



City of Woodland
Meeting Agenda
Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

August 20, 2020
6:30 PM

***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. SPECIAL COMMENT:

PLEASE NOTE: The August 18, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public. The public is encouraged to listen to the City Council meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

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Instructions are provided at the end of the agenda.

Please click the link below to join the Public Comment portion of the meeting:

<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

C. ROLL CALL

D. PLEDGE OF ALLEGIANCE

E. 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.

F. SUBCOMMITTEE REPORTS

G. COMMUNICATIONS FROM THE PUBLIC

H. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

I. PUBLIC HEARING

2. SUBJECT: Spring Lake Specific Plan, Parkside 3 Project (PLNG 18 -00070) – Request to approve a Tentative Subdivision Map (TSM #5155), General Plan Amendment, Spring Lake Specific Plan Amendment, Planned Development standards, Conditional Use Permit, Site Plan, Design Review, Development Agreement Amendment, and EIR Addendum for two parcels (APN:041-231-028 and 041-243-002) for 97 single family units.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:
 - a) approve a CEQA Addendum;
 - b) approve the Amendment to the General Plan;
 - c) approve the amendment to the Spring Lake Specific Plan;
 - d) approve a Planned Development Overlay and Conditional Use Permit;
 - e) approve Tentative Subdivision Map #5155;
 - f) approve Site Plan and Architectural Design Review, and
 - g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

J. BUSINESS ITEMS

K. STAFF OR COMMISSIONER COMMENTS

L. 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 24hours 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: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: August 20, 2020
ITEM #: H.1
SUBJECT: Planning Commission Meeting Minutes of March 5, 2020, April 16, 2020, May 7, 2020 and June 18, 2020.

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 6, 2020.

Staff Contact:

Debbie Flemmer, Administrative Supervisor, (530) 661-5818, debbie.flemmer@cityofwoodland.org

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 3.5.2020 PC Minutes DRAFT
2. 4.16.2020 PC Minutes DRAFT
3. 5.7.2020 PC Minutes DRAFT
4. 6.18.2020 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting –

Thursday, March 5, 2020

6:30 PM

A. CALL TO ORDER

Meeting called to order at 6:33 PM

Staff Present: Cindy Norris, CDD Principal Planner and CDD Megan Meier, Associate Planner

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Absent (Excused): Planning Commission Member Steven Wong

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Vice-Chairperson Marco Lizarraga.

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.

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

1. SUBJECT: Planning Commission Meeting Minutes of February 20, 2020

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of February 20, 2020.

On a motion by Vice-Chairperson Marco Lizarraga, seconded by None and carried unanimously, Planning Commission Meeting Minutes of February 20, 2020

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent:

H. PUBLIC HEARING

2. SUBJECT: Woodland Storage CUP

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1) receive a report; 2) hold a public hearing; and 3) adopt Resolution No PC 20-05 recommending that the City Council approve a Mitigated Negative Declaration and Conditional Use Permit for Woodland Storage with associated lot line adjustment, operating agreement and roadway summery vacation

On a motion by Commission Member Chris Holt, seconded by Commission Member Steve Harris and carried unanimously, receive a report; hold a public hearing; and 3) adopt Resolution No PC 20-05 recommending that the City Council approve a Mitigated Negative Declaration and Conditional Use Permit for Woodland Storage with associated lot line adjustment, operating agreement and roadway summary vacation, with the friendly amendment to request that the applicant consider developing residential on the remainder parcel fronting to the Matmor Road.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent:

3. SUBJECT: Interim Zoning Ordinance 2020 and Amendment to Section 17.92.020 Table 3 of the Zoning Ordinance - Continued Public Hearing

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution No.20-06, recommending that the City Council adopt a stand-alone Interim Zoning Ordinance 2020 and Amend Section 17.92.020, Table 3 of the Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General

On a motion by Vice-Chairperson Marco Lizarraga, seconded by Commission Member Fred Lopez and carried unanimously, a motion to receive a staff report; conduct the public hearing; and approve Planning Commission Resolution No.20-06, recommending that the City Council adopt a stand-alone Interim Zoning Ordinance 2020 and Amend Section 17.92.020, Table 3 of the Zoning Ordinance to provide a clear legal basis for zoning and development review to ensure consistency with the 2035 General, with the removal of L19.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst

Noes: None

Absent:

I. BUSINESS ITEMS

J. STAFF OR COMMISSIONER COMMENTS

Verbal comments shared by Planning Commission Members/Staff.

K. ADJOURNMENT

Meeting adjourned at 8:36 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting - Via Teleconference –

Thursday, April 16, 2020

6:30 PM

SPECIAL COMMENT:

PLEASE NOTE:

The April 16, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

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A. CALL TO ORDER

Meeting called to order at 06:35 PM

Staff Present: Cindy Norris, CDD Principal Planner, Megan Meier, CDD Associate, Ana Gonzalez, City Clerk and J Kimura, IT Senoir Application Analyst

NOTE: The April 16, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20. The meeting will be held via teleconference and Council members will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

B. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Absent: 0

Excused: 0

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commission Member Steve Harris.

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.

None

1. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission review the attached Long Range Calendar

Verbal updates provided by Planning Commission Members/Staff.

E. SUBCOMMITTEE REPORTS

Verbal updates provided by Planning Commission Members/Staff.

F. COMMUNICATIONS FROM THE PUBLIC

None

G. APPROVAL OF MINUTES

None

H. PUBLIC HEARING

2. SUBJECT: AT&T Cell Tower Conditional Use Permit

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-07, for the operation of a 75-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

On a motion by Commission Member Steve Wong, seconded by Commission Member Fred Lopez and carried unanimously, to continue to the next scheduled meeting to allow further public comments be received, a request to Commission receive a staff report; and conduct the public hearing; and approve Planning Commission Resolution 20-07, for the operation of a 75-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent: None

3. SUBJECT: Spring Lake Pioneer Village Large Lot Tentative Parcel Map

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-08, for the Spring Lake Pioneer Village Large Lot Tentative Parcel Map No. 5198 and associated CEQA clearance

On a motion by Commission Vice-Chairperson Marco Lizarraga, Commission Member Steve Harris by None and carried unanimously, a motion to receive a staff report; and cConduct the public hearing; and approve Planning Commission Resolution 20-08, for the Spring Lake Pioneer Village Large Lot Tentative Parcel Map No. 5198 and associated CEQA clearance

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent: None

I. BUSINESS ITEMS

None

J. STAFF OR COMMISSIONER COMMENTS

None

K. ADJOURNMENT

Meeting adjourned at 8:28 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting - Via Teleconference –

Thursday, May 7, 2020

6:30 PM

A. SPECIAL COMMENT:

PLEASE NOTE:

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B. CALL TO ORDER

Meeting called to order at 06:22 PM

Staff Present: Cindy Norris, CDD Principal Planner, Megan Meier, Associate Planner, Lynn Johnson, CDD Senior Management Analyst, Ana Gonzalez, City Clerk and J Kimura, IT Senior Application Analyst

NOTE: The April 16, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20. The meeting will be held via teleconference and Council members will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

C. ROLL CALL

Planning Commission Members Present: Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Valerie Hurst, Planning Commission Chairperson Kirby Wells, Planning Commission Member Steve Harris, Planning Commission Member Fred Lopez, Planning Commission Member Chris Holt, Planning Commission Member Steven Wong

Absent: 0

Excused: 0

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commission Vice-Chair Marco Lizarraga.

E. 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.

Verbal updates provided by Planning Commission Members/Staff.

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

1. **SUBJECT: AT&T Cell Tower Conditional Use Permit**

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive a staff report; 2) Conduct the public hearing; and 3) Approve Planning Commission Resolution 20-07, for the operation of a 75-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

On a motion by Commission Member Steve Harris, seconded by Commission Member Fred Lopez and carried unanimously, a motion to approve AT&T Cell Tower Conditional Use Permit request by receiving staff report; conducting the public hearing; and approving Planning Commission Resolution 20-07, for the operation of a 75-foot tall stealth telecommunications cellular tower in the shape of a water tower and the installation of related ground equipment on a 1,200 square foot lease area at 231 W Main Street.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent:

J. BUSINESS ITEMS

2. **SUBJECT: City of Woodland 2019/20 - 2022/23 Capital Improvement Program**

On a motion by Commission Vice-Chair Marco Lizarraga, seconded by Commission Member Fred Lopez to accept the City of Woodland 2020/21 - 2023/24 Capital Improvement Program long review calendar for review and consideration; motion was carried unanimously.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent:

K. STAFF OR COMMISSIONER COMMENTS

None

3. SUBJECT: Long Range Calendar

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission accept the Long Range Calendar for review and consideration.

Staff presented.

L. ADJOURNMENT

Meeting adjourned at 7:40 PM.

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695



Planning Commission Meeting - Via Teleconference –

Thursday, June 18, 2020

6:30 PM

A. SPECIAL COMMENT:

1. PLEASE NOTE: The June 18, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

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<https://zoom.us/j/92170095836>

Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:00 PM

Staff Present: Cindy Norris, CDD Principal Planner, Anna Canneles, Associate Planner, Megan Meier, Associate Planner, Ed Wisniewski, Senior Civil Engineer and J Kimura, IT Senior Application Analyst

NOTE: The June 18, 2020 Woodland Planning Commission will be conducted pursuant to the Governor's Executive Order N-29-20.

The meeting will be held via teleconference and Commission members and the public will participate via teleconference. Those locations are not listed on the agenda and are not accessible to the public.

C. ROLL CALL

Planning Commission Members Present: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Absent: 0

Excused: 0

D. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Commission Member Steve Harris.

E. 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.

None

F. SUBCOMMITTEE REPORTS

None

G. COMMUNICATIONS FROM THE PUBLIC

None

H. APPROVAL OF MINUTES

None

I. PUBLIC HEARING

2. SUBJECT: Woodland Storage Roadway/Easement Summary Vacation & Revision to Conditions of Approval

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission 1) receive a report; 2) hold a public hearing; 3) adopt Resolution No PC 20-XX to approve minor revisions to previously approved conditions; and 4) adopt Resolution No PC 20-XX recommending the City Council approve a roadway and easement summary vacation in association with the previously approved Woodland Storage Conditional Use Permit located at 1434 East Main Street.

On a motion by None, seconded by Vice-Chairperson Marco Lizarraga and carried unanimously, a motion to approve Woodland Storage Roadway/Easement Summary Vacation & Revision to Conditions of Approval by receiving staff report; and hold a public hearing; and adopt Resolution No PC 20-08 to approve minor revisions to previously approved conditions; and 4) adopt Resolution No PC 20-09 recommending the City Council approve a roadway and easement summary vacation in association with the previously approved Woodland Storage Conditional Use Permit located at 1434 East Main Street.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent:

3. SUBJECT: Epic Bros Enterprises, Inc., Expansion of Commercial Cannabis Manufacturing Facility. A proposed Conditional Use Permit amendment to allow expansion of a non-volatile cannabis manufacturing facility located at 1230 Harter Avenue, Suite J to include Suite H.

RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission: 1) Receive the staff report; 2) Conduct a public hearing; 3) Find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and find that the exemptions reflect the independent judgement of the City as lead agency under CEQA; and 4) Approve Planning Commission Resolution No. PC 20-_____ recommending that the City Council approve a Conditional Use Permit amendment to allow the expansion of a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J to include Suite H, with recommended conditions of approval.

On a motion by Vice-Chairperson Marco Lizarraga, seconded by Commission Member Fred Lopez and carried unanimously, Epic Bros Enterprises, Inc., Expansion of Commercial Cannabis Manufacturing Facility; a proposed Conditional Use Permit amendment to allow expansion of a non-volatile cannabis manufacturing facility located at 1230 Harter Avenue, Suite J to include Suite H, find that the project is exempt from further environmental review pursuant to Class 1 and Class 32 Categorical Exemptions under the California Environmental Quality Act (CEQA) and approve Planning Commission Resolution No. PC 20-10 recommending that the City Council approve a Conditional Use Permit amendment to allow the expansion of a commercial cannabis non-volatile, manufacturing facility at 1230 Harter Avenue, Suite J to include Suite H, with recommended conditions of approval.

Ayes: Planning Commission Member Steve Harris, Planning Commission Member Chris Holt, Planning Commission Vice-Chairperson Marco Lizarraga, Planning Commission Member Fred Lopez, Planning Commission Chairperson Kirby Wells, Planning Commission Member Valerie Hurst, Planning Commission Member Steven Wong

Noes: None

Absent: None

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

None Verbal updates provided by Planning Commission Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 7:22 PM.



TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting
DATE: August 20, 2020
ITEM #: I.2
SUBJECT: Spring Lake Specific Plan, Parkside 3 Project (PLNG 18 -00070) – Request to approve a Tentative Subdivision Map (TSM #5155), General Plan Amendment, Spring Lake Specific Plan Amendment, Planned Development standards, Conditional Use Permit, Site Plan, Design Review, Development Agreement Amendment, and EIR Addendum for two parcels (APN:041-231-028 and 041-243-002) for 97 single family units.

Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:
 - a) approve a CEQA Addendum;
 - b) approve the Amendment to the General Plan;
 - c) approve the amendment to the Spring Lake Specific Plan;
 - d) approve a Planned Development Overlay and Conditional Use Permit;
 - e) approve Tentative Subdivision Map #5155;
 - f) approve Site Plan and Architectural Design Review, and
 - g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc. (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

Staff Contact:

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

Background:

The entire SLSP area was pre-zoned under Ordinance No. 1346, adopted on July 2, 2002. The project is composed of two remainder parcels in the original Sievers/Prudlers Vesting Tentative Subdivision Map #4675 and Development Agreement approved March 23, 2004.

On August 18, 2018, the project applicant, Lennar Homes, submitted an application requesting development approvals on the infill project site. They are proposing to develop a product type that allows for individual ownership lots in a development with private driveways, common paseos, and reciprocal use side-yard easements.

On April 5, 2019 the City sent out an early notice of the application submittal to surrounding residents. Multiple comments (28 individuals and 187 petition signers) were received as a result of the notice. Those comments were taken into consideration and project revisions were prepared. On August 3, 2020, the City hosted a neighborhood meeting via Zoom for the purpose of informing nearby residents in the area of the amended project proposal and to allow the project proponents the ability to describe the project and discuss

project components with interested parties. The city received 8 written comments and approximately 40 individuals attended the Zoom meeting.

On August 12, 2020 the applicant submitted project modifications identified as Alternate A. Should the plans be acceptable as conditioned, the complete package will be updated prior to the City Council hearing. The analysis in this report is based upon the modified Alternate A plans.

Discussion:

Project Site Description

The project site is located at the northwest corner of Sports Park Drive and Matmor Road with parcels north and south of Hadley Drive. The project site is bordered with existing single-family homes to the north and west, the Community and Senior Center to the south, and Woodland Christian School to the east. Curb, gutter, sidewalks, and streetlights were installed on the subject properties concurrent with the development to the west.



Project Proposal

The applicant proposes a General Plan and Spring Lake Specific Plan, Tentative Subdivision Map # 5155, and associated planned development (PD), Conditional Use Permit (CUP), Site Plan, Design Review (DR) and a development agreement (DA) for two parcels of land to allow development of 97 single-family lots.

The applicant is proposing an infill, small lot single-family detached home product, with four floor plan ranging in size from 1,438 square feet to 2,185 square feet. The proposed project includes lot and site layout, conceptual landscaping as well as architectural home designs. The project proposes private drive circulation and includes interior paseos, and walkways.

General Plan Amendment Request

The amendment proposes to modify the 3.5 acres of land located south of Hadley Drive, currently designated Low density (2-8 du/ac) to Medium Density (8.1-19.9) consistent with the land use designation for the 3.789 acre parcel north of Hadley Drive. The amendment will allow a Medium Density designation over both parcels. The project proposes a site density of 13.3 dwelling units per acre.

Spring Lake Specific Plan Amendment Request

The existing two parcels located north and south of Hadley Drive and west of Matmor Rd, are designated as R-8

(6-8 du/ac) and R-15 (10-15 du/ac). The project proposes to rezone the 3.5-acre parcel located south of Hadley Road from R-8 to R-15. Both parcels would then have a consistent R-15 designation. The applicant is proposing to develop at the mid-range of the R-15 category at 13.3 dwelling units per acre. With the proposed zoning change to R-15 the project will add 14 more units.

For the existing R-15 zoned parcel multi-family apartment development, up to the maximum allowed density of 15 dwelling units per acre, may be approved through site plan and design review only. The proposed Plan amendments and individual lot subdivision map trigger additional review and public notification for this application.

Tentative Subdivision Map Request

Tentative Subdivision Map #5155 will provide 97 single-family residential lots. Lots widths vary in size from 39 to 56 feet with an average of 44.17 feet and comply with the minimum lot width requirement for the R-15 zone, which is 35 feet. The Spring Lake Specific Plan does not have a required minimum lot size or lot depth. Lot sizes will range from 2,012 to 3,321 square feet with an average of 2,392 square feet.

The north-south linear shape of the parcels has resulted in a design with four rows of lots parallel to Matmor Road. There is a circular interior private driveway and a central interior paseo running north to south. All homes will have a two-car garage and an additional 61 guest parking spaces are to be provided on site. Homes will front to Sports Park Drive, Marston Road, and Hadley Road with garages accessed via the interior private drives. Homes will provide a minimum of 3.5-foot wide interior side yard and a reciprocal use easement allowing one home access rights to the adjacent property side yard providing a minimum 7-foot side yard usable outdoor space for each lot. The interior pedestrian paseo, is 10-feet in width with each facing home having a 4.8-foot setback from the paseo allowing for a 19-foot open area between home fronts.

Along the western project boundary the lot configuration and home designs have been modified. The lots and home plans are wider at 53.5 feet in width generally. House plans are configured to allow a wider floor plan that locates lower profile rooflines for the plan 1,438 facing west to the extent possible. Homes are set back a minimum of 10-feet, consistent with Spring Lake standard rear setback for R-15.

Along the north boundary, homes are located approximately 40-feet back from the property line, separated by landscaping, parking, and a drive aisle. The setback not only helps in reducing the grading differential between the project and the existing homes but also provides greater privacy with larger setbacks. A retaining wall and fencing will be required on the north boundary, as the new development will be approximately 2 feet higher than existing. Hand digging will be utilized around existing trees adjacent to the boundary in accord with the Arborist's recommendations.

A Homeowners Association will assist in the management of landscaping, utilities, and use restrictions, including a restriction on parking along interior driveways and a requirement that garage space be maintained for parking. Recreational vehicle parking will be prohibited.

Infrastructure

The developer will construct all internal private streets and utilities and all project components including the paseo paths and landscaping. Perimeter utilities, including curb, gutter, sidewalk, and streetlights were installed with the Huntington Square subdivision improvements. Project access will be primarily from the Collector Roadways, Matmor Road and Sports Park Drive, as well as the local street Hadley Drive. The project will

provide water, sewer, storm drain and other required utilities. Off-site traffic calming features are proposed with the development as well including the installation of speed humps and a traffic circle at Matmor Road and Tyler Drive.

Planned Development/Conditional Use Permit Request

The project proposes modification from the minimum individual lot coverage zoning requirement and interior setback requirements provided in the Spring Lake Specific Plan. The purpose of the Planned Development (PD) Overlay is to encourage creative and more efficient use of land and to provide greater flexibility in design not otherwise possible through the strict application of zoning standards. The proposed modifications will allow a creative small lot single-family detached product.

The Spring Lake Specific Plan expresses a desire to see a variety of housing types, including small lot infill. However, the standards provided in Table 2.4 do not explicitly allow exceptions for this product type. Therefore, the PD will clarify the intent of the Plan. The setbacks for the perimeter conditions meet the required Plan standards and it is the project interior where exceptions are requested.

Site Plan and Design Review Request

The project application request includes site development plans including floor plans, landscaping and architectural renderings. The project design review was performed using the Spring Lake Specific Plan (SLSP) (adopted December 18, 2001 and subsequently amended) and the Spring Lake Specific Plan Design Standards (SLSPDS) as approved May 20, 2003 and subsequently amended.

The architectural plans feature rear-entry and side-entry garage orientations off the private driveways. Home fronts are generally oriented towards public streets or interior paseos. Each home will provide a two-car garage and an additional 61 on-site guest parking spaces are provided. The lots adjacent to the western boundary and corresponding home plans are wider rather than deep with footprints reconfigured to ensure a minimum 10-foot setback. A larger setback is provided along the north boundary from existing homes. Due to grading concerns, existing fencing along the northern boundary will be replaced with a combination block retaining and wood fence. The proposed homes are set back approximately 40-feet from the north property line with the drive aisle and parking buffering views to existing homes.

Development Agreement Request

Resolution No. 3542, adopted on May 15, 1990, establishes procedures for the consideration of Development Agreements in Woodland. These procedures essentially parallel the requirements of Section 65864 et.seq. of the Government Code. The Spring Lake Specific Plan (SLSP) requires that each developer enter into a Development Agreement with the City. Development Agreements allow the City to negotiate certain development rights for the applicant in exchange for benefits to the City that might not otherwise be required of a developer. A development agreement was approved as part of the Sievers/Prudler project on September 20, 2005 by the City Council. An amended development agreement will replace the original agreement for these two properties. Final negotiated terms will be included in the development agreement prior to City Council hearing on the application.

The proposed development agreement provides for negotiated features or amenities for the public benefit. The proposed draft development agreement includes the following:

- The applicant has agreed to pay fees in lieu of constructing the affordable housing of \$6,000 per lot, which results in an overall payment of \$582,000. This is consistent with per unit in-lieu fees charged on other single-

family projects in Spring Lake. The applicant has agreed to pay the fee in a lump sum immediately after approval of the project for the purpose of providing funds to assist in the construction of housing for extremely low income households elsewhere in the City.

