



**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

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Thursday, July 19, 2018

6:30 PM

Council Chambers

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**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**

**I. Business Items**

1. Design Review for KB Homes, Oyang North "Somerset at Spring Lake"
2. Planning Commission Long Range Calendar

**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: July 19, 2018  
ITEM #: 1.  
SUBJECT: Design Review for KB Homes, Oyang North "Somerset at Spring Lake"

**Recommendation for Action:**

Staff recommends that the Commission:

1. Review and approve the proposed conceptual residential designs for the 112-lot KB Home, *Somerset Spring Lake* community, with 52 R-8 lots and 60 R-5 lots.
2. Accept a lot coverage exception for two lots (lots 68 and 71) not to exceed 53 percent overall lot coverage to allow small rear patios as optional features for the proposed single story homes.

**Staff Contact:**

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

**Background:**

The "Somerset" Subdivision is located in the northwest corner of the Spring Lake Specific Plan area west of Harry Lorenzo Avenue and south of Gibson Road. The site is located immediately south of the approved multi-family site that abuts Gibson. The subdivision was created with approval of Subdivision Map No. 5091 approved on November 15, 2016 along with a partial rezone of the site from R-5 to R-8. Today, the site consists of 13.7 net acres of R-5 (Low Density Residential) and 7.7 net acres of R-8 (Low Density Residential). The project includes two tree preservation lots that were dedicated to preserve existing oak trees (lots E and F).

**Discussion:**

**Project Proposal**

An application has been filed for Site Plan and Design Review for a 112-lot residential project (*KB Home; Somerset at Spring Lake*) on approximately 21.4 acres, commonly referred to as "Oyang North," within the R-5 and R-8 zones of the Spring Lake Planning Area (see Attachments 2 – Residential Design Booklet R-5 and Attachment 3- Residential Design Booklet R-8). The two project sites are described as follows:

**Somerset R-5** – Somerset R-5 is the westernmost portion of Tentative Subdivision Map # 5091 north of Cal West and east of SR 113.

The proposal consists of 60 lots and is zoned R-5. Four distinct home plans have been designed for the R-5 subdivision ranging in size from 2,147 to 3,061 square feet. Four architectural styles are proposed, including "Spanish," "Craftsman," "French Cottage," and "Farmhouse." The project offers one 1-story and three 2-story plans.

KB Home is requesting that seven of the 60 lots (12% of the lots) utilize the rear-setback reduction allowance, in which 30% of the units may reduce the rear lot setback from 20-feet to 15-feet. A lot coverage exception is requested for two lots, 68 and 71, not to exceed 53%, in order to allow the single story plans the option of providing covered patios.

**Somerset R-8** – Somerset R-8 is located to the east of the R-5 product and along the south boundary of the TSM #

5091 and west of Harry Lorenzo Avenue.

The proposal consists of 52 lots and is zoned R-8. Three distinct home plans have been designed for the R-8 subdivision ranging in size from 1,880 to 2,313 square feet. Four architectural styles are proposed, including “Spanish,” “Craftsman,” “French Cottage,” and “Farmhouse.” All three plans are 2-story.

KB Home is requesting that six of the 52 lots (12% of the lots) utilize the rear setback reduction allowance, in which 50% of the units may reduce the rear lot setback from 15-feet to 12-feet.

### **General**

Enhanced rear and side elevation treatments will be provided. Details are shown in dashed lines on each side or rear elevation in the Design Booklets (Attachments 4 and 5).

Plans include optional rear-covered patios while still providing for the minimum rear yard setback and coverage requirements, except as noted above. The optional patios are shown on the pre-plot plan exhibits (Attachment 2) and landscaping plans (Attachment 6).

KB Home states a commitment to renewable energy and proposes that all homes will have energy efficient appliances, come equipped with tank-less water heaters, and solar roof panel systems as a standard feature.

The conceptual landscape plans provide for water conserving landscaping designs that meet the city and state water conservation criteria for the efficient use of water, but do incorporate small amounts of lawn. A small amount of lawn is allowed per the criteria and will be irrigated using a drip system of emitters.

### **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**

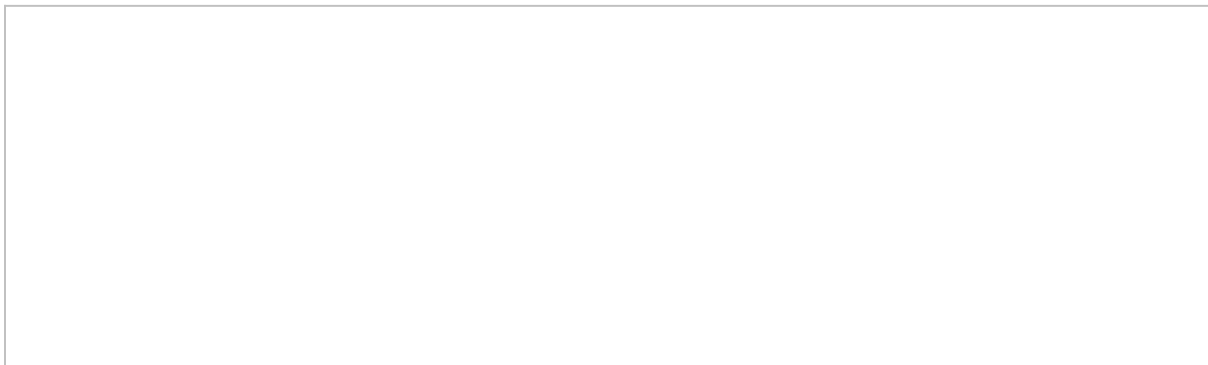
To achieve architectural diversity within residential neighborhoods, the Spring Lake Design Standards requires four (4) distinct floor plans and sixteen (16) elevations (4 per plan) for a subdivision of 76-120 units. The Somerset meets or exceeds this standard as follows:

| <b>Village</b> | <b>Number of Lots</b> | <b>Number of Floor Plans</b> | <b>Number of Elevations</b> | <b>Pre-Plot</b>                                                                                                              |
|----------------|-----------------------|------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Somerset R-5   | 60                    | 4                            | 4                           | Plan 2147; 1-story – 15 each<br>Plan 2376; 2-story – 15 each<br>Plan 2674; 2-story – 15 each<br>Plan 3061; 2-story – 15 each |
| Somerset R-8   | 52                    | 3                            | 4                           | Plan 1880; 2-story – 17 each<br>Plan 2137; 2-story – 17 each<br>Plan 2313; 2-story – 18 each                                 |

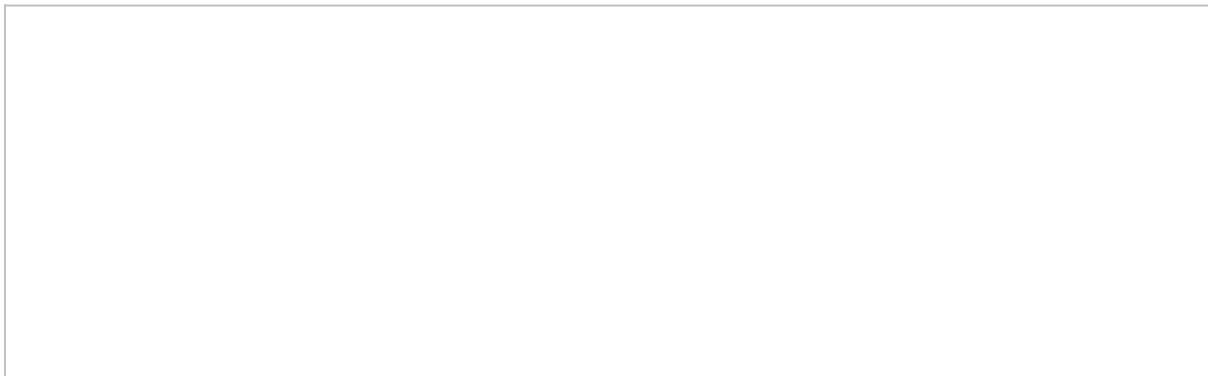
Detailed pre-plot exhibits have been provided for each area, (Attachment 2), to ensure the best floor plan fit for each lot. Staff finds that the resulting unit and elevation mix meets the intent of the Spring Lake Specific Plan for architectural diversity.

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, KB Home met with staff to discuss standards and design concepts. The plan submittal includes four different architectural styles for each development area as follows:

**Street Scene R-8:**



**Street Scene R-5:**



The following is a description of the architectural styles provided by KB Homes as provided in (Attachment 3):

Spanish (A) – The Spanish style is an adaptation of the Mission Revival architecture enriched with additional Latin American details and elements. Elevations are simply articulated and detailed. Architectural distinction is established by the use of “S” tile or barrel roofs, clay pipes, decorative finials, stucco walls and highlighted ornamental ironwork. Porches of loggias feature arches and enhanced trim. Windows may be flanked by plank-style shutters to provide an accent color to the elevation. Low-pitched main roofs are simple hips or gables with an intersecting gable roof.

Craftsman (B) – The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19<sup>th</sup> Century. Of the utmost importance was that all exterior elements received both tasteful and “artful” attention. The Craftsman style features low, broad proportions and simple ornamentation that blends easily with the natural landscape. It is characterized by the rustic texture of the building materials such as horizontal lap siding, board and batten siding on the gable ends, brick and stucco. The wide front porches with low-slung gabled roofs are framed by pedestal-like tapered columns. Roof forms are mainly side to side gables with cross gables and emphasized with knee braces. Grouped multi-paned windows with shaped header trim accentuate horizontality. The overall effect is the creation of a natural, warm and livable home.

French Cottage (D) – The French Cottage style is derived from picturesque medieval Norman and Tudor domestic architecture. The resulting French-inspired cottage became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s. The style typically features symmetrical or asymmetrical massing topped by steeply pitched hip or gable roofs, often with a gentle curve. Entries are highly expressive with arched headers and stone accents. Vertical multi-paned windows are often grouped and framed with rustic plank “Z” shutters along stucco walls. French cottage homes exude charm and character that depicts an alluring yet unpretentious lifestyle.

Farmhouse (F) – The Farmhouse style represents a practical and picturesque country house which highlights the simplicity of rural living in America. Its beginnings are traced to both Colonial styles from New England and later the Midwest. As the American Frontier moved westward, the Farmhouse style evolved according to availability of materials. Predominant features of the style are large front porches with wood columns originally designed to help cool the interior of the homes. Simple, two-story asymmetrical massing and minimally ornamental elevations accentuate efficiency. Exterior walls are faced in a combination of board and batten siding and stucco while multi-paned windows with simple trim express verticality. It is characterized by steep roof forms that are mainly front to back gables with an intersecting gable. Influenced by a number of different home styles, the Farmhouse is an elegant fixture in America’s landscape.

## **Courtyard and Porches**

All of the plans for the R-5 product have recessed garages with porches and front living areas projecting in front of the garages from 4-feet to as much as 13-feet. The porch size and design varies by elevation with one or more elevations for each plan providing an extended porch. There are no courtyards provided for the R-5 plans. The project narrative for each product type includes a table detailing porch and courtyard sizes.

All of the plans for the R-8 product provide a porch element. In addition, some of the elevations also provide a courtyard (1880 Spanish and the 2413 Farmhouse). The majority of the plans have a recessed garage with a setback varying from 2-feet to 4-feet with only two elevations having a garage forward plan – the Plan 2413 Elevations (B) and (D) – the Craftsman and French Cottage. However, each of those elevations provide a front porch element to help minimize the appearance of the garage door.

## **Stucco Treatment**

Staff encourages all homebuilders to use a light sand stucco finish on some elevations and to use a light sand texture on foam trim elements. As example, staff has suggested that a light sand stucco finish be utilized for the Spanish and French Cottage elevations. KB Home has expressed concern with the use of a light sand finish due to the visibility of cracks in the finish and warranty issues. The more heavily textured stucco treatment tend to result in fewer cracks. However, they have agreed to use a light sand, or other finish on trim elements in order to help differentiate from the body.

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. KB Home thoughtfully considered and incorporated, wherever feasible, design comments suggested by Planning staff. The proposed residential designs incorporate a variety of elevation styles, varied rooflines, and a mix of siding and accent materials and colors.

### **Exceptions to Design Standards**

As described in the Project Proposal section above, KB Home is requesting a minor exception to lot coverage for two lots (lots 68 and 71) in order that they may provide a covered patio for the single story homes on these two lots, should the owners wish to have that option. Staff has evaluated the requests and recommends that the Planning Commission approve the exceptions as they are limited in nature.

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 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. This is problematic in subdivisions with narrower lots. The narrowest lots in the R-8 product is 50-feet. The garage in the rear will narrow the home and impact the ability to provide natural light, access to 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 for the R-5 product and 12 elevations for the R-8 product, 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 with limited turf for all front yard landscaping
- All homes meet or exceed Title 24 Energy Efficiency standards;
- All homes come standard with solar roof panels systems;
- All homes are conditioned to facilitate electric vehicle plug-in;
- All homes have tank-less water heaters;

### **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 #5091 (Attachment 8)

**COA #1: Modifications.** *KB Home Somerset 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 July 19, 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.

**COA #2:** Final Site and Design Review. 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 and details provided in final landscape plans prior to the issuance of building permits.

**COA #8:** Electric Vehicle Outlet Charger. All garages shall be equipped to provide for electric vehicle charging.

**COA #9:** Stucco Trim Detail Finish. 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.

**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. 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 to an appropriate stopping point that creates a finished look.

**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 (a pigmented stain is recommended). 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:** Tree Preservation Lot 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 (lots 68 and 71). Lot coverage, including required rear yard 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 or required rear yard coverage of 30 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 Preservation.** Prior to issuance of a building or grading permit, applicant shall provide a tree plan consistent with Section 20A-1-090 of the Municipal Code, which shall contain the following information including measure to be taken minimize impact to trees intended to be preserved:

- 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 illustrating measures to be used for the preservation of trees 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.

**COA #28:** Tentative Subdivision Map No 5091 Conditions of Approval. The project shall comply with all applicable conditions for TSM # 5091.

### **Conclusion:**

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

### **MOTION NO. 1: Move to APPROVE**

1. the proposed conceptual residential designs for the 112-lot KB HOMES, *Somerset Spring Lake* community, with 52 R-8 lots and 60 R-5 lots; and
2. the requested lot coverage exceptions for two lots (lots 68 and 71) not to exceed 53 percent overall lot coverage to allow small rear patios as optional features for the proposed single story homes.



Prepared By: Cindy A. Norris, Principal Planner

**ATTACHMENTS:**

| Description                                          | Upload Date | Type            |
|------------------------------------------------------|-------------|-----------------|
| Application Statements for the R-8 and R-5 Proposals | 7/10/2018   | Cover Memo      |
| Plot Plans for the R-8 and R-5 Projects              | 7/10/2018   | Backup Material |
| Architectural Style Summary                          | 7/10/2018   | Backup Material |
| R-8 Architectural Plans and Details                  | 7/10/2018   | Backup Material |
| R-5 Architectural Plans and Details                  | 7/10/2018   | Backup Material |
| Landscape and Fence Plans                            | 7/10/2018   | Backup Material |
| Somerset Colors and Materials                        | 7/10/2018   | Backup Material |
| Conditions of Approval Oyang North 12-8-16           | 7/10/2018   | Backup Material |



6/15/2018

Ms. Cindy Norris  
Senior Planner, Community Development Department  
300 First Street  
Woodland, CA 95695

SUBJECT: OYANG NORTH (Somerset) R-8 LOTS JUSTIFICATION STATEMENT DESIGN REVIEW  
APPLICATION

Dear Ms. Norris,

Please accept this letter as KB Home's Design Review Project Justification Statement. As you know, the subject single family residential project is located within the Spring Lake Specific Plan Area (SLSP). The SLSP was adopted December 18, 2001 with an expected buildout of 15 years. This project will contribute to the SLSP buildout.

The project consists of a total of 112 single family lots and one multifamily lot for a total of 113 lots on 26.9 acres. More specifically, the project consists of 52 R-8 lots (7.7 acres) and 60 R-5 lots (13.7 acres). The multifamily lot (5.5 acres) will be dedicated to an affordable apartment home builder at the time the final map is approved and recorded. Current approvals include:

- Tentative Map
- CEQA-EIR Addendum
- General Plan Amendment
- Specific Plan Amendment
- Development Agreement

In process for approval are the project Improvement Plans and Final Map (Map No. 5091). The anticipated approval of these items is April 2018.

**Design Review Submittal:**

At this juncture KB Home is pleased to submit for Design Review approval; floor plans, architectural renderings & elevations, color & materials list, pre-plot of homes, fit list, landscape typical, fence plan, and color street scene.

### **Design Objectives Elevation Themes**

In keeping with the Common Design Objectives of the SLSP, KB has developed following variety of housing styles:

- Spanish
- Craftsman
- French Cottage
- Farmhouse

We believe that these themes are diverse and at the same time avoid an abrupt change from other neighborhoods and with homes in this project. The proposed elevations, though variation, incorporate massing and articulation diversity. This creates a rich eclectic street scene. A more detailed description of the architectural styles can be found in the submittal booklet together with colored front elevations.

### **Floor Plans**

A total of 3 unique floor plans have been developed for this project. Each plan will have the 4 elevations noted above. More specifically, 3 floor plans for the R-8 lots and 4 floor plans for the R-5 lots are proposed. The square footages and room counts are as follows:

| Plan            | Bedroom                  | Bath | Square Feet | Stories | Garage |
|-----------------|--------------------------|------|-------------|---------|--------|
| <b>R-8 Lots</b> |                          |      |             |         |        |
| <b>1880</b>     | 3 with loft/bd4 option   | 2 ½  | 1880        | 2       | 2      |
| <b>2137</b>     | 3 with loft/bed 4 option | 2 ½  | 2137        | 2       | 2      |
| <b>2313</b>     | 4                        | 2 ½  | 2404        | 2       | 2      |

**Plan Count and Elevation Mix (Pre-Plot Table)**

| Plan        | Total Plan | No. Spanish | No. Craftsman | No. French Cottage | No. Farmhouse |
|-------------|------------|-------------|---------------|--------------------|---------------|
| <b>R-8s</b> |            |             |               |                    |               |
| 1880        | 17         | 5           | 4             | 4                  | 4             |
| 2137        | 17         | 4           | 5             | 4                  | 4             |
| 2313        | 18         | 4           | 5             | 5                  | 4             |

### **Single Story Plan**

In accord with Condition of Approval No. 45 of the Development Agreement, KB has included one single story plan in the subdivision to be constructed on the R-5 lots. Because of the relative small size of the R-8 lots and setback restrictions, it is difficult to implement a single-story floor plan which meets the demands of today's market in a minimum 3-bedroom 2-bath format. Therefore, with staff's support, KB Home proposes to develop 2 story homes on the R-8 lots. Any corridor effect will be limited to St. Louis Drive. Any corridor effect will be limited to St. Louis Drive and can be further mitigated by varying setback 3-5 feet for our 1880 plan and our 2137 plan.

## Garages and Porches

The homes (Entries and Garages) are oriented to the street as per SLSP Design Standards 2.1. Where possible garages have been deemphasized and setback from the porches, courtyards, and living spaces. Few plans have a flush garage configuration. KB has not included a plan which incorporates the garage in rear half of the plan. In an R-8 lot configuration, it is difficult to create an efficient floor plan, with good circulation, and allows natural light into rear portion of the home with the garage set in the rear.

The table below details by plan and elevation garage setbacks and porch dimensions.

| Plan 1880           | Spanish                   | Craftsman              | French                | Farmhouse             |
|---------------------|---------------------------|------------------------|-----------------------|-----------------------|
| Porch               | 7' 1/2" x 7' 9"+          | 14' 11 1/2" x 6'*      | 14' 7 1/2" x 6'*      | 14' 7 1/2" x 6'*      |
| Court Yard          | 14' 7 1/2" x 10'*         | NA                     | NA                    | NA                    |
| Garage Door Setback | 3'-0 from Porch/13' ctyrd | 3'-9" from Porch       | 3'-9" from porch      | 3'-9" from porch      |
| Garage/Door/Width   | 20' 4-1/2"/16'-1"/35'     | 19' 10-1/2"/16'-1"/35' | 20' 4-1/2"/16'-1"/35' | 20' 4-1/2"/16'-1"/35' |
| Plan 2137           | Spanish                   | Craftsman              | French                | Farmhouse             |
| Porch               | 18' x 7' - 4"*            | 18'-3" x 7' - 4"*      | 11'-4" x 7'-4"        | 18' x 7' -4"*         |
| Court Yard          | NA                        | NA                     | NA                    | Na                    |
| Garage Door Setback | 6'                        | 5'                     | 6'                    | 6'                    |
| Garage/Door/Width   | 20/16'-2"/38'             | 19'-9"/16'-2"/38'      | 19' 2 1/2"/16'-2"/38  | 20'/16'-2"/38'        |
|                     |                           |                        |                       |                       |
| Plan 2413           | Spanish                   | Craftsman              | French                | Farmhouse             |
| Porch               | 8' x 10'                  | 14'-4" x 6'            | 14'-4" x 6'           | 8' x 10'+             |
| Court Yard          | NA                        | NA                     | NA                    | 14' 9 1/2" x 19' 2"   |
| Garage Door Setback | 2' porch                  | -2' porch (flush)      | -2' Porch (flush)     | 9' 2" court yard      |
| Garage/Door/Width   | 20' 2 1/2"/16'-1"/35'     | 20' 8"/16' 1"/35'      | 20' 2 1/2"/16'-1"/35' | 19' 2"/16' 1"/35'     |

\*does not include additional area at entry

+ see courtyard

It is a challenge to meet the 50/50 garage/living space for a 35-foot wide plan. However, through use of articulation, materials, porches, trim, eclectic elevation themes, our design proposals have sufficiently mitigated the circumstances. On all plans the actual garage doors are approximately 16 feet wide which is much of the visual impact. The type of garage door varies per elevation theme. Further, field review of current approved SLSP projects, particularly 3 car garage homes, reveals some garages quite prominent vs living space.

**1880 Plan:** Home width vs garage width is 35'-0" vs 20'-4 1/2" respectively, with the actual door width at 16 feet. We have incorporated front porch treatments which include stone, stone/wood columns help draw attention away from the garage. Further, maturing street trees weave into the fabric of the community and improve the overall view from the street. More specific measures are discussed below.

**The Spanish Elevation** has a courtyard with a width of 11' - 9 1/2" and a maximum depth of 15'. Articulation and change of roof pitch softens the look of the garage door. Also, decorative hardware will be added to the Spanish garage elevation. Wrought iron pot shelves are featured above the garage door.

KB has discussed with staff the prospect of incorporating smooth sand stucco finish into this elevation theme. KB will use this finish on the trim portions of this elevation. However, due to increased stucco cracking with the of smooth sand stucco finish and the fact that KB is obligated for a ten-year period to fix this type of issue, we request that this type of finish not be required of this project.

The porch dimension is 7'- ½" X 7'- 9". Additionally, this plan has a courtyard with dimensions of 14' – 7 ½" X 10' – 0". In general, this meets the SLSP Design Guidelines.

**The Craftsman Elevation** has a garage door which will be recessed. We propose to add enhanced trim above and to the sides of the garage door. The substantial front porch draws attention away from the garage. Change of materials at the second story living space board and batten siding and lapped gable siding create interest and draws attention away from the garage door. Brick and knee braces in the gables further enhance the look of this elevation.

The porch dimension is 14' – 11 ½" X 10' – 0". This meets the SLSP Design Guidelines.

**The French Cottage Elevation** will incorporate an arched recess above the garage door and the door will be recessed from the front façade. The substantial front porch with stone treatments brings focus this feature.

The porch dimension is 14' 7 ½" X 6' -0". This meets the SLSP Design Guidelines.

**The Farmhouse Elevation** The elevation over the garage features a material change with board and batten siding drawing the eye to this and away from the garage. An oversize porch detracts from the impact of the garage. Front porch railing has been added to this elevation and draws attention away from the garage façade.

The porch dimension is 14' 7 ½" X 6' -0". This meets the SLSP Design Guidelines.

**2137 Plan:** Home width vs garage width is 38'-0" vs 21' respectively. The garage door width is 16'-2". Front porch treatments which include stone, brick/wood/stucco columns, draw attention away from the garage. All the garage doors on this plan are recessed. Further, maturing street trees weave into the fabric of the community and improve the overall view from the street. More specific measures are described below.

**The Spanish Elevation** The garage door on this plan is recessed. We are adding enhanced trim at the garage door and railing at the front porch. The articulation over the garage including shutters, corbels, decorative clay pipe vents, and varied roof pitches distract from the garage façade. Wrought iron pot shelves are featured above the garage door.

KB has discussed with staff the prospect of incorporating smooth sand stucco finish into this elevation theme. KB will use this finish on the trim portions of this elevation. However, due to increased stucco cracking with the of smooth sand stucco finish and the fact that KB is obligated for a ten-year period to fix this type of issue, we request that this type of finish not be required of this project.

The porch dimension is 18' – 0" X 7'- 4". This meets the SLSP Design Guidelines.

**The Craftsman Elevation** We are adding enhanced trim at the garage door. The garage door itself is recessed. The elevation over the garage features lap siding, a shed roof trellis over the window, board and batten siding at gable end, corbels, and differing paint treatment/colors between siding and gable soften the look of the garage. Brick veneer and knee braces in the

gables further enhance the look of this elevation.

The porch dimension is 18' – 3" X 7' – 4". This meets the SLSP Design Guidelines.

**The French Cottage Elevation** the garage door is recessed, and decorative hardware has been added to the door. Above the door has incorporated an arched recess. Articulation of the living space above the garage with corbels, arched eaves, gable with lap siding, and enhanced trim draw visually away from the garage. Further, maturing street trees weave into the fabric of the community and improve the overall view from the street.

The Porch Dimension is 11' – 4" X 7' – 4". This meets the SLSP Design Guidelines.

**The Farmhouse Elevation** We are adding enhanced trim at the garage door. The garage door itself is recessed. The elevation over the garage features material changes with board and batten siding and stucco drawing the eye to this and away from the garage. An oversize porch detracts from the impact of the garage.

The porch dimension is 18' – 0" X 7' – 4". This meets the SLSP Design Guidelines.

**2413 Plan:** Home width vs garage width is 35'-0" vs 20' – 2 ½" respectively. The garage door width is 16'-1". Front porch treatments, which include stone, brick/wood/stucco columns, draw attention away from the garage. All the garage doors on this plan are recessed. Further, maturing street trees weave into the fabric of the community and improve the overall view from the street. More specific measures are described below.

**The Spanish Elevation** This plan features a recessed garage door with added enhanced trim. Additionally, decorative hardware has been added. Wrought iron pot shelves are featured above the garage door. Articulation of the living space above the garage detract from the garage together with windows, window trim, shutters, and clay pipe attic vents.

KB has discussed with staff the prospect of incorporating smooth sand stucco finish into this elevation theme. KB will use this finish on the trim portions of this elevation. However, due to increased stucco cracking with the of smooth sand stucco finish and the fact that KB is obligated for a ten-year period to fix this type of issue, we request that this type of finish not be required of this project.

The front porch dimension is 8' – 0" X 10' – 0". This meets the SLSP Design Guidelines.

**The Craftsman Elevation** For this plan we have incorporated enhanced trim at the garage door. Brick veneer and knee braces in the gables further enhance the look of this elevation. Railing has been added to the front porch to draw attention away from the garage. Varied materials at the garage gable (board and batten), second story living space with stucco, lap siding, focus attention to these features and away from the garage door.

The porch dimension is 14' – 4" X 6' – 0". This meets the SLSP Design Guidelines.

**The French Cottage Elevation** This plan features a recessed garage door with added enhanced trim with arched trim above the garage door. Articulation of the second story living space

detracts from the garage below. Also, varied materials (i.e., stucco, lap sided gables, and corbels) enhance the look. The large porch feature with stone columns adjacent the garage draw attention away from the garage.

The porch is 14' – 4" X 6' – 0". This meets the SLSP Design Guidelines.

**The Farmhouse Elevation** This elevation features a recessed garage door with enhanced trim added. Articulation of the second story living space with varied material such as stucco and board and batten distract from the garage. A rail fence has replaced the stucco courtyard wall for this plan and draws attention away from the garage.

The front porch dimension is 8' – 0" X 10' – 0". This meets the SLSP Design Guidelines.

### **Trim**

All Trim Stucco Foam Trim within this project will be sand finished.

### **Backyard Porches**

This project offers rear yard covered patios as an optional feature. Each plan offers two covered porch options are basically two different square footages. The smaller square footages range from 120 – 155 square feet and the larger porches range from 225 – 295 square feet. This option is not applicable to all lots within the project due to planning and building regulations such as setback, coverage, and rear yard coverage. In cases where the planning and building criteria are met, we will offer this feature as an optional purchase for the buyer. Where the criteria are not met this feature will not be offered.

Plan 2413 can accommodate the smaller size porch (120 sf) on all the lots in this project. The larger size porch (266 sf) cannot be accommodated on all lots and will not be offered as an option where it cannot be accommodated. Per the pre-plot, lots: 1, 3-19, 21-26, 28-29, 43-45, 47-51 will not have the large size porch as an option.

### **Typical Front Yard Landscaping**

A licensed landscape architect has prepared typical front yard landscape plans for this submittal. Mass plantings are positioned to create a layered effect. Note that lawns are used sparingly and positioned nearest the walk. The lawn area will be irrigated via subterranean system and the lawn will be a drought tolerant variety, while shrub masses of increasing height are positioned towards the homes. The design has incorporated current water use design requirements, with detailed metrics to be submitted for approval with master plan submittal which meet all current water use restrictions.

Overall, the site plan design has made an excellent attempt to protect existing heritage trees, has included landscaped paseos, street trees, and landscaped park strips.

### **Fencing**

The attached fencing plans consist of a site plan and fencing detail sheet. Most of the site utilizes Good Neighbor Fencing for privacy. Split Rail Fencing is used along portions of the paseos creating an open welcoming effect. The Split Rail Fence is also used to protect the existing heritage trees. Finally, metal

tubular fencing is proposed for the onsite detention basin.

**Energy/Renewable Sources**

KB is committed to renewable energy and energy efficient appliances. All appliances are energy star rated. All homes are equipped with tankless water heaters. Further all home come with solar panel systems as a standard feature.

We are pleased and excited for the opportunity to create another community within the SLSP. We believe that this community is consistent with the Design Standards of the Specific Plan and this submittal contributes to the ultimate completion of the Specific Plan. Please accept this submittal for review and approval.

Sincerely,

Michael Harlan  
KB Home  
SR Forward Planner





6/15/2018

Ms. Cindy Norris  
Principal Planner, Community Development Department  
300 First Street  
Woodland, CA 95695

SUBJECT: OYANG NORTH (Somerset) R-5 JUSTIFICATION STATEMENT DESIGN REVIEW APPLICATION

Dear Ms. Norris,

Please accept this letter as KB Home's Design Review Project Justification Statement. As you know, the subject single family residential project is located within the Spring Lake Specific Plan Area (SLSP). The SLSP was adopted December 18, 2001 with an expected buildout of 15 years. This project will contribute to the SLSP buildout.

The project consists of a total of 112 single family lots and one multifamily lot for a total of 113 lots on 26.9 acres. More specifically, the project consists of 52 R-8 lots (7.7 acres) and 60 R-5 lots (13.7 acres). The multifamily lot (5.5 acres) will be dedicated to an affordable apartment home builder at the time the final map is approved and recorded. Current approvals include:

- Tentative Map
- CEQA-EIR Addendum
- General Plan Amendment
- Specific Plan Amendment
- Development Agreement

In process for approval are the project Improvement Plans and Final Map (Map No. 5091). The anticipated approval of these items is June 2018.

**Design Review Submittal:**

At this juncture KB Home is pleased to submit for Design Review approval for the R-5 Lots; floor plans, architectural renderings & elevations, color & materials list, pre-plot of homes, fit list, landscape typical, fence plan, and color street scene.

**Design Objectives Elevation Themes**

In keeping with the Common Design Objectives of the SLSP, KB has developed following variety of housing styles:

- Spanish

- Craftsman
- French Cottage
- Farmhouse

We believe that these themes are diverse and at the same time avoid an abrupt change from other neighborhoods and with homes in this project. The proposed elevations, though variation, incorporate massing and articulation diversity. This creates a rich eclectic street scene. A more detailed description of the architectural styles can be found in the submittal booklet together with colored front elevations.

### **Floor Plans**

A total of 4 unique floor plans have been developed for this project. Each plan will have the 4 elevations noted above. More specifically, 3 floor plans for the R-8 lots and 4 floor plans for the R-5 lots are proposed. The square footages and room counts are as follows:

| Plan            | Bedroom                               | Bath | Square Feet | Stories | Garage |
|-----------------|---------------------------------------|------|-------------|---------|--------|
| <b>R-5 Lots</b> |                                       |      |             |         |        |
| <b>2147</b>     | 3                                     | 2    | 2147        | 1       | 2      |
| <b>2376</b>     | 3 with loft/bed 4 & den/bed 5 options | 2 ½  | 2385+       | 2       | 2      |
| <b>2674</b>     | 4 with den/bed 5 option               | 2 ½  | 2684+       | 2       | 2      |
| <b>3061</b>     | 5 with game-room/bed 6 option         | 3    | 3061+       | 2       | 2      |

### **Plan Count and Elevation Mix (Pre-Plot Table)**

| Plan        | Total Plan | No. Spanish | No. Craftsman | No. French Cottage | No. Farmhouse |
|-------------|------------|-------------|---------------|--------------------|---------------|
| <b>R-5s</b> |            |             |               |                    |               |
| 2147        | 15         | 4           | 4             | 4                  | 3             |
| 2376        | 15         | 4           | 3             | 4                  | 4             |
| 2674        | 15         | 3           | 4             | 4                  | 4             |
| 3061        | 15         | 4           | 4             | 3                  | 4             |

Many of our plans incorporate useable front porches and/or courtyards, while the site plan incorporates neighborhood block connections via paseos, tree lined streets, and separated sidewalks.

### **Single Story Plan**

In accord with Condition of Approval No. 45 of the Development Agreement, KB has included one single story plan in the subdivision to be constructed on the R-5 lots. Because of the relative small size of the R-8 lots and setback restrictions, it is difficult to implement a single-story floor plan which meets the demands of today's market in a minimum 3-bedroom 2-bath format. Therefore, with staff's support, KB Home proposes to develop 2 story homes on the R-8 lots. Any corridor effect will be limited to St. Louis Drive and can be further mitigated by varying setback 3-5 feet for our 1880 plan and our 2137 plan.

## Garages/Porches

The homes (Entries and Garages) are oriented to the street as per SLSP Design Standards 2.1. Where possible garages have been deemphasized and setback from the porches, courtyards, and living spaces. Few plans have a flush garage configuration. KB has not included a plan which incorporates the garage in rear half of the plan. In an R-5 lot configuration, it is difficult to create an efficient floor plan, with good circulation, and allows natural light into rear portion of the home with the garage set in the rear.

The table below details by plan and elevation garage setbacks and porch dimensions.

| Plan 2147           | Spanish             | Craftsman                       | French              | Farmhouse               |
|---------------------|---------------------|---------------------------------|---------------------|-------------------------|
| Porch               | 7' 8" x 8'*         | 7' 8" x 6' 0"*                  | 7' 8" x 8'*         | 20' 8" X 6'*            |
| Court Yard          | NA                  | NA                              | NA                  | NA                      |
| Garage Door Setback | 6' from porch       | 6' from porch                   | 15' From court yard | 11' from porch          |
| Garage/Door/Width   | 19' 4"/16' 2"/40'   | 19' 4"/16' 2"/40'               | 19' 4"/16' 2"/40'   | 19' 4"/16' 2"/40'       |
| Plan 2376           | Spanish             | Craftsman                       | French              | Farmhouse               |
| Porch               | 8' x 9' 6"          | 18' 8" x 6' 4" + 6' 9" x 7' 6"* | 8' x 11' 2 ½"       | 18' 7" x 6' + 8' 11 ½"* |
| Court Yard          | NA                  | NA                              | NA                  |                         |
| Garage Door Setback | 10' from porch      | 13' from porch                  |                     | 14' from porch          |
| Garage/Door/Width   | 19' 5"/16' 2"/38'   | 19' 4"/16' 2"/38'               | 19' 5"/16' 2"/38'   | 19' 5"/16' 2"/38'       |
| Plan 2674           |                     |                                 |                     |                         |
| Porch               | 7' 10" x 10'*       | 16' 8" x 6'*                    | 16' 6" x 6'*        | 17' x 6'*               |
| Court Yard          | NA                  | NA                              | NA                  | NA                      |
| Garage Door Setback | 20' from courtyard  | 14' 6" from porch               | 14' 6" from porch   | 14' 6" from porch       |
| Garage/Door/Width   | 19' 6"/16' 2"/37'   | 20' 6"/16' 2"/37'               | 20' 6"/16' 2"/37'   | 20' 6"/16' 2"/37'       |
| Plan 3061           |                     |                                 |                     |                         |
| Porch               | 16' 9 ½" x 6'       | 17' 8" x 6'                     | 16' 9 ½" x 6'       | 16' 9 ½" x 6'           |
| Court Yard          | NA                  | NA                              | NA                  | NA                      |
| Garage Door Setback | 13' 6" from porch   | 13' 6" from porch               | 13' 6" from porch   | 13' 6" from Porch       |
| Garage/Door/Width   | 20' 2 ½"/16' 2"/37' | 19' 4"/16' 2"/37'               | 20' 2 ½"/16' 2"/37' | 20' 2 ½"/16' 2"/37'     |

\*does not include additional area at entry

+ see courtyard

**Plan 2147:** Home width vs garage width is 40'-0" vs 19'-4" respectively therefore the SLSP plan criteria are met.

The minimum porch dimension for this plan is 7' 8" X 6' - 0" on the French Elevation. This generally meets the SLSP Design Guideline Requirements.

**Plan 2376:** Home width vs garage width is 38'-0" vs 19'-5" respectively, with the garage door width of 16'-2". Further, maturing street trees weave into the fabric of the community and improve the overall view from the street. The SLSP criteria are generally met, however, see the following plan discussion.

**Spanish Elevation** The garage door for this elevation will be recessed. Wrought iron pot shelves are featured above the garage door. Second story living space features articulation and window treatments such as shutters which soften the appearance of the garage.

KB has discussed with staff the prospect of incorporating smooth sand stucco finish into this elevation theme. KB will use this finish on the trim portions of this elevation. However, due to increased stucco cracking with the of smooth sand stucco finish and the fact that KB is obligated for a ten-year period to fix this type of issue, we request that this type of finish not be required of this project.

The porch dimension on this elevation is 8' - 0" X 9' - 6". This meets the SLSP Design Guideline Requirements.

**Craftsman Elevation** The garage door for this elevation will be recessed. The large porch adjacent to the garage draws attention away from the garage. Brick veneer and knee braces in the gables further enhance the look of this elevation. Also, porch railing has been added. Articulation of the second story living space, varied materials (lapped siding, board & batten gables, and stucco siding), and window treatments draw attention away for the garage

The porch dimension is 18' – 8" X 6' – 4". This meets the SLSP Design Guideline Requirements.

**French Cottage Elevation** The garage door on this elevation has been recessed and arched above the garage door. Also, decorative hardware has been added to the garage door. A large porch adjacent to the garage focusses attention away from the garage. Porch railing has been added. Second story articulation with varied materials (stucco, lapped siding gables with corbels, enhanced trim between floors) draw focus.

The porch dimension is 8' – 0" X 11' - 2 ½". This meets the SLSP Design Guideline Requirements.

**Farmhouse** The garage door is recessed on this elevation. Enhanced trim has been added to the garage door. The large porch adjacent to the garage pull focus away from the garage. Plan articulation, material changes such as board and batten, shutters, stucco help mitigate garage door visual impacts.

The Porch Dimension is 18' – 7" X 6' – 0". This meets the SLSP Design Guideline Requirements.

**Plan 2674:** This plan is 37'-0" wide with a garage width of 19'-6" – 20'-6" wide and the garage door width of 16'-2". The SLSP criteria are generally met, however see the following plan discussion. Further, maturing street trees weave into the fabric of the community and improve the overall view from the street.

**Spanish Elevation** the garage door for this elevation will be recessed. Enhanced trim around the garage door has been added. Second story living space articulation and arched eaves further soften the look of the garage.

KB has discussed with staff the prospect of incorporating smooth sand stucco finish into this elevation theme. KB will use this finish on the trim portions of this elevation. However, due to increased stucco cracking with the of smooth sand stucco finish and the fact that KB is obligated for a ten-year period to fix this type of issue, we request that this type of finish not be required of this project.

The porch Dimension is 7' - 10" X 10' – 0". This generally meets the SLSP Design Guideline Requirements.

**Craftsman Elevation** The garage door for this elevation will be recessed and enhanced trim at the door is added. A large porch adjacent to the garage with added porch railing draws focus away from the garage. Brick veneer and knee braces in the gables further enhance the look of this elevation. Second story mix of materials (Lap siding, board & batten gables, and stucco) shift attention away from the

garage. Additionally, articulation of the home creates an interesting and pleasing street scene when viewed from the street.

The porch dimension is 16' – 8" X 6' – 0". This meets the SLSP Design Guideline Requirements.

**French Cottage Elevation** This elevation also has a recessed garage door which mitigates the visual impact of the garage together with arched trim over the garage door and enhanced trim at the side of the door. A large porch adjacent to the garage draws focus away from the garage door. The articulation of the home creates an overall pleasing view from the street. Additionally, varied material use with arched eaves further enhances the view.

The porch Dimension is 8' – 0" X 11' 2 ½". This meets the SLSP Design Guideline Requirements.

**Farmhouse Elevation** This elevation also has a recessed garage. The large porch adjacent to the garage further detracts from the garage. Also, varied materials and plan articulation create an appealing look from the street while detracting from the garage door.

The porch dimension is 18' – 7" X 6' – 0". This meets the SLSP Design Guideline Requirements.

**Plan 3061:** This plan is 37'- 0" wide and the garage is 20'- 2" wide with a garage door width of 16' – 2". Given a garage door width of 16' the intent of the SLSP is generally met, however, see the following discussion. Further, maturing street trees weave into the fabric of the community and improve the overall view from the street.

**Spanish Elevation** The garage door has been recessed for this plan and decorative hardware has been added together with enhanced trim surrounding the door. A substantial porch with 3 arches is located adjacent to the garage and draws focus from the garage to the front entry. Articulation of the plan with special features such as a spire with decorative wrought iron have great appeal that draw focus from the street view.

KB has discussed with staff the prospect of incorporating smooth sand stucco finish into this elevation theme. KB will use this finish on the trim portions of this elevation. However, due to increased stucco cracking with the of smooth sand stucco finish and the fact that KB is obligated for a ten-year period to fix this type of issue, we request that this type of finish not be required of this project.

The porch dimension is 16' - 9 ½" X 6' - 0". This meets the SLSP Design Guideline Requirements.

**Craftsman Elevation** This elevation also has added a recessed garage door mitigating the visual impact of the garage. Further enhanced trim has been added. Brick veneer and knee braces in the gables further enhance the look of this elevation. A large porch adjacent to the garage door with added railing diverts focus from the garage door. Plan articulation and varied materials create an interesting and appealing street view.

The porch Dimension is 17' 8" X 6' – 0". This meets the SLSP Design Guideline Requirements.

**French Cottage Elevation** The garage door has been recessed, with the recess being arched above the garage door. The large porch with the addition of porch railing draws focus to the entry. Articulation

and varied materials project an interesting and appealing street view.

The porch dimension is 16' - 9 ½" X 6' - 0". This meets the SLSP Design Guideline Requirements.

**Farmhouse Elevation** The garage door has been recessed for this garage door. The substantial porch draws with bracketed wood columns draws focus to the entry. Varied material and articulation of the plan enhance the street scene.

The porch dimension is 16' - 9 ½" X 6' - 0". This meets the SLSP Design Guideline Requirements.

### **Trim**

All Trim Stucco Foam Trim within this project will be sand finished.

### **Backyard Porches**

This project offers rear yard covered patios as an optional feature. This option is not applicable to all lots within the project due to planning and building regulations such as setback, coverage, and rear yard coverage. In cases where the planning and building criteria are met, we will offer this feature as an optional purchase for the buyer. Where the criteria are not met this feature will not be offered.

KB does, however, request an exception for lots 68 and 71 to allow the smaller covered rear patio on these lots. To accommodate the small covered patio on this lot we request the lot coverage exception of 53% for lots 68 & 71.

### **Typical Front Yard Landscaping**

A licensed landscape architect has prepared typical front yard landscape plans for this submittal. Mass plantings are positioned to create a layered effect. Note that lawns are used sparingly and positioned nearest the walk. The lawn area will be irrigated via subterranean system and the lawn will be a drought tolerant variety, while shrub masses of increasing height are positioned towards the homes. The design has incorporated current water use design requirements, with detailed metrics to be submitted for approval with master plan submittal which meet all current water use restrictions.

Overall, the site plan design has made an excellent attempt to protect existing heritage trees, has included landscaped paseos, street trees, and landscaped park strips.

### **Fencing**

The attached fencing plans have been approved as part of the improvement plan set for this project. The submitted set consist of a site plan and fencing detail sheet. Most of the site utilizes Good Neighbor Fencing for privacy. Split Rail Fencing is used along portions of the paseos creating an open welcoming effect. The Split Rail Fence is also used to protect the existing heritage trees. Finally, metal tubular fencing is proposed for the onsite detention basin.

### **Energy/Renewable Sources**

KB is committed to renewable energy and energy efficient appliances. All appliances are energy star rated. All homes are equipped with tankless water heaters. Further all home come with solar panel systems as a standard feature.

We are pleased and excited for the opportunity to create another community within the SLSP. We believe that this community is consistent with the Design Standards of the Specific Plan and this submittal contributes to the ultimate completion of the Specific Plan. Please accept this submittal for review and approval.

Sincerely,

Michael Harlan  
KB Home  
SR Forward Planner



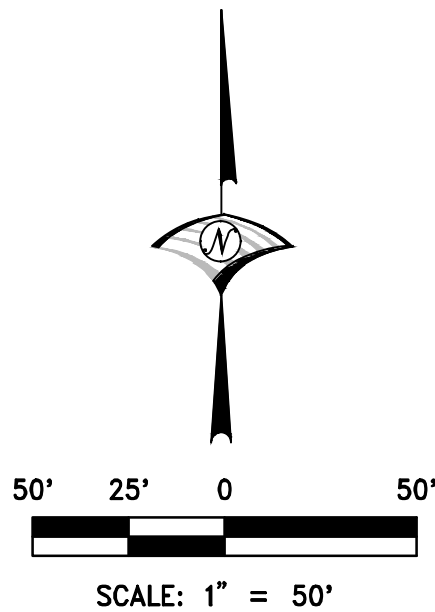
PRE-PLOT PLAN EXHIBIT

# OYANG NORTH - R8

KB HOME

CITY OF WOODLAND, CALIFORNIA

JUNE 2018

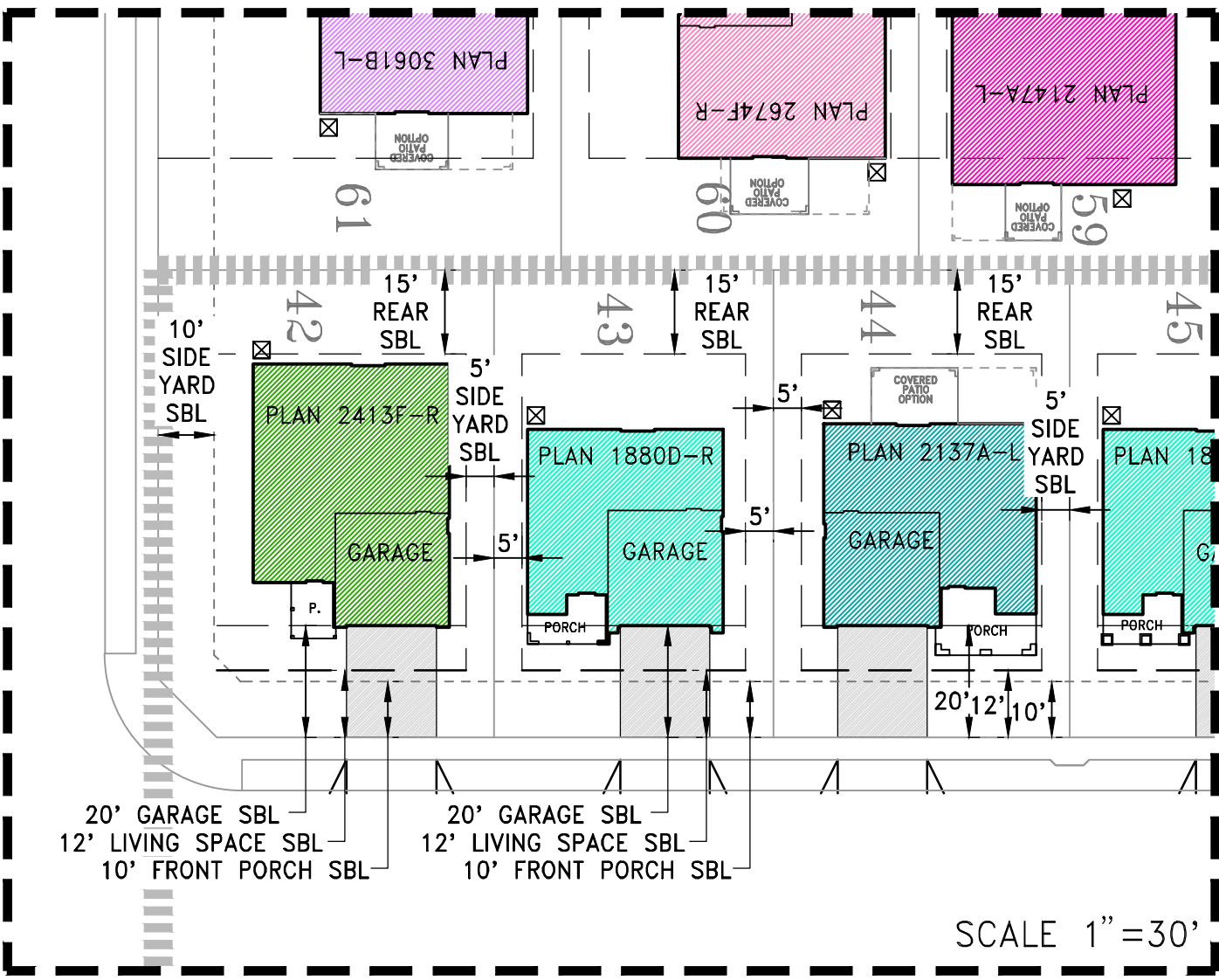


| TYPICAL SETBACK ENVELOPE DIMENSIONS:<br>(R8 ZONING) |        |
|-----------------------------------------------------|--------|
| FRONT PORCH:                                        | 10'    |
| FRONT LIVING SPACE:                                 | 12'    |
| FRONT GARAGE:                                       | 20'    |
| REAR YARD:                                          | 15'    |
| SIDE YARD (INTERIOR/STREET):                        | 5'/10' |

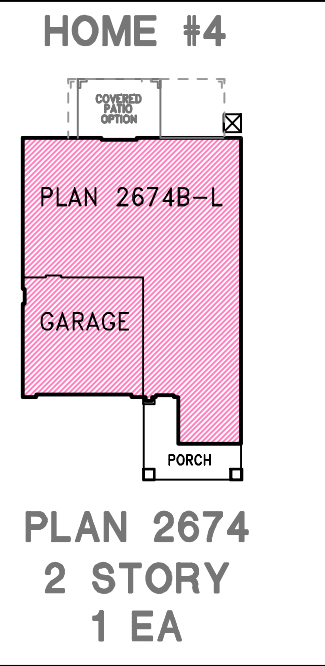
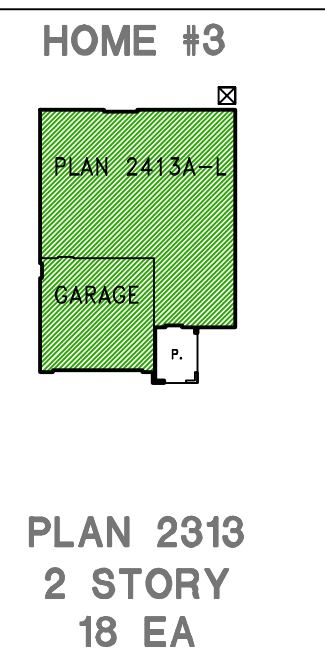
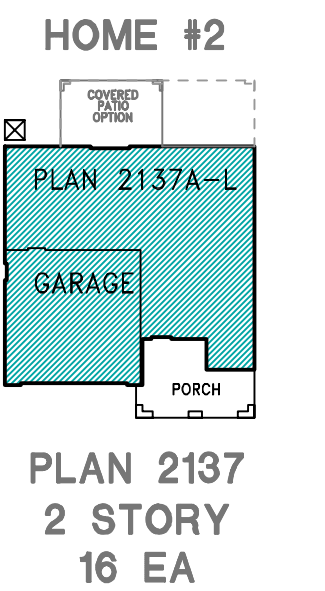
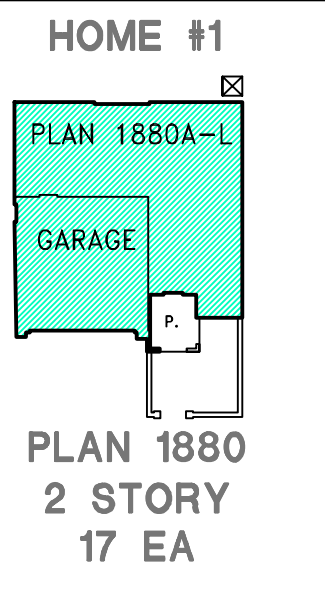
\* LOTS ALLOWED REDUCED SETBACK PER NOTE 17/18 OF THE SLSP DESIGN GUIDELINES, TABLE 2.4.

6 OUT OF 52 = 11.5% (50% ALLOWABLE)

TYPICAL ZONING SETBACK CRITERIA  
(R8 ZONING)



R-8 ZONING  
TOTAL: 52





PRE-PLOT PLAN EXHIBIT

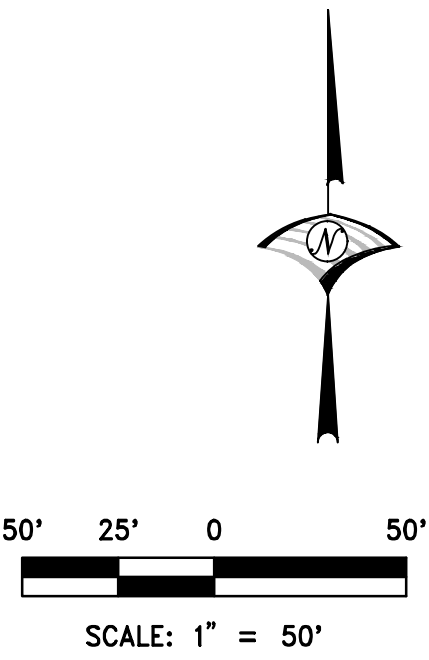
OYANG NORTH - R5

KB HOME

CITY OF WOODLAND, CALIFORNIA

JUNE 2018

| TYPICAL SETBACK ENVELOPE DIMENSIONS:<br>(R5 ZONING) |        |
|-----------------------------------------------------|--------|
| FRONT PORCH:                                        | 10'    |
| FRONT LIVING SPACE:                                 | 15'    |
| FRONT GARAGE:                                       | 22'    |
| REAR YARD:                                          | 20'    |
| SIDE YARD (INTERIOR/STREET):                        | 5'/10' |



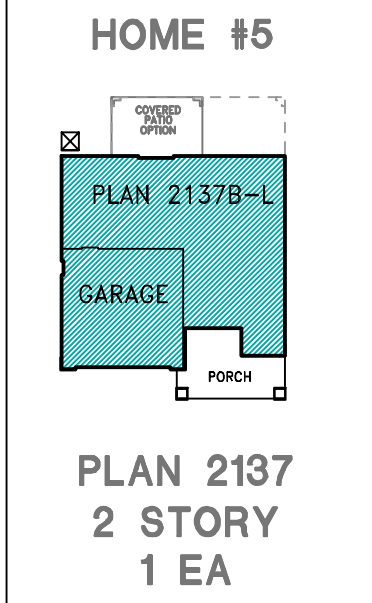
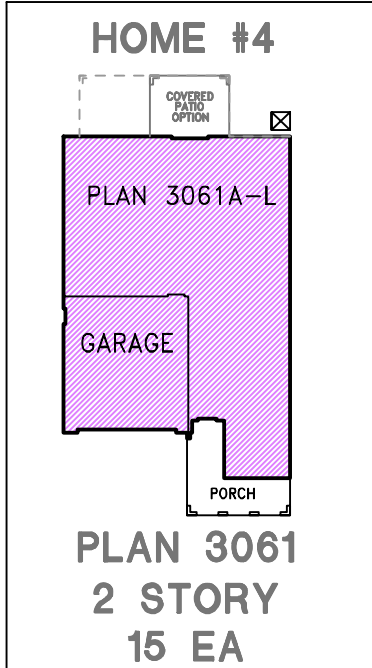
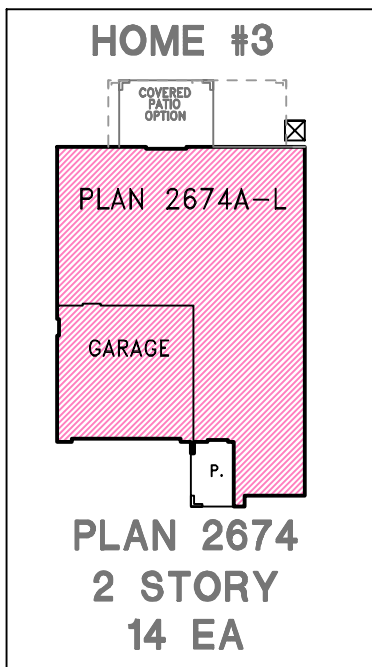
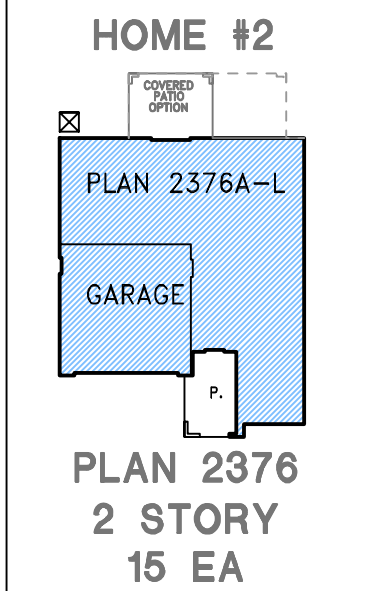
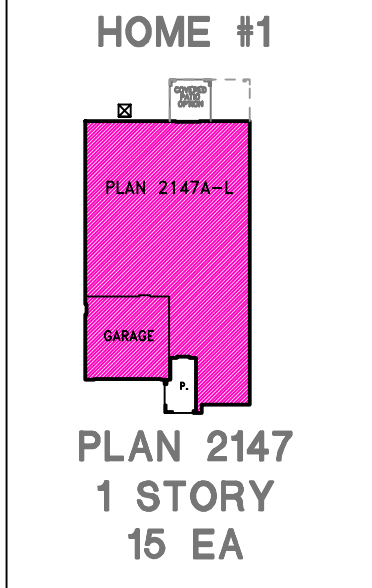
\* LOTS ALLOWED REDUCED SETBACK PER NOTE 17/18 OF THE SLSP DESIGN GUIDELINES, TABLE 2.4.

7 OUT OF 60 = 11.7% (30% ALLOWABLE)

+ Request Coverage of 53%  
to allow cover patio.



R-5 ZONING  
TOTAL: 60





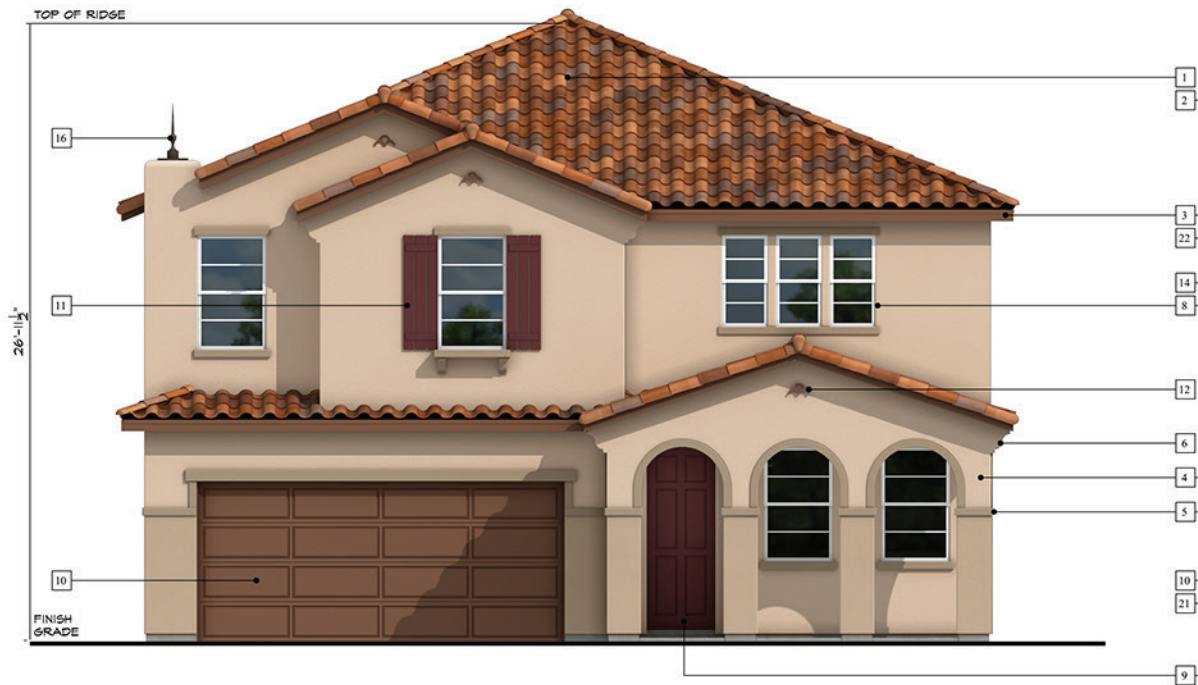
‘A’ SPANISH ARCHITECTURE



Typical Elevation

Style Description

Highlights



The Spanish style is an adaptation of Mission Revival architecture enriched with additional Latin American details and elements. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. Elevations are very simply articulated and detailed. Architectural distinction is established by the use of “S” tile or barrel roofs, clay pipes, decorative finials, stucco walls and highlighted with ornamental ironwork. Porches and loggias feature arches and enhanced trim. Windows may be flanked by plank-style shutters to provide an accent color to the elevation. Low-pitched main roofs are simple hips or gables with an intersecting gable roof. The charm of this style lies in the directness, adaptability and contrast of materials and textures.

