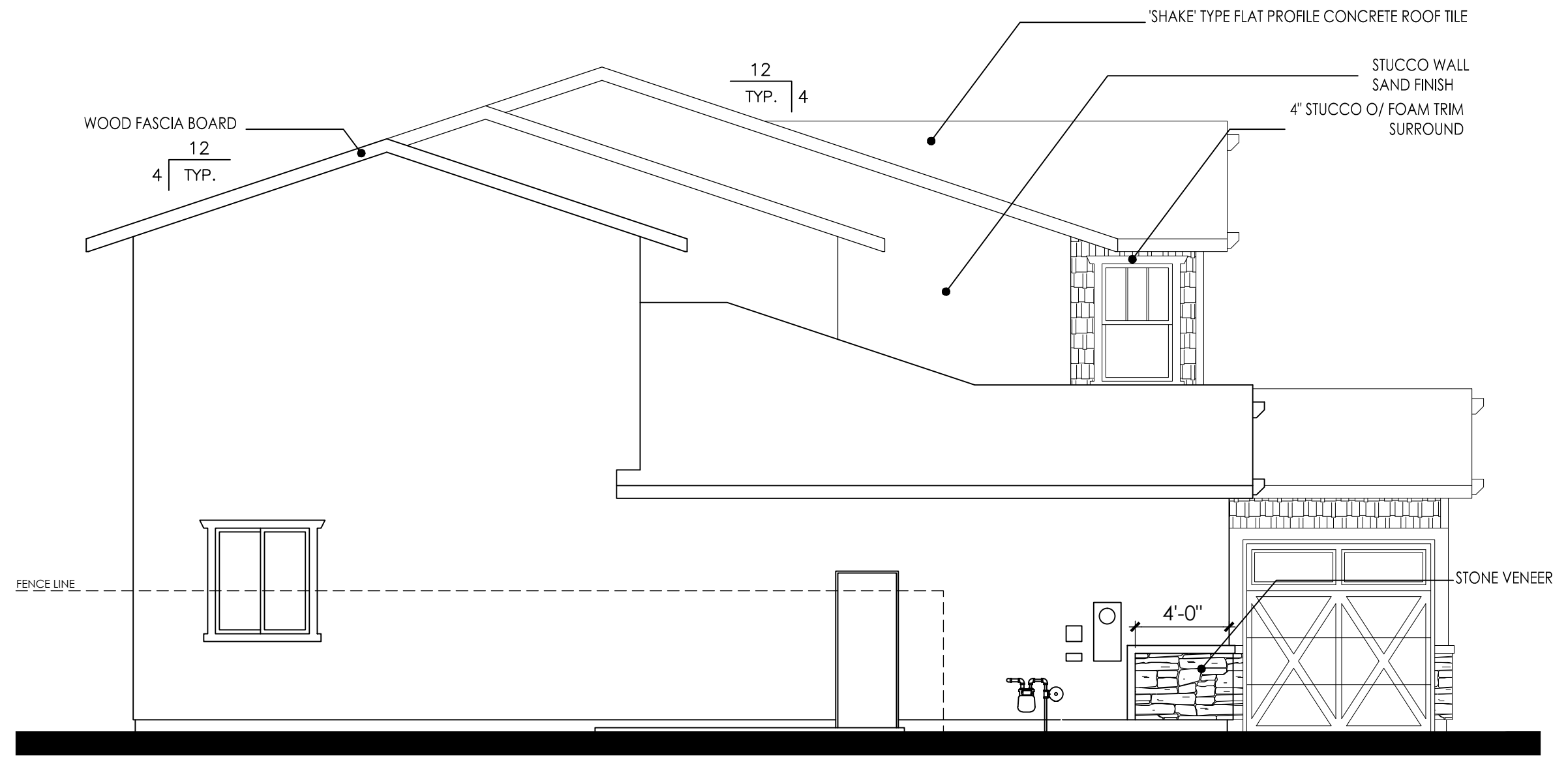
RIGHT ELEVATION



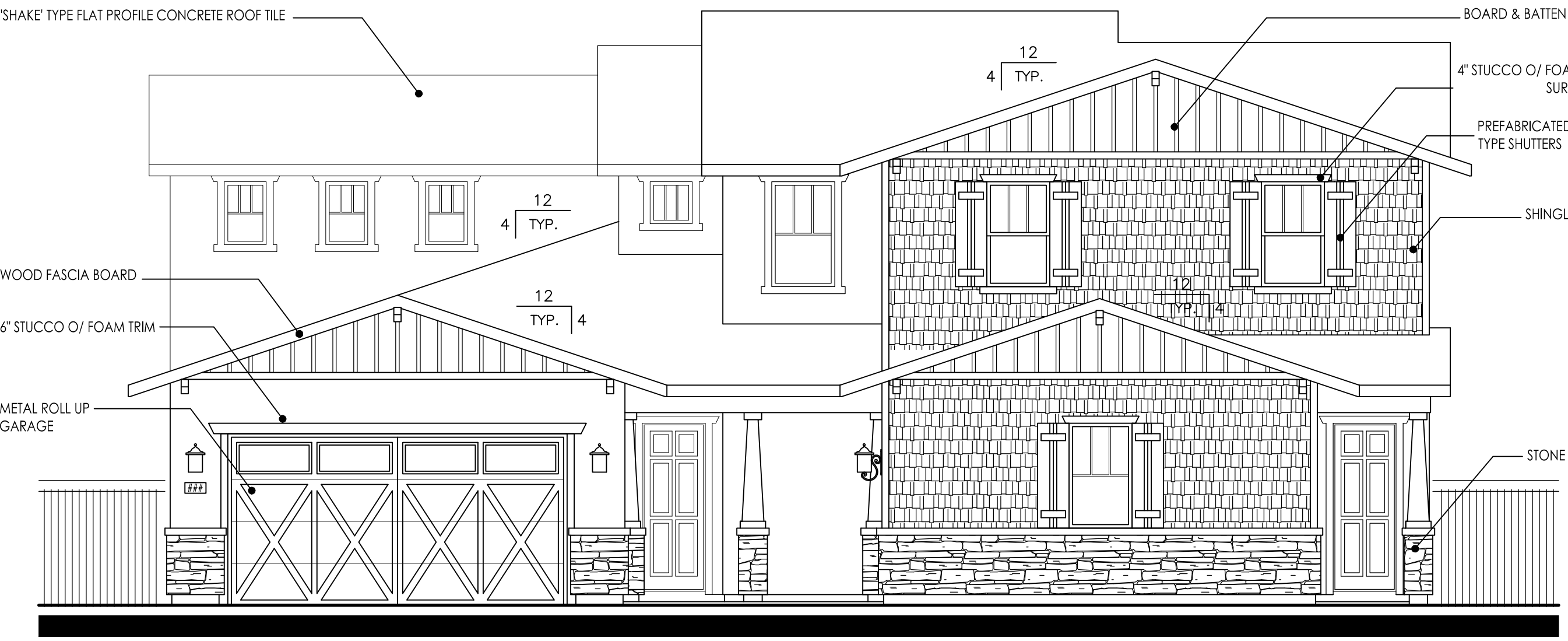
ROOF PLAN



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 2 4 8 12

PLAN 3731
CRAFTSMAN "D"

SUNFLOWER AT SPRING LAKE

#17018
06/05/18

PLAN 3731
5 BEDROOM W/SUITE, 3 BATH

LENNAR®

Kevin L. Crook
Architect
Inc

A-128

SUNFLOWER AT SPRING LAKE

WOODLAND, CA

"A" ELEVATIONS MISSION		SCHEME 1	SCHEME 2	SCHEME 3
STUCCO		SW7028 INCREDIBLE WHITE	SW6386 NAPERY	SW7571 CASA BLANCA
FASCIA / TRIM		SW9173 SHIITAKE	SW9102 QUINOA	SW9101 TRES NATURALE
GARAGE DOOR		SW6047 HOT COCOA	SW6102 PORTABELLO	SW6089 GROUNDED
FRONT DOOR / SHUTTERS		SW6034 ARRESTING AUBURN	SW7604 SMOKY BLUE	SW6202 CAST IRON
CLAY PIPES		SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF (LOW PROFILE "S" TILE)		1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA	1VICS6129 MARBLED TERRA COTTA
TILE: E-QUARRY		BRICK	BRICK	BRICK
TILE 2: E-QUARRY		BEIGE	BEIGE	BEIGE

"B" ELEVATIONS ITALIAN		SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY		SW9096 BEIGE INTENSO	SW7684 CONCORD BUFF	SW7713 TAWNY TAN
FASCIA / TRIM / GARAGE		SW6091 RELIABLE WHITE	SW9180 AGED WHITE	SW6357 CHOICE CREAM
FRONT DOOR / SHUTTERS		SW6214 UNDERSEAS	SW7740 MESSENGER BAG	SW0032 NEEDLEPOINT NAVY
ROOF: LOW PROFILE "S"		1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND	1VICS6464 CA MISSION BLEND

"C" ELEVATIONS COTTAGE		SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY		SW2822 DOWNING SAND	SW7535 SANDY RIDGE	SW7541 GRECIAN IVORY
FASCIA / TRIM		SW7006 EXTRA WHITE	SW7526 MAISON BLANCHE	SW7562 ROMAN COLUMNS
GARAGE DOOR / SIDING		SW2821 DOWNING STONE	SW7526 MAISON BLANCHE	SW7045 INTELLECTUAL GRAY
FRONT DOOR / SHUTTERS		SW7617 MEDITERRANEAN	SW6200 LINK GRAY	SW7047 PORPOISE
ROOF: FLAT SLATE		1FECY0300 BRONZE PEARL BLEND	1FECY0300 BRONZE PEARL BLD	1FECY0300 BRONZE PEARL BLEND
STONE: ANCIENT VILLA LEDGE		SIENA	CHIANTI	SOLSTICE
GROUT		MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"D" ELEVATIONS CRAFTSMAN		SCHEME 10	SCHEME 11	SCHEME 12
STUCCO PAINT BODY		SW9086 COOL BEIGE	SW7540 ARTISAN TAN	SW6156 RAMIE
FASCIA / TRIM		SW7006 EXTRA WHITE	SW7523 BURNISHED BRANDY	SW6385 DOVER WHITE
SHINGLE SIDING		SW9090 CARAIBE	SW2823 ROOKWOOD CLAY	SW9126 HOANED SOAPSTONE
GARAGE DOOR		SW9088 UTAUPEIA	SW2823 ROOKWOOD CLAY	SW9126 HOANED SOAPSTONE
GABLE SIDING		SW9088 UTAUPEIA	SW7523 BURNISHED BRANDY	SW6173 COCOON
FRONT DOOR / SHUTTERS		SW6236 GRAYS HARBOR	SW7622 HOMBURG GRAY	SW6202 CAST IRON
ROOF (SHAKE)		1FBCJ3181 SMOKEY TOPAZ	1FBCJ3181 SMOKEY TOPAZ	1FBCJ3181 SMOKEY TOPAZ
STONE - DRYSTACK INSTALLATION		SOUTHERN LEDGE WOLF CREEK	SOUTHERN LEDGESTONE BUCKS COUNTY	SOUTHERN LEDGESTONE ECHO RIDGE

*ACCENT TO BE USED ON FRONT DOORS, SHUTTERS.
ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

PROJECT #17018

CREATED 12/13/2017

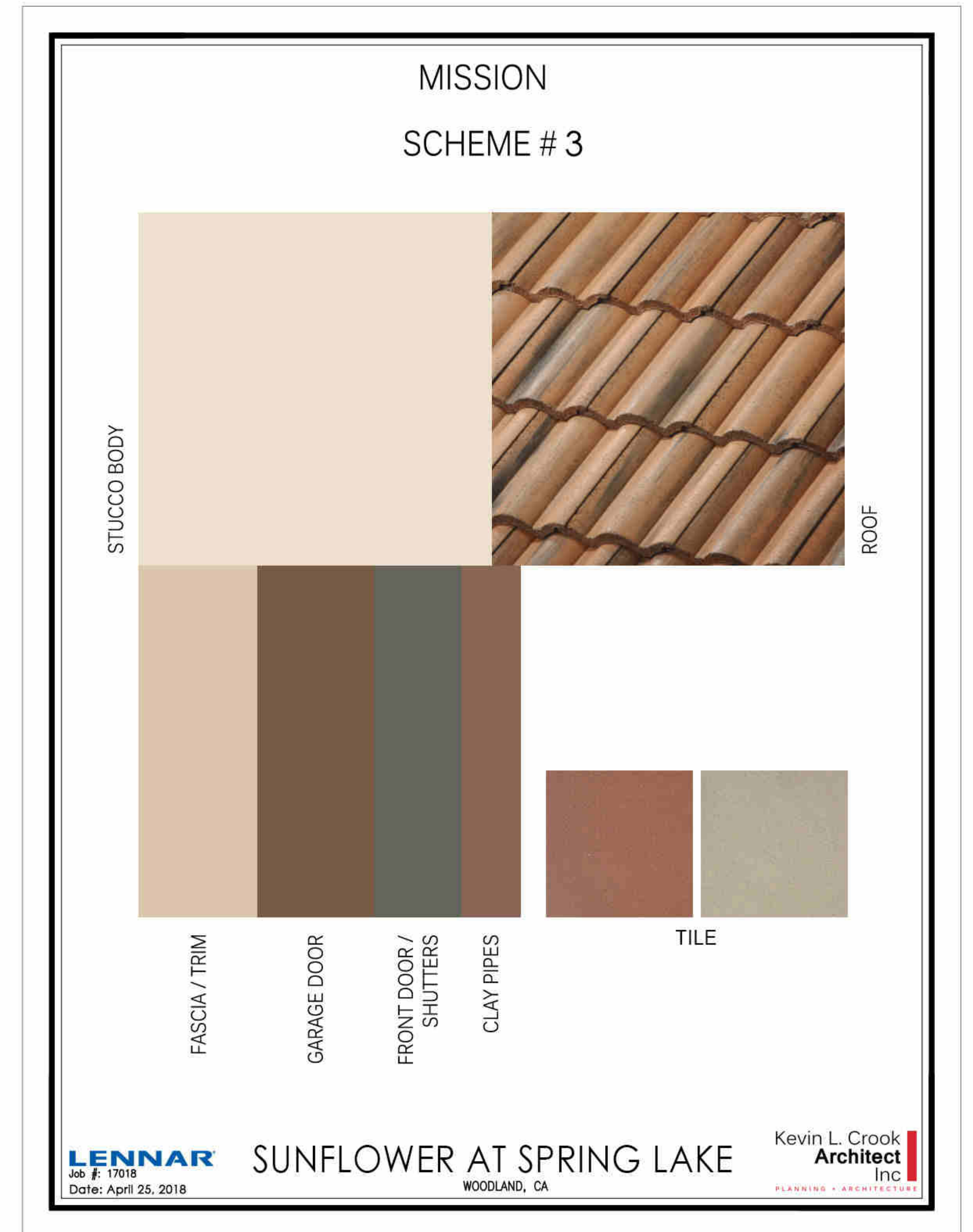
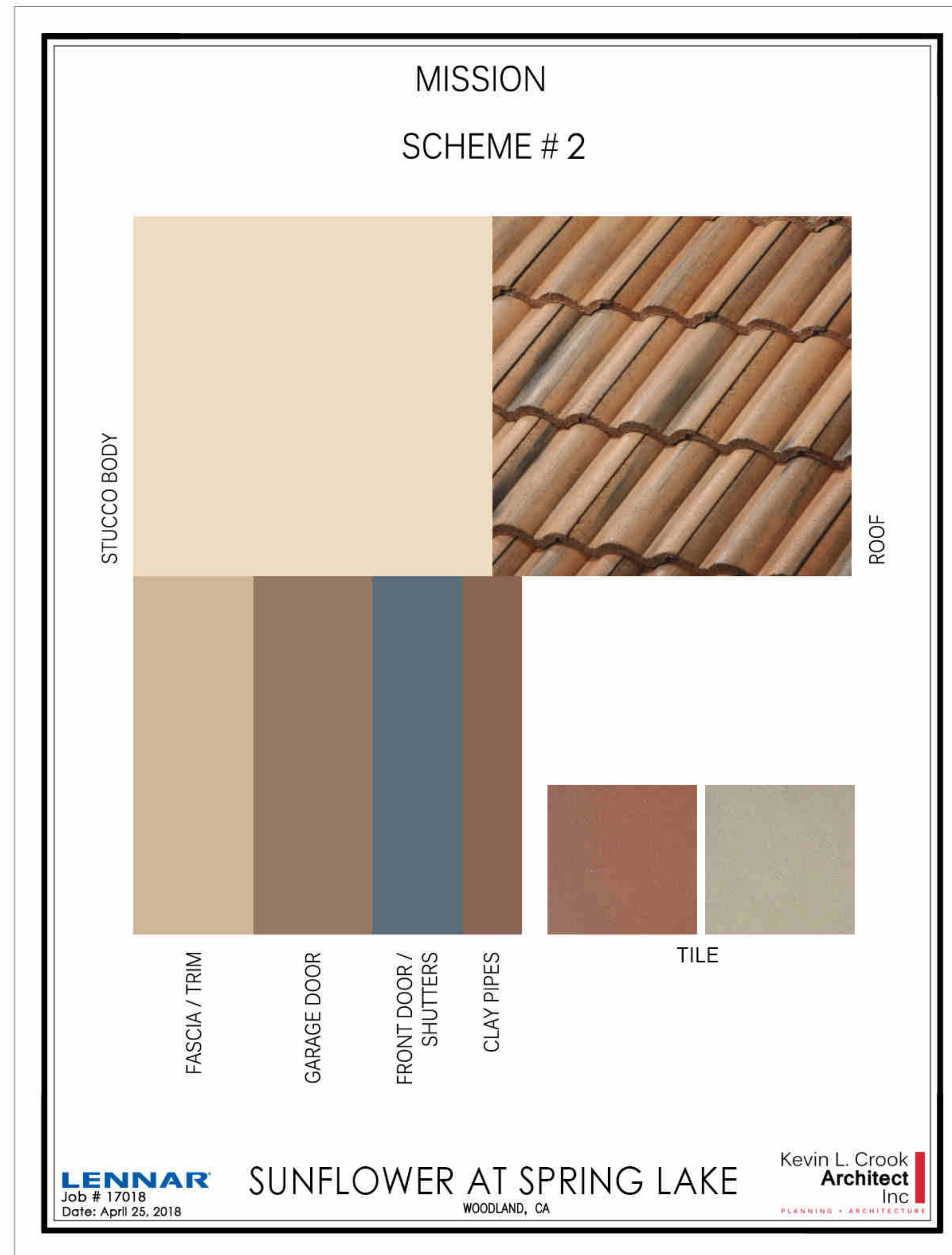
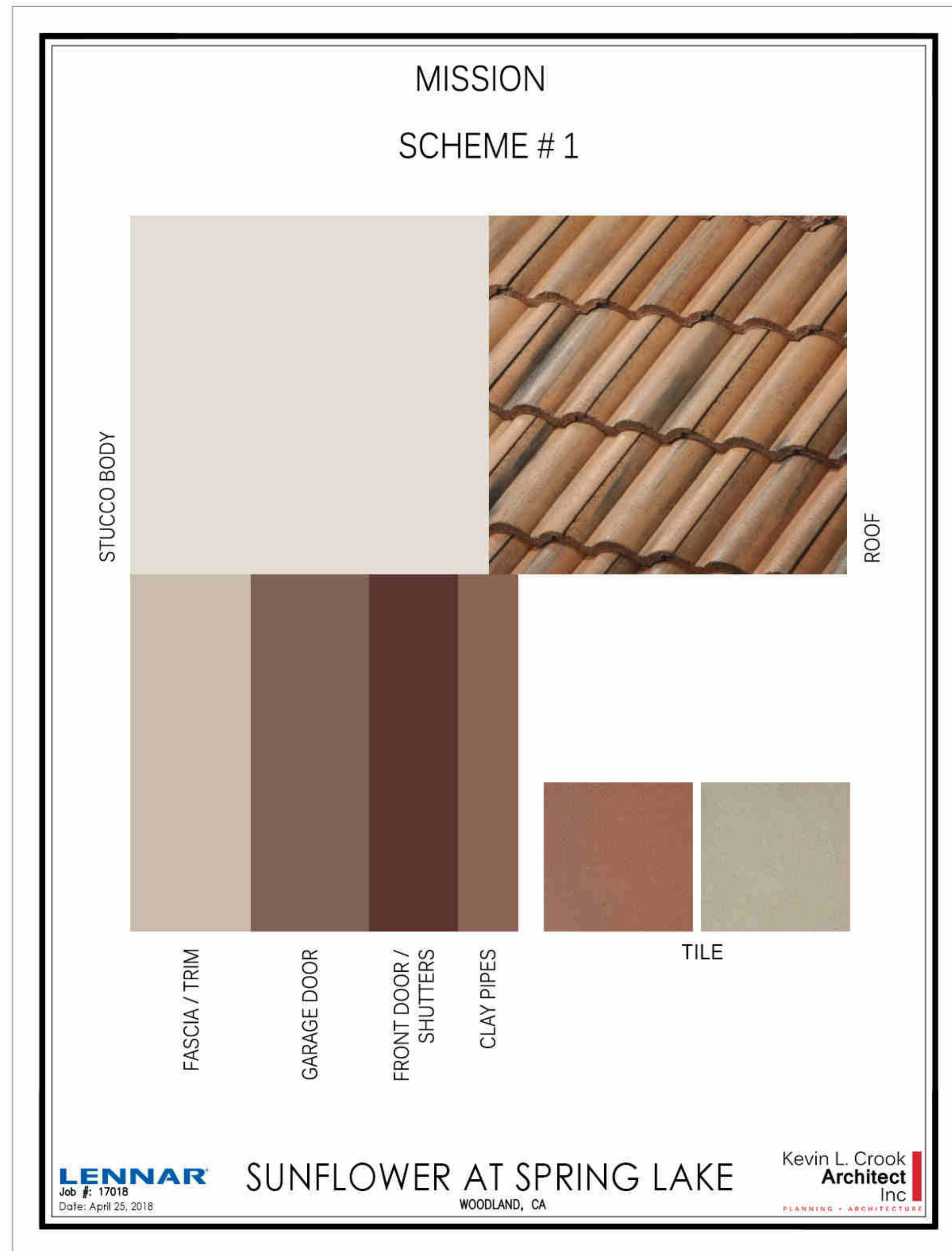
Client Revisions 12/19/2017