- The applicant has agreed to pay a General Purpose fee in the amount of \$2,000 per lot, which results in an overall payment of \$194,000. The funds are to be paid in one lump sum amount upon issuance of the first building permit and will be used to improve bicycle and pedestrian connectivity, including but not limited to the planned Highway 113 bike/pedestrian overcrossing.
- The applicant has agreed to convert the existing drainage ditch to a piped storm drain system between SR 113 and Matmor Road.

Public Notification

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

- Legal notice was published in the Woodland Daily Democrat.
- Notices were mailed to all property owners within at least 1,000-feet of the project site and a copy emailed to all individuals who have provided email addresses.

Copies of the factual staff report for the proposed project have been on file at City Hall since August 14, 2020.

Early Neighborhood Notice

An early public notice regarding the initial project submittal was provided on April 5, 2019 and sent to properties within 300-feet of the proposed project. A number of responses were received, 28 from individuals who prepared comments as well as a petition with 187 signers. The most repeated concerns included on-street parking congestion, traffic speeds on Sports Park Drive and Matmor Road, density, traffic congestion and access from existing streets on to Matmor Road.

After evaluating the comments, the applicant revised the proposed plan layout dropping from 99 to 98 units. An interior access roadway was removed, guest on-site parking was distributed more equally through the project, the access aisle and parking were located to the north boundary to provide a larger buffer to homes on the north boundary, and the number of outside on-site parking was increased from 32 to 49 spaces.

Neighborhood Meeting

On August 3, 2020, a neighborhood meeting was held via Zoom to allow consideration of proposed project modifications. Notices were mailed to all property owners and current residents within 1,000 feet and copies emailed to all individuals who previously commented. Approximately 40 people attended and 24 individuals offered comments. Key issues raised at the meeting are summarized as follows:

- Parking in adjacent neighborhoods
- Traffic congestion on Matmor Road and impact to adjacent roadways (Tyler, Hadley, Jones, Hoover, Garfield, Washington)
- Speeding on Matmor Road and Sports Park Drive
- Traffic backup at Matmor Road and Gibson Road
- Safety and visibility concerns at corners of Matmor Road and Tyler Drive
- Safety concerns on south Matmor Road (bike and parking conflicts, bulbouts and medians)
- Traffic analysis

- HOA effectiveness and longevity.
- Garage size
- Parking permit system

Several of the comments received were related in part to the existing K-12 Woodland Christian School (WCS). Consideration of this application and the proposed incremental increase in units is separate from the existing school. The following is a brief summary regarding the school:

The school was granted a conditional use permit in 1998 for a complete campus and sanctuary. In 2001, the school was annexed and incorporated into the Spring Lake Specific Plan. In 2014 the school was granted a modification to the original CUP and subsequent minor changes to relocate and reconfigure site features, including removal of the proposed 900-seat sanctuary youth center and science building, and separation of the multi-use gymnasium into two buildings (a gymnasium and theater). The modifications did not result in additional building square footage, or an increased number of students. The site currently has 226 parking spaces with 90 overflow spaces.

It is acknowledged that all schools have some level of traffic issues during peak use times, and City staff feel that Woodland Christian School has worked diligently to address traffic issues. Representatives of the school attended the neighborhood meeting and invited residents to contact them with concerns that they might have. Further, WCS has requested that Lennar Homes add a disclosure statement in future purchase contracts informing new residents in the subdivision about the school and the range of activities that are allowed including sporting and special events.

Proposed Project Modifications Following the August 3, 2020 Meeting:

In response to comments from the August 3, 2020 neighborhood meeting Lennar Homes has proposed the following site plan modifications:

- Removal of one unit, dropping from 98 to 97 units
- Removal of the south access driveway to Matmor Road. The south parcel will have two points of access from Sports Park Drive and Hadley Rd.
- Relocation of a unit to the site of the former access drive on Matmor Road
- Addition of 12 on-site parking spaces. The site will now provide a total parking count of 194 garage spaces and 61 on-site open spaces for a total of 255 spaces for a total parking ratio of 2.63 spaces per unit.

Environmental Clearance

On August 15, 2000, the City Council certified the Turn of the Century Final EIR (State Clearinghouse Number 1199022069; Resolution No. 4215 adopted August 15, 2000). The City Council subsequently adopted several CEQA Addenda to the Turn of the Century EIR. An Addendum #18 to the EIR has been prepared for the project for which no significant new impacts or mitigations were identified.

CEQA Addendum

Section 15182 of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Addendum #18 has been prepared for the purposes of amending the General Plan and Spring Lake Specific Plan to allow 3.51 acres of designated land south of Hadley Drive to be modified from R-8 (6-8 du/ac) to R-15 (10-15 du/ac) density. This would provide a consistent land use with the 3.789 acre R-15 parcel north of Hadley Drive. The project revisions will result in a similar number of residential units as contemplated in the original EIR, and

therefore, will result in environmental impacts similar to those identified in the original EIR. Infrastructure improvements beyond those previously anticipated in the EIR will not be required. In addition, peak trip generation will not be significantly different from that anticipated in the SLSP, Turn of the Century EIR, as described in the CEQA EIR Addendum (Exhibit M)

Consistency with CEQA Requirements

The applicant proposes to rezone approximately 3.5 acres of R-8 density to R-15 with an approximate overall increase of 14 dwelling units from existing zoning based on current acreages. Based on estimated acreages in the original SLSP EIR 81 units were estimated for the subject parcels. The project will represent an increase of 16 units from the original Plan. As such, environmental impacts would be similar with the proposed revisions, as identified in the previous EIR.

Because the proposed land uses are similar to those studied in the SLSP, Turn of the Century EIR, the changes proposed are not substantial and would not require major revisions. Furthermore, the proposed changes to this property would not create new or significant environmental effects, which have not already been analyzed.

The overall land disturbance area would remain unchanged. Several impacts of concern in the previous EIR are directly related to land disturbance area. Therefore, the project would not have additional significant effects that were not discussed in the previous EIR due to proposed changes. Significant effects would remain generally unchanged.

Mitigation measures analyzed in the previous EIR would remain unchanged, and substantially reduce significant effects on the environment. New mitigation that would substantially reduce impacts more than the previous EIR are not available, because the proposed changes are not substantial. A Swainson Hawk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006, for the original Sievers/Prudler subdivision, TSM 4793.

As documented in the EIR Addendum, a substantial increase in the severity of previously identified impacts will not occur as a result of the proposed Specific Plan Amendment (Rezone) of 3.5 acres from R-8 to R-15. As a result, no subsequent EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified. Pursuant to Government Code Section 65457(a), (15182 of the CEQA Guidelines), any residential development project, including any subdivision, or any zoning change, that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, does not require additional CEQA review.

Project Level CEQA Review

The SLSP requires that each development application include certain project level and property specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan. The following studies have been prepared in fulfillment of these requirements as part of the original Sievers/Prudler Tentative Subdivision analysis that will apply to this project:

- o Environmental Noise Assessment, Bollard and Brennan; July 28, 2004
- o Phase I Environmental Site Assessment for 40 acres; Ramcon Engineering; November 18, 2003
- o Traffic Impact Study, Grandy and Associate, August 27, 2004;
- o Cultural Resource Assessment, Peak & Associates; April 9, 2004
- o Special Status Species; Gibson & Skordal, LLC; December 2003

- o Drainage Technical Memorandum; Morton & Pitalo, Inc; June 17, 2020
- o Arborist Report; Sierra Nevada Arborists; March 10, 2019

The Addendum evaluated the change in vehicle trips analyzed in the TOC EIR and the subsequent Traffic Impact Study prepared August 27, 2004. The proposed project would result in development of the project site with 97 small-lot detached multi-family residential units, which is 20 more residential units than what was previously anticipated for the project site in 2004 (77 units) and 16 more than analyzed in the TOCSP EIR (81 units). Using the Institute of Traffic Engineers (ITE) Trip Generation Handbook 10th Edition, the estimated daily trip rate for multi-family low-rise housing is considered to be lower than that of single-family residences. Multi-family low-rise residential units generate approximately 7.32 vehicle trips per unit per day, while the average daily trip rate for single-family residences is approximately 9.44 vehicle trips per unit per day. Therefore, the proposed residences at the project site would produce fewer trips per unit on average.

The 97 proposed units would generate a project-wide vehicle trip rate of approximately 710 daily vehicle trips, as compared to the 638 daily vehicle trips that would be anticipated with development of 77 units (35 sf and 42 mf). The City's standard for preparing a new traffic study is if there is an increase of 50 peak hour trips. Thus, an increase of approximately 72 vehicle trips per day result in approximately 7 peak hour trips which would not be considered a substantial increase.

In recognition of concern by the residents, the applicant has agreed to install off-site traffic calming features including speed humps on area streets and a traffic circle at Matmor Road and Tyler Drive. Further, the revised plan has removed the driveway access to Matmor Road for the parcel located south of Hadley Drive.

City staff have previously reviewed each of these studies and reached the following conclusions:

- a. The studies satisfy the SLSP requirements;
- b. Applicable requirements or conditions recommended in the study have been included as conditions of approval for this project;
- c. The studies identify no environmental circumstances specific to the site or the proposed project that were not previously anticipated and addressed in the original EIR.

It is noted that between 2008-2012 a number of parcels were downzoned in the overall spring Lake Specific Plan from R-15 and R-20 to R-8. During the recession, there was less market demand and limited financing available for the townhome or small lot single-family product. However, due to a market upswing and an existing recent housing shortage throughout California, State legislation has been passed to encourage housing choice and to facilitate higher densities.

Review Agency Comments

The application was circulated for review by agencies of jurisdiction. The comments from Development Engineering, Public Works, Building, and Fire, have been incorporated as Conditions of Approval.

Staff Analysis

Staff supports this project, subject to the recommended provisions in the Development Agreement and conditions of approval, and provides the following analysis:

General Plan Consistency

Land Use

The Spring Lake Specific Plan has been determined by the City Council to be consistent with the General Plan. Although, Parkside 3 is requesting a General Plan Amendment, the requested change is minimal, and provides the opportunity for infill housing. The project, with the proposed conditions of approval, Development Agreement, and Tentative Subdivision Map, have been determined by staff to be consistent with the SLSP and with the goals and policies of the General Plan. The project is consistent with the medium density General Plan land use that allows density of 8.1 to 19.9 dwelling units per acre, which allows a range of product types including apartments, town-homes, and small lot development. The project is a small-lot single-family development at a proposed density of 13.3 dwelling units per acre. The project is consistent with key policies in the General Plan as summarized below:

Policy 2.A.5 Complete and Well-Designed Neighborhoods. Promote the development of complete neighborhoods with a physical layout and land use mix that allows for a diversity of incomes; puts residents in close proximity to services and amenities; promotes walking, biking and transit use; fosters community pride; enhances neighborhood identity; ensures public safety; and meets the needs of all ages and abilities.

Policy 2.A.6 Infill Development. Encourage infill, redevelopment of and development on underutilized sites, adaptive reuse, and the restoration of historic buildings in existing urbanized areas to enhance community character; promote pedestrian and bicycle friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, optimize city investment in infrastructure, support increased transit use, and enhance economic vitality.

Policy 2.C.1 Compact Form. Promote compact development patterns, mixed land use, and higher development intensities that conserve land resources, reduce vehicle trips, improve air quality, and facilitate walking, bicycling, and transit use. Achieving the benefits of compact development as supported in this General Plan may result in potential tradeoffs related to traffic, noise, open space, and privacy. Sensitive design and appropriate performance standards may assist in mitigating these concerns. Where growth and increased density is allowed pursuant to this General Plan, these issues are acknowledged and accepted.

Policy 2.G.2 Sensitive New Development. Require new construction additions, renovations, and infill to be physically compatible with neighborhood context, historic development patterns, building form and scale.

Policy 3.A.1 Vehicle Level of Service (LOS) Standard. Strive to develop and manage the roadway system to maintain a LOS D or better as defined in the latest edition of the Highway Capacity Manual during weekday AM and PM peak hour conditions.

Policy 3.A.9 Road Diets. Investigate road diets within the existing and built-out portion of the city. A road diet is generally described as removing travel lanes from a roadway and utilizing the space for other uses and travel modes.

Policy 3.B.4 Retrofit. Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as downtown and along mixed use corridors.

Policy 3.D.3 Traffic Calming. Implement traffic calming design and devise, as funding allows, in existing and new development areas where appropriate to reduce vehicle speeds and preserve neighborhood livability.

Policy 3.H.6 Parking Standards. Reduce minimum parking requirements and set maximums over time,

particularly for mixed use and transit-oriented developments, to promote walk and bike friendly environments throughout the city.

Climate Action Plan

The project applicant completed the Climate Action Plan (CAP) Checklist and has been determined to be consistent with the City's 2035 CAP. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements.

Each home shall include installation of photovoltaic panels, be prewired for electric vehicle charging, provide high efficiency HVAC, high efficiency windows that are operable and will provide for cross ventilation, and energy efficient lighting. Will meet all Title 24 requirements. The subdivision design encourages pedestrian use by including internal paseos and walkways that connect the project both internally but to surrounding areas. Bike storage is available in garages or on private yard areas of each home. Paseos and lot landscaping will utilize native and drought tolerant landscaping. Canopy shade trees are proposed along all street fronts and adjacent to parking. Water conserving fixtures and features are included in all homes and each home will have sufficient space for solid waste as well as green waste storage. The project will comply with construction recycling regulations. The project will comply with recently adopted 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes.

Each home shall have a dedicated 240-volt, 40-amp circuit for electric vehicle charging station in the 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.

With regard to heat island concerns, the project includes substantial plantings. Large trees are provided for shading at sidewalks and street parking. Within the development, trees will be planted to provide shading within internal walkways, at guest parking locations, and at homes

Zoning Ordinance Consistency

Lot Coverage - The maximum allowable lot coverage is 50 percent. The project as a whole meets coverage requirements at 38 percent. The project total would be the indicator utilized if this were a non-subdivided multi-family project. Individual lot coverages vary from 37 percent to 65 percent, with an average of 53 percent lot coverage. The applicant has submitted a planned development proposal to allow increased individual lot coverage that exceeds 50%, although the project as a whole meets the minimum lot coverage requirement.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio for single family is two (2) parking spaces per unit. The multi-family parking ratio is 1.5 spaces per unit. The project provides the minimum two covered parking spaces in a garage for each unit. An additional 61 guest-parking stalls are provided on site. A total of 255 parking spaces are provided on site (parking ratio of 2.63) and it is estimated that approximately 65 on-street parking spaces will be available providing 320 parking spaces.

On-street parking is allowed on the south side of Sports Park Drive and on the east side of Matmor Road as well as north of the project site on the west side of Matmor Road as shown in the Parking and Circulation exhibit

(Exhibit). It is recognized that parking on Matmor Road can be impacted at specific times of the day due to the adjacent Woodland Christian School, particularly for student drop off and pick up or special events. However, during the remainder of the day, on street parking densities are low.



Parking and Circulation Exhibit (Alternate A- 97 units)

Water Conservation Ordinance - The project shall comply with the City’s Water Conservation Ordinance and any applicable state water conservation requirements.

The proposed project as conditioned is consistent with the City’s Zoning Ordinance.

Spring Lake Specific Plan Consistency

In order to assess project consistency with the SLSP development requirements, a detailed analysis was performed comparing the project proposal to each section of the SLSP (including text, development regulations, figures, tables) and to the various implementing documents of the SLSP including: Spring Lake Design Standards, Affordable Housing Plan, and the CEQA Mitigation Monitoring Program. The project is substantially consistent with the aforementioned documents.

The project has been reviewed for consistency with the Spring Lake Multi-family R-15 Standards.

Building Orientation – Development Standard 3.5 of the Spring Lake Specific Plan Design Standards requires street facing facades, setbacks, and street orientation for R-15 density units that emulates single-family housing. The project has been designed with unit fronts facing to Matmor Road and Sports Park Drive.

Pedestrian Circulation – the SL Design Standards require pedestrian access points that are separated from auto circulation routes. Standard 3.3 (d) states that “Pedestrian pathways shall include amenities such as trellises, trees, or other landscaping”. The project provides a central north to south pedestrian paseo with perpendicular access provided midway through each parcel.

Open Space – Development Standard 3.7 states that private recreation amenities for tenants shall be provided in conjunction with open space. Because this project provides for individual lot ownership rather a tenant based rental project, private recreation space is provided for each lot in the form of a private space to the side or rear for each home. A common area pedestrian paseo is provided. A total 29 percent of the project site is in public open space and 10 percent is in private yard area.

Energy Efficiency - The energy efficiency standards provided in the Spring Lake Development Standard 2.25 requires five percent (5%) of all units to have roof photovoltaic energy systems or other alternative energy systems. However, the project shall be required to meet the 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes which now requires that all homes provide solar. All homes will have rooftop solar as well as other energy efficiency features as described in the project summary.

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 an opaque or semi-transparent water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. Fencing shall comply with Section 2.9 of the SL Design Standards. The project application illustrates that at all times a minimum 6-foot fence will be provided on each side of project boundary.

West Boundary – There is minimal grading differential. The existing fence will remain.

North Boundary- There is a slight grading differential between the existing homes and new project. In order to ensure that all water drains off the site and does not impact the existing properties, the new site must be raised in order to direct water to the south and east. As a result, an approximately two (2) foot retaining wall with a 6 foot wood fence will be constructed along the north boundary. The existing fencing will be replaced. The L-shaped footing for the proposed retaining wall will be located entirely on the project side.

Spring Lake Affordable Housing Plan

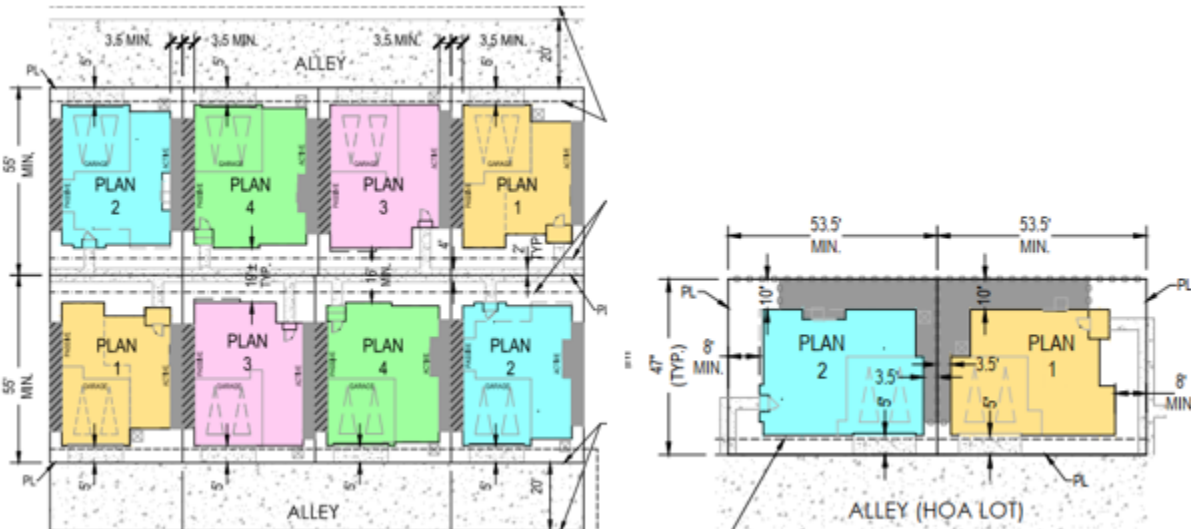
The project is subject to the Spring Lake Affordable Housing Plan, multi-family requirement which is that either, ten percent (10%) of all multi-family units be affordable to low-income households and twenty percent (20%) of the units be affordable to very low income households, or that twenty-five percent (25%) of the multi-family units be affordable to very low income households. The two project sites were originally part of the larger Seivers/Prudler Vesting Tentative Subdivision map and Development Agreement. Based on the original affordability requirements, the project will be required to provide 20 affordable units. The applicant is proposing to pay fees in lieu of constructing the affordable housing resulting in an amount as provided in the Development Agreement on a per-lot basis of \$6,000, which results in an overall payment of \$582,000. This is consistent with per unit in-lieu fees charged on other single-family projects in Spring Lake. The applicant has agreed to pay the total amount in a lump sum payment up front rather than through incremental payments at the time of building permit issuance for each unit.

Planned Development Overlay and Conditional Use Permit

The applicant is requesting a proposed Planned Development (PD) overlay. The purpose of a PD is to allow flexibility in project design where appropriate. The proposal requests an exception from standard setbacks in order to allow the small lot development with private drives. Setbacks along the project perimeter are consistent with Spring Lake standards.

Minimum Yard Requirements	Proposed Project (PD)	Spring Lake Standards (R-15)	Comment
Front Yard	10' to Street Front 5' to Interior Alley 3' to Paseo	20' to Garage 10' to Porch 10' to Living Area	Spring Lake Setbacks are maintained along Hunt, Marston, and Stewart Circle
Rear Yard	10'	10' to Living Area	10' minimum maintained adjacent to existing homes
Side Yard	3.5' Interior 10' Street Side	5' Interior 10' Street Side	10' minimum maintained at corner lots
Lot Width	39'	35'	39- 56.8' range;
Lot Size	2,012 Square Feet	n/a	2,012 -3,321 sq. ft.; 2,392 sq. ft. average
Private Yard Area	7' minimum width	n/a	106 to 568 sq. ft.; 311 sq. ft. average
Project Landscape Coverage	29% public; 10% private yard area	n/a	39% open space
Individual lot Coverage	65% max	50%	Individual lot coverage varies from 37% to 65%; 53% average
Project Coverage	38%	50%	

Interior side-by-side homes will provide a minimum 3.5-foot side yard. A reciprocal use easement will allow one home the right to access a portion of the adjacent side yard providing a minimum 7-foot side yard space for each lot. Homes along the western boundary will not utilize the reciprocal easement as they have a 10-foot rear space for private use. Both conditions are illustrated in the exhibits below:



Allowing reasonable modifications that will facilitate infill small lot product will meet the intent of the Spring Lake Plan to provide a variety of housing types within Spring Lake. This product type may be desirable to those in varying stages of their lives who do not desire a large yard. In addition, this product type that can offer an attractive home at potentially moderate price range.