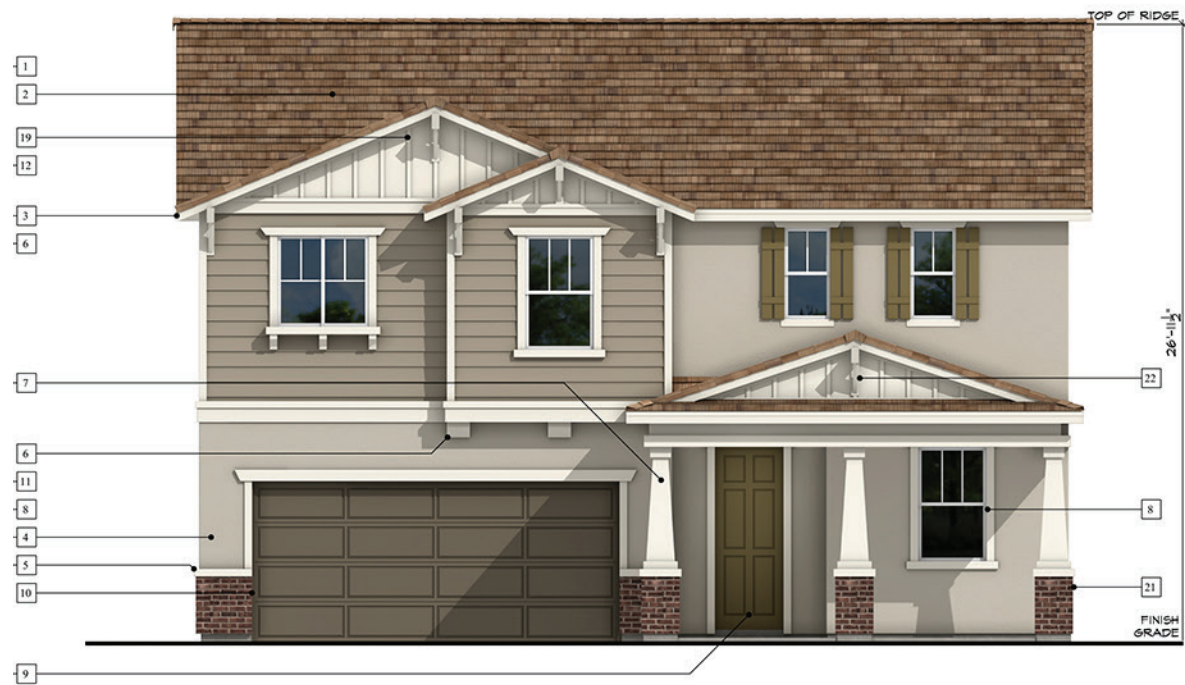
- Arched Entries
- Entry Towers
- Clay Pipes
- Plank Shutters
- Decorative Finials
- Band Trim
- Dual Body Colors
- Second Floor Cantilevers
- Shaped Corbels
- Gable & Hip Roofs
- Boral Barcelona “S” Concrete Tile

‘B’ CRAFTSMAN ARCHITECTURE

Typical Elevation

Style Description

Highlights



The Craftsman style was inspired by the English Arts & Crafts Movement of the late 19th century. Of the utmost importance was that all exterior elements received both tasteful and “artful” attention. The movement influenced numerous California architects such as Greene and Greene, and Bernard Maybeck. The Craftsman style features low, broad proportions and simple ornamentation that blends easily with the natural landscape. It is characterized by the rustic texture of building materials such as horizontal lap siding, board and batten siding on the gable ends, brick and stucco. The wide front porches with low-slung gabled roofs are framed by pedestal-like tapered columns. Roof forms are mainly side to side gables with cross gables and emphasized with knee braces. Grouped multi-paned windows with shaped header trim accentuate horizontality. The overall effect is the creation of a natural, warm and livable home. In Southern California, the Craftsman style spun out of bungalows that were the production homes of the time.

- Wide Porches
- Horizontal Lap Siding
- Board and Batten Siding in Gables
- Plank Shutters
- Tapered Columns
- Knee Braces
- Brick Veneer Accents
- Grouped Windows
- Shaped Header Trim
- Shaped Corbels
- Low-Slung Gable & Dutch Gable Roofs
- Boral Shake Concrete Tile

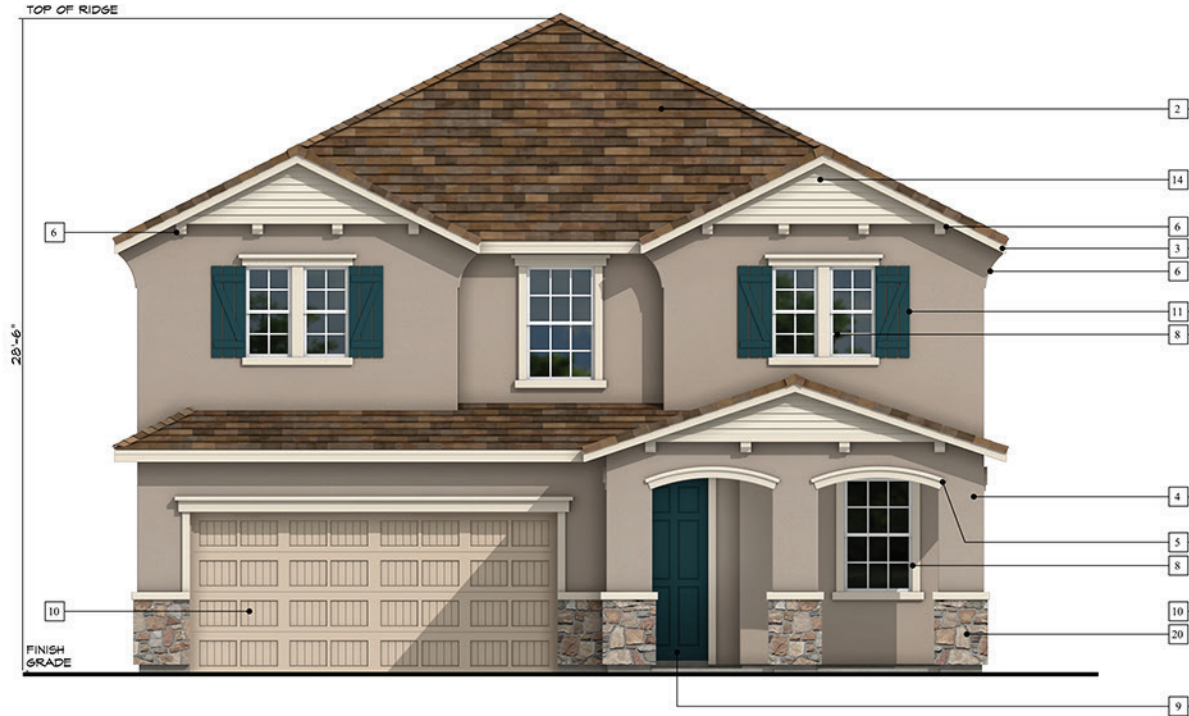
‘D’ FRENCH COTTAGE ARCHITECTURE



Typical Elevation

Style Description

Highlights



The French Cottage style is derived from picturesque medieval Norman and Tudor domestic architecture. The resulting French-inspired cottage became extremely popular nationwide after the adoption of stone and brick veneer techniques in the 1920s. The style typically features symmetrical or asymmetrical massing topped by steeply pitched hip or gable roofs, often with a gentle curve. Entries are highly expressive with arched headers and stone accents. Vertical multi-paned windows are often grouped and framed with rustic plank “Z” shutters along stucco walls. French cottage homes exude charm and character that depicts an alluring yet unpretentious lifestyle.

- Arched Entries
- Plank “Z” Shutters
- Horizontal Siding in Gables
- Shaped Corbels
- Enhanced Header Trim
- Multi-Paned Windows
- Stone Veneer Accents
- Steeply Pitched Gable & Hip Roofs
- Boral Slate Concrete Tile

‘F’ FARMHOUSE ARCHITECTURE

Typical Elevation

Style Description

Highlights



The Farmhouse style represents a practical and picturesque country house which highlights the simplicity of rural living in America. Its beginnings are traced to both Colonial styles from New England and later the Midwest. As the American Frontier moved westward, the Farmhouse style evolved according to availability of materials. Predominant features of the style are large front porches with wood columns originally designed to help cool the interior of the homes. Simple, two-story asymmetrical massing and minimally ornamental elevations accentuate efficiency. Exterior walls are faced in a combination of board and batten siding and stucco while multi-paned windows with simple trim express verticality. It is characterized by steep roof forms that are mainly front to back gables with an intersecting gable. Influenced by a number of different home styles, the Farmhouse is an elegant fixture in America’s landscape.

- Wide Porches
- Board and Batten Siding
- Raised Panel Shutters
- Wood Columns with Diagonal Bracing
- Shaped Header Trim
- Multi-Paned Windows
- Steeply Pitched Gable Roofs
- Boral Shake Concrete Tile





STREET SCENE



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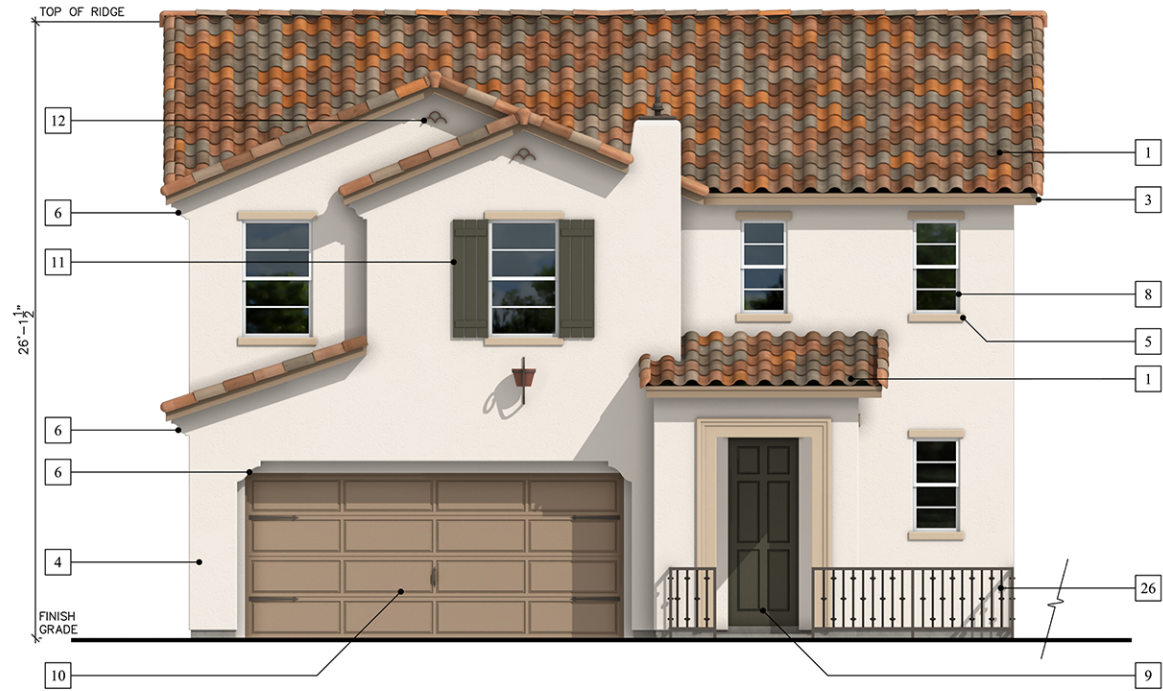
City of Woodland

## SOMERSET R-8

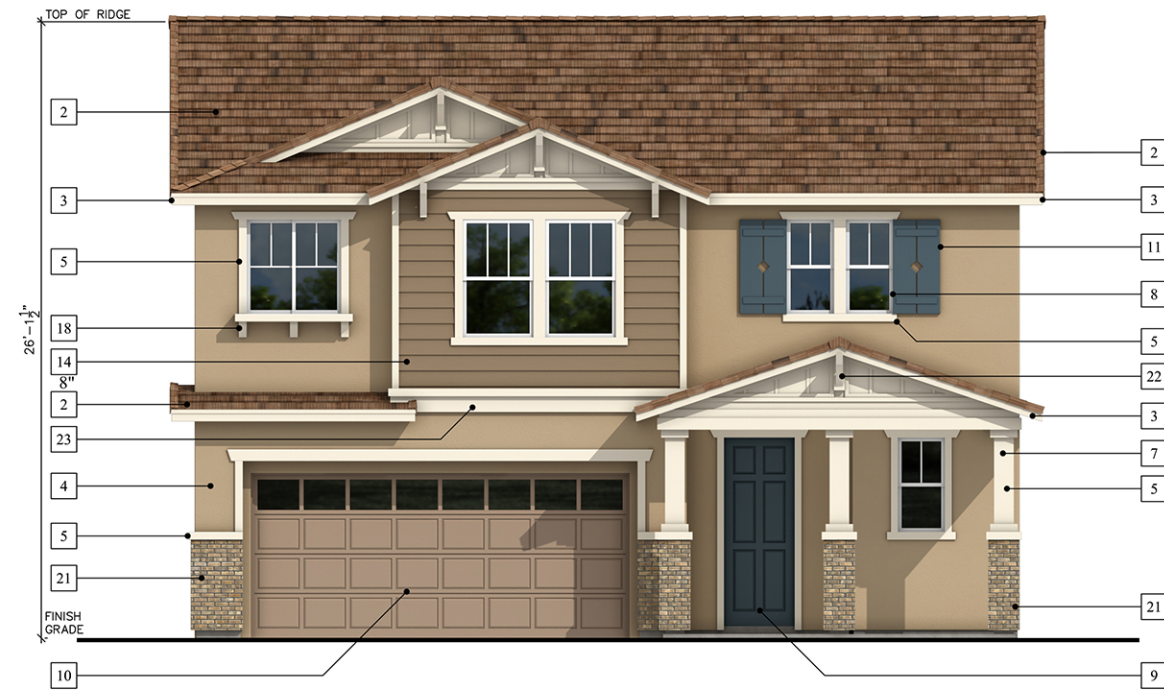
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JOB No. :  
STORY:  
March 06, 2018

5008993092  
2-STORY

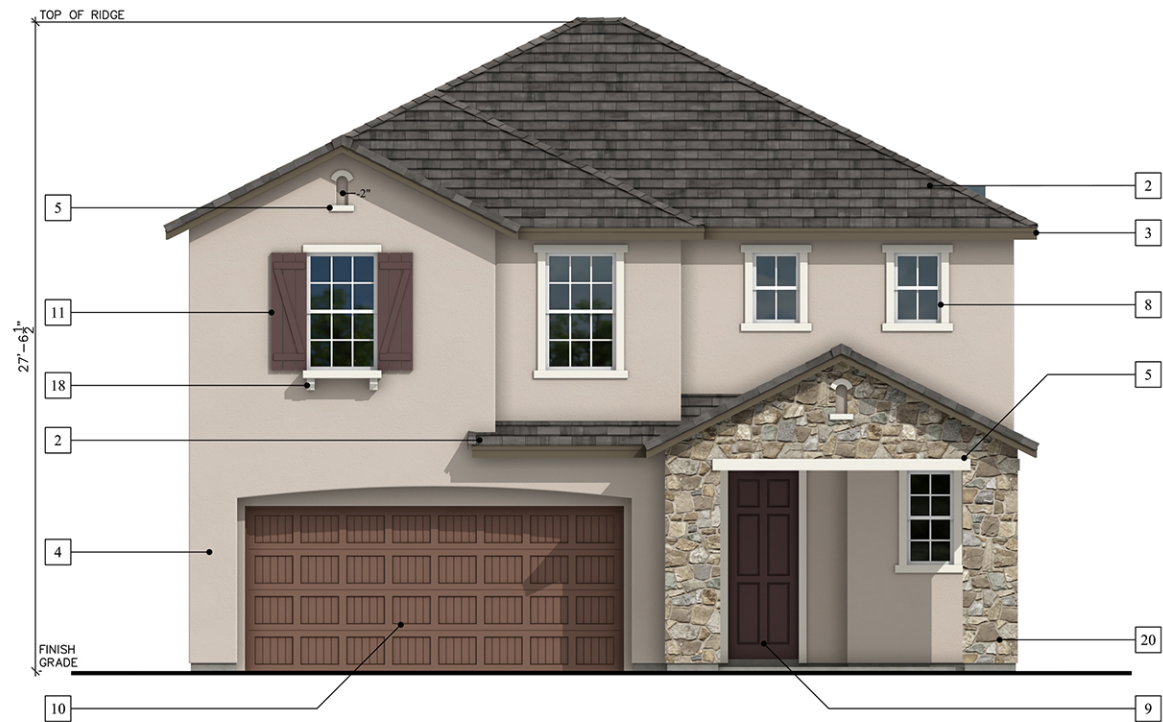




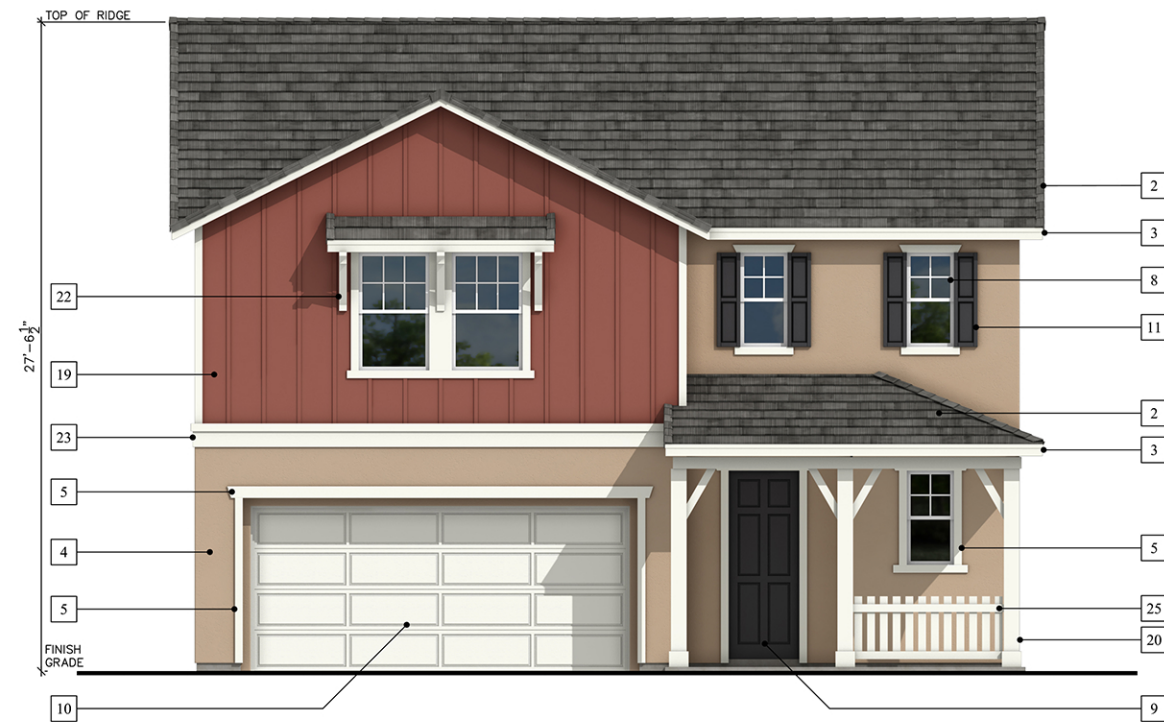
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

## ELEVATION LEGEND

- |    |                                                      |
|----|------------------------------------------------------|
| 1  | CONCRETE 'S' TILE ROOFING                            |
| 2  | CONCRETE FLAT TILE ROOFING                           |
| 3  | WOOD FASCIA BOARD                                    |
| 4  | STUCCO FINISH                                        |
| 5  | STUCCO OVER FOAM TRIM                                |
| 6  | STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM            |
| 7  | DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING) |
| 8  | PRE-FAB WINDOW SYSTEM                                |
| 9  | COMPOSITE ENTRY DOOR                                 |
| 10 | METAL ROLL-UP GARAGE DOOR                            |
| 11 | DECORATIVE FOAM SHUTTERS                             |
| 12 | DECORATIVE CLAY PIPES                                |
| 13 | DECORATIVE WROUGHT IRON                              |
| 14 | WOOD SIDING                                          |
| 15 | WOOD POST                                            |
| 16 | DECORATIVE ACCENT                                    |
| 17 | WOOD CORBEL                                          |
| 18 | POT SHELF & CORBEL                                   |
| 19 | BOARD & BATTEN                                       |
| 20 | STONE VENEER                                         |
| 21 | BRICK VENEER                                         |
| 22 | DECORATIVE BRACE                                     |
| 23 | WOOD TRIM                                            |
| 24 | DECORATIVE FOAM VENTS                                |
| 25 | VINYL RAILING                                        |
| 26 | WROUGHT IRON RAILING                                 |

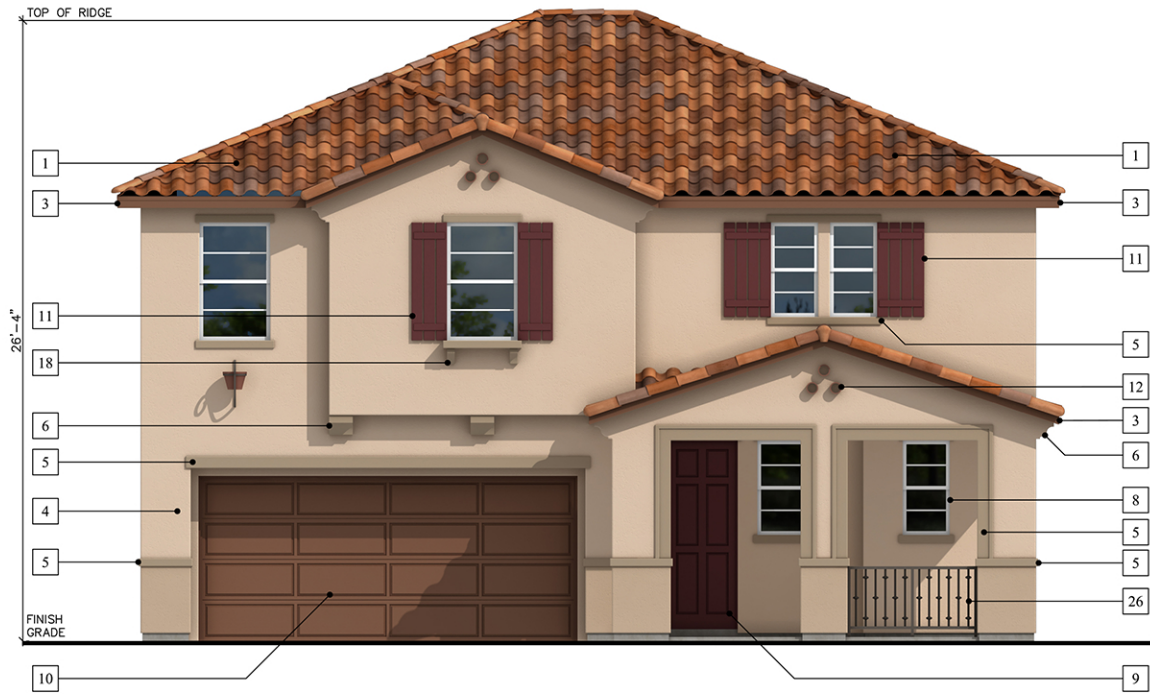
A-1.0



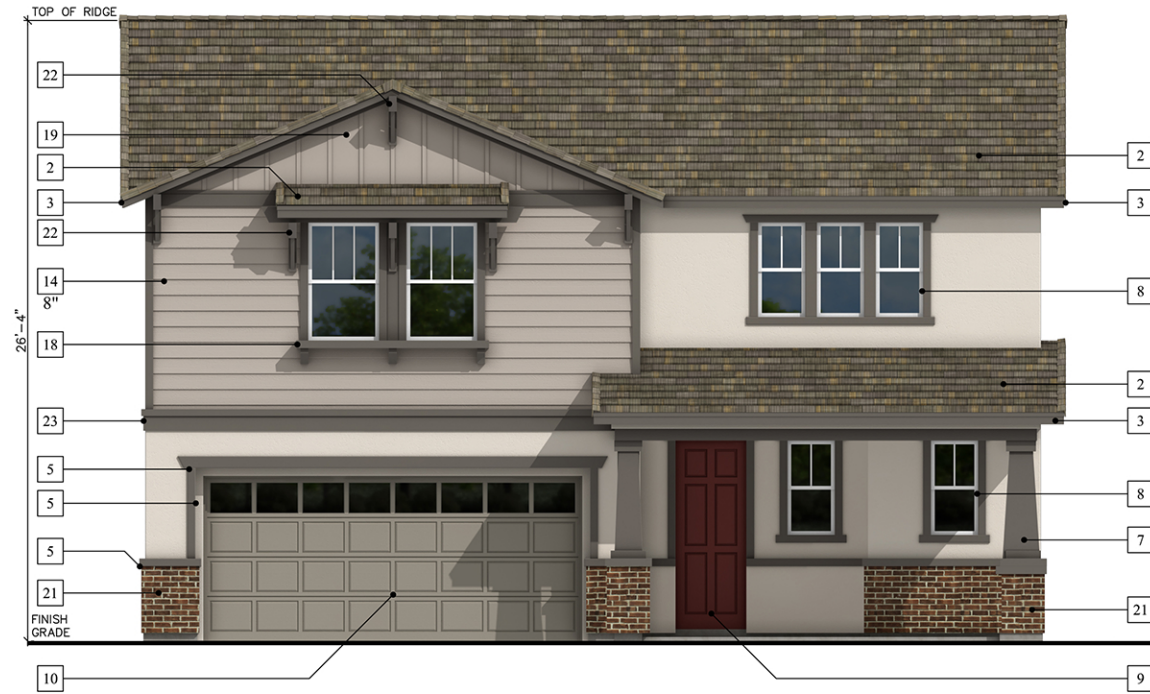
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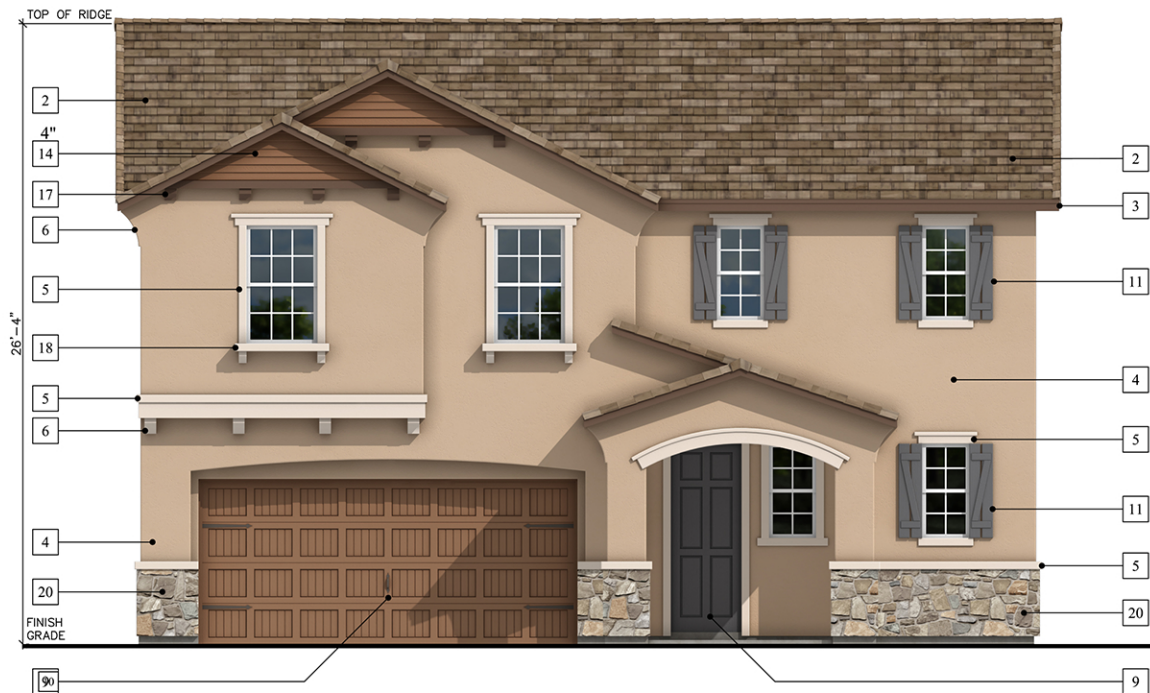




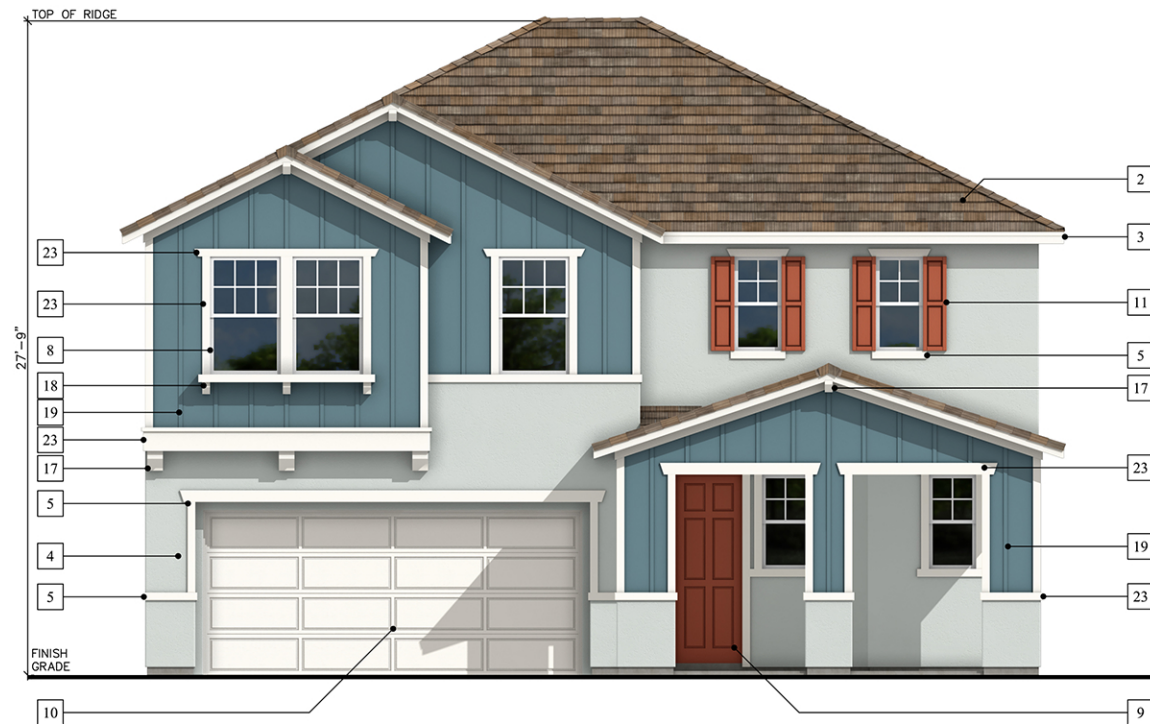
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



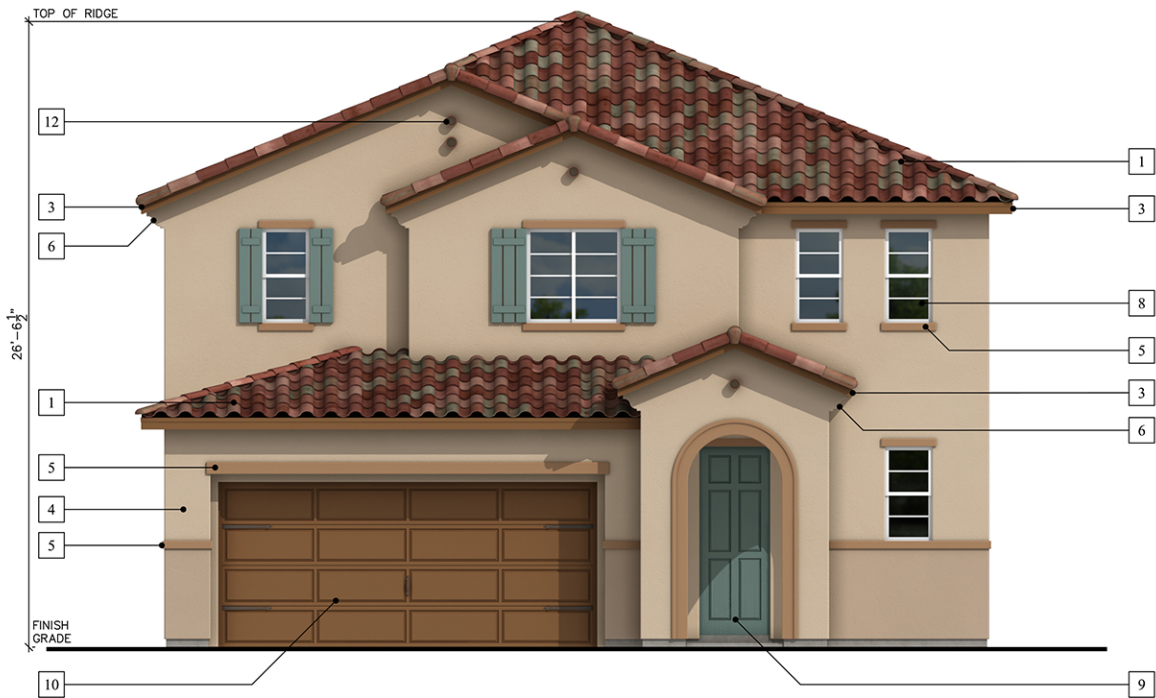
Elevation 'F' - Farmhouse

## ELEVATION LEGEND

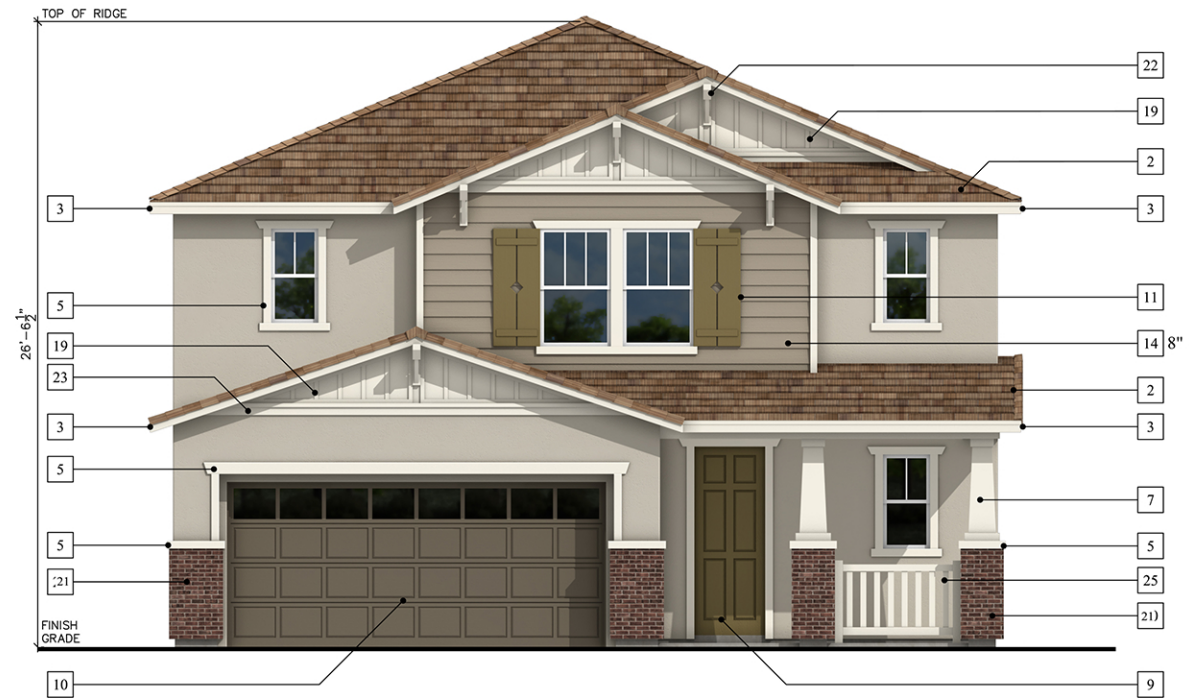
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING

A-2.0

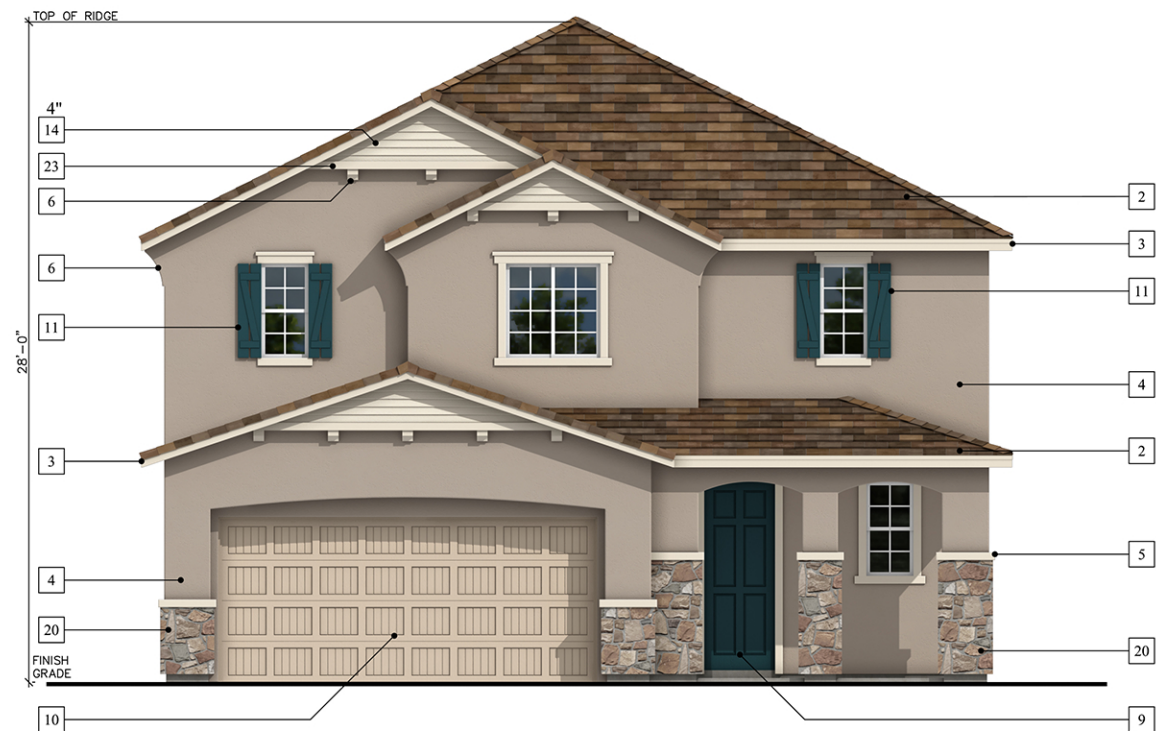




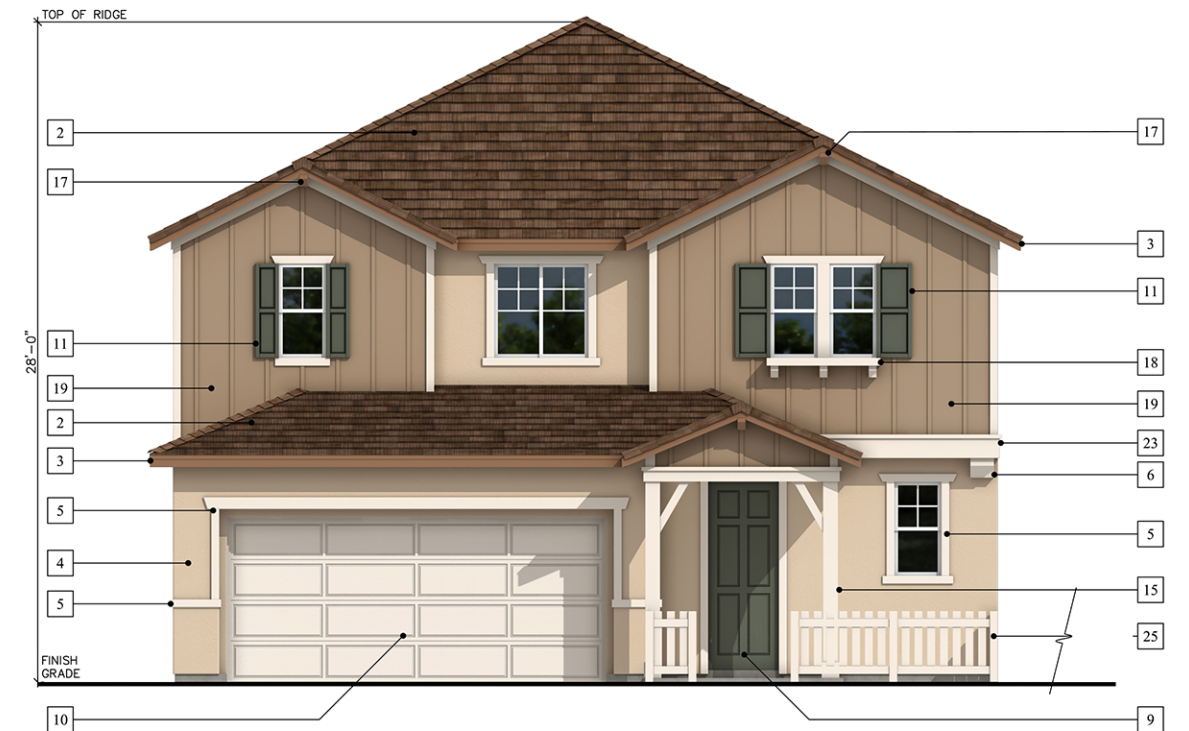
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

## ELEVATION LEGEND

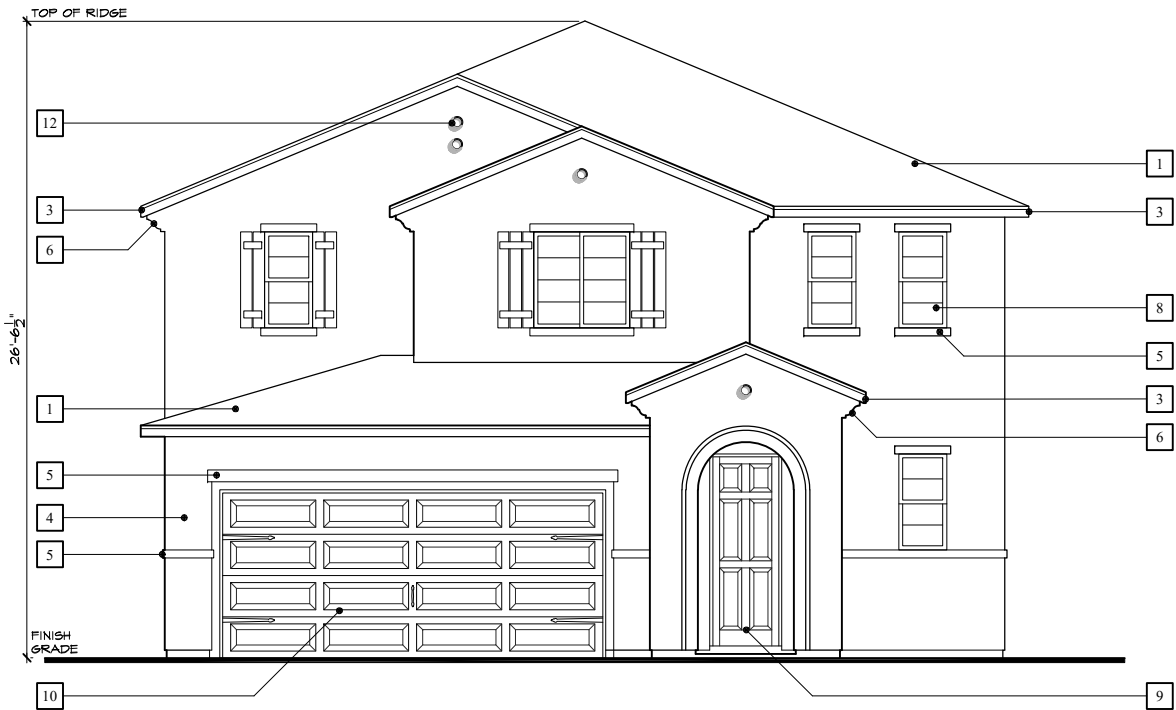
- |    |                                                      |
|----|------------------------------------------------------|
| 1  | CONCRETE 'S' TILE ROOFING                            |
| 2  | CONCRETE FLAT TILE ROOFING                           |
| 3  | WOOD FASCIA BOARD                                    |
| 4  | STUCCO FINISH                                        |
| 5  | STUCCO OVER FOAM TRIM                                |
| 6  | STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM            |
| 7  | DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING) |
| 8  | PRE-FAB WINDOW SYSTEM                                |
| 9  | COMPOSITE ENTRY DOOR                                 |
| 10 | METAL ROLL-UP GARAGE DOOR                            |
| 11 | DECORATIVE FOAM SHUTTERS                             |
| 12 | DECORATIVE CLAY PIPES                                |
| 13 | DECORATIVE WROUGHT IRON                              |
| 14 | WOOD SIDING                                          |
| 15 | WOOD POST                                            |
| 16 | DECORATIVE ACCENT                                    |
| 17 | WOOD CORBEL                                          |
| 18 | POT SHELF & CORBEL                                   |
| 19 | BOARD & BATTEN                                       |
| 20 | STONE VENEER                                         |
| 21 | BRICK VENEER                                         |
| 22 | DECORATIVE BRACE                                     |
| 23 | WOOD TRIM                                            |
| 24 | DECORATIVE FOAM VENTS                                |
| 25 | VINYL RAILING                                        |
| 26 | WROUGHT IRON RAILING                                 |

A-3.0

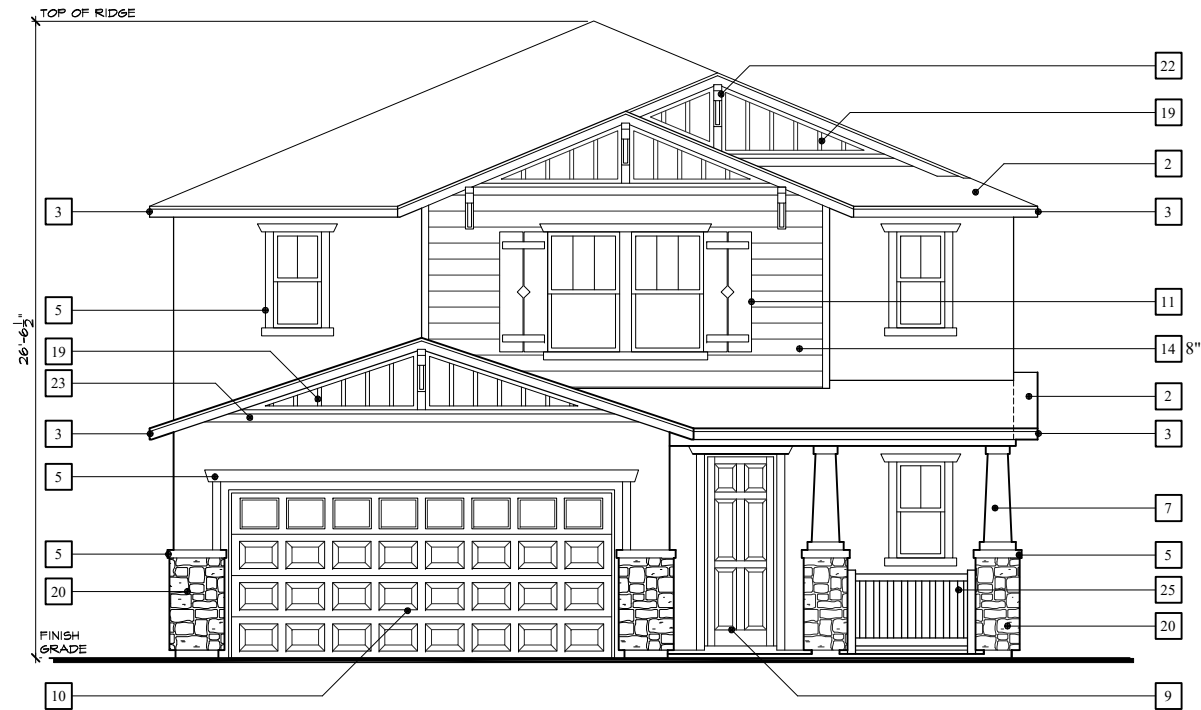


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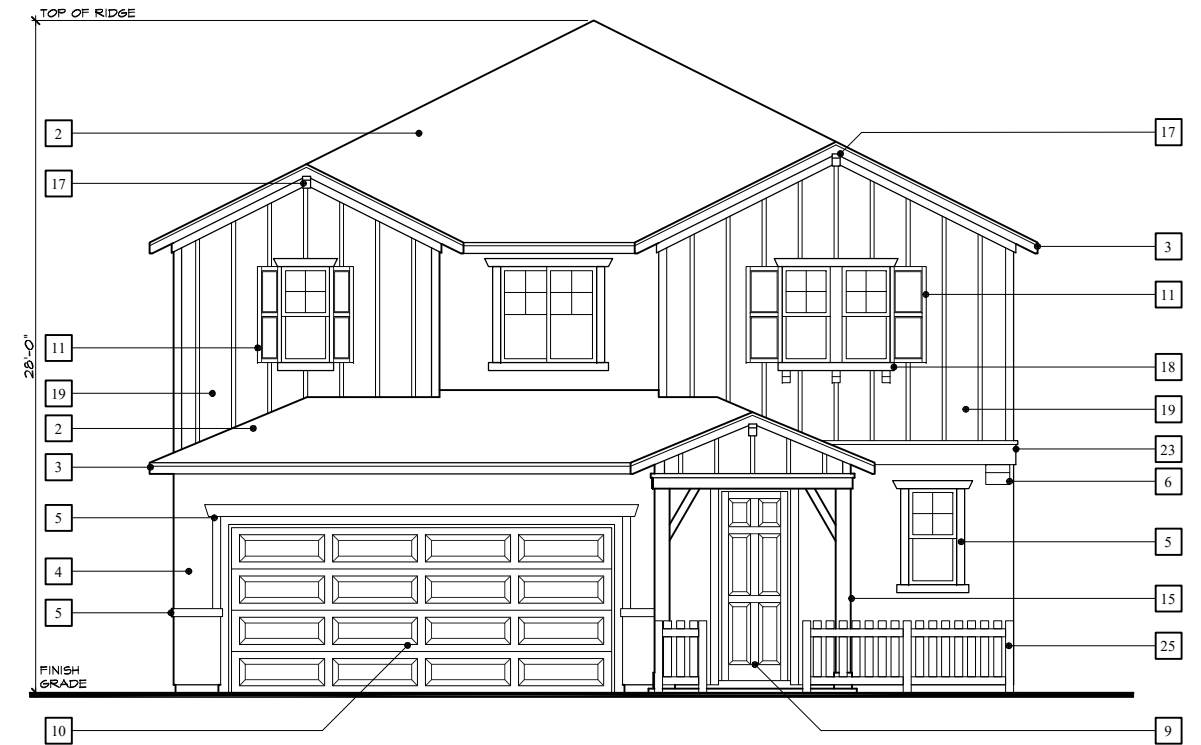
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



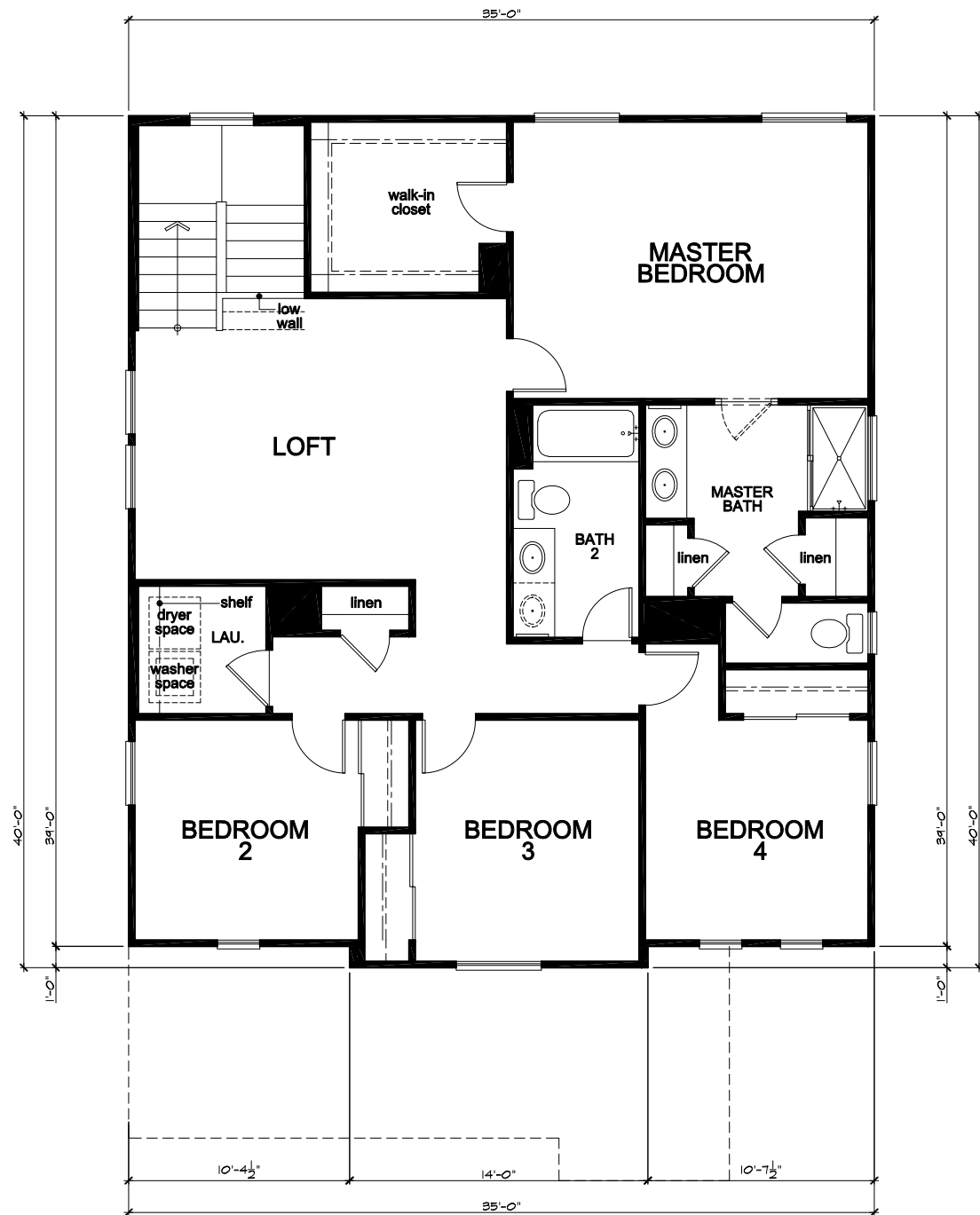
Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

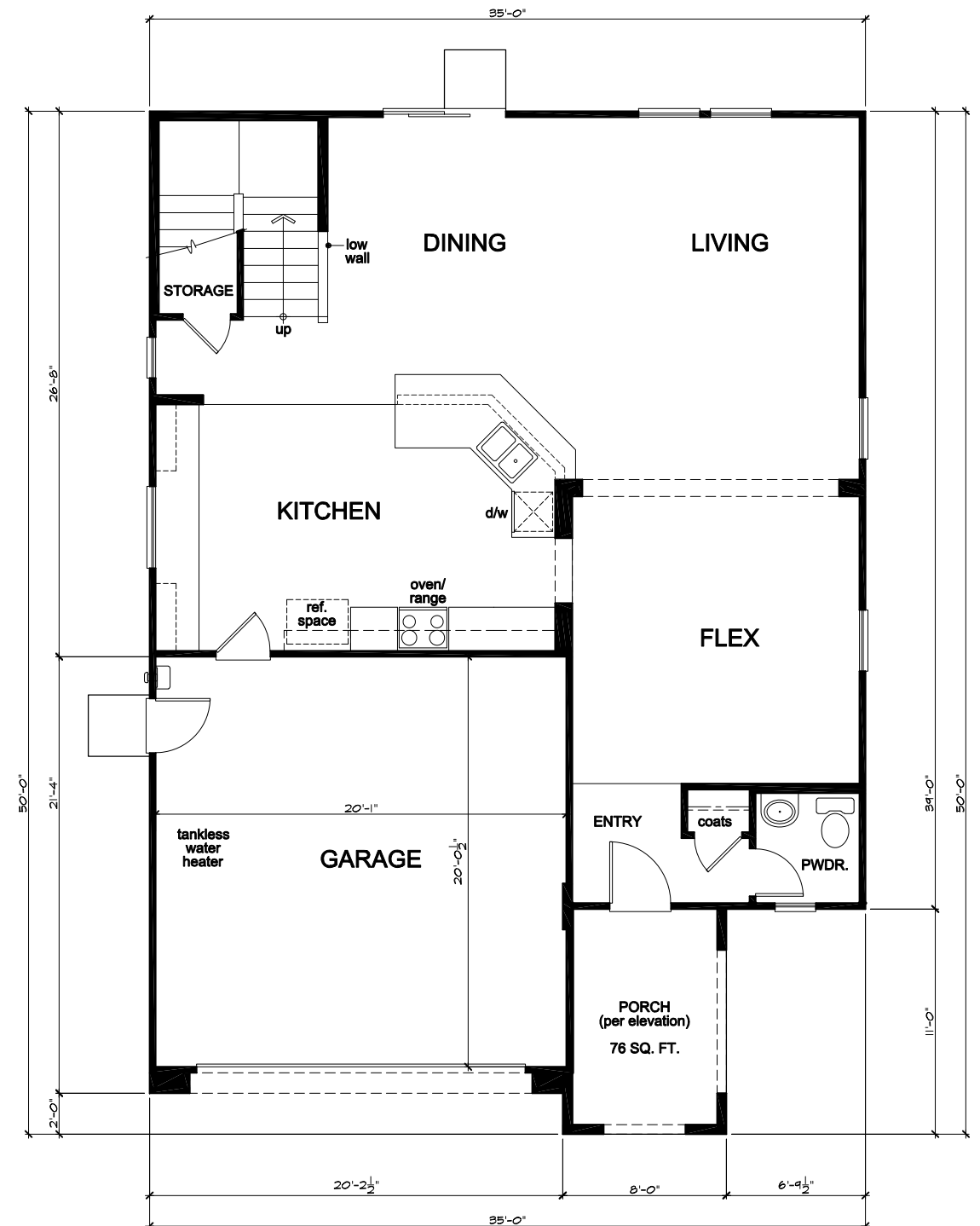
## ELEVATION LEGEND

- |    |                                                      |
|----|------------------------------------------------------|
| 1  | CONCRETE 'S' TILE ROOFING                            |
| 2  | CONCRETE FLAT TILE ROOFING                           |
| 3  | WOOD FASCIA BOARD                                    |
| 4  | STUCCO FINISH                                        |
| 5  | STUCCO OVER FOAM TRIM                                |
| 6  | STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM            |
| 7  | DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING) |
| 8  | PRE-FAB WINDOW SYSTEM                                |
| 9  | COMPOSITE ENTRY DOOR                                 |
| 10 | METAL ROLL-UP GARAGE DOOR                            |
| 11 | DECORATIVE FOAM SHUTTERS                             |
| 12 | DECORATIVE CLAY PIPES                                |
| 13 | DECORATIVE WROUGHT IRON                              |
| 14 | WOOD SIDING                                          |
| 15 | WOOD POST                                            |
| 16 | DECORATIVE ACCENT                                    |
| 17 | WOOD CORBEL                                          |
| 18 | POT SHELF & CORBEL                                   |
| 19 | BOARD & BATTEN                                       |
| 20 | STONE VENEER                                         |
| 21 | BRICK VENEER                                         |
| 22 | DECORATIVE BRACE                                     |
| 23 | WOOD TRIM                                            |
| 24 | DECORATIVE FOAM VENTS                                |
| 25 | VINYL RAILING                                        |
| 26 | WROUGHT IRON RAILING                                 |



Second Floor Plan 'A'

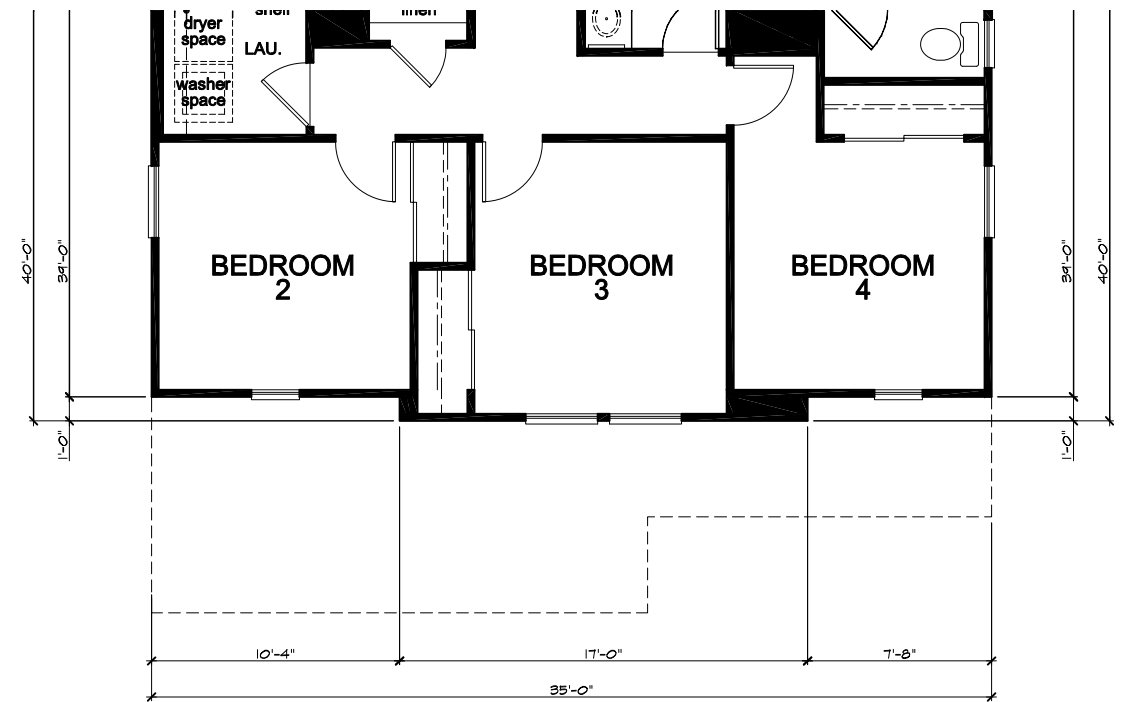
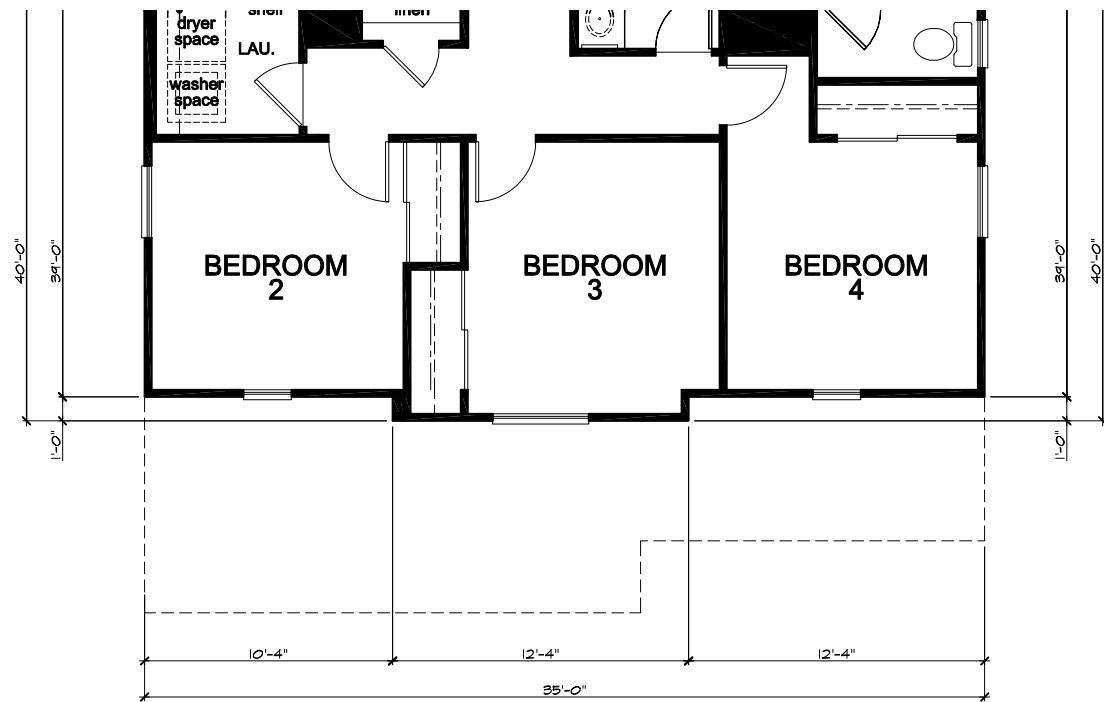
| SQUARE FOOTAGE         |      |      |      |      |    |
|------------------------|------|------|------|------|----|
| PLAN 235.2413          |      |      |      |      |    |
|                        | "A"  | "B"  | "D"  | "F"  |    |
| FIRST FLOOR AREA       | 1114 | 1114 | 1114 | 1114 | 5X |
| SECOND FLOOR AREA      | 1301 | 1301 | 1299 | 1312 | 5X |
| TOTAL AREA             | 2415 | 2415 | 2413 | 2426 | 5X |
| GARAGE AREA            | 415  | 415  | 415  | 417  | 5X |
| ORCH. AREA             | 84   | 86   | 86   | 85   | 5X |
| PTIONS:                |      |      |      |      |    |
| PT. COVERED PATIO      | 120  | 120  | 120  | 120  | 5X |
| PT. EXT. COVERED PATIO | 266  | 266  | 266  | 266  | 5X |