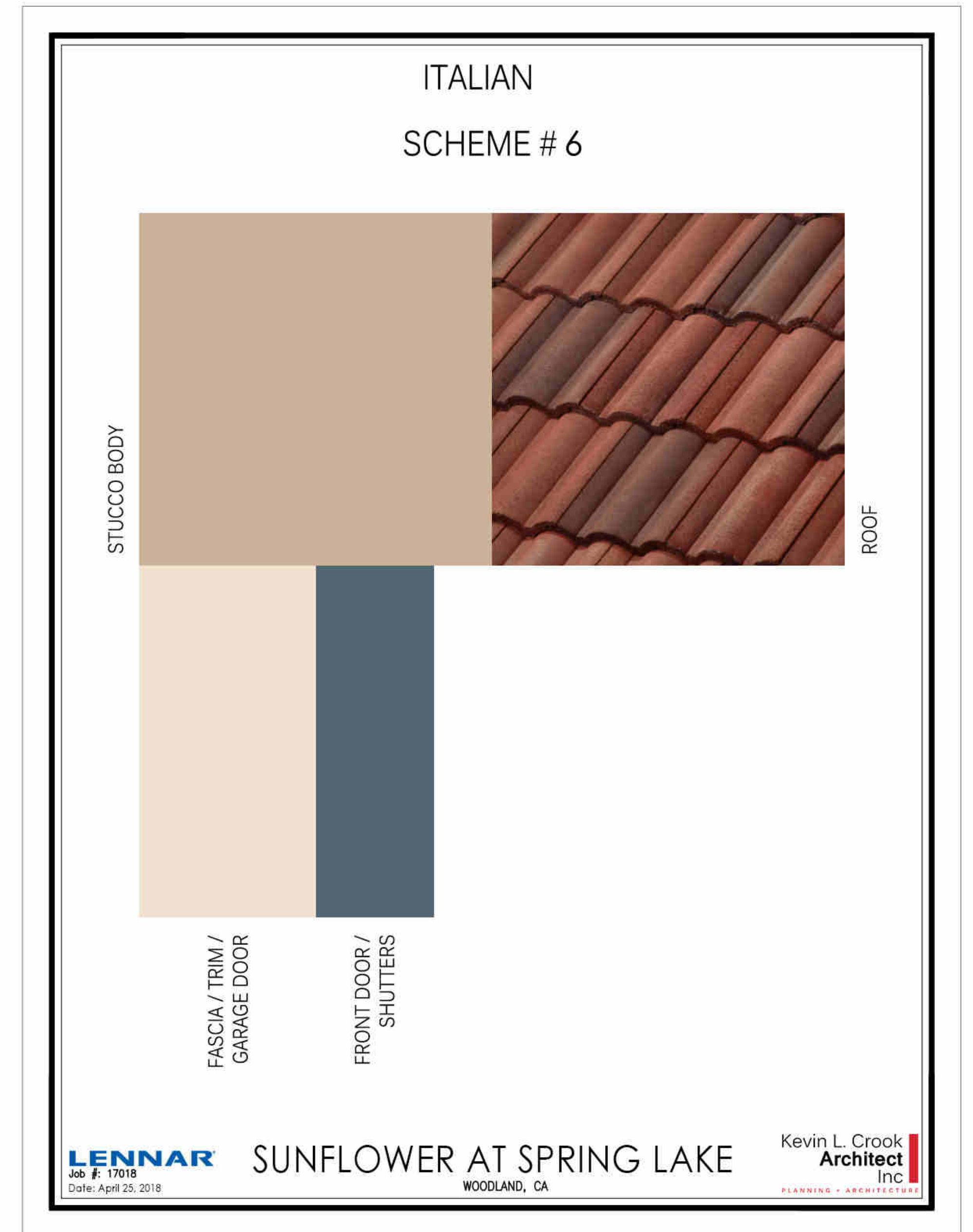
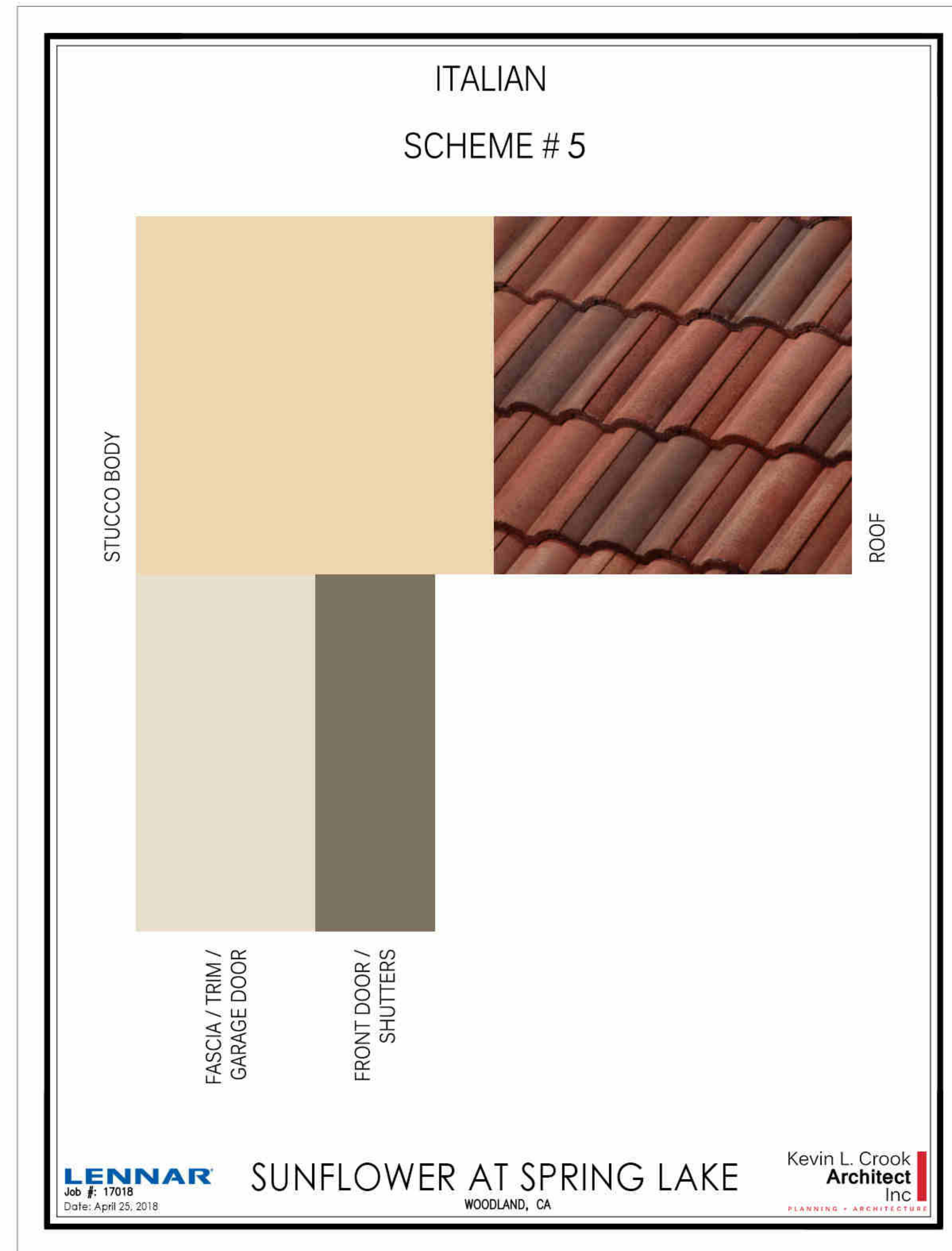
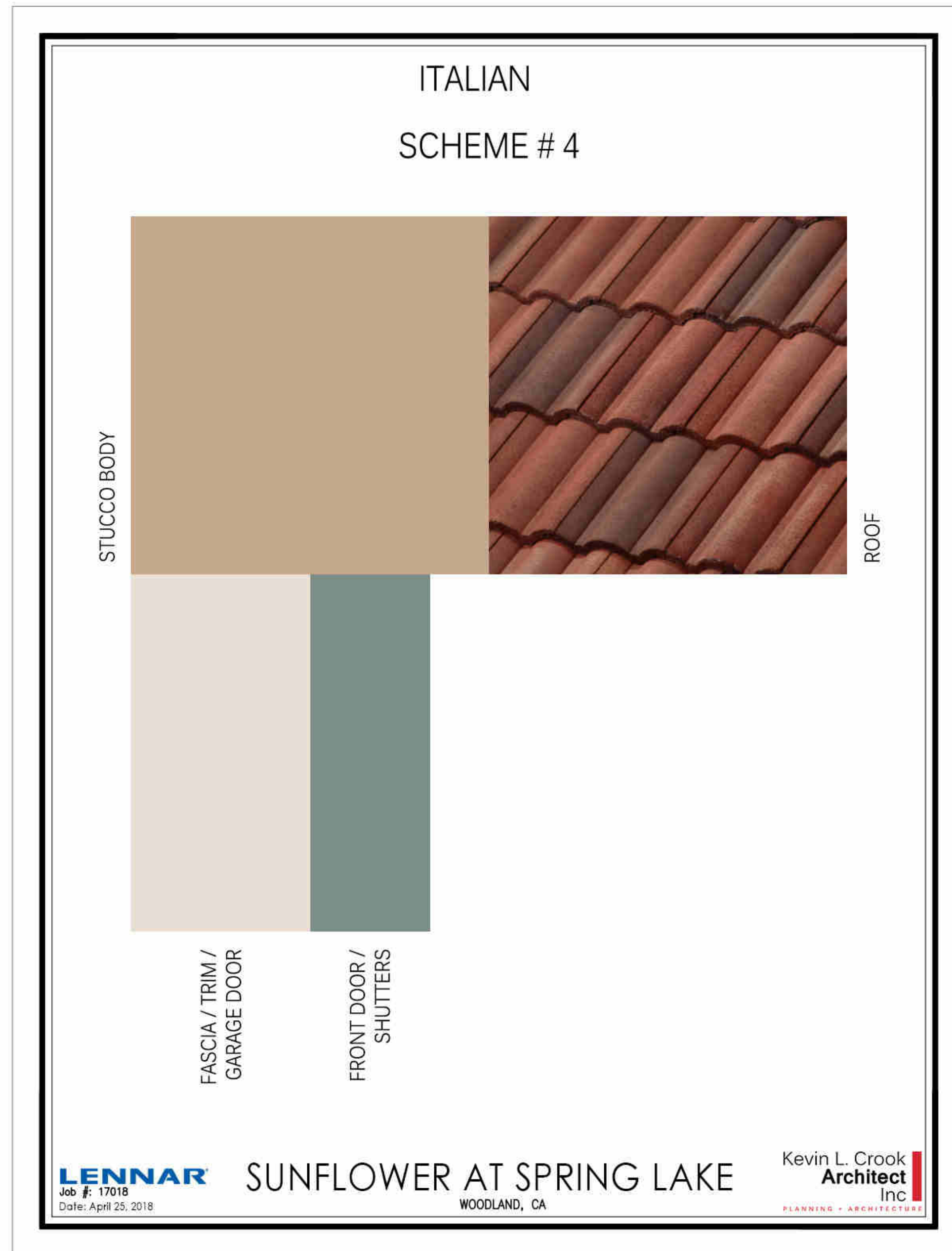
City Revisions 4/30/2018

Client Revisions 5/14/2018

PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
STONE / BRICK:	BORAL
GROUT	ORCO or EQUAL
TILE:	EMSER







COTTAGE
SCHEME # 7

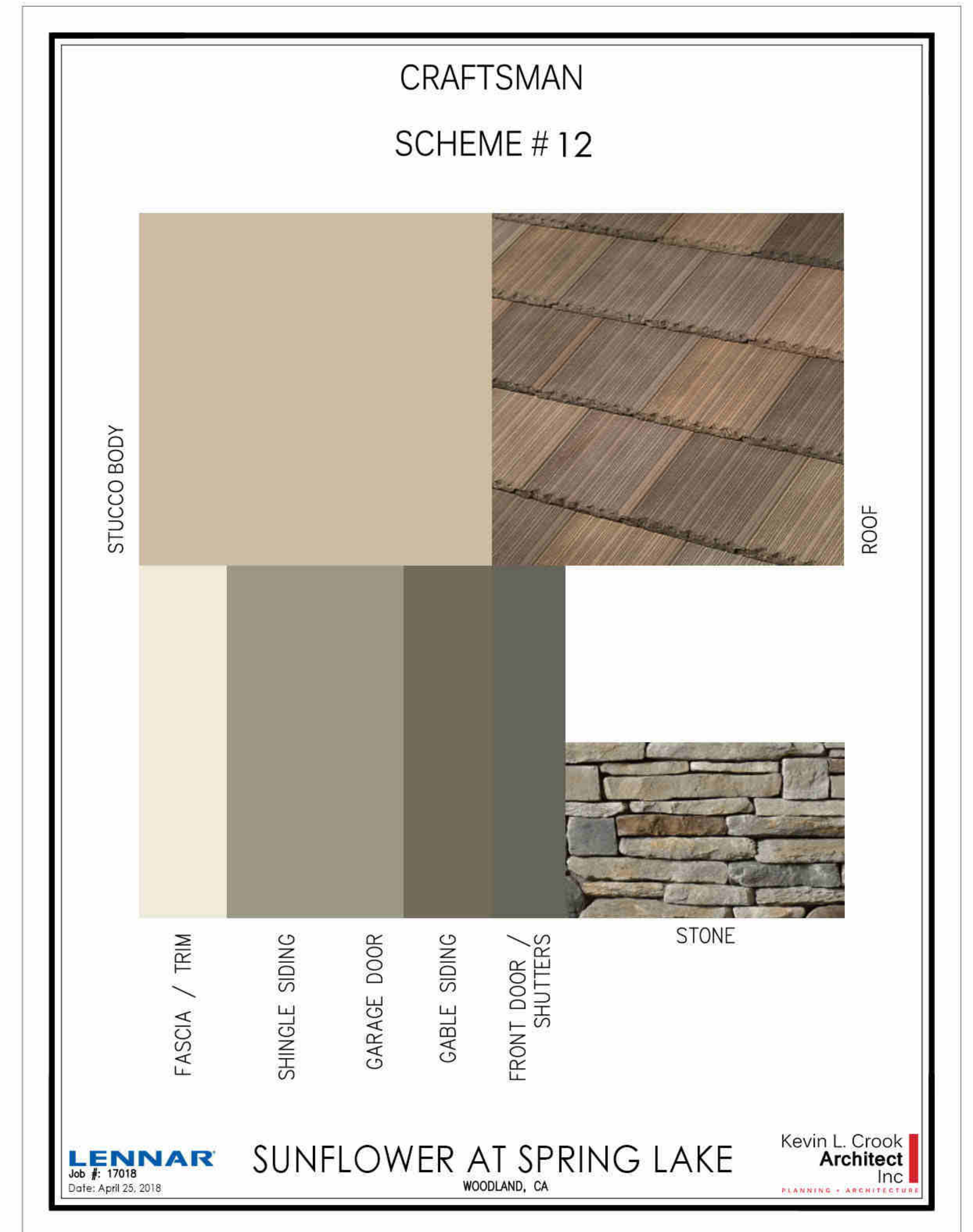
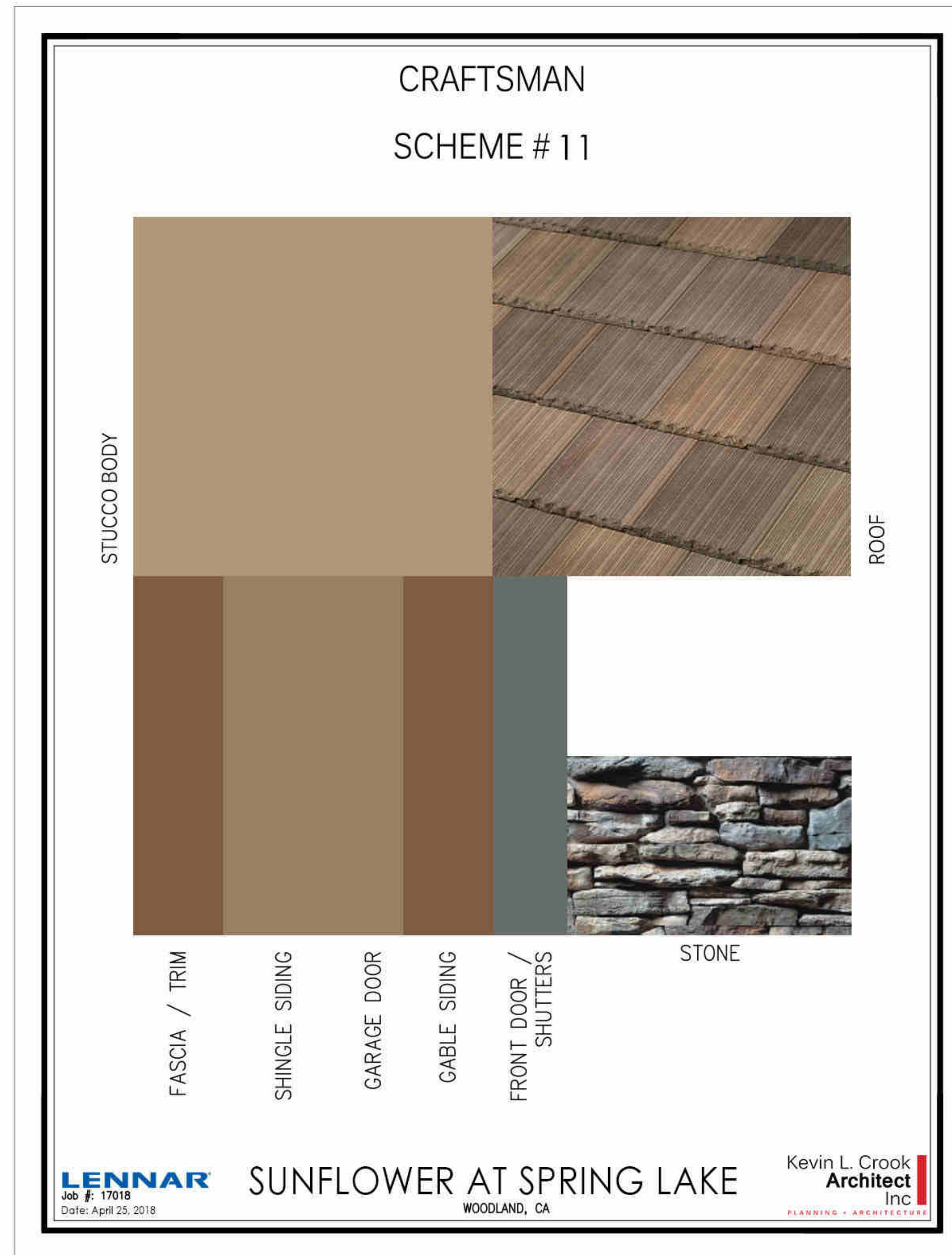
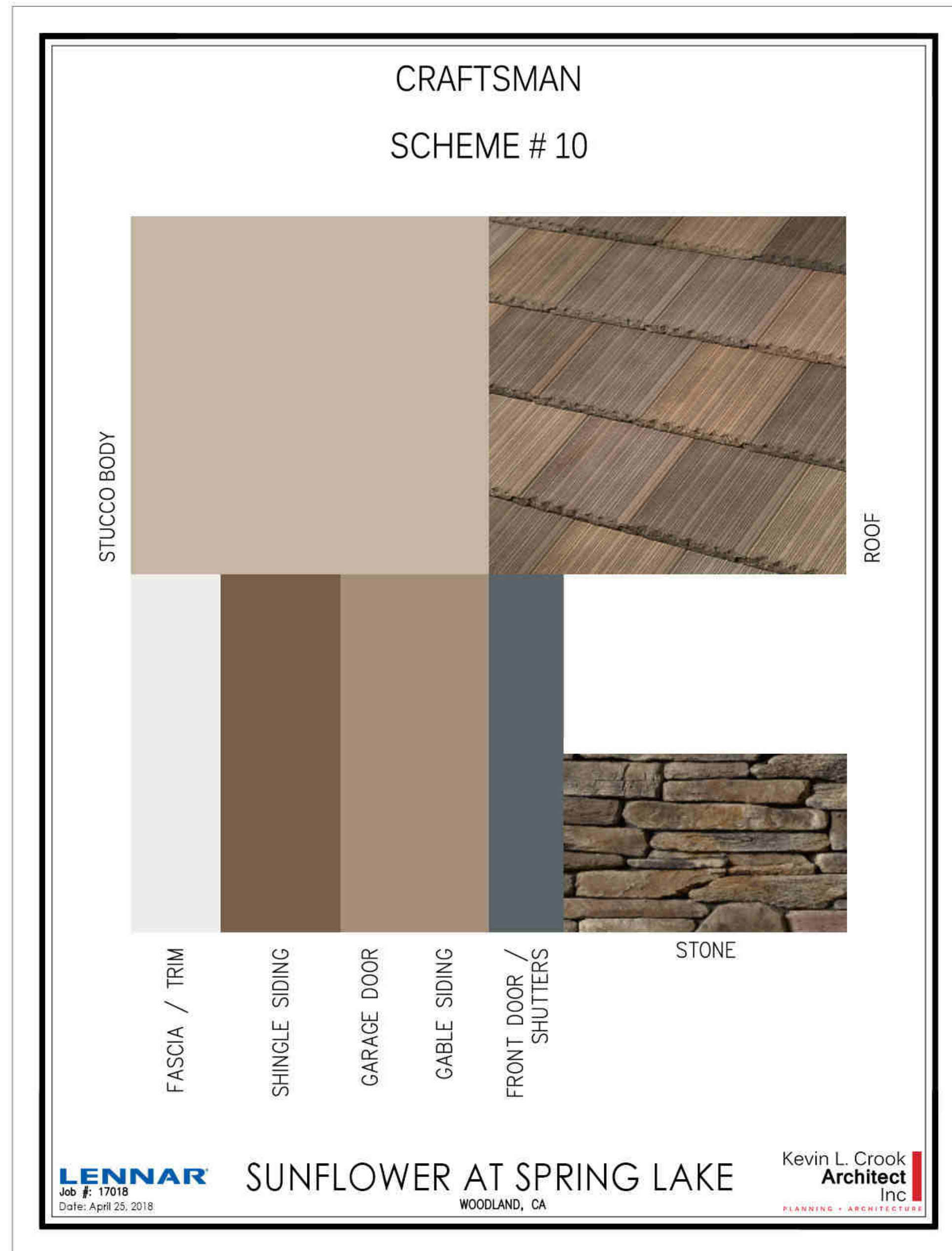


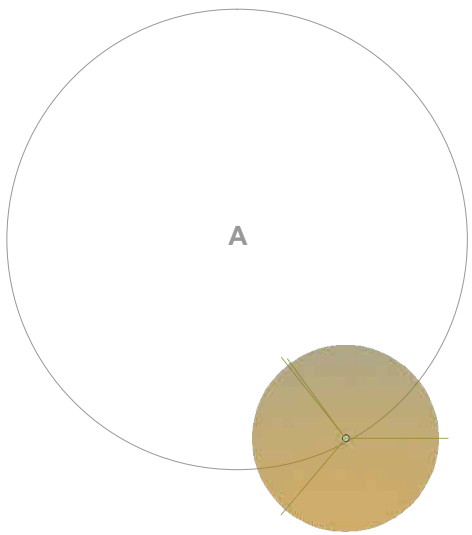
COTTAGE
SCHEME # 8



COTTAGE
SCHEME # 9







CONCEPTUAL PLANT LIST

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

STREET TREES:

ALL 15 GALLON SIZE

Street Tree plantings shall be per approved Landscape Improvement Plans (Internal Street Tree Plan) by Wood Rogers, Inc. Street tree types and installation methods (staking, root barriers, etc.) shall be per Improvement Plans. Tree "A" shown on these plans are conceptual only.

ACCENT TREES:

ALL 15 GALLON SIZE

These small accent trees are used as understory trees to the taller street trees above. These trees are installed in the front yards as shown.

Final Plans shall select from the following list:

Cercis canadensis 'Forest Pansy'
Lagerstroemia 'Dynamite' – Standard
Lagerstroemia 'Zuni' – Standard
Acer palmatum 'Sango Kaku'

Red-leaf Eastern Redbud
Compact Crape Myrtle
Compact Crape Myrtle
Coral bark Japanese Maple

TREES BETWEEN DRIVEWAYS:

ALL 15 GALLON SIZE

These small accent trees are installed between the driveways. One tree only shall be installed between 2 driveways as shown on the plans.

Final Plans shall select from the following list:

Crataegus phenopyrum
Malus floribunda 'Prairiefire'

Washington Hawthorn
Flowering crabapple

SIDE YARD TREES:

ALL 15 GALLON SIZE

These trees are installed along the side yard of corner lots.

Final Plans shall select from the following list:

Olea Europa 'Fruitless' - multi

Multi trunk Fruitless olive

FOUNDATION SHRUBS (LARGE):

ALL 5 GALLON SIZE

These larger evergreen shrubs are used as a foundation along fence lines where shown.

Final Plans shall select from the following list:

Feijoa sellowiana
Ligustrum texanum
Viburnum tinus 'Spring Bouquet'
Xylosma congestum 'Compacta'

Pieapple guava
Texas privet
Laurustinus
Compact shiny xylosma

FOUNDATION SHRUBS (SMALL):

ALL 5 GALLON SIZE

These shrubs are used as a smaller foundation layering shrub where shown.

Final Plans shall select from the following list:

Nandina domestica 'Compacta'
Hypericum moserianum
Rosa 'Iceberg'
Mahonia aquifolium

Compact Heavenly Bamboo
Gold flower
Iceberg rose
Oregon grape

ACCENT SHRUBS:

ALL 5 GALLON SIZE

These shrubs are used as striking accent shrubs within each front yard, and are selected for their vibrant flowers, texture, and/or form.

Final Plans shall select from the following list:

Lagerstroemia – Bush varieties
Buddleja 'Buzz' Varieties
Loropetalum 'Ever Red'

Bush crape myrtle – all colors
Dwarf Butterfly Bush – upright varieties
Compact Chinese Fringe

LAYERING SHRUBS (LARGE):

ALL 5 GALLON SIZE

These shrubs are used primarily as a lower foundation shrub in front of the porches of each home.

Final Plans shall select from the following list:

Rhaphiolepis umbellata minor
Callistemon 'Little John'
Pittosporum t. 'Golf Ball'
Ceanothus 'Skylark'

Compact india hawthorn
Dwarf bottlebrush
Golf ball kohuhu
Compact wild lilac

LAYERING SHRUBS (SMALL):

ALL 5 GALLON SIZE

These smaller shrubs are used as smaller companions to the accent shrubs above, and in other locations where a smaller shrub size is warranted.

Final Plans shall select from the following list:

Euonymous 'Emerald Gaiety'
Rosa 'Drift' varieties
Cistus 'Sunset'
Lantana – trailing lavender

Prostrate Euonymous
Drift Rose (assorted colors)
Prostrate Rockrose
Trailing Lantana

LAYERING SHRUBS (ACCENT):

ALL 1 GALLON SIZE

These small accent shrubs are used primarily along the entry walk leading to the front porch of each home.

Final Plans shall select from the following list:

Dianella 'Tas Red'
Pennisetum 'Little Bunny'
Erigeron karvinskianus
Trachelospermum jasminoides

Flax lily
Dwarf fountain grass
Santa Barbara daisy
Star jasmine

ORNAMENTAL GRASSES:

ALL 5 GALLON SIZE

These ornamental grass selections are utilized randomly throughout the landscape as textural accents where shown.

Final Plans shall select from the following list:

Diets bicolor
Muhlenbergia cap. 'White Cloud'
Muhlenbergia cap. 'Regal Mist'

Butterfly Iris
White Cloud Deergrass
Pink Muhly Grass

GROUND COVER:

ALL 1 GALLON SIZE @ 24" O.C.

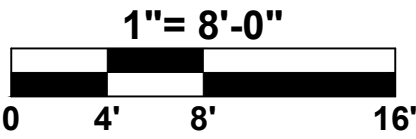
This low, evergreen groundcover is used along the back of the sidewalk as a low, unifying groundcover along the streetscape.

Myoporum parvifolium 'Putah Creek'

Creeping myoporum

GENERAL LANDSCAPE NOTES

- Prior to construction, final landscape plans shall be prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements.
Landscape Plans shall specify:
 - Planting and installation details and notes including soil amendments.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow, controller, and water meter devices identified.
- For street tree selections and locations, see Landscape Improvement Plans and Internal Street Tree Plans by Wood Rogers, Inc.
- All shrub and groundcover areas shall receive a 3" minimum layer of bark topdressing. Bark shall be 'Mocha Chips' as available at Hastie's Sand & Gravel / Sacramento, CA (or equal – submit sample for approval).
- Installer shall apply a pre-emergent herbicide to all shrub and groundcover areas per manufacturer's instructions.
- For all tree planting installations, installer shall leave a 24" diameter area around the base of each tree free of any vegetation. Bark topdressing may be applied in this area.
- Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade where possible.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen and the Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject or substitute unacceptable plant material.
- Installer shall make adjustments to plant types and locations as needed if site conditions warrant necessary changes (planter size, sun exposure, etc.)
- All trees (street trees and accent trees) shall be planted no closer than 60" to any water meter box. All other plant material shall be planted no closer than 30" to any water meter box.
Distance measurements are from 'centerline to centerline' of meter box to tree / shrub trunk.