The project as conditioned is consistent with the Spring Lake Specific Plan.

Subdivision Ordinance Consistency

Lot Development –The subject property is comprised of two (2) parcels totaling 7.3 acres. The proposed 97 R-

15 lots range in size from 2,012 to 3,321 square feet. A minimum lot width of 35-feet is required for R-15 development. Overall, project lot widths range from 39 to 56.8 feet. Lot widths along Matmor Road vary from 39' to 56 feet and from 40 to 55.2 feet along Sports Park Drive. Lot widths along the west project boundary are wider, between 55.5 and 56.8 feet, and generally consistent with lot widths of existing homes to the west. The Plan does not have a minimum lot depth or lot size requirement.

Lot Width Variation - Development Regulation 2.35.5 states that lot widths along a block shall be varied. The tentative map meets this requirement, as not more than three lots of the same width are located in a row along a street front.

Block length - Development Regulation 2.34 and Table 2.4 lists the block length in the R-15 zone as 400 feet desirable with a maximum of 500 feet. As an infill site, the block length has been determined by the location of Hadley Drive, which split the two parcels into two equal areas. Further, the project provides an access driveway on Matmor Road and one access to Sports Park Drive, which provides breaks in each block.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Entry drives on Matmor Road and Sports Park Drive lead to the immediately adjacent greenbelt on Sports Park Drive south of the subdivision. A bike path is located on the east side of Matmor Road. A future bike and pedestrian overpass will have a landing located in the immediately southeast of the project site and will provide connection and access over SR 113 to the rest of Spring Lake.

The project provides a central paseo with fronting lots. The central paseo area and path is 10-feet in width and each home has an additional setback from the paseo on each side allowing for a 19-foot open area between home fronts. There may be a few instances where the paseo narrows to 16 feet.

Alley Access Garages – Development Regulation 2.2.3 requires a minimum of 24 feet of back up space. The project drive aisle is 20 feet wide, and each unit is setback a minimum of 5-feet from the alley providing adequate back up space. Backup space for the guest parking spaces is provided at 20-feet. Section 17.116.080 (B) of the Zoning Code allows consideration for modified parking and maneuvering area dimensions subject to review of the Zoning Administrator and Traffic Engineer.

Traffic Calming –As part of the public outreach, the City and applicant received concerns regarding traffic speeds and impact on area streets. To address that concern, the project will be required to provide traffic calming on nearby streets. The City has required a total of five speed humps on the Washington/Tyler and Reno/Cox/Jones/Hadley corridors and a traffic circle at the intersection of Marston Road and Tyler Drive.

Grading/Arborist Report/Tree Impact Assessment – An arborist report, was prepared by Sierra Nevada Arborists on March 10, 2019 for the purpose of evaluating potential impacts from proposed project grading and retaining wall construction on existing off-site trees. Proposed pad grades are approximately 2 feet higher than the existing back yard grades of Tyler Drive residences. A retaining wall is required to retain the fill soil adjacent to the north property boundary. The arborist has evaluated the condition of the trees and recommended utilizing non-invasive grading techniques to the extent possible and installation of “root-friendly” footings. The existing trees include a Mulberry, Cypress, and Raywood Ash tree. The Mulberry tree has been extensively pruned. The applicant shall work with the adjacent property owners during construction. A condition on the project requires that the arborist is to observe grading activities to ensure minimal impact to trees/root systems. The applicant shall work adjacent properties to the north regarding the possibility of replacing their fence. Cross section 4 on the grading plans shows the retaining wall and footing entirely on the project side should the

adjacent property owners not allow access

Infrastructure

Curb, gutter, sidewalk, and streetlights are existing and were installed at the time the Huntington Square subdivision to the west was built. The approved SLSP Infrastructure Study Report satisfies the SLSP requirements for Water, Drainage, and Sewer Infrastructure Plans.

Access:

The project has access on to Matmor Road, Sports Park Drive and Hadley Drive. There is one access directly to Matmor Road, for the north parcel. There is one access point to Sports Park Drive at the west end of the southerly parcel. Each parcel has an access entry to Hadley Drive. Each entry is consistent with the City's Residential Driveway Detail at 24 feet wide. All drive entries include an enhanced pavement treatment to designate entry into the project.

Each unit in the subdivision will have a two-car garage accessed from the private internal driveways. Public engagement to all surrounding roadways will be provided with front-on units to Sports Park Drive, Matmor Road, and Hadley Drive. Each street front unit will have direct pedestrian access to either the existing separated sidewalks, or internal paseos. The units along the western boundary will be able to access public walkways through paseos and/or alley access.

Water:

Water is available to the site through existing 12" mains bordering the project on the south (Sports Park Drive) and east (Matmor Road). Additionally, an existing 8" water main bisects the project on Hadley Drive. 8" stubs were provided to the site from all three bordering streets with previous phases of the Parkside development, but due to the proposed configuration of the subdivisions the existing stubs cannot be used and new connections are proposed by the developer. Water mains, water laterals, and water meters installed by the project will be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities will be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities will be constructed in accordance with City Standards.

Sanitary Sewer:

Sanitary sewer connection is available to the site through existing 8" sewer stubs, installed by previous phases of development, from the mid-block manhole in Hadley Drive. The existing main in Hadley is 8", and there is also an existing 10" main in Sports Park Drive. The applicant's proposed plan for sewer collection, as shown in the tentative map, makes use of the existing 8" stubs from Hadley Drive. Sewer facilities throughout the project will be publicly owned and maintained up to and including the service cleanouts. All publicly owned and maintained sewer facilities will be within a public utility easement.

Storm Drainage/ Underground Ditch from Matmor Road to SR 113

Storm drainage collection infrastructure is available to the site through existing reinforced concrete mains in Matmor Road, Hadley Drive, and Sports Park Drive. The applicant is proposing on-site conveyance through a system of concrete valley gutters and drainage inlets centered on the alley roads. Other storm drain improvements associated with this project include the conversion of the ditch east of Sports Park Drive and located between Matmor Road and Highway 113 to a piped system.

Storm Water Quality:

The MS-4 Water Treatment Quality requirements for the development of the site are addressed through the treatment provided by the existing Spring Lake storm drainage system. The MS-4 hydromodification requirements for the development has been met by an area level analysis by the use of a regional retention basin, specifically the southeast area of the City which drains into the East Regional Pond (ERP).

Homeowners Association

The project development will include initiation of a Homeowners Association (HOA). The HOA shall be responsible for the maintenance of the privately owned streets, streetlights, and storm drainage. In addition, conditions restrict the use of the two-car garage space for any use other than parking and do not allow recreational vehicle parking. Parking will not be allowed on private alleys

The project as conditioned is consistent with the City's Subdivision Ordinance.

Spring Lake Specific Plan Design Standards for Architectural Review

The SLSP Design Standards adopted on May 20, 2003, identify minimum design requirements for development within the Spring Lake area including architectural requirements for the homes and landscaping requirements for public improvements. The project as proposed meets the requirements of the Design Standards.

Architecture/Elevations

As a multi-family project, the Spring Lake Design Standard do not specifically require a set number of floor plans and elevations. However, this project does provide individual single-family units. To achieve architectural diversity, the Spring Lake Specific Plan Design Standards requires four (4) floor plans and sixteen (16) elevations, four (4 per plan) for a subdivision of 76-120 units. The Parkside 3 project proposes four floor plans each with three elevation styles for a total of twelve (12) elevations. Approximately 40 percent of the units are street facing frontages and as a result the project is able to achieve significant visual variation from public view. Further, each plan has a re-configured side-load garage design that provides for further design variability. A detailed pre-plot exhibit is included along with details concerning materials and colors for each lot. Landscaping and fencing is included in the Design Package.

The proposed living area of each floor plan varies in square footage from 1438 square feet to 2,185 square feet. These homes offer 3 to 4-bedroom configurations. The smaller plan, a three bedroom and 3-bathroom unit, is located on 32 (1/3) of the lots. Each plan offers a two-car garage, a separated sidewalk to the front door and a covered entry. The applicant has pre-plotted each unit floor plan and elevation, as shown on the Site Development Plan in order to ensure a balanced mix of units.

Each unit has a minimum 3.5-foot side-yard setback. Each units garage side is proposed as a passive side with the opposite side as the active side with access directly from the unit via a patio door. The passive side of each unit will serve as an extension of the adjacent unit. Each 7-foot wide private patio activity space serves as the private yard area for each home that will be screened by a 5-foot high wood fence.

A desired intent of the SLSP 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. The project includes designs for Manor, Cottage, and French Eclectic architectural styles. The units will utilize a smoother light sand stucco finish. The following descriptions have been provided by the architect regarding the architectural styles:

Manor

Inspired by the French manor House, this architectural style is a bit more formal with its hipped roof and straight lines. Other identifying features are focal elements embellished with stone, plank shutters painted an accent color to match the front door, and decorative iron details.

Cottage

A timeless combination of materials, colors, and details make this architectural style both charming and attractive. Inspired by the French cottages found in town and in the country, this enchanting elevation is very appealing. Arched entry portals and arched windows along with curved corbels at the feature gables enhanced with a row of canales are some of the identifying features of this style. The home is further enhanced with plank shelves supported with decorative brackets and plank shutters with 'Z' braces painted an accent color to match the front door.

French Eclectic

Inspired by the French country home, this architectural style is a bit more casual and would typically be found in the countryside or more rural areas. This elevation features stone at the focal areas such as the entry, or as a base to help anchor the home visually. Curved wooden brackets and braces support trellis elements and cantilevers. The roof features gables with horizontal siding punctuated with a decorative vent. Additional features of this style are windows embellished with trelliswork and louvered shutters painted on an accent color to match the front door.

Each floor plan has two entry locations, one in a more typical location, located off the front of the home and the other location as a 'side entry' location leading to the private open space area. The entry door location varies based on how the home is situated. Homes may 'front' onto an internal paseo, an exterior street, or to an internal alley.

Landscaping

The project proposes to landscape the site, including both public and private spaces. The public parkway strips will be landscaped as well as interior paseos and patios. Final choice of street trees will be coordinated with the City's public works division prior issuance of permits and will provide for a mix of species, consistent with city policies. Along both Sports Park Drive and Matmore Drive the City will maintain the parkway landscape strips. However, all area back of the sidewalk will be maintained by the HOA.

Appeals

Planning Commission action on the proposed project is advisory and includes a recommendation to the City Council regarding final action. Final action on the project is subject to review and consideration by the City Council at a subsequent public hearing.

Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive the staff report;
2. Conduct a public hearing;
3. Adopt the attached Resolution No. PC# 20-11, recommending that the City Council:
 - a) approve a CEQA Addendum;
 - b) approve the Amendment to the General Plan;
 - c) approve the amendment to the Spring Lake Specific Plan;

- d) approve a Planned Development Overlay and Conditional Use Permit;
- e) approve Tentative Subdivision Map #5155;
- f) approve Site Plan and Architectural Design Review, and
- g) approve the Development Agreement between the City of Woodland and CalAtlantic Group, Inc (Lennar Corporation), to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

Prepared By: Cindy Norris, Principal Planner

Reviewed By: Brent Meyer, Acting Community Development Director

Attachments:

1. Planning Commission Resolution PC 20-11
2. Exhibit A Contextual Map (Parkside 3) Alt A
3. Exhibit B Project Information Summary Sheet Park 3
4. Exhibit C -Project Description-Application-Climate Action Plan Checklist (Parkside 3)
5. Exhibit D GPA and SLSP Amendment Diagrams
6. Exhibit E ALT-A Tentative Subdivision Map Sht 1 (Parkside 3).3
7. Exhibit E1 Tentative Subdivision Map set (Parkside 3)
8. Exhibit F Site Development Plan (Alt A) (Parkside 3)
9. Exhibit G Planned Development Standards (Parkside 3)
10. Exhibit H Circulation Parking Plan (Parkside 3) (Alt A)
11. Exhibit I Trash Truck Routing & Toter Exhibit (Parkside 3)
12. Exhibit J - Preliminary Landscape Plan set (Parkside 3)
13. Exhibit K Architectural Plans
14. Exhibit L Parkside 3 Tree Impact Assessment
15. Exhibit M Parkside 3 CEQA Addendum.JULY 20
16. Exhibit N Development Agreement Draft Parkside 3
17. Exhibit O Conditions of Approval Parkside 3.(2)doc

RESOLUTION NO. PC 20-11

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE THE ADDENDUM #18 TO THE TURN OF THE CENTURY EIR, AMENDMENT TO THE GENERAL PLAN AND SPRING LAKE SPECIFIC PLAN, APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 5155, PLANNED DEVELOPMENT AND CONDITIONAL USE PERMIT, AND SITE PLAN AND DESIGN REVIEW FOR THE PARKSIDE 3 PROJECT IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL, AND APPROVAL OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND LENNAR CORPORATION

WHEREAS, the applicant, CalAtlantic Group Inc (Lennar Homes), filed Planning Application # PLNG 18-00070, proposing a General Plan Amendment, Spring Lake Specific Plan Amendment, Tentative Subdivision Map (TSM No.5155), Planned Development Standards, Conditional Use Permit, Site Plan and Design Review, and a Development Agreement, to develop 7.3 acres of the Parkside 3 Project Area within Spring Lake (APN:041-231-028 and 041-243-002); and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on August 20, 2020, to review and consider recommending to the City Council approval of the proposed Parkside 3 Project in Spring Lake (“Project”) including the Addendum to the Turn of the Century EIR #18, General Plan Amendment, Specific Plan Amendment, Tentative Subdivision Map No. 5155, Planned Development Standards, Conditional Use Permit, Site Plan and Design Review, and the Development Agreement; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a one thousand-foot (1,000-ft) radius of the subject property, were emailed to those who provided contact information, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Daily Democrat; and

WHEREAS, the Planning Commission considered the proposed EIR Addendum #18 to the Turn of the Century EIR for the purposes of amending the plan based on a request by Lennar Corporation to modify land use designations within the Spring Lake Specific Plan, as described in more detail in **Attachment “J”**. Section 15182(a) of the California Environmental Quality Act (CEQA) provides that the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The proposed revisions, which result in a similar number of residential units as contemplated in the Spring Lake Specific Plan, will result in environmental impacts that would be similar to those identified in the previous EIR and Addenda prepared for the Spring Lake project area. Infrastructure improvements beyond those previously anticipated will not be required. In addition, the daily trip generation will not be significantly different than that anticipated in the SLSP, Turn of the Century EIR; and

WHEREAS, the SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have

been submitted for the subject project and reviewed by staff, and the following conclusions have been reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addenda; and

WHEREAS, the City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the Project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures; therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this Project; and

WHEREAS, the Planning Commission reviewed and considered a proposal to amend the General Plan and Spring Lake Specific Plan, consisting of the re-designation of the land use categories in the Spring Lake Specific Plan for properties identified as the Parkside 3 Project as described in more detail in **Exhibit “C”**; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the General Plan and Spring Lake Specific Plan are in general conformance with the Woodland General Plan; and

WHEREAS, the Planning Commission has revised all plans and documents regarding the proposed Tentative Subdivision Map 5155, Planned Development Standards and Conditional Use Permit, as well as Site Plan and Design Review providing for complete site development; and

WHEREAS, a neighborhood meeting was held on August 3, 2020 regarding this project, in addition to early public notification of the project application submittal which was provided via mail to all surrounding properties on April 5, 2019. Public comments were taken into consideration as part of the final design of the project; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby make the following findings, determinations, and recommendations with respect to the proposed General Plan and Specific Plan Amendments, Tentative Subdivision Map, Planned Development, Conditional Use Permit, Site Plan and Design Review for the Project, and the proposed Development Agreement:

The Planning Commission, in recommending to the City Council approval makes the following findings regarding:

1. General Plan Consistency Findings:

- a. The project does require a General Plan Amendment but does not trigger any significant impacts. The development project proposes to amend 3.5 acres of land from Low Density (2-8 du/ac) to Medium Density (8.1-19.9 du/ac) resulting in a proposed overall project density of 13.4 dwelling units per acre on 7.3 acres of land.
- b. Overall The Project is consistent with the goals and policies of the General Plan and encourages infill housing development on a remainder parcel in the Spring Lake Specific Plan area.
- c. The Project is consistent with the goals and policies of the Housing Element by meeting the requirements of the Spring Lake Affordable Housing Plan as conditioned, and by providing additional housing options by offering a small lot single family product which is not widely represented in the City.

2. Spring Lake Specific Plan Consistency Findings:

- a. The Project does require a Spring Lake Specific Plan amendment to the land use plan and development standards. The project proposes to rezone 3.5 acres of land from R-8 (6-8 du/ac) to R-15PD (10-15 du/ac) and to amend Table 2.4 by adopted a Planned Development Overlay.
- b. The Project is consistent with the policy language (goals, policies, and objectives) of the SLSP based upon a detailed analysis performed comparing the Project proposal to each section of the SLSP, and through various conditions or components of the Development Agreement, consistency has been ensured.
- c. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project provides a small lot single family product which is a multi-family housing product type encouraged in the Specific Plan.
- d. The Project is consistent with Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7, which preclude the submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
- e. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

3. Tentative Subdivision Map Findings concerning Tentative Subdivision Map No. 5155:

- a. The proposed Tentative Subdivision Map as conditioned is consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for development of small lot for-sale, single family housing within the community. The

Tentative Subdivision Map is also consistent with the City's Community Design Guidelines.

- b. The Tentative Subdivision Map depicts a site that is physically suitable for development. There are no conditions that would render the Property unsuitable for residential development.
 - c. The Project site is physically suitable for the proposed density of development. The site is of a sufficient size and shape to allow the proposed density, and the subdivision will be able to accommodate the future development of residential units given the shape and topography of the Project site.
 - d. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The Biological Resources Assessment (Jurisdictional Delineation and Special Status Species, Gibson & Skordal, December 2003) shows that there would not be any significant and unavoidable impacts related to existing habitat. SLSP Mitigation measures regarding biological studies prior to construction activity are required. As part of the SLSP requirements, the project has mitigated for agriculture and hawk habitat. The project will comply with the provisions contained in the Arborist report prepared March 10, 2019 by Sierra Nevada Arborists, to preserve existing trees along the north property boundary of the project site.
 - e. The design of the proposed subdivision will not cause serious public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area. The project has exceeded requirements for on-site parking, will be required to install off-site traffic calming, and has units designed to face the street front that will have a mitigating effect on local traffic speeds.
 - f. The subdivision design will not conflict with easements acquired by the public at large, for access through or use of property with the proposed subdivision, absent alternative, equivalent easements. Any new easements have been made conditions of map approval.
 - g. Any proposed phases and their proposed sequence of construction are identified on the submitted map.
4. The Planning Commission does hereby recommend that the City Council:
- a. approve the CEQA EIR Addendum #18 to the previously certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act;
 - b. amend the 2035 General Plan land use designation;
 - c. amend the Spring Lake Specific Plan land use designations (rezone) in accordance with the proposed Parkside 3 Specific Plan Amendment;
 - d. approve Tentative Subdivision Map #5155;
 - e. approve a Planned Development Overlay and Conditional Use Permit;
 - f. approve Site Plan and Design Review; and

- g. approve the Development Agreement between the City of Woodland and CalAtlantic Group Inc, to use and develop the Parkside 3 project area located within the Spring Lake Specific Plan Area with Conditions of Approval.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 20th day of August, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

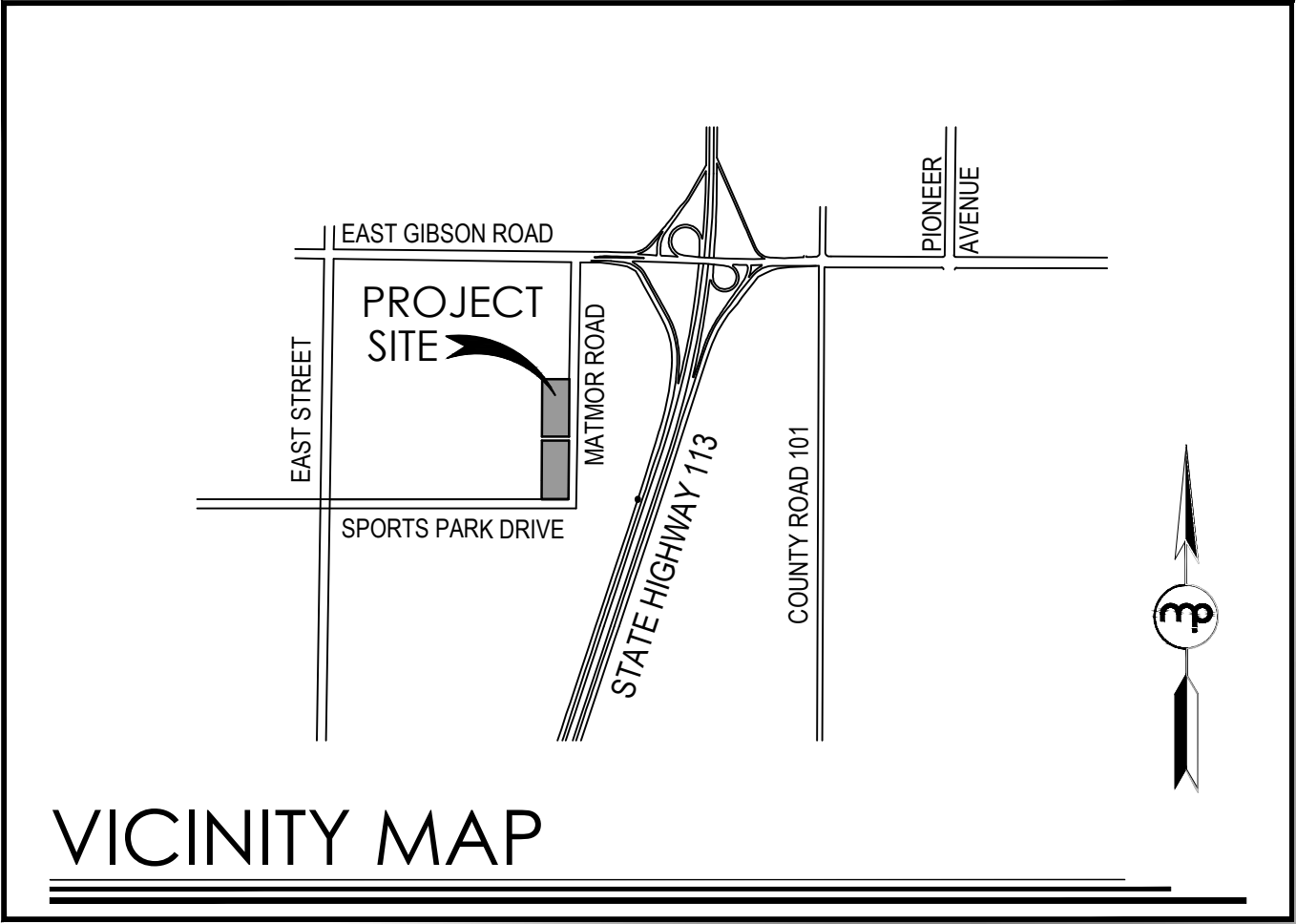
Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Planning Commission Secretary

Attachments:

- Exhibit “A” - Contextual Map (Alternate A)
- Exhibit “B” - Project Information Sheet
- Exhibit “C”- Project Description-Application- Climate Action Plan Checklist
- Exhibit “D” – General Plan and Spring Lake Specific Plan Amendment Diagrams
- Exhibit “E” – ALT A -Tentative Subdivision Map No. 5155 sheet 1
- Exhibit E-1- Tentative Subdivision Map Set (TSM No 5155)
- Exhibit “F”- Site Development Plan (Alternate A)
- Exhibit “G” – Planned Development Standards
- Exhibit “H” - Circulation and Parking Diagram (Alternate A)
- Exhibit “I” – Trash Truck Routing & Toter Exhibit
- Exhibit “J” – Preliminary Landscape Plan set
- Exhibit “K” – Architectural Plans
- Exhibit “L”- Tree Impact Assessment
- Exhibit “M”- CEQA Addendum # 18 July 2020
- Exhibit “N” Draft Development Agreement
- Exhibit “O”- Conditions of Approval



PARKSIDE - 3

CONTEXTUAL MAP - ALT A

SHEET 1 of 1
AUGUST 11, 2020

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PROJECT INFORMATION SUMMARY SHEET

Spring Lake Specific Plan, Parkside 3 Project (PLNG 18 -00070) – Request to approve a Tentative Subdivision Map (TSM #5155), General Plan Amendment, Spring Lake Specific Plan Amendment, Planned Development standards, Conditional Use Permit, Site Plan, Design Review, Development Agreement Amendment, and EIR Addendum for two parcels (APN:041-231-028 and 041-243-002) for 97 single family units.