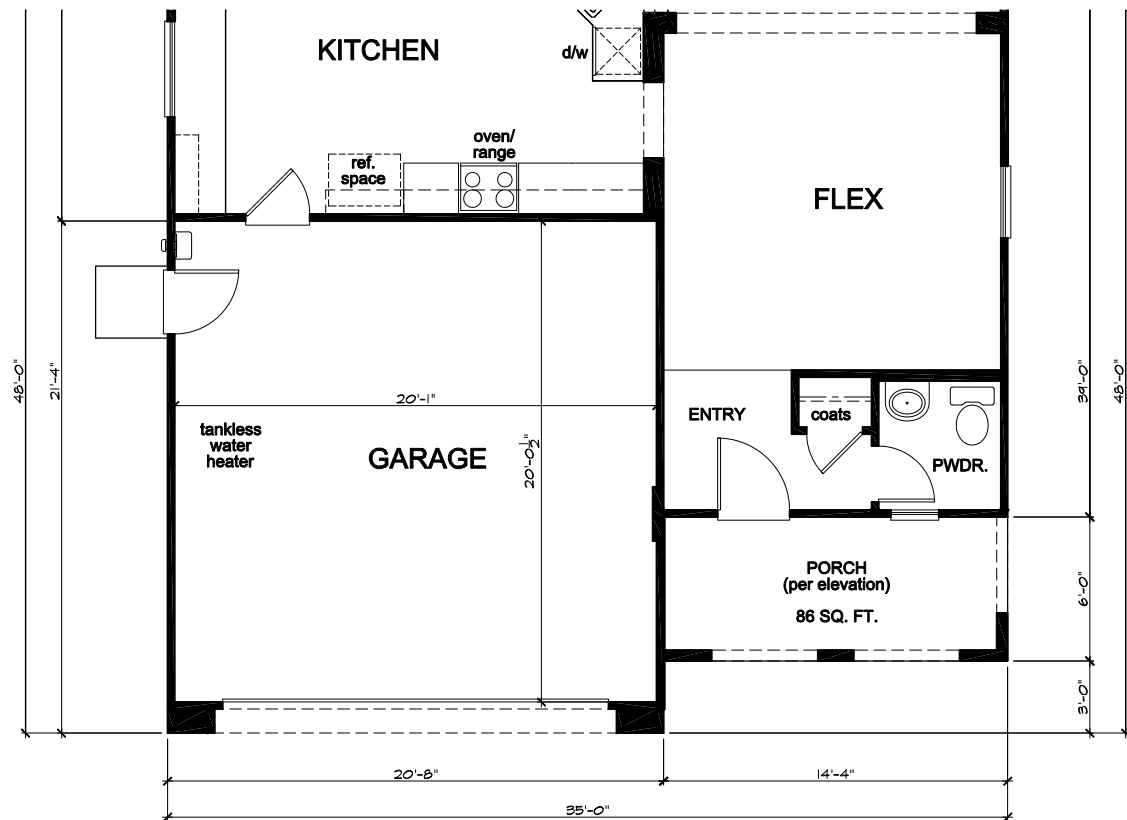
First Floor Plan 'A'

A-3.1



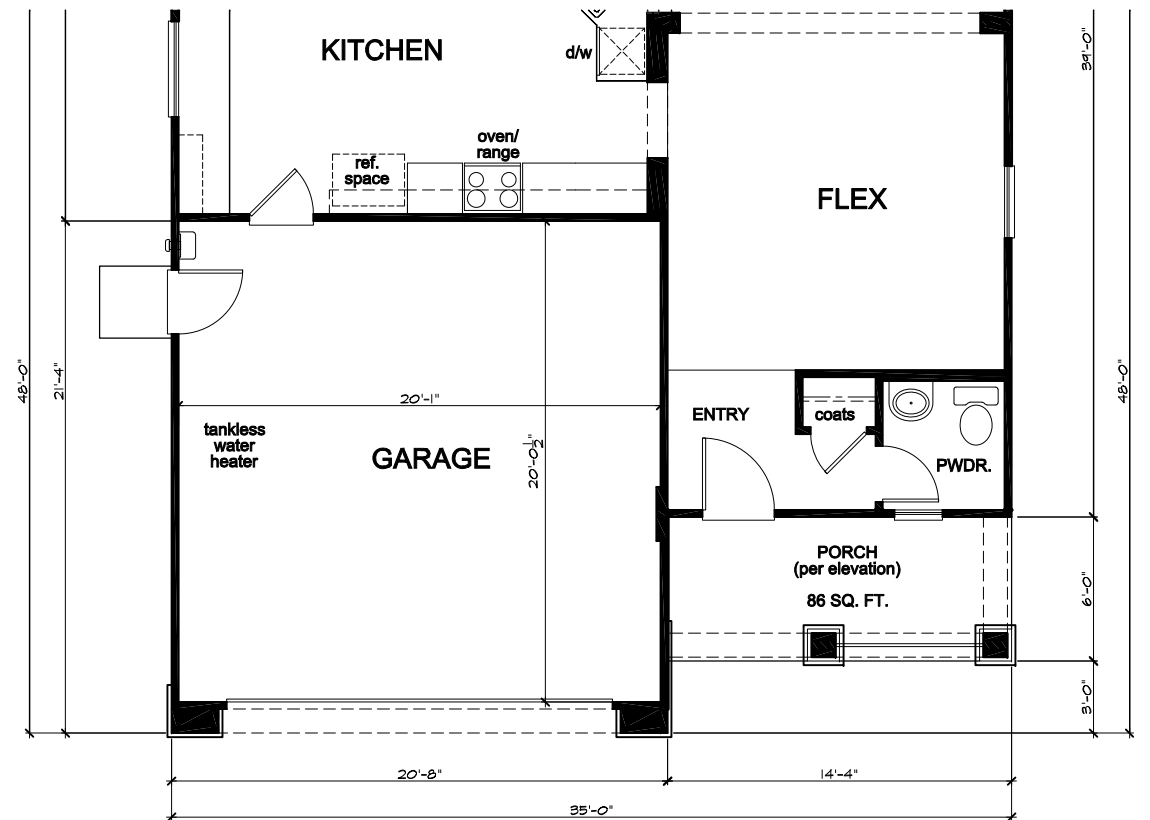


Second Floor Plan 'D'

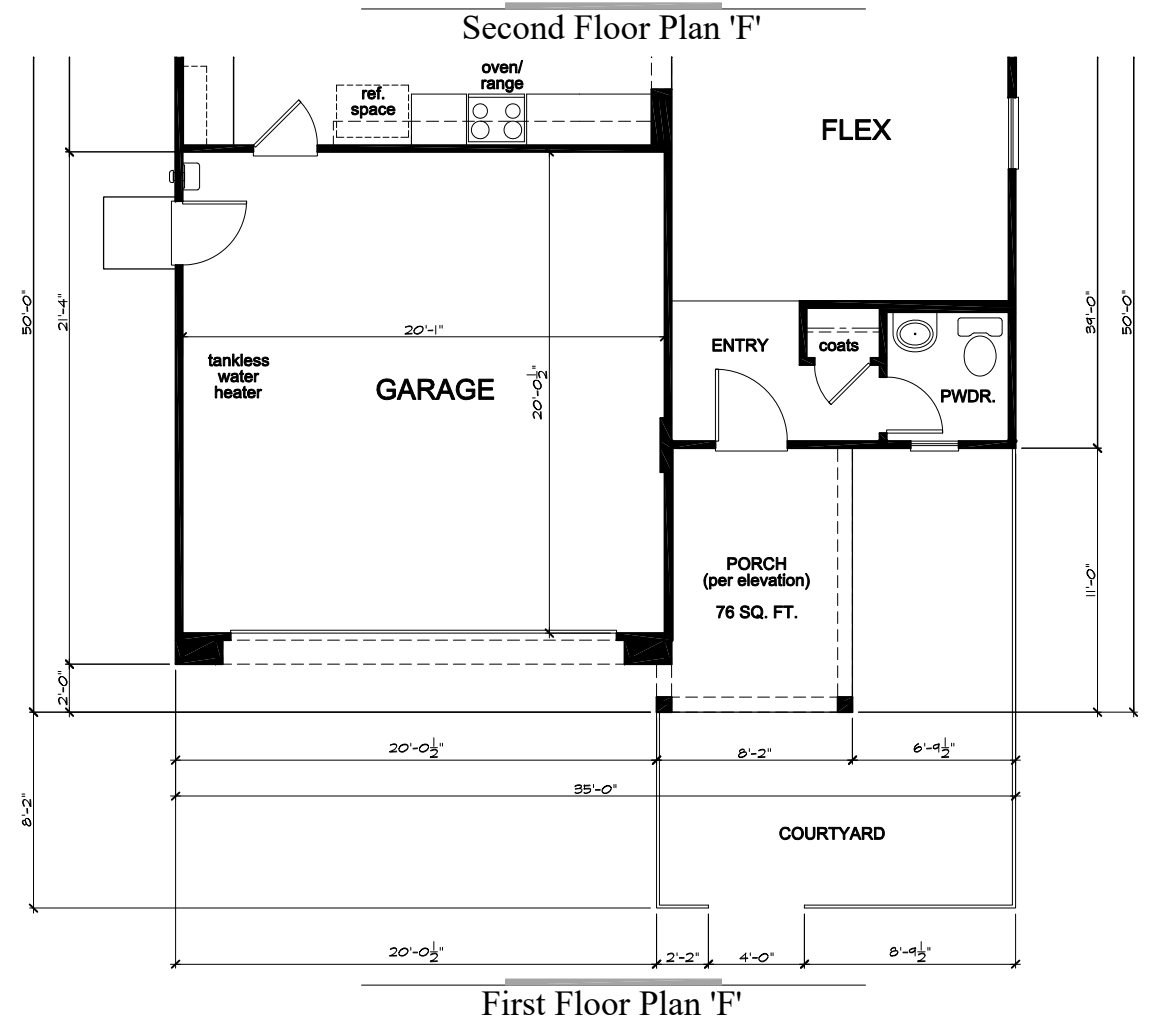
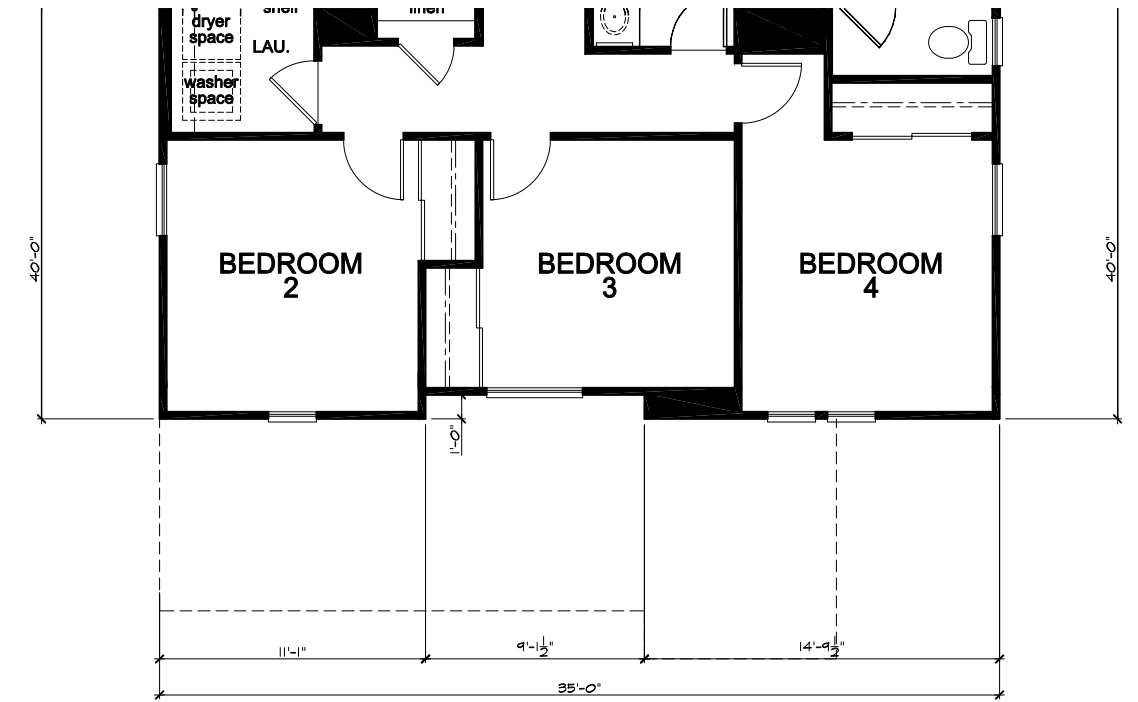


First Floor Plan 'D'

Second Floor Plan 'B'

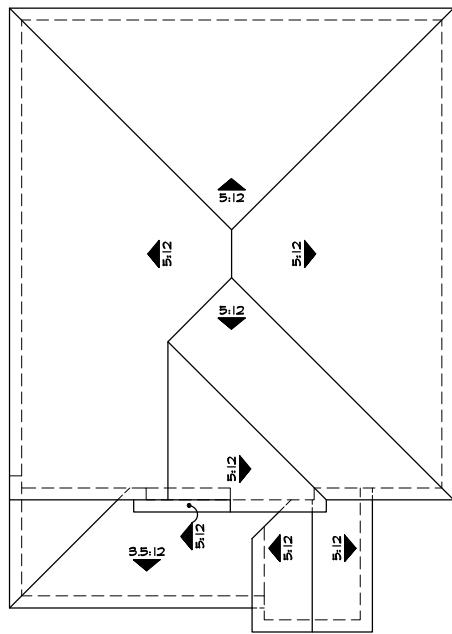


First Floor Plan 'B'

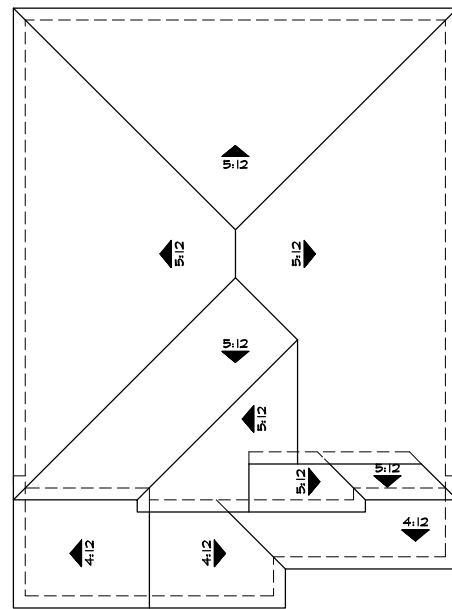


A-3.3

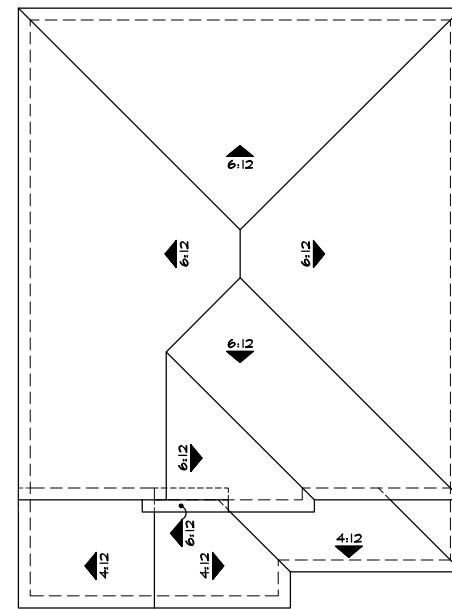




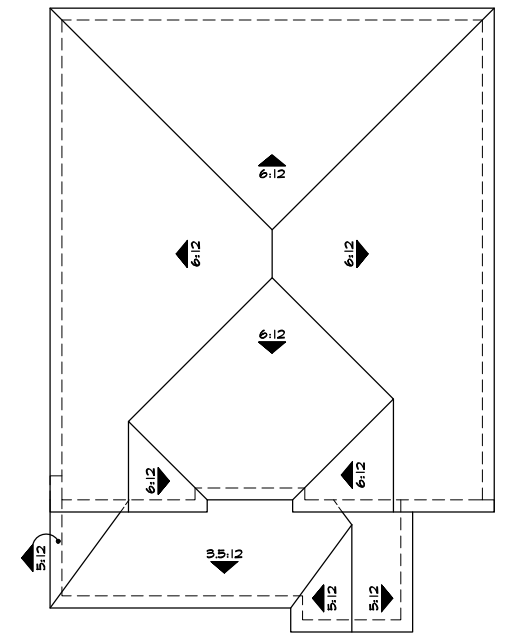
'A'



'B'



'D'



'F'

Roof Plans

SOMERSET R-8

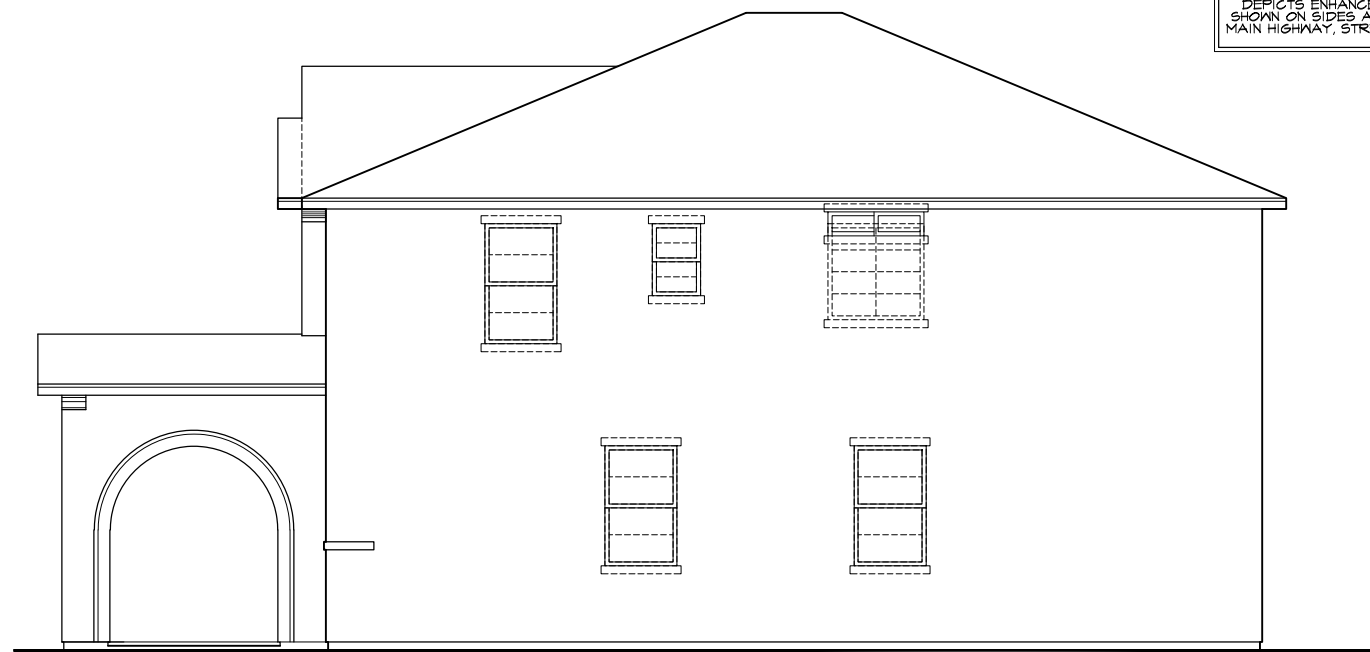
A-3.4





Left Elevation 'A'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'A'



Front Elevation 'A' - Spanish



Rear Elevation 'A'

A-3.5



Left Elevation 'B'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'B'



Front Elevation 'B' - Craftsman



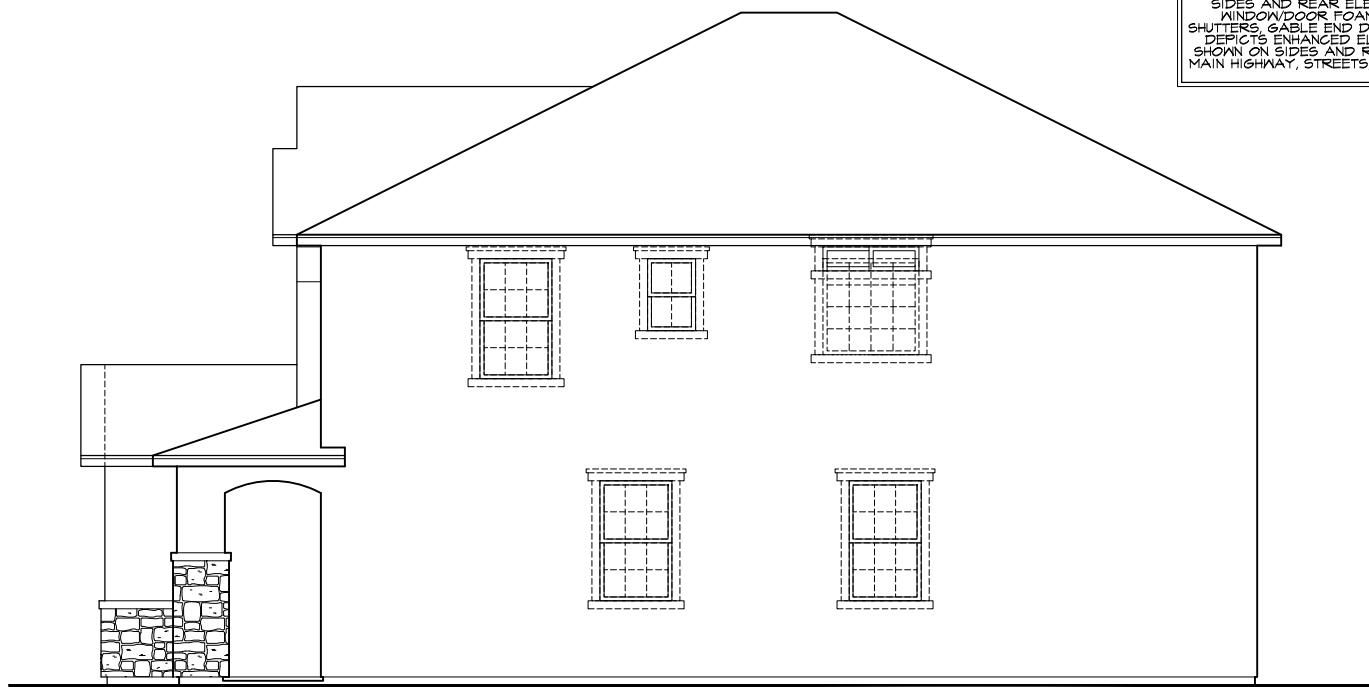
Rear Elevation 'B'

A-3.6



Left Elevation 'D'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'D'



Front Elevation 'D' - French Cottage



Rear Elevation 'D'

A-3.7





Left Elevation 'F'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'F'



Front Elevation 'F' - Farmhouse



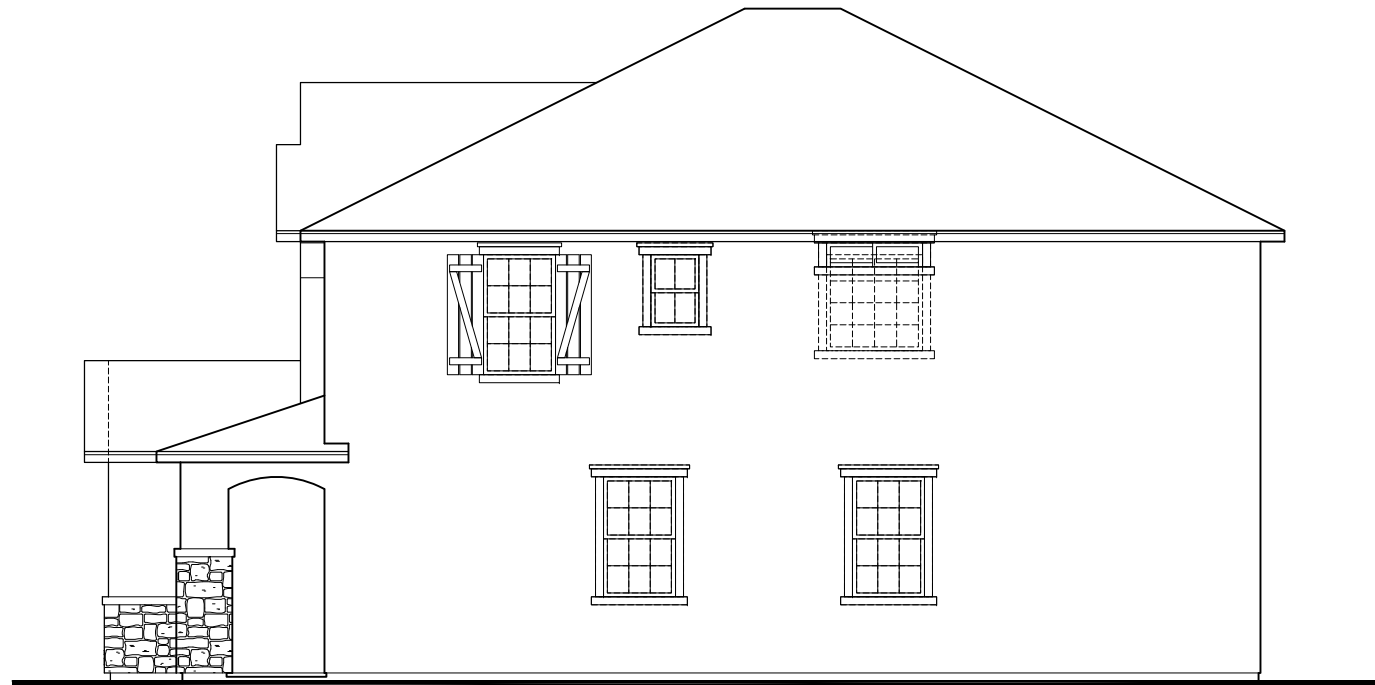
Rear Elevation 'F'

A-3.8

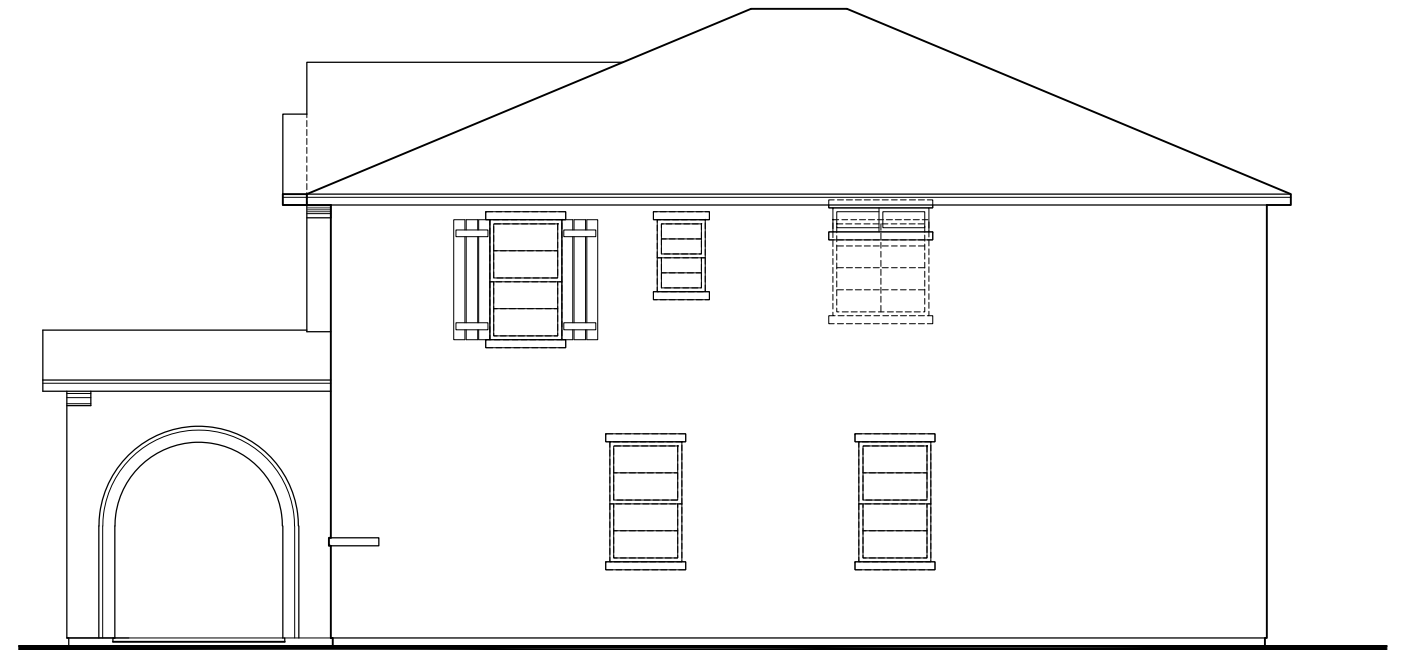




Enhanced Right Elevation 'F'



Enhanced Right Elevation 'D'



Enhanced Right Elevation 'A'

A-3.9





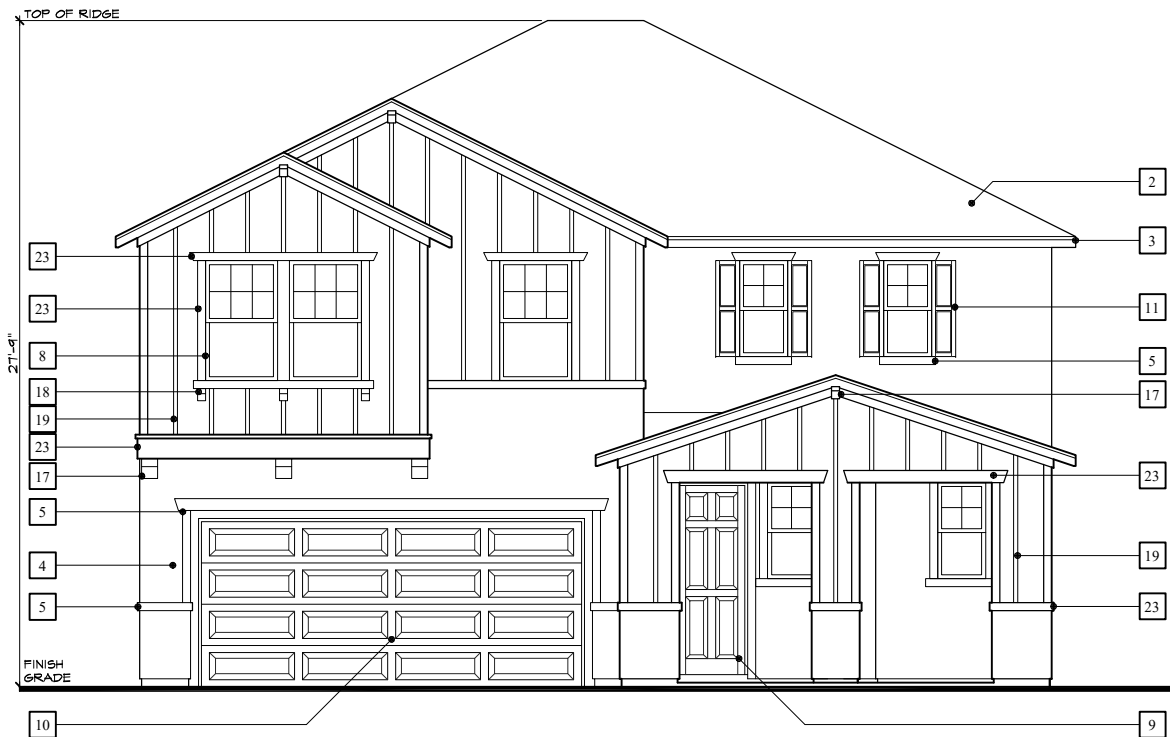
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

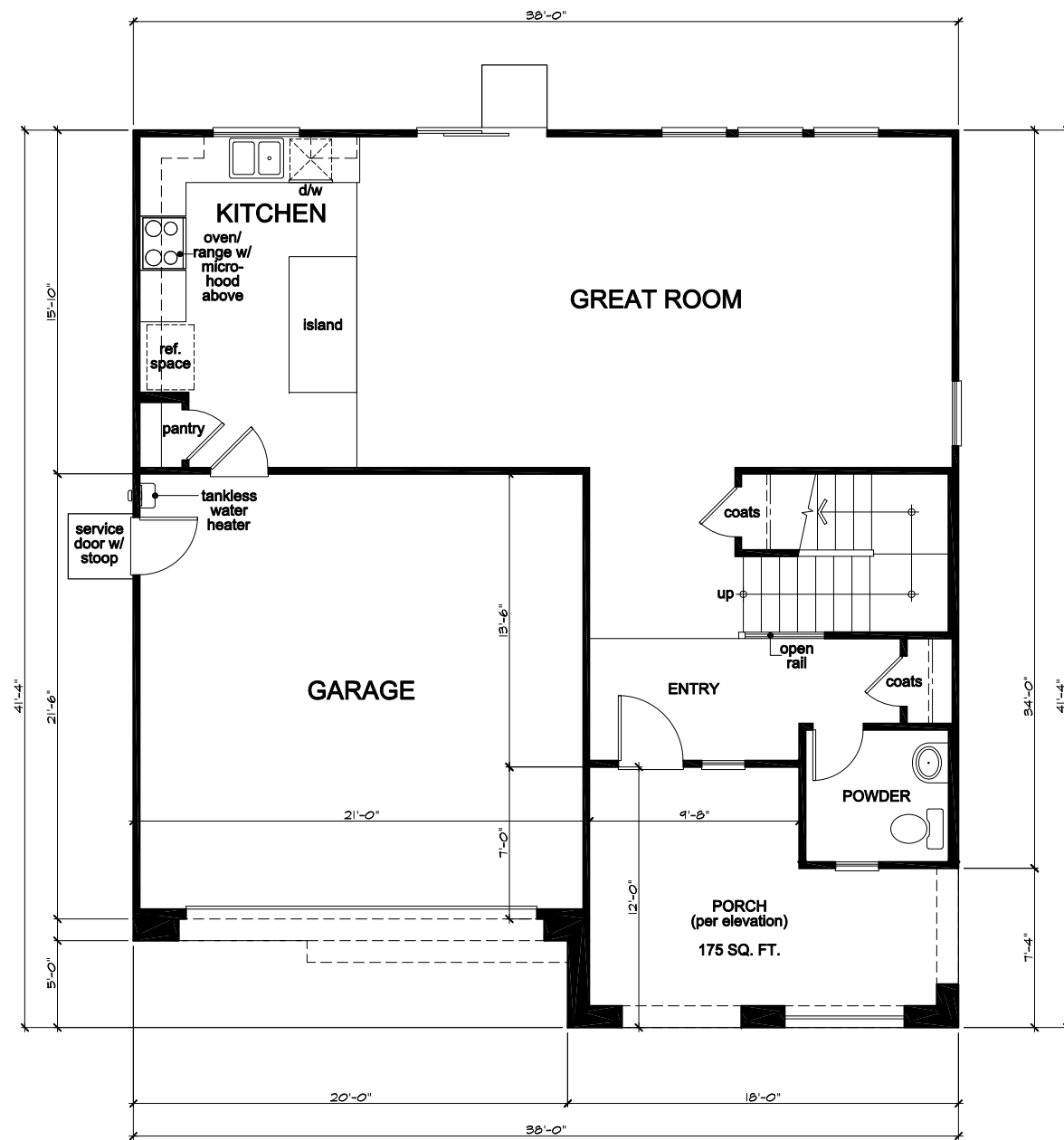
- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING







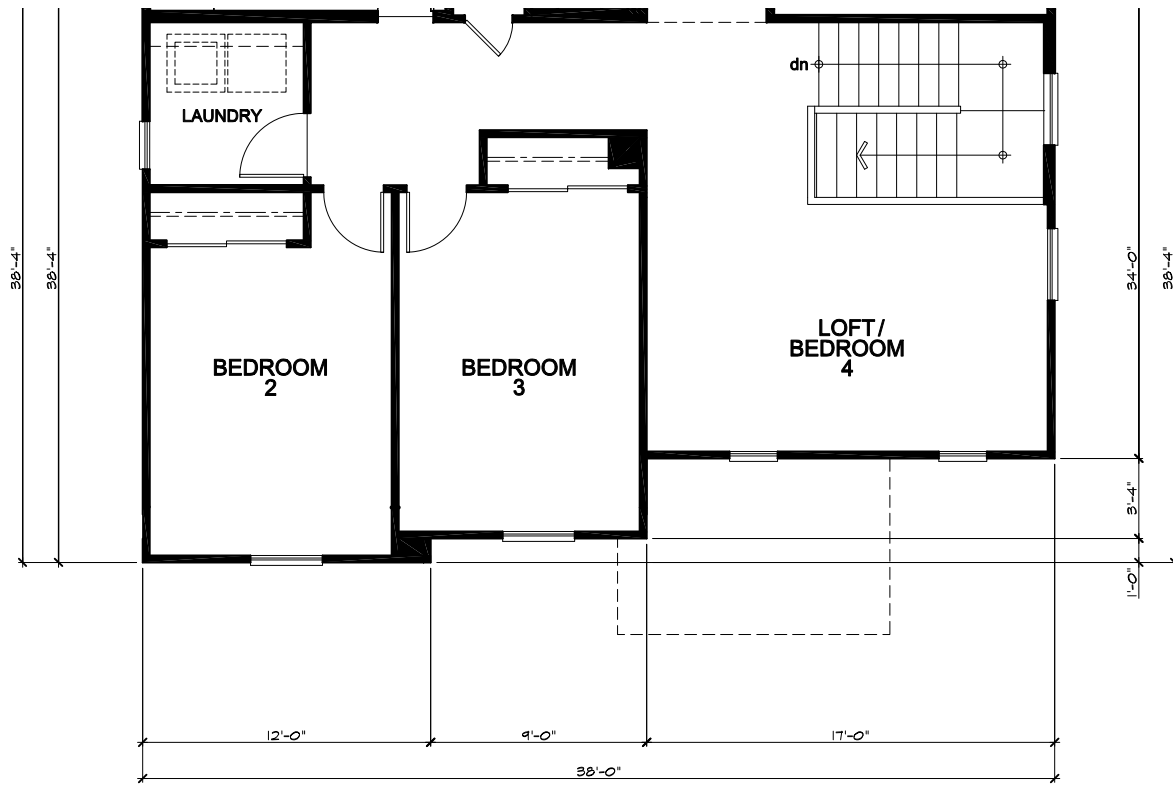
Second Floor Plan 'A'



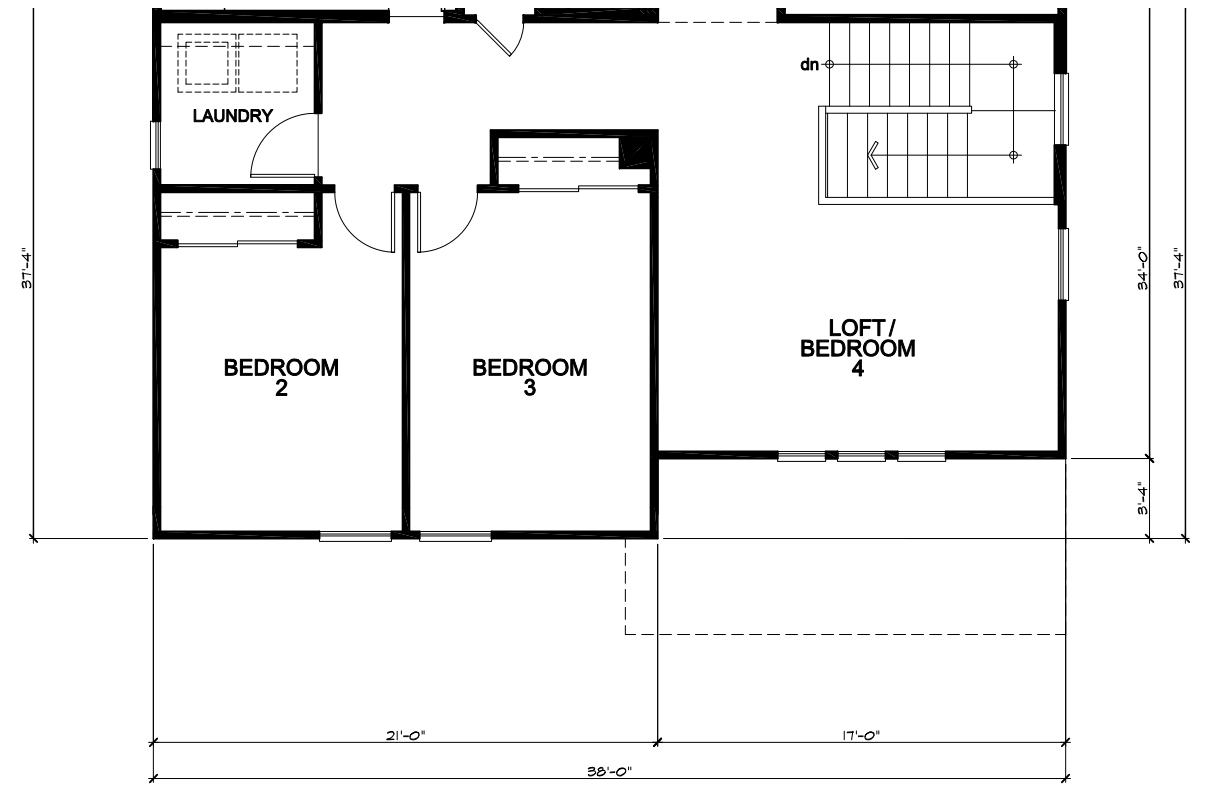
First Floor Plan 'A'

| SQUARE FOOTAGE     |      |      |      |      |
|--------------------|------|------|------|------|
| PLAN 238.2137      |      |      |      |      |
|                    | "A"  | "B"  | "D"  | "E"  |
| FIRST FLOOR AREA   | 869  | 869  | 869  | 869  |
| SECOND FLOOR AREA  | 1300 | 1289 | 1300 | 1300 |
| TOTAL AREA         | 2169 | 2158 | 2169 | 2169 |
| GARAGE AREA        | 427  | 427  | 427  | 427  |
| PORCH AREA         | 175  | 176  | 125  | 175  |
| OPTIONS:           |      |      |      |      |
| COVERED PATIO      | 155  | 155  | 155  | 155  |
| EXT. COVERED PATIO | 245  | 245  | 245  | 245  |

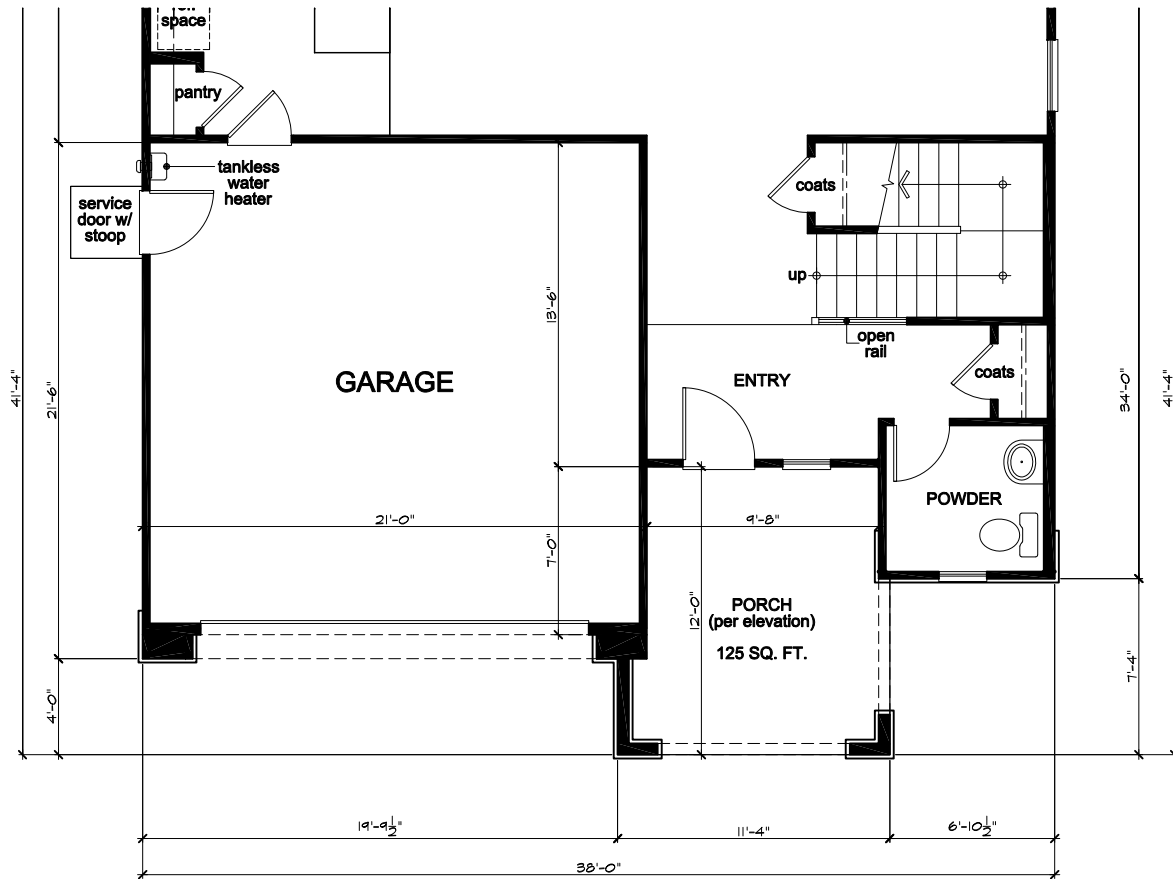




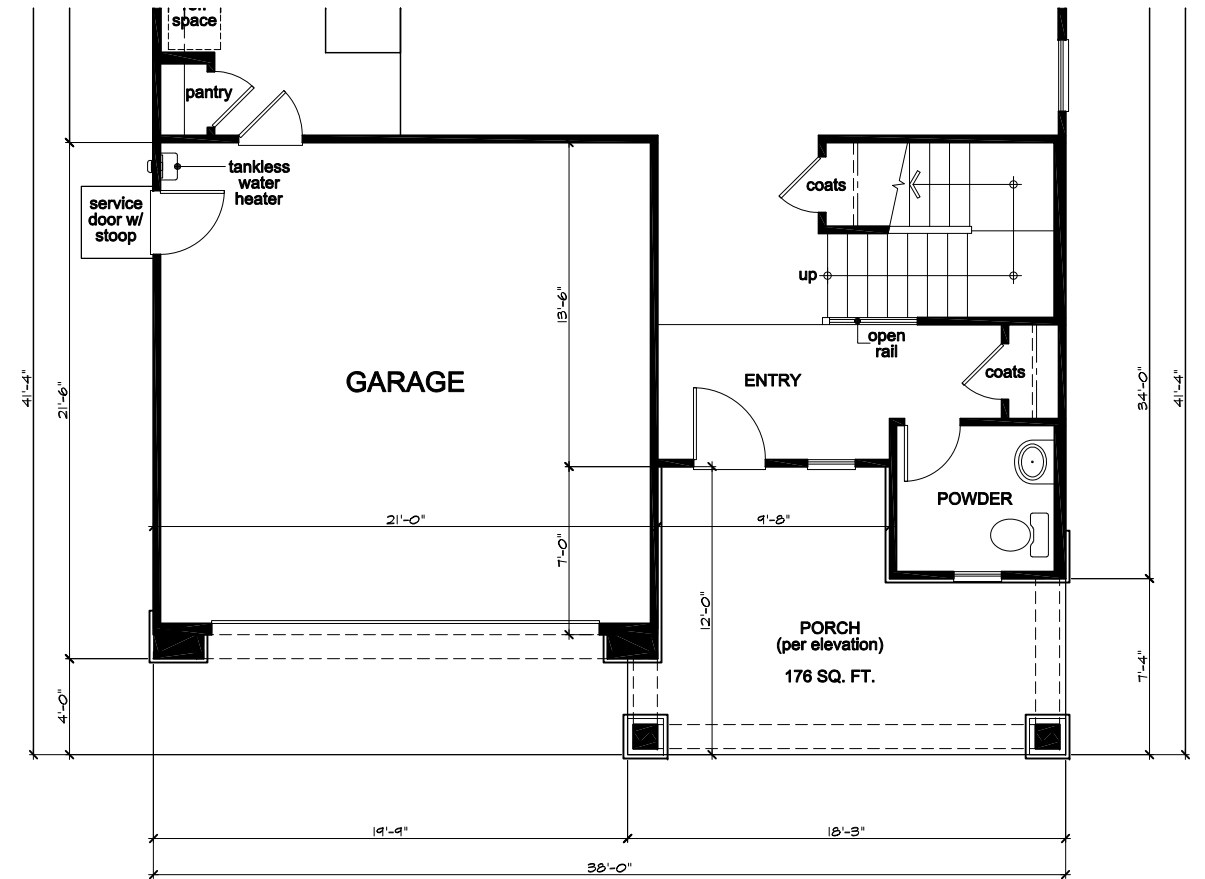
Second Floor Plan 'D'



Second Floor Plan 'B'



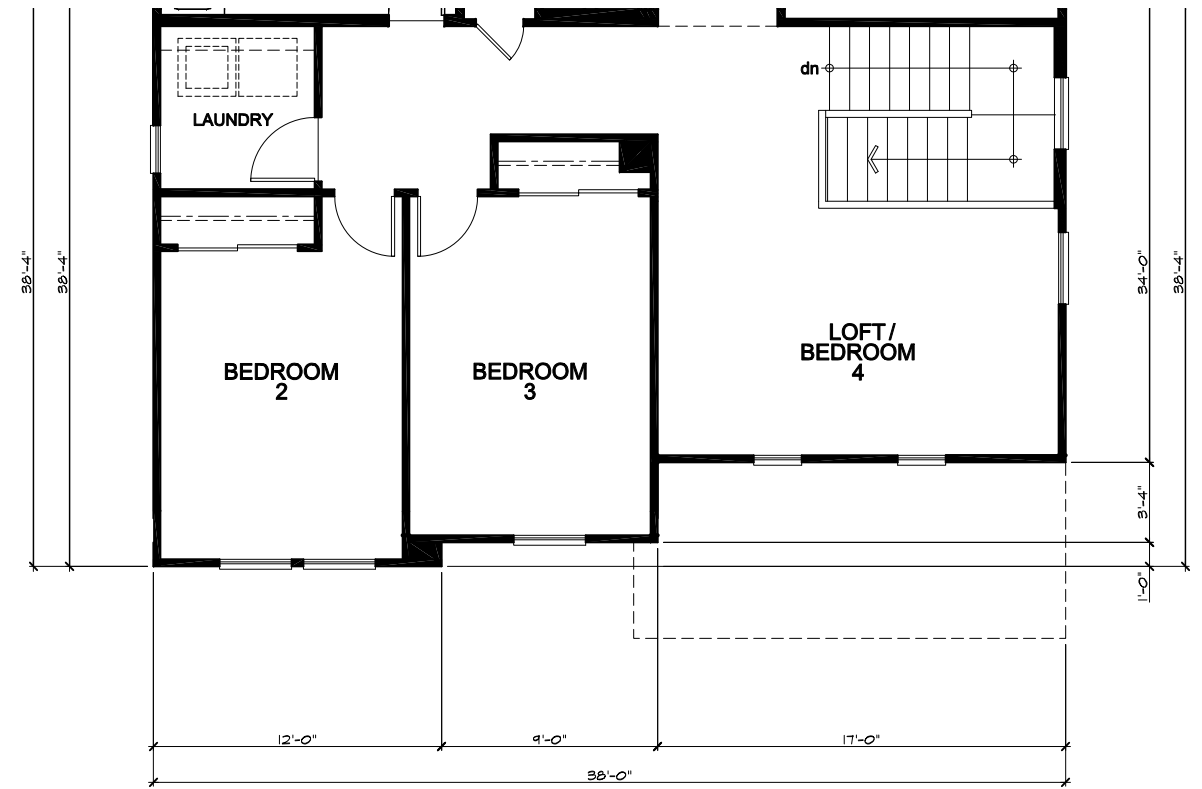
First Floor Plan 'D'



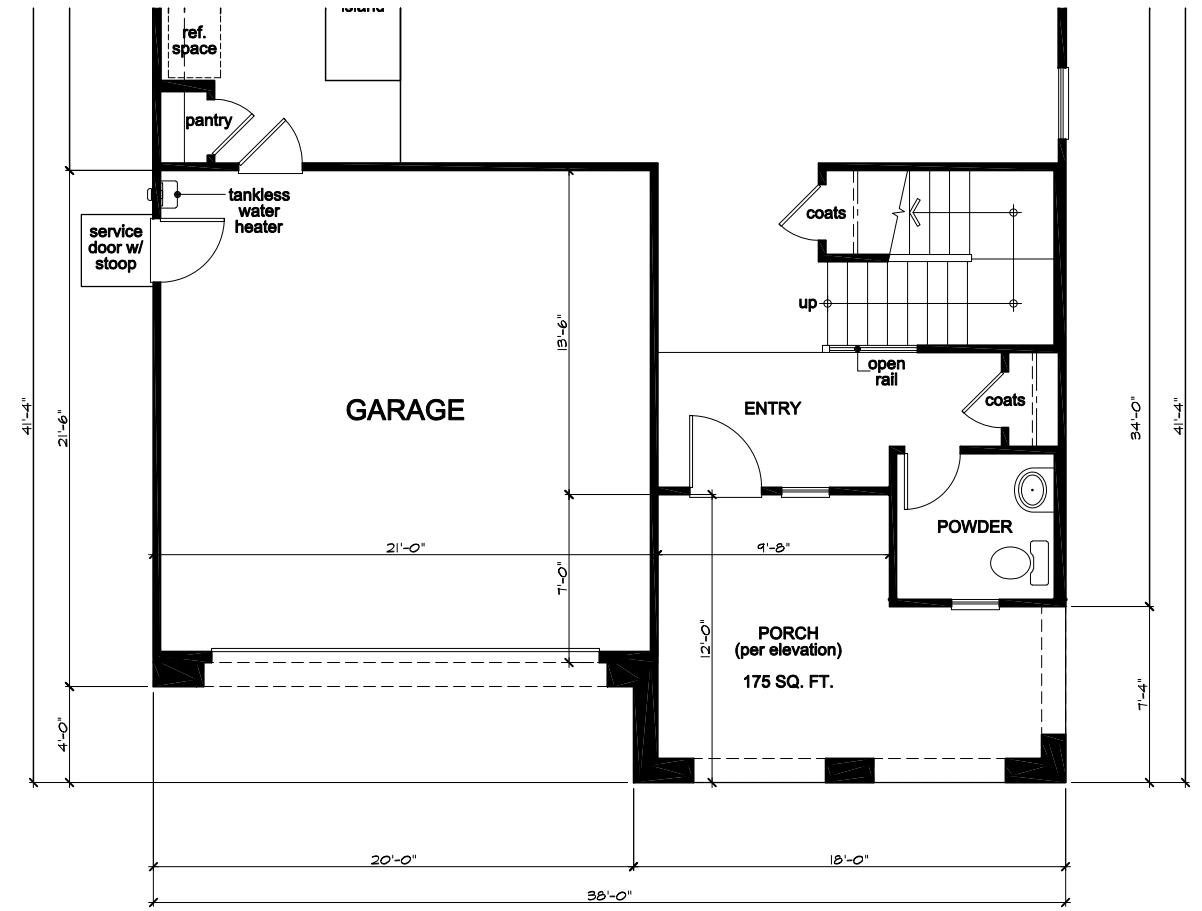
First Floor Plan 'B'

A-2.2





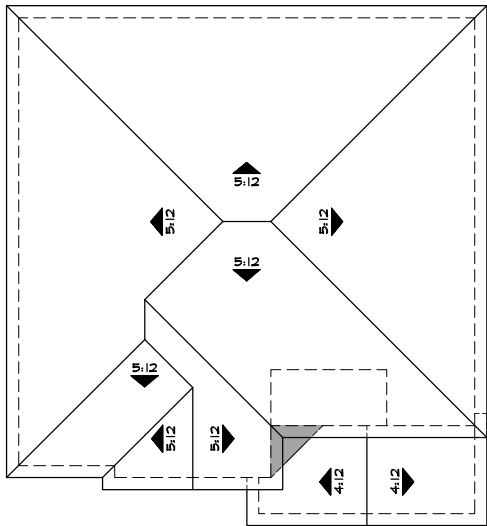
Second Floor Plan 'F'



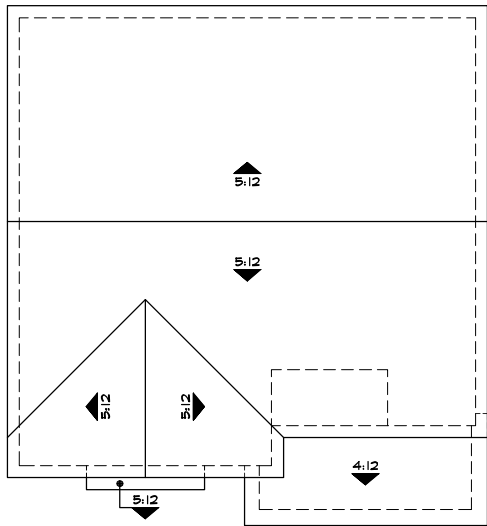
First Floor Plan 'F'

A-2.3

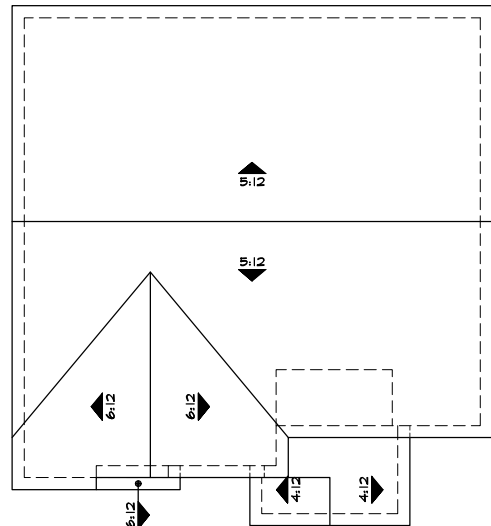




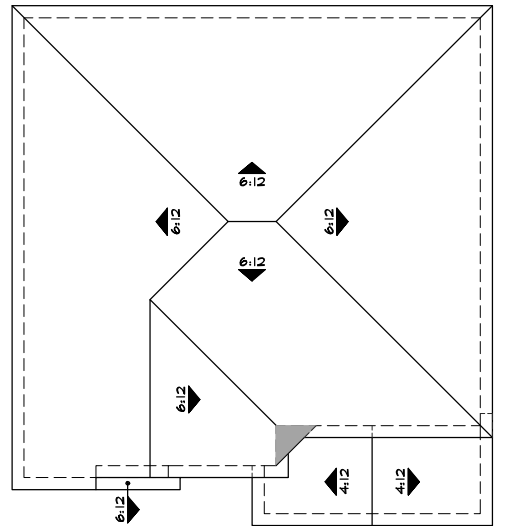
'A'



'B'



'D'

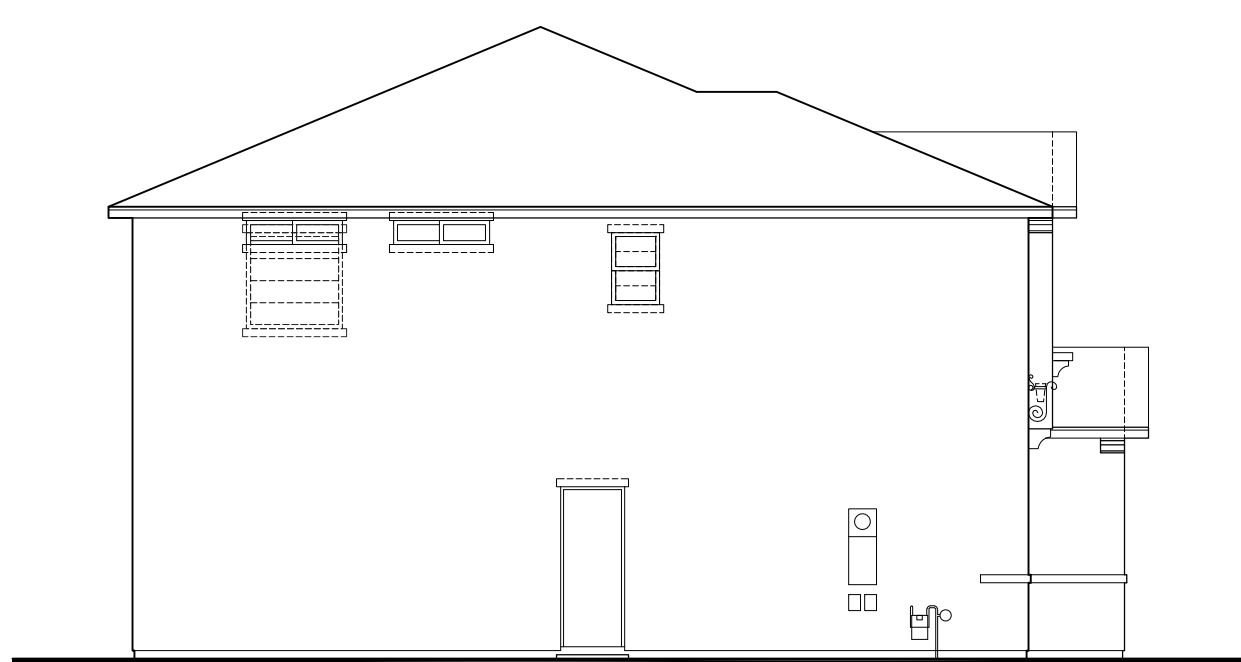


'F'