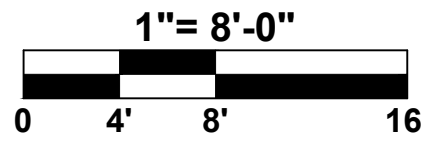


GOOD NEIGHBOR FENCING PER DETAIL SHEET CL-3.3

GOOD NEIGHBOR FENCING PER DETAIL SHEET CL-3.3

MATCH LINE - SEE SHEET CL-3.2



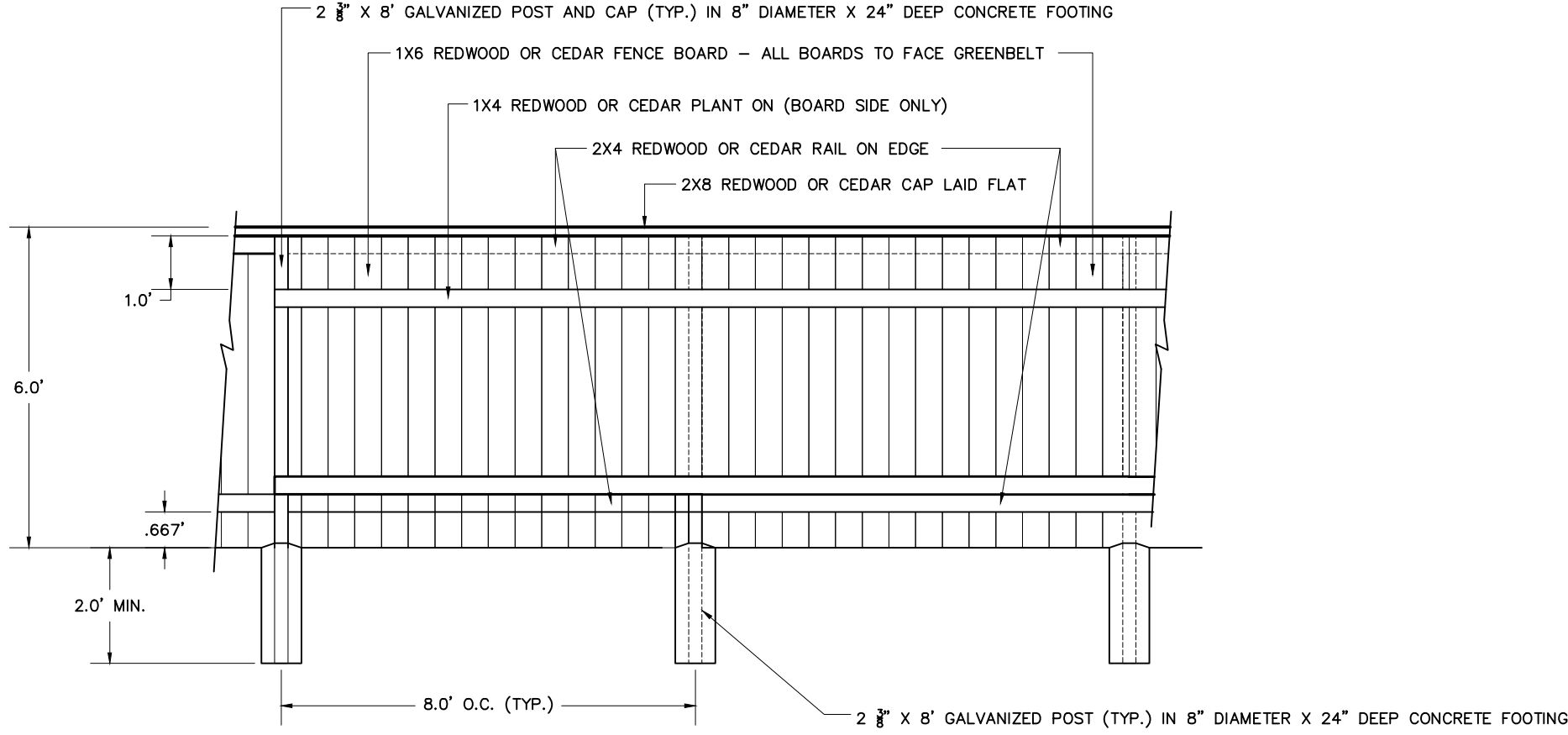


Sym.	Revision	Date

Drawing Title
**CONCEPTUAL
LANDSCAPE
LAYOUTS
-VILLAGE 3-**

Date **JANUARY 8, 2018**
Drawn By **JL**
Scale **1/8" = 1'-0"**

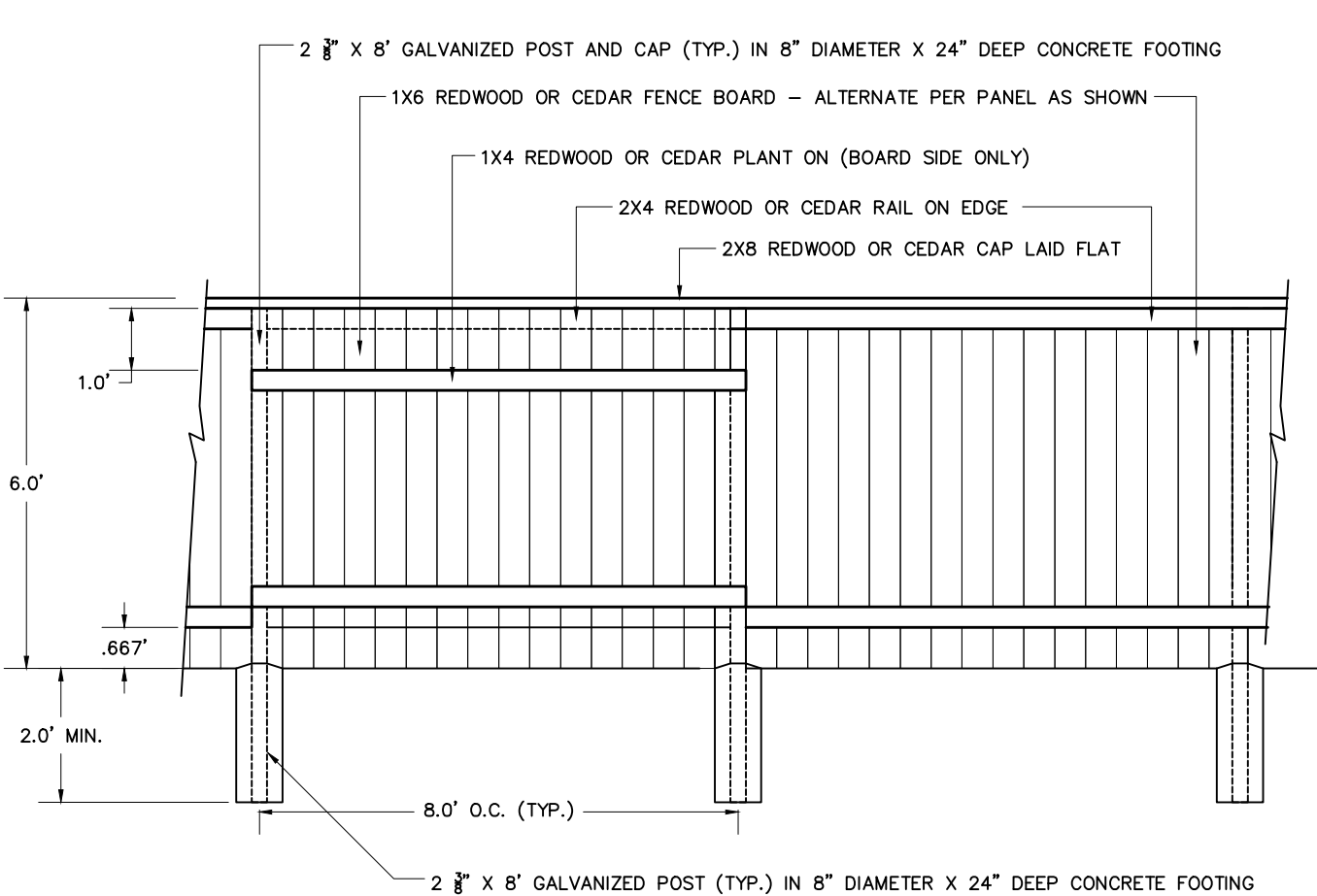
A-135



FENCING ADJACENT TO GREENBELT

NO SCALE

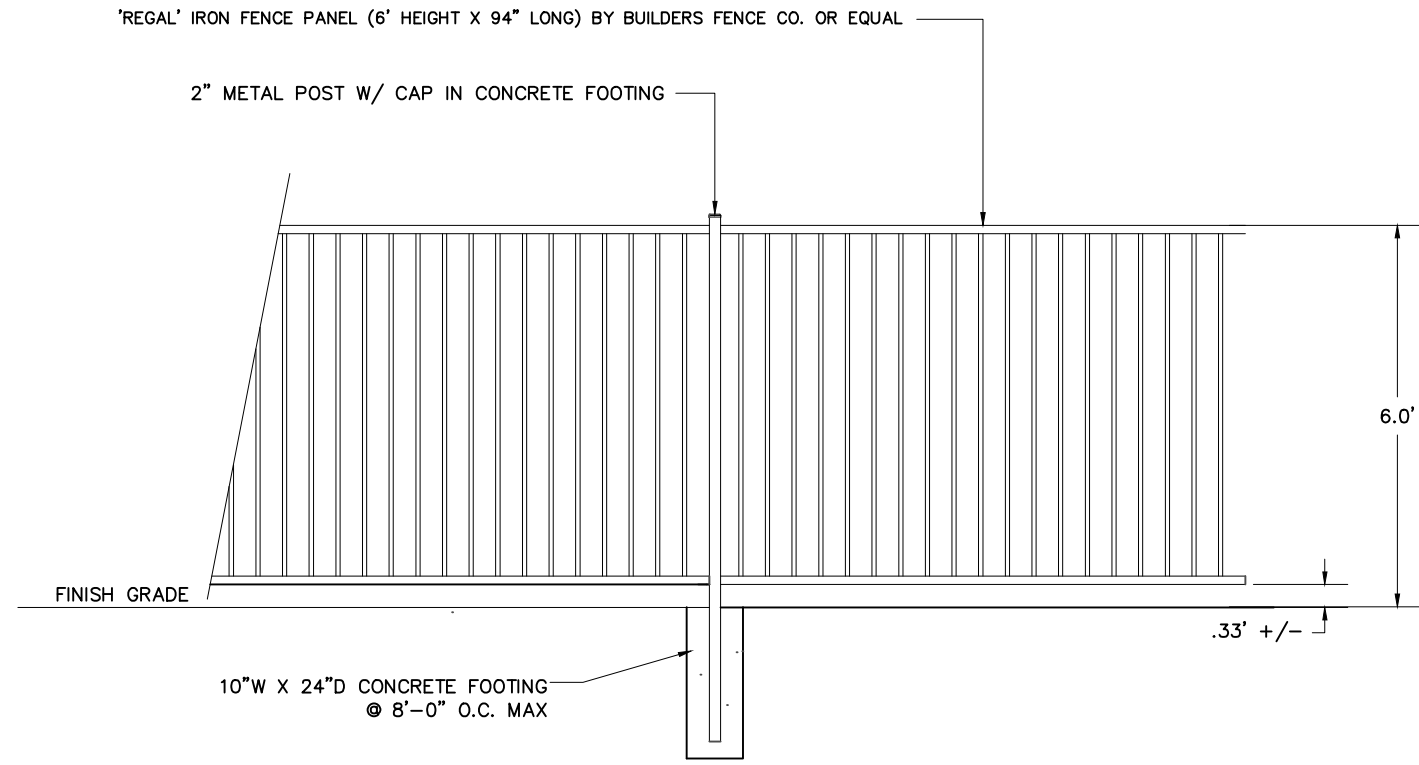
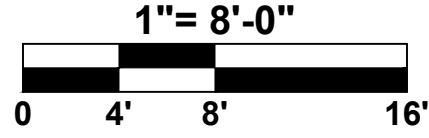
- NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
 2. ALL WOOD SHALL HAVE ONE COAT OF WATER SEALANT CLEAR STAIN APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.
 3. ALL FENCE BOARDS SHALL FACE GREENBELT.



GOOD NEIGHBOR FENCING

NO SCALE

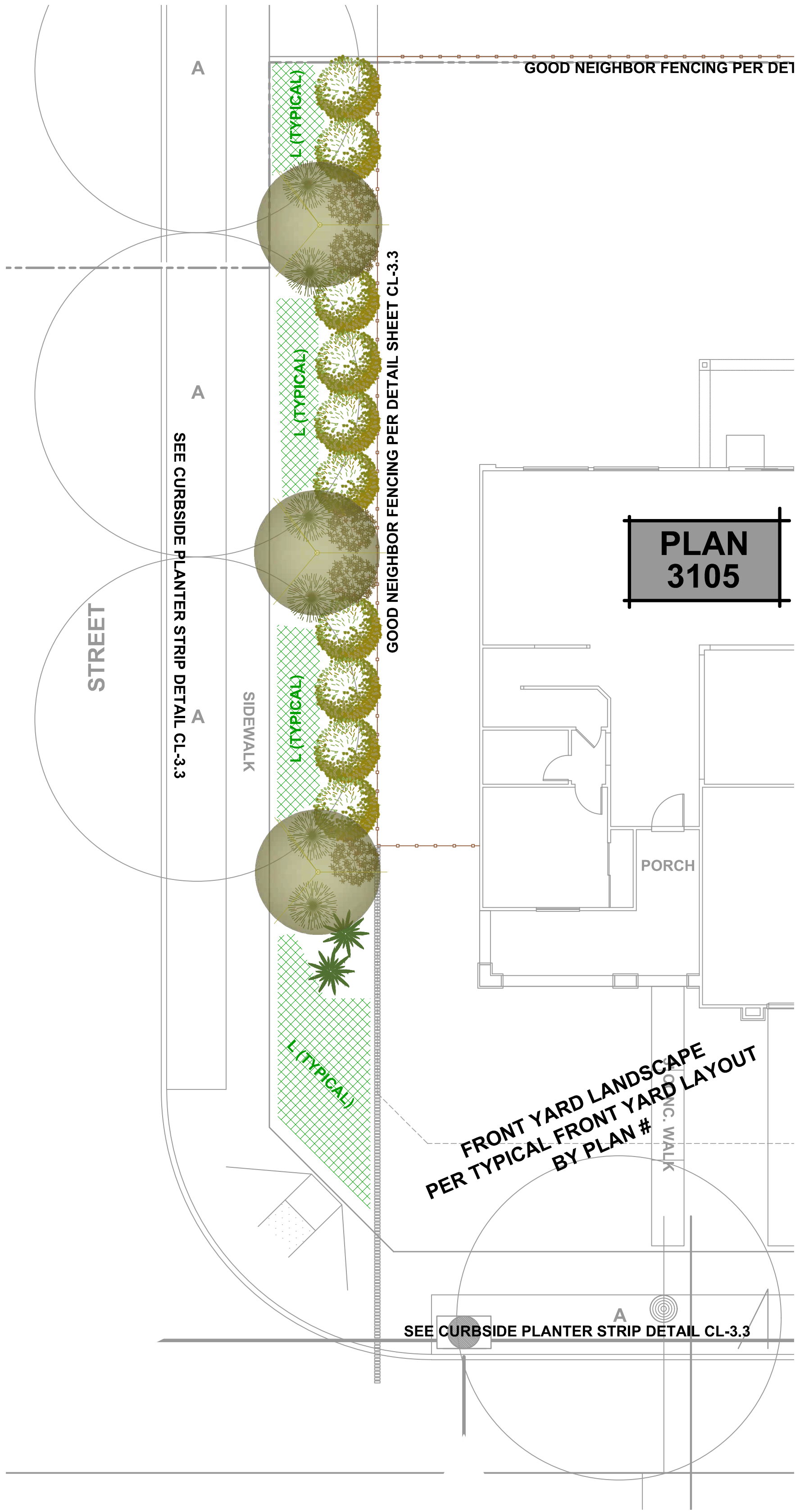
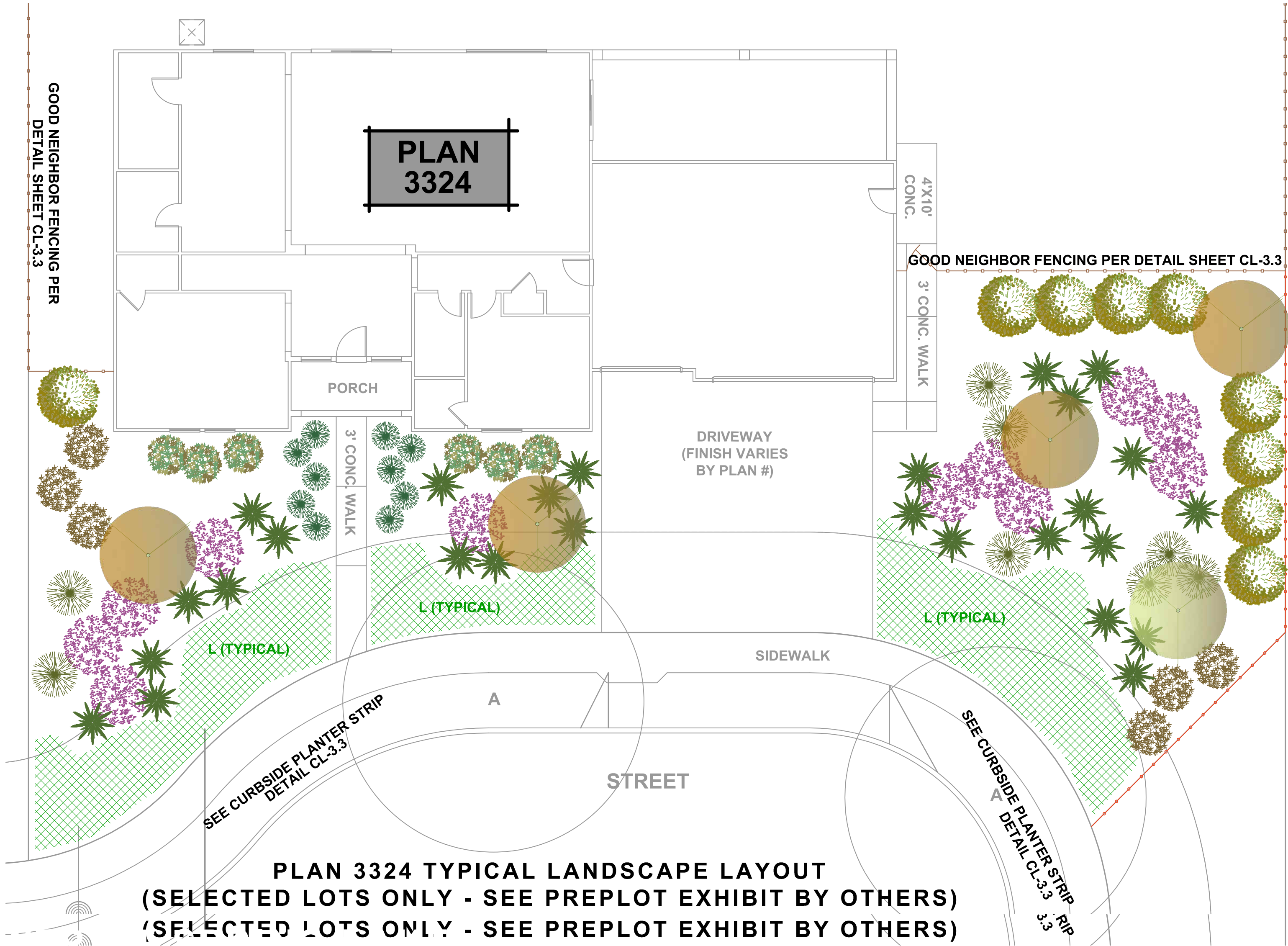
- NOTES:
1. ALL WOOD SHALL BE ATTACHED TO GALVANIZED POSTS USING GALVANIZED SCREWS, BRACKETS, AND/OR RING-SHANK NAILS.
 2. ALL WOOD SHALL HAVE ONE COAT OF WATER SEALANT CLEAR STAIN APPLIED FOLLOWING CONSTRUCTION PER MANUFACTURER'S INSTRUCTIONS.



6' OPEN TUBULAR STEEL FENCING

NO SCALE

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



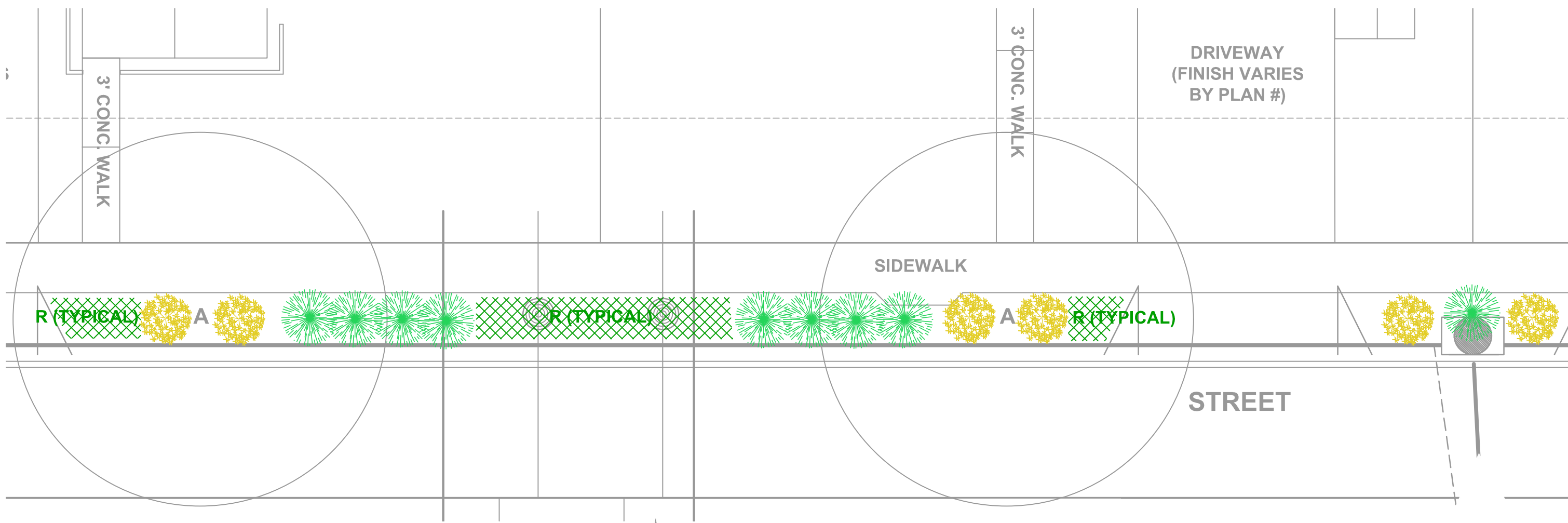
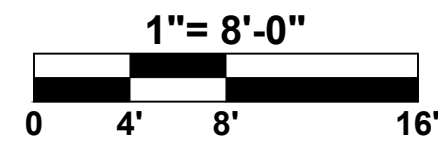
TYPICAL CORNER LOT LANDSCAPE LAYOUT
PLAN 3105 SHOWN

Sym.	Revision	Date

Drawing Title
**CORNER LOT + 3324
PLANTINGS
+
FENCING DETAILS
-VILLAGE 3-**

Date	JANUARY 8, 2018
Drawn By	JL
Scale	NOTED

A-136



TYPICAL CURBSIDE PLANTER STRIP LAYOUT

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

LARGER ACCENT SHRUBS
Raphiolepis indica 'Pinkie'

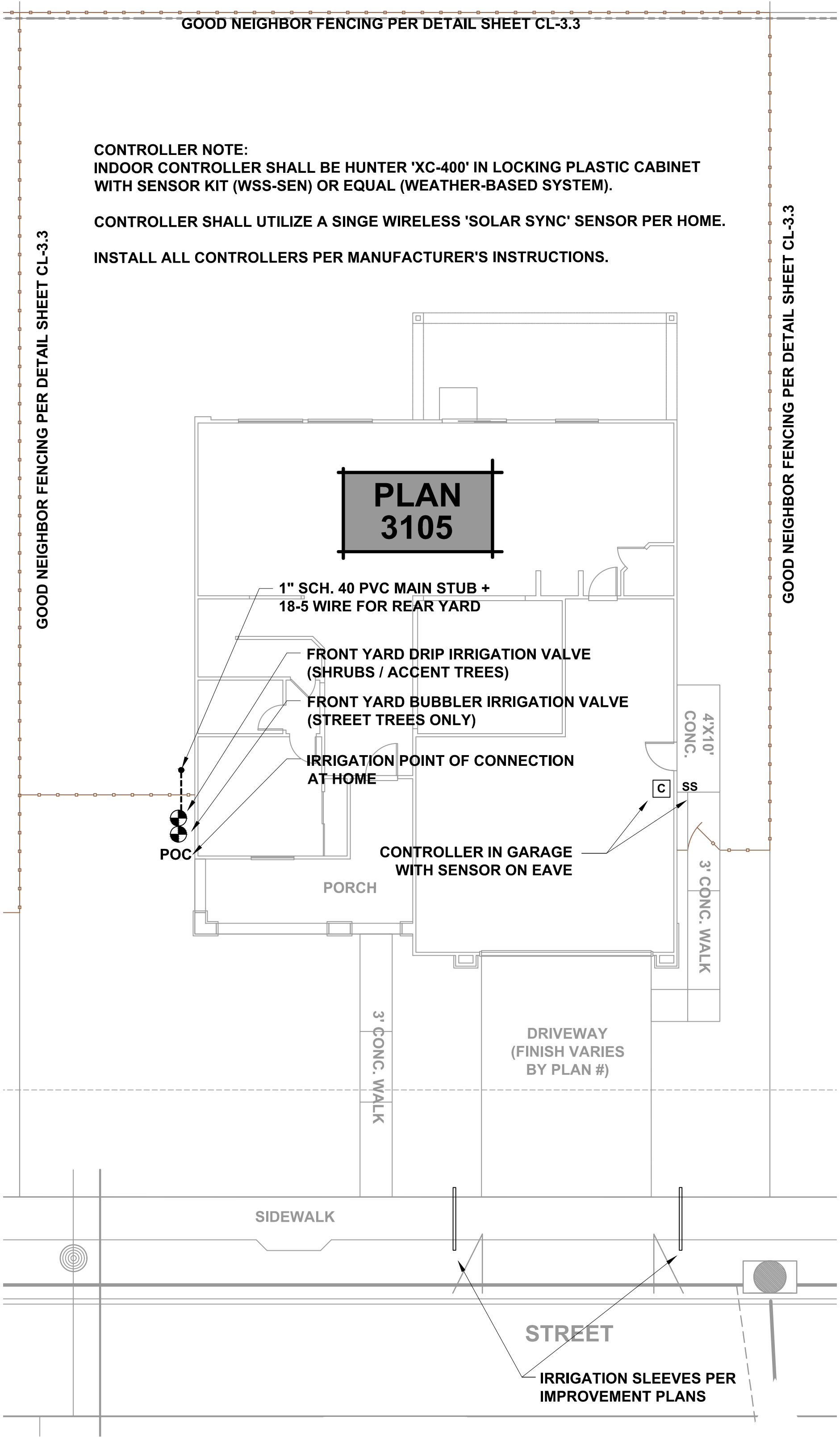
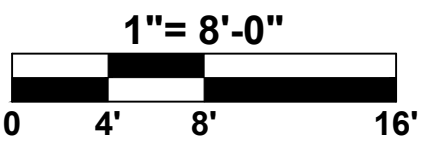
LOWER SPREADING SHRUBS
Rosa 'Drift Red'