Location: The subject parcels are located at the northwest corner of Sports Park Drive and Matmor Road, south and east of existing single-family homes, and west of the Woodland Christian School. The subject properties are located within the original Sievers/Prudlers Vesting Tentative Subdivision Map 4675 approved on March 23, 2004.

Applicant/Owner:

CalAtlantic Group, Inc. (Lennar Corporation), 1420 Rocky Ridge Drive, Suite#320, Roseville, CA 95661

Environmental Review: The proposed project is consistent with the Spring Lake Specific Plan Environmental Impact Report (SCH #99022069, Turn of the Century EIR) certified on August 15, 2000 and adoption of addenda to the Turn of the Century EIR dated December 18, 200, November 19, 2002, December 17, 2002, and April 15, 2003. Project level technical analysis was conducted at the time the Tentative Subdivision Map No 4675 was approved and with this application analysis. The city has prepared a CEQA Addendum #18 for the purposes of amending the General Plan and Spring Lake Specific Plan to allow 3.51 acres of designated land south of Hadley Drive to be modified from R-8 (6-8 du/ac) to R-15 (10-15 du/ac) density. The proposed project revisions will result in a similar number of residential units, as contemplated in the original EIR, and will result in environmental impacts similar to those identified in the previous EIR.

APN: 041-231-028 and 041-243-002

Project Planner: Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

Report For: Planning Commission Public Hearing, August 20, 2020

General Plan Designation: Low Density (2-8 DU/Acre) and Medium Density (8.1 – 19.9 DU/Gross Acre)

Current Zoning: Single Family/R-8 (6-8 DU/Acre) (3.5 acres) and Multi- Family/R-15 (10-15 DU/Acre) (3.5 acres)

Specific Plan Designation: Spring Lake Specific Plan

Existing Land Uses: Vacant/ Existing curb, gutter, sidewalk, and street lights.

Flood Zone: Flood Zone X – Area Outside the 2% Annual Chance Flood Event, FIRM Community Panel Number – 060426-0445H Revised May 16, 2002

Street Access: Sports Park Drive and Marston Road

Adjacent Land Uses & Zoning:

Direction	Land Use	Zoning
North	Existing Single Family Homes	R-1
South	Community and Senior Center	P/QP
East	School	Public/Quasi Public
West	Existing Single Family Homes	R-5

Applicable Laws, Codes & Ordinances:

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

- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- California Environmental Quality Act (CEQA)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan



August 11, 2020

Parkside 3

Project Description/Justification

The proposal is for a new 97-unit small-lot single-family residential project located within the existing Spring Lake Specific Plan in the City of Woodland. The site contains 7.3 +/- gross acres and is located on the northwestern and southwestern corners of the intersection of Hadley Drive and Matmor Road. The site is more specifically defined as APNs 041-231-028 and 041-243-002. The property is bounded on the east by Matmor Road and the Woodland Christian School, the south by Sports Park Dr. and the Woodland Sports Park, on the west/north by existing single-family homes.

The two properties that make up the project are the last remaining undeveloped sites in the Spring Lake Specific Plan (SLSP) west of Highway 113 and present a significant opportunity to increase the variety of available single-family product in the City of Woodland. The properties are defined in the SLSP as Multi-Family Residential with the north parcel as R-15 and the south parcel as R-8.

The proposal for the project site utilizes a very popular higher-density small-lot detached single-family product that Lennar is currently building in numerous other municipalities in the region. This product type, which utilizes smaller lots taking primary pedestrian access from common area paseos and vehicular access from private alleyways, will bring increased housing variety to the City of Woodland.

Parkside 3 proposes 97 small-lot single-family units for an overall gross project density of over 13.3 du/ac.

The project design focuses on a central north/south paseo that runs the entire length of the project site and provides enhanced connectivity to future residents. This central paseo has been widened from the standard 16 feet to approximately 19 feet to further enhance this corridor and allow for additional common area landscaping. The central paseo provides for pedestrian connectivity with its internal sidewalk, which connects to alleyways with guest parking stalls at both ends of the northern and the southern project parcels.

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To further enhance the pedestrian connectivity of the central paseo, a “cross” paseo is provided between the eastern and western alleyways of the project. Each of these “cross” paseos are nominally located to coincide with the project entryways from Matmor Road and each are straddled by the passive home elevations on either side. This “cross” paseo is 17 feet wide on the northern half of the project and is a full 34 feet wide with additional guest parking at either end on the southern half of the project. These paseos along with additional landscaping within serve to provide visual and pedestrian relief to the length of the central paseo, as well as provide enhanced east/west project pedestrian connectivity.

There is one access point directly to Matmor Road located on the northern parcel. This access point has been located with existing driveway to the Woodland Christian School to the east in mind. Each parcel of the project also has an entry directly to Hadley Drive. The southern parcel has an additional entry to Sports Park Drive. All of these project entries are proposed consistent with the City’s Residential Driveway detail at 24’ wide with transitional tapers to the typical 20’ alley width. All of Parkside 3’s four project entries also include an enhanced pavement section to better designate one’s entry into Parkside 3.

The project provides for a significant engagement to all surrounding public roadways with the design of front-on units to Matmor Road, Hadley Drive, and Sports Park Drive. Each unit will take direct pedestrian access to the existing separated sidewalks with enhanced front elevations to the public view. The enhanced project interface with surrounding area is enabled by the use of the two north/south alleyways and the inclusion of a modified product design that utilizes side-load garages along the western border of the site. While the project does utilize 20’ private alleyways throughout to provide the required internal circulation, the site design does provide for required movements for fire service and trash pick-up. No dead-end alleyways are proposed.

Internal parking is included for easy access primarily at the ends of the north/south central paseo in both the northern and southern halves of the project site. Additional guest parking is included along the remainder of the northern edge Parkside 3, which also serves to enhance the buffer separation between the proposed homes and the existing homes fronting Tyler Drive. Additionally, on-street parking is allowed along portions of Matmor Road, all of Hadley Drive, and along the southern side of Sports Park Drive, all of which function well with the garage-less front elevations taking direct pedestrian access to these public roadways.



Parking Use and Justification Statement

The Woodland City code defines a requirement of 2 spaces per unit for single-family homes. The City code requires 1.5 spaces per unit for multi-family homes plus an additional space for every five units (Section 25-23-10). The “2 space per unit” parking requirement defined by the current Woodland City Code is completely consistent with the Code requirements in all jurisdictions where this product type has been approved and/or constructed. Additionally, the use of a project-wide HOA and unlike a more traditional single-family subdivision, all in-garage parking spaces are required to remain clear for parking use.

Based on the City Code, the site developed as traditional single-family is required to have 194 parking spaces (97 units at 2 per unit). Based on Multi-family standards, by City Code the site would be required to provide 167 parking spaces (98 units at 1.5 per unit and 1 additional guest per five units).

In response to Staff’s specific request to provide additional guest parking above the previously defined amount of 1 parking space per unit with .5 of these guest parking spaces being located “on-site”, the proposed site plan has been significantly modified as Alternative A. This current design for Parkside 3 now has one less residential unit, but now provides a total of sixty-one (61) (.63 per unit) guest parking spaces “on-site”.

A significant advantage of the Parkside site is its extensive frontage onto existing roadways. The site plan has been designed to take advantage of this fact with the use of front-on units to all public roadways surrounding the site, which provides direct front-door access to existing sidewalks for residents and guests. With the homes proposed within Parkside 3 taking direct pedestrian access from the public roadway, the use of any available on-street parking is ideal for this type of product.

While the on-street parking spaces defined and counted for this analysis have been modified to not include any possibly available spaces beyond the boundary edges of the project, there remain a total of sixty-five (65) (.66 per unit) on-street spaces available adjacent to the project on Sports Park Drive, Matmor Road, and Hadley Drive. These spaces have been fully defined on the Revised Circulation and Parking Plan based on the 24’ standard length as identified by Staff.

As such, the guest parking spaces available to the project total 126, which equates to 1.3 guest parking spaces per proposed residential unit. Combined with the 194 in-garage spaces

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provided by the residential units, the total on-site parking is now 255 spaces and the total project-wide spaces available is now 320, which equates to 3.3 spaces per unit.

For Parkside 3, a modified version of the Lennar product type, which utilizes a side-load garage format has been included along the western and northern edges of the project to allow for an increased private yard “rear” areas of 10 feet adjacent to existing homes.

The proposed units each contain a covered front entry porch and front-facing living area windows designed to provide eye’s-on the proposed common-use landscaped paseos. Four plans, ranging in size from 1,438 to 2,185 s.f., are proposed to provide architectural variety.

As discussed above, a side-load garage has been incorporated for Plans 1 and 2, for use along the project’s western edge adjacent of existing homes. The units front a 16’+/- minimum landscaped paseo with 4’ sidewalk located in the center of the paseo. Each unit is designed with a 3.5’ side-yard setback. Each unit is also provided a separated private yard area. A unique feature of the product type utilized in the project is the active/passive format of the units. Each unit’s garage side is proposed as the passive side with the opposite serving as an active side with access directly from the unit. The passive side of each unit will serve as an extension of the adjacent unit’s active use side. Hence, each unit is provided a 7’ wide active use area, which serves as the private yard area for each home that will be screened front and back by a 5’ wood fence adhering the standard defined in the Springlake Design Guidelines. As such, each unit will require a use area easement in favor of the adjacent unit. Additionally, the units have been designed to place the active-use private yard areas adjacent to most alleyways.

The proposed plans have been carefully pre-plotted to provide a balanced mix of unit types consistent with current market experience with this product. The final mix of unit types will be fully defined during the building stage and will be based on marketing conditions at the time.

The project proposed includes request for approval of a Tentative Subdivision Map, required General Plan/Specific Plan Amendments, Design Review, and a Development Agreement.



City of Woodland

Community Development Department

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

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

CalAtlantic Group, Inc, Larry Gualco

MAILING ADDRESS:

1420 Rocky Ridge Drive, Suite 320

CITY STATE ZIP CODE:

Roseville, CA 95661

PHONE NUMBER:

916-746-8501

E-MAIL ADDRESS:

larry.gualco@lennar.com

PROJECT APPLICANT

Lennar Corporation, Pierre Martinez

MAILING ADDRESS:

1420 Rocky Ridge Drive, Suite 320

CITY STATE ZIP CODE:

Roseville, CA 95661

PHONE NUMBER:

916-746-8508

E-MAIL ADDRESS:

pierre.martinez@lennar.com

2. Application Requested

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

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

3. Project Description

Project Name:

Parkside

Total Acres or Square Feet

7.3 AC

Site address or location:

Northwest corner of Matmor Rd. and Sports Park Dr.

Assessor's Parcel Number:

041-231-028 & 041-243-002

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



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

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
MD & LD	7.3	MD	7.3

6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
MF R-15, SF R-8	7.3	MF R-15	7.3

7. Residential Development

No. of residential units are being requested? ⁹⁸ _____ No. of lots will be created by this project? ⁹⁸ _____

Single Family ⁹⁸ _____ Half-plex _____ Do you intend to market the units for sale? ☒ YES ☐ No

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

Condominiums _____ Other _____

Townhomes _____ Total Units ⁹⁸ _____

8. Commercial/Industrial Development

Indicate the type of commercial/industrial development proposed:

N/A

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

N/A

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

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

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

Date Received Stamp Here

Applicant: _____

8/6/18

Date

Legal Owner: _____

8/6/18

Date

Legal Owner: _____

Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____



Climate Action Plan Consistency Checklist Introduction

The City of Woodland prioritizes sustainability and encourages the use of sustainable development practices. The 2035 General Plan advocates responsible growth while seeking to conserve energy, water, and other resources; reduce greenhouse gas (GHG) emissions; promote infill, green and net-zero energy development; and build community resiliency to the effects of climate change. The City's 2035 Climate Action Plan (CAP), adopted with the General Plan in 2017, provides a set of community-generated strategies to guide the City, its residents, and local businesses in reducing GHG emissions consistent with State goals for addressing California's contributions to climate change. Implementation of the CAP requires that new development projects incorporate more sustainable design standards and implement applicable GHG reduction measures consistent with the CAP. This CAP Consistency Checklist (Checklist) was developed to help plan and design projects consistent with the CAP and to assist City staff in implementing CAP strategies,

This Checklist allows proposed development projects that are subject to the California Environmental Quality Act (CEQA) to demonstrate consistency with Woodland's CAP. CEQA Guidelines require the analysis of GHG emissions as well as any potential impacts that the proposed project might have on the environment. Projects that demonstrate consistency with the CAP may be eligible to streamline the review process. The CAP is a verified GHG emissions reduction plan in accordance with CEQA Guidelines Section 15183.5. Projects that do not display consistency may, at the City's discretion, prepare an independent comprehensive project-specific GHG emissions analysis consistent with CEQA requirements. This Checklist identifies measures that are required in order to support CEQA streamlining.

More broadly, the Checklist also identifies GHG reduction strategies that may be incorporated into proposed development projects. By encouraging development strategies and designs that conserve resources and reduce project-related GHG emissions, the Checklist supports Woodland's sustainability efforts and policies that encourage the advancement of sustainable growth, including implementation of the CAP.

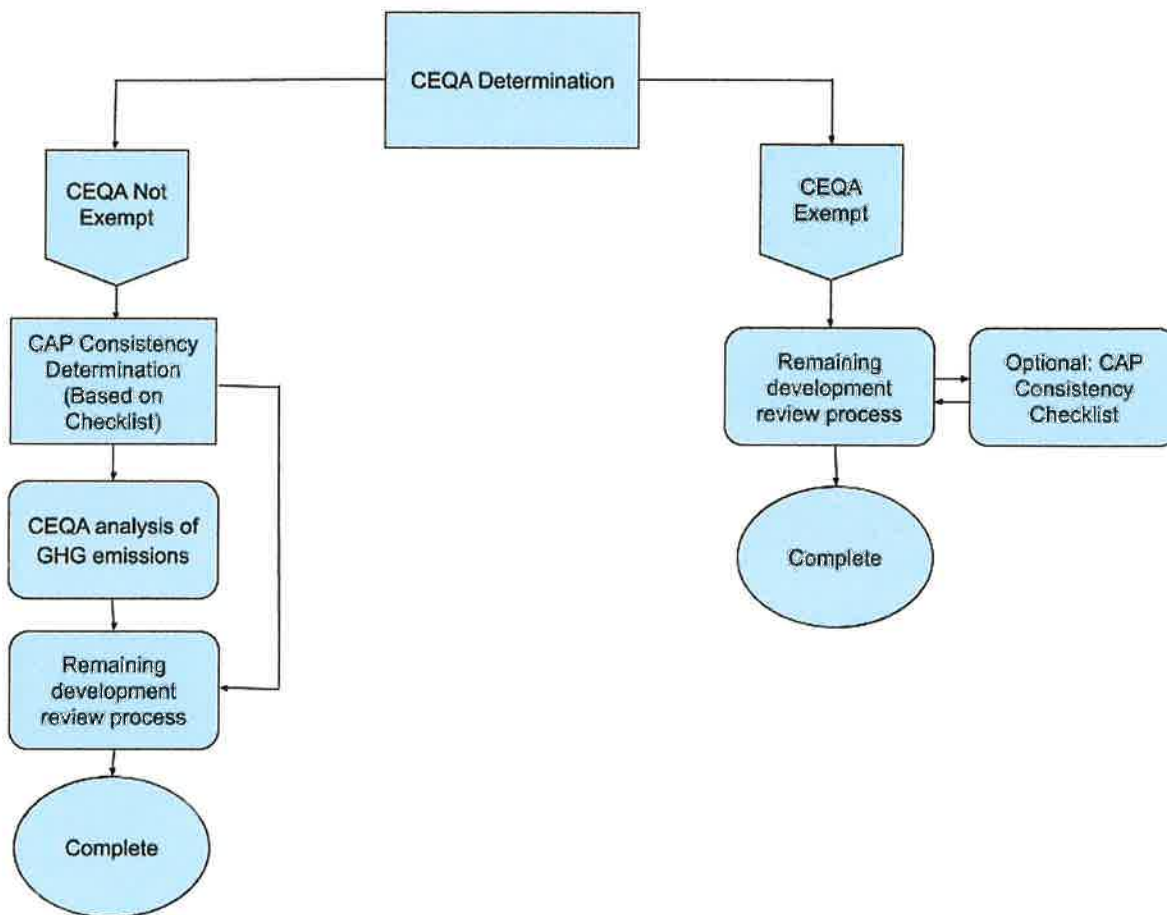
There are five steps to this application:

- 1) CAP Consistency Checklist Application Form
- 2) Land Use Element Consistency
- 3) CAP Strategy Consistency
- 4) Additional Questions
- 5) Certification



Applicability

If a proposed development is exempt from CEQA review, then this document may act as a recommendations list for sustainable measures and designs that may be incorporated into the proposed development project. The diagram below displays the context for the CAP Consistency Checklist within the planning review process framework.





Step 1: CAP Consistency Checklist Application Form

Project Information

Project Name: Parkside 3

Project Address: Northwest and Southwest corners of Matmor Road and Hadley Drive

Project Type: Single Family detached homes

Project Size: 7.3 Gross Acres

Proposed Land Uses: Single Family Residential

Service Population (Residents + Employees): Approximately 200. Proposed 98 SFR

Brief Project Description: Proposed project to develop 98 small lot detached single family residences on approximately 7.3 gross acres. Project will include 4 Plans with 3 Architectural styles each.

Applicant Information

Applicant Name: Lennar Homes of California - Pierre Martinez

Company: Lennar Homes of California

Contact Phone: 916-476-8508

Contact Email: pierre.martinez@lennar.com

Was a consultant retained to complete this checklist? ☐ Yes ☒ No

If yes, complete the following:

Consultant Name: _____

Company: _____

Contact Phone: _____

Contact Email: _____



Step 3: CAP Strategy Consistency

Energy

Incorporating energy efficiency and/or renewable energy into a project can have long-term benefits for reducing utility bills and GHG emissions while adding value to the property. The City encourages all projects to incorporate energy efficiency and renewable energy into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as “**(Required)**.” If “no” is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
E-1: Lighting Efficiency Upgrades (Required)	Installation of high-efficiency lighting: Does the project include LED lights, solar tubes, sky lights, and take consideration of room orientation to maximize the use of natural lighting?	☒	☐
E-3: Comprehensive Building Efficiency	Energy efficiency: Does the project incorporate sustainable construction and development practices in the CalGreen Code such as cool roofs, vegetation, permeable or other special pavements, shading devices, operable windows placed for cross ventilation, or other passive temperature control factors to reduce building energy use and heat island effects on and around buildings?	☒	☐
E-4: Improved Building Temperature Controls (Required)	Natural climate control features: Are natural temperature control factors such as cross ventilation, wind protection, and shade considered in site and building design for the project?	☒	☐
E-4: Improved Building Temperature Controls	Innovative site designs: Does the project include innovative site designs and building orientations for new construction that incorporate passive and active solar designs and natural cooling techniques?	☒	☐
	Efficient heating and cooling: Does the project include buildings with mechanical HVAC systems to decrease energy use and increase reliance on natural heating, cooling, and ventilation?	☒	☐



E-6: Renewable energy generation and procurement	Renewable energy (residential): Does the project include solar installations of 3 kW or larger to accommodate electric vehicle charging and achieve net zero carbon footprint without future need to increase inverter?	☒	☐
	Renewable energy use (residential): Will homes be constructed for the subsequent installation of solar photovoltaic and/or solar water heaters?	☒	☐
Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP. Each home will include installation of photovoltaic panels at least 3Kw in size or higher, be prewired for electrical vehicle charging, provide for high efficiency HVAC, provide high efficiency windows that are operable and will provide for cross ventilation. Will meet or exceed all Title 24 requirements.			
If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain. Project will meet or exceed 2019 code requirements and Title 24 code requirements.			