Roof Plans

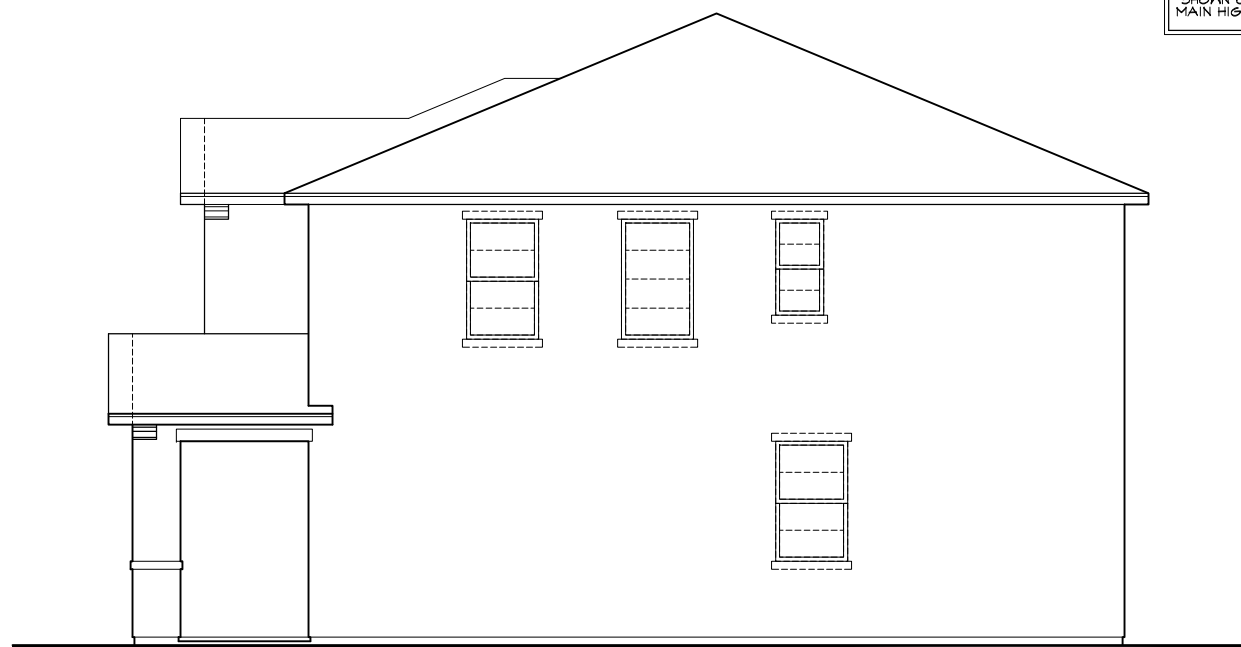
SOMERSET R-8

A-2.4



Left Elevation 'A'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON SIDES AND REAR ELEVATIONS WHICH INCLUDE WINDOW/DOOR FOAM TRIMS, FOAM WINDOW SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS. DEPICTS ENHANCED ELEVATION DETAILS TO BE SHOWN ON SIDES AND REAR ELEVATIONS FACING MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'A'



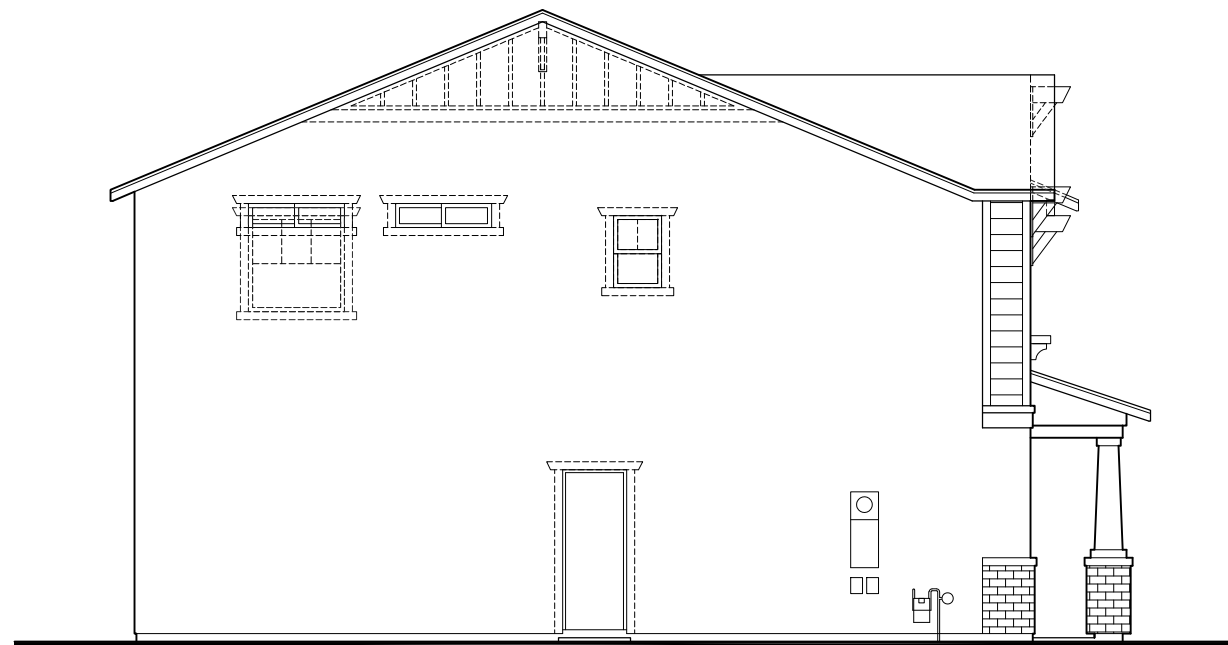
Front Elevation 'A' - Spanish



Rear Elevation 'A'

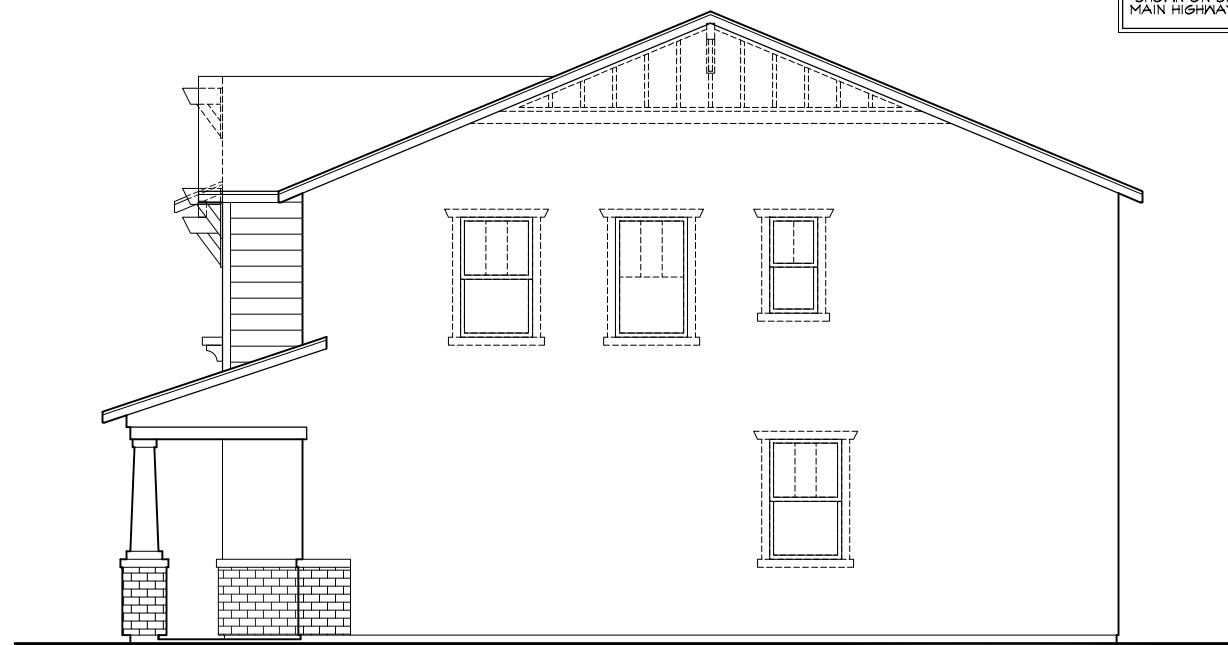
A-2.5





Left Elevation 'B'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'B'

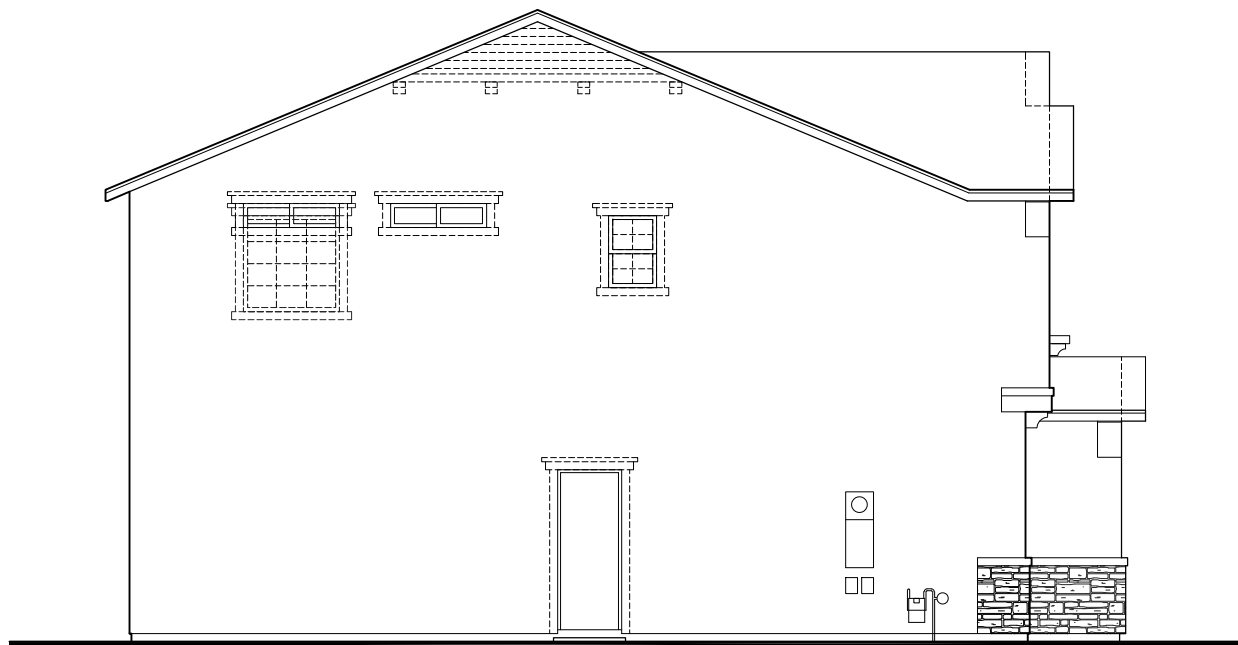


Front Elevation 'B' - Craftsman

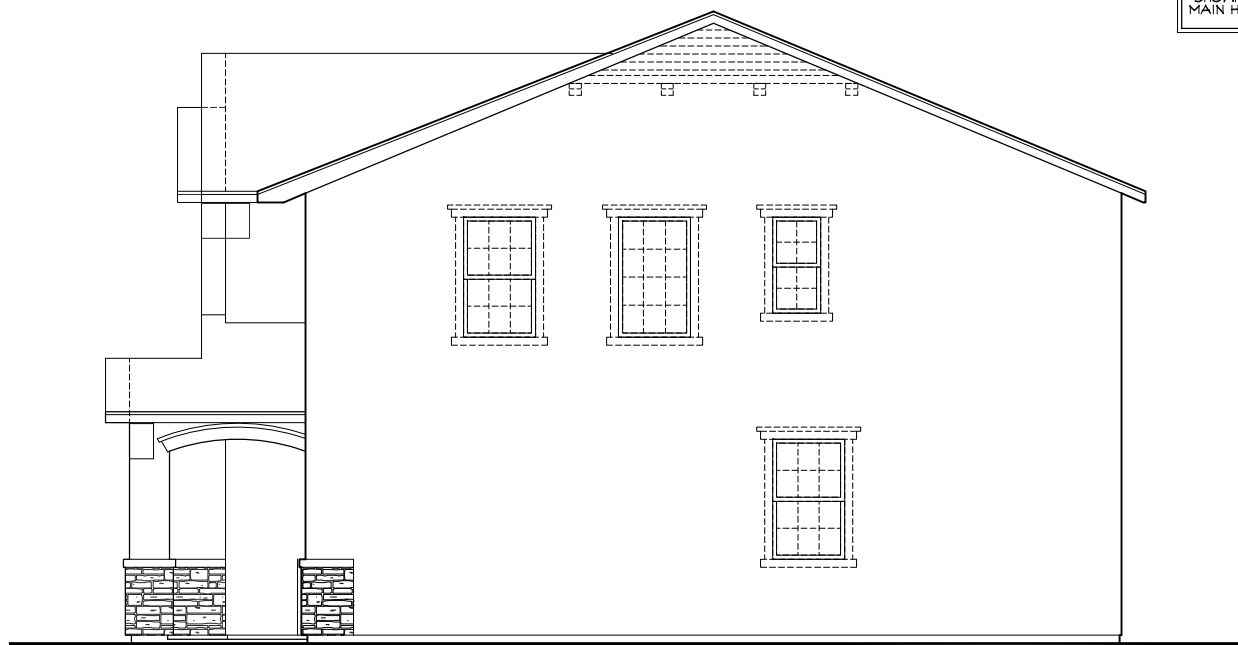


Rear Elevation 'B'

A-2.6



Left Elevation 'D'



Right Elevation 'D'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Front Elevation 'D' - French Cottage

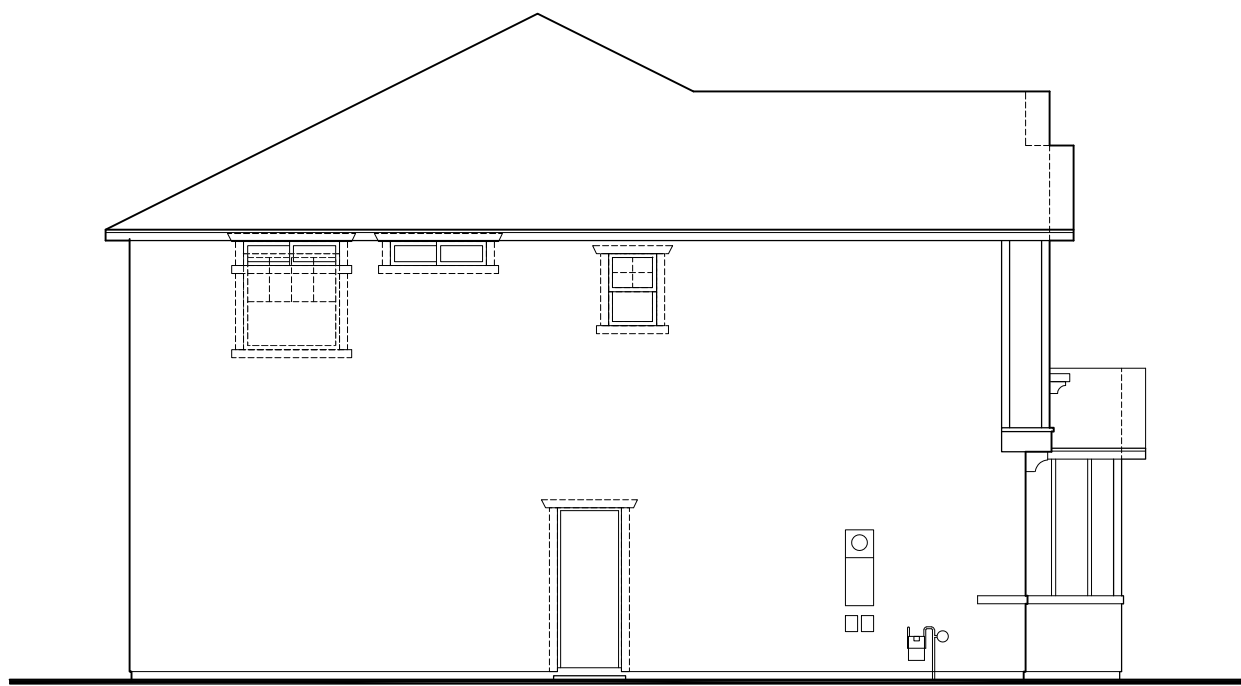


Rear Elevation 'D'

A-2.7





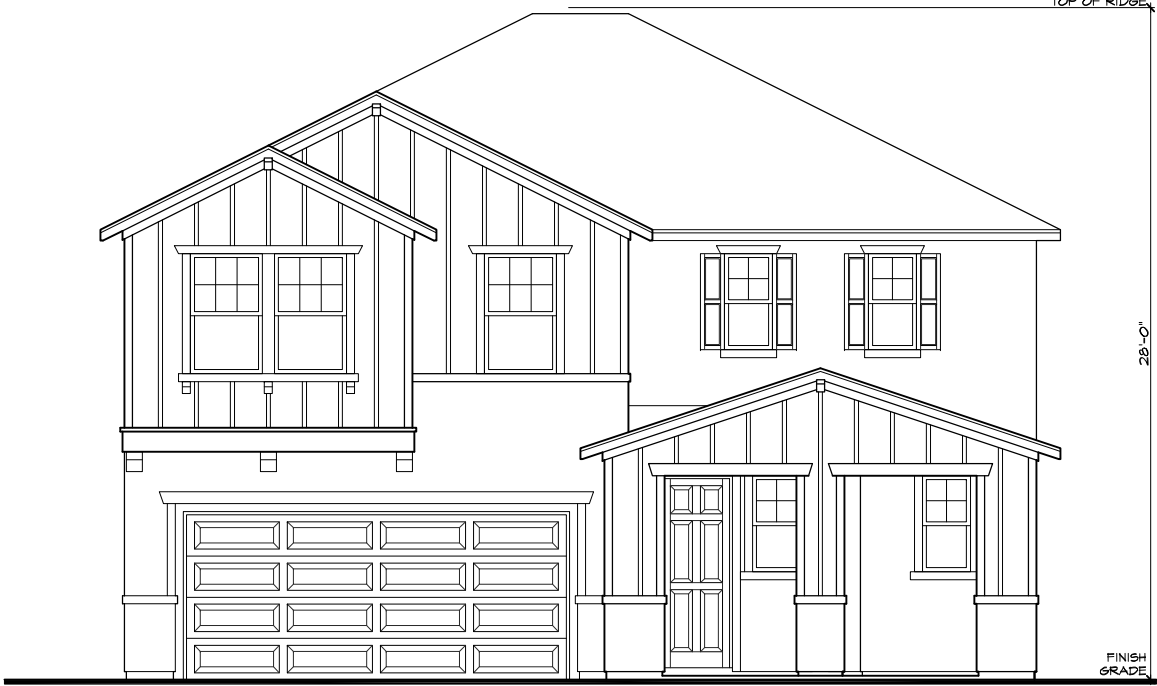


Left Elevation 'F'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'F'



Front Elevation 'F' - Farmhouse



Rear Elevation 'F'

A-2.8





Enhanced Right Elevation 'F'



Enhanced Right Elevation 'B'



Enhanced Right Elevation 'A'

A-2.9



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



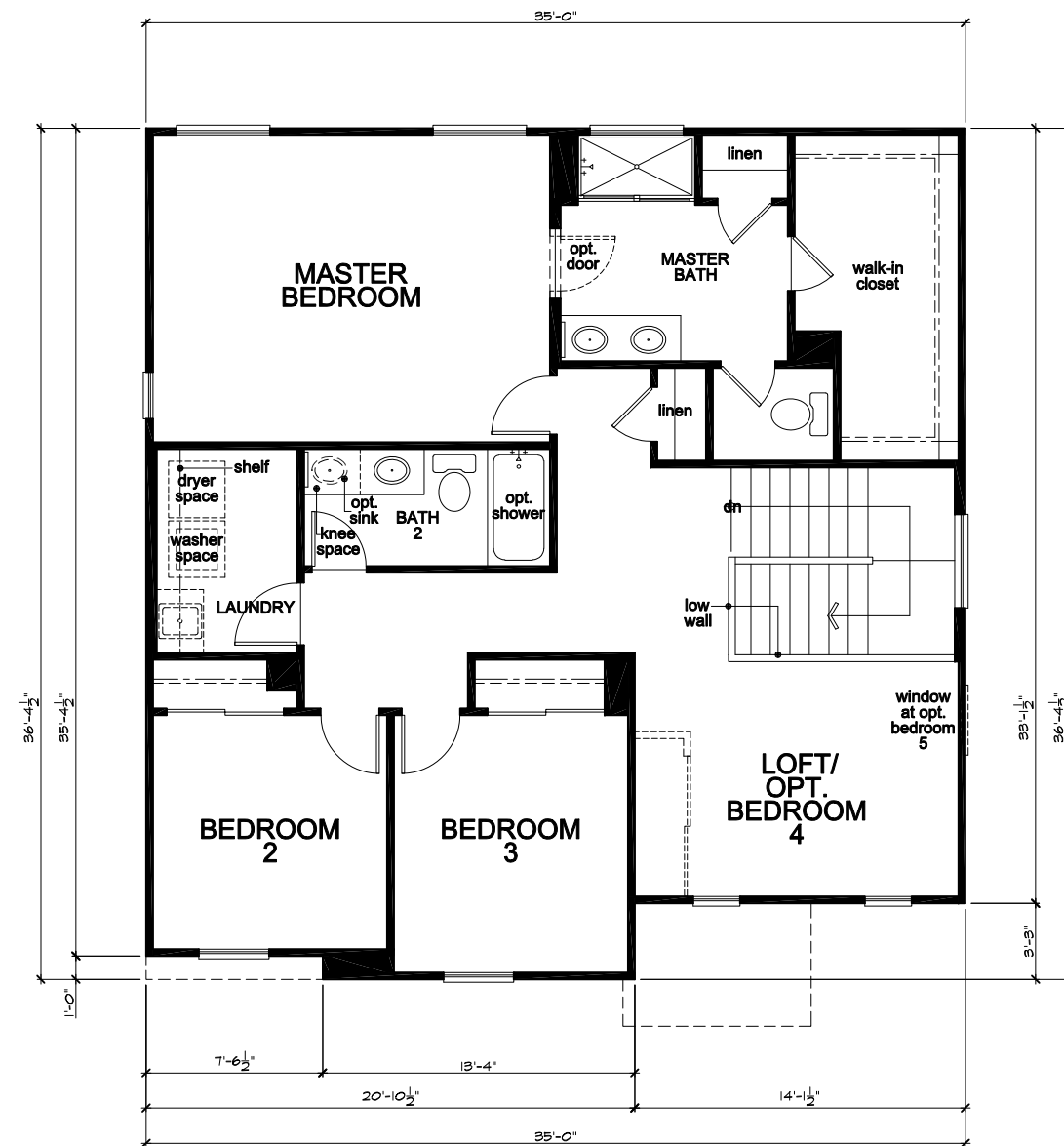
Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

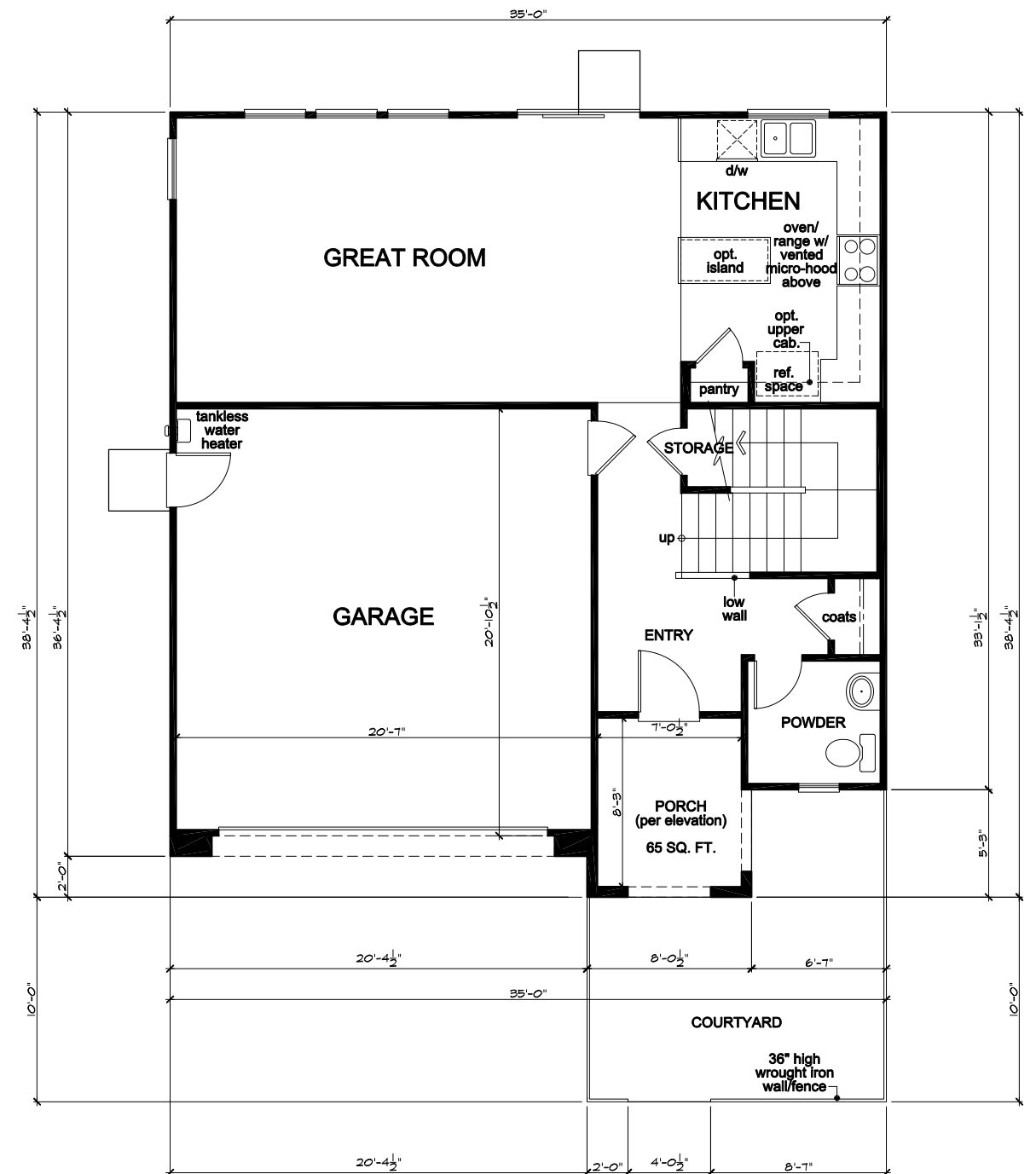
## ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
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- 13 DECORATIVE WROUGHT IRON
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- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING



Second Floor Plan 'A'

| SQUARE FOOTAGE     |      |      |      |      |
|--------------------|------|------|------|------|
| PLAN 235.1880      |      |      |      |      |
|                    | "A"  | "B"  | "D"  | "F"  |
| FIRST FLOOR AREA   | 750  | 750  | 750  | 750  |
| SECOND FLOOR AREA  | 1138 | 1138 | 1138 | 1148 |
| TOTAL AREA         | 1888 | 1888 | 1888 | 1898 |
| GARAGE AREA        | 431  | 431  | 431  | 431  |
| PORCH AREA         | 66   | 113  | 111  | 111  |
| OPTIONS:           |      |      |      |      |
| OPT. COVERED PATIO | 120  | 120  | 120  | 120  |

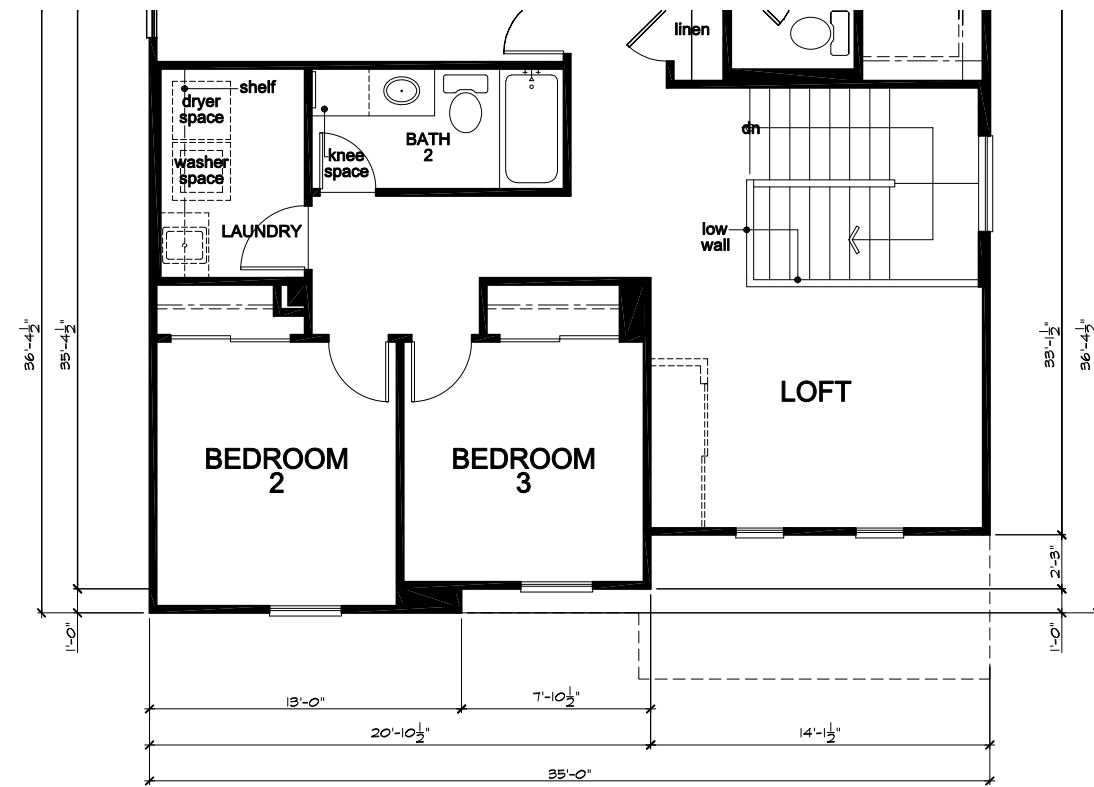


First Floor Plan 'A'

A-1.1



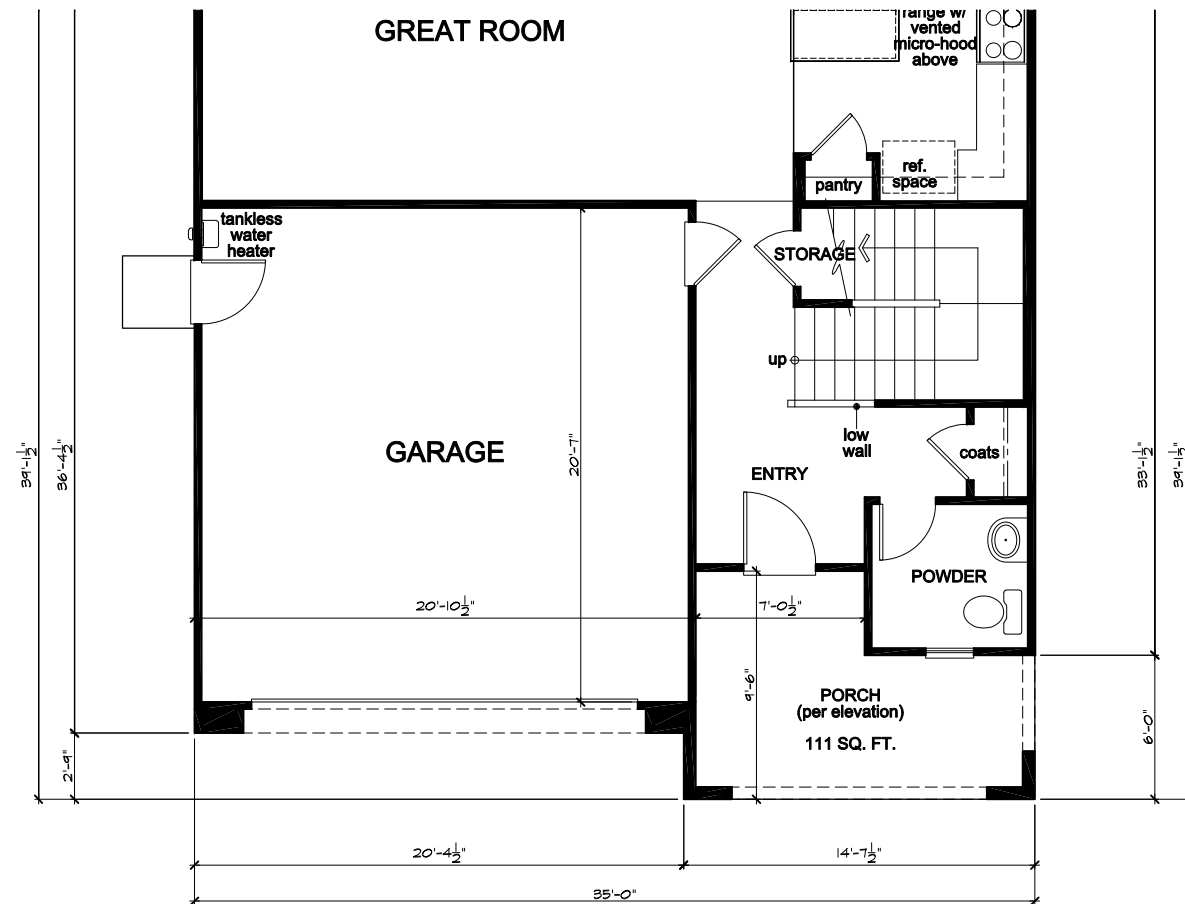




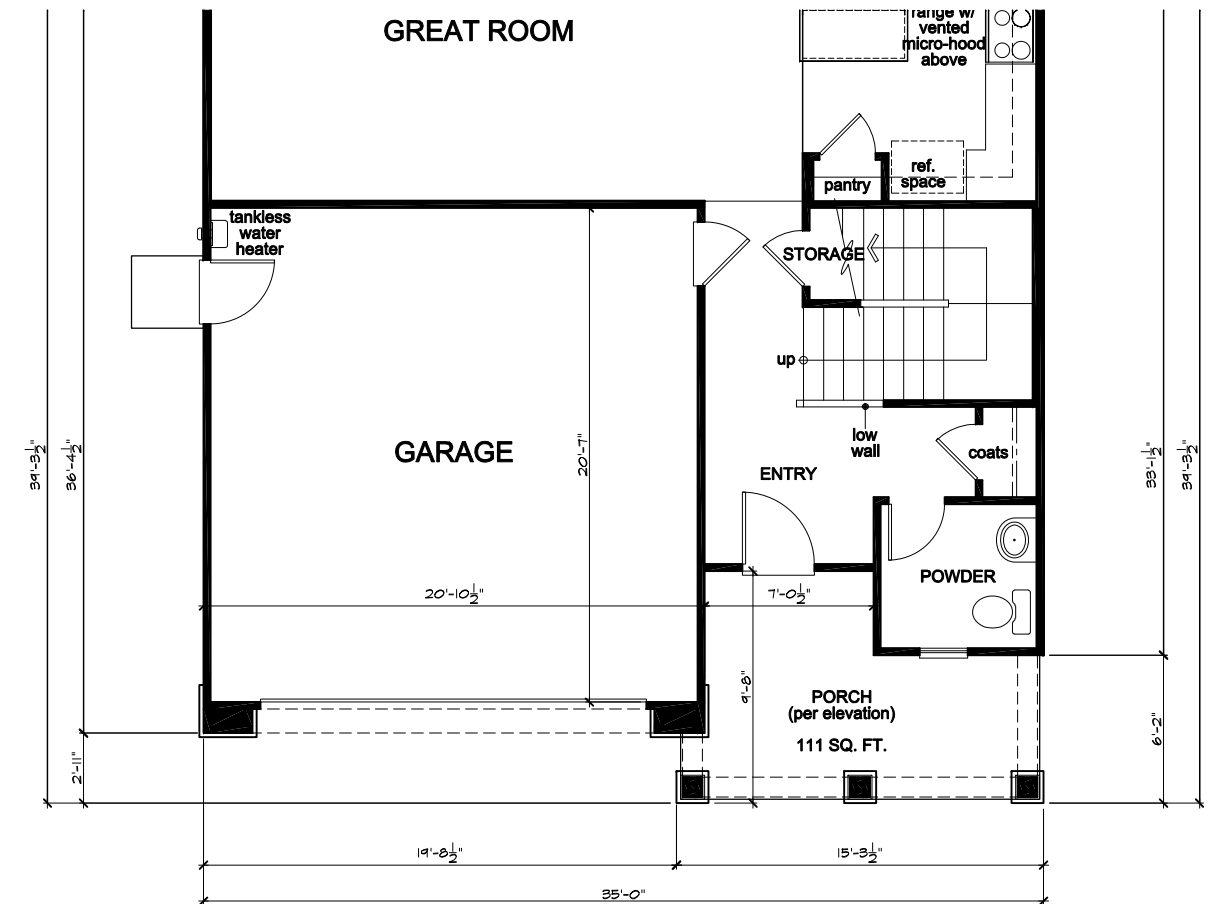
Second Floor Plan 'D'



Second Floor Plan 'B'



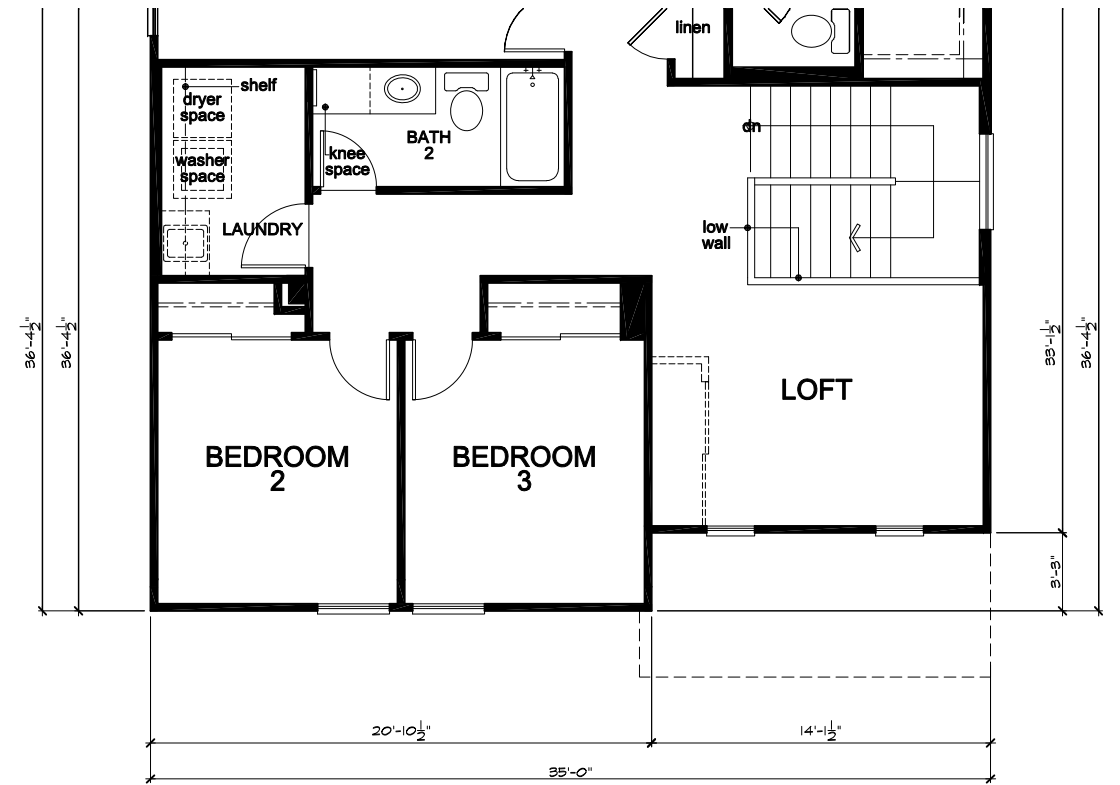
First Floor Plan 'D'



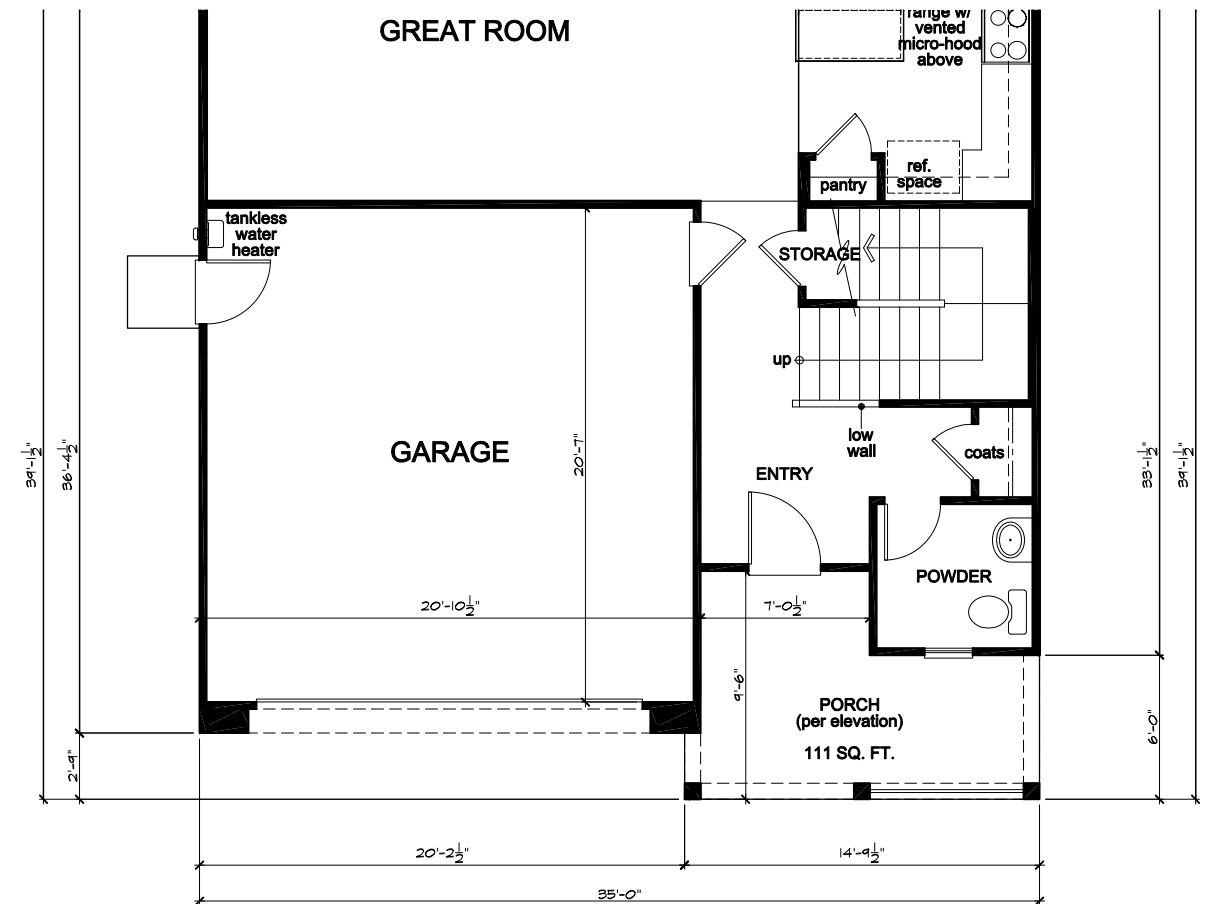
First Floor Plan 'B'

A-1.2





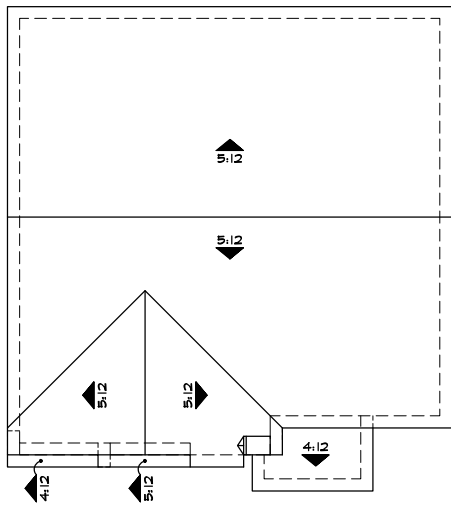
Second Floor Plan 'F'



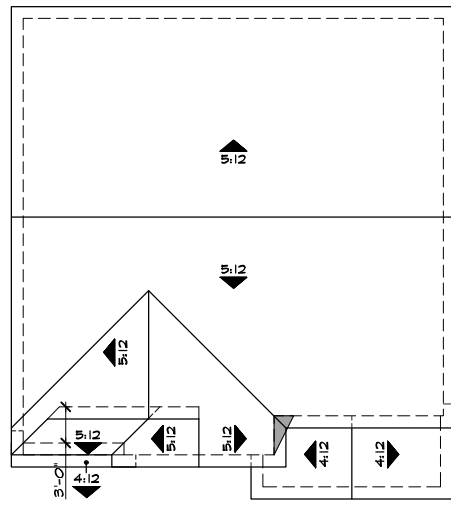
First Floor Plan 'F'

A-1.3

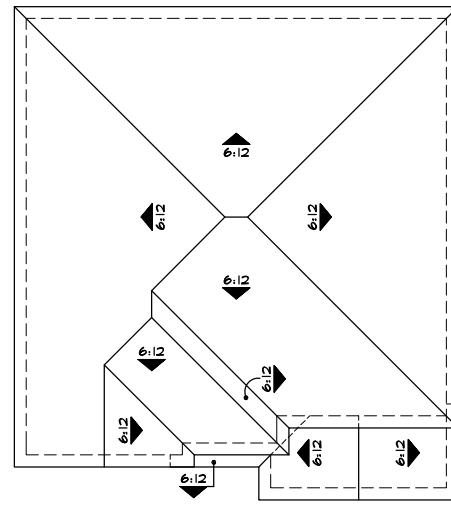




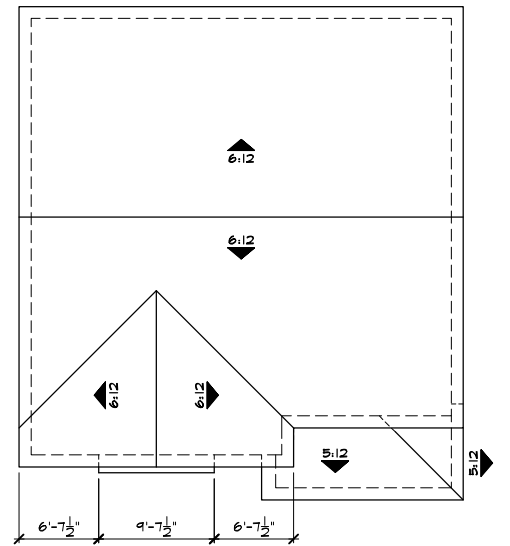
'A'



'B'



'D'

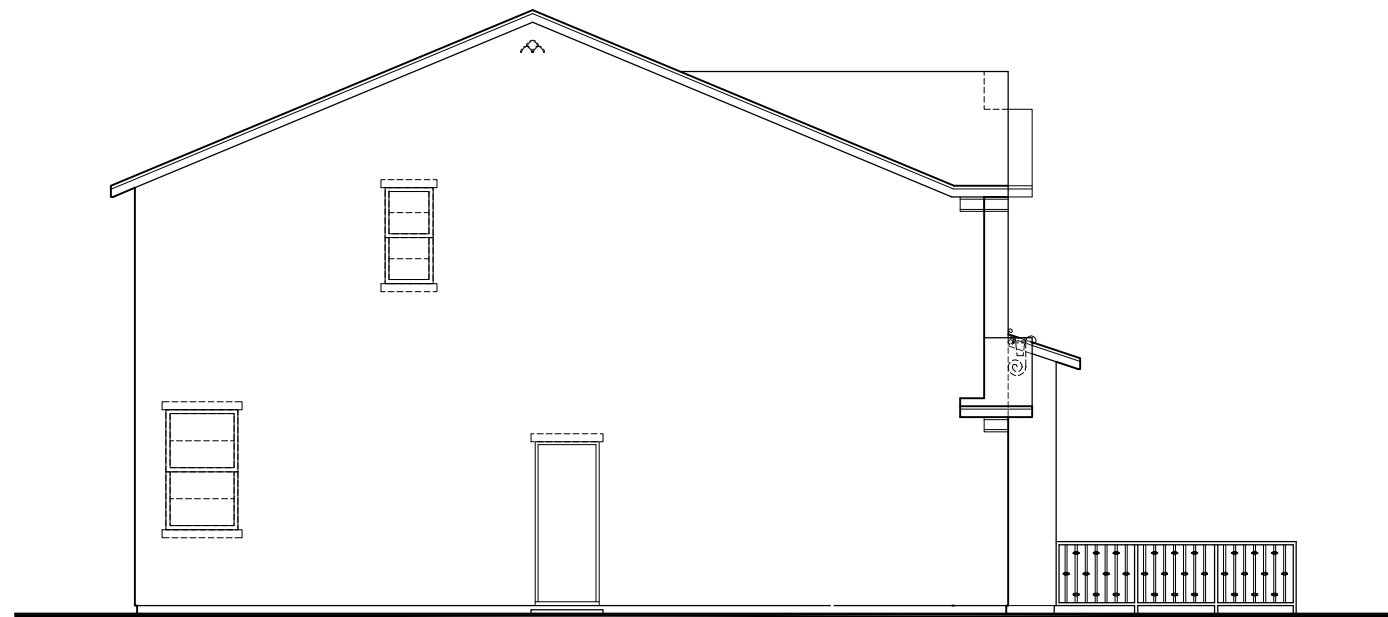


'F'

# Roof Plans

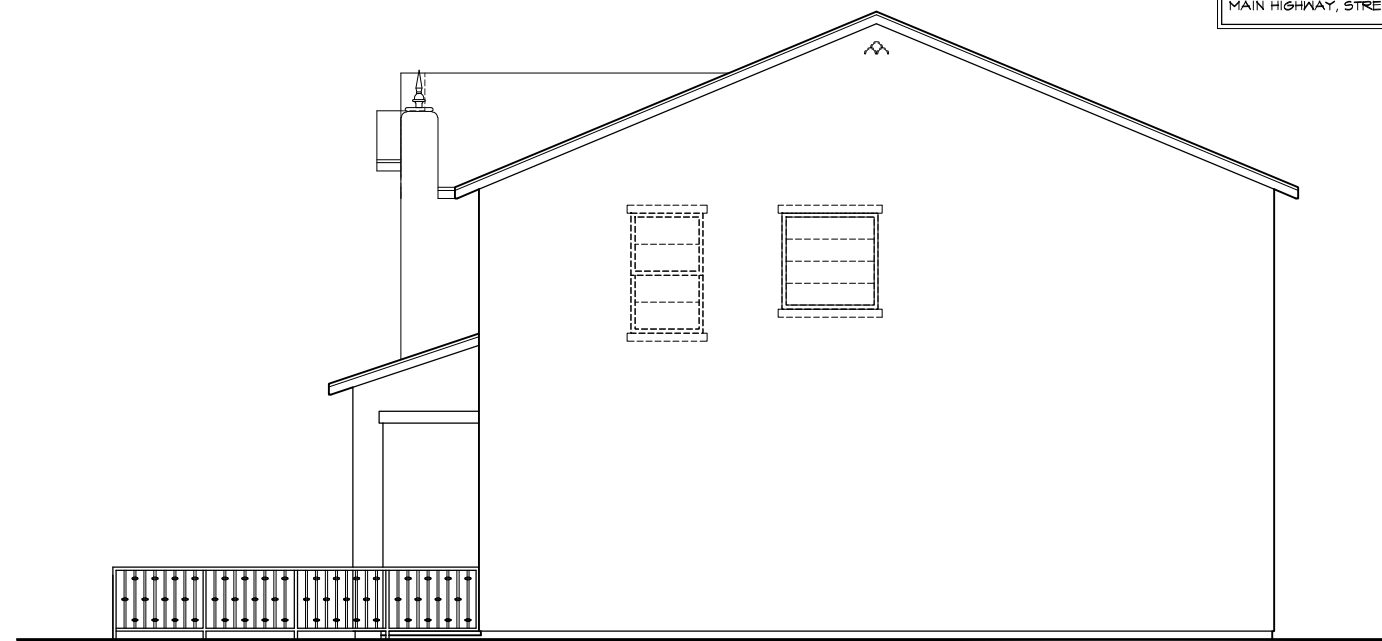
SOMERSET R-8

A-1.4



Left Elevation 'A'

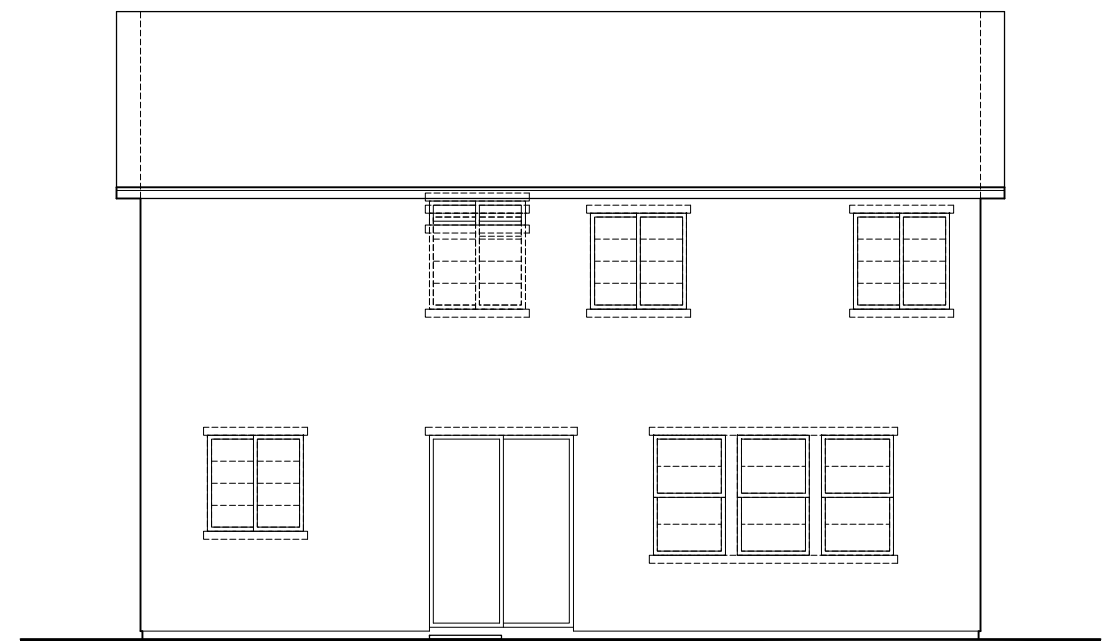
**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'A'



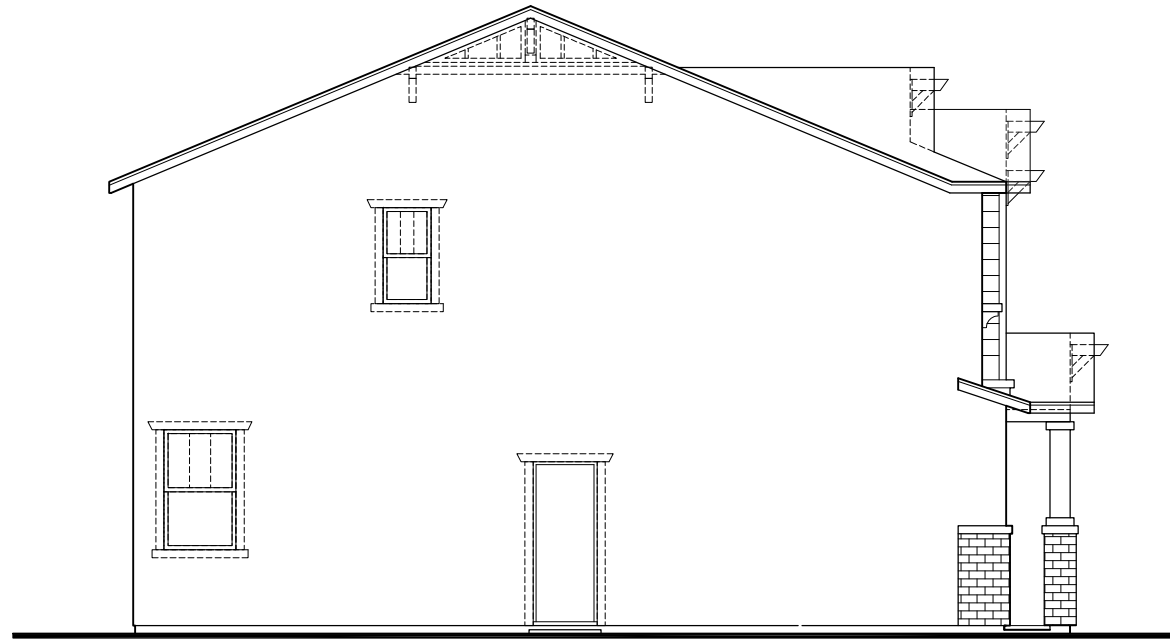
Front Elevation 'A' - Spanish



Rear Elevation 'A'

A-1.5





Left Elevation 'B'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'B'

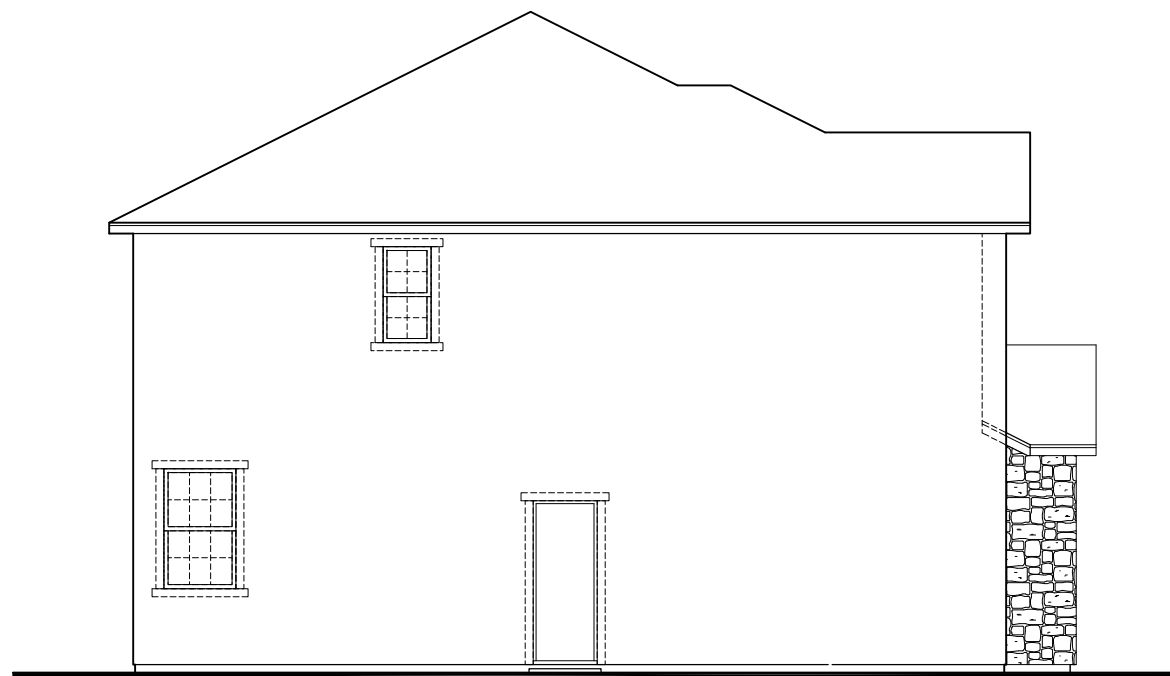


Front Elevation 'B' - Craftsman

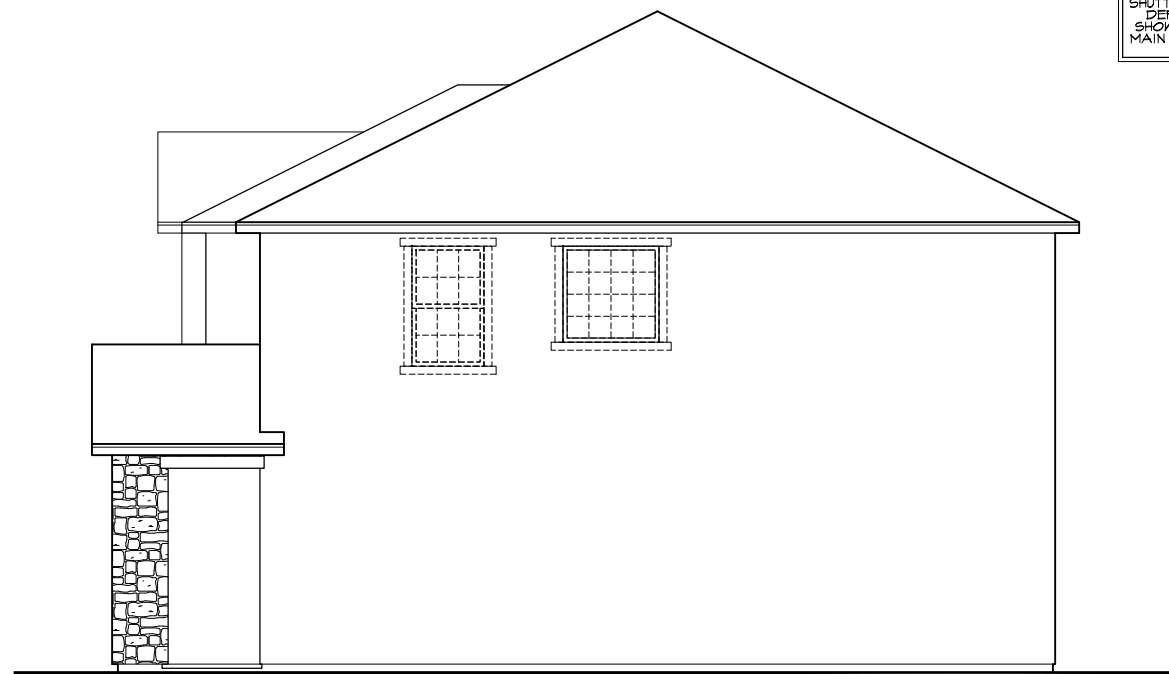


Rear Elevation 'B'

A-1.6



Left Elevation 'D'