PRIMARY GROUNDCOVER
Erigeron karvinskianus

ALL 5 GAL. SIZE
Compact India Hawthorn

ALL 5 GAL. SIZE
Red Drift Rose

ALL 1 GAL. SIZE
Santa Barbara Daisy



TYPICAL IRRIGATION SCHEMATIC (ALL LOTS)
PLAN 3105 SHOWN

LANDSCAPE ARCHITECTURE • SITE DESIGN

PO BOX 661 • ORANGEVILLE, CA • 93662
916-820-7864 • www.earthlinedesign.com

OYANG SOUTH @ SPRING LAKE

CITY OF WOODLAND, CALIFORNIA

LENNAR

1420 ROCKY RIDGE DR. • #320 / ROSEVILLE, CA

Sym.	Revision	Date

Drawing Title

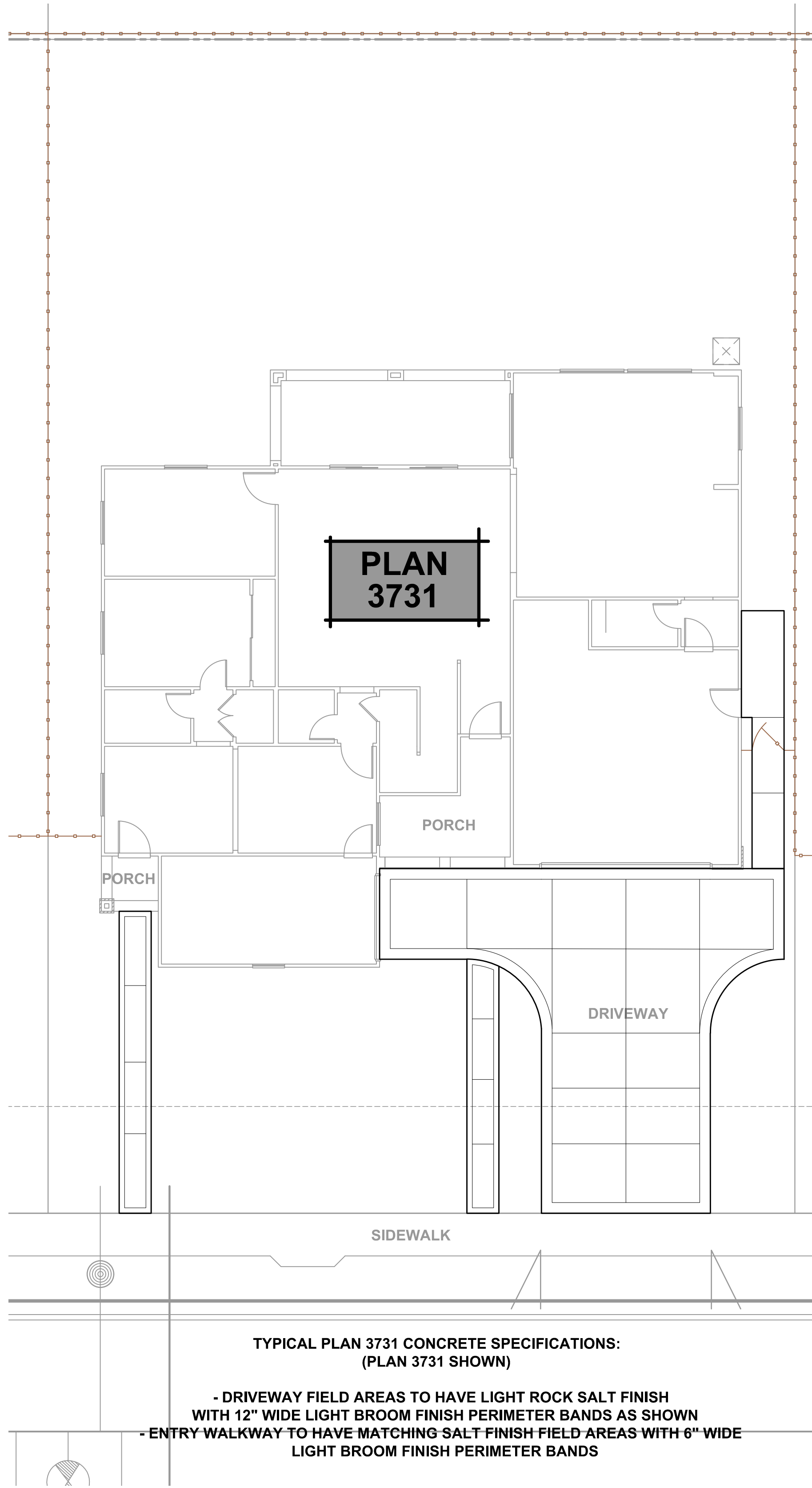
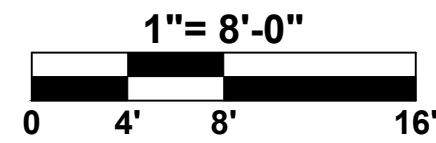
CURBSIDE
PLANTER
+
IRRIGATION
-VILLAGE 3-

Date JANUARY 8, 2018

Drawn By JL

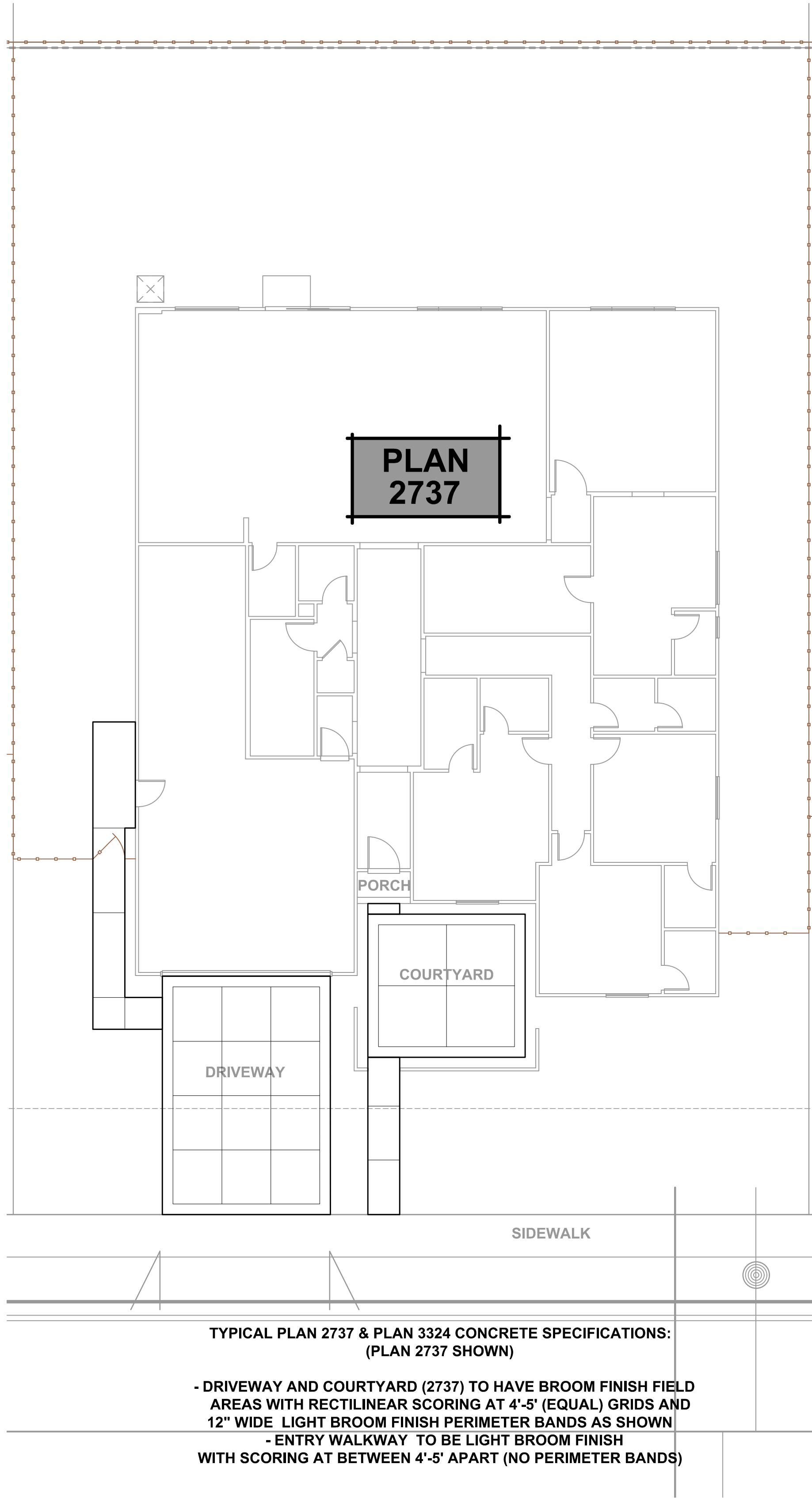
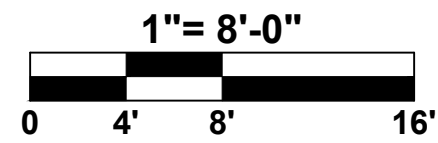
Scale 1/8" = 1'-0"

A-137



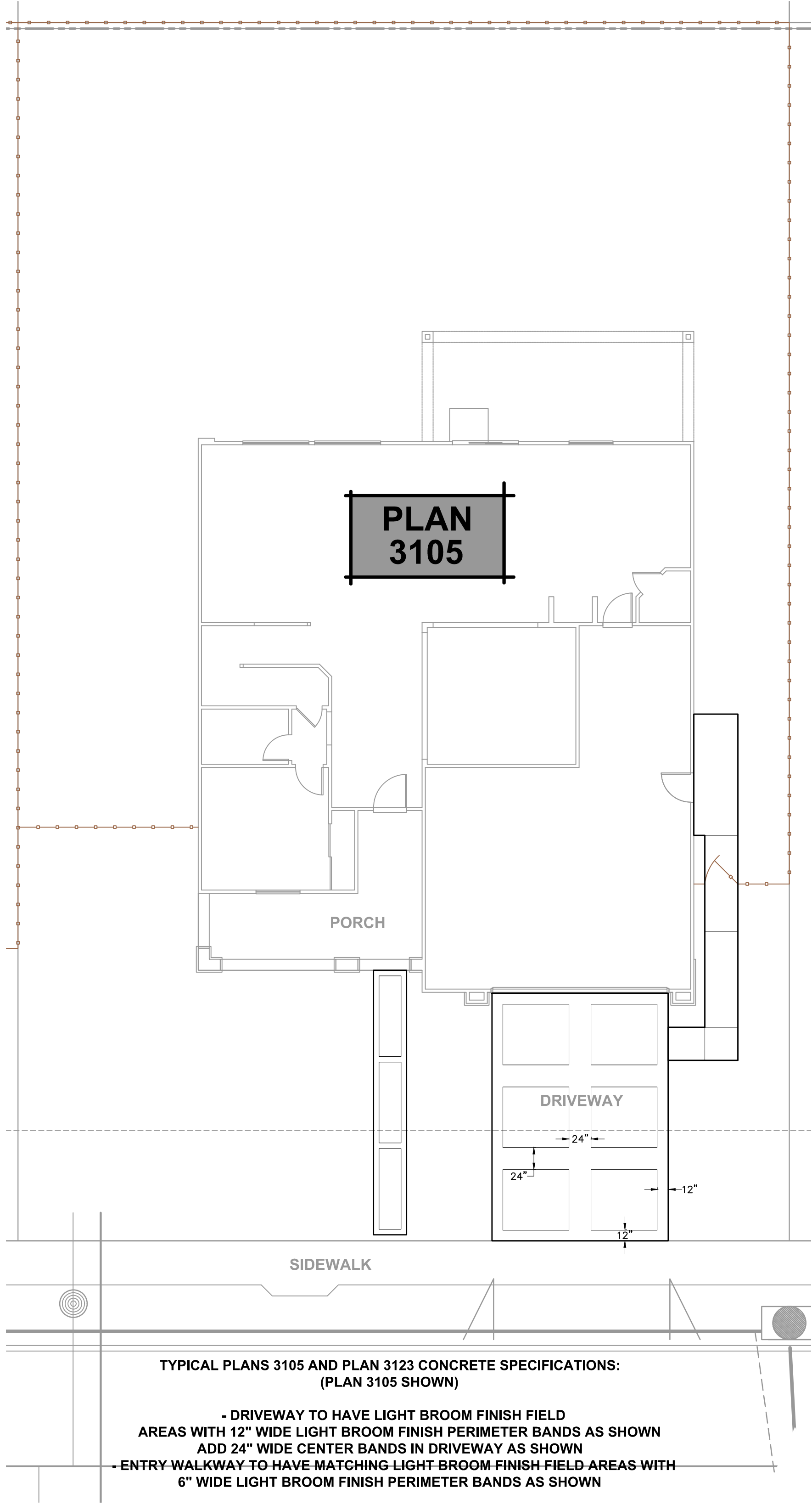
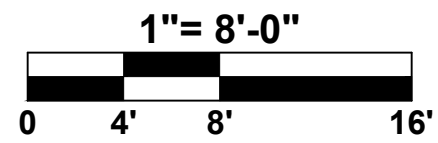
TYPICAL PLAN 3731 CONCRETE SPECIFICATIONS:
(PLAN 3731 SHOWN)

- DRIVEWAY FIELD AREAS TO HAVE LIGHT ROCK SALT FINISH WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING SALT-FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS



TYPICAL PLAN 2737 & PLAN 3324 CONCRETE SPECIFICATIONS:
(PLAN 2737 SHOWN)

- DRIVEWAY AND COURTYARD (2737) TO HAVE BROOM FINISH FIELD AREAS WITH RECTILINEAR SCORING AT 4'-5" (EQUAL) GRIDS AND 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ENTRY WALKWAY TO BE LIGHT BROOM FINISH WITH SCORING AT BETWEEN 4'-5' APART (NO PERIMETER BANDS)



TYPICAL PLANS 3105 AND PLAN 3123 CONCRETE SPECIFICATIONS:
(PLAN 3105 SHOWN)

- DRIVEWAY TO HAVE LIGHT BROOM FINISH FIELD AREAS WITH 12" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN
- ADD 24" WIDE CENTER BANDS IN DRIVEWAY AS SHOWN
- ENTRY WALKWAY TO HAVE MATCHING LIGHT-BROOM-FINISH FIELD AREAS WITH 6" WIDE LIGHT BROOM FINISH PERIMETER BANDS AS SHOWN

Sym.	Revision	Date

Drawing Title
CONCRETE FINISHES -VILLAGE 3-

Date: JANUARY 8, 2018
Drawn By: **JL**
Scale: **1/8" = 1'-0"**

A-138

P-134611

Recorded at request of:

City Clerk
City of Woodland

When recorded return to:

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



YOLO Recorder's Office
Jesse Salinas, County Recorder
DOC- 2016-0037038-00

Acct 104-Placer Title
Thursday, DEC 08, 2016 15:20:00
Ttl Pd \$0.00 Rcpt # 0001230109
VRB/R6/1-71

Exempt from filing fees pursuant to Government Code §6103

DEVELOPMENT AGREEMENT NO. [16-02]

[OYANG SOUTH]

A DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

VACAVILLE LAND INVESTORS, LLC

71

DEVELOPMENT AGREEMENT NO. [16-02]

This Development Agreement (hereinafter "Agreement") is entered into as of this 6th day of December 2016 by and between the City of Woodland, California ("CITY"), and Vacaville Land Investors, LLC, a California limited liability company ("OWNER"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan"), which encompasses OWNER's property, more fully described in Exhibit "A" and shown on Exhibit "B" to this Agreement ("Property"), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, OWNER and CITY wish to enter into a development agreement pursuant to the Plan, allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just, and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety, and welfare will be served by entering into this Agreement; and

WHEREAS, through various conditions or components of this Agreement, the City will ensure consistency with and/or participation in the programs of the Spring Lake Specific Plan, including but not limited to the Fiscal Impact Study, Financing Plan (Public Facilities), Advancements Agreements, Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study; and

WHEREAS, the City Council hereby finds and determines that this Agreement is of major significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on CITY; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been

met with respect to the Project and the Agreement, 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, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; 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, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended;

COVENANTS

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

1. DEFINITIONS AND EXHIBITS.

1.1 **Definitions.** The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Advancement Agreements" means the agreements, reimbursable expenses resolutions and other funding mechanisms adopted by the City on October 15, 1998, June 17, 2002, and October 22, 2002, and extended December 6, 2016, regarding reimbursement of funds advanced by Turn of the Century, a Delaware limited liability company, the master developer of the Spring Lake Specific Plan.

1.1.2 "Agreement" means this Development Agreement.

1.1.3 "CITY" means the City of Woodland, a California municipal corporation.

1.1.4 "City Council" means the duly elected city council of the City of Woodland.

1.1.5 “Commencement Date” means the date the Term of this Agreement commences.

1.1.6 “Development” means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. “Development” does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) specific plans and specific plan amendments;
- (b) tentative and final subdivision and parcel maps;
- (c) conditional use permits, public use permits and plot plans;
- (d) zoning;
- (e) grading and building permits.

1.1.8 “Development Exaction” means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Impact Fee” a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

4

1.1.10 “Development Plan” means the plan for development of the Property as set forth in Exhibit “C”.

1.1.11 “Effective Date” means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.12 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. “Land Use Regulations” does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes (special or general) and assessments;
- (c) the control and abatement of nuisances;
- (d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property;
- (e) the exercise of the power of eminent domain.

1.1.13 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.14 “OWNER” means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.15 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.16 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.17 “Reservation of Rights” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.5 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" – Legal Description of the Property

Exhibit "B" – Map showing Property and its location

Exhibit "C" – Development Plan and Conditions of Approval

Exhibit "D" – Development Impact Fees

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall be in force for a period of 10 years thereafter (the "Initial Term"), unless this term is modified or extended pursuant to the provisions of this Agreement. Developer may elect to extend the Term by up to two successive two (2) year periods (for a maximum Term of 14 years) upon written notice to CITY no later than 90 days prior to the date the Term would otherwise expire. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

6

(b) Concurrent with any such sale, transfer or assignment, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement (“Assignment and Assumption Agreement”), in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in “bulk”) sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any lot and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in “bulk”) sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels. This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements has been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and / or any Mello Roos Community Facilities District lien affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect Developer's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:

Best, Best & Krieger, LLP

500 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:

Himalaya Development, Inc.
1612 42nd Ave, E
Seattle, WA 98112
Attn: Bruce Bailey
Telephone: (206) 403-1727

Vacaville Land Investors
c/o Bayless & Hicks
3500 Douglas Blvd., #210
Roseville, CA 95661
Attn: John Bayless
Telephone: (916) 275-1888

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative parcel map approval within the Specific Plan area. This agreement is for Tentative Subdivision Map #5092, which includes the 49.0-acre R-4 site and the 28.3-acre R-3 site shown in Exhibit B, resulting in 250 single family lots (units).

3.2 Fair Share Reimbursement for Non-Participating Parties. OWNER shall be obligated to implement the Project in accordance with the Spring Lake Specific Plan, including but not limited to the Advancement Agreements. OWNER has entered into a Letter Agreement with CITY and Turn of the Century, a Delaware limited liability company, attached hereto as Exhibit E, for the

payment of OWNER's fair share of funds advanced by Turn of the Century as the Spring Lake Specific Plan master developer in the amount of Two Hundred Sixty-One Thousand One Hundred Fifty-Eight Dollars and Thirty-Three Cents (\$261,158.33), which amount covers all obligations under the Advancement Agreements for both the Oyang South and Oyang North properties. OWNER and Turn of the Century agree that in the event any portion of the Oyang North or Oyang South properties are sold and transferred prior to the recordation of any final map on the properties, payment of the fair share reimbursement of \$261,158.33 shall be immediately due to CITY. CITY shall ensure that prior to its approval of any final map on any portion of either of the Oyang Properties (Oyang North or Oyang South) that OWNER's fair share reimbursement payment of \$261,158.33 has been paid in full to CITY. CITY shall then reimburse Turn of the Century for the funds it advanced.

3.3 SLIF Fee Deficit. If the total number of single family residential units drops below 250, a supplemental SLIF fee for Oyang South shall be due and payable prior to final map approval. The supplemental fee shall only apply to single family units. Owner agrees not to oppose as part of the City's next Spring Lake CIP and SLIF update the modified density assumption of 96 percent.

3.4 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review and action all applications for subsequent development approvals, and such applications shall be processed in the same manner and the CITY shall exercise its discretion, when required or authorized to do so, to the same extent it would otherwise be entitled in the absence of this Agreement.

3.5 Reservation of Rights.

3.5.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, adopted policies and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the CITY and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise

be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State, County or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.5.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.6 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY and this Agreement does not limit the authority of such other public agencies.

3.7 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.8 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.9 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan,

acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.10 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. If and to the extent this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.11 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall CITY require OWNER to pay for interim temporary improvements installed by others on OWNER's property.

3.12 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees set forth in Exhibit "D" shall be charged to the Project.

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees

required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.9.

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "D", the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 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 "D", any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.3 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. Prior to submittal of the first final map and improvement plan package to CITY, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER shall, prior to submittal of the first final map and improvement plan package to CITY, provide evidence of the approval of the Department of Fish & Game of a plan for the purpose of Swainson's Hawk habitat mitigation.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.7 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance.

4.8 Inclusionary Housing Agreement. Prior to submittal of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan and this Agreement.

4.9 Affordable Housing Fund and In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the ten percent (10%) single family for-sale affordability requirement. This Project requires twenty-five (25) low income single family units to be built. In lieu of constructing the affordable housing units, OWNER agrees to pay Fifty-even Thousand Eight Hundred Dollars (\$57,800.00) per single family affordable unit, payable at building permit issuance for each market rate single family unit in the amount of Five Thousand Seven Hundred Eighty Dollars (\$5,780.00) per unit, for a total of One Million Four Hundred Forty-five Thousand Dollars (\$1,445,000.00). (The in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI).

Credits to the total affordable housing in lieu fee for the Project may be assigned from the Oyang North Project pursuant to the Development Agreement for the Oyang North Project. This credit amount is estimated at Two Hundred Six Thousand, Four Hundred Dollars (\$206,400). Actual credit amount will be determined by the City at the time of recordation of first final map for the Project.

4.10 Offsite Affordable Housing Fee. The Spring Lake Offsite Affordable Housing fee shall be One Thousand One Hundred Dollars (\$1,100.00) 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.

4.11 General Purpose Fee. OWNER agrees to pay to CITY a total of One Thousand One Hundred Dollars (\$1,100.00) per lot towards improved Spring Lake bicycle and pedestrian connectivity and other neighborhood enhancement project(s) such as, but not limited to, the HWY 113 Bike/Pedestrian Overcrossing. Payment shall be made at time of approval of final map for each phase of the Project. Fee is subject to annual city-wide adjustment. Final determination of cost shall be made at time of payment and shall be based on inflationary cost increases (Construction Cost Index (CCI)).

4.12 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific

Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.13 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall either have: (i) applied for and received a subdivision map for the Property, and have entered into a new development agreement with CITY or an amendment to this Agreement, or (ii) submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards and received approval of such plans by the City Engineer.

4.14 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map. Should OWNER be unable to acquire rights of way with a good faith effort based on a MAI appraisal, OWNER may request CITY acquire the necessary offsite right of way, OWNER shall fund all CITY costs and shall deposit Two Hundred Thousand Dollars (\$200,000.00) with the first final map that triggers right of way acquisition. Right of Way acquisition costs for off-site SLIF covered improvements are eligible for SLIF reimbursement. CITY will allow a map to proceed with the \$200,000 deposit. OWNER may deposit funds in Fifty Thousand Dollar (\$50,000.00) increments for CITY acquisition; however, a final map will not be approved with less than a \$200,000 deposit.

4.15 Storm Drainage. OWNER understands and acknowledges that, at the time of execution of the Development Agreement and imposition of these conditions, the CITY lacks sufficient storm drain capacity to serve the Project and that City Engineering staff is reviewing multiple options for increasing storm water capacity of the Spring Lake drainage system downstream of the project. Depending on the option selected, the implementation of one or more of the options currently being studied may result in an increase to the Spring Lake Drainage Fee. If such an increase occurs, Owner agrees to pay its proportional share of the increased Spring Lake Drainage Fee at the time building permits are issued for the Project.

OWNER understands and agrees that it will proceed to build its Project at its own risk and unconditionally releases and discharges CITY and its officers and employees from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the insufficient storm drain capacity ("Claims"). OWNER agrees to refrain from instituting, initiating, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims and understands that this release may be pled as a full and complete defense to, and may be used as the basis for an injunction against, any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this release. The release in this section is intended to be complete and final and to cover claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the OWNER does not suspect to exist in their favor that, if known at the time of signing this Agreement, might have affected their actions, and therefore the parties expressly

waive the benefit of the provision of section 1542 of the California Civil Code, which provides:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

OWNER hereby waives and relinquishes all rights and benefits that it has or may have had under Section 1542 of the California Civil Code or the law of any other state, country, or jurisdiction to the same or similar effect to the full extent that they may lawfully waive such rights.