Transportation and Land Use

Practices and infrastructure that promote ease and convenience of pedestrian, bicycle, and transit travel for daily trips that situate residents in proximity to workplaces, goods and services, and recreational opportunities are essential to reducing the use of passenger vehicles locally and regionally. The City encourages all projects to incorporate sustainable development measures into project design and construction to support reducing single-occupancy motor vehicle use and increasing the use of efficient and alternative modes of transportation.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as “**(Required)**.” If “no” is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
T/LU-2: Infill Development, Redevelopment, and Repurposing	Density (residential): Does the project incorporate the highest level of residential density allowed in the zoning code?	☐	☒
	Infill development: Does the project develop on an underutilized or unused infill site?	☒	☐
	Use of existing structures: Does the project reuse an existing structure(s)?	☐	☒
T/LU-3: Smart Growth in New Development	Infill and proximity of housing: Does the project include infill housing and housing built within walking distance to jobs, transportation, and amenities?	☒	☐
	Transit services: Is the provision of transit services considered in the project.	☒	☐
	Proximity of transit services: Will the project be served by public transit within ¼ mile of the site?	☒	☐
	Mixed use development (residential): Does the project incorporate mixed uses within the development?	☐	☒
	Proximity to retail (residential): Does the project's plan support convenient walking and biking distances for daily shopping trips?	☒	☐
T/LU-3: Smart Growth in New Development (Required)	Alternative transportation (commercial): Does the project include bicycle parking, electric vehicle charging stations, and/or other incentives for non-fossil-fuel transportation?	☐	☒



T/LU-5: Increase Mass Transit Use, Walking, and Bicycling (Required)	Bicycle-friendly design (multi-family): Does the project provide secure bicycle storage options and/or bicycle-share programs?	☒	☐
T/LU-7: Increased Use of Alternative-Fuel Vehicles	Electric vehicle (EV) chargers (residential): Does the project include EV charging infrastructure?	☒	☐
Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP. While the project does not include the highest level of residential zoning, a portion of the property is requested to be rezoned to a higher density. There are no existing structures on the site. The project site is an in-fill development site with existing residential development to the north and west and a school to the east and park to the south. Yolo Bus has transit service 1/4 of a mile to the north of the project site on E. Gibson Road. The project site is approximately 2/3 of a mile shopping and entertainment. Bicycle parking can be stored in garage or private yard areas of each home. Infrastructure will be built within each home to allow for electric vehicle charging.			
If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain. The subdivision design encourages pedestrian use by including internal paseos and walkways that connect the project internally and to the greater Spring Lake Specific Plan area.			



Urban Forest & Open Space

Trees help reduce GHG emissions in several ways: reducing the heat island effect, reducing indoor building temperatures, and carbon sequestration. Planting trees strategically can have long-term benefits for beautifying streets, reducing utility bills and GHG emissions, and increasing comfort inside and outside of buildings. The City encourages all projects to incorporate appropriate placement and planting of trees into project design and construction.

Projects subject to CEQA that are using the Checklist for CEQA streamlining eligibility must incorporate the GHG reduction strategies marked as “**(Required)**.” If “no” is marked for a required measure, the project will not be eligible to use the checklist for CEQA streamlining.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
UF-1: Urban Forest Management Plan	Urban Forest Management Plan: Does the project include planting mediums, planting techniques, and soil amendments that can provide multiple benefits as identified in Woodland’s Urban Forest Master Plan?	☒	☐
UF-2: Increased Tree Planting (Required)	Shade tree cover (residential): Does the project include two shade trees per home on east, west, or south face of the home with trees located to prevent interference with solar PV production?	☒	☐
UF-2: Increased Tree Planting	Shade tree cover: Does this project include the planting of larger trees to maximize the GHG reduction benefit?	☒	☐
UF-2: Increased Tree Planting	Shade over street cover: Does the project include street trees to shade asphalt and parked cars?	☒	☐
Please explain how the proposed project incorporates the required measures and any additional sustainable development measures consistent with the CAP. The project includes planting along streets that provide for shade on sidewalk and cars parked on street. Plantings are also internal at planting medium within and at ends of guest parking areas for additional shading. 2 trees per home are designed per home at the front and alley side. Depending on the orientation of the house, these plantings occur on north, east, west, and south orientations. Larger trees are planted as street trees, smaller trees are planted internally to provide shade while still not impacting solar PV.			



If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.



Water & Solid Waste

Incorporating water conservation and waste reduction measures into project design and construction supports long-term reductions in GHG emissions. The City encourages all projects to incorporate water conservation and waste reduction measures into project design and construction.

GHG Reduction Strategy	Sustainable Development Measures	Yes	No
W/W-1: Increased Water Conservation	Water conservation: Does the project exceed Title 24 water conservation building requirements?	☒	☐
	Drought-tolerant landscaping: Does the project include drought-tolerant native landscaping features in the landscape design?	☒	☐
W/W-2: Solid Waste Reduction and Waste Processing Improvements	Construction Recycling: Will steps be taken to ensure that the project meets or exceeds the minimum requirement for construction and demolition debris recycling in accordance with the City's ordinance?	☒	☐
	Recycling: Does the project allow adequate space for future collection of recyclable materials?	☒	☐
	Organics Recycling: Does the project allow adequate space for future collection of food waste for large-scale processing as compost or into biofuels?	☐	☒

Please explain how the proposed project incorporates the sustainable development measures consistent with the CAP.

All homes are built with water conserving fixtures and provide water efficient appliances. Title 24 is met or exceeded.

Drought tolerant planting is proposed and will me WELO requirements.

Project will comply with City's construction recycling regulations.

Adequate space is provided in private yard areas for solid waste and green waste toters.



If the proposed project incorporates sustainable development measures beyond what is included in the CAP, please explain.



Step 4: Additional Questions

1. Please provide a statement indicating the manner in which the project will meet sustainability goals and policies contained in the City's General Plan and Climate Action Plan. Examples of measures that may be utilized include, renewable energy, cross ventilation, operable windows, efficient heating and cooling systems, window awnings, light roofs, electric vehicle charging infrastructure, secure bicycle parking, and other measures.

The project will meet or exceed all 2019 building code requirements and Title 24 requirements for new residential construction. This includes, but is not limited to, solar panels, energy efficient lighting, HVAC system, appliances and efficient water fixtures. Operable windows will be installed to allow for cross ventilation and infrastructure will be installed for the use of electrical automobile charging.

2. Urban development and increases in paved surfaces can increase the heat island effect resulting in an urban area that is significantly warmer than surrounding rural areas. Please provide a statement summarizing the measures that have been taken to reduce heat related concerns. Examples may include: covered and shaded walkways, extensive tree canopy, awnings or other shade structures, outdoor rooms or courtyards, indoor ceiling fans, and other measures.

The project includes substantial plantings. Large street trees are provided to for shading at sidewalks and street parking. Within the community, trees will be planted to provide shading within internal walkways, at guest parking locations, and at homes.

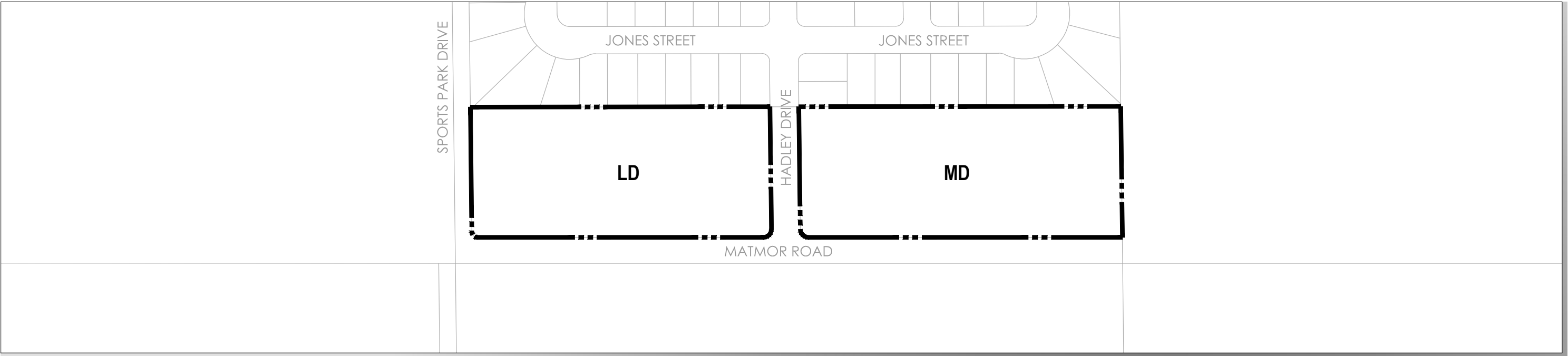


Step 5: Certification

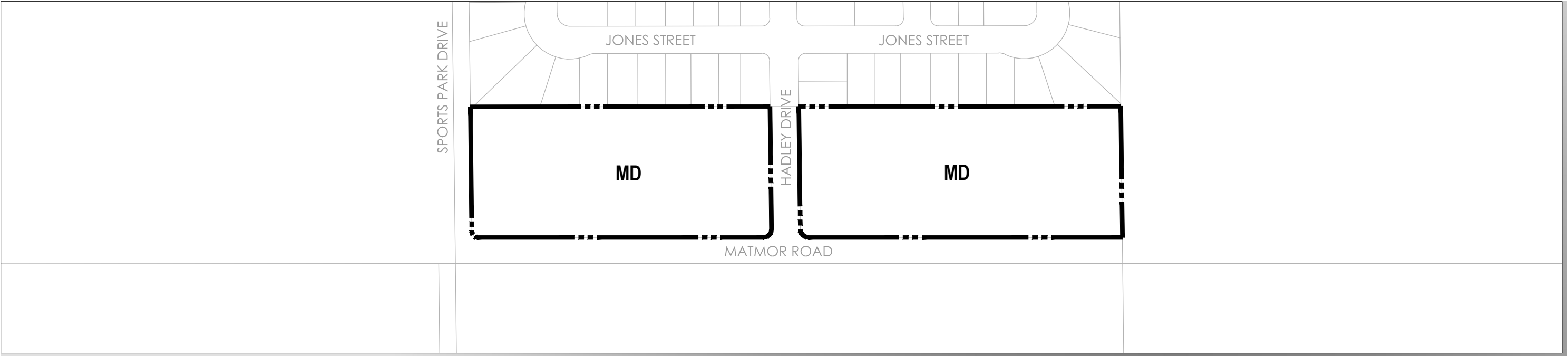
I hereby certify that the statements furnished herein and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge.

Signature:  Date: 6/30/2020

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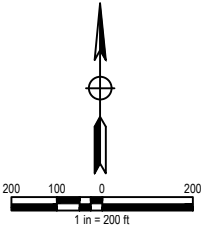
EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN

GENERAL PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
MD	MEDIUM DENSITY RESIDENTIAL	3.8± Ac	7.3± Ac	+3.5± Ac
LD	LOW DENSITY RESIDENTIAL	3.5± Ac	0.0± Ac	-3.5± Ac



PARKSIDE

GENERAL PLAN AMENDMENT

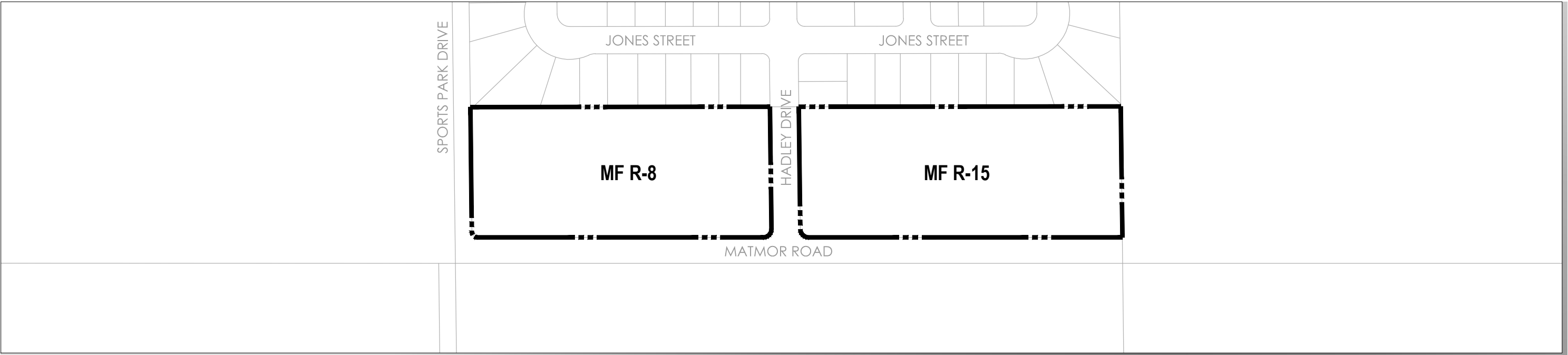
SHEET 1 OF 1

AUGUST 6, 2018

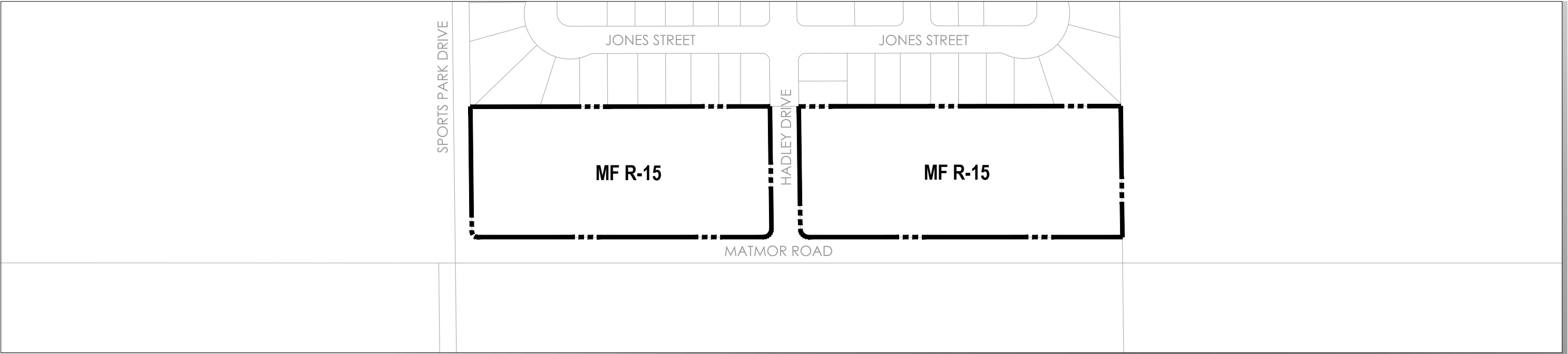


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75 Iron Point Road, suite #120
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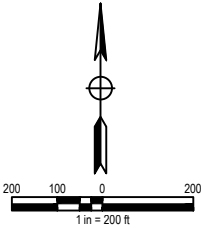
EXISTING SPECIFIC PLAN



PROPOSED SPECIFIC PLAN

GENERAL PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
MF R-15	RESIDENTIAL 15 DU/AC	3.8± Ac	7.3± Ac	+3.5± Ac
MF R-8	RESIDENTIAL 8 DU/AC	3.5± Ac	0.0± Ac	-3.5± Ac



PARKSIDE
SPRING LAKE SPECIFIC PLAN AMENDMENT
SHEET 1 OF 1
AUGUST 6, 2018



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Folsom * Sacramento * Fresno
75 Iron Point Road, suite #120
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PROJECT INFORMATION

ASSESSOR PARCEL NO. 041-231-028 & 041-243-002
AREA: 7.3 ± AC
FLOOD ZONE: ZONE X

EXISTING
USE: VACANT
SPECIFIC PLAN/ZONING: MF R-8/MF R-15
GENERAL PLAN: LD/MD
NUMBER OF LOTS: 2
EXISTING PARCELS: 2
PROPOSED NUMBER OF LOTS/PARCELS: 97

PROPOSED
USE: RESIDENTIAL
SPECIFIC PLAN/ZONING: MF R-15
GENERAL PLAN: MD
DENSITY: 13.3 DU/AC

PROJECT INFORMATION

OWNER / APPLICANT

LENNAR CORPORATION
1420 ROCKY RIDGE DRIVE, SUITE #320
ROSEVILLE, CA 95661
CONTACT: PIERRE MARTINEZ
PHONE: (916) 746-8508
EMAIL: PIERRE.MARTINEZ@LENNAR.COM

PLANNER / ENGINEER

MORTON & PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO CA 95833
CONTACT: KEN TOPPER/SCOTT PEDERSEN
PHONE: (916) 984-7621
EMAIL: KTOPPER@MPENGR.COM
EMAIL: SPEDERSEN@MPENGR.COM

UTILITY PROVIDERS

WATER
SEWER
GAS AND ELECTRIC:
TELEPHONE:
CABLE TV:

CITY OF WOODLAND
CITY OF WOODLAND
PG&E
AT&T
AT&T

SERVICE PROVIDERS

SCHOOL DISTRICT:
PARK AND RECREATION:
FIRE PROTECTION:
POLICE PROTECTION:
STORM DRAINAGE:
SOLID WASTE:

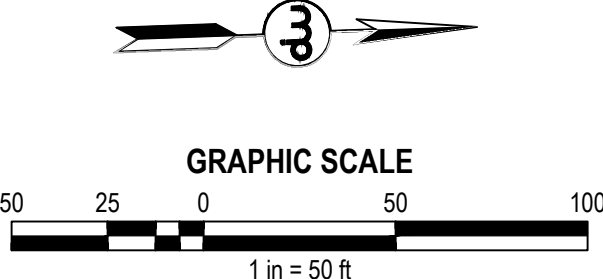
WOODLAND JOINT UNIFIED
CITY OF WOODLAND
WOODLAND FIRE DEPARTMENT
WOODLAND POLICE DEPARTMENT
CITY OF WOODLAND
CITY OF WOODLAND

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- LOT A & B ARE ALLEY / PARKING / COMMON AREA LOTS TO BE DEDICATED TO THE HOA FOR ACCESS, PARKING AND LANDSCAPE PURPOSES AND SHALL INCLUDE PE, DE, PUE.
- PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
8.1. 20' ACCESS EASEMENT PER 8 PM 5 AFFECTING LOTS 15-18 & 39.