Right Elevation 'D'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS

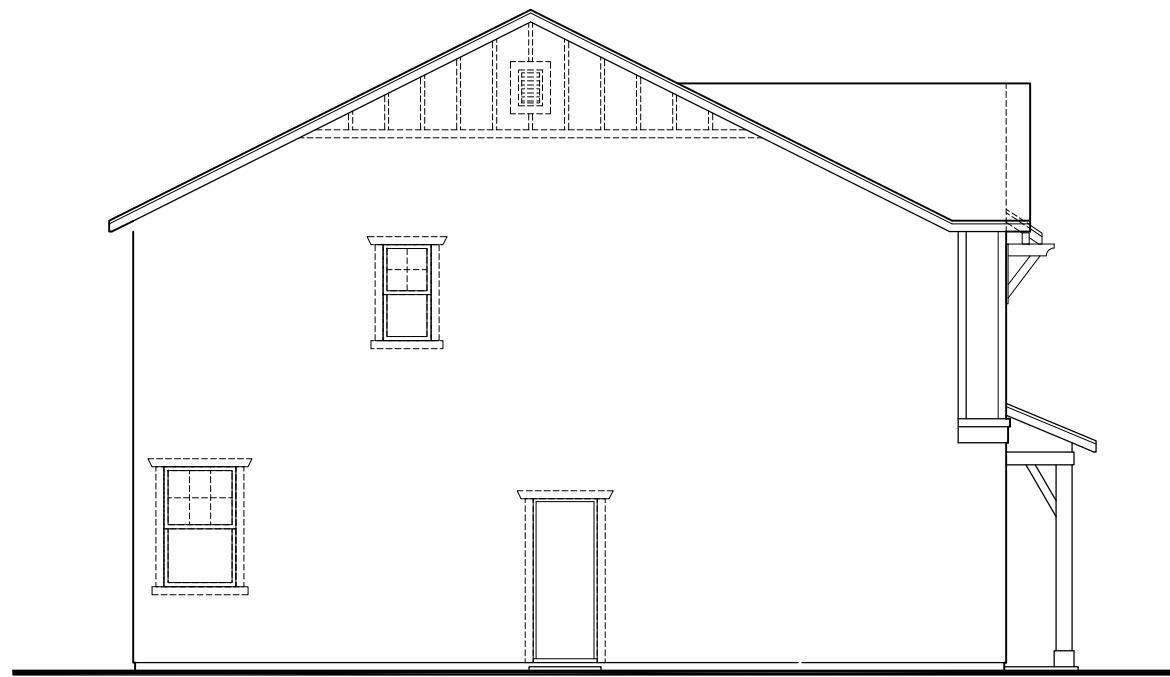


Front Elevation 'D' - French Cottage

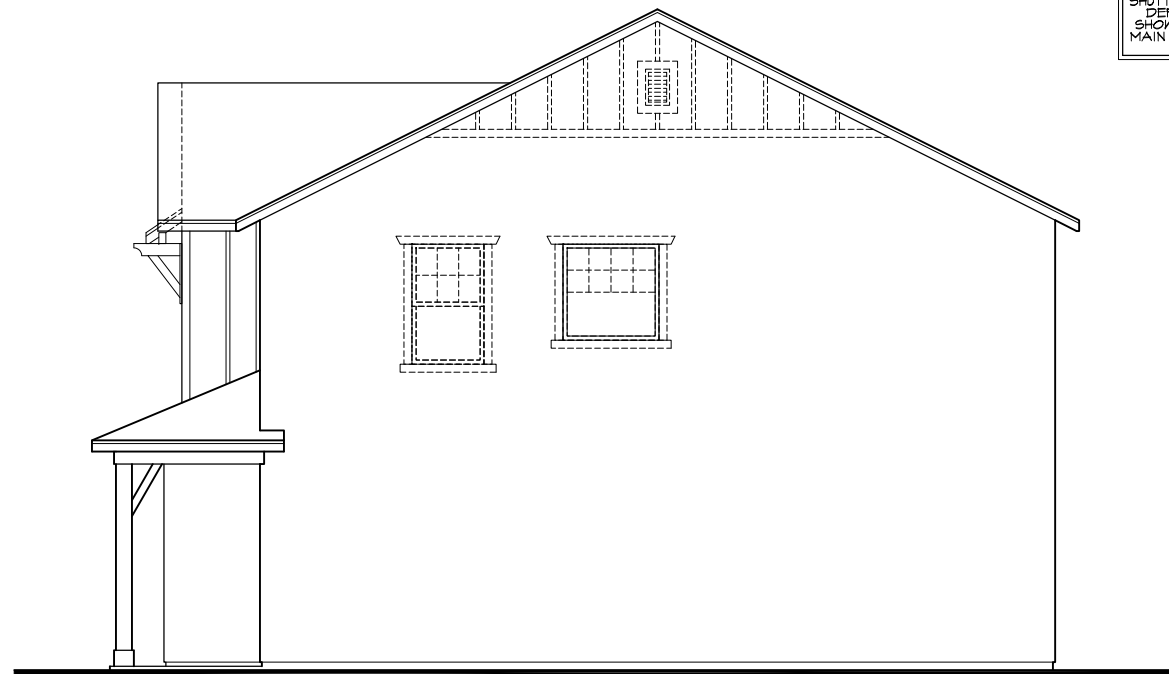


Rear Elevation 'D'

A-1.7



Left Elevation 'F'



Right Elevation 'F'

**\*NOTE\***  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS.  
 DEPICTS ENHANCED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



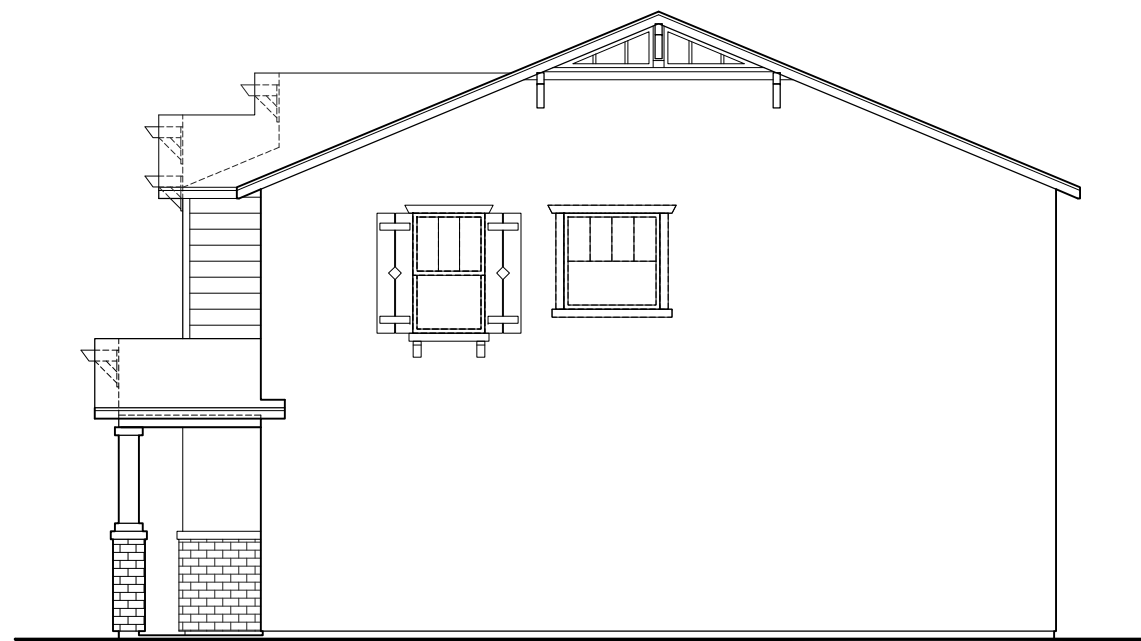
Front Elevation 'F' - Farmhouse



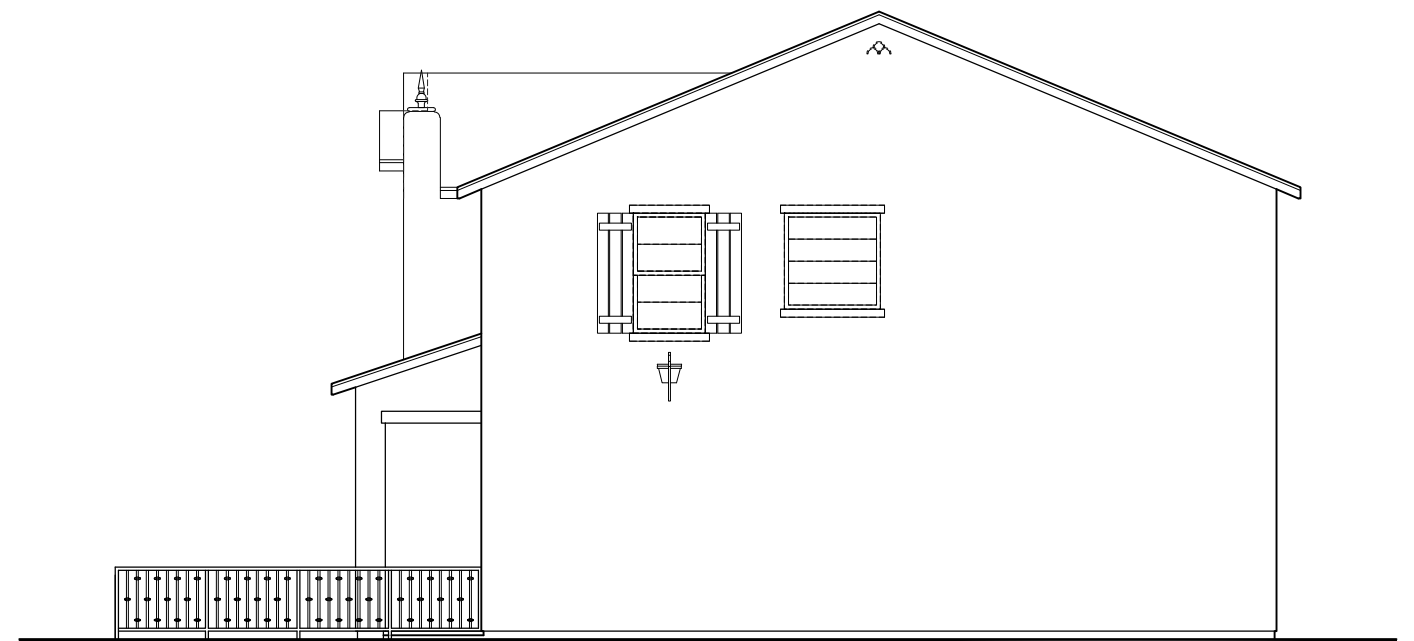
Rear Elevation 'F'

A-1.8





Enhanced Right Elevation 'B'



Enhanced Right Elevation 'A'

A-1.9







STREET SCENE



KB Home Central California  
3005 Douglas Blvd., Suite 250  
Roseville, CA 95661  
(916) 945-3880  
CITY OF WOODLAND

## SOMERSET R5

PLAN No.:  
JOB No.:  
STORY:  
March 14, 2018

590286  
1-STORY

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
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- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
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- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

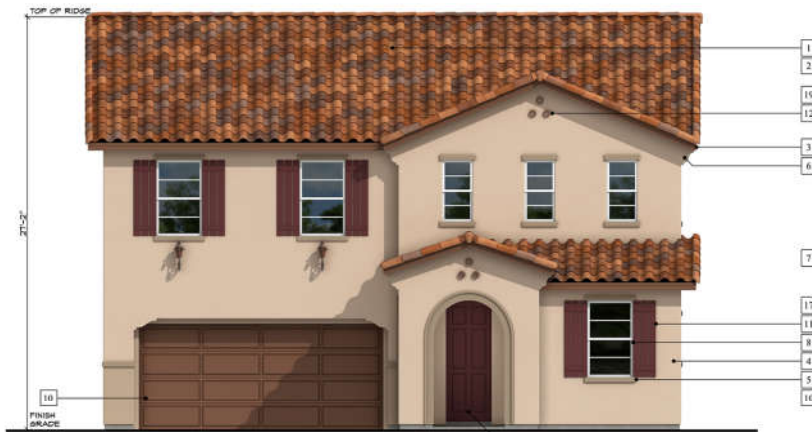
A-1.0



KB Home Central California  
3000 Douglas Blvd., Suite 200  
Roseville, CA 95661  
(916) 945-3880  
CITY OF WOODLAND

SOMERSET R5

PLAN No.: 140-2147  
JOB No.: 502286  
STORY: 1-STORY  
REV: June 08, 2018



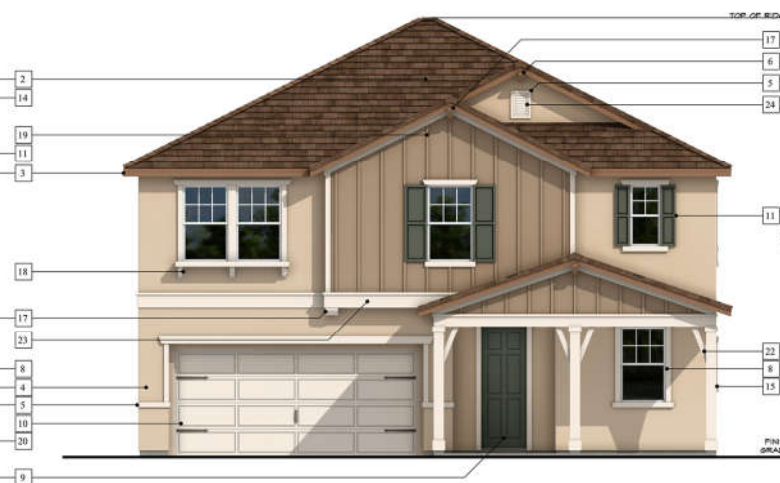
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
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- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
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- 18 POT SHELF & CORBEL
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- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING



KB Home Central California  
3005 Douglas Blvd., Suite 250  
Roseville, CA 95661  
(916) 945-5880  
CITY OF WOODLAND

SOMERSET R5

A-2.0

PLAN No.: 238-2376  
JOB No.: 502286  
STORY: 1-STORY  
REV: June 08, 2018





Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
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A-3.0



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CITY OF WOODLAND

SOMERSET R5

PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018

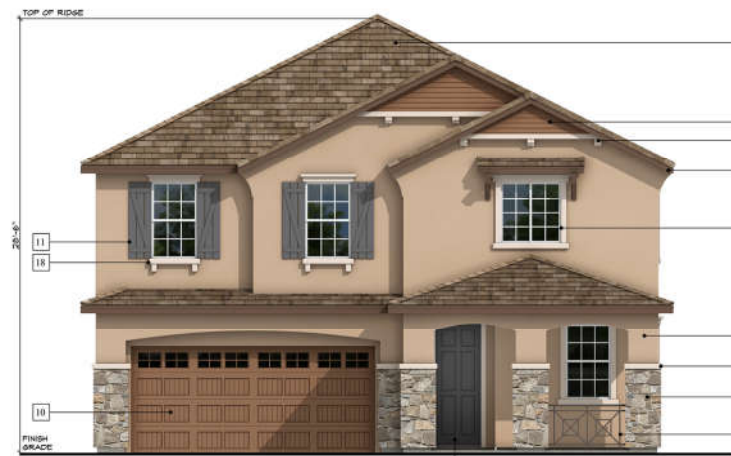




Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
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- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING

A-4.0



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SOMERSET R5

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018



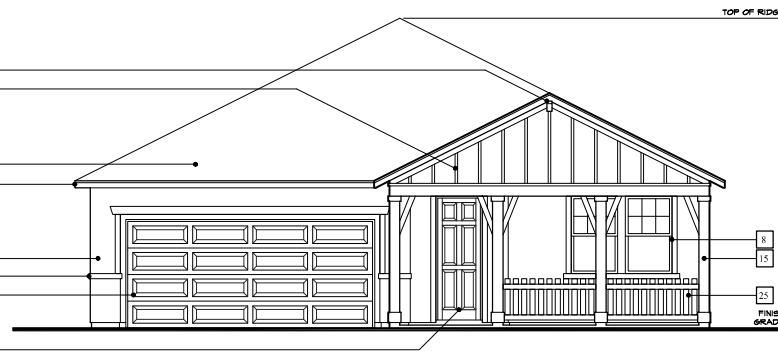
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING

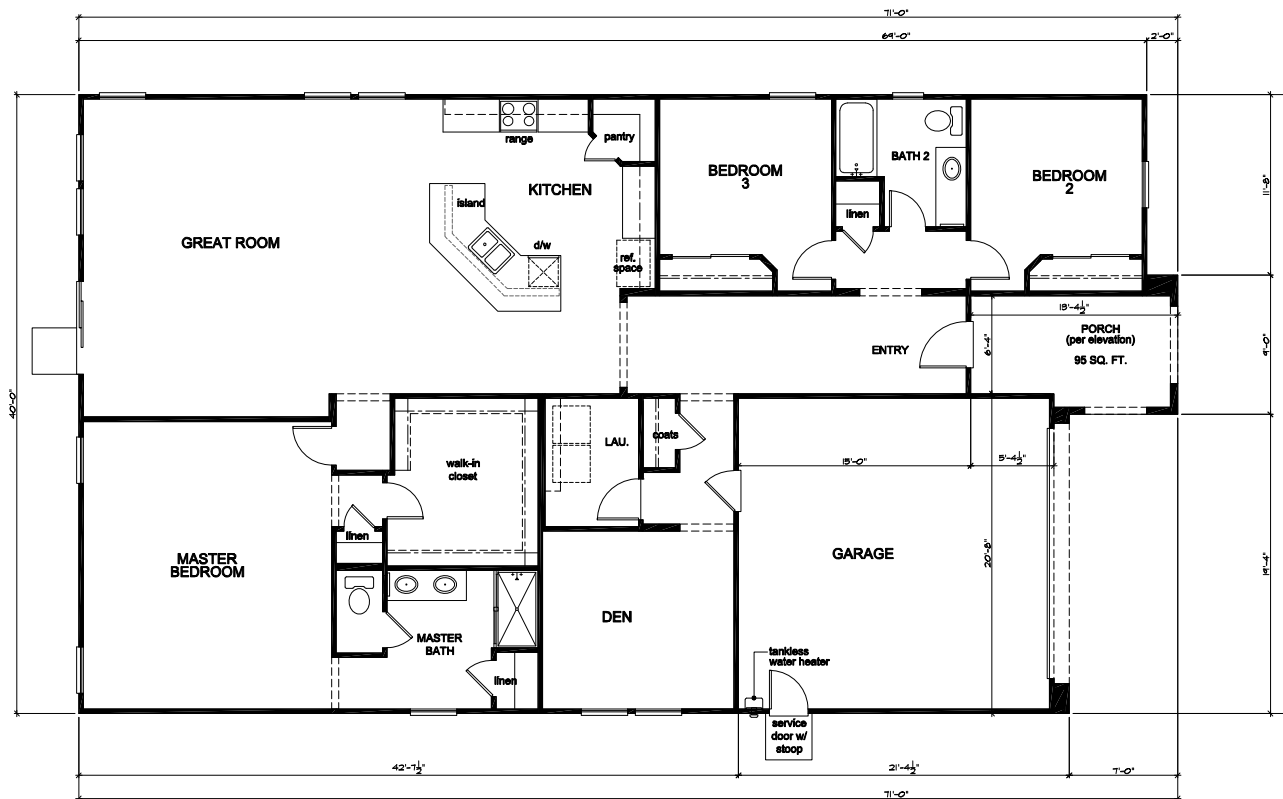


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SOMERSET R5

A-1.0

PLAN No.: 140.2147  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018



Floor Plan 'A'

| PLAN 1402147    |      |      |      |      |         |
|-----------------|------|------|------|------|---------|
|                 | 'A'  | 'B'  | 'D'  | 'F'  |         |
| 1st FLOOR AREA  | 2147 | 2147 | 2147 | 2147 | SQ. FT. |
| TOTAL AREA      | 2147 | 2147 | 2147 | 2147 | SQ. FT. |
| GARAGE AREA     | 417  | 417  | 417  | 417  | SQ. FT. |
| PORCH AREA      | 45   | 45   | 45   | 204  | SQ. FT. |
| OPTIONS:        |      |      |      |      |         |
| COVERED PATIO   | 100  | 100  | 100  | 100  | SQ. FT. |
| ENL. COV. PATIO | 145  | 145  | 145  | 145  | SQ. FT. |

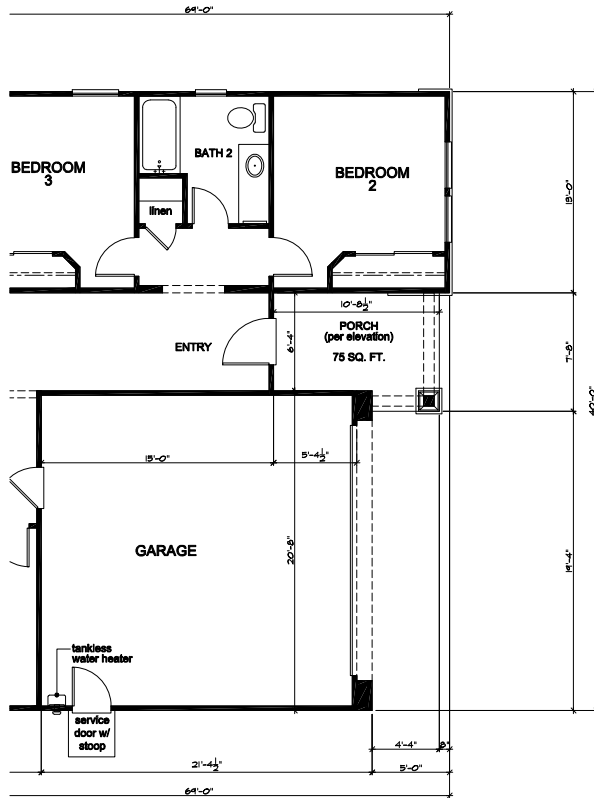
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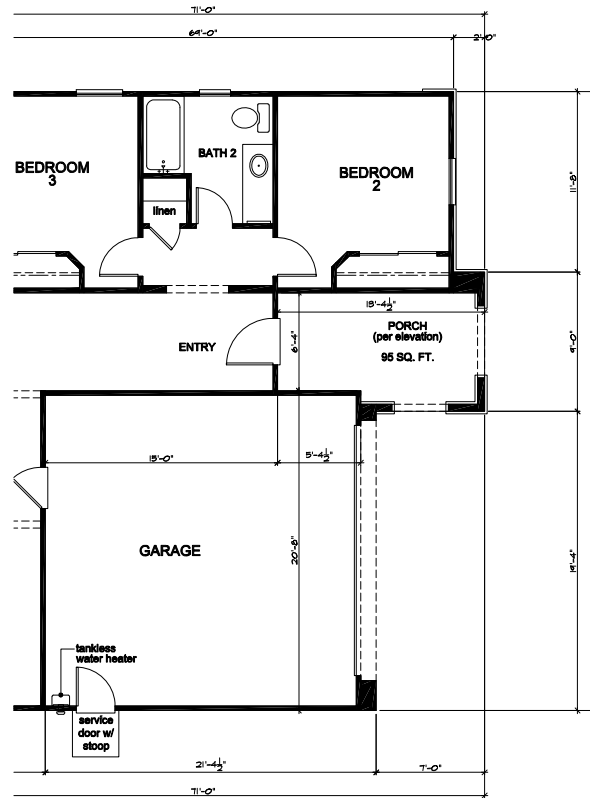
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SOMERSET R5

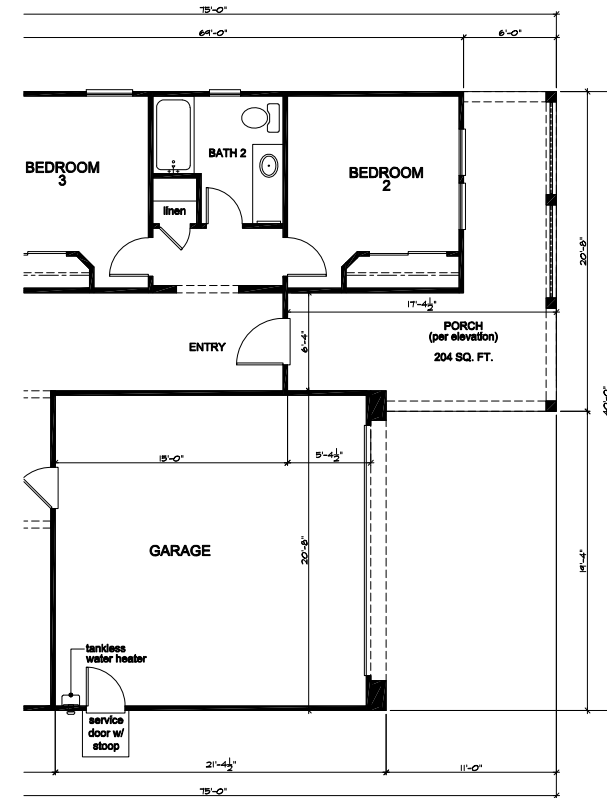
PLAN No.: 140.2147  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018



Partial Floor Plan 'B'



Partial Floor Plan 'D'



Partial Floor Plan 'F'

A-1.2

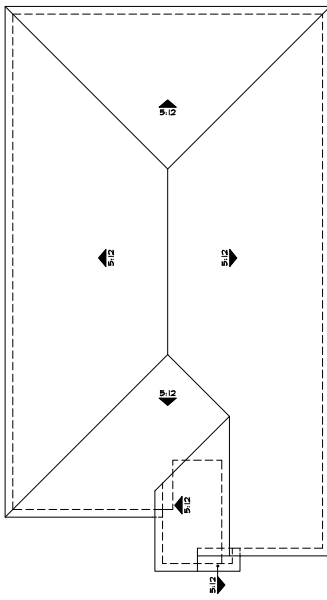


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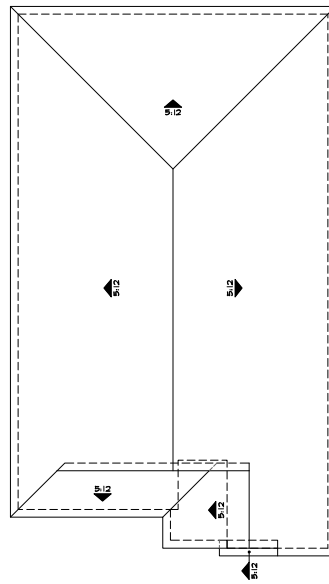
SOMERSET R5

PLAN No.: 140.2147  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018

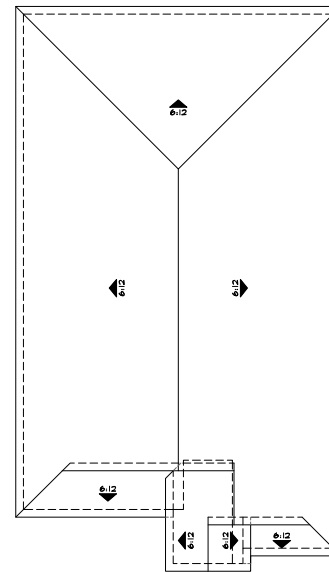




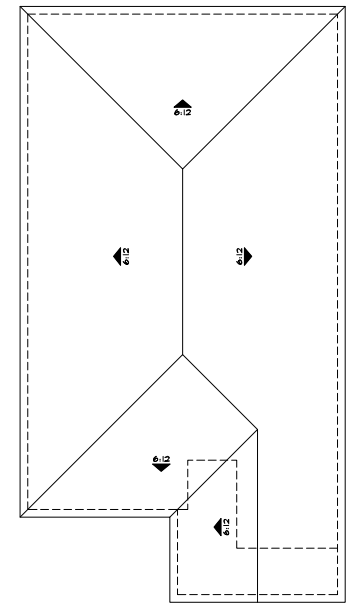
**'A'**



**'B'**



**'D'**



**'F'**

Roof Plans

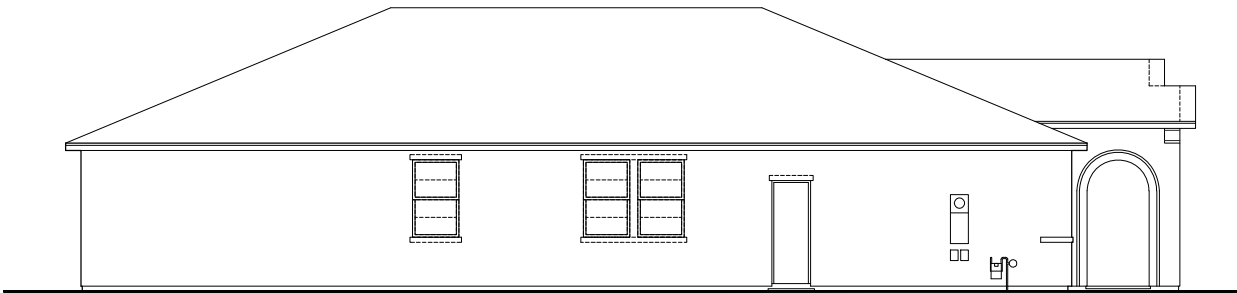
A-1.3



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SOMERSET R5

PLAN No.: 140.2147  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018

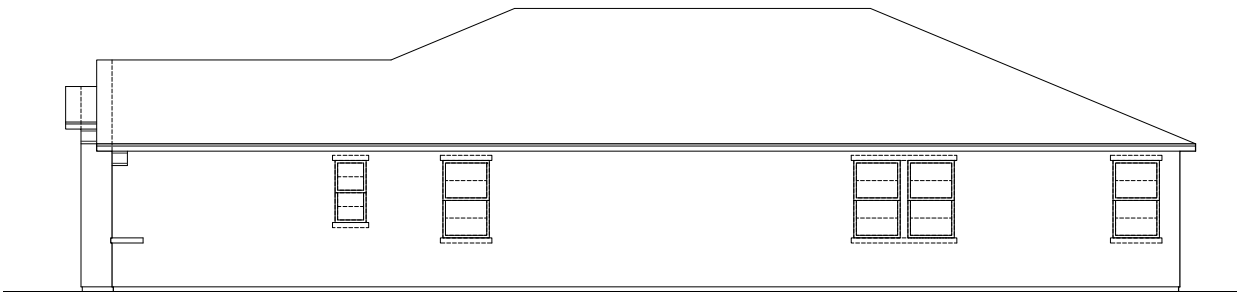


Left Elevation 'A'

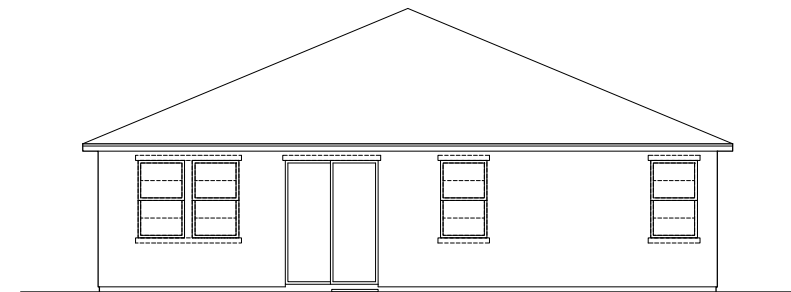
NOTE:  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE:  
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW  
 SHUTTERS, SHALE END DETAILS AND WINDOW GRIDS.  
 DETAILS ENLARGED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS PAGES.  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'

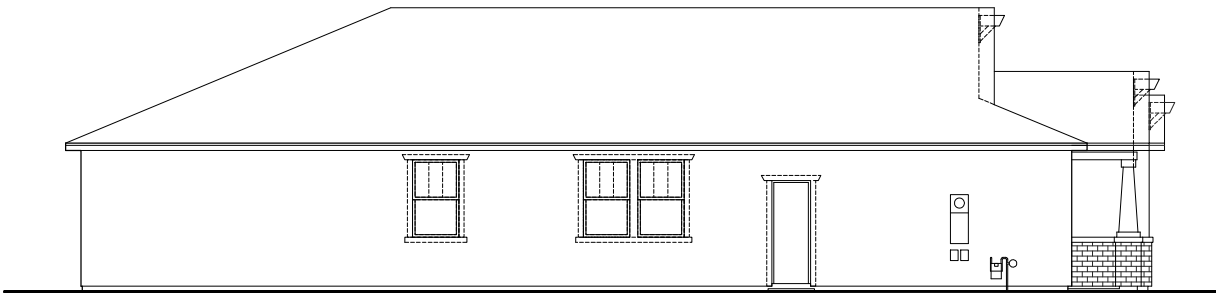
A-1.4



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SOMERSET R5

PLAN No.: 140.2147  
 JOB No.: 500286  
 STORY: 1-STORY  
 REV: June 08, 2018

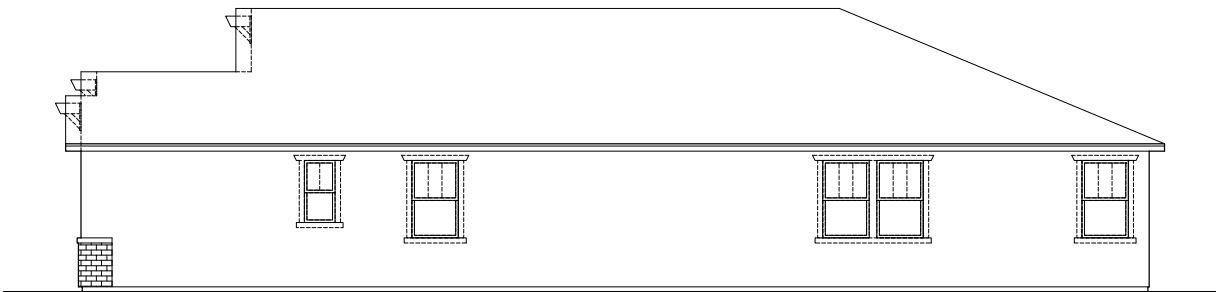


Left Elevation 'B'

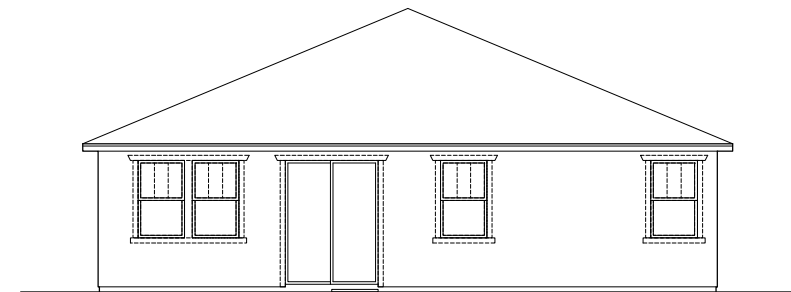
NOTE:  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOLD TRIMS, FOLD WINDOW  
 SHUTTERS, SHUTTER AND DETAILS AND WINDOW GRIDS  
 DETAILS ENLARGED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

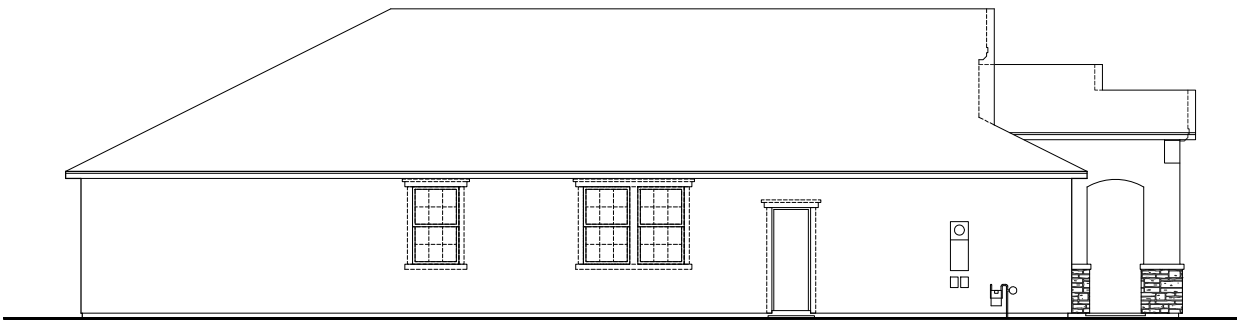
A-1.5



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SOMERSET R5

PLAN No.: 140.2147  
 JOB No.: 500286  
 STORY: 1-STORY  
 REV: June 08, 2018

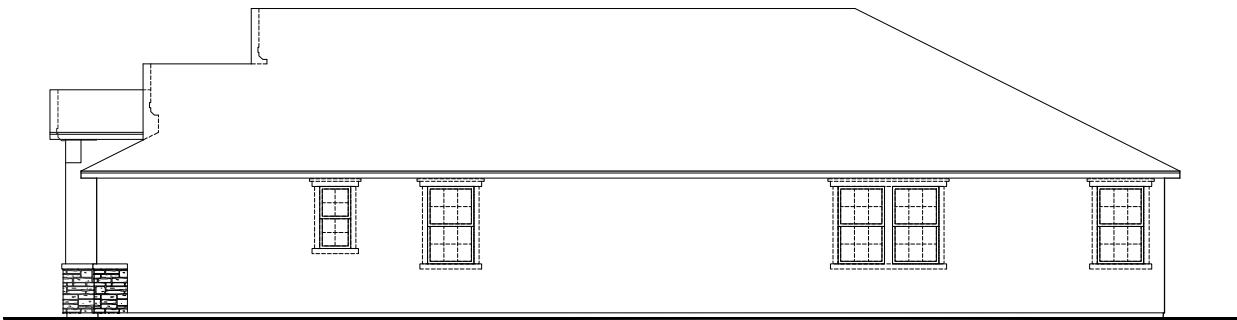


Left Elevation 'D'

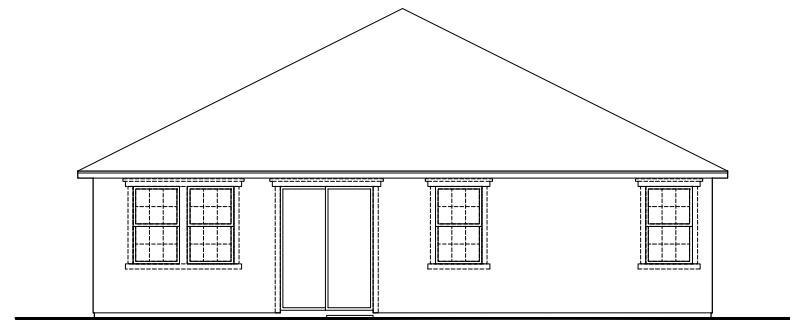
NOTE:  
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 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FRAMES, TRIM, FLOOR/CEILING  
 SHUTTERS, SILL AND DETAILING AND WINDOW GRIDS.  
 DETAILS ENLARGED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS PAGES  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'

A-1.6

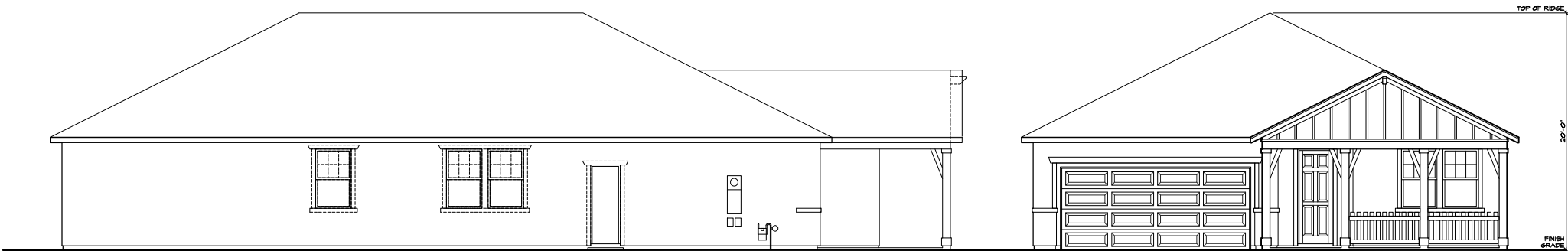


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PLAN No.: 140.2147  
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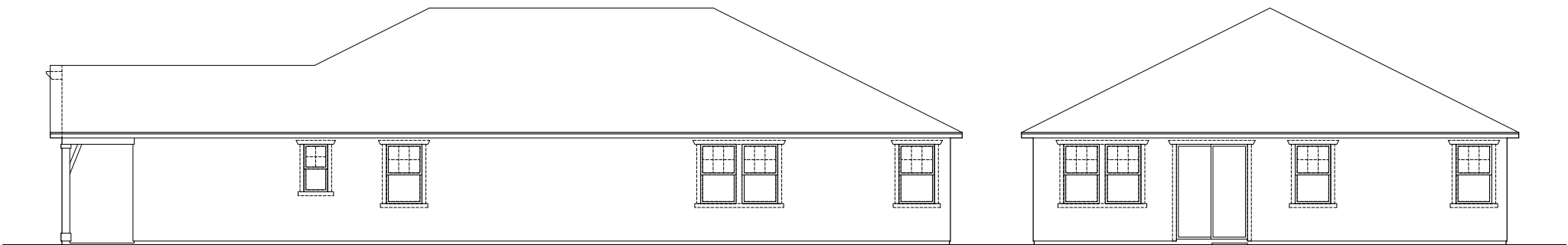




Left Elevation 'F'

NOTE:  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOLD TRIMS, FOLD WINDOW  
 SHUTTERS, SABLE END DETAILS AND WINDOW GRIDS.  
 DETAILS ENLARGED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS PAGES  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS

Front Elevation 'F' - Farmhouse



Right Elevation 'F'

Rear Elevation 'F'

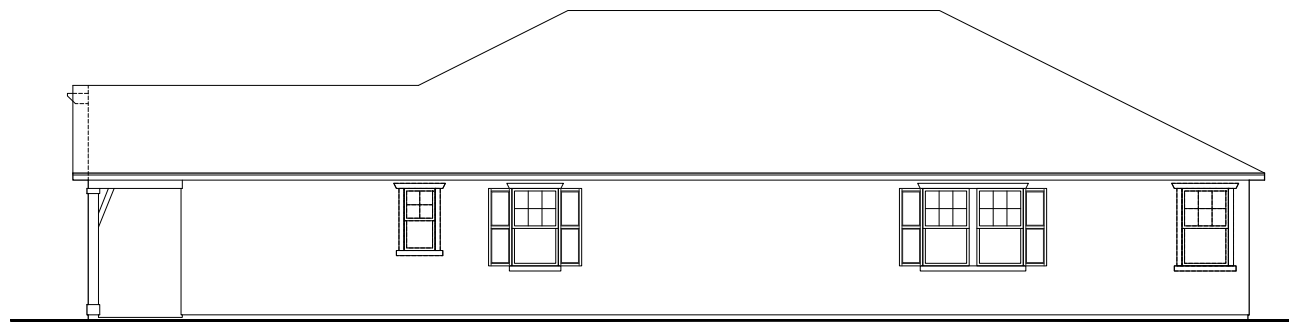
A-1.7



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SOMERSET R5

PLAN No.: 140.2147  
 JOB No.: 500286  
 STORY: 1-STORY  
 REV: June 08, 2018



Enhanced Right Elevation 'F'

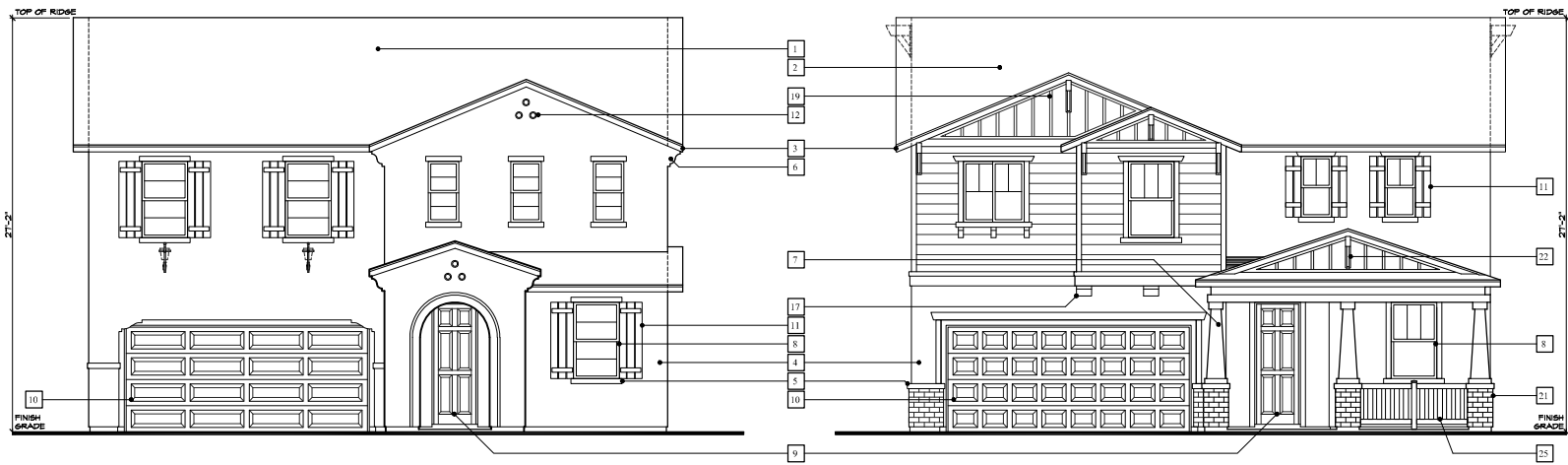
A-1.8



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SOMERSET R5

PLAN No.: 140.2147  
JOB No.: 500286  
STORY: 1-STORY  
REV: June 08, 2018



Elevation 'A' - Spanish

Elevation 'B' - Craftsman



Elevation 'D' - French Cottage

Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING

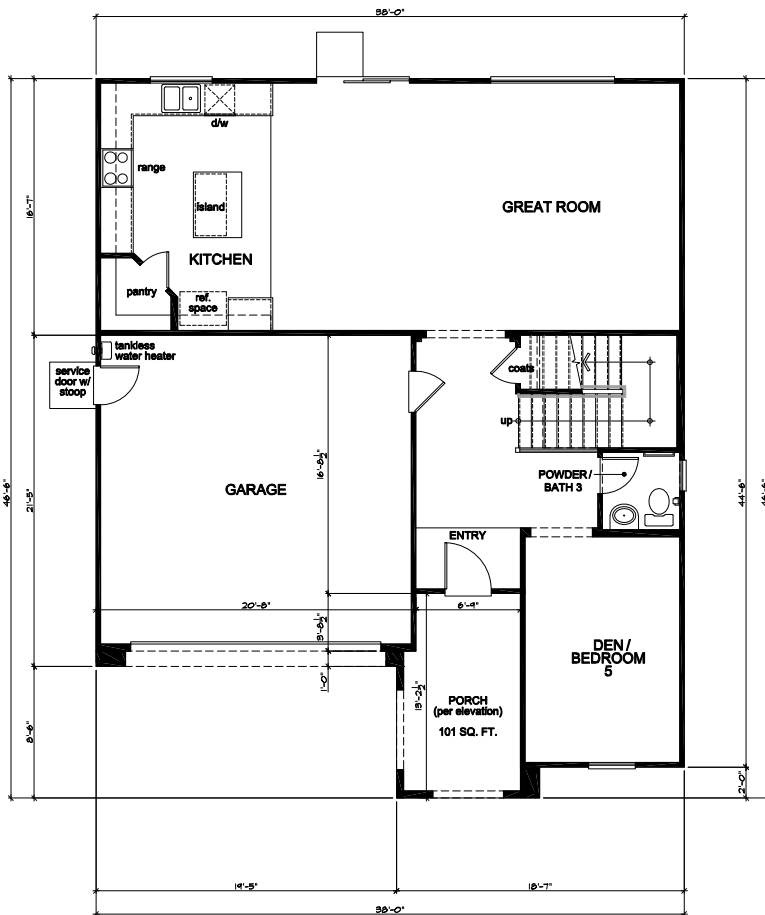
A-2.0



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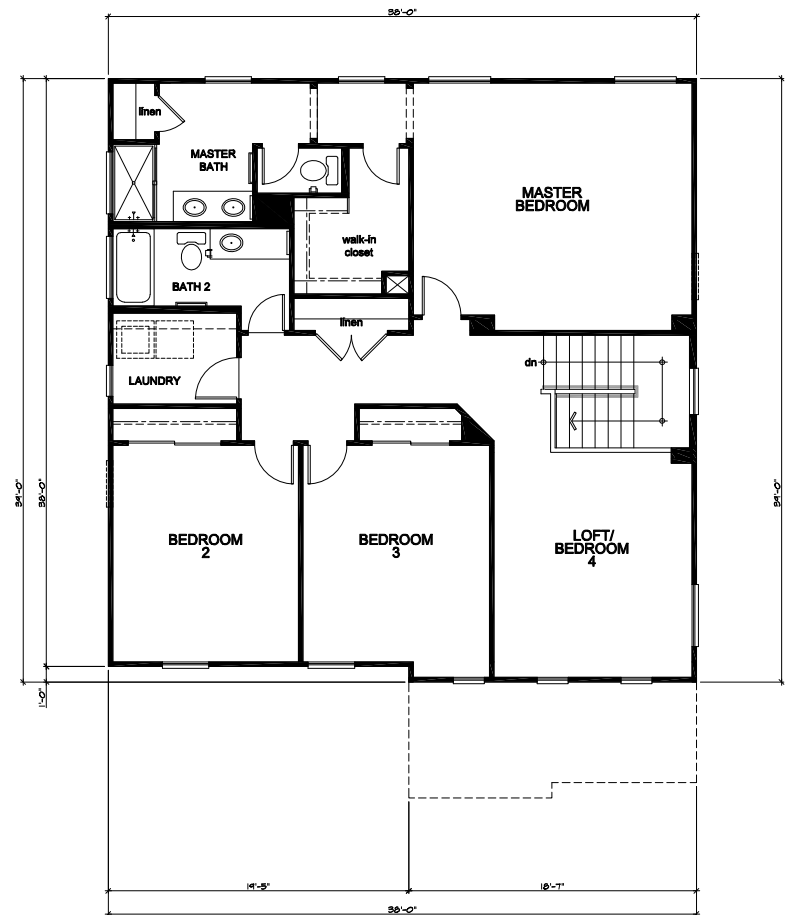
SOMERSET R5

PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



First Floor Plan 'A'

| SQUARE FOOTAGE  |      |      |      |      |      |         |
|-----------------|------|------|------|------|------|---------|
| PLAN 238.2376   |      |      |      |      |      |         |
|                 | A'   | B'   | C'   | D'   | E'   |         |
| 1st FLOOR AREA  | 1048 | 1048 | 1048 | 1048 | 1048 | SQ. FT. |
| 2nd FLOOR AREA  | 1940 | 1914 | 1884 | 1864 | 1864 | SQ. FT. |
| TOTAL AREA      | 2488 | 2423 | 2427 | 2427 | 2427 | SQ. FT. |
| GARAGE AREA     | 411  | 411  | 411  | 411  | 411  | SQ. FT. |
| PORCH AREA      | 101  | 208  | 88   | 148  | 148  | SQ. FT. |
| OPTIONS:        |      |      |      |      |      |         |
| COVERED PATIO   | 180  | 180  | 180  | 180  | 180  | SQ. FT. |
| ENL. COV. PATIO | 248  | 248  | 248  | 248  | 248  | SQ. FT. |



Second Floor Plan 'A'

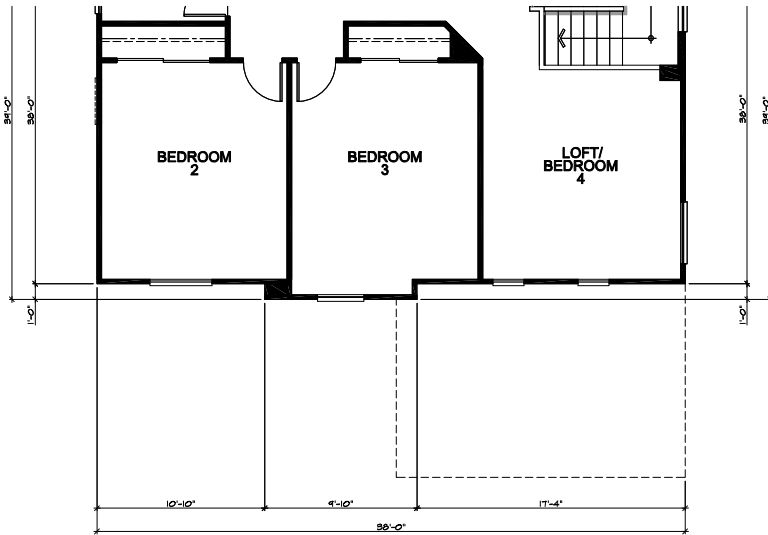
A-2.1



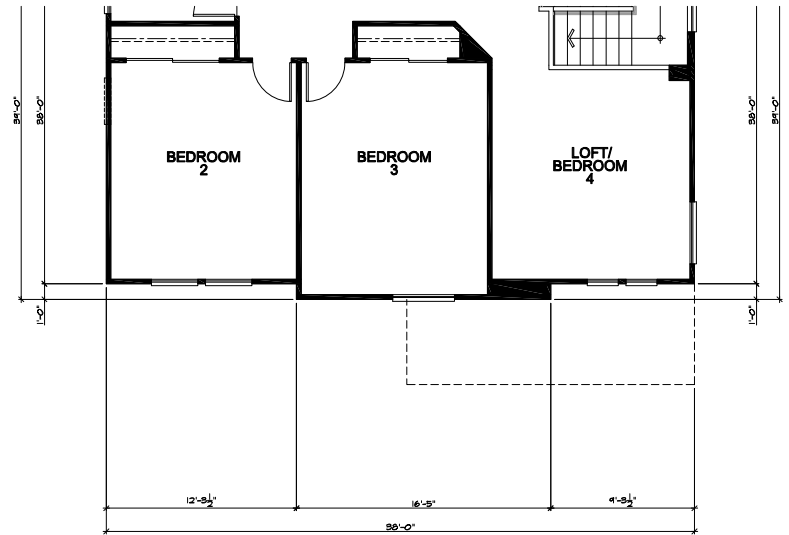
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SOMERSET R5

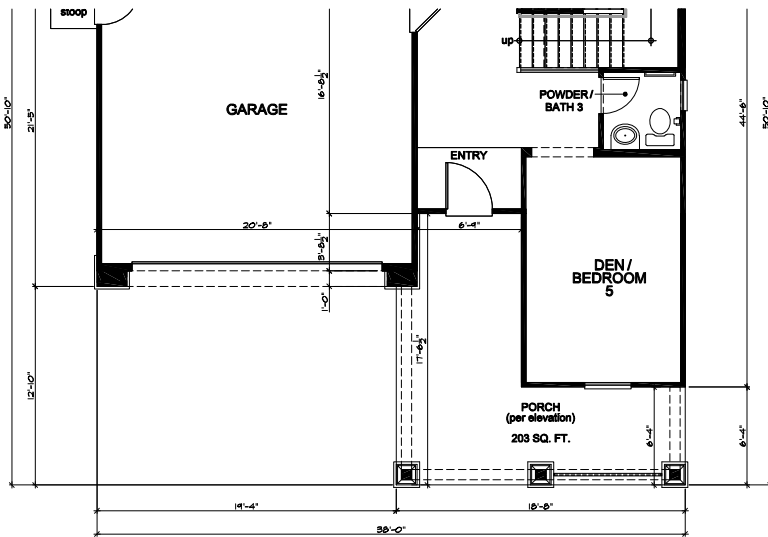
PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



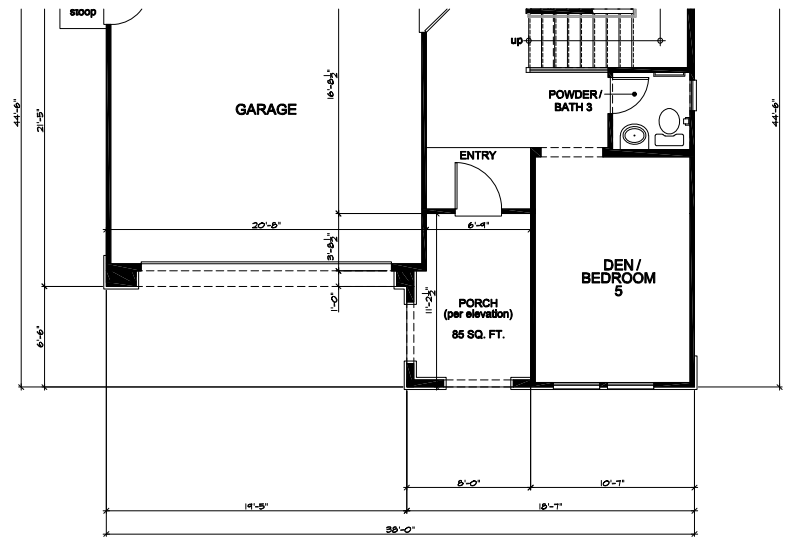
Second Floor Plan 'B'



Second Floor Plan 'D'



Partial First Floor Plan 'B'



Partial First Floor Plan 'D'

A-2.2

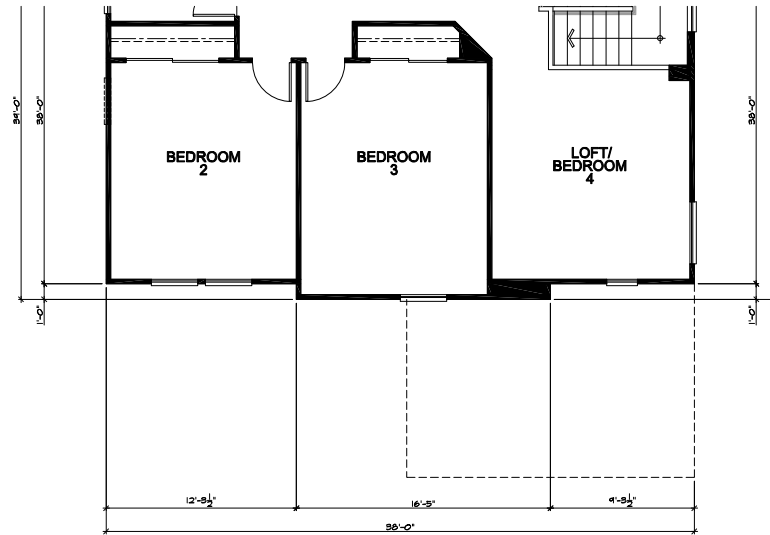


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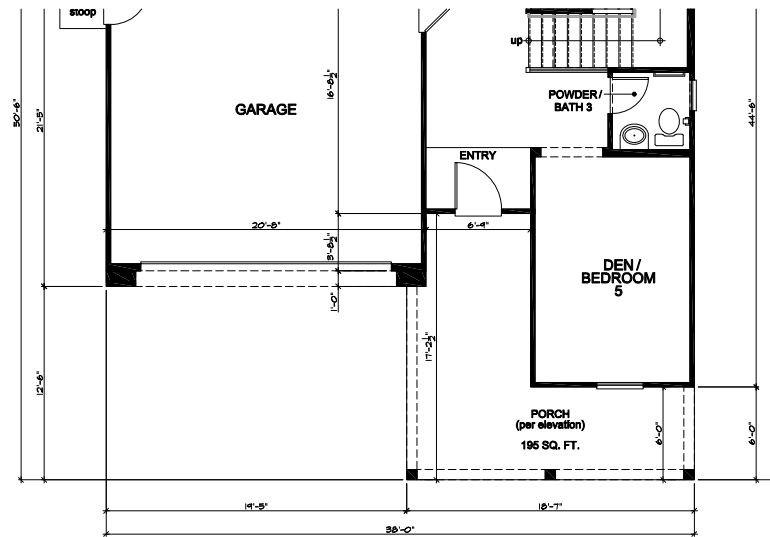
SOMERSET R5

PLAN No.: 238.2376  
JOB No.: 508286  
STORY: 2-STORY  
REV: June 08, 2018





Second Floor Plan 'F'



Partial First Floor Plan 'F'

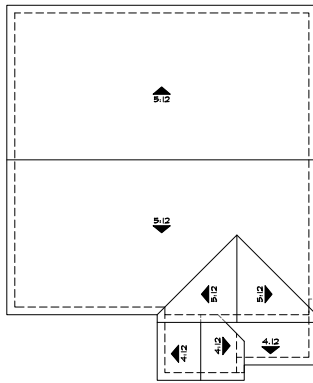
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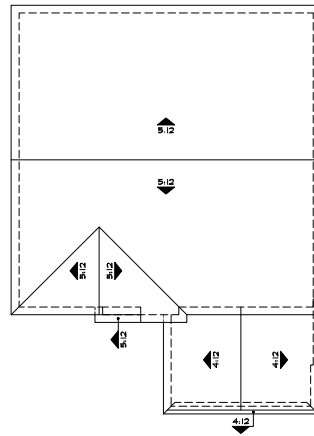
KB Home Central California  
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SOMERSET R5

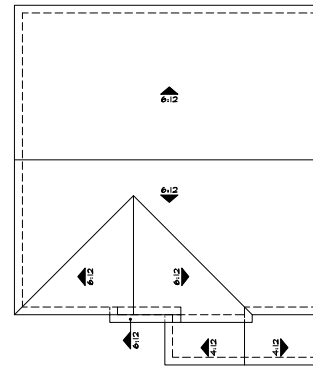
PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



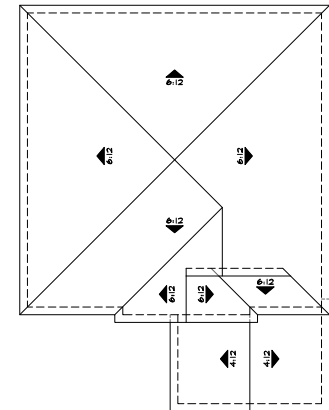
'A'



'B'



'D'



'F'

Roof Plans

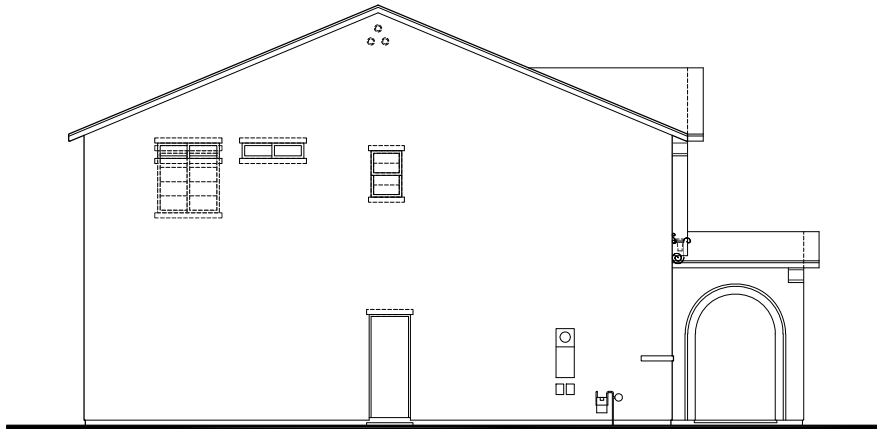
A-2.4



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SOMERSET R5

PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018

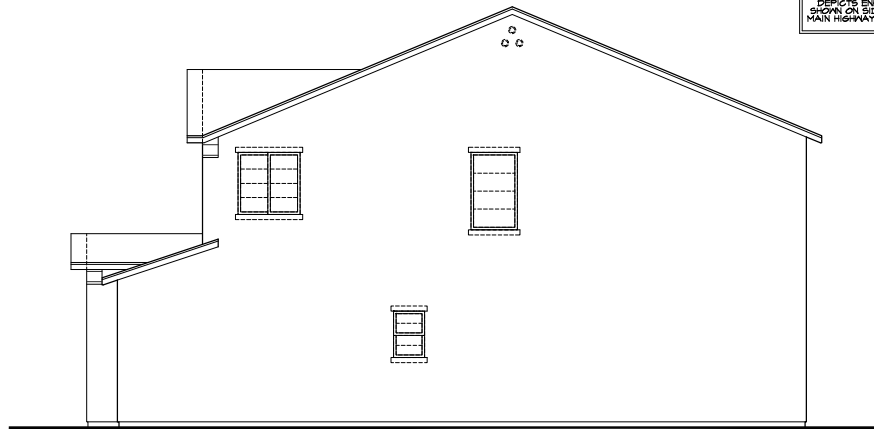


Left Elevation 'A'

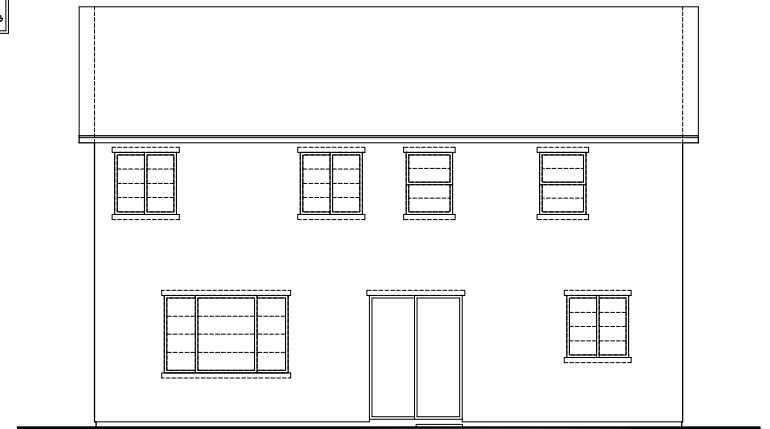


Front Elevation 'A' - Spanish

NOTE:  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE  
 WINDOW/DOOR FOLD TRIMS, FOLD WINDOW  
 SHUTTERS, SHUTTER END DETAILS AND WINDOW GRIDS.  
 DETAILS ENLARGED ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS PAGES.  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Right Elevation 'A'



Rear Elevation 'A'

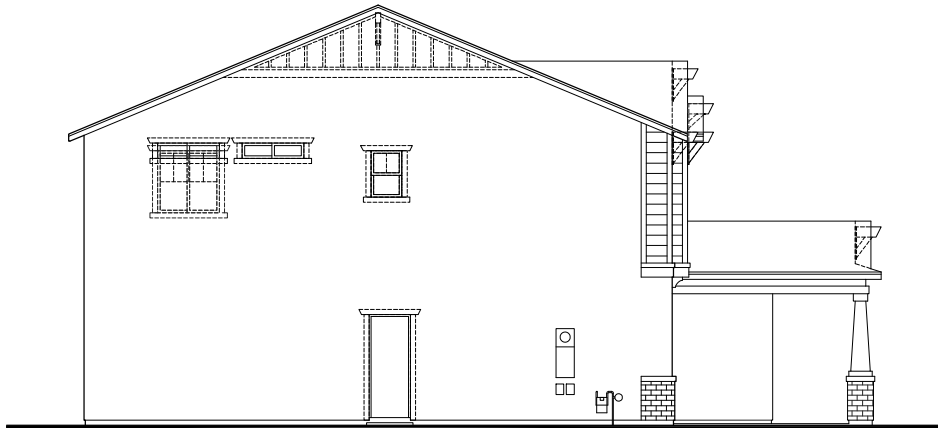
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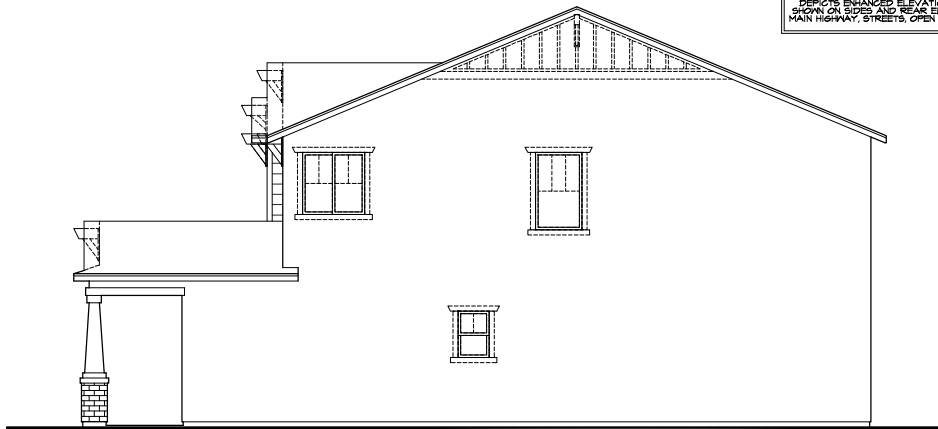
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SOMERSET R5

PLAN No.: 238.2376  
 JOB No.: 500286  
 STORY: 2-STORY  
 REV: June 08, 2018



Left Elevation 'B'



Right Elevation 'B'

NOTE:  
 DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
 SIDES AND REAR ELEVATIONS WHICH INCLUDE:  
 WINDOW/DOOR SILL TRIMS, FOAM/WOOD  
 SHUTTERS, SILL AND ELEVATION DETAILS TO BE  
 SHOWN ON SIDES AND REAR ELEVATIONS FACING  
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Front Elevation 'B' - Craftsman



Rear Elevation 'B'

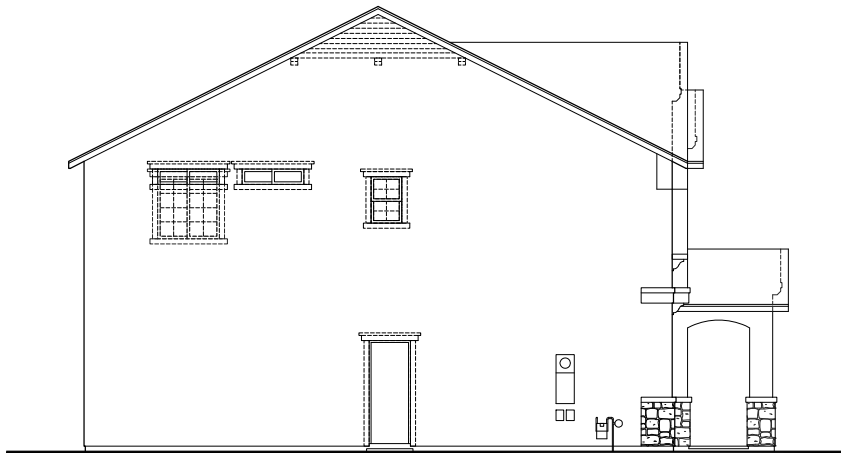
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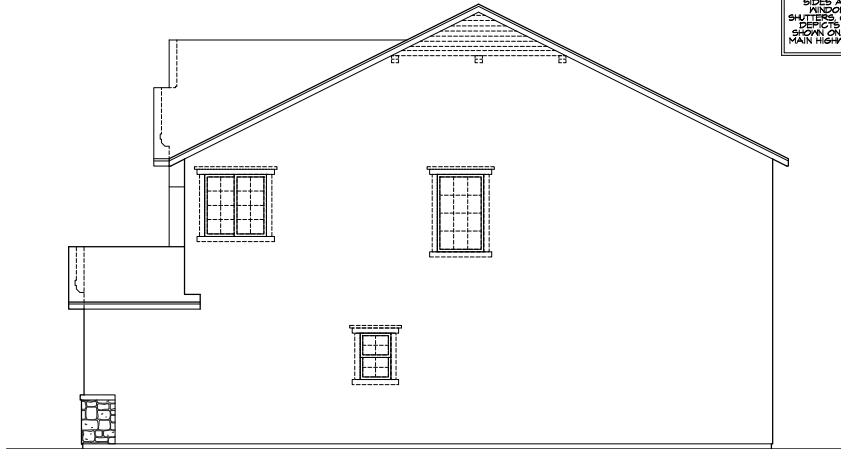
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SOMERSET R5

PLAN No.: 238.2376  
 JOB No.: 500286  
 STORY: 2-STORY  
 REV: June 08, 2018



Left Elevation 'D'



Right Elevation 'D'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
SHUTTERS, WINDOW FRAMES, TRIM, FLOORING,  
SHUTTERS, SILL AND DETAILS AND WINDOW GRIDS.  
DETAILS ENLARGED ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.