Further, OWNER understands that a property owner(s) downstream of OWNER's Project may be adversely affected in the event of a large storm and that development of OWNER's Project may exacerbate downstream overflow. If CITY receives, and is responsible for damages resulting from, a claim or lawsuit from a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportional share of the damages its Project caused to CITY.

4.16 Transit Capital fee: Prior to final map or Project approval (for non-mapped multi-family) OWNER shall pay a Two Hundred Eight Dollar (\$208.00) per DUE fee.

4.17 Transit Operation fee: Prior to final map or Project approval (for non-mapped multi-family) OWNER shall pay a Thirty-five Dollar (\$35.00) per DUE fee.

4.18 Meter Fees. Prior to any final map OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule. For reference, the 2015 AMR fee is \$212 per meter. OWNER shall also pay surface water impact fee for each landscape meter.

4.19 Road 25A Between Meikle and Promenade. OWNER understands and agrees that Road 25A between Meikle and Promenade may be added to the set aside list (in the nexus study) and agrees not to contest such road addition. OWNER also understands and agrees, and will not contest, that a traffic signal will be installed at Road 25A and Road 102 and that both Road 25A and the traffic signal will be added to the SLIF offsite project list and funded with SLIF fee set aside.

4.20 Gibson Road/SR 113 Intersection. OWNER will not object to the inclusion of modifications to the Gibson Road/SR 113 ramp to the SLIF set aside (in the nexus study). Modifications proposed include removal of the northbound free right ramp at the Gibson Road/SR 113 ramp and construction of a terminal intersection.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent

any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of the Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,
- (c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect

to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

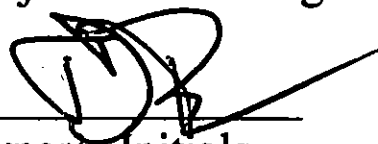
(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown, present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.


Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default

setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, as it may be amended from time to time, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising

through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

- (a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and
- (b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.



Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any

covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the CITY enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. 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 Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "D" to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to a party requesting such party to certify in writing that, to the knowledge of the certifying party, (i) the Agreement is in full force and effect and a binding obligation on the parties, (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identifying the amendments or modifications, and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in breach in the performance of its obligations under the Agreement, or if in breach to describe therein the nature of any such breach and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged breach. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute

covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of

such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

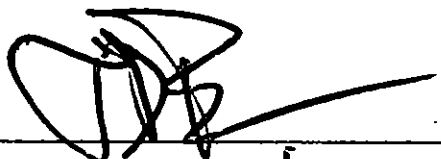
10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they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

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

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

OWNER

**VACAVILLE LAND INVESTORS, LLC,
a California limited liability company**

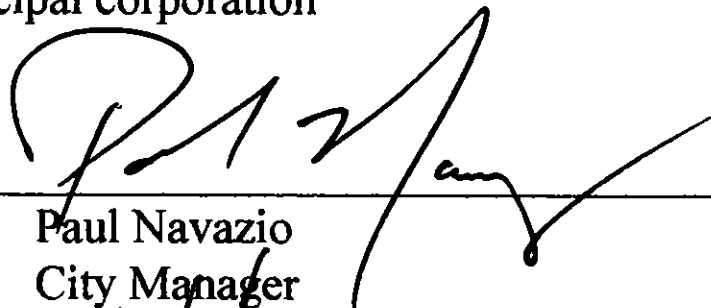
By: 

Its: Member

Dated: 12/1/16

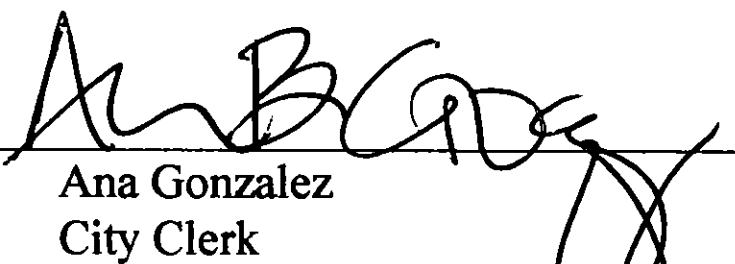
CITY

**CITY OF WOODLAND, a California
municipal corporation**

By: 
Paul Navazio
City Manager

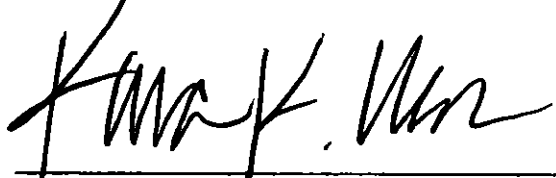
Dated: 12/7/16

ATTEST:

By: 
Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP


City Attorney

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 PLACER

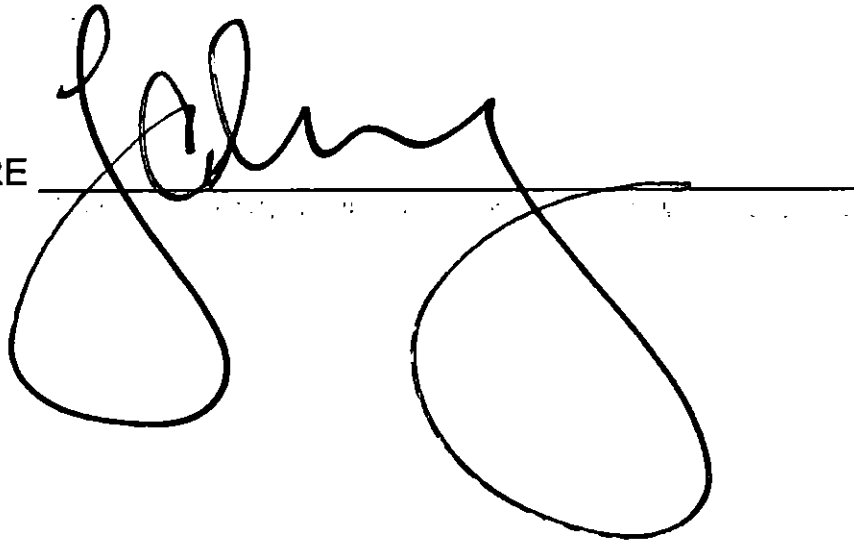
)
) ss.
)

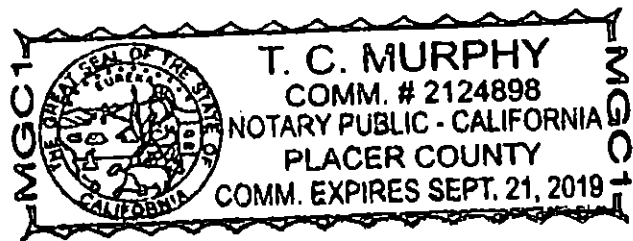
On December 1, 2016 before me, T.C. Murphy
Notary Public personally appeared John D. Bayless

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





CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT CIVIL CODE 1189

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.

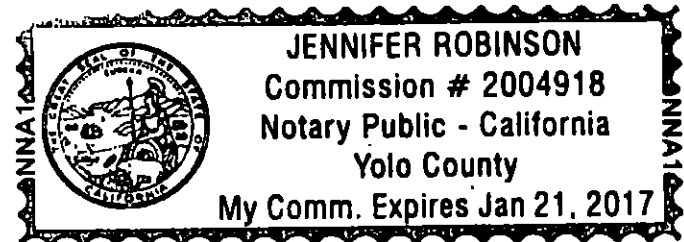
STATE OF CALIFORNIA)

COUNTY OF YOLO)

On December 7, 2016, before me, JENNIFER ROBINSON, Notary Public, personally appeared Paul Navazio, 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature _____

A handwritten signature in dark ink, appearing to read 'Paul Navazio', written over a horizontal line.

My commission expires January 21, 2017
Notary Commission No. 2004918

Place Notary Seal Above

EXHIBIT "A"

(Legal Description of the Property)

Exhibit "A"

Legal Description

The land described herein is situated in the State of California, County of Yolo, City of Woodland, described as follows:

The South one-half of the Northwest quarter of Section 10, Township 9 North, Range 2 East, M.D.B. & M.

Excepting therefrom so much of the herein described property as was conveyed by deed to F.S. Freeman to W.M. Jackson, dated November 28, 1869, recorded in Book J of Deeds, Page 99, Yolo County Records, described as follows: "so much of the South one-half of the Northwest quarter of Section 10, T. 9N., R. 2E., as lies West of the center of the public road now open and used near the West line of said quarter Section."

Also excepting therefrom that portion described in the Grant Deed from Oyang Development, Inc. to the City of Woodland, recorded January 8, 2010, Instrument No. 2010-0000566, Official Records.

APN: 042-030-034-000

EXHIBIT “B”

(Map of the Property)

Exhibit B

TENTATIVE SUBDIVISION MAP

STREET SECTION DETAILS

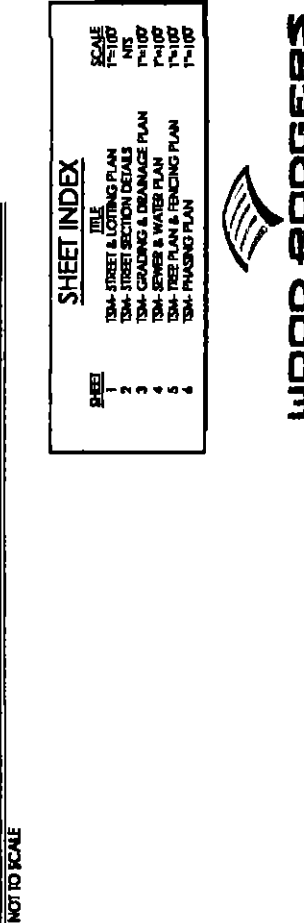
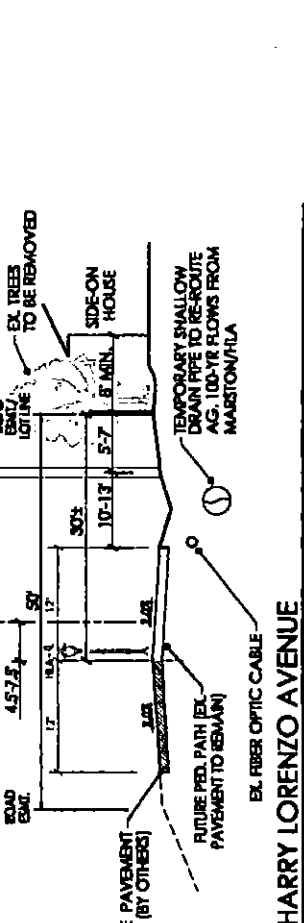
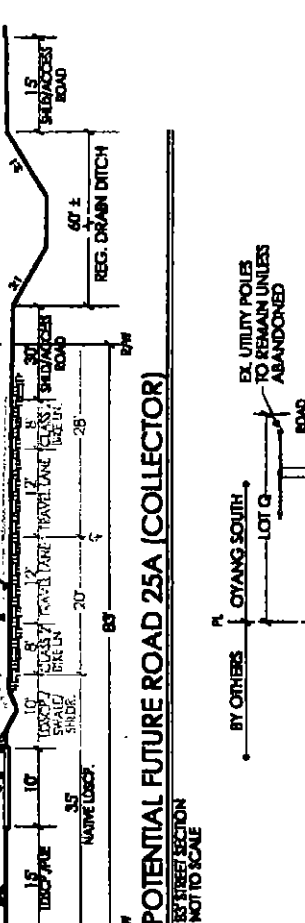
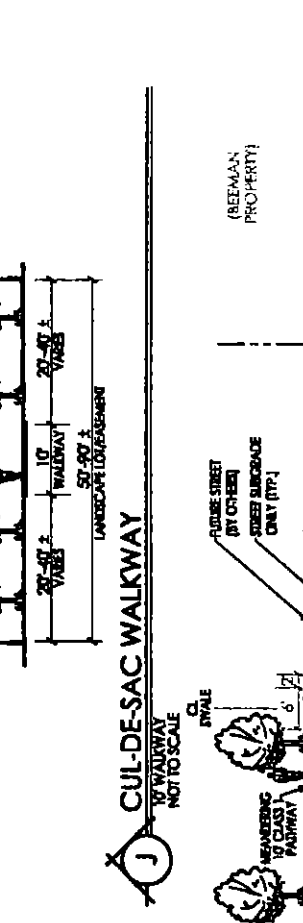
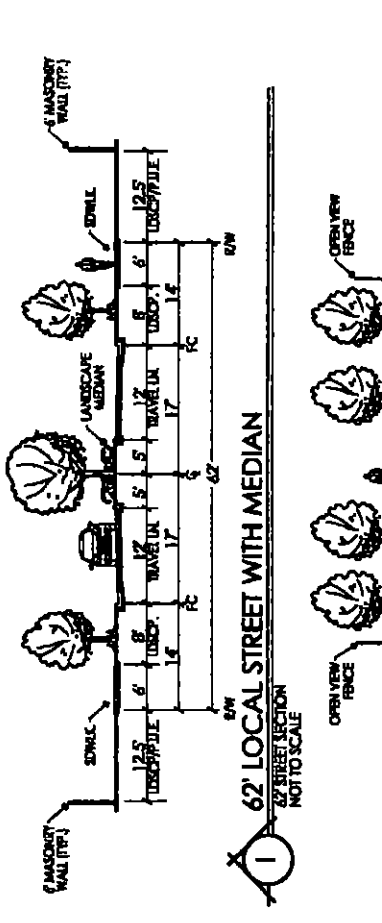
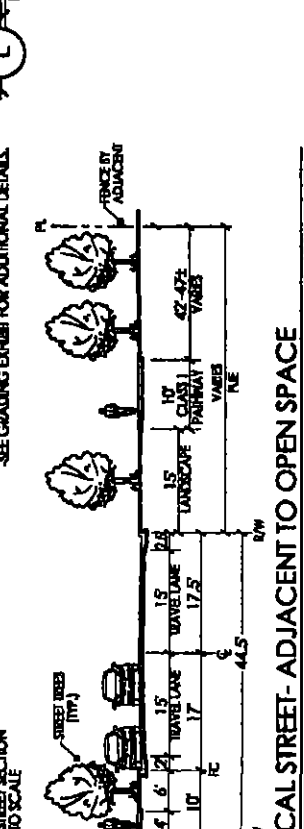
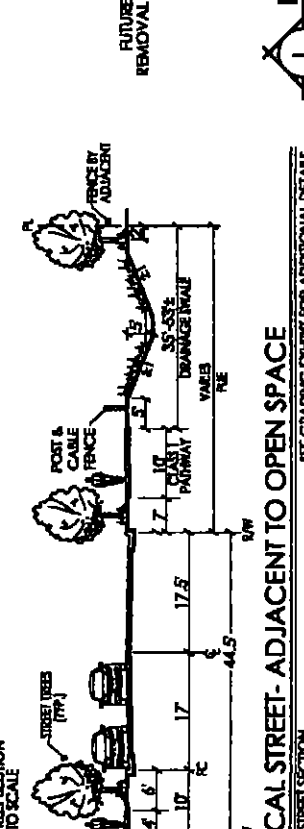
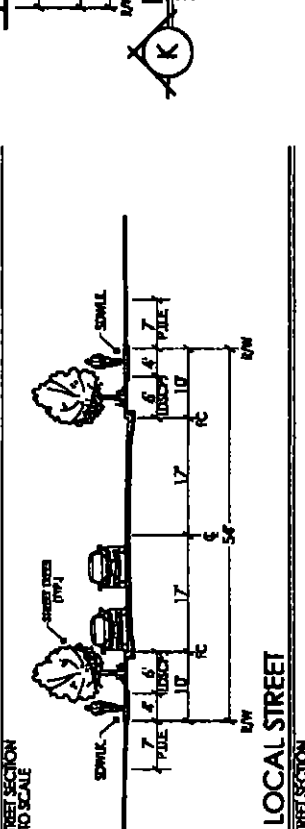
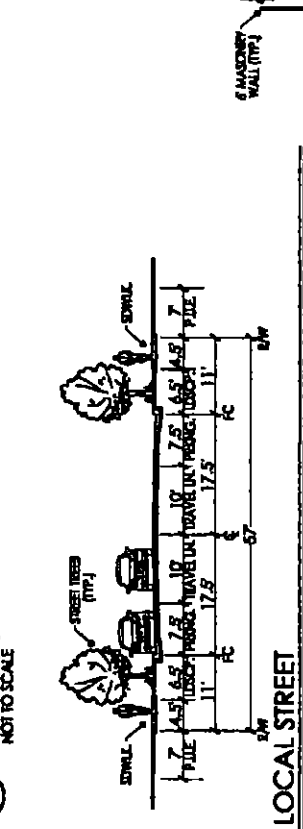
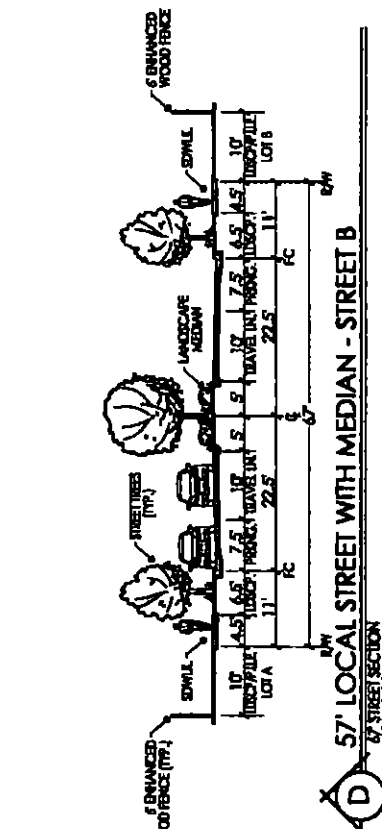
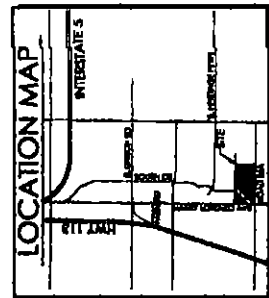
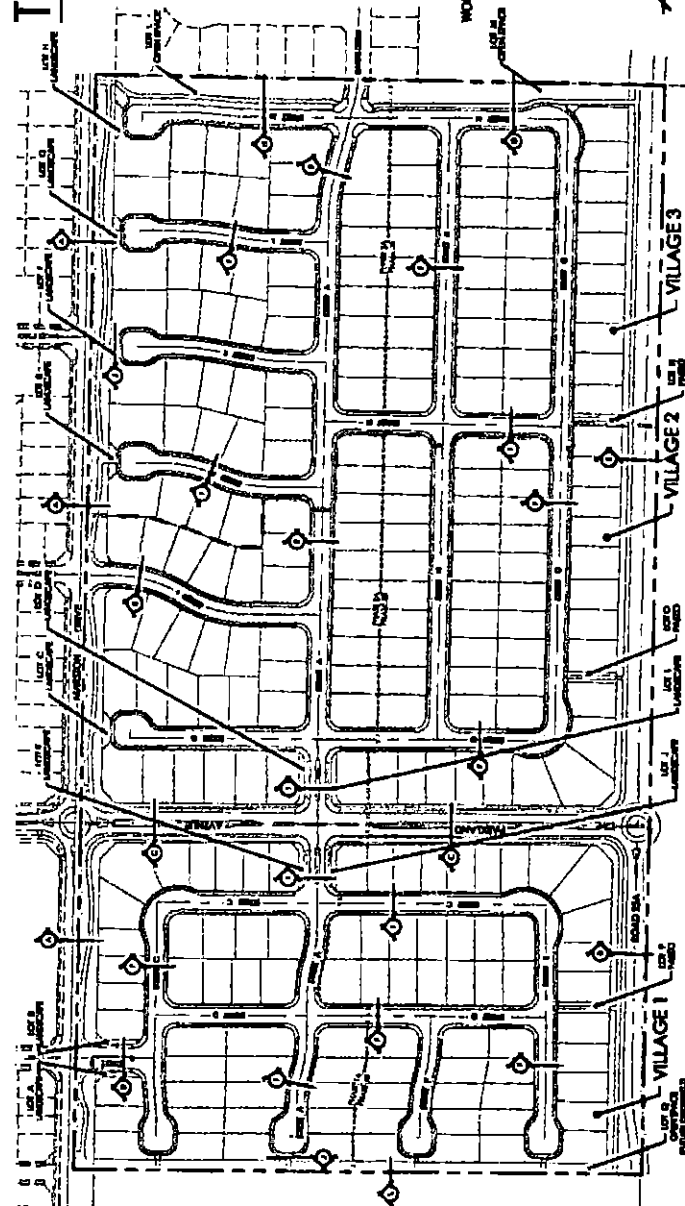
OYANG SOUTH

CITY OF WOODLAND, CALIFORNIA

OCTOBER 14, 2016

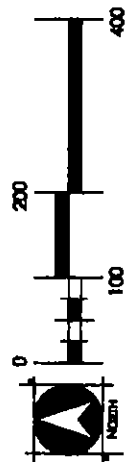
SHEET 2 OF 6

MAP #5072



SHEET	TITLE	SCALE
1	TENTATIVE SUBDIVISION MAP	1"=100'
2	STREET & LOTTING PLAN	1"=100'
3	TENTATIVE SUBDIVISION MAP	1"=100'
4	TENTATIVE SUBDIVISION MAP	1"=100'
5	TENTATIVE SUBDIVISION MAP	1"=100'
6	TENTATIVE SUBDIVISION MAP	1"=100'

WOOD RODGERS
CITY ENGINEER
3001 C ST. SUITE 100
WOODLAND, CA 95694
TEL: 925-864-7700
FAX: 925-864-7701

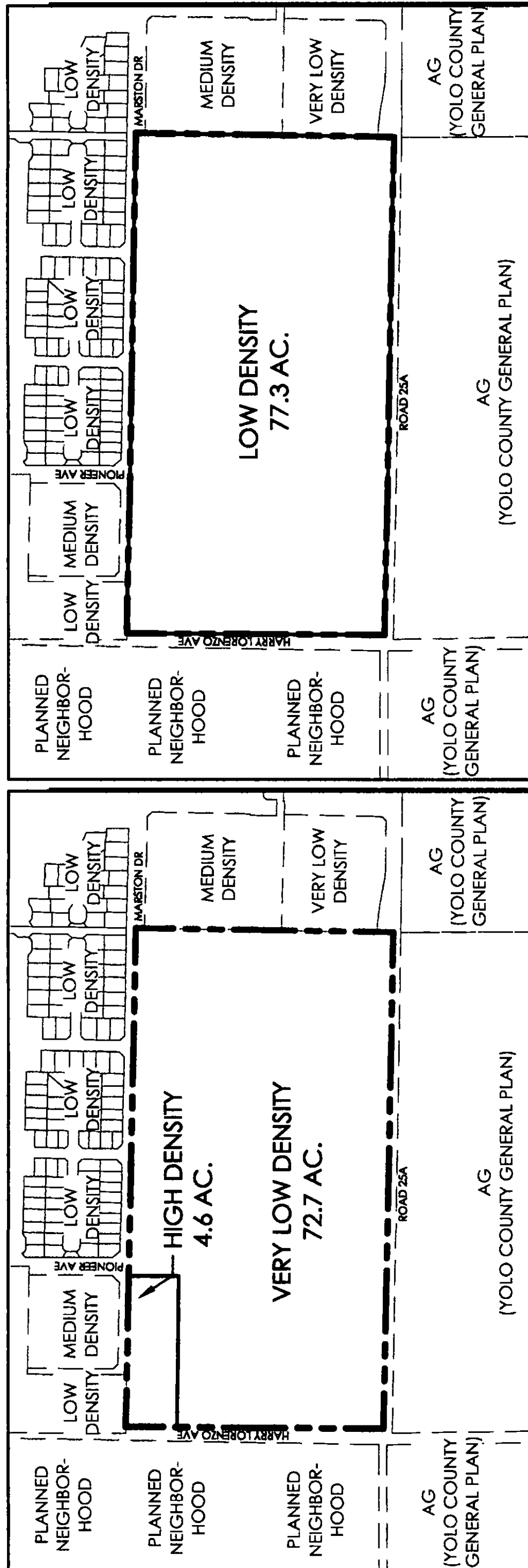


MAP #5072 - OYANG SOUTH - TENTATIVE SUBDIVISION MAP - SHEET 2 OF 6

GENERAL PLAN AMENDMENT EXHIBIT OYANG SOUTH

CITY OF WOODLAND, CALIFORNIA

OCTOBER 3, 2016



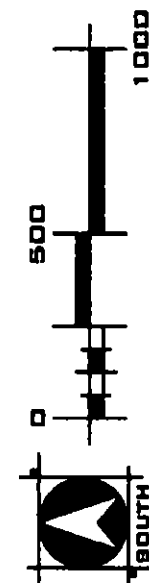
EXISTING GENERAL PLAN

PROPOSED GENERAL PLAN

N.A.P.O.T.G.P. = NOT A PART OF THIS
GENERAL PLAN

GENERAL PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
VERY LOW DENSITY	RESIDENTIAL (1.0-4.0 DU/GROSS AC)	72.7 AC.	0.0 AC.	-72.7 AC.
LOW DENSITY	RESIDENTIAL (3.0-8.0 DU/GROSS AC)	0.0 AC.	77.3 AC.	77.3 AC.
HIGH DENSITY	RESIDENTIAL (16.0-25.0 DU/GROSS AC)	4.6 AC.	0.0 AC.	-4.6 AC.
		77.3 AC.	77.3 AC.	