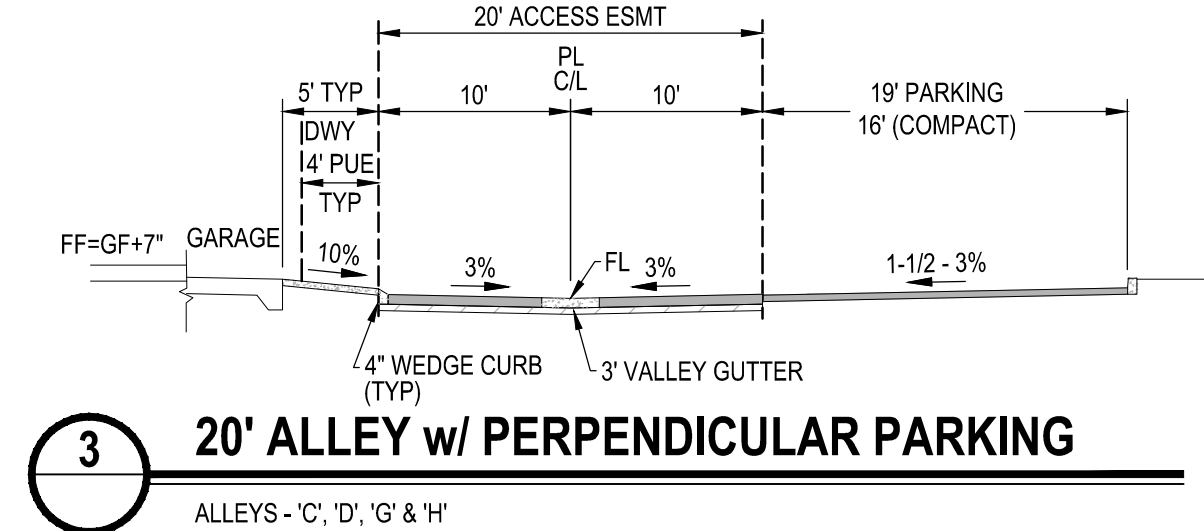
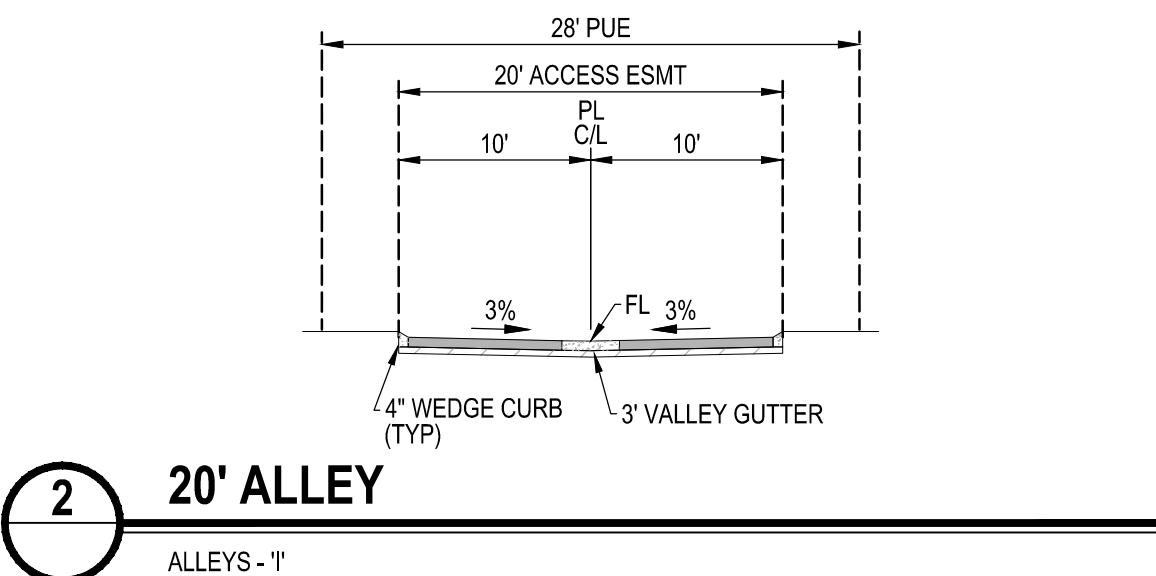
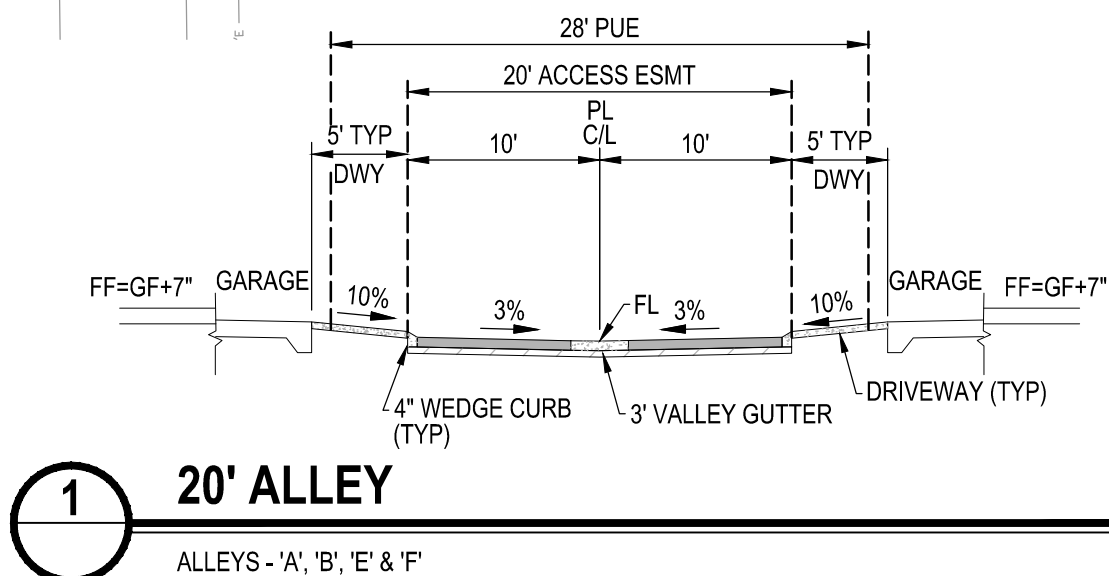
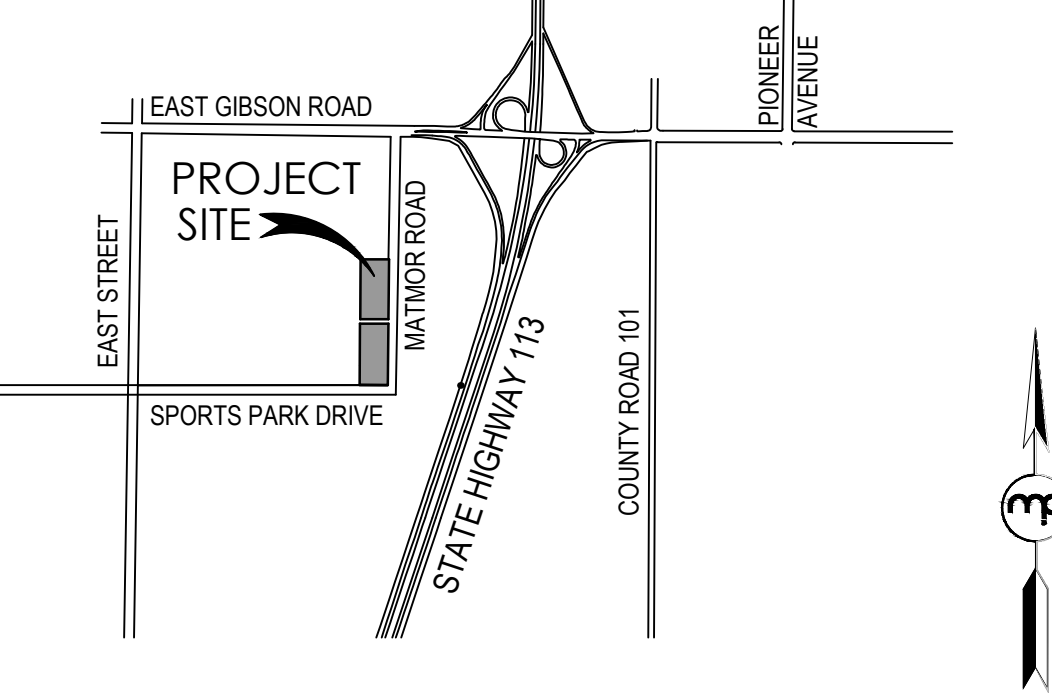
NOTES

DE DRAINAGE EASEMENT
PE PUBLIC ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT

ABBREVIATIONS



VICINITY MAP



PARKSIDE - 3
TENTATIVE SUBDIVISION MAP NO. 5155 ALT-A
SHEET 1 of 4
AUGUST 11, 2020

LOTS:	AREA	LAND USE
A	0.92 ± AC (40,038 ± SF)	ALLEY / PARKING / COMMON AREA (HOA)
B	0.99 ± AC (43,398 ± SF)	ALLEY / PARKING / COMMON AREA (HOA)
LOTS	5.39 ± AC (234,552 ± SF)	RESIDENTIAL (LOTS)
TOTAL AREA:	7.3 ± AC	

LOTING

mp **MORTON & PITALO, INC.**
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USE: VACANT
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GENERAL PLAN: LD/MD
NUMBER OF LOTS: 2
EXISTING PARCELS: 2
PROPOSED NUMBER OF LOTS/PARCELS: 98

PROPOSED
USE: RESIDENTIAL
SPECIFIC PLAN/ZONING: MF R-15
GENERAL PLAN: MD
DENSITY: 13.4 DU/AC

OWNER / APPLICANT

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EMAIL: PIERRE.MARTINEZ@LENNAR.COM

PLANNER / ENGINEER

MORTON & PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO CA 95833
CONTACT: KEN TOPPER/SCOTT PEDERSEN
PHONE: (916) 984-7621
EMAIL: KTOPPER@MPENGR.COM
EMAIL: SPEDERSEN@MPENGR.COM

UTILITY PROVIDERS

WATER: CITY OF WOODLAND
SEWER: CITY OF WOODLAND
GAS AND ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE TV: AT&T

SCHOOL DISTRICT: WOODLAND JOINT UNIFIED
PARK AND RECREATION: CITY OF WOODLAND
FIRE PROTECTION: WOODLAND FIRE DEPARTMENT
POLICE PROTECTION: WOODLAND POLICE DEPARTMENT
STORM DRAINAGE: CITY OF WOODLAND
SOLID WASTE: CITY OF WOODLAND

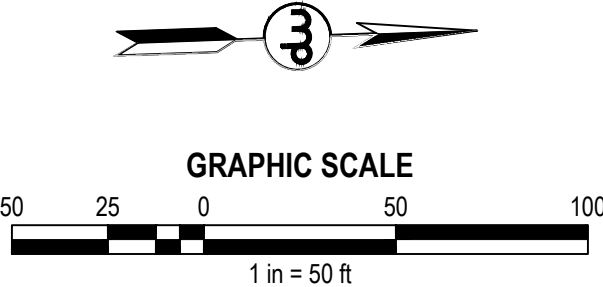
SERVICE PROVIDERS

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- LOT A & B ARE ALLEY / PARKING / COMMON AREA LOTS TO BE DEDICATED TO THE HOA FOR ACCESS, PARKING AND LANDSCAPE PURPOSES AND SHALL INCLUDE PE, DE, PUE.
- PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
8.1. 20' ACCESS EASEMENT PER 8 PM 5 AFFECTING LOTS 15-18 & 39.

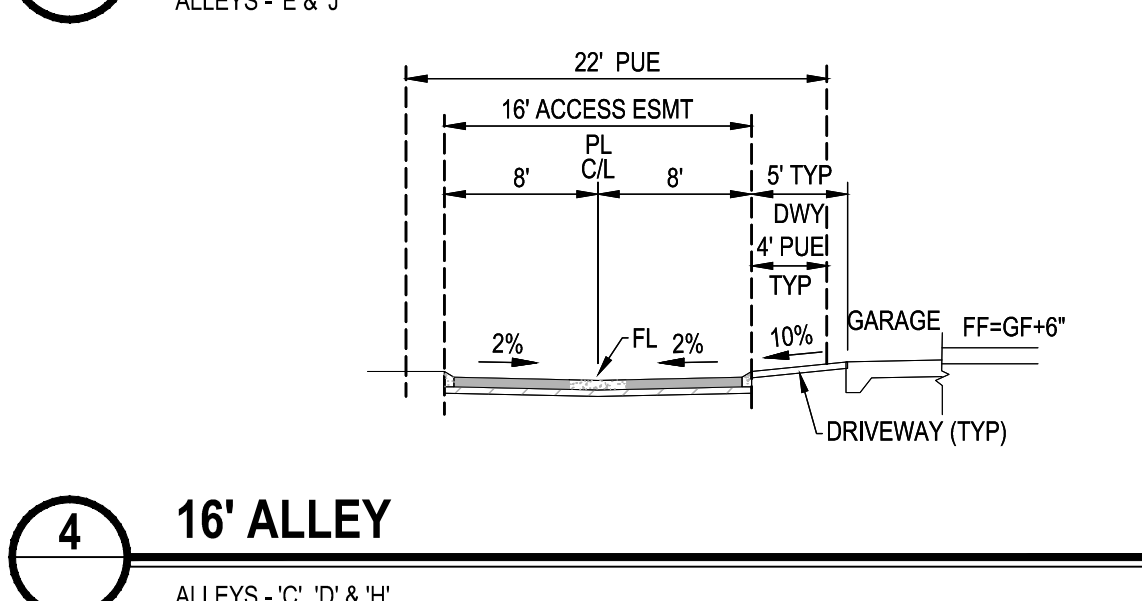
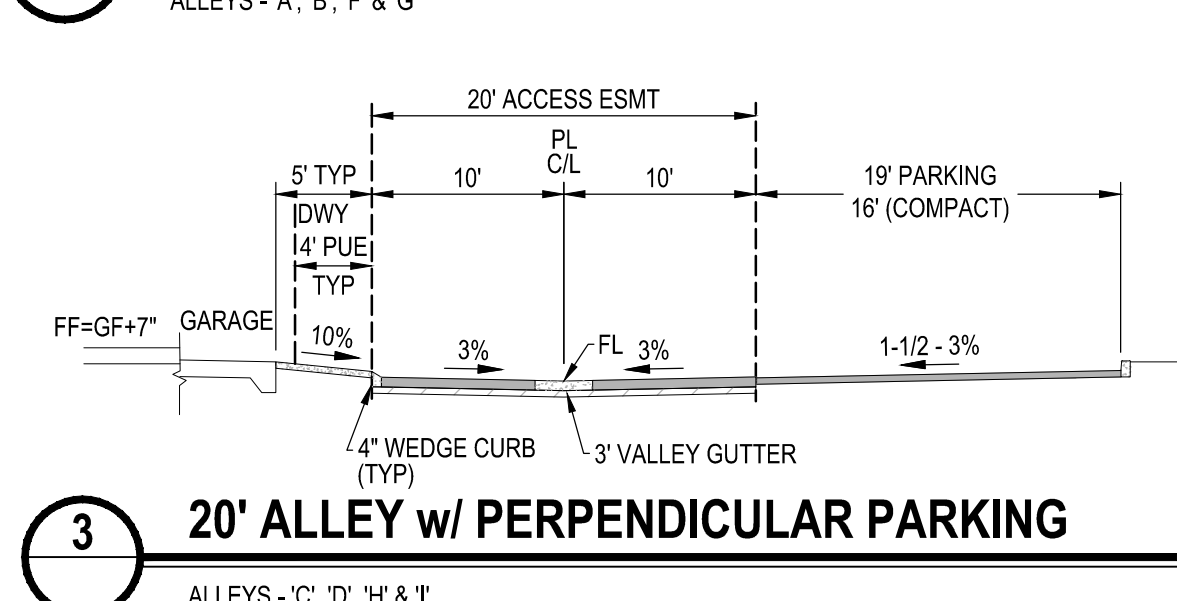
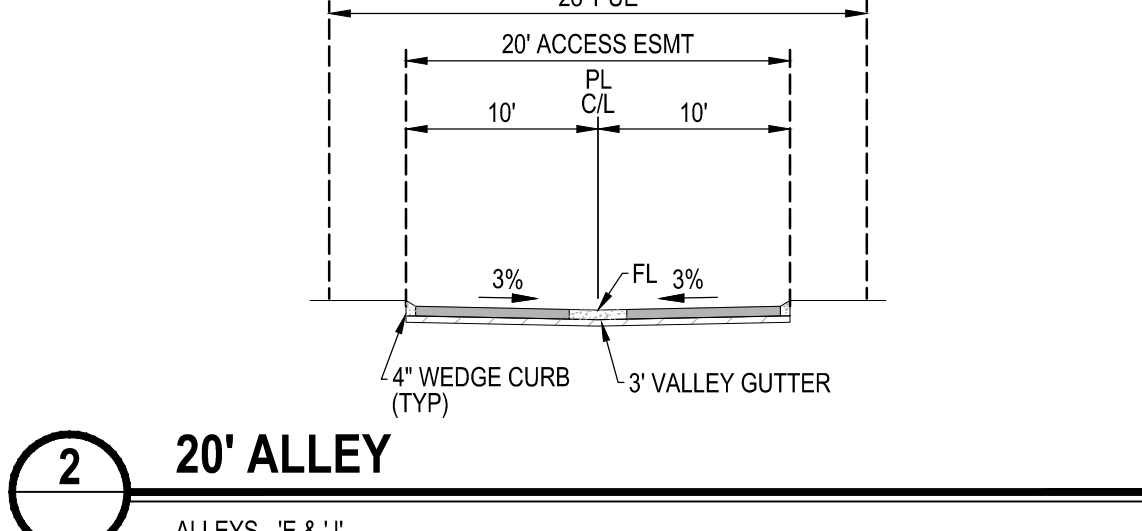
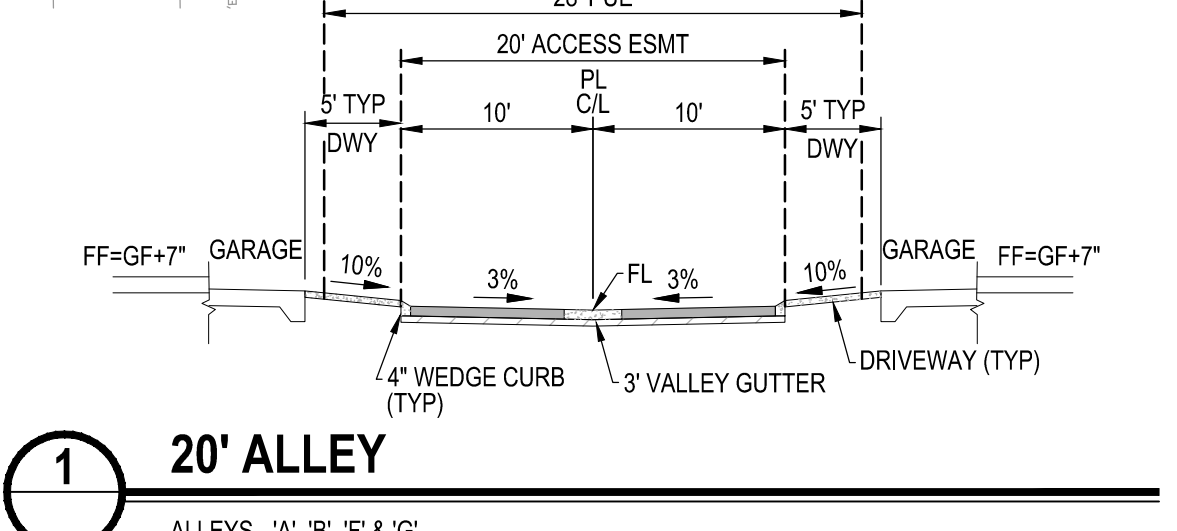
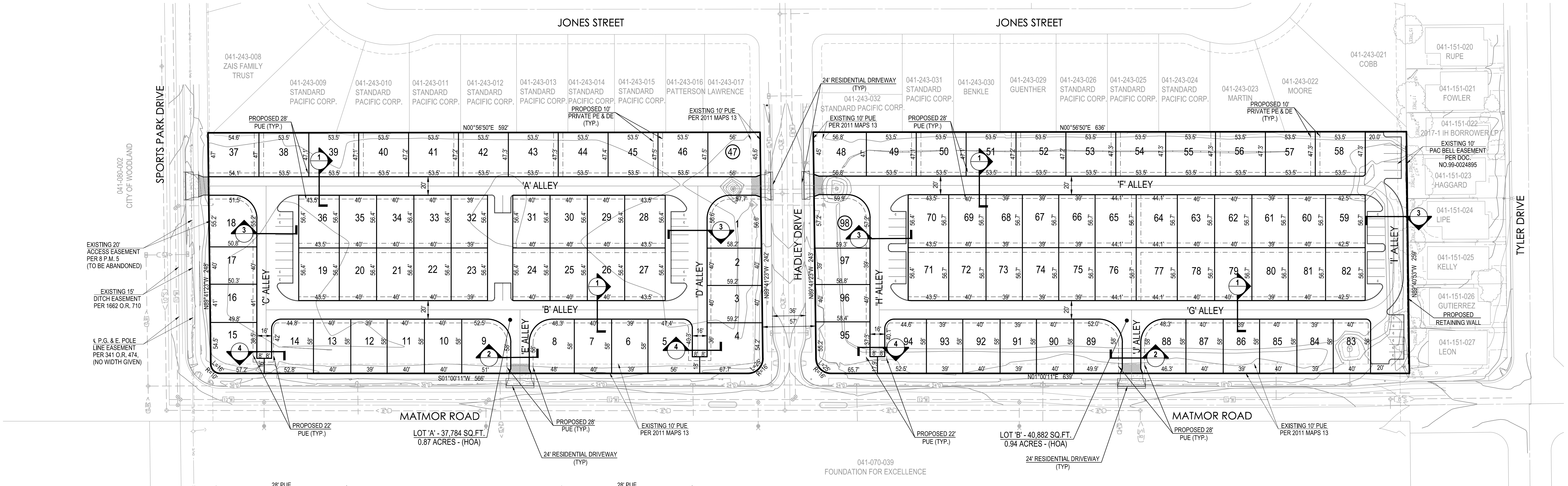
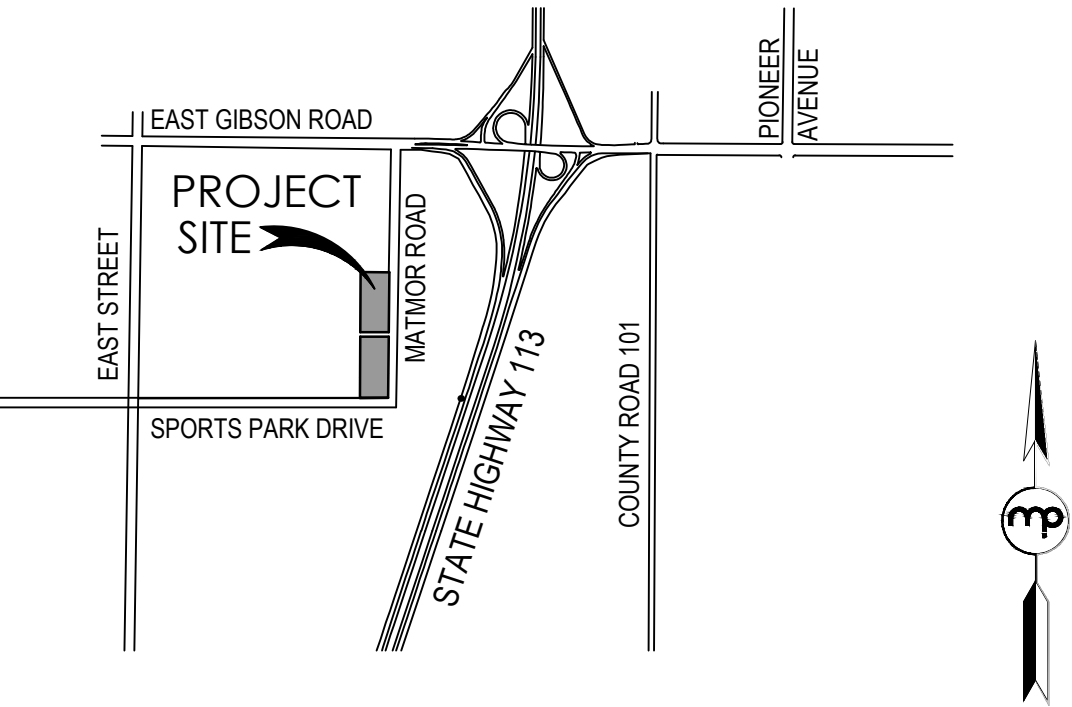
NOTES