Front Elevation 'D' - French Cottage



Rear Elevation 'D'

A-2.7

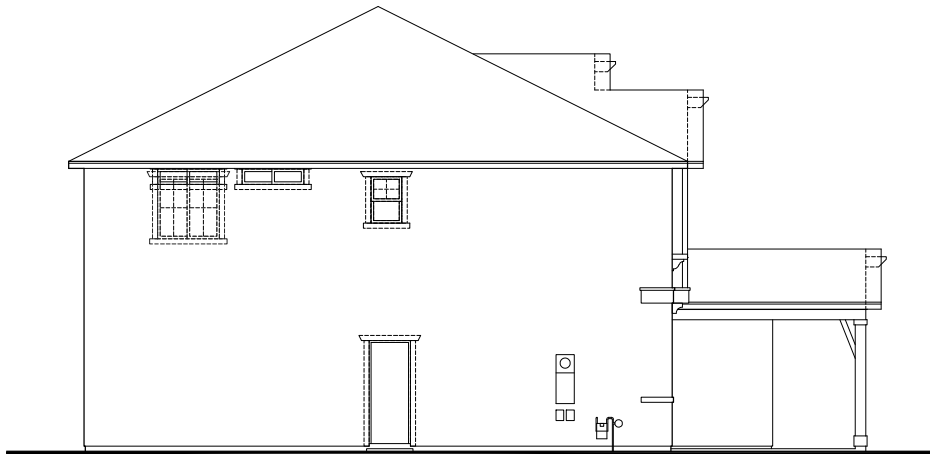


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SOMERSET R5

PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
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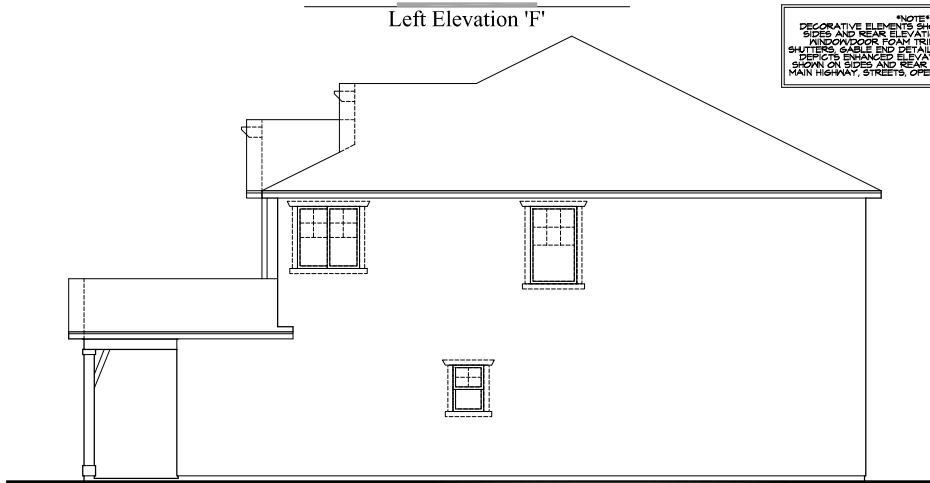




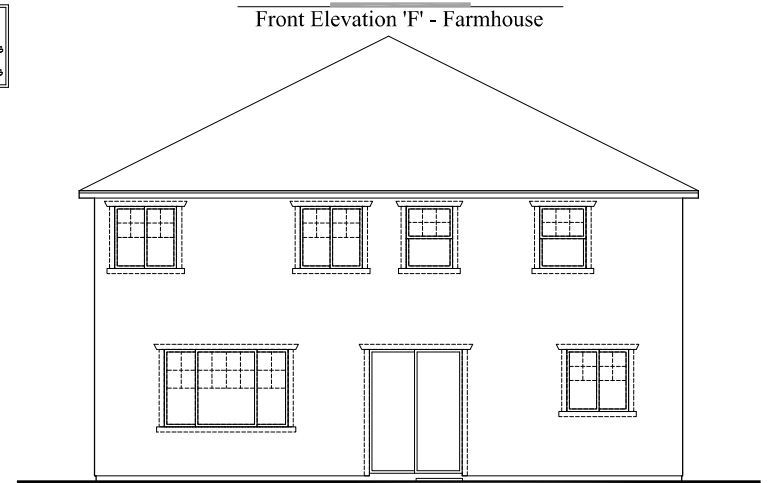
Left Elevation 'F'



Front Elevation 'F' - Farmhouse



Right Elevation 'F'



Rear Elevation 'F'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
SHUTTERS, SABLE END DETAILS AND WINDOW GRIDS.  
SHUTTERS, SABLE END DETAILS AND WINDOW GRIDS  
DETAILS TO BE SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.

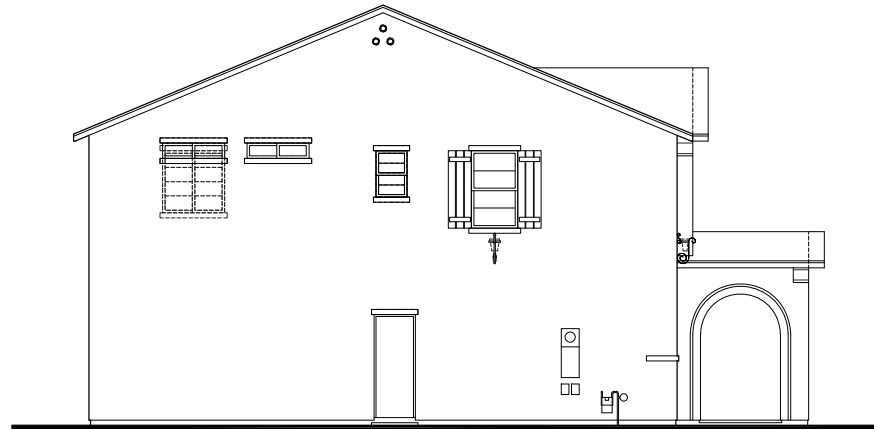


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SOMERSET R5

A-2.8

PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Enhanced Left Elevation 'A'



Enhanced Right Elevation 'B'

A-2.9



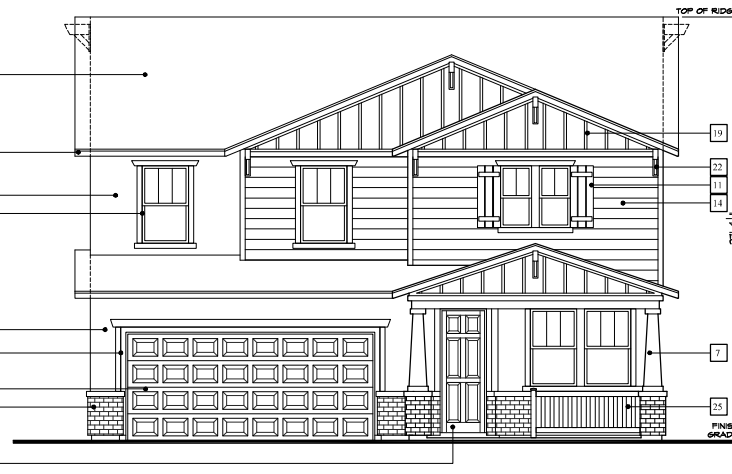
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PLAN No.: 238.2376  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



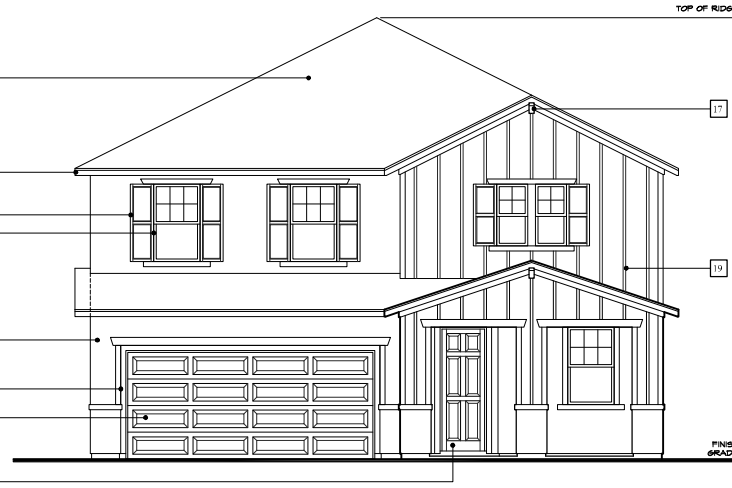
Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING

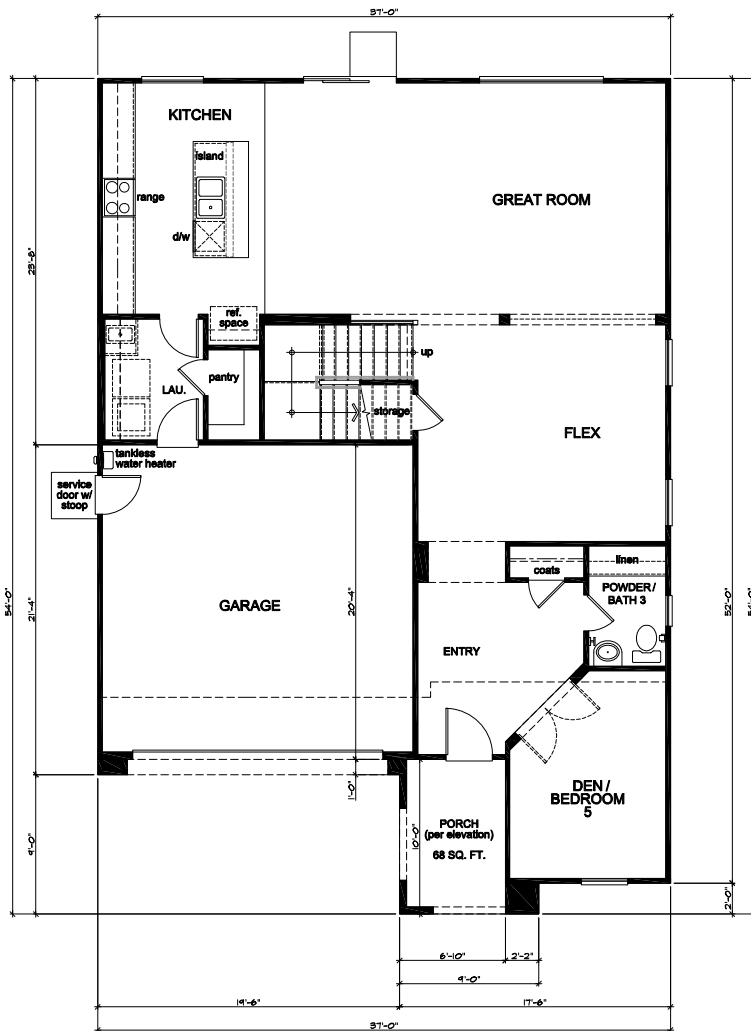
A-3.0



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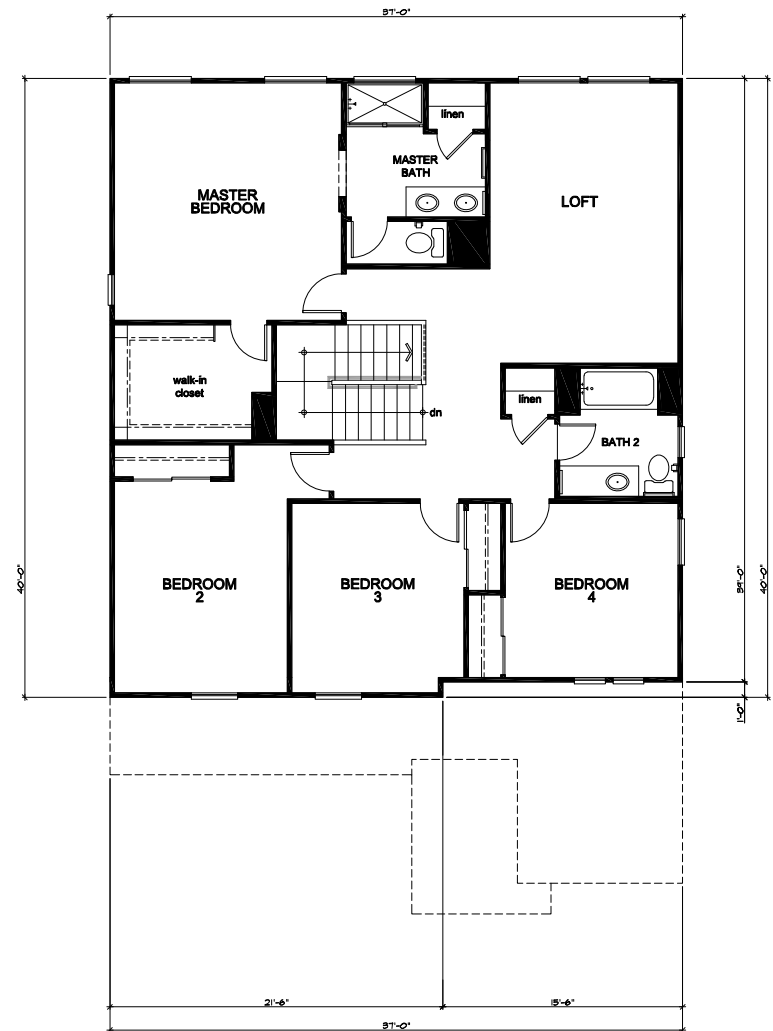
SOMERSET R5

PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



First Floor Plan 'A'

| SQUARE FOOTAGE  |      |      |      |      |         |
|-----------------|------|------|------|------|---------|
| PLAN 237.2674   |      |      |      |      |         |
|                 | A'   | B'   | D'   | F'   |         |
| 1st FLOOR AREA  | 1249 | 1249 | 1249 | 1249 | SQ. FT. |
| 2nd FLOOR AREA  | 1944 | 1410 | 1949 | 1351 | SQ. FT. |
| TOTAL AREA      | 2693 | 2109 | 2695 | 2606 | SQ. FT. |
| GARAGE AREA     | 414  | 414  | 414  | 414  | SQ. FT. |
| PORCH AREA      | 60   | 146  | 146  | 155  | SQ. FT. |
| OPTIONS:        |      |      |      |      |         |
| COVERED PATIO   | 140  | 140  | 140  | 140  | SQ. FT. |
| ENL. COV. PATIO | 269  | 269  | 269  | 269  | SQ. FT. |



Second Floor Plan 'A'

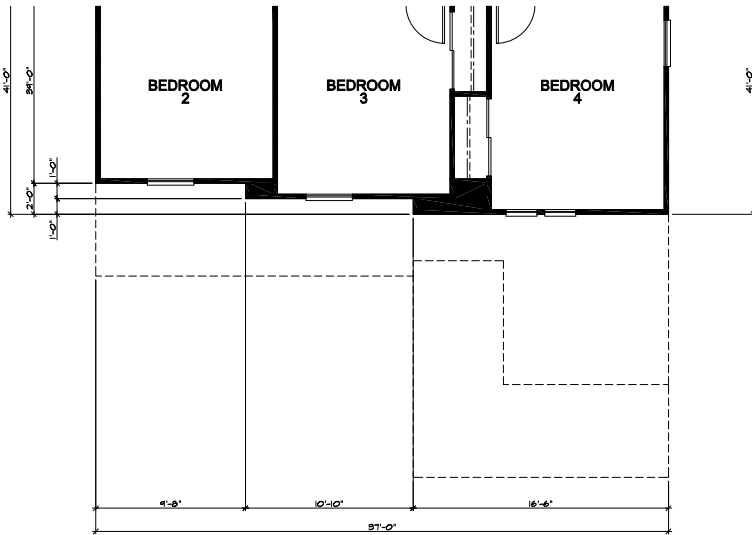
A-3.1



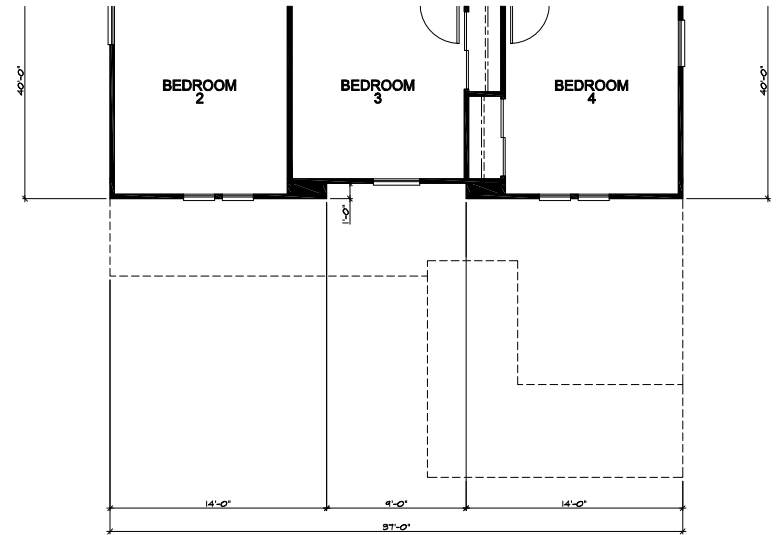
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SOMERSET R5

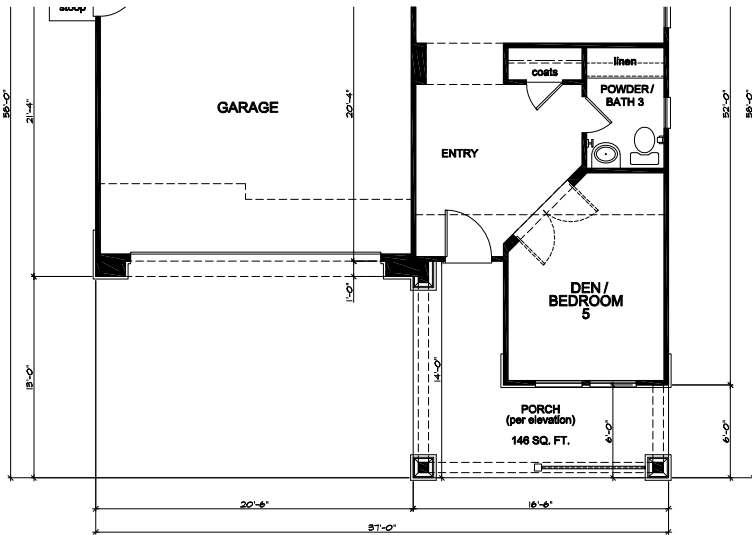
PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



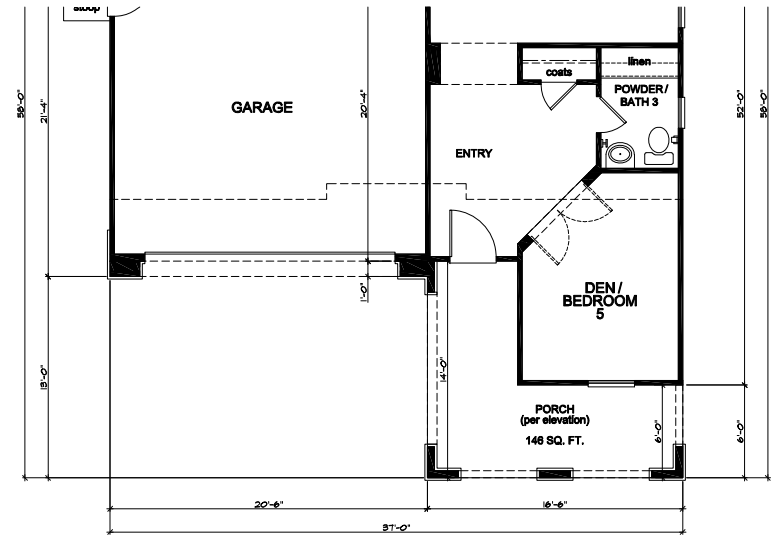
Second Floor Plan 'B'



Second Floor Plan 'D'



Partial First Floor Plan 'B'



Partial First Floor Plan 'D'

A-3.2

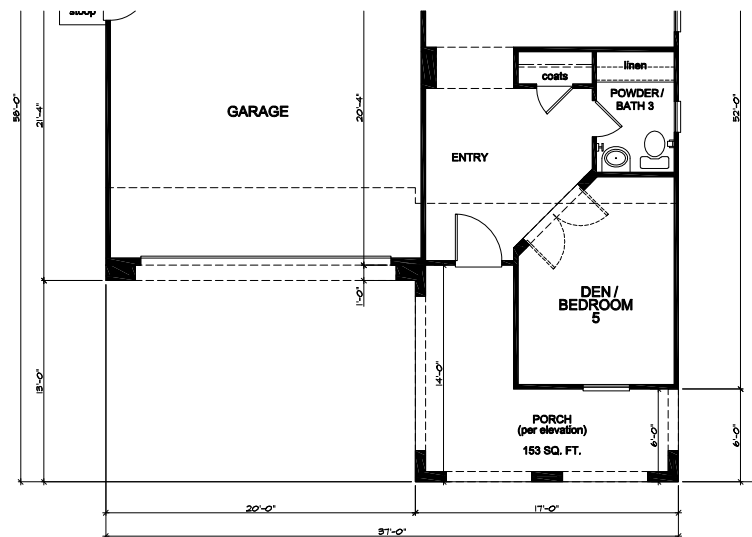
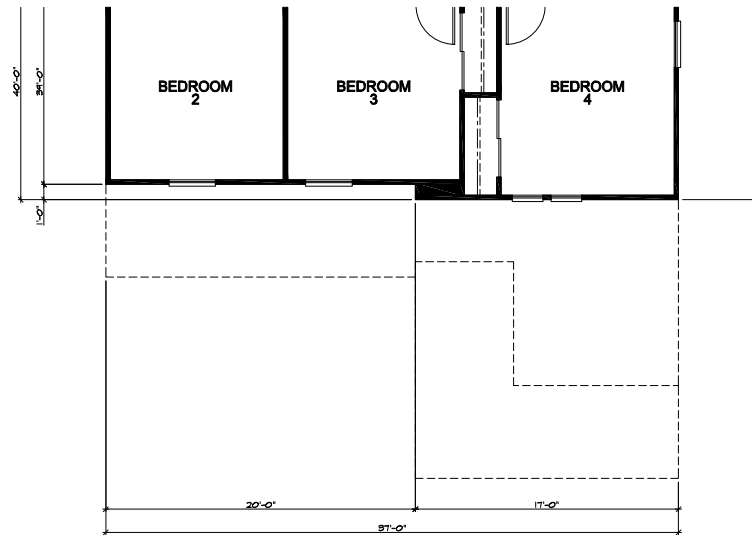


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SOMERSET R5

PLAN No.: 237.2674  
JOB No.: 508286  
STORY: 2-STORY  
REV: June 08, 2018





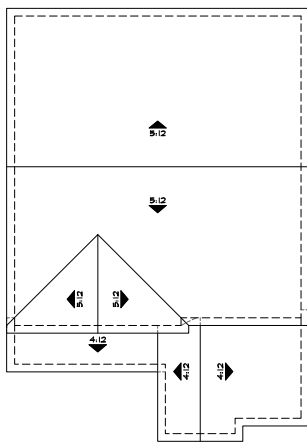
A-3.3



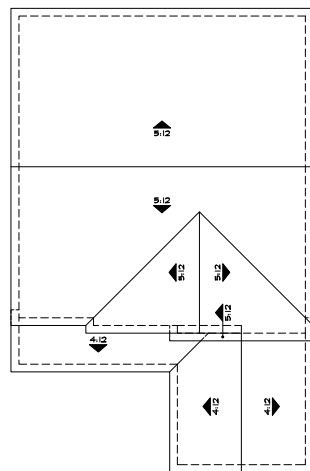
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SOMERSET R5

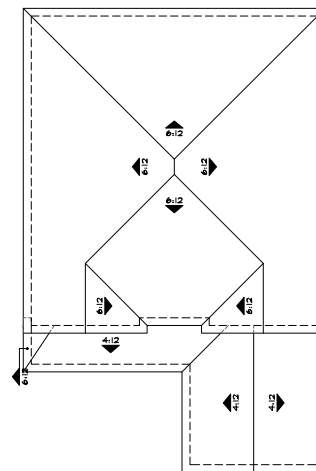
PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



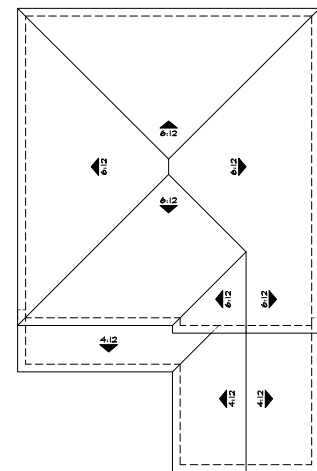
'A'



'B'



'D'



'F'

Roof Plans

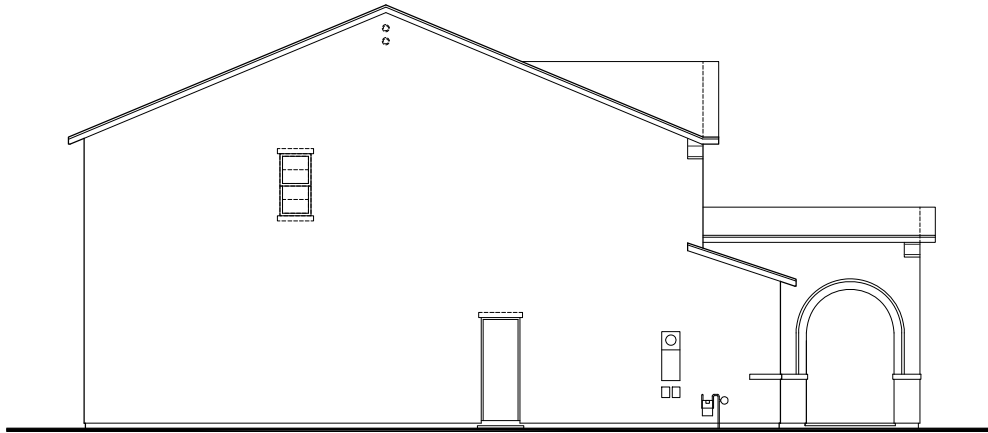
A-3.4



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SOMERSET R5

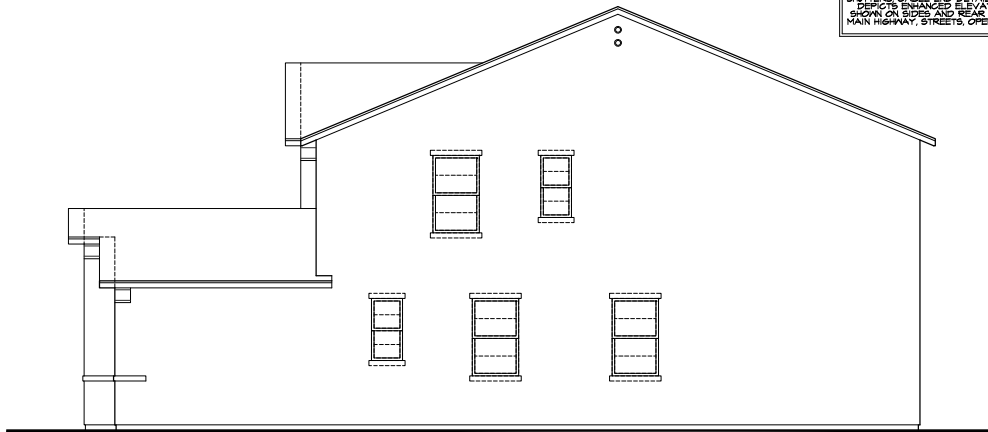
PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Left Elevation 'A'

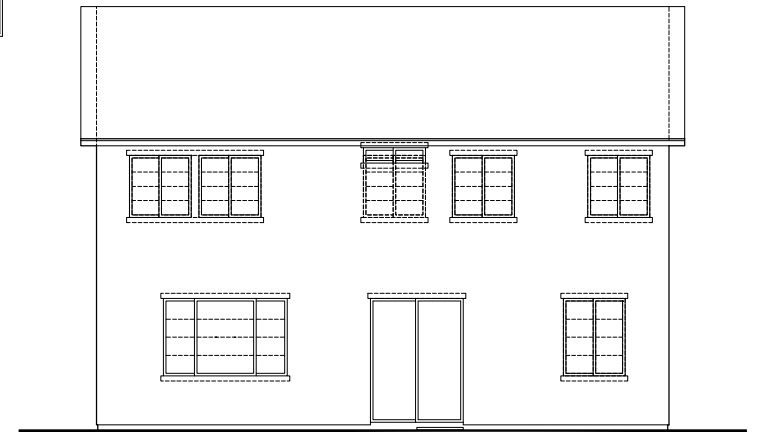


Front Elevation 'A' - Spanish



Right Elevation 'A'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
WINDOW/DOOR FRAMES, TRIM, FLOORING, SHUTTERS,  
SHUTTERS, SABLE END DETAILS AND WINDOW GRIDS.  
SHUTTERS ENLARGED ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.



Rear Elevation 'A'

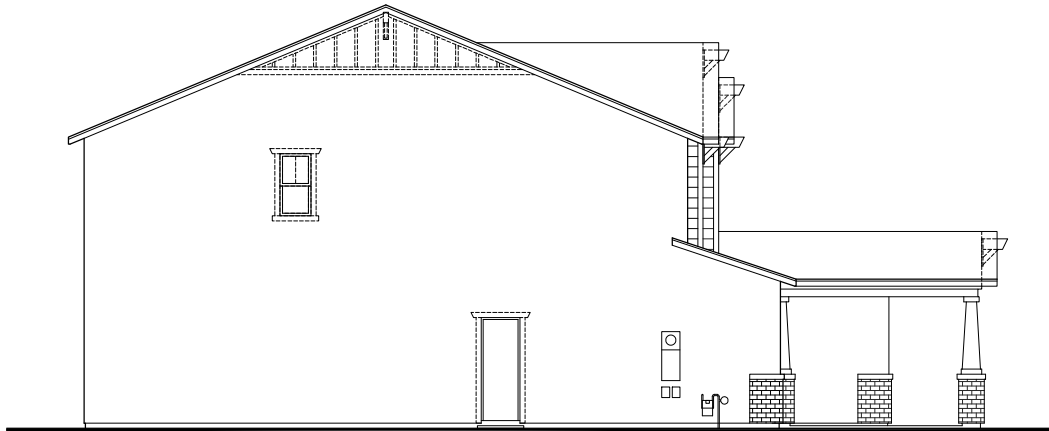
A-3.5



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SOMERSET R5

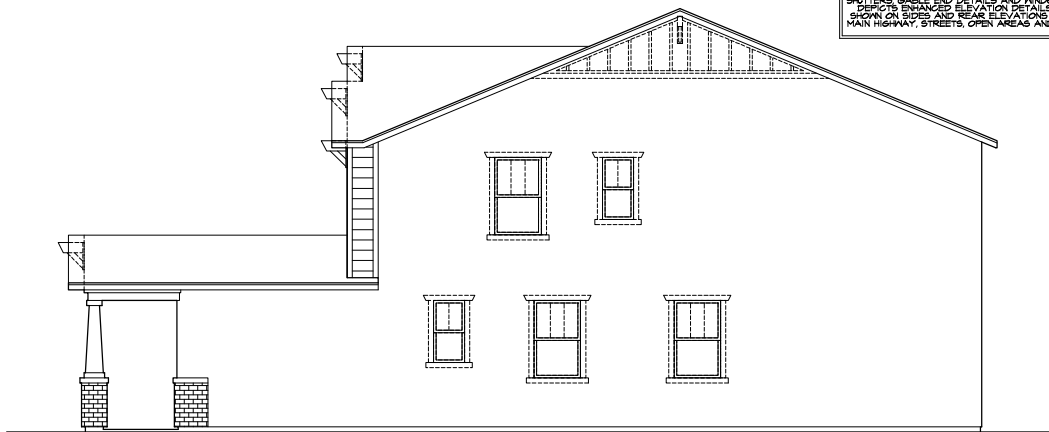
PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
SHUTTERS, SABLE AND ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Rear Elevation 'B'

A-3.6



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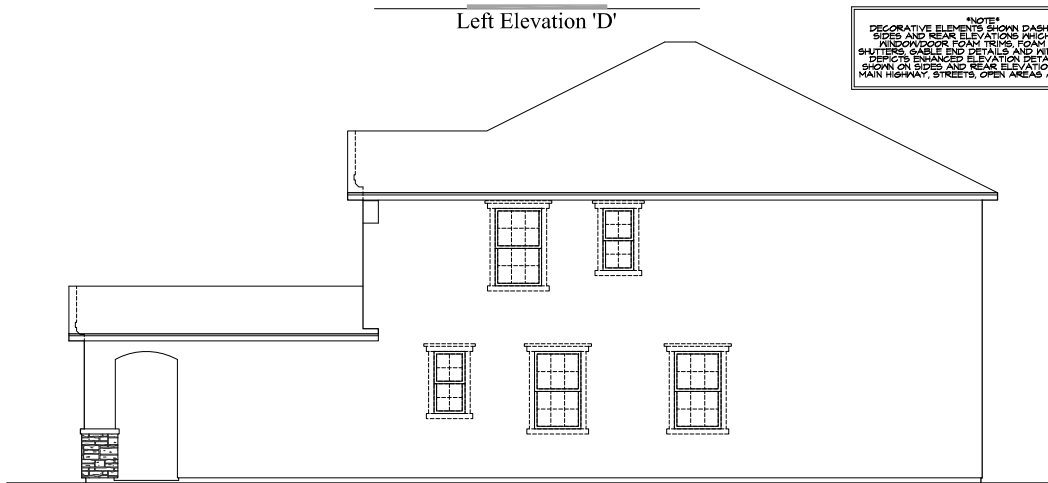
PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



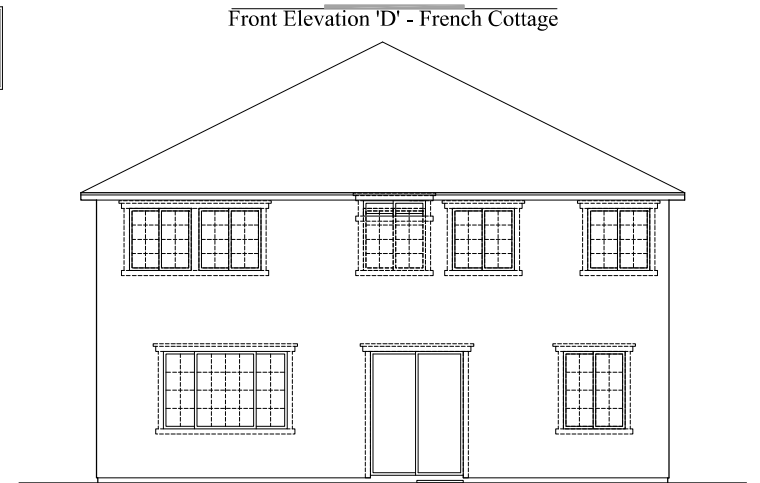
Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
SHUTTERS, WINDOW/DOOR TRIM, FLOORING, GRIDS,  
SHUTTERS, SABLE AND ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



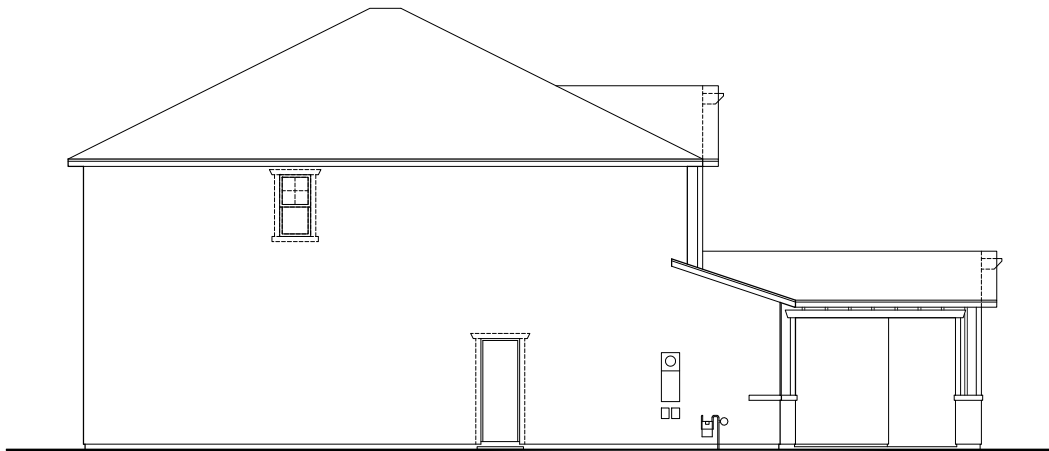
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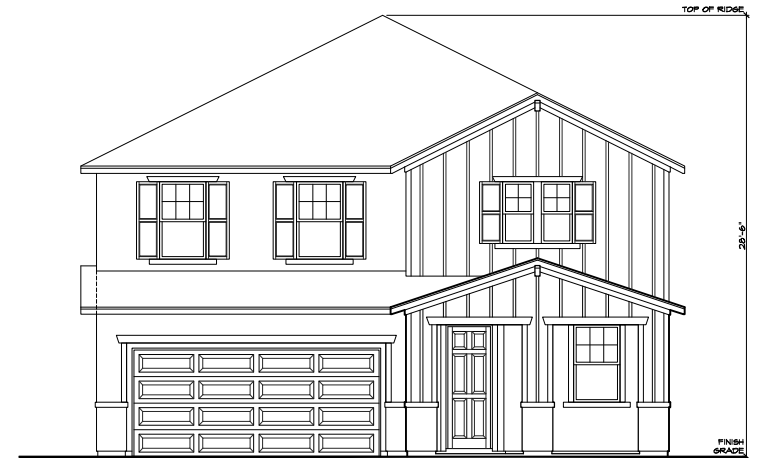
A-3.7

PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018

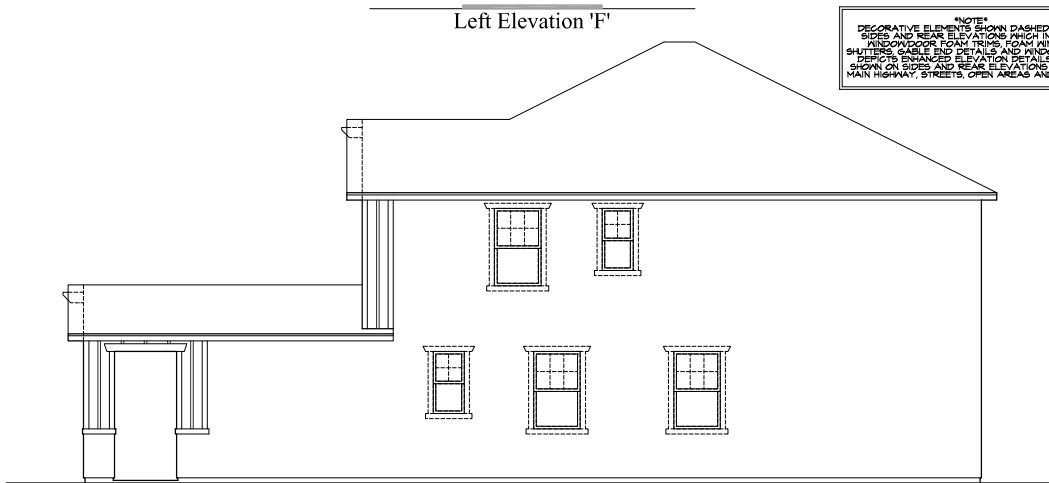




Left Elevation 'F'



Front Elevation 'F' - Farmhouse



Right Elevation 'F'



Rear Elevation 'F'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
WINDOW/DOOR FRAMES, TRIM, FLOOR/CEILING  
SHUTTERS, SILL AND DETAILS AND WINDOW GRIDS.  
DETAILS ENLARGED ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS PAGES  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



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SOMERSET R5

A-3.8

PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Enhanced Right Elevation 'F'



Enhanced Right Elevation 'B'

A-3.9



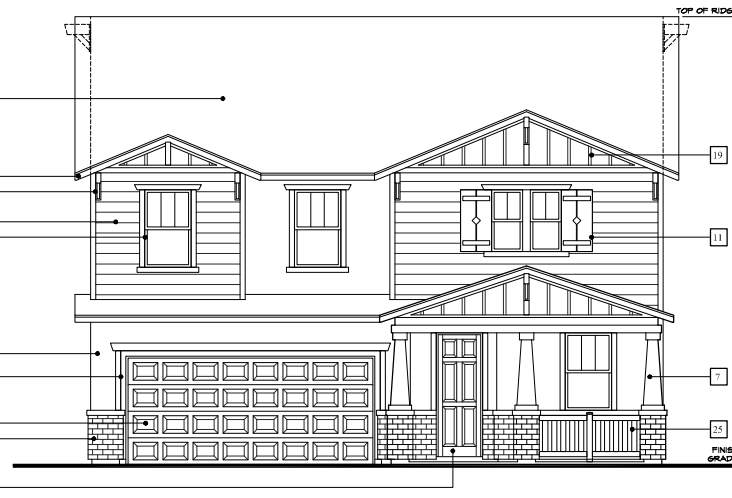
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SOMERSET R5

PLAN No.: 237.2674  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'F' - Farmhouse

# ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE FOAM SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 WOOD POST
- 16 DECORATIVE ACCENT
- 17 WOOD CORBEL
- 18 POT SHELF & CORBEL
- 19 BOARD & BATTEN
- 20 STONE VENEER
- 21 BRICK VENEER
- 22 DECORATIVE BRACE
- 23 WOOD TRIM
- 24 DECORATIVE FOAM VENTS
- 25 VINYL RAILING
- 26 WROUGHT IRON RAILING

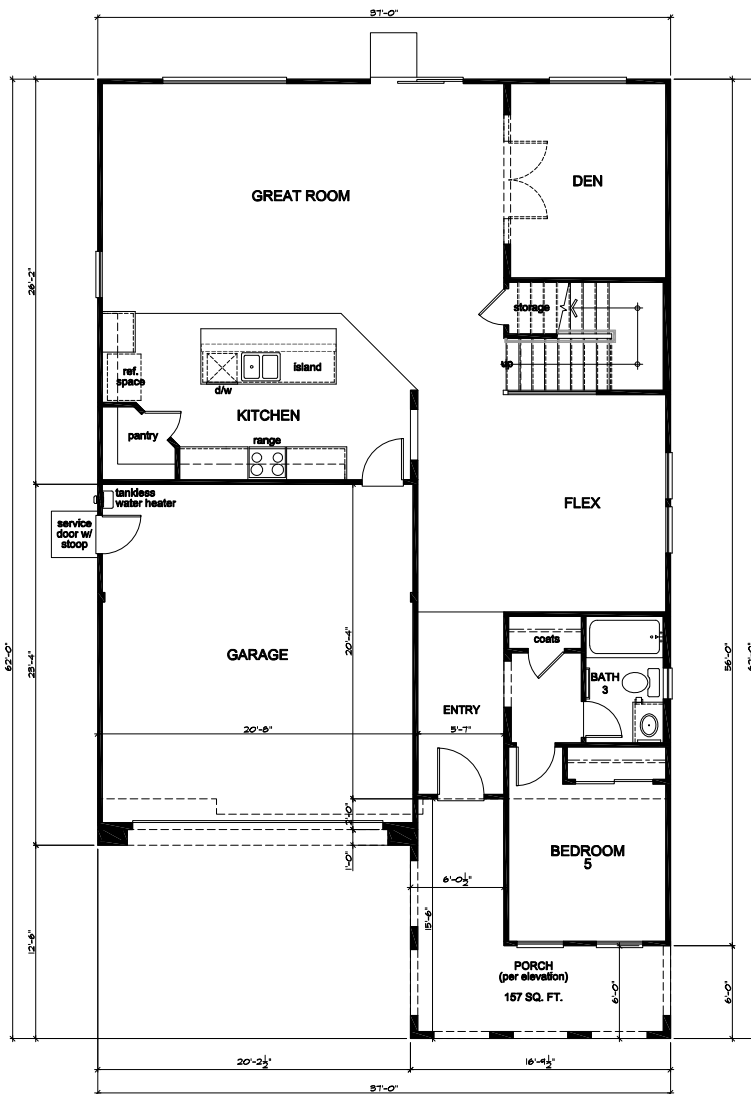


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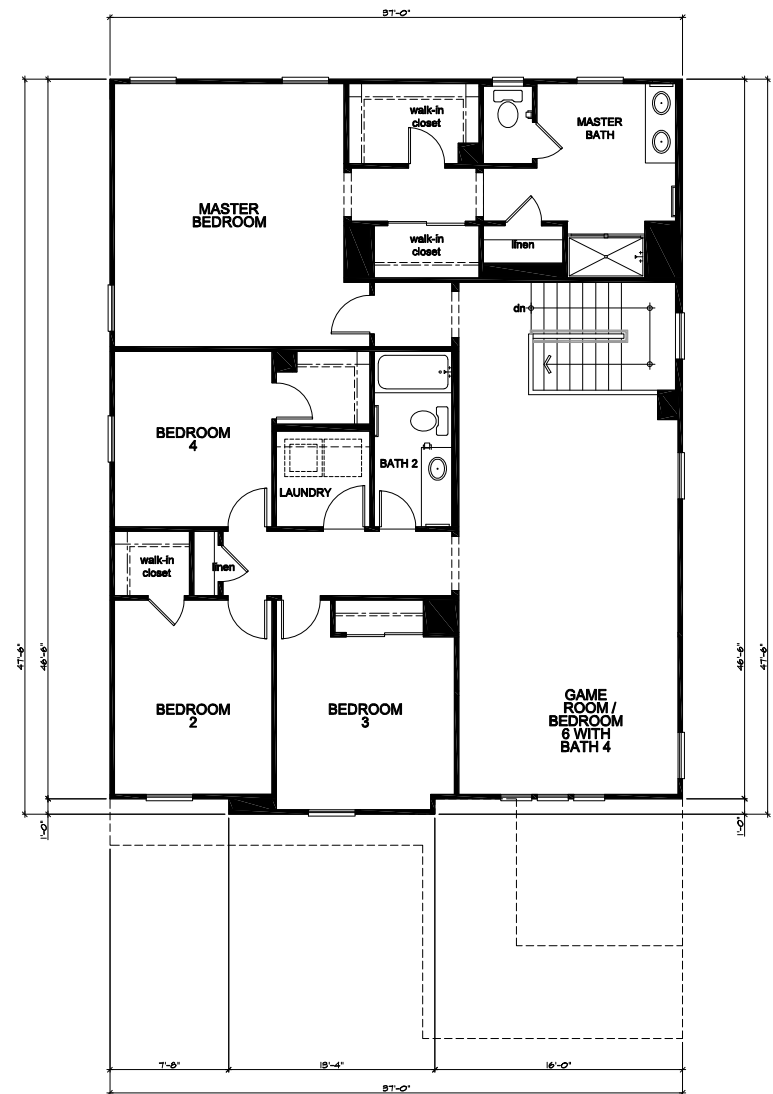
A-4.0

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



First Floor Plan 'A'

| PLAN 2373061    |      |      |      |      |         |
|-----------------|------|------|------|------|---------|
|                 | A'   | B'   | D'   | F'   |         |
| 1st FLOOR AREA  | 1408 | 1408 | 1408 | 1408 | SQ. FT. |
| 2nd FLOOR AREA  | 1668 | 1678 | 1644 | 1674 | SQ. FT. |
| TOTAL AREA      | 3076 | 3086 | 3052 | 3082 | SQ. FT. |
| GARAGE AREA     | 456  | 456  | 456  | 456  | SQ. FT. |
| PORCH AREA      | 157  | 157  | 157  | 156  | SQ. FT. |
| OPTIONS:        |      |      |      |      |         |
| COVERED PATIO   | 150  | 150  | 150  | 150  | SQ. FT. |
| ENL. COV. PATIO | 248  | 248  | 248  | 248  | SQ. FT. |



Second Floor Plan 'A'

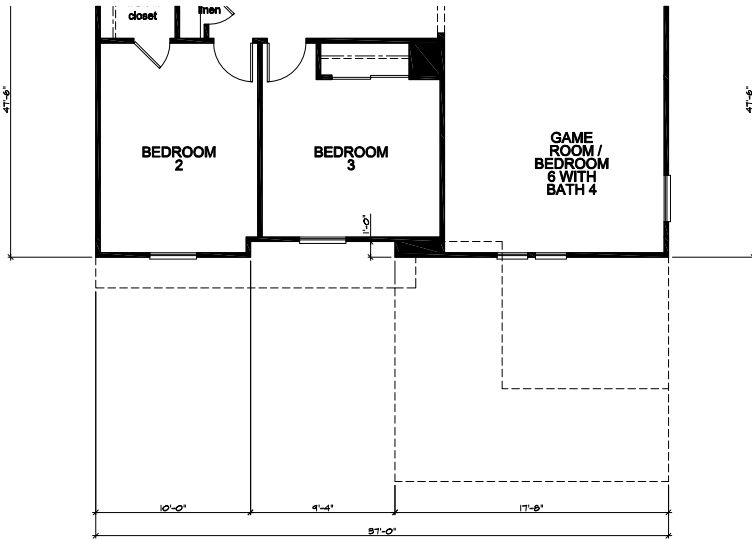
A-4.1



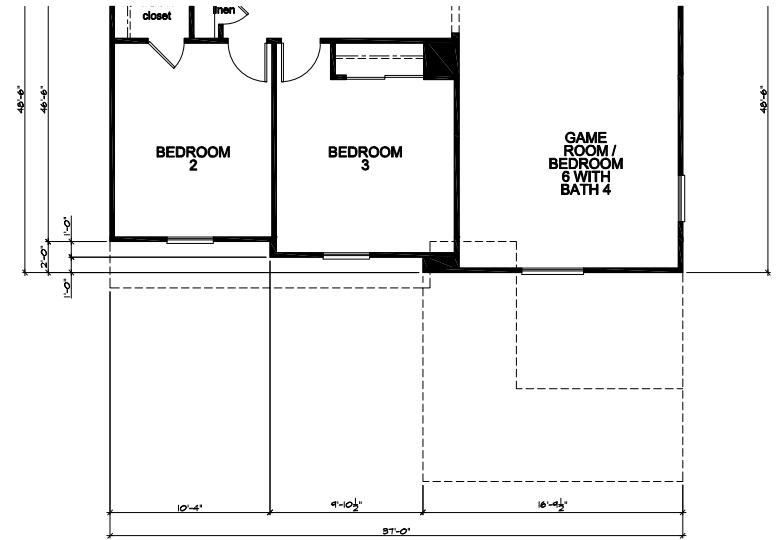
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SOMERSET R5

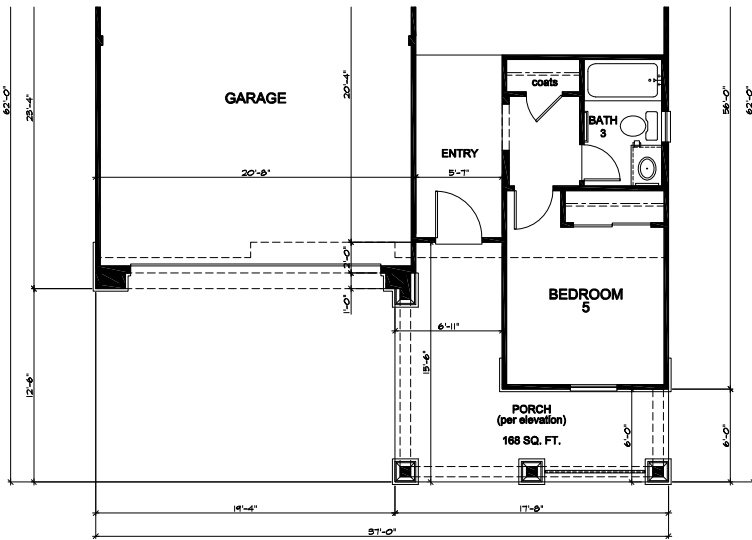
PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



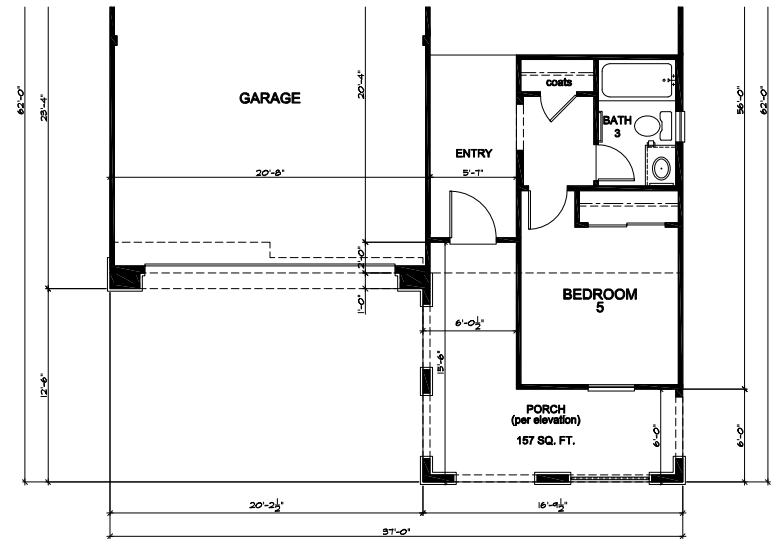
Second Floor Plan 'B'



Second Floor Plan 'D'



Partial First Floor Plan 'B'



Partial First Floor Plan 'D'

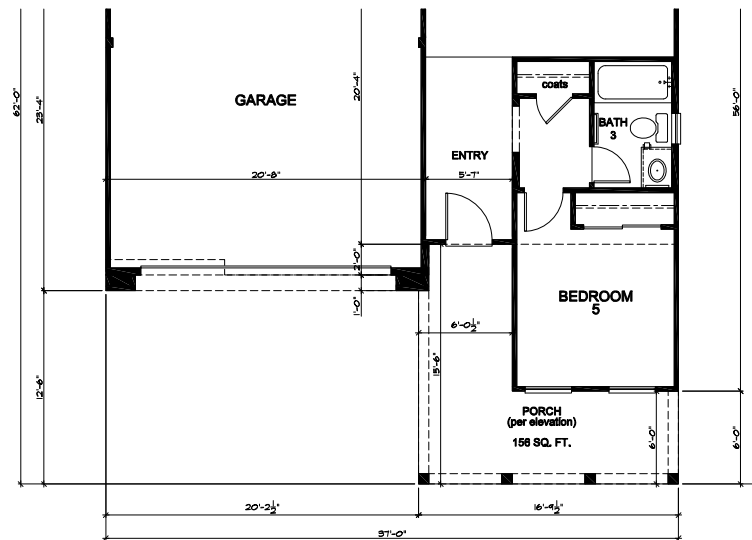
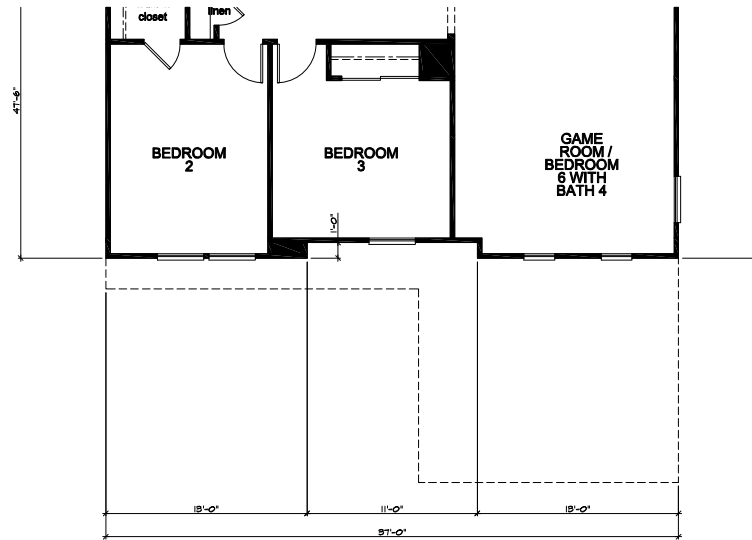
A-4.2



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SOMERSET R5

PLAN No.: 237.3061  
JOB No.: 508286  
STORY: 2-STORY  
REV: June 08, 2018



A-4.3

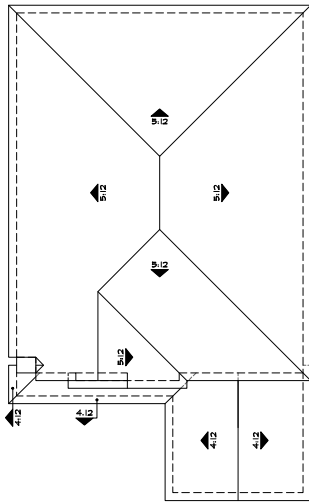


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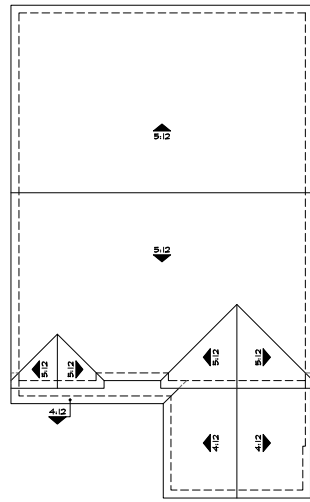
SOMERSET R5

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018

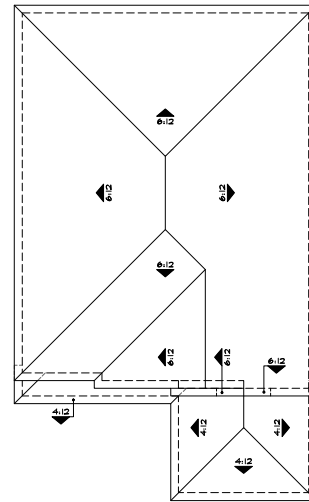




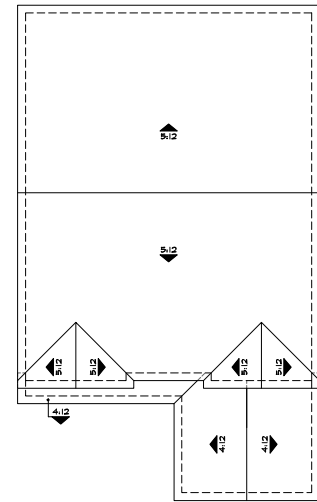
'A'



'B'



'D'



'F'

Roof Plans

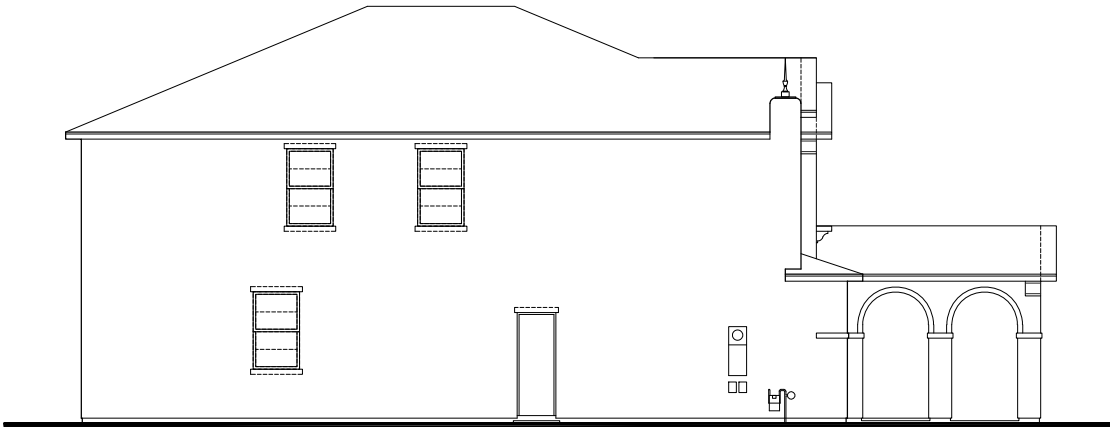
A-4.4



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SOMERSET R5

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
WINDOW/DOOR FRAMES, TRIM, FOAM, WINDOW  
SHUTTERS, SHUTTER END DETAILS AND WINDOW GRIDS.  
DEPICS ENLARGED ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.