WOOD ROGERS
DESIGNING INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B
Sacramento, CA 95818
Tel 916.341.7760
Fax 916.341.7767

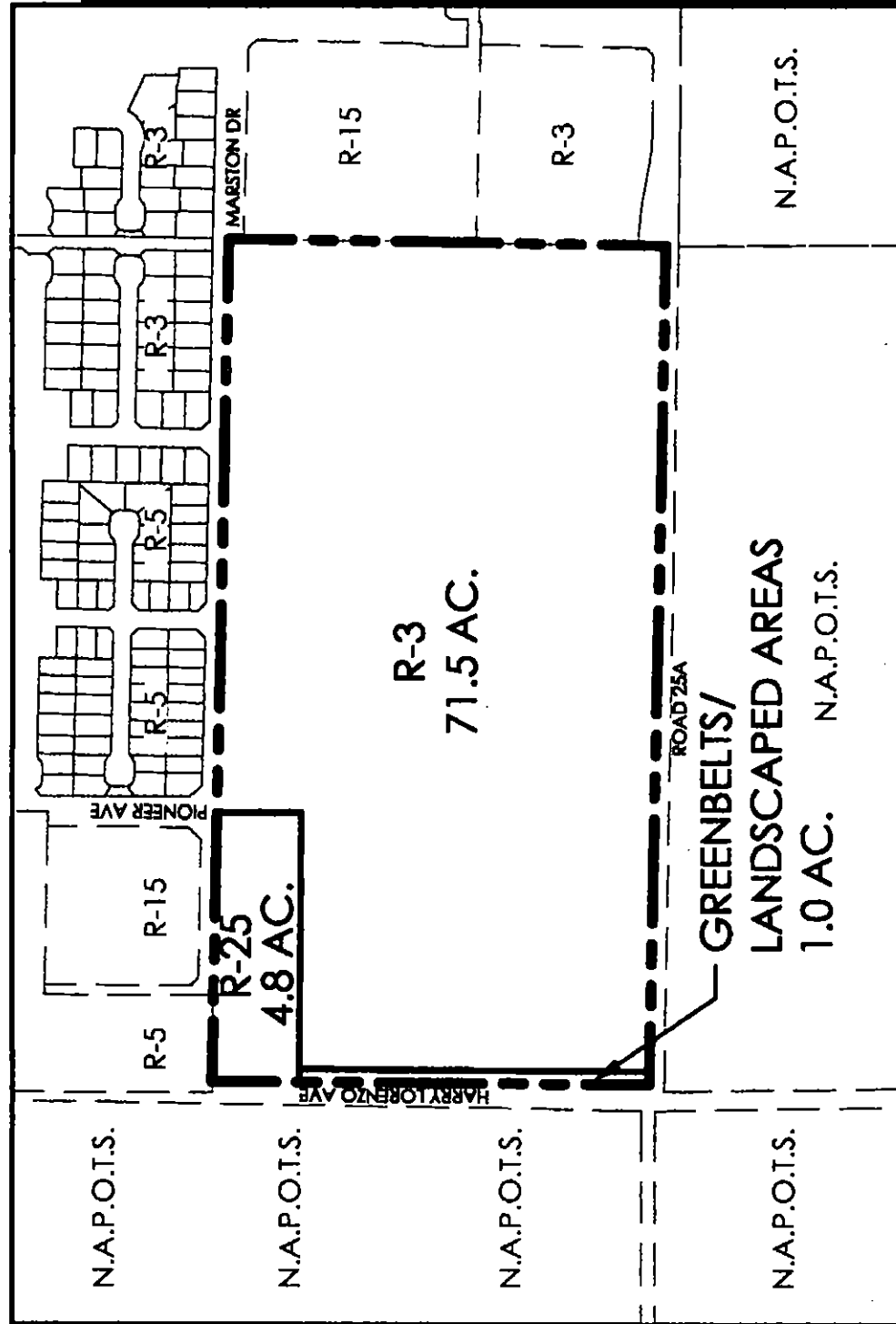
OYANG SOUTH - GENERAL PLAN AMENDMENT

SPECIFIC PLAN AMENDMENT EXHIBIT

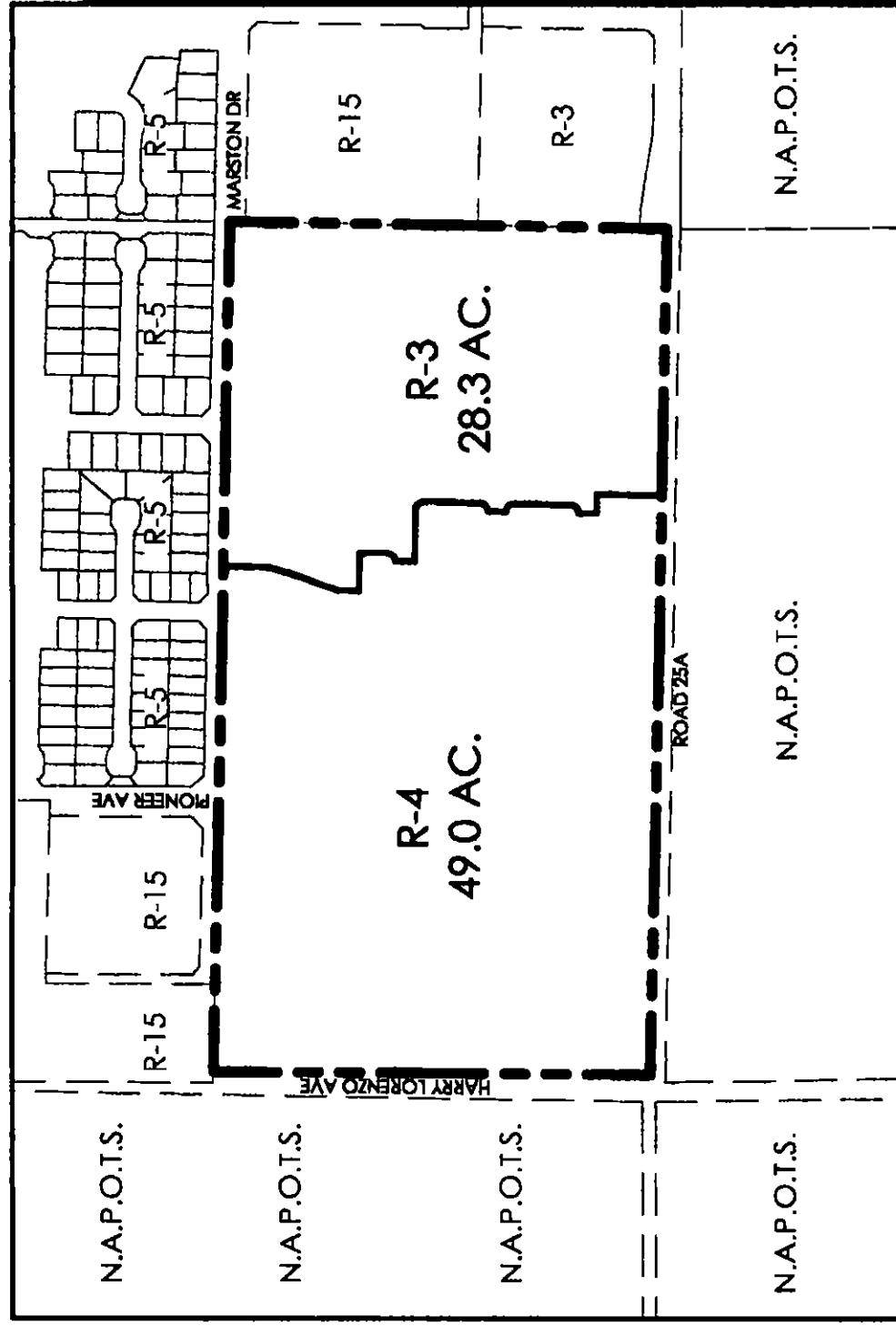
OYANG SOUTH

CITY OF WOODLAND, CALIFORNIA

OCTOBER 3, 2016

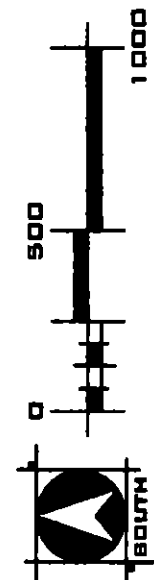


EXISTING SPECIFIC PLAN



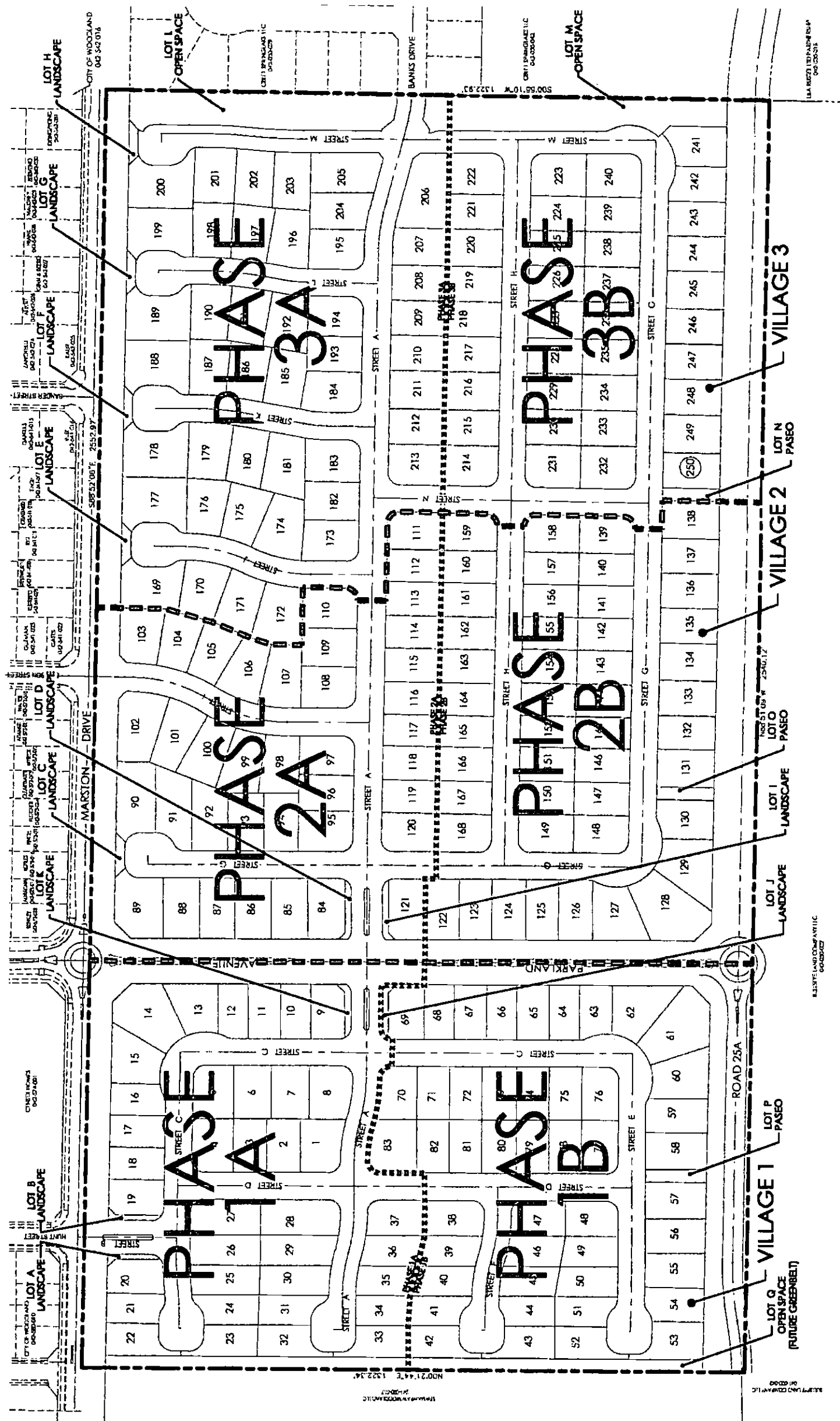
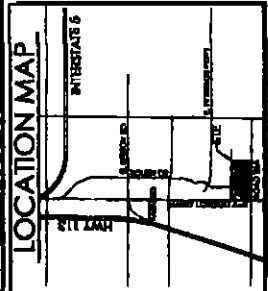
PROPOSED SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT SUMMARY TABLE				
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
R-3	SINGLE-FAMILY RESIDENTIAL (3 DU/AC)	71.5 AC.	28.3 AC.	-43.2 AC.
R-4	SINGLE-FAMILY RESIDENTIAL (4 DU/AC)	0.0 AC.	49.0 AC.	49.0 AC.
R-25	MULTI-FAMILY RESIDENTIAL (25 DU/AC)	4.8 AC.	0.0 AC.	-4.8 AC.
GREENBELT	GREENBELTS/LANDSCAPED AREAS	1.0 AC.	0.0 AC.	-1.0 AC.
		77.3 AC.	77.3 AC.	



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C St, Bldg. 100-B
 Sacramento, CA 95816
 Tel 916.341.7760
 Fax 916.341.7767

OYANG SOUTH - SPECIFIC PLAN AMENDMENT



FRASE	LOT #1	LOT COUNT
1A	1-37	37
2	38-63	46
3	64-121	58
4	122-168	47
5	169-213	45
6	214-250	37

SHEET INDEX		TITLE		SCALE
1	TMA- STREET & LOTTING PLAN	1"=100'		
2	TMA- STREET SECTION DETAILS	N/D		
3	TMA- GRAVING & DRAINAGE PLAN	1"=100'		
4	TMA- SEWER & WATER PLAN	1"=100'		
5	TMA- TREE PLAN & FENCING PLAN	1"=100'		
6	TMA- PLANNING PLAN	1"=100'		

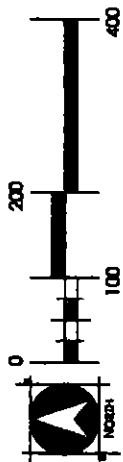
LEGEND

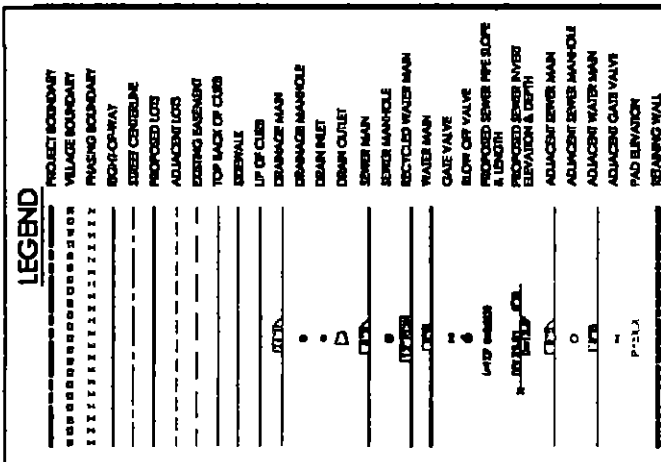
PROJECT BOUNDARY
SECTION 34 CORNER
STREET CENTERLINE
PROPOSED LOTS
ADJACENT LOTS
VILLAGE BOUNDARY
PLANNING BOUNDARY

WOOD ROOFERS
INNOVATIVE DESIGN SOLUTIONS
3301 C St. Bldg. 100-B Tel 916.341.7700
Sacramento, CA 95812 Fax 916.341.7707

**NOTE: FOR PRELIMINARY PLANNING PURPOSES ONLY,
SUBJECT TO CHANGE**

MAP # 5092 - O'YANG SOUTH - TENTATIVE SUBDIVISION MAP - SHEET 6 OF 6
Bascor, Inc., CA 95030 Fax 916.341.7701



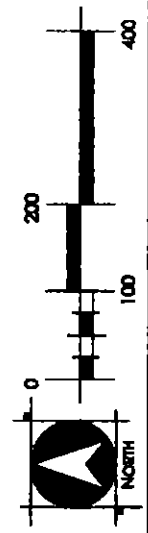


SHEET INDEX		
SHEET	TITLE	SCALE
1	13M- STREET & LOTTING PLAN	1"=100'
2	13M- STREET SECTION DETAILS	NIS
3	13M- SEWER & WATER PLAN	1"=100'
4	13M- GRADING & DRAINAGE PLAN	1"=100'
5	13M- TREE PLAN & FENCING PLAN	1"=100'
6	13M- PHASING PLAN	1"=100'

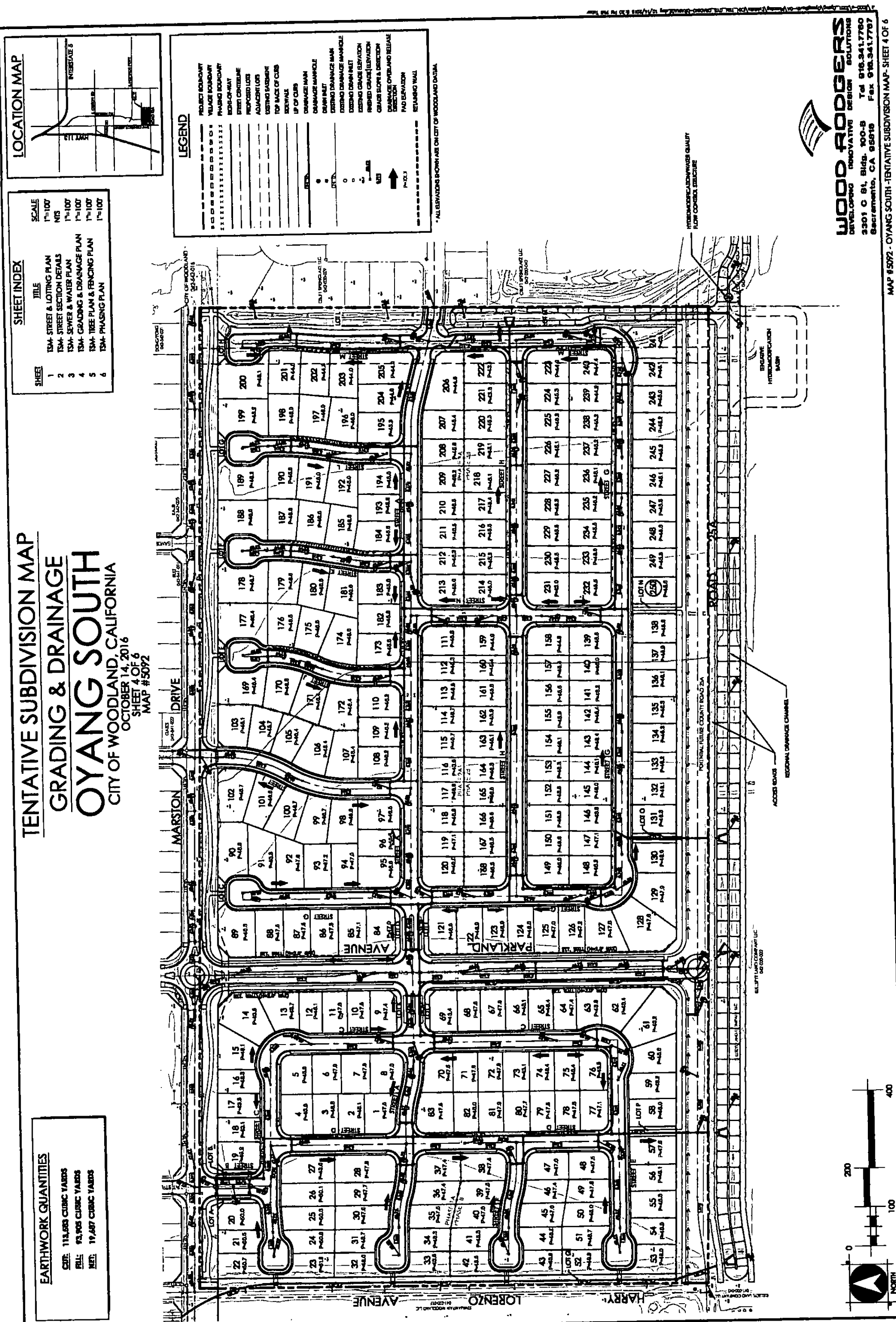


WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C St. Bldg. 100-B
 Sacramento, CA 95815
 Tel 916.341.7760
 Fax 916.341.7767

MAP #5092 - OYANG SOUTH - TENTATIVE SUBDIVISION MAP-SHEET 3 OF 6



17



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St., Bldg. 900-8
Sacramento, CA 95816
Tel: 916.341.7760
Fax: 916.341.7767

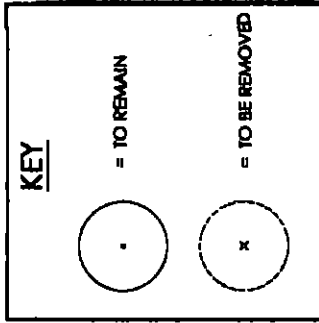
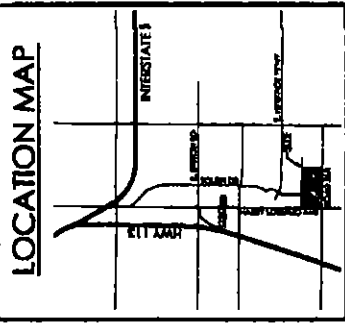
MAP #5092 - OYANG SOUTH - TENTATIVE SUBDIVISION MAP - SHEET 4 OF 6

TREE INVENTORY

STATUS	TREE COMMON NAME	SPECIES	TOTAL INCHES	DBH (IN)	HT (FT)	TRUNK	BRANCHES	POUNDS	STRUCTURE	VEGETATION	MAINTENANCE REQ. COMMENTS
X	California Black Walnut	Juglans californica	7	12	12	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	28	12	12	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	12	11	11	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	28	16	16	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	7	12	12	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	7	18	18	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	8	14	14	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	9	9	9	Fair	Fair	Fair	Fair	Fair	None at this time
N	California Black Walnut	Juglans californica	25	20	20	Fair	Fair	Fair	Fair	Fair	None at this time

X = TO BE REMOVED

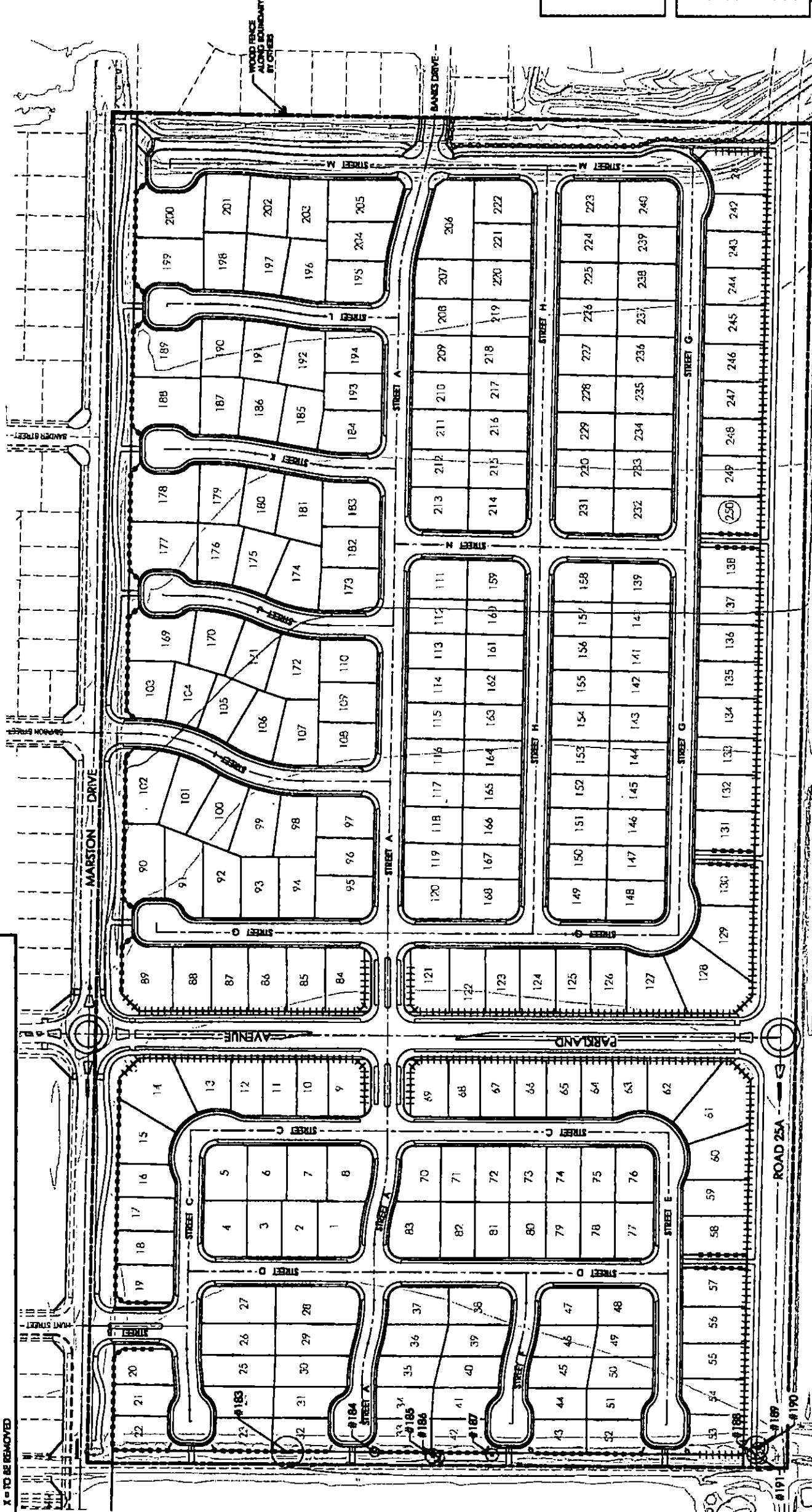
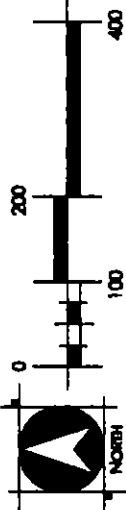
TENTATIVE SUBDIVISION MAP PRELIMINARY TREE REMOVAL & FENCING EXHIBIT OYANG SOUTH CITY OF WOODLAND, CALIFORNIA OCTOBER 14, 2016 SHEET 5 OF 6 MAP #5092



SHEET	TITLE	SCALE
1	TMA STREET ALLOTMENT PLAN	1"=100'
2	TMA STREET SECTION DETAILS	NIS
3	TMA GRADING & DRAINAGE PLAN	1"=100'
4	TMA SEWER & WATER PLAN	1"=100'
5	TMA TREE PLAN & FENCING PLAN	1"=100'
6	TMA PHASING PLAN	1"=100'

LEGEND
PROJECT BOUNDARY
RIGHT-OF-WAY
BACK OF CURB
STREET CENTERLINE
PROPOSED LOT
ADJACENT LOT
MAINTENANCE SOUNDWALL
ENHANCED WOOD FENCE
POST & RAIL FENCE

TREE INVENTORY SUMMARY					
ON-SITE	# OF TREES	T.B.R.	T.D.B.H.	D.B.H.	MITIGATION REQUIRED
	9	9	133	133	0
TOTAL	9	9	133	133	0



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St., Suite 100-B
Sacramento, CA 95816
Tel: 916.341.7780
Fax: 916.341.7787

EXHIBIT "C"

CONDITIONS OF APPROVAL

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

GENERAL CONDITIONS

1. **Project Approval.** The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the _____, 2016 City Council staff report, as approved by City Council, for the Oyang South project as proposed by the applicant Bayless and Hicks, except as modified by these conditions of approval.
2. **Indemnification.** 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 of 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 the defense of the matter by the City Attorney.
3. **Deed Disclosures.** Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
4. **Informing Subcontractors.** The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. **Construction Impact Management Plan.** Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant

Exhibit C

impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. CC & Rs. Prior to approval of the first final map submit, three (3) copies of the CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:

- Recreational vehicle parking in the front yard longer than 24 hours is prohibited.
- Garage conversion to residential use is prohibited except the temporary use as a model home sales office. When the sales office is vacated, it must be converted back to a garage.
- Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.
- The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.