ABBREVIATIONS

DE DRAINAGE EASEMENT
PE PUBLIC ACCESS EASEMENT
PUE PUBLIC UTILITY EASEMENT



VICINITY MAP

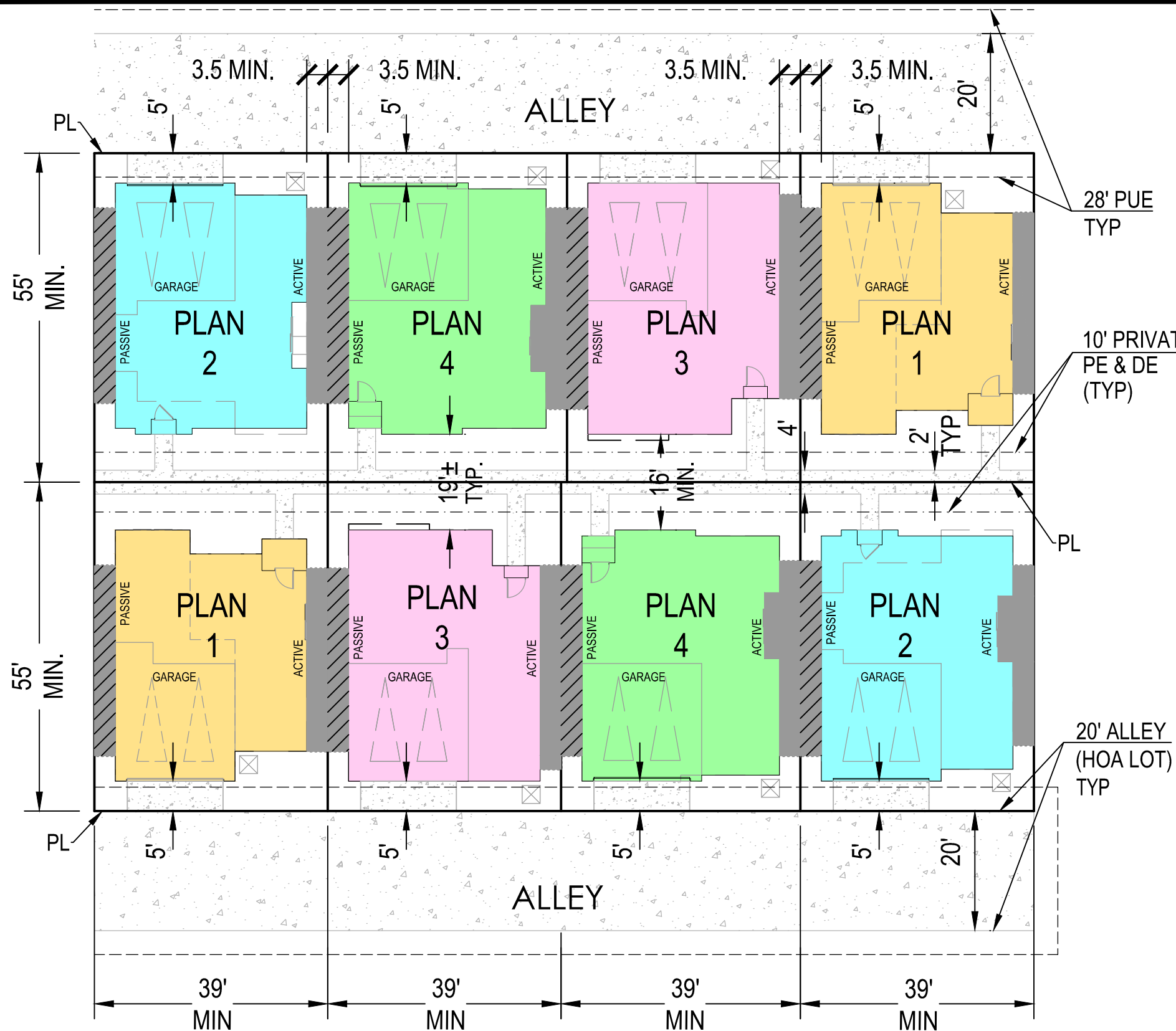


PARKSIDE - 3
TENTATIVE SUBDIVISION MAP NO. 5155
SHEET 1 of 4
JUNE 17, 2020

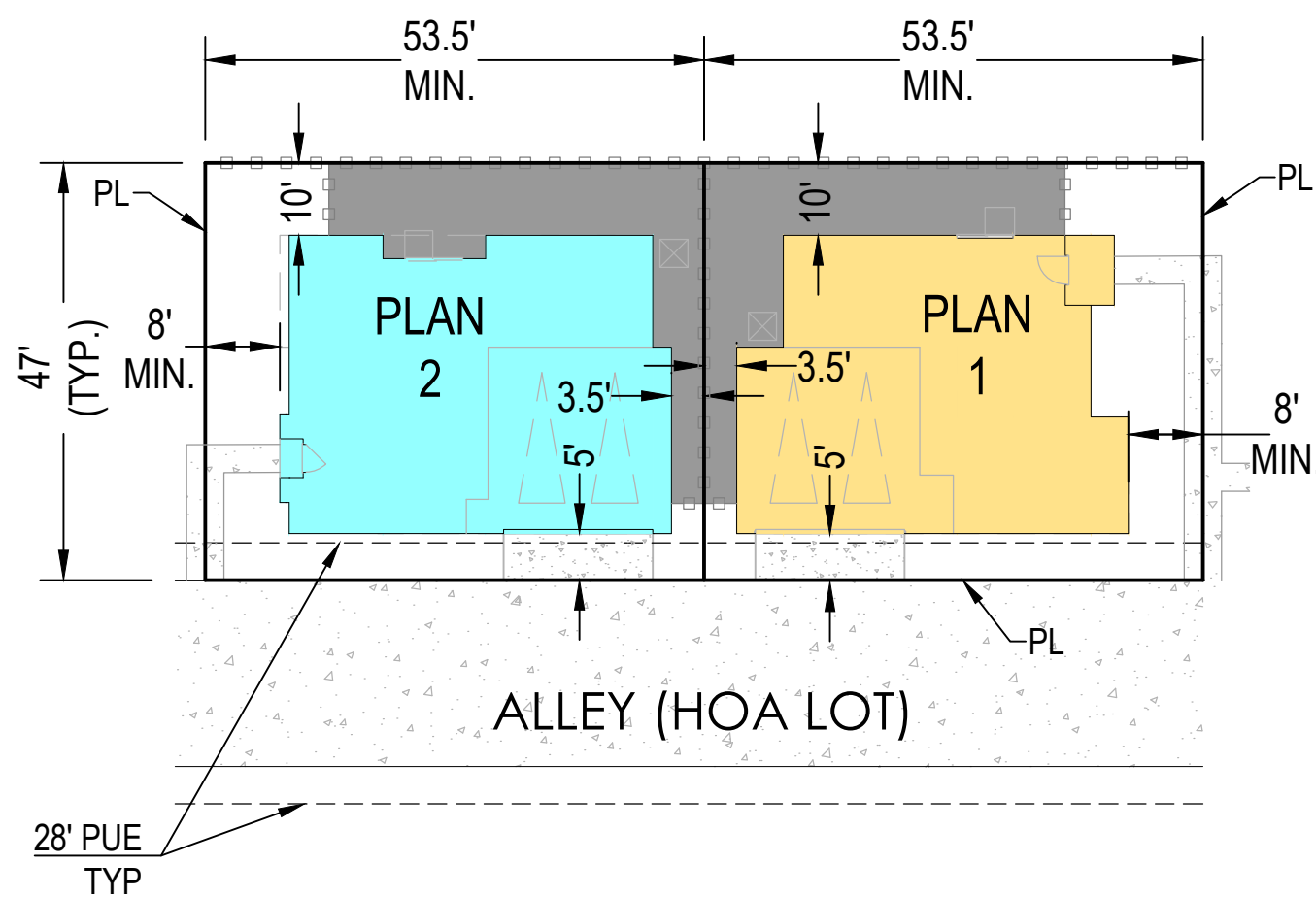
LOTS:	AREA	LAND USE
A	0.87 ± AC (37,784 ± SF)	ALLEY / PARKING / COMMON AREA (HOA)
B	0.94 ± AC (40,882 ± SF)	ALLEY / PARKING / COMMON AREA (HOA)
LOTS	5.49 ± AC (239,322 ± SF)	RESIDENTIAL (LOTS)
TOTAL AREA:	7.3 ± AC	

LOTING

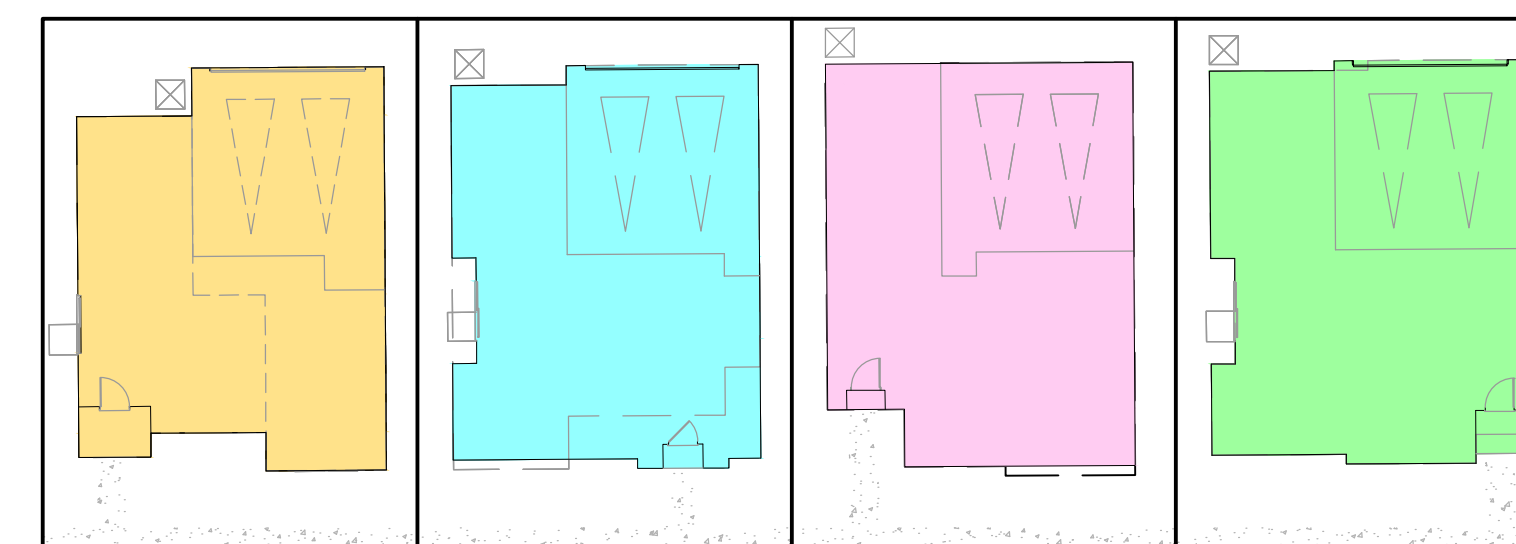
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Sacramento, CA 95833
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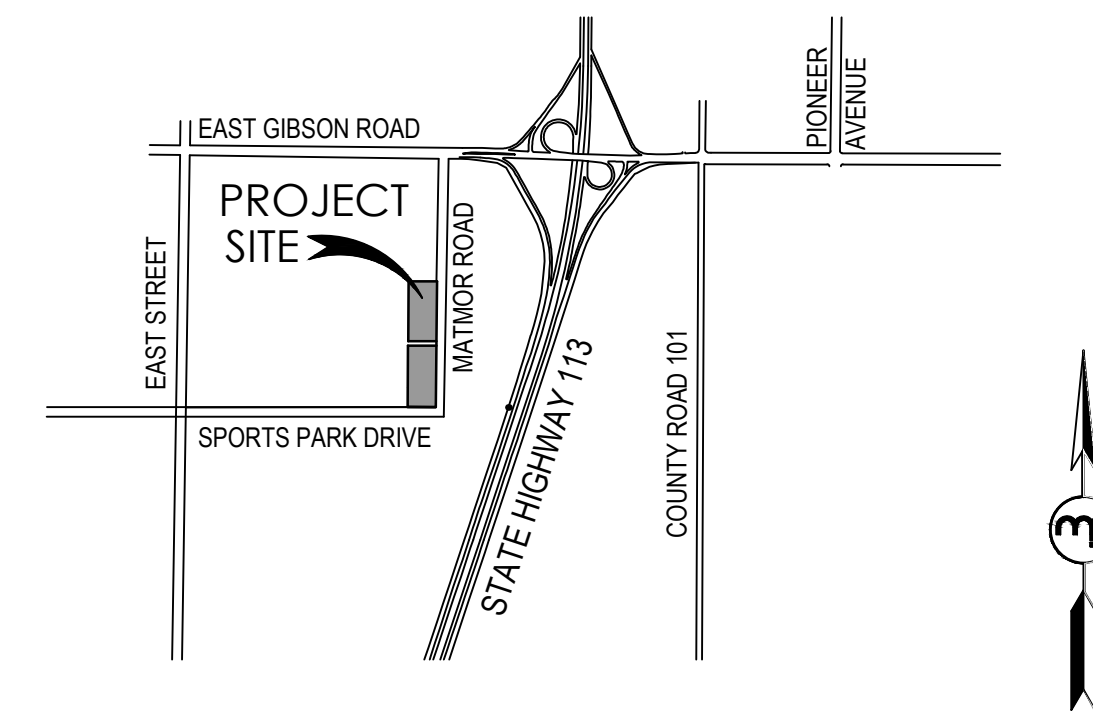
TYPICAL LOT LAYOUT



TYPICAL LOT LAYOUT (SIDE LOAD)



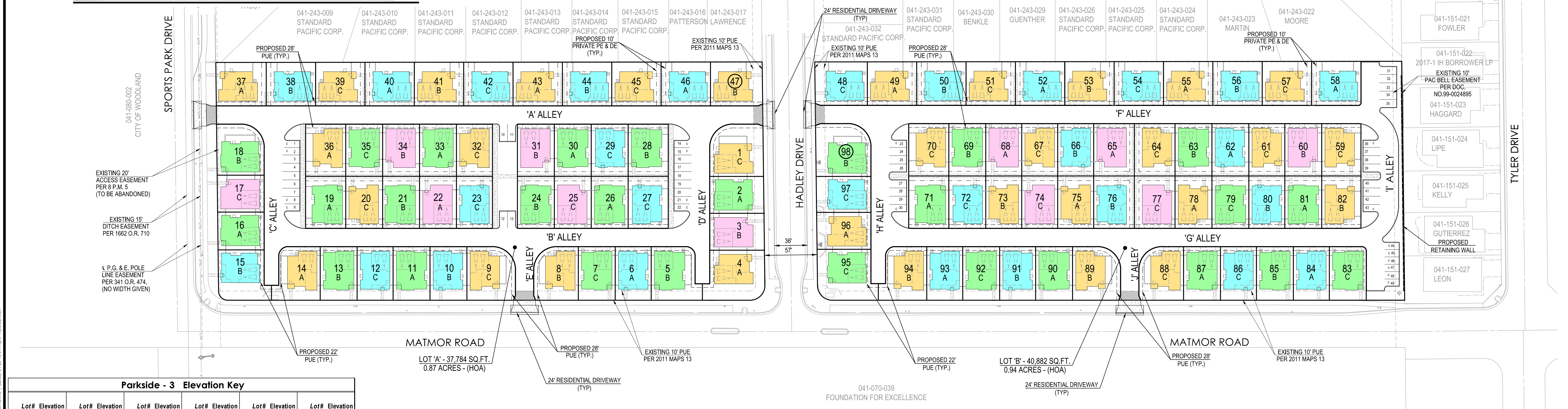
LOT MIX



VICINITY MAP

TYPICAL LOT LAYOUT LEGEND

- COURTYARD AREA
- COURTYARD FENCE/GATE
- USE EASEMENT



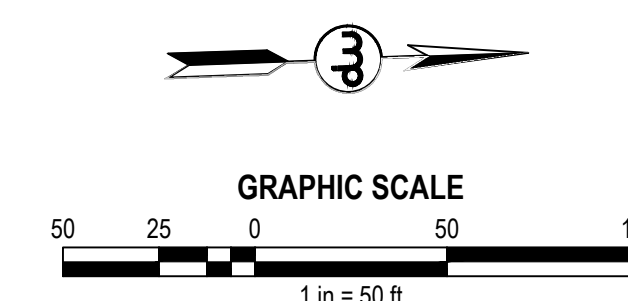
Parkside - 3 Elevation Key					
Lot#	Elevation	Lot#	Elevation	Lot#	Elevation
1	C	18	B	35	C
2	A	19	A	36	A
3	B	20	C	37	A
4	A	21	B	38	B
5	B	22	A	39	C
6	A	23	C	40	A
7	C	24	B	41	B
8	B	25	C	42	C
9	C	26	A	43	A
10	B	27	C	44	B
11	A	28	B	45	C
12	C	29	C	46	A
13	B	30	A	47	B
14	A	31	B	48	A
15	B	32	C	49	A
16	A	33	A	50	B
17	C	34	B	51	C
52	A	53	B	54	C
55	A	56	B	57	C
58	A	59	C	60	B
61	C	62	A	63	B
64	C	65	A	66	B
67	C	68	A	69	B
70	C	71	A	72	C
73	B	74	C	75	A
76	B	77	C	78	A
79	C	80	B	81	A
82	B	83	C	84	A
85	B	86	C	87	A
88	C	89	B	90	A
91	B	92	C	93	A
94	B	95	C	96	A
97	C	98	B		

PARKSIDE - 3

SITE DEVELOPMENT PLAN

SHEET 2 of 4

JUNE 17, 2020



mp

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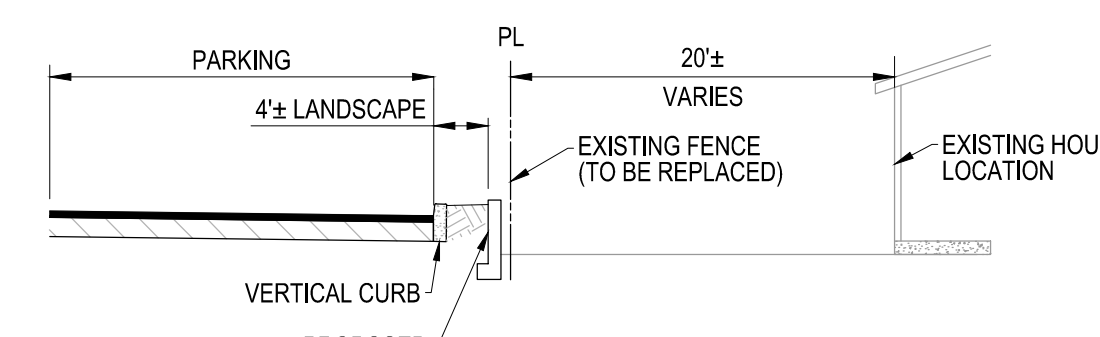
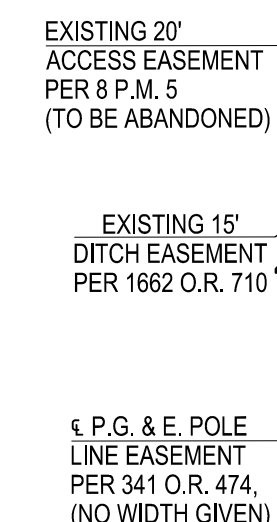
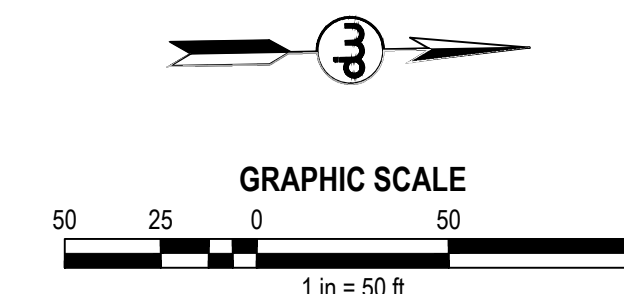
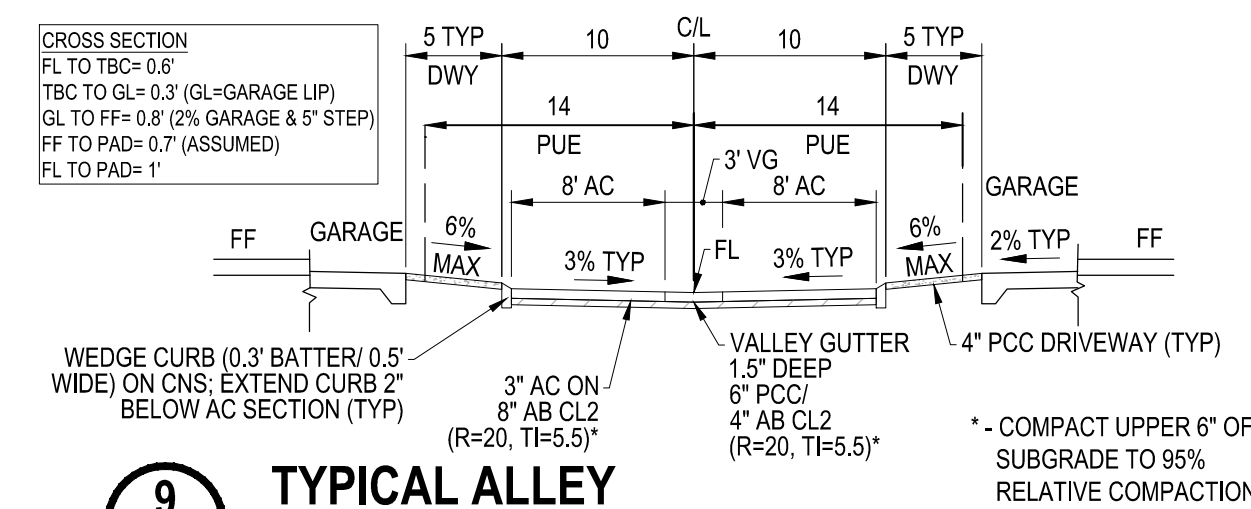
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Sacramento, CA 95833