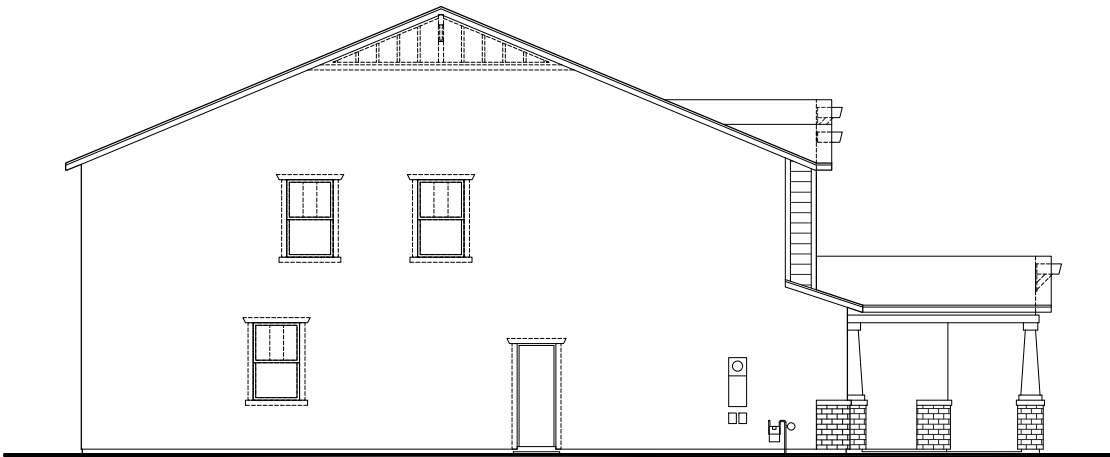


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SOMERSET R5

A-4.5

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Left Elevation 'B'



Right Elevation 'B'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
WINDOW/DOOR SILL TRIMS, FOAM/WOOD  
SHUTTERS, SILL AND ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS FACING  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



Front Elevation 'B' - Craftsman



Rear Elevation 'B'

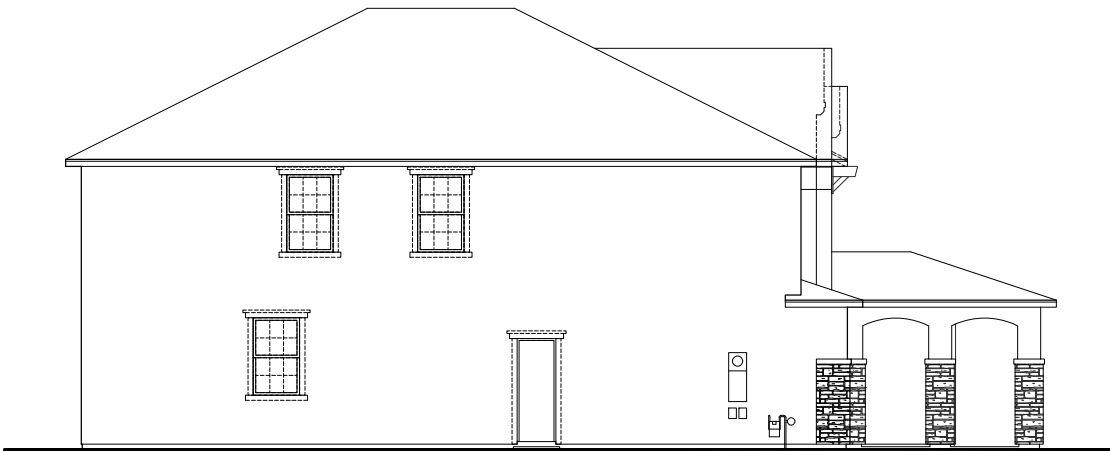


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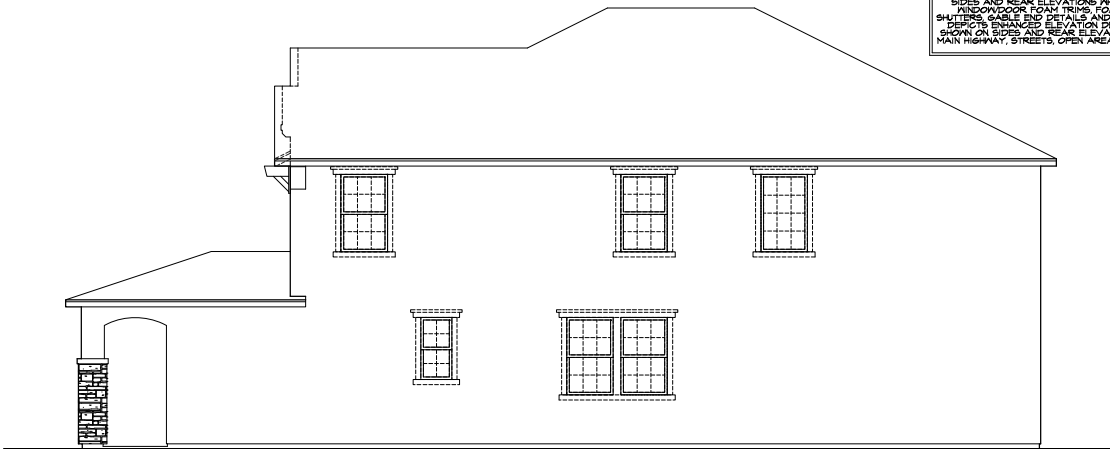
SOMERSET R5

A-4.6

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Left Elevation 'D'



Right Elevation 'D'



Front Elevation 'D' - French Cottage



Rear Elevation 'D'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
WINDOW/DOOR FRAMES, TRIM, FOAM, WINDOW  
SHUTTERS, SHALE END DETAILS AND WINDOW GRIDS.  
SHOULD ENLARGED ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS PAGES  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.

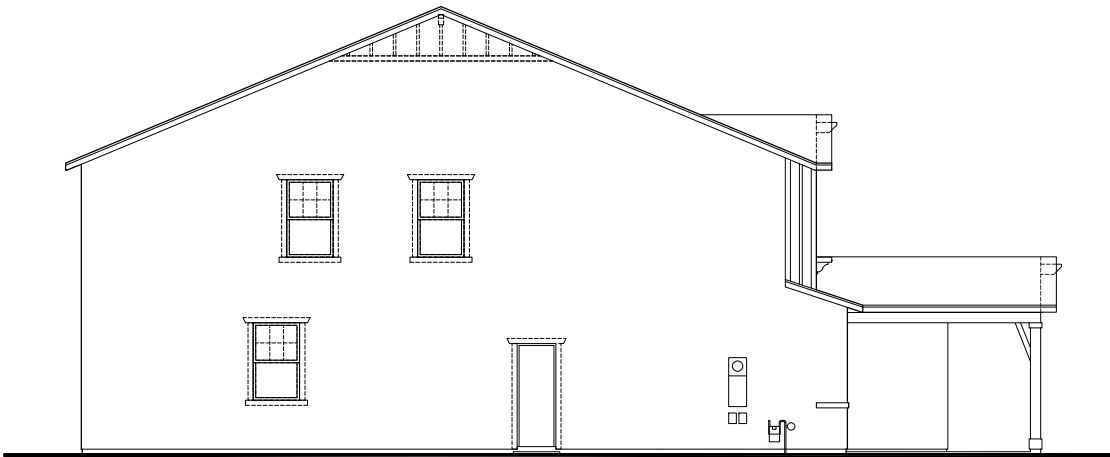


KB Home Central California  
3005 Douglas Blvd., Suite 250  
Roseville, CA 95661  
(916) 945-3880  
CITY OF WOODLAND

SOMERSET R5

A-4.7

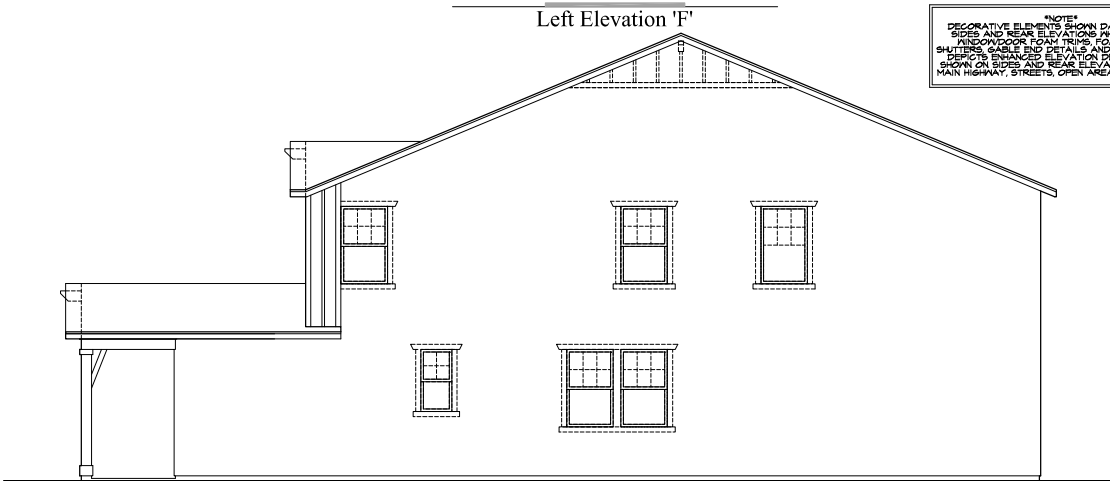
PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



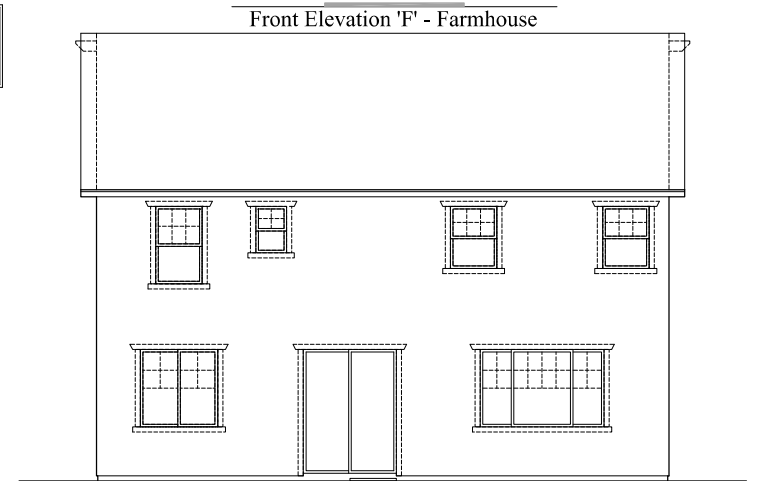
Left Elevation 'F'



Front Elevation 'F' - Farmhouse



Right Elevation 'F'



Rear Elevation 'F'

NOTE:  
DECORATIVE ELEMENTS SHOWN DASHED-IN ON  
SIDES AND REAR ELEVATIONS WHICH INCLUDE  
WINDOW/DOOR FRAMES, TRIM, FLOORING, SHUTTERS,  
SHUTTERS, SILL AND HEAD CASINGS AND WINDOW GRIDS.  
DETAILS ENLARGED ELEVATION DETAILS TO BE  
SHOWN ON SIDES AND REAR ELEVATIONS PAGES  
MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



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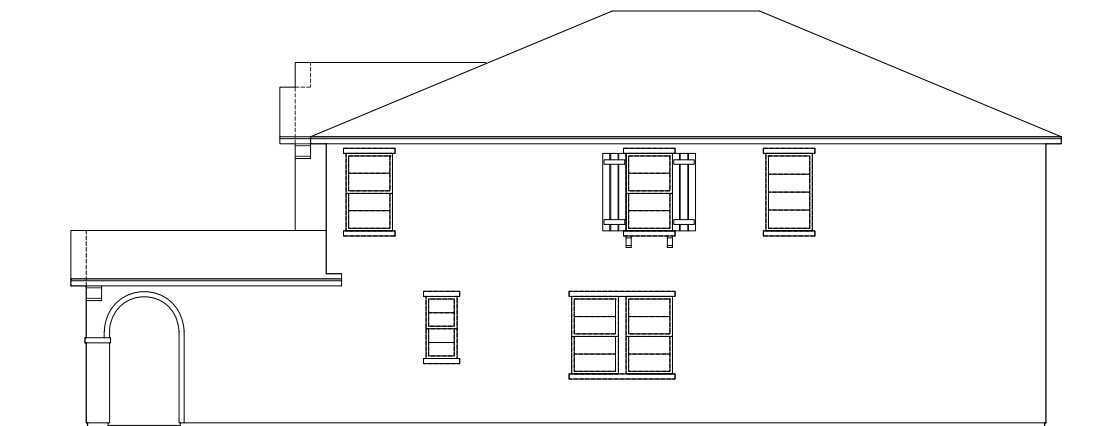
SOMERSET R5

A-4.8

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018



Enhanced Right Elevation 'B'



Enhanced Right Elevation 'A'

A-4.9



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PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018





Enhanced Right Elevation 'F'

A-4.10

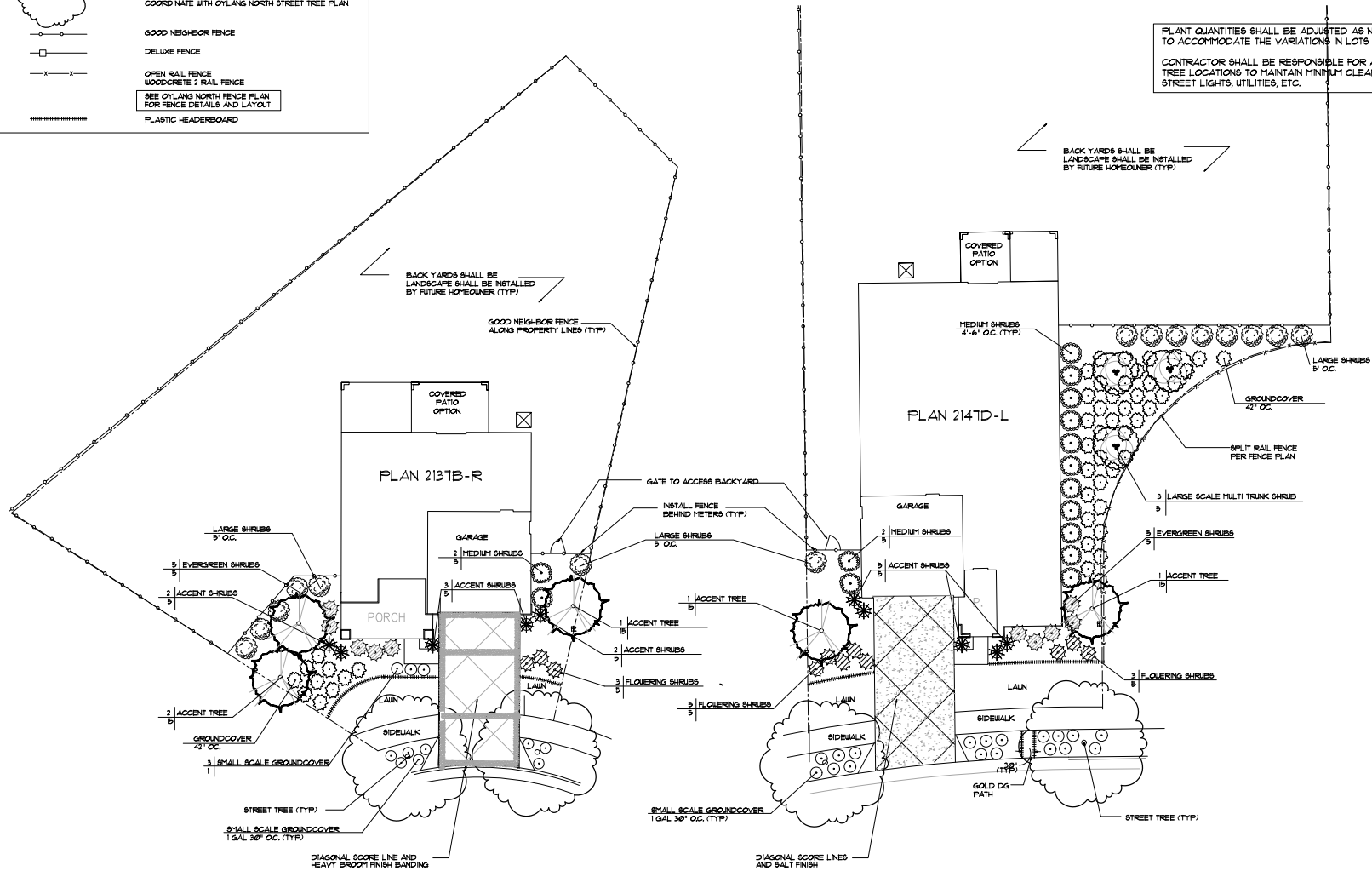
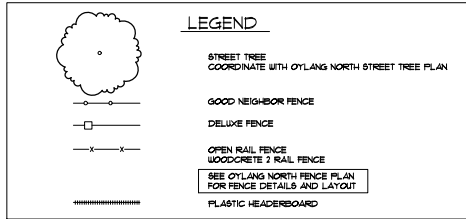


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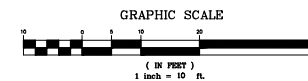
SOMERSET R5

PLAN No.: 237.3061  
JOB No.: 500286  
STORY: 2-STORY  
REV: June 08, 2018





# PRODUCTION LANDSCAPE PLAN PLAN 2137 AND 2147



LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1681 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

PLANT QUANTITIES SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE THE VARIATIONS IN LOT'S SIZE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TREE LOCATIONS TO MAINTAIN MINIMUM CLEARANCE AROUND STREET LIGHTS, UTILITIES, ETC.

BACK YARDS SHALL BE LANDSCAPE SHALL BE INSTALLED BY FUTURE HOMEOWNER (TYP)

BACK YARDS SHALL BE LANDSCAPE SHALL BE INSTALLED BY FUTURE HOMEOWNER (TYP)

GOOD NEIGHBOR FENCE ALONG PROPERTY LINES (TYP)

PLAN 2147D-L

PLAN 2137B-R

NOTE: ALL VERTICAL DIMENSIONS, ETC. DIMENSIONS PROVIDED WITH BORRICOVILIAN & ASSOCIATES, INC. (B&A) LANDSCAPE ARCHITECTS' TITLE BLOCK AND/OR SIGNATURE TABS. IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN. DESIGN RETAINED BY B&A IN ELECTRONIC FORMAT. B&A WILL ONLY PROVIDE A COPY OF THE ORIGINAL DESIGN FOR THE ORIGINAL DESIGNER'S USE. ANY OTHER USE OF THIS DESIGN WITHOUT B&A'S SIGNATURE IS UNAUTHORIZED. B&A WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANYTHING CAUSED BY ANY OTHER USE OF THIS DESIGN WITHOUT B&A'S SIGNATURE.

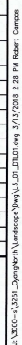
**BORRICOVILIAN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS  
10000 WOODLAND BLVD., SUITE 100  
WOODLAND, CA 94393  
TEL: 925/777-3000  
FAX: 925/777-3001

**OYLANG NORTH**  
WOODLAND, CA

DATE: 3/2/2018  
DRAWN BY: J. J. J. J.  
CHECKED BY: J. J. J. J.  
FILE # PROJECT: L-6  
SHEET NUMBER: 1 OF 1  
FILE OF DRAWING: KCP









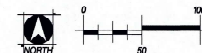
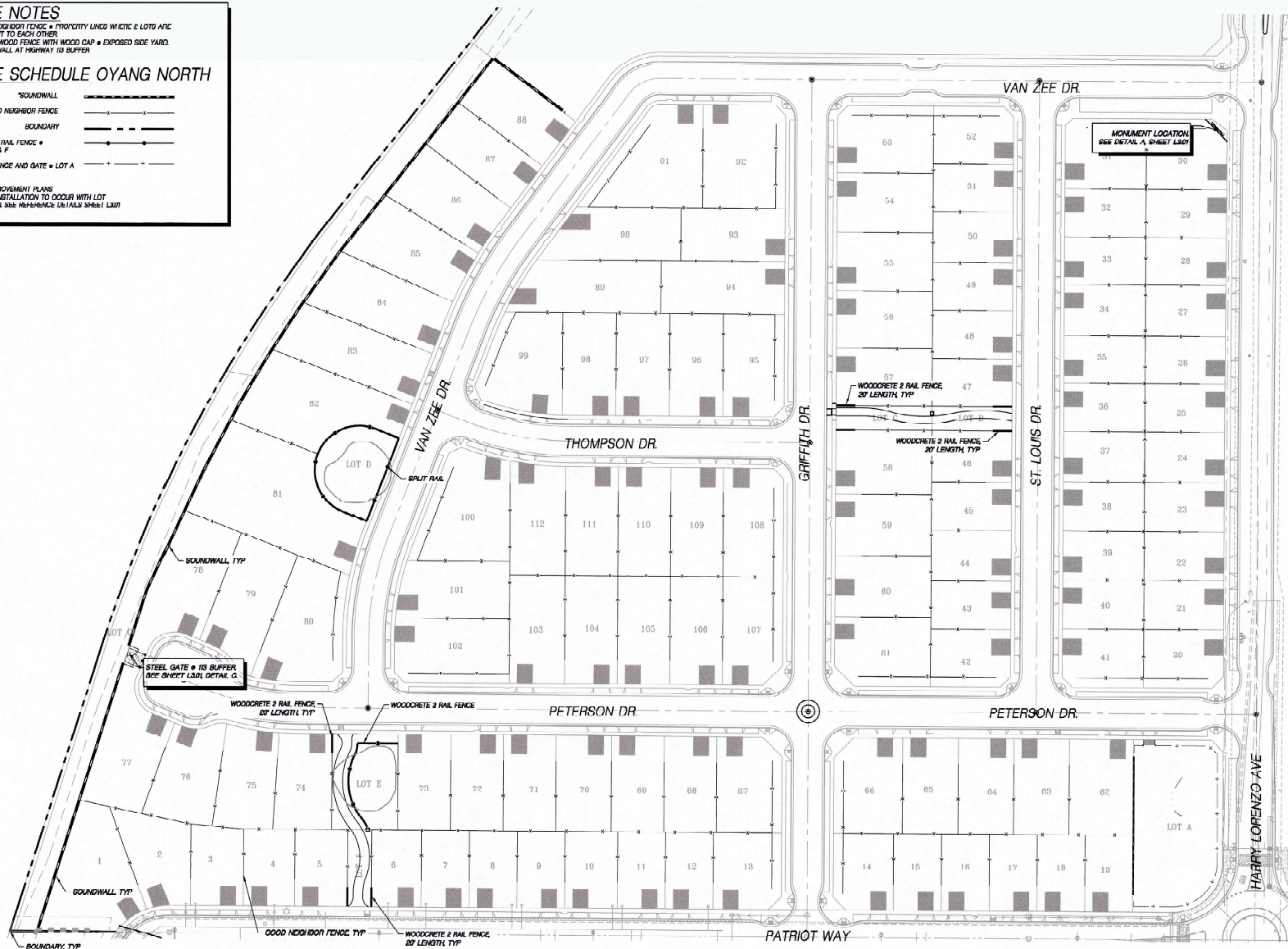
# FENCE NOTES

1. GOOD NEIGHBOR FENCE - PROPERTY LINES WHERE LOTS ARE ADJACENT TO EACH OTHER.
2. DELUXE WOOD FENCE WITH WOOD CAP - EXPOSED SIDE YARD.
3. SOUND WALL AT HIGHWAY 10 BUFFER.

## FENCE SCHEDULE OYANG NORTH

SOUNDWALL  
 "GOOD NEIGHBOR FENCE"  
 BOUNDARY  
 WOODCRETE 2 RAIL FENCE - LOT A, C, D, F & F  
 TUBE STEEL FENCE AND GATE - LOT A

\*FOR CIVIL IMPROVEMENT PLANS  
 \*BY OTHERS INSTALLATION TO OCCUR WITH LOT CONSTRUCTION SEE REFERENCE DETAILS SHEET L&O1



**WOOD RODGERS**  
 3301 G ST. BLDG. 100-B TEL 916.341.7760  
 SACRAMENTO, CA 95816 FAX 916.341.7769

CALIFORNIA  
 WOODLAND

## OYANG NORTH FENCE PLAN

BENCHMARK#1: DESCRIPTION

CITY OF WOODLAND  
 APPROVED BY:  
 BRENT MEYER, CITY ENGINEER  
 DATE: 4/26/2018



SCALE:  
 HORIZ. AS NOTED VERT.  
 DATE: FEBRUARY 2018

DESIGNED BY: J. NICOLAUS  
 DRAWN BY: R. CAMPOS  
 REVIEWED BY: J. NICOLAUS  
 FILE: 3251003

| REVISIONS   |      |      |  |
|-------------|------|------|--|
| DESCRIPTION | BY   | DATE |  |
|             | APPR | DATE |  |
|             |      |      |  |
|             |      |      |  |
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|             |      |      |  |

DRAWING  
**L3.00**  
 SHT 37 OF 38

2:30pm - 4:30pm - 6:30pm - 8:30pm - 10:30pm - 12:44 AM - 1:44 AM - 3:44 AM - 5:44 AM - 7:44 AM - 9:44 AM - 11:44 AM - 1:44 PM - 3:44 PM - 5:44 PM - 7:44 PM - 9:44 PM - 11:44 PM





SPANISH ‘A’ ELEVATIONS

**SCHEME 1**

**ROOF**  
BARCELONA Salerno Clay  
1 HBCS 6330

**STUCCO (LIGHT SAND FINISH)**  
Aesthetic White (SW 7035)

**FASCIA / TRIM**  
Smokehouse (SW 7040)

**CLAY PIPE**  
Aurora Brown (SW 2837)

**FRONT ENTRY / SHUTTERS**  
Andron (SW 6174)

**GARAGE**  
Black Bean (SW 6006)

**WROUGHT IRON**  
Sealskin (SW 7675)

**STUCCO HIGHLIGHT**  
Relaxed Khaki (SW 6149)

**SCHEME 2**

**ROOF**  
BARCELONA California Mission Blend  
1 HBCS 6464

**STUCCO (LIGHT SAND FINISH)**  
Nomadic Desert (SW 6107)

**TRIM**  
Van Dyke Brown (SW 7041)

**CLAY PIPE**  
Aurora Brown (SW 2837)

**FRONT ENTRY / SHUTTERS**  
Rookwood Dark Red (SW 2801)

**GARAGE / FASCIA**  
Java (SW 6090)

**WROUGHT IRON**  
Sealskin (SW 7675)

**STUCCO HIGHLIGHT**  
Dorner Brown (SW 7521)

**SCHEME 3**

**ROOF**  
BARCELONA Verona Clay  
1 HBCS 7300

**STUCCO (LIGHT SAND FINISH)**  
Outerbanks (SW 7534)

**TRIM**  
Chateau Brown (SW 7510)

**CLAY PIPE**  
Aurora Brown (SW 2837)

**FRONT ENTRY / SHUTTERS**  
Sea Serpent (SW 7615)

**GARAGE / FASCIA**  
Well-Bred Brown (SW 7027)

**WROUGHT IRON**  
Sealskin (SW 7675)

**STUCCO HIGHLIGHT**  
Sandy Ridge (SW 7535)

CRAFTSMAN ‘B’ ELEVATIONS

**SCHEME 4**

**ROOF**  
SHAKE Brown Blend  
1 FBCF 3233

**STUCCO (LIGHT SAND FINISH)**  
Worldly Gray (SW 7043)

**FASCIA / TRIM / WOOD POSTS**  
Urbane Bronze (SW 7048)

**FRONT ENTRY / SHUTTERS**  
Rookwood Red (SW 2802)

**GARAGE**  
Anonymous (SW 7046)

**SIDING / GABLE END**  
Pewter Tankard (SW 0023)

**BRICK**  
HANDMADE BRICK  
Rustic Manor

**SCHEME 5**

**ROOF**  
SHAKE Cedar Blend  
1 FBCF 3293

**STUCCO (LIGHT SAND FINISH)**  
Svelte Sage (SW 6164)

**FASCIA / TRIM / GABLE END / WOOD POSTS**  
Natural Choice (SW 7011)

**FRONT ENTRY / SHUTTERS**  
Palm Leaf (SW 7735)

**GARAGE**  
Muddled Basil (SW 7745)

**SIDING**  
Avocado (SW 2861)

**BRICK**  
USED BRICK  
High Desert

**SCHEME 6**

**ROOF**  
SHAKE Kokomo  
1 FBCF 3763

**STUCCO (LIGHT SAND FINISH)**  
Navajo White (SW 6126)

**FASCIA / WOOD POSTS**  
Renwick Golden Oak (SW 2824)

**TRIM / GABLE END**  
Dover White (SW 6385)

**FRONT ENTRY / SHUTTERS**  
Rock Bottom (SW 7062)

**GARAGE**  
Prairie Grass (SW 7546)

**SIDING**  
Cupola Yellow (SW 7692)

**BRICK**  
HANDMADE BRICK  
Moroccan Sand

FRENCH COUNTRY ‘D’ ELEVATIONS

**SCHEME 7**

**ROOF**  
SLATE La Terra Blend  
1 FACS 6031

**STUCCO (LIGHT SAND FINISH)**  
Studio Clay (SW 9172)

**FASCIA**  
Enduring Bronze (SW 7055)

**TRIM**  
Nuance (SW 7049)

**GABLE END**  
Nuthatch (SW 6086)

**FRONT ENTRY / SHUTTERS**  
Bitter Chocolate (SW 6013)

**GARAGE**  
Plantation Shutters (SW 7520)

**WROUGHT IRON**  
Sealskin (SW 7675)

**STUCCO HIGHLIGHT**  
Anonymous (SW 7046)

**STONE**  
OLD COUNTRY FIELDSTONE  
Summit Peak

**SCHEME 8**

**ROOF**  
SLATE Charcoal Brown Blend  
1 FACS 1132

**STUCCO (LIGHT SAND FINISH)**  
Latte (SW 6108)

**FASCIA**  
Van Dyke Brown (SW 7041)

**TRIM**  
China Doll (SW 7517)

**FRONT ENTRY / SHUTTERS**  
Peppercorn (SW 7674)

**GARAGE / GABLE END**  
Burnished Brandy (SW 7523)

**WROUGHT IRON**  
Sealskin (SW 7675)

**STUCCO HIGHLIGHT**  
Meadowlark (SW 7522)

**STONE**  
OLD COUNTRY FIELDSTONE  
Coastal Fog

**SCHEME 9**

**ROOF**  
SLATE Desert Sage  
1 FACS 0024

**STUCCO (LIGHT SAND FINISH)**  
Analytical Gray (SW 7051)

**FASCIA / TRIM / GABLE END**  
Canvas Tan (SW 7531)

**FRONT ENTRY / SHUTTERS**  
Dark Night (SW 6237)

**GARAGE**  
Windsor Greige (SW 7528)

**WROUGHT IRON**  
Sealskin (SW 7675)

**STUCCO HIGHLIGHT**  
Adaptive Shade (SW 7053)

**STONE**  
OLD COUNTRY FIELDSTONE  
Chardonnay

FARMHOUSE ‘F’ ELEVATIONS

**SCHEME 10**

**ROOF**  
SHAKE Shadow Grey  
1 FBCF 5225

**STUCCO (LIGHT SAND FINISH)**  
Tinsmith (SW 7657)

**FASCIA / TRIM**  
White Flour (SW 7102)

**FRONT ENTRY / SHUTTERS**  
Spicy Hue (SW 6342)

**GARAGE**  
Oyster White (SW 7637)

**BOARD & BATTEN**  
Smoky Blue (SW 7604)

**SCHEME 11**

**ROOF**  
SHAKE Dove Brown  
1 FBCJ 3152

**STUCCO (LIGHT SAND FINISH)**  
Relaxed Khaki (SW 6149)

**FASCIA**  
Roycroft Mist Gray (SW 2844)

**FRONT ENTRY / SHUTTERS**  
Iron Ore (SW 7089)

**GARAGE**  
Felted Wool (SW 9171)

**TRIM / BOARD & BATTEN**  
Extra White (SW 7006)

**SCHEME 12**

**ROOF**  
SHAKE Charcoal Brown Blend  
1 FBCF 1132

**STUCCO (LIGHT SAND FINISH)**  
Dorner Brown (SW 7521)

**FASCIA / TRIM**  
Alabaster (SW 7008)

**FRONT ENTRY / SHUTTERS**  
Domino (SW 6989)

**GARAGE**  
Colony Buff (SW 7723)

**BOARD & BATTEN**  
Red Barn (SW 7591)



# SOMERSET

Central California Division

Project #500286

REV. May 11, 2018



| SPANISH 'A' ELEVATION      |                  |                           |                             |                           |
|----------------------------|------------------|---------------------------|-----------------------------|---------------------------|
| MATERIAL                   | MFR              | SCHEME 1                  | SCHEME 2                    | SCHEME 3                  |
| STUCCO (LIGHT SAND FINISH) | SHERWIN-WILLIAMS | Aesthetic White (SW 7035) | Nomadic Desert (SW 6107)    | Outerbanks (SW 7534)      |
| STUCCO HIGHLIGHT           | SHERWIN-WILLIAMS | Relaxed Khaki (SW 6149)   | Dormer Brown (SW 7521)      | Sandy Ridge (SW 7535)     |
| FASCIA                     | SHERWIN-WILLIAMS | Smokehouse (SW 7040)      | Java (SW 6090)              | Well-Bred Brown (SW 7027) |
| TRIM                       | SHERWIN-WILLIAMS | Smokehouse (SW 7040)      | Van Dyke Brown (SW 7550)    | Chateau Brown (SW 7510)   |
| FRONT ENTRY / SHUTTERS     | SHERWIN-WILLIAMS | Andiron (SW 6174)         | Rookwood Dark Red (SW 2801) | Sea Serpent (SW 6215)     |
| GARAGE                     | SHERWIN-WILLIAMS | Black Bean (SW 6006)      | Java (SW 6090)              | Well-Bred Brown (SW 7027) |
| CLAY PIPE                  | SHERWIN-WILLIAMS | Aurora Brown (SW 2837)    | Aurora Brown (SW 2837)      | Aurora Brown (SW 2837)    |
| WROUGHT IRON               | SHERWIN-WILLIAMS | Sealskin (SW 7675)        | Sealskin (SW 7675)          | Sealskin (SW 7675)        |
| ROOF                       | BORAL ROOFING    | Salerno Clay              | California Mission Blend    | Verona Clay               |
|                            | BARCELONA        | 1 HBCS 6330               | 1 HBCS 6464                 | 1 HBCS 7300               |

| CRAFTSMAN 'B' ELEVATION    |                  |                                |                           |                                 |
|----------------------------|------------------|--------------------------------|---------------------------|---------------------------------|
| MATERIAL                   | MFR              | SCHEME 4                       | SCHEME 5                  | SCHEME 6                        |
| STUCCO (LIGHT SAND FINISH) | SHERWIN-WILLIAMS | Worldly Gray (SW 7043)         | Svelte Sage (SW 6164)     | Navajo White (SW 6126)          |
| SIDING                     | SHERWIN-WILLIAMS | Pewter Tankard (SW 0023)       | Avocado (SW 2861)         | Cupola Yellow (SW 7692)         |
| FASCIA                     | SHERWIN-WILLIAMS | Urbane Bronze (SW 7048)        | Natural Choice (SW 7011)  | Renwick Golden Oak (SW 2824)    |
| TRIM                       | SHERWIN-WILLIAMS | Urbane Bronze (SW 7048)        | Natural Choice (SW 7011)  | Dover White (SW 6385)           |
| GABLE END                  | SHERWIN-WILLIAMS | Pewter Tankard (SW 0023)       | Natural Choice (SW 7011)  | Dover White (SW 6385)           |
| WOOD POSTS                 | SHERWIN-WILLIAMS | Urbane Bronze (SW 7048)        | Natural Choice (SW 7011)  | Renwick Golden Oak (SW 2824)    |
| FRONT ENTRY / SHUTTERS     | SHERWIN-WILLIAMS | Rookwood Red (SW 2802)         | Palm Leaf (SW 7735)       | Rock Bottom (SW 7062)           |
| GARAGE                     | SHERWIN-WILLIAMS | Anonymous (SW 7046)            | Muddled Basil (SW 7745)   | Prairie Grass (SW 7548)         |
| ROOF                       | BORAL ROOFING    | Brown Blend                    | Cedar Blend               | Kokomo                          |
|                            | SHAKE            | 1 FBCF 3233                    | 1 FBCF 3293               | 1 FBCF 3763                     |
| BRICK                      | CULTURED BRICK   | HANDMADE BRICK<br>Rustic Manor | USED BRICK<br>High Desert | HANDMADE BRICK<br>Moroccan Sand |

| FRENCH COUNTRY 'D' ELEVATION |                  |                                       |                                       |                                      |
|------------------------------|------------------|---------------------------------------|---------------------------------------|--------------------------------------|
| MATERIAL                     | MFR              | SCHEME 7                              | SCHEME 8                              | SCHEME 9                             |
| STUCCO (LIGHT SAND FINISH)   | SHERWIN-WILLIAMS | Studio Gray (SW 9172)                 | Latte (SW 6108)                       | Analytical Gray (SW 7051)            |
| STUCCO HIGHLIGHT             | SHERWIN-WILLIAMS | Anonymous (SW 7046)                   | Meadowlark (SW 7522)                  | Adaptive Shade (SW 7053)             |
| FASCIA                       | SHERWIN-WILLIAMS | Enduring Bronze (SW 7055)             | Van Dyke Brown (SW 7041)              | Canvas Tan (SW 7531)                 |
| TRIM                         | SHERWIN-WILLIAMS | Nuance (SW 7049)                      | China Doll (SW 7517)                  | Canvas Tan (SW 7531)                 |
| GABLE END                    | SHERWIN-WILLIAMS | Nuthatch (SW 6088)                    | Burnished Brandy (SW 7523)            | Canvas Tan (SW 7531)                 |
| FRONT ENTRY / SHUTTERS       | SHERWIN-WILLIAMS | Bitter Chocolate (SW 6013)            | Peppercorn (SW 7674)                  | Dark Night (SW 6237)                 |
| GARAGE                       | SHERWIN-WILLIAMS | Plantation Shutters (SW 7520)         | Burnished Brandy (SW 7523)            | Windsor Greige (SW 7528)             |
| WROUGHT IRON                 | SHERWIN-WILLIAMS | Sealskin (SW 7675)                    | Sealskin (SW 7675)                    | Sealskin (SW 7675)                   |
| ROOF                         | BORAL ROOFING    | La Terra Blend                        | Charcoal Brown Blend                  | Desert Sage                          |
|                              | SLATE            | 1 FACS 6031                           | 1 FACS 1132                           | 1 FACS 0024                          |
| STONE                        | CULTURED STONE   | OLD COUNTRY FIELDSTONE<br>Summit Peak | OLD COUNTRY FIELDSTONE<br>Coastal Fog | OLD COUNTRY FIELDSTONE<br>Chardonnay |

# SOMERSET

Central California Division  
Project #500286  
REV. May 11, 2018



| FARMHOUSE 'F' ELEVATION       |                  |                       |                              |                        |
|-------------------------------|------------------|-----------------------|------------------------------|------------------------|
| MATERIAL                      | MFR.             | SCHEME 10             | SCHEME 11                    | SCHEME 12              |
| STUCCO<br>(LIGHT SAND FINISH) | SHERWIN-WILLIAMS | Tinsmith (SW 7657)    | Relaxed Khaki (SW 6149)      | Dormer Brown (SW 7521) |
| BOARD & BATTEN                | SHERWIN-WILLIAMS | Smoky Blue (SW 7604)  | Extra White (SW 7006)        | Red Barn (SW 7591)     |
| FASCIA                        | SHERWIN-WILLIAMS | White Flour (SW 7102) | Roycroft Mist Gray (SW 2844) | Alabaster (SW 7008)    |
| TRIM                          | SHERWIN-WILLIAMS | White Flour (SW 7102) | Extra White (SW 7006)        | Alabaster (SW 7008)    |
| GARAGE                        | SHERWIN-WILLIAMS | White Flour (SW 7102) | Felted Wool (SW 9171)        | Colony Buff (SW 7723)  |
| FRONT ENTRY /<br>SHUTTERS     | SHERWIN-WILLIAMS | Spicy Hue (SW 6342)   | Iron Ore (SW 7069)           | Domino (SW 6989)       |
| ROOF                          | BORAL ROOFING    | Shadow Grey           | Dove Brown                   | Charcoal Brown Blend   |
|                               | SHAKE            | 1 FBCF 5225           | 1 FBCJ 3152                  | 1 FBCF 1132            |



Yolo Recorder's Office

Jesse Salinas, County Recorder

**DOC- 2016-0037039-00**

Acct 104-Placer Title

Thursday, DEC 08, 2016 15:20:00

Ttl Pd \$0.00 Rcpt # 0001230110

VRB/R6/1-67

P-134614

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 )

Exempt from filing fees pursuant to Government Code §6103

**DEVELOPMENT AGREEMENT NO. [ 16-01 ]**

**[OYANG NORTH]**

**A DEVELOPMENT AGREEMENT BETWEEN**

**CITY OF WOODLAND**

**and**

**VACAVILLE LAND INVESTORS, LLC**

67

## **DEVELOPMENT AGREEMENT NO. [ 16-01 ]**

This Development Agreement (hereinafter “Agreement”) is entered into as of this 6<sup>th</sup> 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**, this Agreement includes the approximately 4.6 acre (net) multi-family site shown on Exhibit B, and OWNER agrees to dedicate the multi-family site to an affordable housing developer that meets CITY’s standards or to CITY under certain circumstances, for the purpose of constructing an affordable rental housing project in lieu of for sale affordable housing requirements or fees; 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 the CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on the 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 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.

**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:

## **AGREEMENT**

### **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; and
- (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” means 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).

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; or
- (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 ten (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 (2) successive two (2) year periods (for a maximum Term of 14 years) upon written notice to the 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 shall 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.

(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, and 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 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 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 the CITY, have (1) been accepted by the CITY, or (2) in the discretion of the CITY, 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:

Pan Pacific Development, Inc.  
1612 42<sup>nd</sup> Ave, E  
Seattle, WA 98112  
Attn: Bruce Bailey  
Telephone: (206) 403-1727

Vacaville Land Investors, LLC  
3500 Douglass Blvd., #210  
Roseville, CA 95661  
Attn: John Bayless  
Telephone: (916) 275-1885

(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 #5091, which includes the 13.7 acre, R-5 site and the 7.7 acre, R-8 site shown as "Village 1" and "Village 2" in Exhibit B, resulting in 112 single family lots (units); and the 5.5 acre, R-25 multi-family site, shown as "Village 3" in Exhibit B.

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 112, a supplemental SLIF fee for Oyang North 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. 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 they 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 that 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 that 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 that 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 approval from 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 In-Lieu Fee and Land Dedication Site. 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 twelve (12) low income single family units to be built. The fee shall be in the amount of Fifty-Seven Thousand Eight Hundred Dollars (\$57,800.00) per required single family affordable unit, totaling \$693,600 for the Project. (The total in-lieu fee is subject to an annual adjustment based on the Construction Cost Index (CCI). No further CCI adjustment shall be imposed once the frontage improvements to Harry Lorenzo Avenue and Street "A" are complete and accepted by the CITY.

In-lieu of constructing the for-sale single family affordable housing units or paying the in-lieu fee, OWNER agrees to dedicate the 4.6-acre multi-family site to a qualifying non-profit or for-profit affordable housing developer for the construction of an affordable rental housing project. The affordable housing project shall include a minimum of 112 units, but may be phased based on financing availability. The affordable housing project shall be 100% affordable, with at least twenty (20) percent of the units being affordable to very-low income. The balance of the units shall be at affordability levels acceptable to the CITY, with the remaining units restricted at the low-income level.

Owner shall submit to CITY the name and experience of the affordable housing developer within twelve (12) months of execution of this Agreement. The affordable housing developer shall be a legal non-profit or for-profit affordable housing developer registered with the State of California. OWNER shall submit to the CITY the preliminary project development and financing plan from developer, proposed affordability levels and developer's prior experience completing affordable housing development projects.

CITY shall review the qualifications of the proposed affordable housing developer and the proposed project attributes (financial, architectural, affordability levels, etc.) ("Qualifications and Proposed Project") and provide written approval or denial within thirty (30) business days of receipt of the ("Qualifications and Proposed Project") of the prospective affordable housing developer. If CITY has not approved a prospective affordable housing developer within 12 months of execution of this DA, then OWNER shall deed (at no cost to CITY) the 4.6-acre multi-family site to the CITY. CITY may elect to delay the transfer of the multi-family site to the CITY until after the frontage improvements to Harry Lorenzo Avenue and Street "A" are complete and accepted by the CITY.

Owner shall cause the affordable housing site to be created as a separate legal parcel with the first final map for the property. Owner shall construct the frontage improvements, including utility stubs of sufficient size to serve the property, with the first final map. The affordable housing site shall be ready for construction, site graded and compacted, frontage roadways completed and utilities stubbed to the property, and free of any existing contracts, encumbrances or unusual easements, subject to the review and approval by the City Attorney.

For the purposes of this Section of this Agreement, CITY and OWNER agree that the value of the 4.6-acre multi-family site is Nine Hundred Thousand Dollars (\$900,000.00) which was determined based on an approximate value of Two Hundred Thousand Dollars (\$200,000.00) per acre.

Upon dedication of the multi-family site to a qualifying affordable housing developer or to CITY, OWNER shall be credited Nine Hundred Thousand Dollars (\$900,000) toward its affordable housing obligation. The Project affordable housing obligation of \$693,600, less the \$900,000 credit for the dedication of the 4.6-acre multi-family site, gives the Project a Two Hundred Six Thousand, Four Hundred Dollars (\$206,400) credit in affordable housing fees. OWNER may apply this credit toward the on-site affordable housing obligation of the neighboring Oyang South project, at the request of OWNER.

4.10 Offsite Affordable Housing Fee. The Spring Lake Offsite Affordable Housing fee shall be One Thousand One Hundred Dollars (\$1,100) per market rate single-family lot as required by the Spring Lake Specific Plan and Spring Lake Affordable Housing Plan. The fee is due in full for the units within the final map prior to approval of each final map.

4.11 General Purpose Fee. OWNER agrees to pay to the 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. 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 Interim Pedestrian Path. With the first final map, OWNER shall complete an interim pedestrian path between Harry Lorenzo Avenue and Pioneer Avenue. The path shall be a minimum of 10 feet in width and constructed of asphalt concrete or Portland Cement Concrete (PCC). Consistent with the SLSP, the path shall be separated from the existing curb by a minimum of 10 feet, subject to review and approval of the City Engineer. CITY and OWNER shall cooperate in obtaining any required Rights of Way for said path, if required, and consistent with Section 4.16.

4.15 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.

4.16 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.

4.17 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 the final map to proceed with the \$200,000 deposit. OWNER may deposit funds in \$50,000 increments for CITY acquisition, however, the final map will not be approved with less than a \$200,000 deposit.

4.18 Storm Drainage. OWNER understands and acknowledges that, at the time of execution of Agreement and imposition of these conditions, 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.

4.19 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.

4.20 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.

4.21 If a multi-family project does not require a final map (rental apartments), OWNER shall pay a per unit fee of One Hundred Forty-Six Dollars (\$146.00) for Transit Capital and Twenty-Five Dollars (\$25.00) for Transit Operation prior to building permit.

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 OWNER's compliance 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

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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 that 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.

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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, and as it may be amended, is invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its sole cost and 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 sole cost and 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.

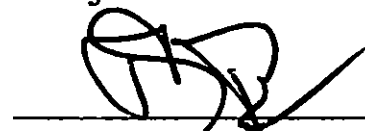
8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective 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. 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.

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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

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(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

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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.

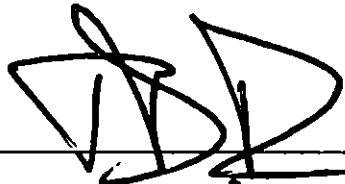
10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they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

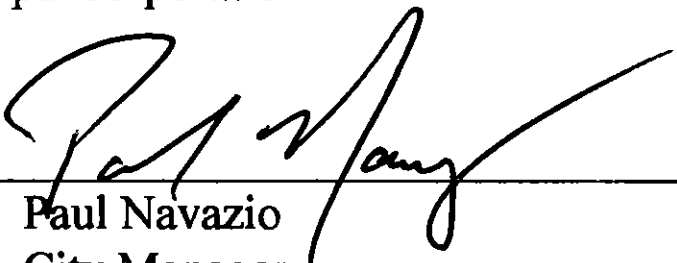
By:  \_\_\_\_\_

Its: Member

Dated: 12/1/16

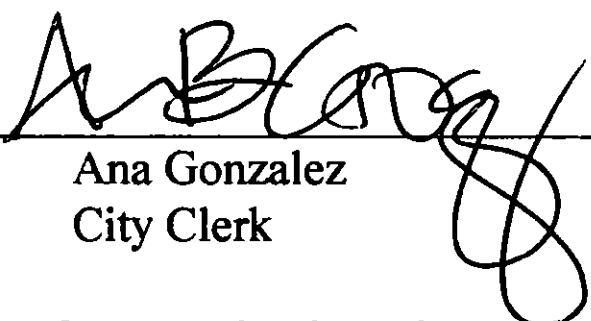
**CITY**

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

By:  \_\_\_\_\_  
Paul Navazio  
City Manager

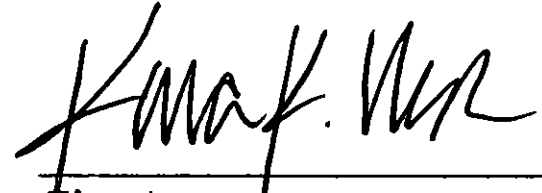
Dated: 12/7/16

**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.

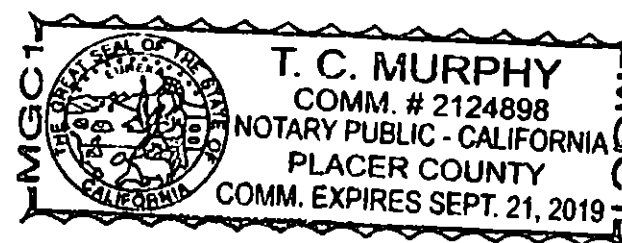
State of CALIFORNIA )  
County of PLACER ) ss.

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

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 John D. Boyles



**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.

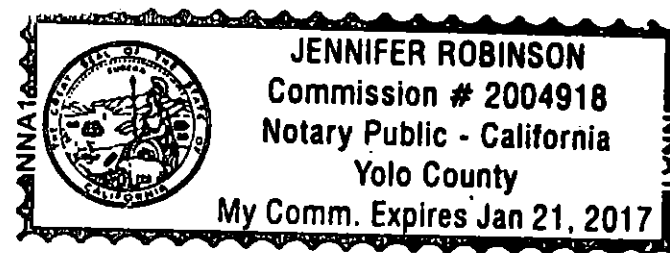
STATE OF CALIFORNIA    )

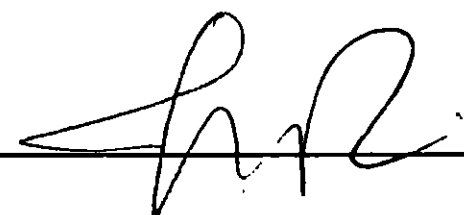
COUNTY OF YOLO         )

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 

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:

**Parcel One:**

The Northeast 1/4 of the Northeast 1/4 of Section 4, Township 9 North, Range 2 East, M.D.B.&M., according to the Official Plat thereof, said land being also described as Parcel 1, Wyckoff Estate Lands, filed April 10, 1940 in Book 5 of Maps and Surveys, Page 22, Yolo County Records.

Excepting therefrom the following:

- A) That portion described in the deed to the State of California, recorded December 12, 1967 in Book 869 Page 649, Yolo County Records.
- B) That portion described in the deed to the County of Yolo, recorded September 20, 1971 in Book 990 Page 544, Yolo County Records.
- C) That portion described in the deed to the State of California, recorded August 3, 1972 in Book 1028 Page 113, Yolo County Records.
- D) That portion described in the deed to the State of California recorded January 4, 1988 in Book 1912 Page 235, Yolo County Records.
- E) That portion described in the deed to the City of Woodland recorded November 2, 2015, Instrument No. 2015-0030518, Official Records.

**Parcel Two:**

The parcel of land described in the deed to Wells Fargo Bank, Trustee, recorded September 7, 1972 in Book 1034 Page 452, Official Records, described as follows:

Beginning at the Northerly terminus of the course as described as North 23° 16'29" East, 321.98 feet in said deed hereinabove; thence (1) from said point of beginning, along a curve to the right with a radius of 2940 feet, through an angle of 12° 00'06", an arc distance of 615.84 feet; thence (2) North 35° 16'35" 508.23 feet; thence (3) South 83° 52'44" West, 45.76 feet; thence (4) South 33° 30'21" West, 171.93 feet; thence (5) South 35° 48'11" 497.43 feet; thence (6) along a curve to the left with a radius of 1430 feet, through an angle of 17° 56'02" an arc distance of 447.60 feet; thence (7) South 17° 52'09" West 300.00 feet; thence (8) South 17° 38'44" 12.48 feet to a point in the Southern line of Parcel 1, Wyckoff Estates Lands, filed April 10, 1940 in Book 5 of Maps and Surveys, Page 22, Yolo County Records; thence (9) along said Southern line, South 89° 43'57" East, 7.14 feet; thence (10) leaving said Southern line, North 23° 16'29" East, 321.98 feet to the point of beginning.

Excepting therefrom that portion thereof described in the deed to the State of California recorded January 4, 1988 in Book 1912 Page 235, Yolo County Records.