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

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

8. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.
9. Affordable Housing. The project is subject to the Spring Lake Affordable Housing Plan and Ordinance 6A, the City's Inclusionary Housing Ordinances. Where there is a conflict, the Spring Lake

Exhibit C

Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. 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 except as otherwise set forth in the project Development Agreement.

10. Offsite Affordable Fee. 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.
11. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
12. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).
13. Nexus Study. The applicant must comply with the requirements of the Spring Lake Specific Plan Nexus Study.
14. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
15. Building Unit Allocations (BUA)s. With the exception of affordable housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.
16. 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 period, the subdivider shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraiser

Exhibit C

indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value.

FINANCE DEPARTMENT

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

COMMUNITY DEVELOPMENT

20. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)

Exhibit C

21. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan.
22. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Creativity and innovation will be encouraged.
23. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP) as amended.
24. Photovoltaic Panels. In addition, each home shall be photovoltaic ready and shall: 1) be pre-wired; 2) have adequate roof strength to support solar panels; 3) roofs to have minimal penetrations in order to accommodate solar panels; 4) a 200 amp main electrical panel; and 5) space provided adjacent to main panel for solar disconnect and associated equipment (inverter). If not provided as a standard feature, photovoltaic systems shall be offered by the builder as an upgrade offered at the time of initial purchase.
25. Electric Vehicle Charging Infrastructure. Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in every garage or as required by the most current California Green Building Standards. Garages shall have adequate ventilation as required for vehicle charging stations. Compliance with this condition shall be clearly indicated on the building permit plans for each single-family home.
26. Trash and Recycling Container Storage. All future development shall meet the requirements for trash and recycling container storage as provided in Design Standard 2.8. Information shall be provided on plans prior to issuance of building permits.
27. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with City and State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:
 - Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.

Exhibit C

- Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
 - Any additional information and specifications as required by the State's Water Efficient Landscape Ordinance for residential landscapes.
28. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
29. Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Community Services Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
30. 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).
31. 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. The applicant 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).

Exhibit C

32. Light Pole Location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.
33. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed. If no such standard exists at the time of the plan approval, project shall be permitted to install high pressure sodium (HPS) lights per City Standards.
34. Interconnecting Walk and Pathway. Interconnecting pedestrian corridors shall be a minimum of 25 feet wide with 8-foot-wide bike/pedestrian sidewalk. Unpaved area shall be landscaped consistent with Section 6.9 of the SL Design Standards.
35. Review and Design of Open Space Lot L. Landscape plans shall be submitted for drainage and/or open space Lot "L," including a 10-foot-wide bike/pedestrian path that connects to the Urban Forest path on Road 25A to Marston. The greenbelt path shall include lighting, shade trees, and landscaping per Section F to the satisfaction of the Community Development Director.
36. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
37. Fencing Plan. Prior to issuance of building permits submit a fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, greenbelt, interconnecting walkways and paths and accent fencing.
38. Privacy Wall. The required privacy wall along east and west sides of Parkland Avenue shall be designed and constructed to be consistent with the privacy wall on Parkland Avenue north of Marston. The required privacy wall along the south side of Marston Avenue and along the east side of Harry Lorenzo Avenue shall be designed and constructed to be consistent with existing adjacent fencing along the south side of Marston to the east installed by Meritage Homes. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of the first building permit. Landscaping and construction of the public improvements shall occur concurrently with adjacent development.

Exhibit C

39. County Road 25A Masonry Soundwall. A masonry soundwall shall be constructed along future County Road 25A from the western boundary of Open Space "Lot M" to Harry Lorenzo Avenue to the west. The wall shall match the soundwall constructed along CR25A east of the project site. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of the first building permit. The masonry wall shall wrap around and extend the length of the sideyards of the westerly and easterly most lots, and the side yards of lots adjacent to the lettered paseo lots accessing the future County Road 25A to the satisfaction of the Community Development Department. Soundwall, landscaping and construction of the public improvements shall occur concurrently with adjacent development.
40. Public Art. Public art shall be provided either in the form of an in-lieu fee with a minimum valuation of \$15,000. A single lump sum payment shall be provided prior to approval of the first final map.
41. Entry Signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the applicant shall establish a level two entry feature at the intersection of 25A and Parkland. In addition, neighborhood entry signs shall be provided on the south side of Marston Avenue at the intersection of Parkland, and/or on the east and west sides of Parkland Avenue at the intersection of Parkland and Street "A", consistent with SL Design Standard 1.6.2.
- A design specification for these signs shall be prepared for review and approval by the Community Development and City Engineer prior to acceptance of the final map.
42. 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, to the satisfaction of the Community Development Director. These improvements shall be identified in the Traffic Calming Plan required prior to approval of final map and improvement plans.
43. Single Story and Model Homes. Developer shall offer at least one single story home plan within each subarea of the subdivision. Any Model Home complex shall include at least one single story home.

SLSP Mitigation Measures

44. Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations.
45. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan

Exhibit C

46. Ground Nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.
47. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement. Fully executed, meaning signed and recorded with the County.
48. Raptor Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that he proposed activity is planned to begin to determine if any nesting birds of prey would be affected.
49. Geotechnical. The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of the Preliminary Geotechnical Engineering Report (Mid Pacific Engineering, Inc., dated December 3, 2014).
50. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
51. Mosquito Vector Control. Prior to each construction season each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
52. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)

Exhibit C

53. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
54. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
55. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)
56. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50 (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

ENGINEERING DEVELOPMENT SERVICES

Roadways

Street sections subject to final review and approval by the Community Development Department.

Harry Lorenzo Avenue

57. Abandon overhead Utilities along HLA, if no longer necessary to provide service. This improvement is reimbursable from the MPRA.
58. Project shall place hydroseed in a manner approved by the City between the pavement of Harry Lorenzo Avenue and the residential fences.
59. Project shall intercept drainage across HLA that crosses existing HLA in a method to be approved by the City. No conveyance measures are allowed to be under or within 5' of the house foundations. This improvement is reimbursable.
60. Harry Lorenzo Avenue to be closed with City approved Bollards on the north side of 25A and on the south side of Marston upon the completion of construction and opening of

Exhibit C

Parkland from Marston to Road 25A, and Road 25A from Parkland to HLA, providing the closure is not before January 18, 2018, otherwise it will be deferred to the next phase.

Road 25A

61. OWNER shall construct cross section of Road 25A and Urban Forest per detail B with a Spring Lake standard masonry wall on the north edge of ROW from intersection of Harry Lorenzo Avenue and Road 25A to the Parkland Avenue intersection with Harry Lorenzo Avenue (inclusive with roundabout). Street Lights may be LED “cobra head lights” subject to approval of City Engineer. This improvement is SLIF reimbursable.
62. OWNER shall construct Urban Forest, with bike path, path lights, masonry wall, and appurtenances and grade future road area to drain between Parkland Avenue and the eastern boundary of the Oyang South Property. This improvement is SLIF reimbursable. Path lights shall be bollard lights type Cyclone CBM 1105C BB3 Bollard 24W Type III LED unless otherwise approved by City.
63. If not previously constructed by others, OWNER shall, with the construction of the adjacent portion of the Urban Forest and Bike Trail for Village 3, build the Bike Trail portion and associated path lights and the Urban Forest improvements along the north side of future County Road 25A from the eastern boundary of the project to Meikle Avenue, to the satisfaction of the Community Development Department. This offsite Bike Trail improvement will be SLIF reimbursable upon being included in the CIP and adopted by City Council.
64. OWNER shall prepare geometric road layout for Road 25A between Parkland and Promenade Avenue to allow for proper location of the drainage ditch and maintenance roads.
65. The portion of the urban forest and bike path between Meikle and Promenade and the roundabout at Parkland and Road 25A will be SLIF reimbursable upon being included in the CIP and adopted by City Council.
66. City reserves the right to realign the ditch into the Road 25A right of way and potentially merge the maintenance access road and bicycle pedestrian path. Prior each plan submittal before ditch or road is constructed; OWNER shall have a pre-design meeting to determine location of the improvements.
67. Drainage channel (including maintenance access roads on each side of the ditch) to be constructed south of future Road 25A from HLA to the east boundary of Oyang South shall

Exhibit C

be designed to accommodate the roundabout that is planned to be constructed at Parkland and Road 25A.

Marston Drive

68. Project shall construct and complete the bike path and greenbelt along the south side of Marston and north edge of the project with adjacent development. Fence material shall be compatible with adjacent project. Except for the fence this improvement is SLIF reimbursable.
69. Owner shall construct AC powered flashing beacon(s) with pedestrian crossing signs for existing pavement accented crosswalk connecting greenbelts across Marston Drive. This improvement is SLIF reimbursable upon being included in the CIP and adopted by City Council.

Banks Drive (A Street)

70. Install 10 foot median islands at the intersection with Parkland Avenue; reduce side landscape areas to fit.
71. Banks Drive alignment may be adjusted at the time of final map by the City, lots shall be adjusted accordingly.

B Street

72. Street B to be posted no parking.

M Street

73. Section F shall not have a fence and shall have a consistent flat clear five feet to hinge point. (If there is a ditch in the greenbelt)

Cul de Sacs A, C, E, F

74. Side yard fences along the westerly boundary shall be extended across the end of A, C, E & F Courts to the satisfaction of the City Engineer. Any disturbed areas located west of the fence shall be hydroseeded upon completion of construction in coordination with item 58 above. Future pedestrian access parcels located east of the fence line shall be landscaped and a walkway extended from the courts to the face of the fence. Bollards are to be installed at the back of the sidewalk. Notice shall be placed within the CC&Rs to alert homeowners that the

Exhibit C

fencing across the ends of Courts A, C, E & F is temporary, and the intention is to remove the fence in the future and connect the pedestrian access parcels at the end of Courts A, C, E, & F to a future greenbelt or pathway system within the Harry Lorenzo Avenue right of way.

Traffic Calming

75. Traffic calming is required for this project. This may include chicanes, traffic circles, medians, speed tables, humps, speed feedback signs, lighted crossings or other measures to be approved by the City. Prior to the first final map applicant shall submit a proposed traffic calming plan for the entire length of Banks Drive, the entire subdivision and off site components on *Marston Drive*, Sanders Street (offsite) and Simpson Street (offsite). For logical consistency some of the measures within later phases may be required to be constructed in earlier phases, at the discretion of the City. ***OWNER shall notice and hold a meeting for public input on the traffic calming plan prior to first final Map.***

Construction Access

75. Primary construction access for the project shall be from Road 25A, however, prior to construction of each phase the contractor shall propose construction ingress and egress plan for the project. At the end of each phase OWNER shall micro seal all construction accesses and repair pavement failures. If constructed in phases, the OWNER may defer the microsurface until a later phase, with City Approval.

Existing Roadways

76. All new roads that extend or “finish” existing partial roads must T-cut the asphalt a minimum of 1’.
77. If services for water and sewer or other utilities are cut and trenched into an existing street, the plans shall include a grind and over lay of that street.

Map Layout and Circulation

78. All intersections shall have a minimum 90-degree intersection with 130’ tangent lengths in all directions from the center point of the intersection; unless alternate design is approved by the City Engineer.
79. Renumber the lots on the map to be consistent with phasing.

Easements and Right of Way

Exhibit C

80. Prior to approval of first final map, applicant shall acquire and dedicate right of way from adjacent parcels as needed for the completion of Road 25A, the urban forest, and other improvements as required in these conditions prior to approval of the first final map. Applicant shall also acquire fee title or easements to the satisfaction of the City Engineer for the storm drain facilities, and required maintenance roads south of Road 25A prior to approval of first final map.
81. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
82. A seven-foot public utility easement back of separated sidewalk (ten feet behind monolithic), adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City. Exception will be made on Arterial roads with green belts of 20' or greater.
83. Per the project level Development Agreement, prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map.
84. The final map shall identify relinquishment of access rights along CR 25A, Marston Drive, and Parkland Avenue pursuant to the Tentative Map.

Wastewater and Sewer Collection System

85. The OWNER shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.
86. Each 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 standards.
87. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
88. Construction of deep sewer mains over 15' deep shall be connected to laterals by a parallel main and connections at manholes.
89. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to

Exhibit C

ground dewatering.

Storm Water

90. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only; final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water and sewer studies.
91. Drainage improvement plan shall include measures for control of storm drainage of adjacent parcels, undeveloped remainder parcels, and treatment of any onsite runoff prior to entering the City system
92. Drainage improvements shall include ditch conveyance to the East, modification of the regional park pond for detention and treatment and then conveyance to the east and north; in accordance with the draft Storm Drain Master Plan.
93. OWNER has proposed treatment of storm water and hydromodification by a Detention Pond in line with the conveyance system (25A ditch). Upon provision of documentation that this is feasible and approval by the City the OWNER may forgo the construction of the Regional Park Pond. Detention Pond must be designed to be expandable to accommodate upstream properties. OWNER shall acquire ROW necessary for the 25A ditch and Detention Pond pursuant to the Development Agreement. Costs for the land acquisition and construction for the 25A ditch and the portion of the permanent Detention Pond necessary for storm water quality treatment is SLIF reimbursable (temporary structures that must be removed to expand the pond are not SLIF eligible). Costs for land acquisition and construction necessary for the hydromodification is not. Applicable costs to be included in the SLIF reimbursement agreement prior to final map. If the pond is built by others, OWNER shall not receive SLIF credit.
94. OWNER shall construct storm water conveyance system in a ditch along the entire project frontage along the alignment of Road 25A. The ditch shall be sized for the ultimate flow including land from the MPRA. OWNER shall acquire ROW as necessary to complete this improvement prior to first final map and approval of plans. This improvement is SLIF creditable.
95. Prior to final grading plans and setting pad heights OWNER's engineer shall provide overland release calculations to be carried to the outlet control point at CR 102 and include water surface elevations from the control point to the developed site.

Exhibit C

Storm Water Quality Control

96. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer.
97. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
98. The OWNER shall create a storm water phasing plan to be approved by City engineer prior to a grading permit or final map, unless otherwise determined unnecessary by the City Engineer.
99. Post Construction Storm Water Quality methods shall be incorporated into the project in the civil improvement phase or building permit phase. Methods for post Construction Storm Water Quality control shall be submitted for approval prior to the first submittal of improvement plans, map, or grading permit application and in conformance with the City's Post Construction Standards Plan Manual.
100. All Buildings/homes shall have disconnected roof drains and concrete splash blocks for down spouts.
101. Hydromodification: Unless waived by the State, OWNER shall demonstrate that post construction storm run off for the 2 year 24-hour storm is not greater than the pre-construction storm run off for the 2 year 24-hour storm at time of plan submittal.

Water Infrastructure Conditions

102. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.
103. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
104. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

Exhibit C

105. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the developer's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
106. 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.
107. When 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.
108. Water mains shall be looped between cul de sacs, per review and approval of the City Engineer. Mains shall be placed under the bike path or other location to minimize the impact of tree planting. The public improvement plans shall include separate metered water services for all publicly maintained landscaped areas. OWNER shall pay surface water impact and meter AMR installation fees at time of construction permitting.
109. OWNER shall abandon all on site private wells with the demolition of existing structures served by the wells and prior to any final maps in the project.

Recycled Water

110. With each adjacent Final Map, Project shall install 6" purple pipe recycled water main in the landscaped area south of Marston Road from Harry Lorenzo Ave to the Project east boundary. Ends of the main shall be capped in a manner approved by the City. Materials for the recycled main shall be C900 pipe constructed to the standards for water mains in chapter 7 of the City standards, except that the pipe shall be purple. The location of the main shall be coordinated with the walkway, and other utilities to maximize the area for tree planting. The recycled water main will be SLIF reimbursable.
111. Landscape for Parkland Ave, Marston Ave, Harry Lorenzo, Road 25A and lots L and M shall be designed to allow easy transition of landscape irrigation from potable water to recycled water. Materials for the recycled main shall be C900 pipe constructed to the standards for water mains in chapter 7 of the City standards, except that the pipe shall be purple. Designer shall provide technical memorandum to demonstrate that transition may be completed with a

Exhibit C

59

minimum of effort and that adequate pressure and flow will be available to irrigate the landscaped area after transition is complete.

Grading

112. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
113. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
114. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
115. Landscaped slopes along streets shall not exceed 3:1; 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.
116. For Soil on site OWNER shall test soil at eight separate locations and submit recommendations for amendment to the City for approval prior to the approval of landscape plans. Applicant shall amend soil in accordance with recommendation in planted areas.

Fees

117. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
118. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined

Exhibit C

60

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

119. All building shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.

Landscaping

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

121. A registered landscape architect shall design landscape, sound wall, and privacy wall improvements. Improvements shall be per the SLSP and other City Standards, as applicable.

122. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

123. Prior to landscape submittal applicant shall submit concepts for approval for the sound walls, privacy walls, monuments, and other entry way features.

124. Applicant shall submit for approval by the City a cross section for all subdivision trails prior to first final map.

125. The improvements plans shall include meandering of the concrete path along Road 25A as necessary to allow for trees to be planted on the north and south sides of the Bike Trail.

Improvements to control weeds and provide future irrigation connections to the future greenbelt along Harry Lorenzo Avenue on the west side of the property shall be included with adjacent final map. Methods and materials to be specified and included in Subdivision Landscape Plans.

Phasing

Exhibit C

61

126. Prior to first final map, OWNER shall submit a phasing plan for mapping the lots with a building plan for major infrastructure, including Road 25A, off site drainage channel and pond, Harry Lorenzo, north/south greenbelt, Marston bike path, and other required or necessary civil improvements. The phasing plan shall equitably distribute infrastructure burden 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 first final map (either large lot map for sale, or small lot final map). Further phasing requirements are required in the conditions below; or in above conditions related to transportation and wet utilities. The current approved phasing plan is included in Attachment "___" Phasing Plan Matrix. The City Engineer shall have the ability to include "unforeseen" portions of improvements in a given phase for public safety reasons or the need for orderly development. If changes are desired to the phasing plan, a new plan may be submitted as long as it meets the following requirements:

- A. Each phased area shall have two points of access.
- B. Each phased area shall have looped water.
- C. Each phased area shall accommodate a storm drain plan for both run off and Water Quality Treatment (and temporary improvements as necessary).
- D. Phase 1B shall construct 25A from Parkland (including Round about) to Harry Lorenzo Avenue, Phase 2B. The Urban Forest wall and bike path along Road 25A shall be constructed with the applicable adjacent phase respectively (1B, 2B, 3B).
- E. Construction of the first Phase shall hydraulically connect the Regional Park Pond (unless determined unnecessary per conditions above) and grade it for treatment, inlet and outlet structures shall be designed to meet City drainage standards. Prior to start of design, applicant shall have a predesign meeting with the City's Utility and Development Engineers. On site drainage features (extension of ditch or pipe) along 25A, may be deferred until either 1B, or phase 2A, provided a comprehensive drainage phasing plan is provided to the City and approved by the City.

General Conditions

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

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

Exhibit C

129. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
130. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
131. Submit proposed Street names to Fire Department for approval with a copy to Engineering Division prior to improvement plan or final map submittal.
132. The OWNER shall conform to County Health regulations and requirements for the abandonment of any onsite septic tanks and water wells. Prior to the approval of any construction permits, grading permits or the improvement plan the existing well shall be abandoned, and prior to abandonment of the well the developer shall provide to the City permission from all recipients that receive water to abandon the well.
133. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study.
134. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, landscaping, and railroad crossing improvements.
135. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
136. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.
137. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All

Exhibit C

reimbursement agreements shall be executed prior to final map approval.

138. If greater than 600 S.F. second units shall pay single family dwelling unit development fees.
139. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
140. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Pinon, Environmental Resource Analyst, at 661-2063 for more information.
141. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans
142. If conditions for the project require the owner to construct improvements which serve the entire City and are included in the City's Development Impact Fee Program, or other funded program; the applicant may request to enter into a reimbursement agreement drafted by the City. The timing of reimbursements, if any, shall be subject to the City's ability to program the project funding into the adopted Capital Improvement Program. All reimbursement agreements shall be executed prior to final map approval.
143. Prior to approval of a final map Owner shall secure rights-of-way, rights of entry and any permits necessary to construct improvements required by the final map conditions of approval.

FIRE DEPARTMENT

144. Street Naming. Shall be coordinated with the Fire Department and Community Development. Street names shall be continued from adjacent development areas as appropriate.
145. Weed Abatement. The project site shall comply with the City of Woodland Weed Abatement Ordinance. The project, parcel map, along with any lots shall be maintained throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland standards.
146. Fire Flow. The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit.

Exhibit C

147. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

BUILDING DIVISION

148. The project must meet all criteria and mandates for these adopted City codes or the most current code in effect at the time of submittal of building permit:

- 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

NOTE: If project plans are submitted after January 1, 2017 design shall comply with the 2016 California Codes or codes in effect at the time of building permit.

149. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
150. All plans, computations and specifications to be prepared and designed by an architect or engineer or licensed by the State of California.
151. Any deferred submittals that are not a part of the initial permit application must be listed on the cover sheet of the plan at the time of application for the project.
152. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others for compatibility with the design of the buildings.
153. A soils investigation report shall be provide as specified in section 1803.2 of the 2013 CBC or a review of an existing report by a license soils engineer.
154. The project will be required to conform to the current codes that are in effect at the time of plan submittal.
155. 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*

Exhibit C

special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil." and per *CBC 1802.3.2*, footings or foundations for buildings founded on expansive soils shall be designed in accordance with *CBC 1805.8.1* **and** **for concrete slab foundations** the design shall be in accordance with *CBC 1805.8.2* *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 1802.3.2 and CBC 1805.8*

156. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>.)
157. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.

Exhibit C

66

EXHIBIT "D"

(Development Impact Fees)

CITY may, in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. 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.

Development Impact Fees for the following categories and amounts are shown as of February 3, 2016, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER.

Development Impact Fee	SFD (Single Family Dwelling)	MFU (Multi-family Unit)
General City	\$854	\$712
Fire	\$1,317	\$986
Library	\$52	\$44
Police	\$1,126	\$939
Wastewater	\$6,179	\$5,151
Water	\$567	\$348
Parks & Recreational Facilities	\$3,902	\$3,251
Roads	\$5,694	\$4,154
Surface Water (a future fee for the development of surface water treatment facilities)	2,950	per project
MPFP Admin Fee (.75%)	\$170	\$117
Storm Drainage Facilities*	\$0	\$0

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

- SLIF fees for SFD \$42,916 and MF \$28,324 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$771.00 for SFD and \$540 for MFU;
- Public transit capital fee of \$208.00/DUE for the construction of transit capital improvements
- Public transit operations fee of \$35 for SFD
- Spring Lake Offsite Affordable Housing fee of \$1,100 per market rate single family lot
- Fiscal Deficit mitigation fees of \$1500 for SFD, and \$1050 for MFU

- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined at final map estimated @\$56 per SFD, and \$40 per MF unit

EXHIBIT "E"

(Letter Agreement)

November 9, 2016

Ms. Melanie Mathews
Turn of the Century, LLC
173 Court Street, Suite D
Woodland, CA 95695

Mr. Ken Hiatt
City of Woodland
300 First Street
Woodland, Ca 95695

RE: Spring Lake Specific Plan Reimbursement, Advance Agreements
Oyang North and Oyang South Properties

Dear Melanie and Ken,

The purpose of this letter agreement is to memorialize the agreement between Turn of the Century, LLC, a Delaware limited liability company ("TOC"), Vacaville Land Investors, LLC, a California limited liability company, ("VLI"), and the City of Woodland, a California municipal corporation ("CITY") with regards to the reimbursement of Specific Plan costs for the Oyang North and Oyang South properties. For purposes of this letter agreement and Section 3.2 of the Development Agreements, TOC is the "Master Developer" that shall be reimbursed consistent with the terms of this letter agreement. TOC, VLI and CITY are collectively referred to as the "Parties". The Parties hereby agree to the reimbursement obligations summarized in the italicized language below and further agree to incorporate that language in the Development Agreements between the CITY and VLI for the Oyang North and Oyang South properties. The Parties agree that the reimbursement obligations are established and exist and shall bind the Parties regardless of whether the Development Agreements are approved and/or the Advancement Agreements extended as described in the italicized language. The Parties further agree that the assignment provisions and obligations set forth in the Development Agreement shall bind VLI and any future successor(s) in interest. Upon payment of the \$261,158.33 by VLI to CITY, the Specific Plan Reimbursement obligation shall be deemed satisfied by the CITY with respect to the Oyang North and Oyang South properties.

Excerpts from Oyang North and Oyang South Development Agreements

WHEREAS, through various conditions or components of this Agreement, the CITY will ensure consistency with and/or participation in the programs of the Spring Lake Specific Plan, including but not limited to the Fiscal Impact Study, Financing Plan (Public Facilities), Advancement Agreements, Capital Improvement Plan, Sewer/Drainage/Water Infrastructure Plans, Transit Plan, and Nexus Study.

81093.00057\29361423.2

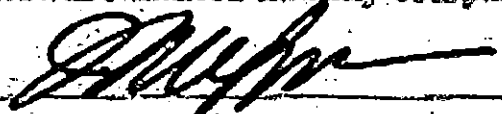
1. DEFINITIONS AND EXHIBITS

1.1.1 "Advancement Agreements" means the agreements, reimbursable expenses, resolutions and other funding mechanisms adopted by the CITY on October 15, 1998, June 17, 2002, and October 22, 2002, and extended December __, 2016, regarding reimbursement of funds advanced by Turn of the Century, a Delaware limited liability company, the Master Developer of the Spring Lake Specific Plan.