**EXHIBIT “B”**

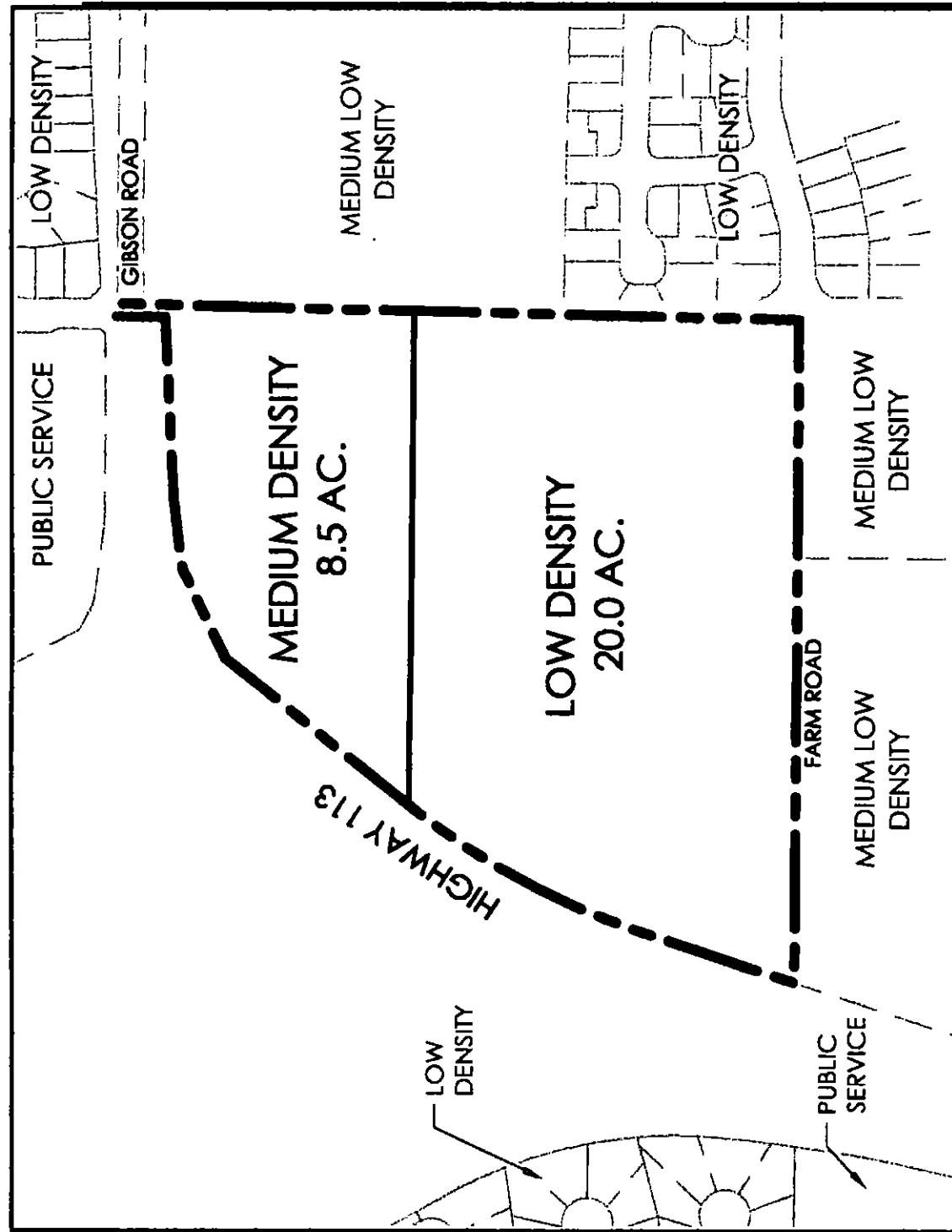
(Map of the Property)

Exhibit B

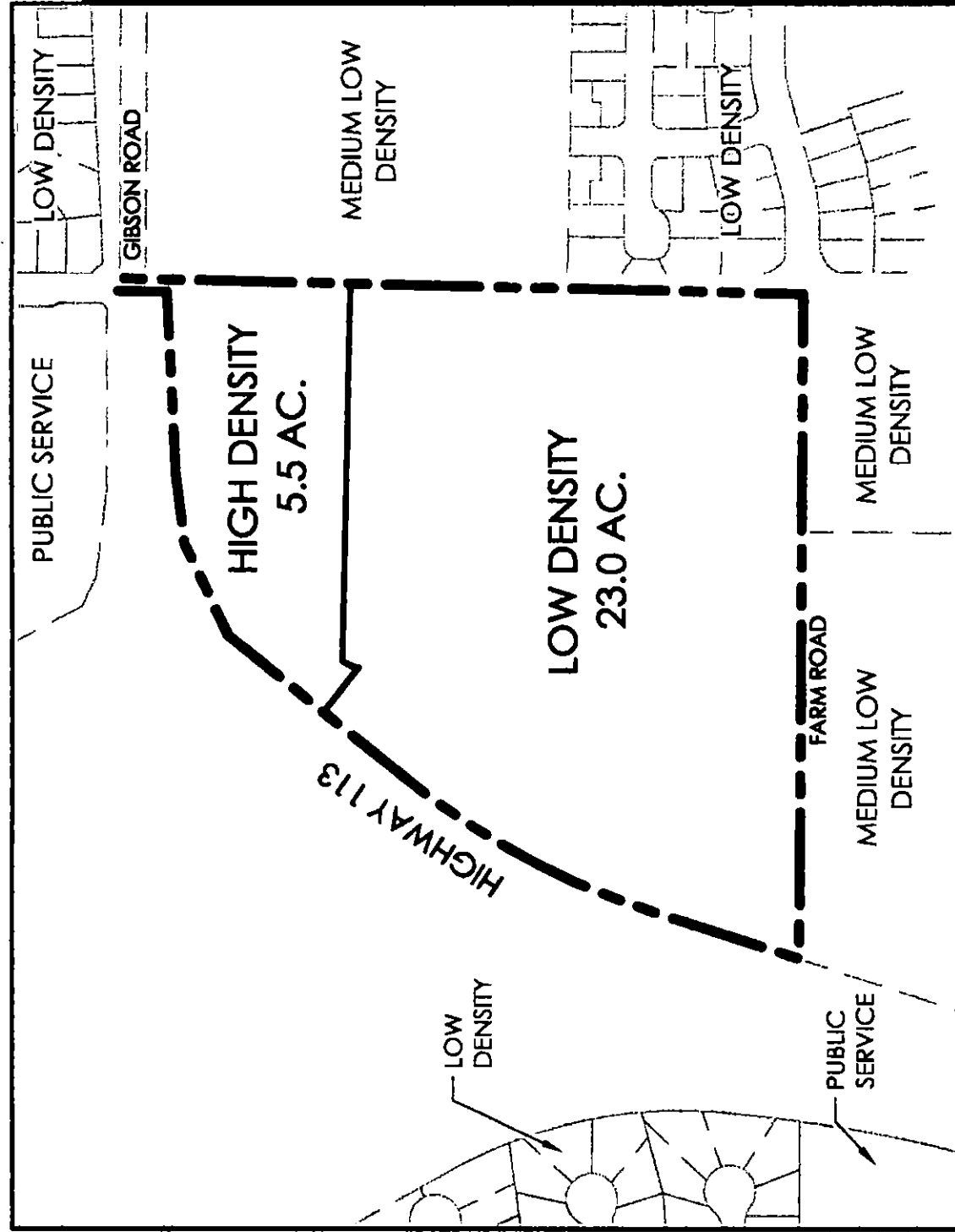


# GENERAL PLAN AMENDMENT EXHIBIT OYANG NORTH

CITY OF WOODLAND, CALIFORNIA  
OCTOBER 14, 2016



EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

GENERAL PLAN AMENDMENT SUMMARY TABLE

| DESIGNATION    | LAND USE                            | EXISTING | PROPOSED | DIFFERENCE |
|----------------|-------------------------------------|----------|----------|------------|
| LOW DENSITY    | RESIDENTIAL (3.0-8.0 DU/GROSS AC)   | 20.0 AC. | 23.0 AC. | 3.0 AC.    |
| MEDIUM DENSITY | RESIDENTIAL (8.0-15.0 DU/GROSS AC)  | 8.5 AC.  | 0.0 AC.  | -8.5 AC.   |
| HIGH DENSITY   | RESIDENTIAL (16.0-25.0 DU/GROSS AC) | 0.0 AC.  | 5.5 AC.  | 5.5 AC.    |
|                |                                     | 28.5 AC. | 28.5 AC. |            |

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

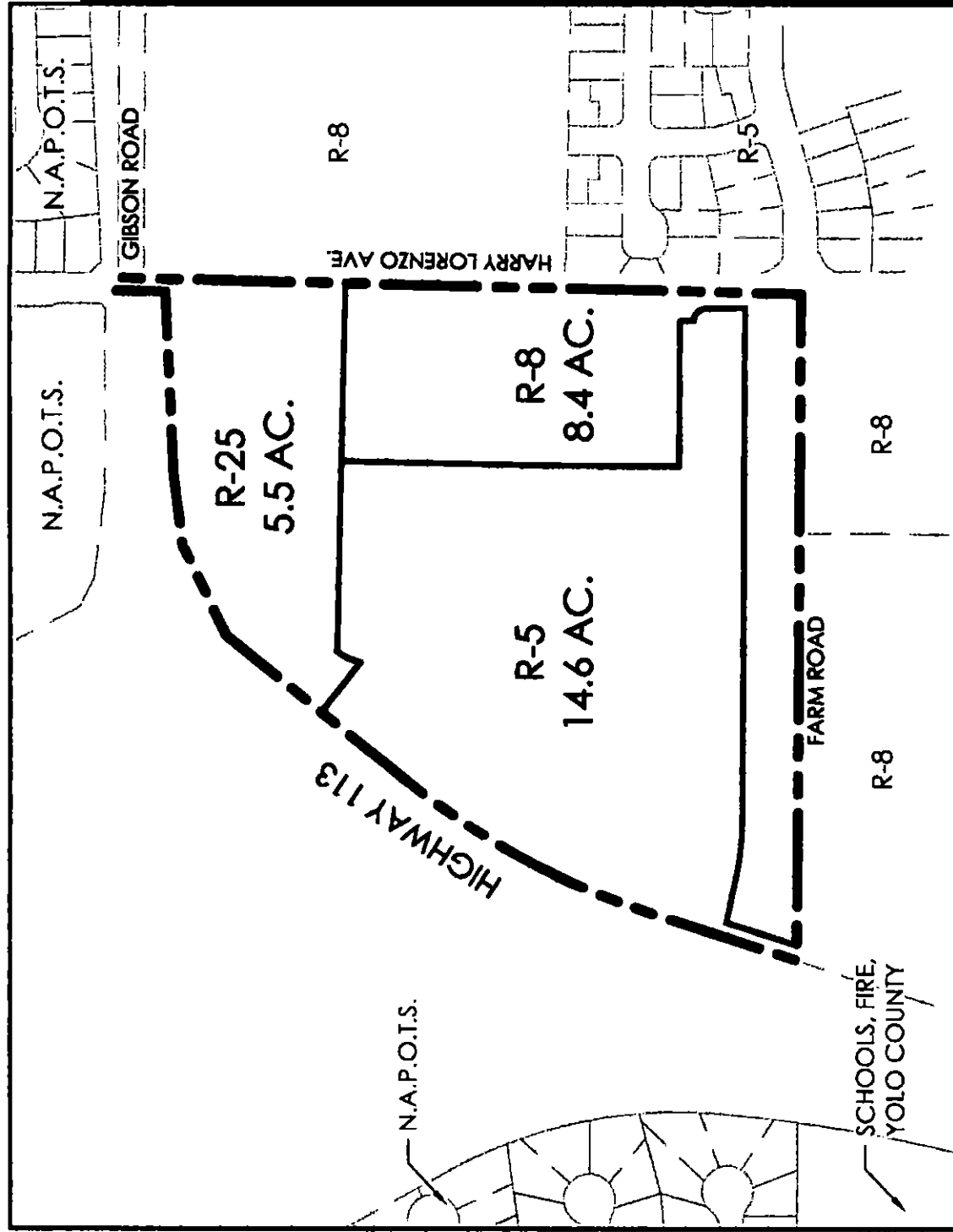
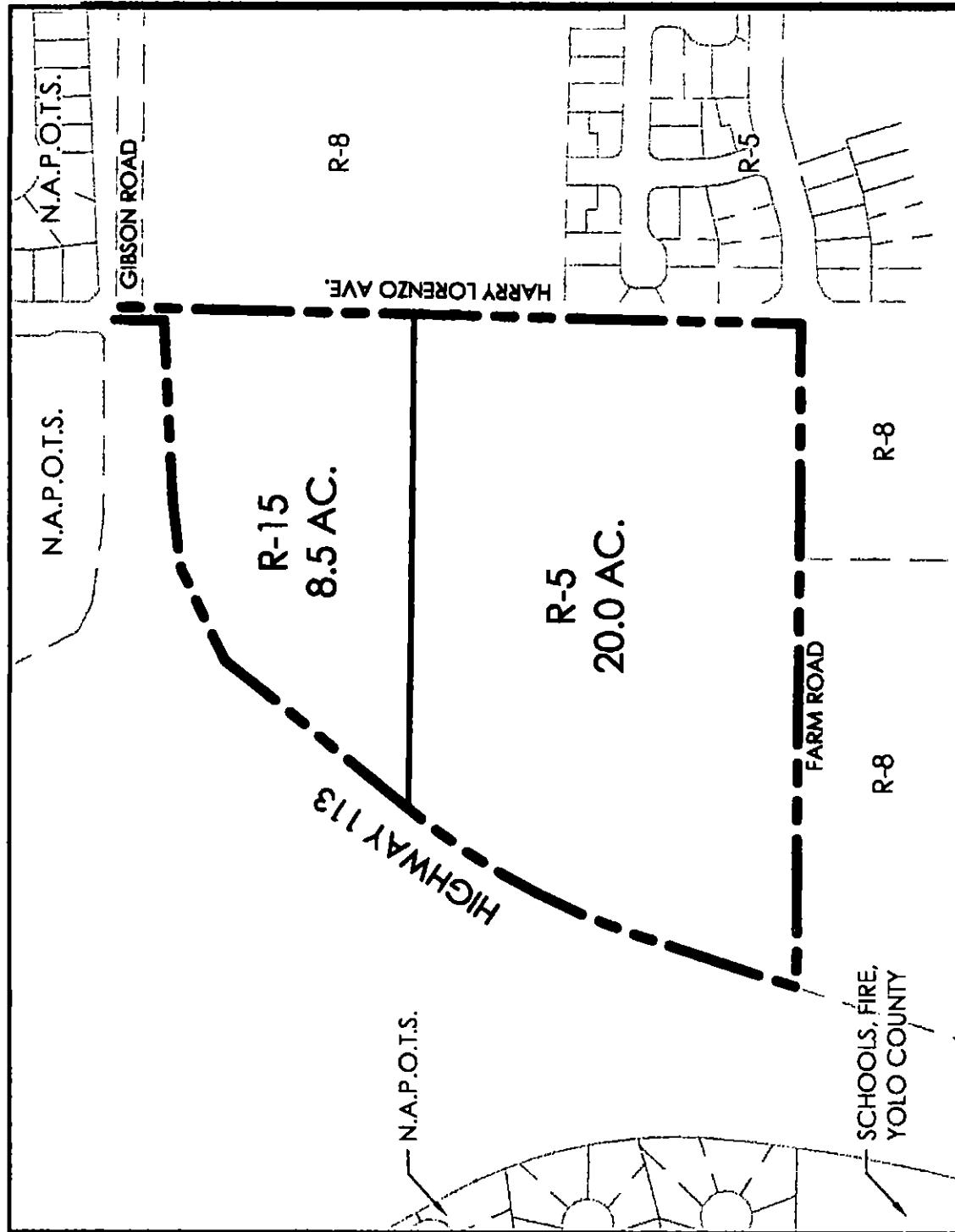
OYANG NORTH - GENERAL PLAN AMENDMENT

# SPECIFIC PLAN AMENDMENT EXHIBIT

## OYANG NORTH

CITY OF WOODLAND, CALIFORNIA

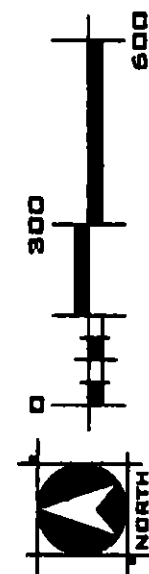
OCTOBER 14, 2016



EXISTING SPECIFIC PLAN

PROPOSED SPECIFIC PLAN

| SPECIFIC PLAN AMENDMENT SUMMARY TABLE |                                        |          |          |            |
|---------------------------------------|----------------------------------------|----------|----------|------------|
| DESIGNATION                           | LAND USE                               | EXISTING | PROPOSED | DIFFERENCE |
| R-5                                   | SINGLE-FAMILY RESIDENTIAL (4-5 DU/AC)  | 20.0 AC. | 14.6 AC. | -5.4 AC.   |
| R-8                                   | SINGLE-FAMILY RESIDENTIAL (6-8 DU/AC)  | 0.0 AC.  | 8.4 AC.  | 8.4 AC.    |
| R-15                                  | MULTI-FAMILY RESIDENTIAL (10-15 DU/AC) | 8.5 AC.  | 0.0 AC.  | -8.5 AC.   |
| R-25                                  | MULTI-FAMILY RESIDENTIAL (23-25 DU/AC) | 0.0 AC.  | 5.5 AC.  | 5.5 AC.    |
|                                       |                                        | 28.5 AC. | 28.5 AC. |            |

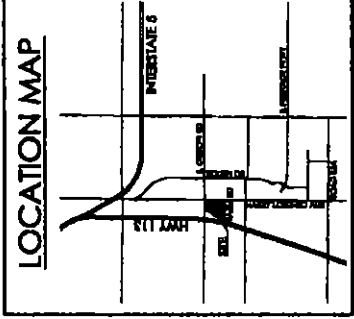


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 Sacramento, CA 95816  
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OYANG NORTH - SPECIFIC PLAN AMENDMENT



**TENTATIVE SUBDIVISION MAP**  
**SEWER AND WATER PLAN**  
**OYANG NORTH**  
 CITY OF WOODLAND, CALIFORNIA  
 OCTOBER 14, 2016  
 SHEET 2 OF 4  
 MAP #5091

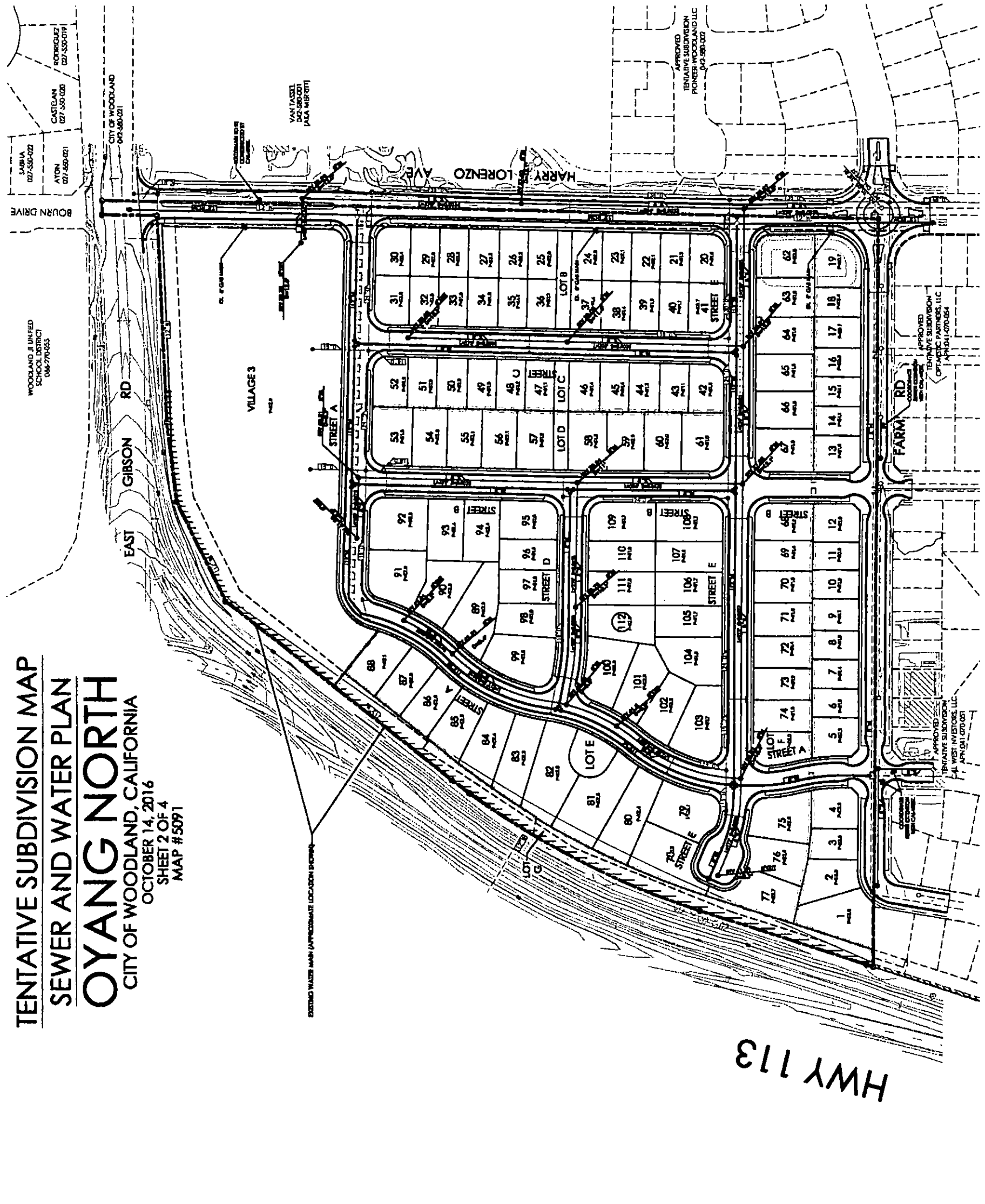


**LEGEND**

|                            |       |
|----------------------------|-------|
| PROJECT BOUNDARY           | ----- |
| VILLAGE BOUNDARY           | ----- |
| RIGHT-OF-WAY               | ----- |
| PROPOSED LOTS              | ----- |
| ADJACENT LOTS              | ----- |
| PUBLIC UTILITY (EAL) (PUE) | ----- |
| FACE OF CURB               | ----- |
| SEWER MAIN                 | ----- |
| EXISTING GAS MAIN          | ----- |
| SEWER MANHOLE              | ----- |
| SEWER/WATER PEE CANWET     | ----- |
| DRAINAGE MANHOLE           | ----- |
| SEWER MANHOLE              | ----- |
| SEWER INLET                | ----- |
| RECYCLED WATER MAIN        | ----- |
| WATER MAIN                 | ----- |
| GATE VALVE                 | ----- |
| SLOW CITY VALVE            | ----- |
| PROPOSED SEWER PIPE SLOPE  | ----- |
| PROPOSED SEWER INVERT      | ----- |
| SEWAGE ELEVATION           | ----- |
| FINO ELEVATION             | ----- |

**SHEET INDEX**

| SHEET | TITLE                         | SCALE   |
|-------|-------------------------------|---------|
| 1     | TSM- STREET & LOTTING PLAN    | 1"=100' |
| 2     | TSM- SEWER & WATER PLAN       | 1"=80'  |
| 3     | TSM- GRADING & DRAINAGE PLAN  | 1"=80'  |
| 4     | TSM- TREE PLAN & FENCING PLAN | 1"=80'  |

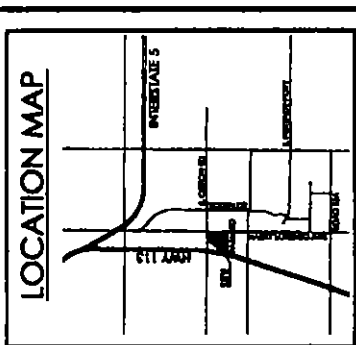


**WOOD RODGERS**  
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 3301 C ST, Bldg. 300-B  
 Sacramento, CA 95818  
 Tel: 916.341.7760  
 Fax: 916.341.7767

MAP #5091 - OYANG NORTH - TENTATIVE SUBDIVISION MAP - SHEET 2 OF 4



**TENTATIVE SUBDIVISION MAP**  
**GRADING & DRAINAGE**  
**OYANG NORTH**  
 CITY OF WOODLAND, CALIFORNIA  
 OCTOBER 14, 2016  
 SHEET 3 OF 4  
 MAP #5091



**LEGEND**

|                            |         |
|----------------------------|---------|
| PROJECT BOUNDARY           | 1"=100' |
| VILLAGE BOUNDARY           | 1"=100' |
| STREET CORRELATION         | 1"=100' |
| PROPOSED LOTS              | 1"=100' |
| EXISTING LOTS              | 1"=100' |
| EXISTING EASEMENT          | 1"=100' |
| FACE OF CURB               | 1"=100' |
| SEWER                      | 1"=100' |
| UP OF CURB                 | 1"=100' |
| DRAINAGE MANHOLE           | 1"=100' |
| DRAIN INLET                | 1"=100' |
| EXISTING GRADE ELEVATION   | 1"=100' |
| PROPOSED GRADE ELEVATION   | 1"=100' |
| EXISTING OVERLAND DRAINAGE | 1"=100' |
| PAD ELEVATION              | 1"=100' |

**SHEET INDEX**

| SHEET | TITLE                         | SCALE   |
|-------|-------------------------------|---------|
| 1     | TSM- STREET & LOTTING PLAN    | 1"=100' |
| 2     | TSM- SEWER & WATER PLAN       | 1"=80'  |
| 3     | TSM- GRADING & DRAINAGE PLAN  | 1"=80'  |
| 4     | TSM- TREE PLAN & FENCING PLAN | 1"=80'  |

**EARTHWORK QUANTITIES**

|      |                             |
|------|-----------------------------|
| CUT  | 19,053 CUBIC YARDS          |
| FILL | 50,665 CUBIC YARDS          |
| NET  | 31,609 CUBIC YARDS (IMPORT) |

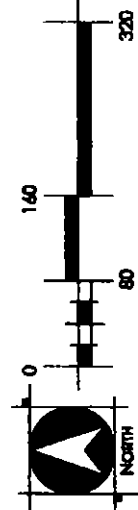
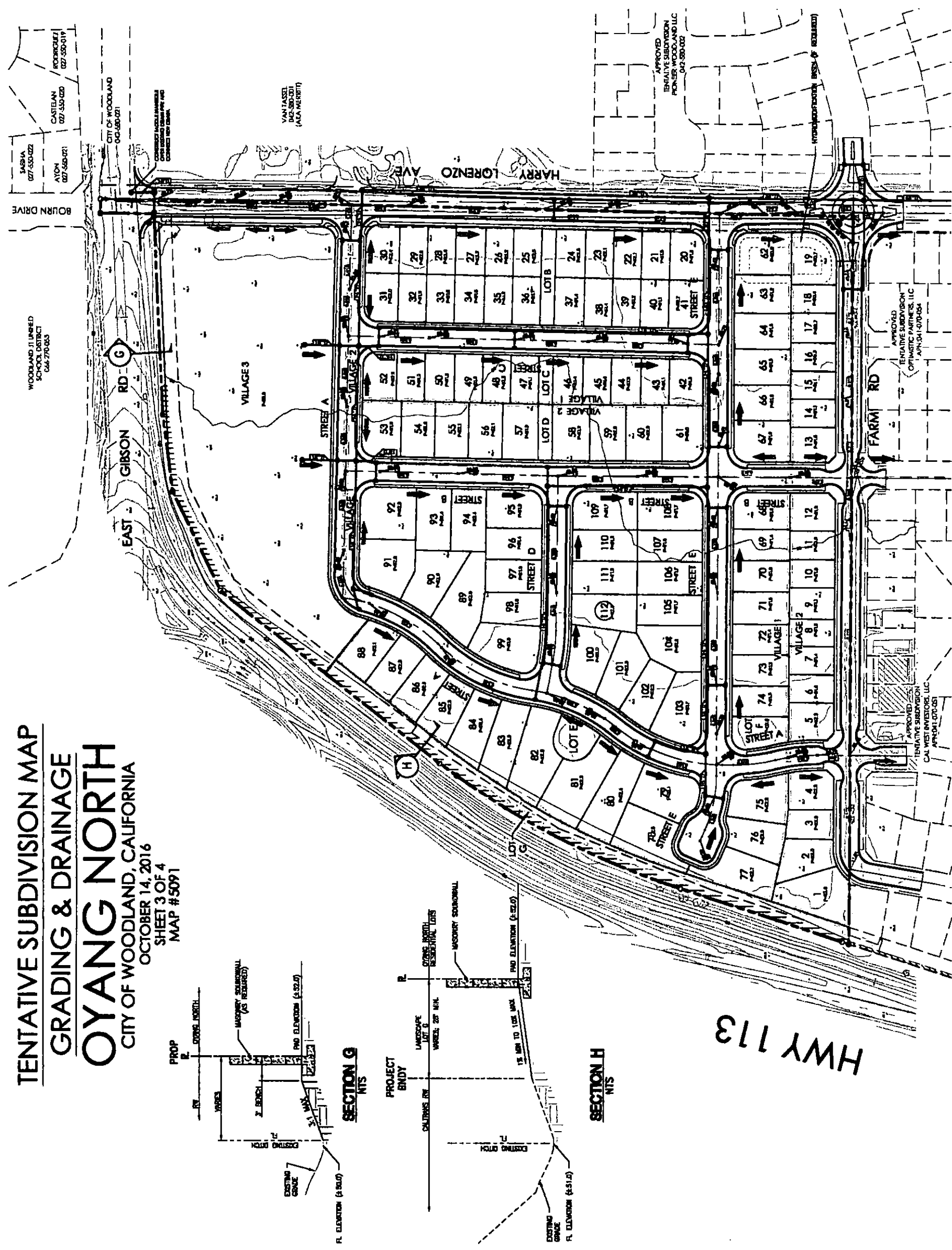
**NOTE**

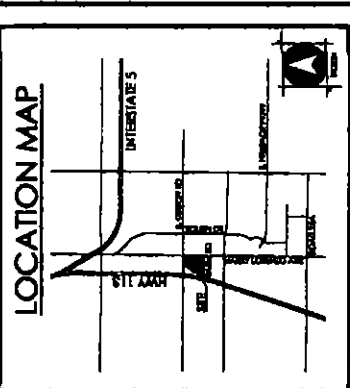
"STREET SLOPES & GRADES PER APPROVED CALWEST TENTATIVE SUBDIVISION MAP NO 5075"



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 2301 C ST, SUITE 100-B  
 SACRAMENTO, CA 95818  
 Tel: 916.341.7780  
 Fax: 916.341.7787

MAP #5091 - OYANG NORTH - TENTATIVE SUBDIVISION MAP - SHEET 3 OF 4





# TENTATIVE SUBDIVISION MAP PRELIMINARY TREE REMOVAL & FENCING EXHIBIT **OYANG NORTH** CITY OF WOODLAND, CALIFORNIA OCTOBER 14, 2016 SHEET 4 OF 4 MAP #5091

## TREE INVENTORY

| STATUS | FROM | TO   | DATE | BY   | REASON | REMARKS | DATE | BY   | REASON | REMARKS |
|--------|------|------|------|------|--------|---------|------|------|--------|---------|
|        | 150  | 151  | 152  | 153  | 154    | 155     | 156  | 157  | 158    | 159     |
|        | 160  | 161  | 162  | 163  | 164    | 165     | 166  | 167  | 168    | 169     |
|        | 170  | 171  | 172  | 173  | 174    | 175     | 176  | 177  | 178    | 179     |
|        | 180  | 181  | 182  | 183  | 184    | 185     | 186  | 187  | 188    | 189     |
|        | 190  | 191  | 192  | 193  | 194    | 195     | 196  | 197  | 198    | 199     |
|        | 200  | 201  | 202  | 203  | 204    | 205     | 206  | 207  | 208    | 209     |
|        | 210  | 211  | 212  | 213  | 214    | 215     | 216  | 217  | 218    | 219     |
|        | 220  | 221  | 222  | 223  | 224    | 225     | 226  | 227  | 228    | 229     |
|        | 230  | 231  | 232  | 233  | 234    | 235     | 236  | 237  | 238    | 239     |
|        | 240  | 241  | 242  | 243  | 244    | 245     | 246  | 247  | 248    | 249     |
|        | 250  | 251  | 252  | 253  | 254    | 255     | 256  | 257  | 258    | 259     |
|        | 260  | 261  | 262  | 263  | 264    | 265     | 266  | 267  | 268    | 269     |
|        | 270  | 271  | 272  | 273  | 274    | 275     | 276  | 277  | 278    | 279     |
|        | 280  | 281  | 282  | 283  | 284    | 285     | 286  | 287  | 288    | 289     |
|        | 290  | 291  | 292  | 293  | 294    | 295     | 296  | 297  | 298    | 299     |
|        | 300  | 301  | 302  | 303  | 304    | 305     | 306  | 307  | 308    | 309     |
|        | 310  | 311  | 312  | 313  | 314    | 315     | 316  | 317  | 318    | 319     |
|        | 320  | 321  | 322  | 323  | 324    | 325     | 326  | 327  | 328    | 329     |
|        | 330  | 331  | 332  | 333  | 334    | 335     | 336  | 337  | 338    | 339     |
|        | 340  | 341  | 342  | 343  | 344    | 345     | 346  | 347  | 348    | 349     |
|        | 350  | 351  | 352  | 353  | 354    | 355     | 356  | 357  | 358    | 359     |
|        | 360  | 361  | 362  | 363  | 364    | 365     | 366  | 367  | 368    | 369     |
|        | 370  | 371  | 372  | 373  | 374    | 375     | 376  | 377  | 378    | 379     |
|        | 380  | 381  | 382  | 383  | 384    | 385     | 386  | 387  | 388    | 389     |
|        | 390  | 391  | 392  | 393  | 394    | 395     | 396  | 397  | 398    | 399     |
|        | 400  | 401  | 402  | 403  | 404    | 405     | 406  | 407  | 408    | 409     |
|        | 410  | 411  | 412  | 413  | 414    | 415     | 416  | 417  | 418    | 419     |
|        | 420  | 421  | 422  | 423  | 424    | 425     | 426  | 427  | 428    | 429     |
|        | 430  | 431  | 432  | 433  | 434    | 435     | 436  | 437  | 438    | 439     |
|        | 440  | 441  | 442  | 443  | 444    | 445     | 446  | 447  | 448    | 449     |
|        | 450  | 451  | 452  | 453  | 454    | 455     | 456  | 457  | 458    | 459     |
|        | 460  | 461  | 462  | 463  | 464    | 465     | 466  | 467  | 468    | 469     |
|        | 470  | 471  | 472  | 473  | 474    | 475     | 476  | 477  | 478    | 479     |
|        | 480  | 481  | 482  | 483  | 484    | 485     | 486  | 487  | 488    | 489     |
|        | 490  | 491  | 492  | 493  | 494    | 495     | 496  | 497  | 498    | 499     |
|        | 500  | 501  | 502  | 503  | 504    | 505     | 506  | 507  | 508    | 509     |
|        | 510  | 511  | 512  | 513  | 514    | 515     | 516  | 517  | 518    | 519     |
|        | 520  | 521  | 522  | 523  | 524    | 525     | 526  | 527  | 528    | 529     |
|        | 530  | 531  | 532  | 533  | 534    | 535     | 536  | 537  | 538    | 539     |
|        | 540  | 541  | 542  | 543  | 544    | 545     | 546  | 547  | 548    | 549     |
|        | 550  | 551  | 552  | 553  | 554    | 555     | 556  | 557  | 558    | 559     |
|        | 560  | 561  | 562  | 563  | 564    | 565     | 566  | 567  | 568    | 569     |
|        | 570  | 571  | 572  | 573  | 574    | 575     | 576  | 577  | 578    | 579     |
|        | 580  | 581  | 582  | 583  | 584    | 585     | 586  | 587  | 588    | 589     |
|        | 590  | 591  | 592  | 593  | 594    | 595     | 596  | 597  | 598    | 599     |
|        | 600  | 601  | 602  | 603  | 604    | 605     | 606  | 607  | 608    | 609     |
|        | 610  | 611  | 612  | 613  | 614    | 615     | 616  | 617  | 618    | 619     |
|        | 620  | 621  | 622  | 623  | 624    | 625     | 626  | 627  | 628    | 629     |
|        | 630  | 631  | 632  | 633  | 634    | 635     | 636  | 637  | 638    | 639     |
|        | 640  | 641  | 642  | 643  | 644    | 645     | 646  | 647  | 648    | 649     |
|        | 650  | 651  | 652  | 653  | 654    | 655     | 656  | 657  | 658    | 659     |
|        | 660  | 661  | 662  | 663  | 664    | 665     | 666  | 667  | 668    | 669     |
|        | 670  | 671  | 672  | 673  | 674    | 675     | 676  | 677  | 678    | 679     |
|        | 680  | 681  | 682  | 683  | 684    | 685     | 686  | 687  | 688    | 689     |
|        | 690  | 691  | 692  | 693  | 694    | 695     | 696  | 697  | 698    | 699     |
|        | 700  | 701  | 702  | 703  | 704    | 705     | 706  | 707  | 708    | 709     |
|        | 710  | 711  | 712  | 713  | 714    | 715     | 716  | 717  | 718    | 719     |
|        | 720  | 721  | 722  | 723  | 724    | 725     | 726  | 727  | 728    | 729     |
|        | 730  | 731  | 732  | 733  | 734    | 735     | 736  | 737  | 738    | 739     |
|        | 740  | 741  | 742  | 743  | 744    | 745     | 746  | 747  | 748    | 749     |
|        | 750  | 751  | 752  | 753  | 754    | 755     | 756  | 757  | 758    | 759     |
|        | 760  | 761  | 762  | 763  | 764    | 765     | 766  | 767  | 768    | 769     |
|        | 770  | 771  | 772  | 773  | 774    | 775     | 776  | 777  | 778    | 779     |
|        | 780  | 781  | 782  | 783  | 784    | 785     | 786  | 787  | 788    | 789     |
|        | 790  | 791  | 792  | 793  | 794    | 795     | 796  | 797  | 798    | 799     |
|        | 800  | 801  | 802  | 803  | 804    | 805     | 806  | 807  | 808    | 809     |
|        | 810  | 811  | 812  | 813  | 814    | 815     | 816  | 817  | 818    | 819     |
|        | 820  | 821  | 822  | 823  | 824    | 825     | 826  | 827  | 828    | 829     |
|        | 830  | 831  | 832  | 833  | 834    | 835     | 836  | 837  | 838    | 839     |
|        | 840  | 841  | 842  | 843  | 844    | 845     | 846  | 847  | 848    | 849     |
|        | 850  | 851  | 852  | 853  | 854    | 855     | 856  | 857  | 858    | 859     |
|        | 860  | 861  | 862  | 863  | 864    | 865     | 866  | 867  | 868    | 869     |
|        | 870  | 871  | 872  | 873  | 874    | 875     | 876  | 877  | 878    | 879     |
|        | 880  | 881  | 882  | 883  | 884    | 885     | 886  | 887  | 888    | 889     |
|        | 890  | 891  | 892  | 893  | 894    | 895     | 896  | 897  | 898    | 899     |
|        | 900  | 901  | 902  | 903  | 904    | 905     | 906  | 907  | 908    | 909     |
|        | 910  | 911  | 912  | 913  | 914    | 915     | 916  | 917  | 918    | 919     |
|        | 920  | 921  | 922  | 923  | 924    | 925     | 926  | 927  | 928    | 929     |
|        | 930  | 931  | 932  | 933  | 934    | 935     | 936  | 937  | 938    | 939     |
|        | 940  | 941  | 942  | 943  | 944    | 945     | 946  | 947  | 948    | 949     |
|        | 950  | 951  | 952  | 953  | 954    | 955     | 956  | 957  | 958    | 959     |
|        | 960  | 961  | 962  | 963  | 964    | 965     | 966  | 967  | 968    | 969     |
|        | 970  | 971  | 972  | 973  | 974    | 975     | 976  | 977  | 978    | 979     |
|        | 980  | 981  | 982  | 983  | 984    | 985     | 986  | 987  | 988    | 989     |
|        | 990  | 991  | 992  | 993  | 994    | 995     | 996  | 997  | 998    | 999     |
|        | 1000 | 1001 | 1002 | 1003 | 1004   | 1005    | 1006 | 1007 | 1008   | 1009    |
|        | 1010 | 1011 | 1012 | 1013 | 1014   | 1015    | 1016 | 1017 | 1018   | 1019    |
|        | 1020 | 1021 | 1022 | 1023 | 1024   | 1025    | 1026 | 1027 | 1028   | 1029    |
|        | 1030 | 1031 | 1032 | 1033 | 1034   | 1035    | 1036 | 1037 | 1038   | 1039    |
|        | 1040 | 1041 | 1042 | 1043 | 1044   | 1045    | 1046 | 1047 | 1048   | 1049    |
|        | 1050 | 1051 | 1052 | 1053 | 1054   | 1055    | 1056 | 1057 | 1058   | 1059    |
|        | 1060 | 1061 | 1062 | 1063 | 1064   | 1065    | 1066 | 1067 | 1068   | 1069    |
|        | 1070 | 1071 | 1072 | 1073 | 1074   | 1075    | 1076 | 1077 | 1078   | 1079    |
|        | 1080 | 1081 | 1082 | 1083 | 1084   | 1085    | 1086 | 1087 | 1088   | 1089    |
|        | 1090 | 1091 | 1092 | 1093 | 1094   | 1095    | 1096 | 1097 | 1098   | 1099    |
|        | 1100 | 1101 | 1102 | 1103 | 1104   | 1105    | 1106 | 1107 | 1108   | 1109    |
|        | 1110 | 1111 | 1112 | 1113 | 1114   | 1115    | 1116 | 1117 | 1118   | 1119    |
|        | 1120 | 1121 | 1122 | 1123 | 1124   | 1125    | 1126 | 1127 | 1128   | 1129    |
|        | 1130 | 1131 | 1132 | 1133 | 1134   | 1135    | 1136 | 1137 | 1138   | 1139    |
|        | 1140 | 1141 | 1142 | 1143 | 1144   | 1145    | 1146 | 1147 | 1148   | 1149    |
|        | 1150 | 1151 | 1152 | 1153 | 1154   | 1155    | 1156 | 1157 | 1158   | 1159    |
|        | 1160 | 1161 | 1162 | 1163 | 1164   | 1165    | 1166 | 1167 | 1168   | 1169    |
|        | 1170 | 1171 | 1172 | 1173 | 1174   | 1175    | 1176 | 1177 | 1178   | 1179    |
|        | 1180 | 1181 | 1182 | 1183 | 1184   | 1185    | 1186 | 1187 | 1188   | 1189    |
|        | 1190 | 1191 | 1192 | 1193 | 1194   | 1195    | 1196 | 1197 | 1198   | 1199    |
|        | 1200 | 1201 | 1202 | 1203 | 1204   | 1205    | 1206 | 1207 | 1208   | 1209    |
|        | 1210 | 1211 | 1212 | 1213 | 1214   | 1215    | 1216 | 1217 | 1218   | 1219    |
|        | 1220 | 1221 | 1222 | 1223 | 1224   | 1225    | 1226 | 1227 | 1228   | 1229    |
|        | 1230 | 1231 | 1232 | 1233 | 1234   | 1235    | 1236 | 1237 | 1238   | 1239    |
|        | 1240 | 1241 | 1242 | 1243 | 1244   | 1245    | 1246 | 1247 | 1248   | 1249    |
|        | 1250 | 1251 | 1252 | 1253 | 1254   | 1255    | 1256 | 1257 | 1258   | 1259    |
|        | 1260 | 1261 | 1262 | 1263 | 1264   | 1265    | 1266 | 1267 | 1268   | 1269    |
|        | 1270 | 1271 | 1272 | 1273 | 1274   | 1275    | 1276 | 1277 | 1278   | 1279    |
|        | 1280 | 1281 | 1282 | 1283 | 1284   | 1285    | 1286 | 1287 | 1288   | 1289    |
|        | 1290 | 1291 | 1292 | 1293 | 1294   | 1295    | 1296 | 1297 | 1298   | 1299    |
|        | 1300 | 1301 | 1302 | 1303 | 1304   | 1305    | 1306 | 1307 | 1308   | 1309    |
|        | 1310 | 1311 | 1312 | 1313 | 1314   | 1315    | 1316 | 1317 | 1318   | 1319    |
|        | 1320 | 1321 | 1322 | 1323 | 1324   | 1325    | 1326 | 1327 | 1328   | 1329    |
|        | 1330 | 1331 | 1332 | 1333 | 1334   | 1335    | 1336 | 1337 | 1338   | 1339    |
|        | 1340 | 1341 | 1342 | 1343 | 1344   | 1345    | 1346 | 1347 | 1348   | 1349    |
|        | 1350 | 1351 | 1352 | 1353 | 1354   | 1355    | 1356 | 1357 | 1358   | 1359    |
|        | 1360 | 1361 | 1362 | 1363 | 1364   | 1365    | 1366 | 1367 | 1368   | 1369    |
|        | 1370 | 1371 | 1372 | 1373 | 1374   | 1375    | 1376 | 1377 | 1378   | 1379    |
|        | 1380 | 1381 | 1382 | 1383 | 1384   | 1385    | 1386 | 1387 | 1388   | 1389    |
|        | 1390 | 1391 | 1392 | 1393 | 1394   | 1395    | 1396 | 1397 | 1398   | 1399    |
|        | 1400 | 1401 | 1402 | 1403 | 1404   | 1405    | 1406 | 1407 | 1408   | 1409    |
|        | 1410 | 1411 | 1412 | 1413 | 1414   | 1415    | 1416 | 1417 | 1418   | 1419    |
|        | 1420 | 1421 | 1422 | 1423 | 1424   | 1425    | 1426 | 1427 | 1428   | 1429    |
|        | 1430 | 1431 | 1432 | 1433 | 1434   | 1435    | 1436 | 1437 | 1438   | 1       |

## **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 November 15, 2016, City Council staff report, as approved by City Council, for the Oyang North project as proposed by the applicant Bayless and Hicks, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions and environmental documents.
2. **Indemnification.** The 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 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.

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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, landscape 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 Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. For multi-family projects the Plan requires that ten percent (10%) of all multi-family units be affordable to Low-income households and that twenty percent (20%) of the units to be affordable to very low income households, or that twenty-five percent (25%) of the units are affordable to Very-low income households. This project requires 12 single family affordable units, based on a total unit count of 112 single family lots. Based on an estimated 112 multi-family units either 12 multi-family units affordable to low income households and 23 affordable to very low income households, or 28 multi-family units affordable to very-low income households are estimated. The total required number of affordable multi-family units will be determined at the time a development application is submitted.

## Exhibit C

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 and multi-family housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by 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 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**

### **Exhibit C**



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.)
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. Particular care in design will be required to create a diverse architectural appearance on lots that are fairly narrow which may include variation in front setbacks, a mix of one and two story homes, and high quality architectural design that is distinctive.
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,

#### **Exhibit C**



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.
  - 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.

## Exhibit C

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. **Tree Preservation and Replacement Planting.**
- **Replacement.** In accordance with Section 20A of the City of Woodland Municipal Code, the applicant shall comply with the following replanting schedule for removal of trees on and adjacent to the project site:
    - A. Replacement planting is required for each heritage, specimen, and landmark tree which is removed, at a rate of four 15- gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires replacement planting of approved species at a rate of two 15–gallon trees for each six inches removed in accordance with Section 20A -1-100 of the Woodland Municipal Code.
    - B. The approved species and locations of replanting shall be specifically shown on the Landscape and Development plans and shall be subject to review and approval by the Community Development and Public Works departments. Replacement planting shall be in addition to standard planting requirements.
    - C. Landscape Development plans shall be submitted concurrently with subdivision improvement plans prior to any grading on site and final map approval.
  - **Preservation.** The City's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The two existing Heritage Oak trees shall be preserved, identified as tree numbers #154 (Lot E) and #182 (Lot F). Prior to issuance of a grading permit which impacts each Oak Tree, the applicant shall submit a tree protection plan to be included in the improvement plans which shall indicate measures to be taken to protect the trees during construction.
    - A. The oak trees on Lot E and Lot F shall be preserved in place. Lots E and F shall be dedicated to the city to create a small pocket park around the existing trees. Park amenities, (such as a bench, DG/mulch, and drainage swale to support the oak tree) shall be provided and design approved by the Community Development and Public Works Departments prior to acceptance of the final map(s) which dedicates Lot E and F.
    - B. Landscape lots B, C, D, E and F shall be included in the Spring Lake Landscape and Lighting District.
    - C. Evaluation of the trees' (#154 and #182) health and general condition shall be provided by a certified arborist prior to commencement of grading and prior to the

### Exhibit C

issuance of the first building permit. Should the general health and condition of either tree warrant removal, suitable replacement trees shall be planted pursuant to the approval of the Community Development Department and Public Works.

32. 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).
33. 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.
34. 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.
35. Sound Wall. A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis conducted by J.C. Brennan & Associates. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1) and shall be coordinated for consistency of design with the freeway sound barrier for the Cal West project located directly south of this project site. Access for required maintenance shall be provided via a 15-foot wide maintenance access path from Street "A". The entire length of the project sound wall for the single family detached portion of the project, with returns, shall be constructed at one time, with the first final map to the northerly access point consistent with the recommendations contained in the Acoustical study. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Planning Commission prior to acceptance of the first final map. Sound wall will need to be bonded for and included in the public improvements and are eligible for SLIF credits.
36. Sound Wall Landscaping. Lot G located on the west side of the sound wall shall be dedicated to the City with the first final map. Landscaping shall be provided in accordance to 6.2.1 (d) to help screen the wall, minimize graffiti and shade on the west elevation. Landscaping shall include trees, shrubs, vines and groundcover and shall be consistent in design with the plans approved for the Cal West development to the south. Enhanced landscaping shall be provided within the highway buffer parcel to the satisfaction of the Community Development Director. The landscaping, predominately trees (fine needled such as pines or redwoods depending on soil fertility report recommendations), will be planted in a fairly dense manner within a minimum 28-foot easement on the west side of the wall as shown on TSM #5091. A reciprocal access and maintenance agreement will be established and recorded with the sound wall and landscaping in order to provide access for maintenance of the sound wall and landscaping. The landscape plans shall be reviewed and approved by the Community Development and Public Works Departments prior to issuance of permits for the wall. Landscaping shall be installed at the same time as the wall. Landscaping will need to be bonded for and included in the public improvements and are eligible for SLIF credits upon addition to the Spring Lake CIP.

## Exhibit C

37. Interconnecting Walk and Pathway. Interconnecting pedestrian corridors shall be a minimum of 25 feet wide with 8-foot-wide bike/pedestrian path. Unpaved area shall be landscaped consistent with Section 6.9 of the SL Design Standards.
38. 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.
39. 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.
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 neighborhood entry signs. Construction of the Neighborhood Entry signs shall be concurrent with construction of the adjacent neighborhood. A sign shall be provided at the southwest corner entry of Harry Lorenzo Avenue and "A" Street consistent with SL Design Standard 1.6.2. The applicant shall submit a proposed design for review and approval prior to approval of the first final map. The signs shall be installed prior to the issuance of the first certificate of occupancy.
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. Multi-family Development. Multi-family development shall comply with the Spring Lake Specific Plan and Design Standards including Development Regulations 2.35 (Multi-family Attached Rental Development), 2.35.7).
44. Bike Parking. Bicycle parking for multi-family units shall be provided at a minimum ratio of 10 percent of the normally required number of vehicle spaces, or to the satisfaction of the Community Development Department. Bicycle parking shall be highly visible, in a secure location, and to the greatest extent feasible, located in a covered area.
45. Single Story and Model Homes. Developer shall construct at least one single story home plan and model home within the subdivision.

#### **SLSP Mitigation Measures**

46. 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

#### **Exhibit C**

further analysis provided through additional studies and evaluations required to ensure compliance with mitigations.

47. **Environmental Noise Analysis.** The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan and with the requirements specified in the Environmental Noise Analysis prepared by J.C. Brennan & Associates, Inc., dated September 15, 2015 and update memo dated May 4, 2016. An update to the noise analysis shall be required if there are any modifications to the off-ramp or property configuration or grading from that evaluated on May 4, 2016.
- A minimum 8-foot noise barrier should be constructed along the western property line of the project site up to and including the north access between the single family and multi-family sites. The barrier heights shown are those required to reduce future SR 113 traffic noise to 65 dB Ldn or less for the rear yard portions of the homes backing to the SR 113 off-ramp. Barriers should be constructed of masonry block, concrete or earth berms. Final design and wall height to achieve adequate protection shall be determined at the time of the grading plan submittal. Appropriate transitions shall be designed as necessary where the project noise barrier meets the sound wall to the south of the site associated with the Cal West/Lennar Homes development; transition design shall be approved by the Community Development Director.
  - City of Woodland's interior noise standard is 45 dB Ldn. Exterior noise levels at second floor facades facing the freeway can be up to 77 dB Ldn. The project shall comply with the recommendations to reduce interior noise as stated in the Environmental Noise Analysis, dated September 15, 2015 and May 4, 2016, prepared by J.C. Brennan and Associates, Inc. If two story units are proposed, the additional construction techniques identified shall be followed as well.
  - When final site lot and grading plans are completed they shall be reviewed by an acoustical consultant to ensure that the conclusions of the acoustical study have not changed.
  - Disclosure statements shall be provided to all prospective residents notifying them of the elevated projected future Hwy 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standard may only be achieved with windows in closed positions.
48. **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.
49. **Mitigation Easements.** Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant 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.
50. **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

## Exhibit C



September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds of prey would be affected.

51. 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 (Wallace Kuhl, September 15, 2014 – Pan Pacific 28.1 acres; WKA No 10269.02).
52. 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)
53. 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.
54. 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)
55. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
56. 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.
57. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22. (MM 4.10-1)
58. 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.***

## **Exhibit C**



## Harry Lorenzo Avenue

59. With first final map OWNER shall construct Harry Lorenzo Avenue from southern Subdivision boundary to the intersection with Gibson Road. If portions of the road (or utilities) are constructed by others, OWNER may be required to reimburse for said construction costs. If constructed by OWNER, Owner may request the City enter into a third party reimbursement agreement to receive proportionate reimbursement from other benefitting properties.
60. Harry Lorenzo Avenue cross section between Gibson Road and Street A shall include a twelve foot wide median/turn pocket to accommodate a future left turn. Design shall be to the satisfaction of the City Engineer and who will determine the final length/dimensions. The portion needed for the turn pocket shall be constructed and striped out, remaining portion not needed for vehicle storage may, at the City's discretion be landscaped within a raised median.
61. When constructing Harry Lorenzo Avenue OWNER shall remove existing abandoned PG&E line and existing trees on both sides of the road, to the satisfaction of the City Engineer. Portions of these improvements are eligible for reimbursement by adjacent property owners, upon entry into a 3<sup>rd</sup> party reimbursement agreement.

## Farm Road/Patriot Way

62. With first final map OWNER shall construct or complete the northside improvements plus 12' eastbound lane with 4 'shoulder (2' paved and 2' unpaved -14' total pavement). If portions of the road & utilities are completed by others OWNER may be required to reimburse for said construction costs. If constructed by OWNER, portions of the road (and utilities) are eligible for reimbursement by adjacent property owners, upon entry into a 3<sup>rd</sup> party reimbursement agreement.

## Multifamily Site

63. OWNER shall construct the frontage improvements, including utility stubs, on Street A and Harry Lorenzo Avenue adjacent to the multifamily housing site with the first final map, and shall complete the improvements being constructed with the first phase of the project, to the satisfaction of the Community Development Department.

## Driveway restrictions for Multifamily

64. Multifamily site may not have a driveway on Gibson Road. One driveway may be allowed on HLA with the centerline approximately 200' south of Gibson Road and 95' north of A Street. Any other driveways shall be on A Street, (opposite and intersecting N/S street unless otherwise approved by the City Engineer).

## Exhibit C

## **Other Transportation Conditions**

65. The OWNER shall submit and fund a traffic calming plan to be approved to be approved by the City Engineer by the City Engineer. Prior to submittal of the first improvement plans for the tentative map area, the OWNER shall submit a comprehensive traffic-calming plan for the tentative map area to the City Engineer for review and approval. Raised, decorative stamped concrete crosswalks, bulb-outs, lighted pedestrian crossings, raised median islands and other improvements may be required as part of the traffic-calming measures.
66. Underground overhead utilities along the property's east and south edges.
67. Unless constructed by others with first final map OWNER shall construct a roundabout at the intersection of Farm/Patriot Road and Harry Lorenzo Avenue. Upon inclusion in the Spring Lake SLIF CIP, the cost of the roundabout shall be SLIF reimbursable/creditable.
68. With the first final map improvement plans, details for the construction of "Patriot Way" (the southern boundary street to the project) shall include a tree preservation plan for the Heritage Oak(s) required to remain on site. Design of the tree preservation plan, fencing materials, and all other components shall be approved at the sole discretion of the City.
69. Project shall provide paved access with bollard or gate control to doors, or City and Caltrans approved openings in the sound wall for maintenance access at designated locations. Paved access and access control design shall be subject to the approval of the City. Paved access shall meet alley minimum requirements.

## **Construction Access**

70. Primary Construction access for the project shall be from Gibson Road to Harry Lorenzo Avenue, 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**

71. All new roads that extend or "finish" existing partial roads must T-cut the asphalt a minimum of 1'.
72. 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.

## **Easements and Right of Way**

### **Exhibit C**

73. OWNER shall dedicate to the City a corner chord for an entry way monument at the intersection of East Gibson Road and Harry Lorenzo Avenue, of a size to be approved by the City.
74. A seven (7) foot public utility easement back of (separated) sidewalk, 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.
75. Prior to approval of first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map. Final determination of Right of Way Requirements shall be made by the City Engineer.
76. Final map shall dedicate necessary amount of ROW from the Multi Family lot for the cross section width for on HLA extending south from Gibson Road for a length to the first intersection. Final dimensions shall be determined by the City Engineer upon final map submittal.
77. E Court shall have a maintenance access easement to the landscape maintenance area no less than 20' in width.
78. Prior to first final map owner shall acquire complete right of way and easements necessary and for the construction, operation, and maintenance of all portions of Patriot Way/Farm Rd, & Harry Lorenzo Avenue.
79. First final map shall dedicate land as necessary along tentative map edge and Caltrans Right of Way to allow for maintenance of the sound wall and landscaping buffer.
80. Construct a masonry soundwall west of Lots 1, 16, 17 and 19 through 27 as well as wrap around or extended past lot 27 to provide complete sound attenuation for lot 27. Height of wall shall be 8 feet.

### **Wastewater and Sewer Collection System**

81. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
82. 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.
83. Construction of deep sewer mains over 15' deep shall be connected to laterals by a parallel main and connections at manholes.
84. OWNER shall obtain a groundwater discharge permit from the State Board of Reclamation prior to ground dewatering.
85. Any onsite Septic tanks shall be abandoned to Yolo County Health Department standards, prior to the final map within which boundary it is contained.

### **Exhibit C**

## **Storm Water**

86. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the OWNER shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required). The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. The OWNER shall pay the cost associated with all improvements required by the plan and an appropriate reimbursement agreement shall be drafted to reimburse the OWNER for oversize improvements on a pro rata basis per the Project level Development Agreement.
87. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
88. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

## **Storm Water Quality Control**

89. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects of this size shall also prepare a SWPPP (Storm water Pollution prevention plan).

## **Exhibit C**

90. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
91. 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.
92. Post Construction Storm Water Quality methods shall be incorporated into the project in the civil improvement phase or building phase to the satisfaction of the City Engineer in substantial conformance with Exhibit prepared by Wood Rodgers.
93. All Buildings/homes shall have disconnected roof drains and concrete splash blocks for down spouts.
94. With the final map OWNER shall enter into a Post Construction SWQC maintenance agreement. (unless determined unnecessary by the City Engineer).
95. 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**

96. All materials and installation of the water system shall be at the OWNER's expense per City of Woodland Standard Specifications and Details.
97. 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.
98. If not constructed by others the first final map shall construct a 12" water line in Harry Lorenzo Avenue connecting to the water mains in Farmers Central Road and Gibson Road with a 12" extension to serve the planned cul-de-sac on Farmers Central Road.
99. Internal Systems shall provide two connection stubs for the MF parcel for landscaping, potable water, and Fire Loop.
100. 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. OWNER shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the project. OWNER shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system. The existing 10" water main on the property along the Hwy 113 off-ramp and Gibson Road shall be field verified and shown on the improvement plans. Any portion of the existing water main found to be in conflict with the

### **Exhibit C**



proposed development shall be relocated with the subdivision improvements, to a location approved by the City.

101. 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 OWNER's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
102. 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.
103. 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**

104. Project shall extend 8-inch Recycled water main down HLA from Gibson Road to Patriot Way/Farm Road connecting to adjacent systems. This improvement is eligible for SLIF credits upon addition to the Spring Lake CIP.

### **Landscaping**

105. 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.
106. The first final map for Oyang North OWNER shall construct the entire sound wall for SFD lots along the western edge of the tentative map. Sound wall design and construction costs are eligible for SLIF credits.
107. 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.
108. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.

### **Exhibit C**



109. Prior to landscape submittal OWNER shall submit concepts for approval for the entryway feature, sound walls, monuments, and other entry way features.

## **Grading**

110. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the 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.
111. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
112. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.
113. 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**

114. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
115. 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 per landscape meters.
116. 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 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.
117. At building shall pay applicable Development Impact Fees or connect fees in effect at the time of building permit issuance.

## **Exhibit C**

118. 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.
119. If existing buildings are demolished, OWNER shall document size and type of buildings prior to demolition to determine if there is a credit for impact fees. If there are no sewer or water service connections no sewer or water impact fees will be credited.

### **General Conditions**

120. Prior to final map the OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.
121. OWNER shall document and show evidence that all tentative map conditions are met with submittal of final map.
122. 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.
123. Prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
124. Submit proposed Street names to fire department for approval with a copy to engineering prior to improvement final map submittal.
125. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study.
126. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights and appurtenances.

### **Exhibit C**

127. All non-single family water services to this site shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.
128. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
129. If required for construction, Project shall obtain a Caltrans encroachment permit for construction of the sound wall and landscaping. A copy of the permit shall be provided to the City prior to approval of the final map and start of construction.
130. 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.
131. 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.
132. If improvements are constructed and/or installed by a party or parties other than the OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to OWNER.
133. 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 reimbursement agreements shall be executed prior to final map approval.
134. If greater than 600 S.F. second units shall pay single family dwelling unit development impact fees.
135. All second units shall have separate water service and meter.
136. Prior to approval of the final map the OWNER shall establish a lighting and landscaping district or annex into the Spring Lake Lighting and Landscape district. Improvements included in the district shall include the storm drain detention ponds and ditches, all public lighting, landscaping, and traffic signals.
137. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Reyna Schenk, Conservation Coordinator, at 661-2063 for more information.
138. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

## Exhibit C

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

## **FIRE DEPARTMENT**

140. Street Naming. Shall be coordinated with the Fire Department and Community Development. Street names shall be continued from adjacent development areas as appropriate.
141. 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.
142. 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.
143. 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**

144. 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.**

Exhibit C

145. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit being issued.
146. All plans, computations and specifications to be prepared and designed by an architect or engineer or licensed by the State of California.
147. 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.
148. 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.
149. 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.
150. The project will be required to conform to the current codes that are in effect at the time of plan submittal.
151. Because this project is located in an area known to contain expansive soils and per *Woodland General Plan Policy Document, Part II, Policy 8.A.9*, "**The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil.**" and per *CBC 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*
152. 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>).
153. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.

## Exhibit C



## **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<br>(Single Family Dwelling) | MFU<br>(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<br>Facilities                                                           | \$3,902                         | \$3,251                    |
| Roads                                                                                        | \$5,694                         | \$4,154                    |
| Surface Water (a future fee for<br>the development of surface<br>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 (more on some maps) for the construction of transit capital improvements (\$146/unit for multi-family)
- Public transit operations fee of \$35 for SFD and \$25 for MF
- 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 MFD



- 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

If a multi-family project does not require a final map (rental apartments), the project shall pay a per unit fee of \$146 for Transit Capital and \$25 for Transit Operation prior to issuance of building permit.

## **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.*

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**1. DEFINITIONS AND EXHIBITS**

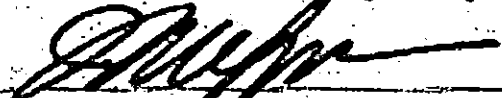
1.1.1 "Advancement Agreements" means the agreements, reimbursable expenses, resolutions and other funding mechanisms adopted by the CITY on October 15, 1998, June 17, 2002, and October 22, 2002, and extended December \_\_, 2016, regarding reimbursement of funds advanced by Turn of the Century, a Delaware 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

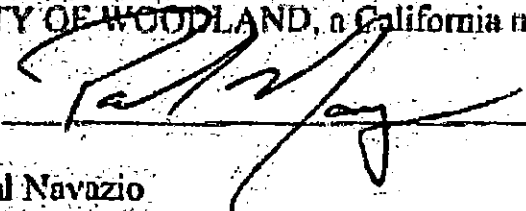
By: 

Its: VLI - S. Bayless, member

Dated: 11/10/16

22693.00057179361423.2

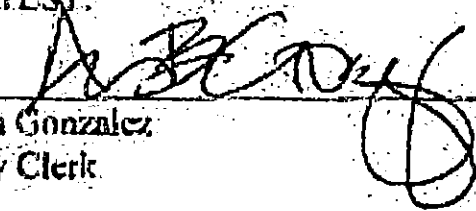
CITY  
CITY OF WOODLAND, a California municipal corporation

By: 

Paul Navazio  
City Manager

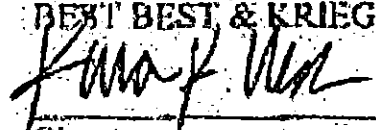
Dated: 11/15/16

ATTEST:

By: 

Anna Gonzalez  
City Clerk

APPROVED AS TO LEGAL FORM:  
BEST BEST & KRIEGER LLP

  
City Attorney

82093.00067.75361423.2

END OF DOCUMENT



TO: MEMBERS OF THE PLANNING COMMISSION  
DATE: July 19, 2018  
ITEM #: 2.  
SUBJECT: Planning Commission Long Range Calendar

**Recommendation for Action:**

Staff recommends that the Commission review the long range calendar.

**Staff Contact:**

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

Prepared By: Cindy A. Norris, Principal Planner

**ATTACHMENTS:**

| Description                             | Upload Date | Type       |
|-----------------------------------------|-------------|------------|
| Planning Commission Long Range Calendar | 7/12/2018   | Cover Memo |

# PLANNING COMMISSION LONG RANGE CALENDAR

## Items subject to removal and/or rescheduling

Prepared July 12, 2018

### July 19, 2018

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KB Home Design Review

### August 2, 2018

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Possible Commercial Cannabis CUPs

Tentative Parcel Map

### August 16, 2018

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Armfield CUP (?)

## SUBCOMMITTEE MEETINGS

### LONG RANGE PROJECTS:

General Plan and Housing Element Annual Review

Downtown Specific Plan Update

Woodland Technology Park Specific Plan Review

Comprehensive Zoning

Agricultural Mitigation Ordinance

### PC SUBCOMMITTEES

- **Zoning Subcommittee** (Lampkin, Lopez, Murphy)
- **Downtown Specific Plan Subcommittee** (Wells, Harris, and Holt)
- **Design Liaison** (Holt & Wells)
- **Cannabis** (Murphy, Harris, Lizarraga)
- **Woodland Technology Park Specific Plan** (Wells, Holt, Harris)

### UPCOMING CITY COUNCIL ITEMS (Tentative dates)

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July 17, 2018 – Meeting before recess

August 21 - PC Annual Report by Chairman Lizarraga

### HISTORIC PRESERVATION

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Heritage Homes for 2017 (Sept/Oct)

### WORKSHOPS/ MEETINGS/CHARRETTE

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Development Impact Fee Workshop (tbd)

- *The long range calendar pertains only to those projects that require Planning Commission review and it does not include all projects that may be in review by the Planning Division*