3.2 Fair Share Reimbursement for Non-Participating Parties. OWNER shall be obligated to implement the Project in accordance with the Spring Lake Specific Plan, including but not limited to the Advancement Agreements. OWNER has entered into a Letter Agreement with CITY and Turn of the Century, a Delaware limited liability company, attached hereto as Exhibit E, for the payment of OWNER's fair share of funds advanced by Turn of the Century as the Spring Lake Specific Plan master developer in the amount of Two Hundred Sixty-One Thousand One Hundred Fifty-Eight Dollars and Thirty-Three Cents (\$261,158.33), which amount covers all obligations under the Advancement Agreements for both the Oyang South and Oyang North properties. OWNER and Turn of the Century agree that in the event any portion of the Oyang North or Oyang South properties are sold and transferred prior to the recordation of any final map on the properties, payment of the fair share reimbursement of \$261,158.33 shall be immediately due to CITY. CITY shall ensure that prior to its approval of any final map on any portion of either of the Oyang Properties (Oyang North or Oyang South) that OWNER's fair share reimbursement payment of \$261,158.33 has been paid in full to CITY. CITY shall then reimburse Turn of the Century for the funds it advanced.

TOC

TURN OF THE CENTURY, LLC
a Delaware limited liability company

By: 

Its: Managing Member

Dated: 11/10/16

VLI

VACAVILLE LAND INVESTORS, LLC
a California limited liability company

By: 

Its: John S. Bayless, member

Dated: 11/10/16

32099.00057,19361423.2

70

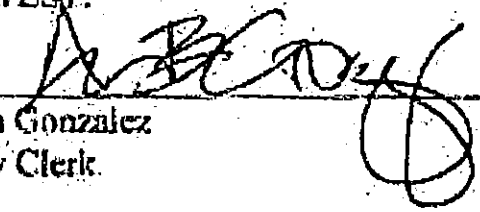
CITY
CITY OF WOODLAND, a California municipal corporation

By: 

Paul Navazio
City Manager

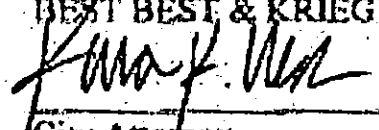
Dated: 11/15/16

ATTEST:

By: 

Anna Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:
BEST BEST & KRIEGER LLP



City Attorney

82093.00057\75361423.7

END OF DOCUMENT



TO: MEMBERS OF THE PLANNING COMMISSION
DATE: June 21, 2018
ITEM #: 3.
SUBJECT: Downtown Specific Plan Update Discussion

Recommendation for Action:

Staff recommends that the Commission receive an informational update concerning the Downtown Specific Plan Update.

Staff Contact:

Steve Coyle, CDD Deputy Director, (530) 661-5910, stephen.coyle@cityofwoodland.org

Fiscal Impact:

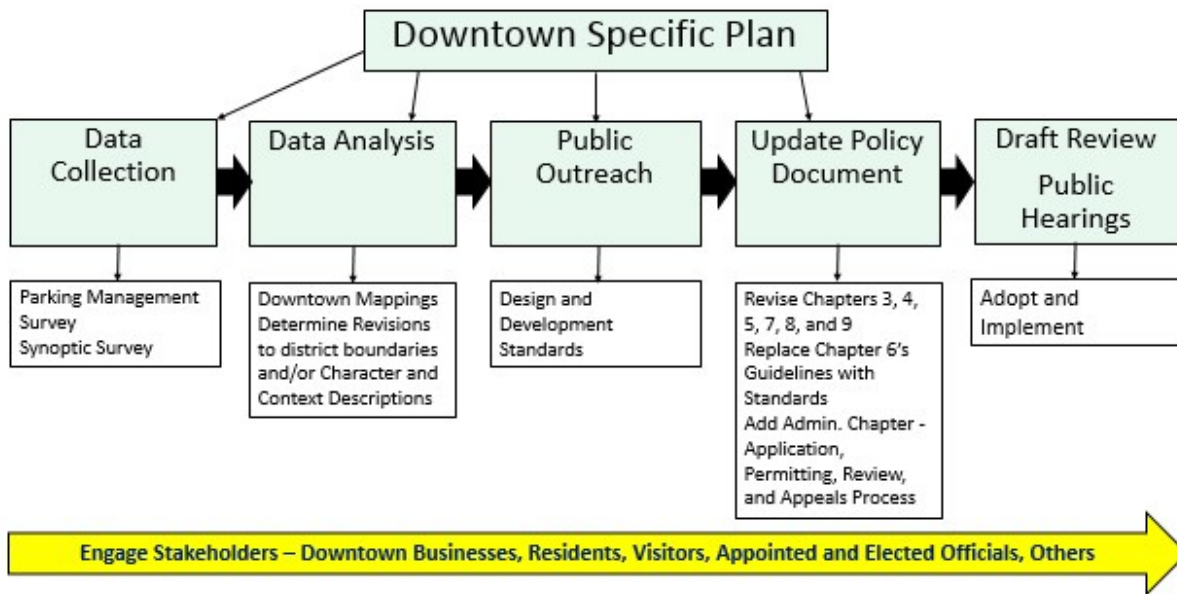
The project will be prepared by staff with volunteer assistance and will be funded by the General Fund.

Background:

The Planning Division embarked on a comprehensive update to the Downtown Specific Plan to coincide with the, recently approved, City wide 2035 General Plan. Planning Staff presented an overview of the project and scope of the update at a Planning Commission meeting in early 2017. As discussed at the kickoff meeting the aim of the update is to provide contextual guidelines for the Downtown on future development and preservation that align with the collective vision for the Downtown and the Goals and Policies of the new General Plan.

The work schedule was broken into five phases with associated deliverables as shown in the flow chart below, with emphasis given throughout the project on stakeholder engagement including business owners, residents, elected officials and other organizations. In continuation of this outreach effort planning staff wants to provide an overview and brief discussion on what we have achieved on the work schedule thus far and how the information that has been gathered through the synoptic survey and the parking management plan is relevant for the next phase. With further discussion on where the project is at this point in time and the continuation of the community outreach efforts to provide feedback that will ultimately guide future development standards influencing the urban form of our Downtown and greater Downtown area. The final discussion will be focused on the last phases of the update and how the gathered information will be pulled together into a usable policy document, relevant to the needs of the community and the vitality of our Downtown now, and in the future.

Amendments to the Downtown Specific Plan

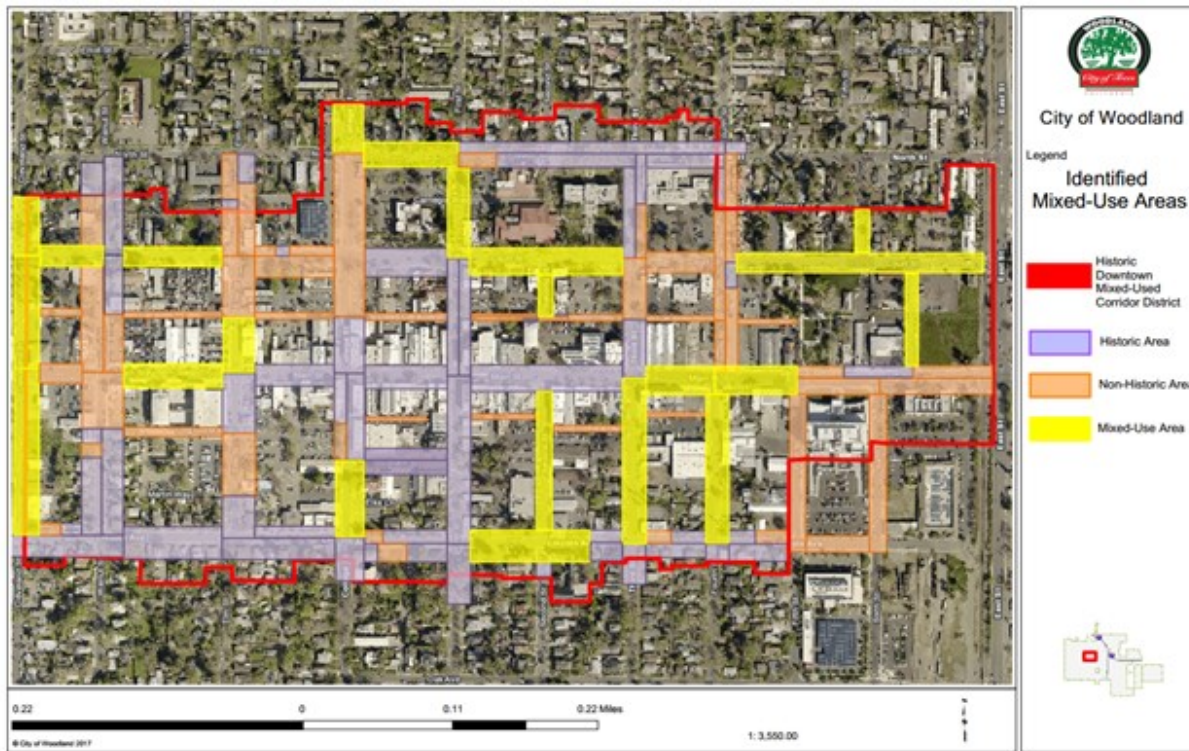
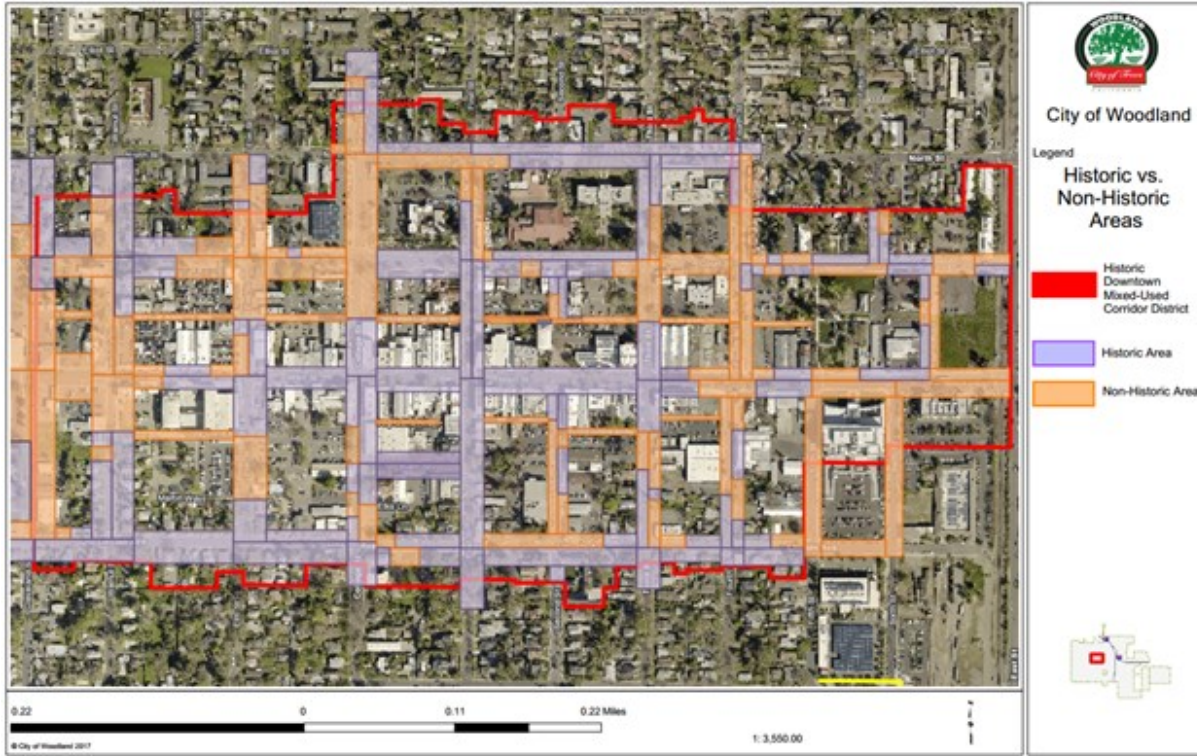


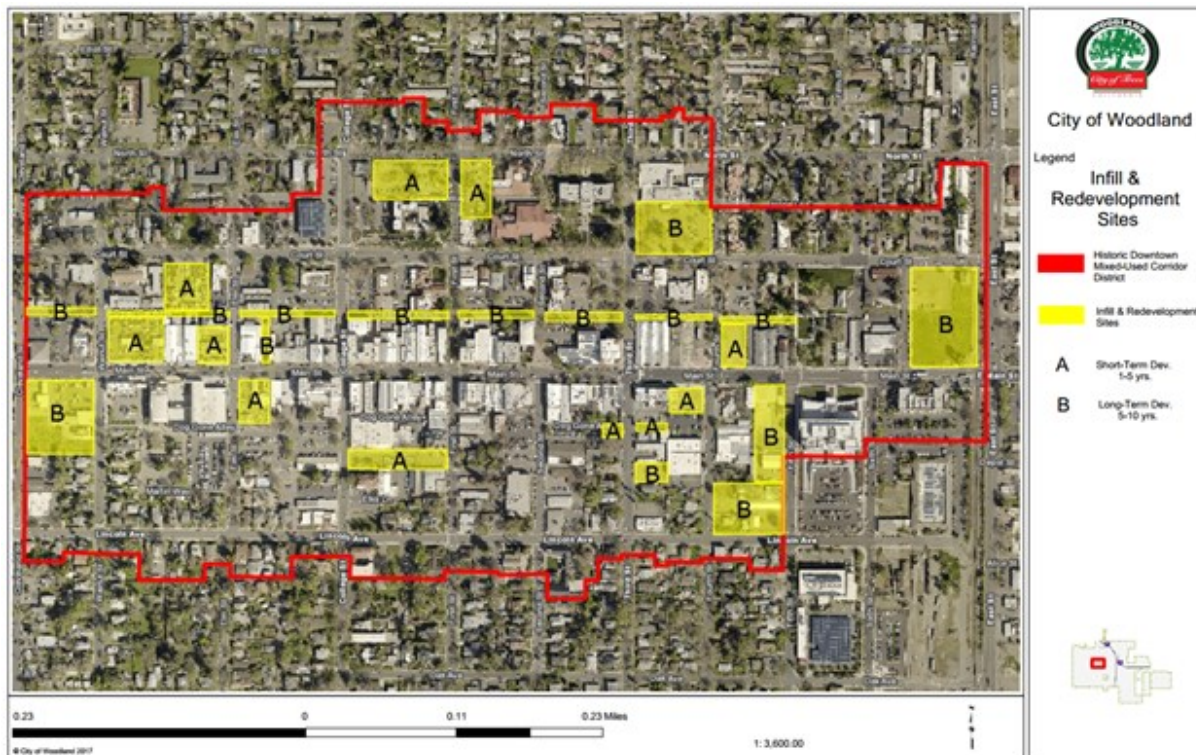
Discussion:

WHAT WE HAVE DONE TO DATE

The first phase of the update centered on data collection to establish a baseline of information in order to get a sense of the existing conditions in the Downtown. The collection of data was through the use of two focused surveys that included a Synoptic Survey and Parking Management Survey. The Parking Survey was administered on line and through face to face interaction with local residents and business owners in the Downtown. The Synoptic Survey was an intensive in-depth look at the Downtown by a handful of City interns and volunteers from the community that went street by street documenting current conditions. The survey centered around three key areas which included the Physical Form, Intensity, and Public Realm/Land Use.

The data gained from the Synoptic Survey was analyzed and documented in a number of mappings. Some of the key maps include the Historic versus Non Historic sections of the Downtown, a Map looking at the Mix of Existing Land Uses and a map showing the potential Infill opportunities within the Downtown area. The data also helped define the character and descriptive narrative of the different districts within the Downtown plan area, and influenced the proposed restructuring of existing district boundaries to more closely align with the current characteristics.





From the Synoptic Survey the downtown boundary was also evaluated in terms of the transition from a more commercial core area to a more residential area.

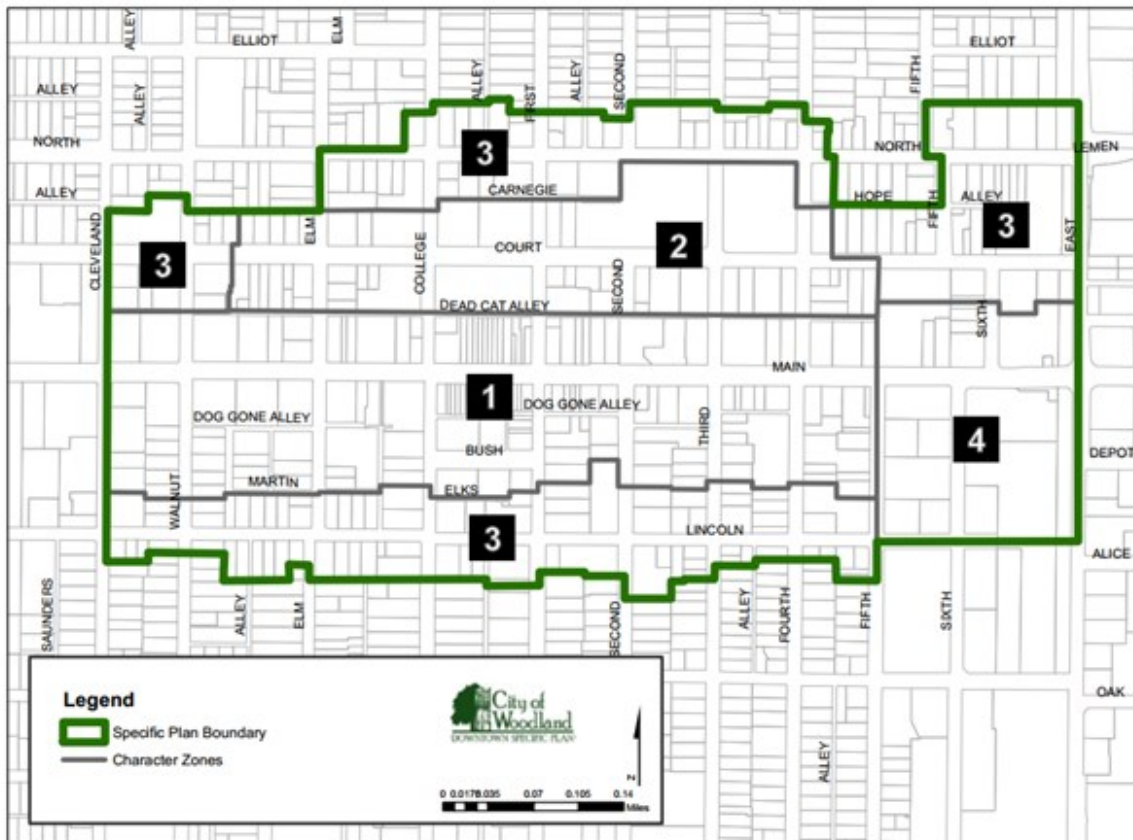
Downtown Transitional Streets



The block-by-block Synoptic Survey informed a re-configuring of the individual district boundaries within the Downtown Plan area and a proposal to remove a section of the previous plan area as part of the update. For example,

District Four (4), as showing in the revised Downtown plan area map below, was reduced in size to stop at Lincoln Street in order for the focus be areas that directly relate to the core downtown corridor.

Revised Downtown Specific Plan Area



WHERE WE ARE NOW

Now that we have an understanding of the existing conditions in the Downtown the next phase focuses on updating the development standards and reviewing land uses in each of the designated Downtown districts to achieve the vision for the Downtown Plan area as a whole and be in line with the General Plan Goals and Policies.

This work will be informed by a number of Community Outreach workshops engaging the public and asking key questions related to the urban form and vision for the downtown and greater downtown areas.

Through the outreach workshops community members will learn more about the Specific Plan Update process, review existing conditions, discuss their vision for the future of the Downtown, identify areas where positive change should occur and discuss key land use and related issues that should be addressed through the Specific Plan update. Participants can offer input through the use of a Visual Preference survey and small group discussions, responding to key questions geared at identifying a community vision for the downtown and transition areas.

The information already gathered from the Synoptic Survey along with the Public Workshops and a proposed Downtown Specific Plan Subcommittee will inform the creation of Development Standards, Land Uses and Architectural guidelines for the Downtown Plan area districts.

Information from the Synoptic Survey will serve as the starting point for the small group workshop discussions to illustrate the link between the character of the Downtown and the three elements documented in the Synoptic Survey including:

Physical Form – that is influenced by setbacks, building forms and frontages/architectural style, and form –and

–use based zoning

Intensity – influenced by height/lot coverage, Off-site access and parking

Public Realm and Use – influenced by the allowed land uses and public private interface

The Downtown Specific Plan Update Public Workshops are a continuation of extensive outreach done in conjunction with the General Plan Update that looked at the City as a whole and included Goals and Policies for the Downtown Area. The Downtown Specific Plan is meant to act as guiding document to carry out the Goals and Policies outlined in the General Plan that were based on the feedback and public comments gleaned from the General Plan public workshops. With this aim in mind it is important to use the General Plan Goals and Policies as a platform for the more detailed vision, development standards, land use discussion and final policy document.

Some of the Goals and Policies that relate to Downtown Plan Area are as follows:

Land Use, Community Design, and Historic Preservation Element

Infill Development

The goals and policies of this General Plan promote infill development and compact, sustainable growth. Compared to greenfield development, infill is generally perceived to be more difficult because of concerns raised by existing neighbors, concerns about compatibility with existing land uses, and regulations that may be more oriented to greenfield growth than infill situations. In some instances, infill development may be hampered by the physical condition and other infirmities of existing, often older, infrastructure. This often means that infill growth is more expensive and less certain for the developer. Conversely however, infill growth typically allows current land use patterns to become more efficient, provides for maximum use of existing infrastructure investments, and is generally less expensive for ongoing public sector operations and maintenance. Infill also generally brings in more tax revenue for the City because the land is usually not subject to revenue sharing with the County

Community Design Principles

Good community design is not only aesthetically pleasing, but functional as well. Goals and policies in this General Plan respect the desirable qualities of the city's existing neighborhoods and historic center, while promoting design coherence and strengthened community identity. Good design principles are important at multiple levels, from citywide, to centers, corridors, neighborhoods, and individual projects. Community design policies at any scale should create meaningful and vibrant places that are functional, promote health and sustainability, respect people, and create a strong sense of identity and place. Linear systems, such as highways, streets, sidewalks, paths and greenbelts, must allow for efficient movement while contributing to the aesthetic qualities that make an enjoyable living environment.

Downtown

Downtown serves as the civic, cultural, and entertainment center of the city. The General Plan provides for the continued rejuvenation of Downtown Woodland as a vibrant mixed-use district that encourages continued rehabilitation of historic buildings that will help ensure that Downtown retains its unique character

Goal 2.A Growth and Change.

Support sustainable growth through orderly, well planned development that provides for economic growth, strong social ties, protection of the environment, an enhanced quality of life, and preservation of Woodland's community character and agricultural heritage.

Policy 2.a.4 Downtown.

Promote Downtown Woodland as the city's sole civic, cultural, entertainment, and central business district that serves as the primary specialty-retail and dining, entertainment, office, arts, and government center. Support new mixed-use development in the Downtown with an emphasis on retail, entertainment, and other active uses at the ground level and residential and office uses on upper levels along Main Street. In addition, allow ground or office uses on side streets

Policy 2.a.6 infill Development.

Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character, promote pedestrian- and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure

Policy 2.C.1 Compact Form.

Promote compact development patterns, mixed land use, and higher-development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted

Goal 2.E Pattern and Scale.

Foster a cohesive, healthy community through patterns and scales of development that encourage active living and neighborhood interaction.

Policy 2.e.2 responsiveness to Context.

Encourage high-quality new development that enhances and blends with the established fabric of the natural, social and built environment, while allowing for innovative architectural styles.

Policy 2.e.3 transition areas.

Promote the sensitive design of transition areas between different land uses in order to ensure compatibility, and encourage a gradual and compatible shift in scale between different densities and intensities of various uses. Where residential development abuts farmland, a strong urban edge should be maintained, avoiding very low density rural residential development to promote efficiency in land use

WHERE WE ARE HEADED

Once we have gathered information from the community outreach phase, staff will work on synthesizing the information to create a draft development standard and land use table and draft policy document. The draft policy document will provide an updated Vision for the Downtown formed by the public input and consistent with the General Plan. Along with the revised development standards and land uses, staff will work on modifying appropriate Specific Plan Sections and creating new sections where necessary.

Some of the sections already identified for additional updates include:

- Update Circulation with transit information and the Parking Management Plan
- Update some of the infrastructure information with current data
- Update the site building permitting, review and appeal process

One of the sections identified as a possible addition to the document focuses on the continued efforts of the Economic Development Division to provide support for the Core Downtown Area. The new section will focus on the continued economic viability of the Downtown by updating the economic and market context with 10 year projections and the factors that a policy document can leverage to support that aim as outlined in the following Goals and Policies of the General Plan.

Economic Development Element

Policy 4.c.1 Strategic catalysts.

Undertake strategic initiatives to attract new retail and commercial development in key locations in focus areas for economic growth, especially in areas that provide a high proportion of tax revenue to the City. Strategic initiatives may

include: promoting catalyst projects at key locations to stimulate private investment; encouraging quality retail and restaurant uses to locate near existing successful areas; and building on synergies that could occur between complementary businesses.

Policy 4.c.2 infill Development.

Incentivize infill and redevelopment, particularly in areas that provide the City with higher proportions of tax revenue, that makes use of existing infrastructure and services

Policy 4.E.4 a vibrant Downtown for Economic Growth.

Recognize that a vibrant urban environment in Downtown Woodland can serve as an important economic development strategy by attracting businesses, workers, and residents to the community. Invest in and maintain Downtown infrastructure, and support Downtown businesses

The Draft Updated Downtown Specific Plan Document will go through a series of noticed public hearings to be reviewed and address any remaining public questions or comments. This is also the point in the process that small adjustments to the document can be made to fine tune the intent of the language within the document. Staff anticipates presenting a Draft Document to Planning Commission this fall.

Prepared By: Megan Meier, Associate Planner

Reviewed By: Steve Coyle, CDD Deputy Director