phone: (916) 927-2400

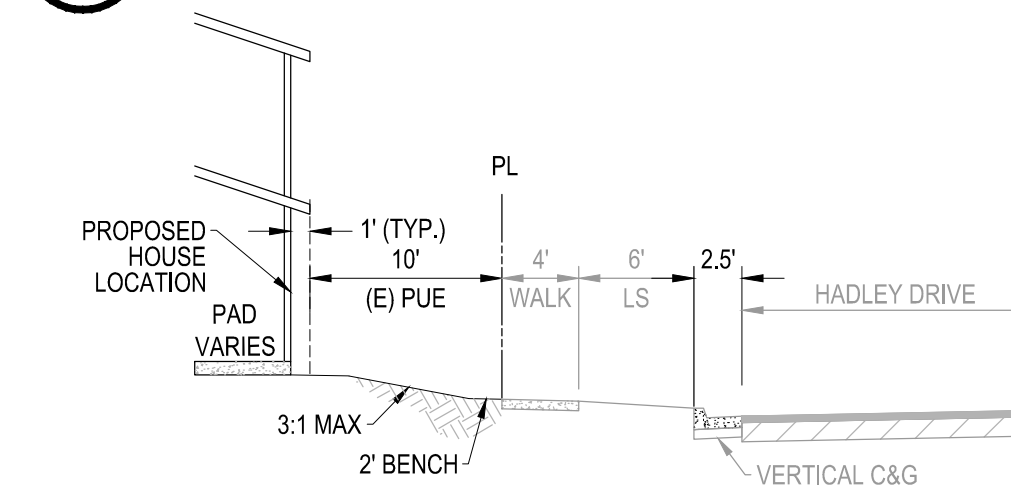
web: www.mpengr.com



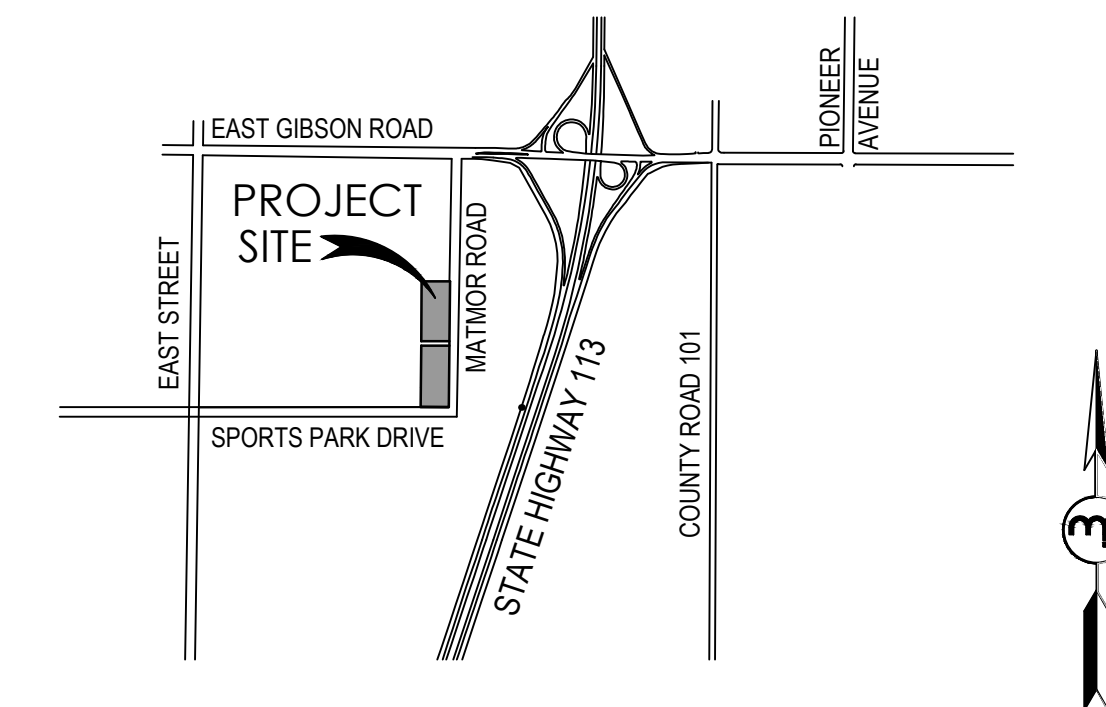
EARTHWORK:	
Cut:	2,400 cy
Fill:	7,000 cy
Net:	4,600 cy (IMPORT)

PARKSIDE - 3

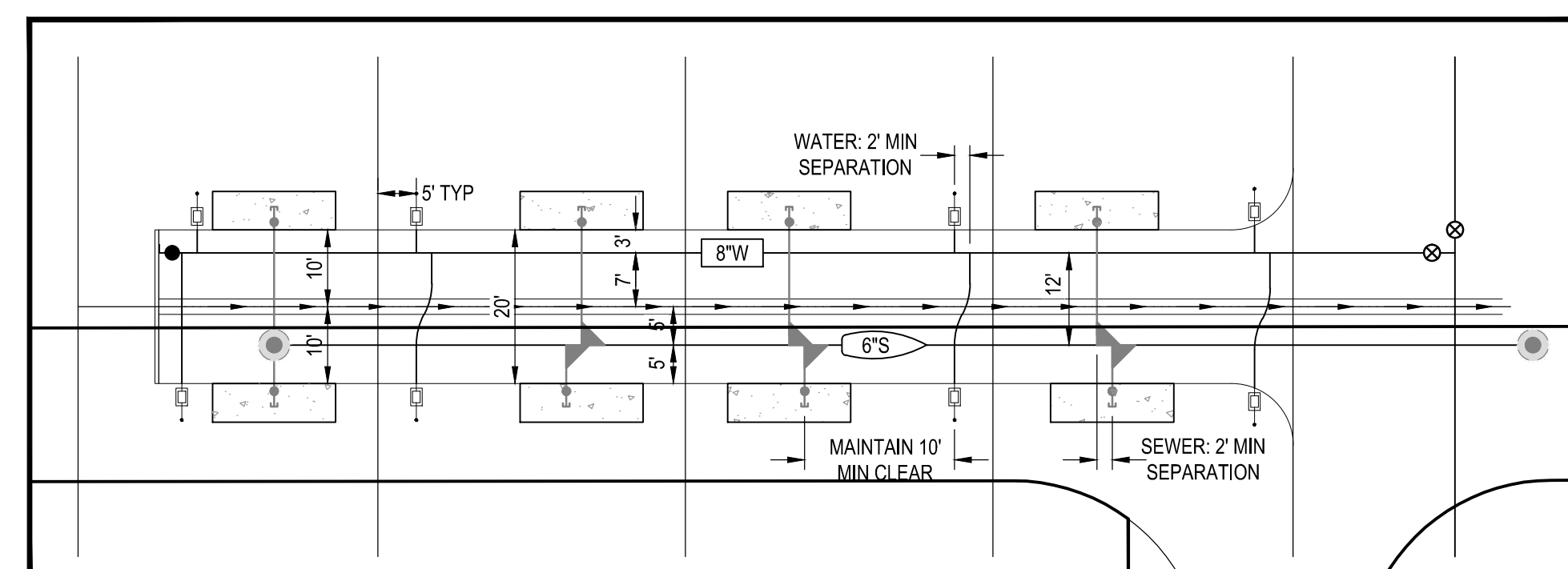
PRELIMINARY GRADING PLAN
SHEET 3 of 4
JUNE 17, 2020



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[illegible]

The site plan illustrates the layout of the Foundation for Excellence, featuring two primary building structures. The left building contains rooms numbered 15 through 47, while the right building contains rooms numbered 48 through 82. Internal corridors and service areas are also depicted. The plan is bounded by Jones Street to the north, Matmor Road to the south, Sports Park Drive to the west, and Tyler Drive to the east. Key features include proposed and existing easements, driveways, and utility connections. Surrounding properties are labeled with owner names and parcel numbers, such as 041-243-008 Zais Family Trust and 041-151-020 Rupe. The plan also shows various easements, including a 20' access easement and a 15' ditch easement. Utility connections are noted for SDMH and SDDI. The plan is dated 041-070-039 and is the property of the Foundation for Excellence.



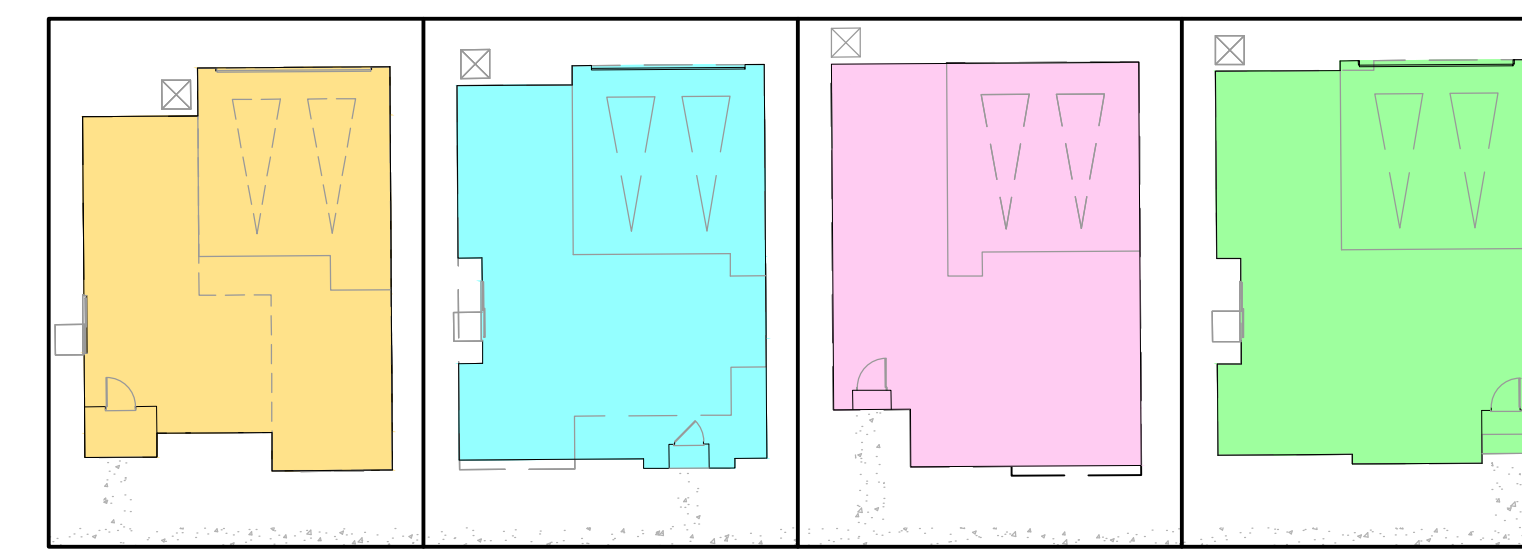
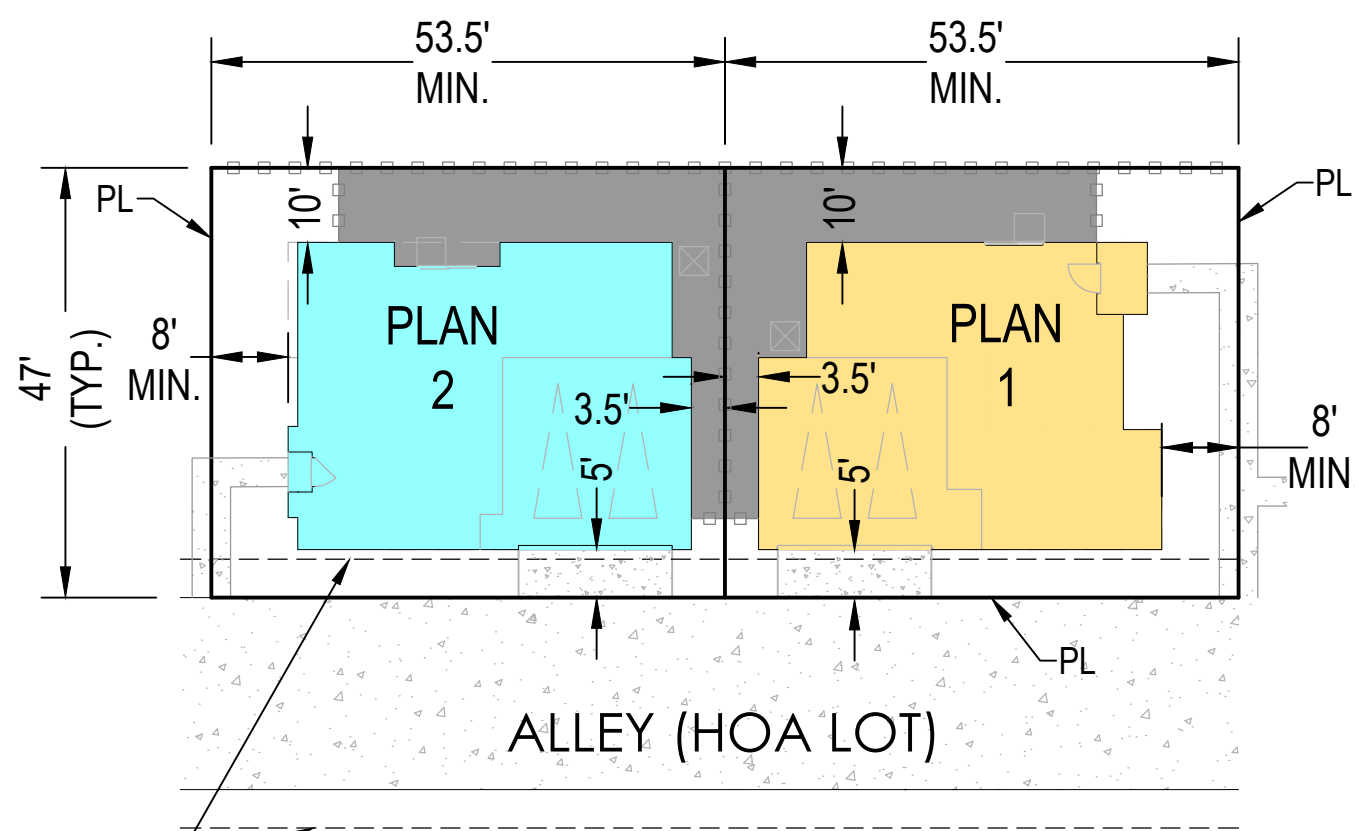
PARKSIDE - 3

PRELIMINARY UTILITY PLAN

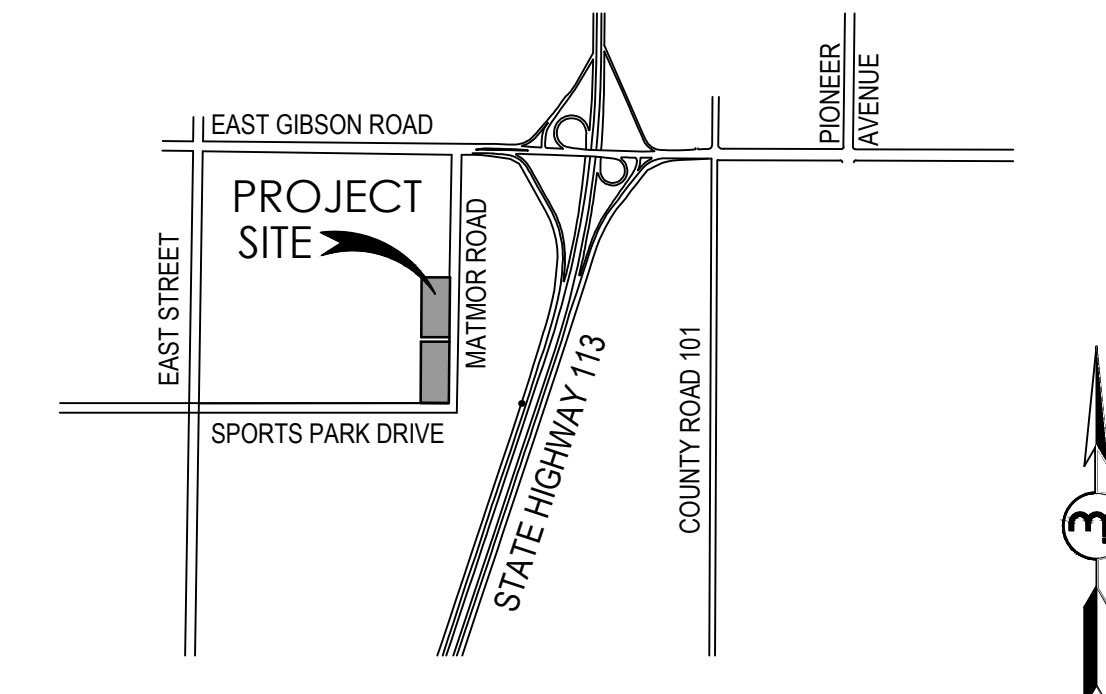
SHEET 4 of 4
JUNE 17, 2020



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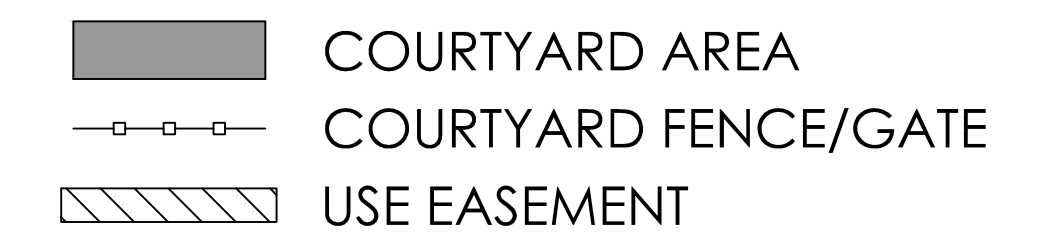


PLAN 1	PLAN 2	PLAN 3	PLAN 4
(1438)	(2013)	(2031)	(2185)
32 LOTS	27 LOTS	11 LOTS	27 LOTS

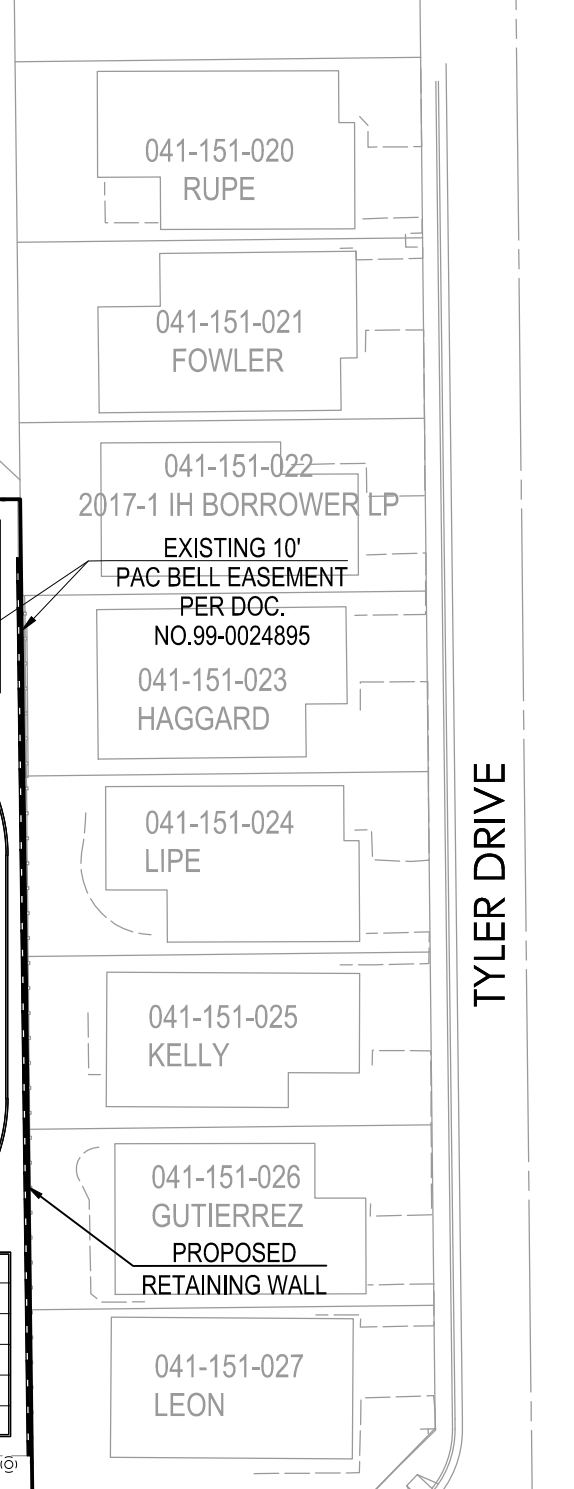
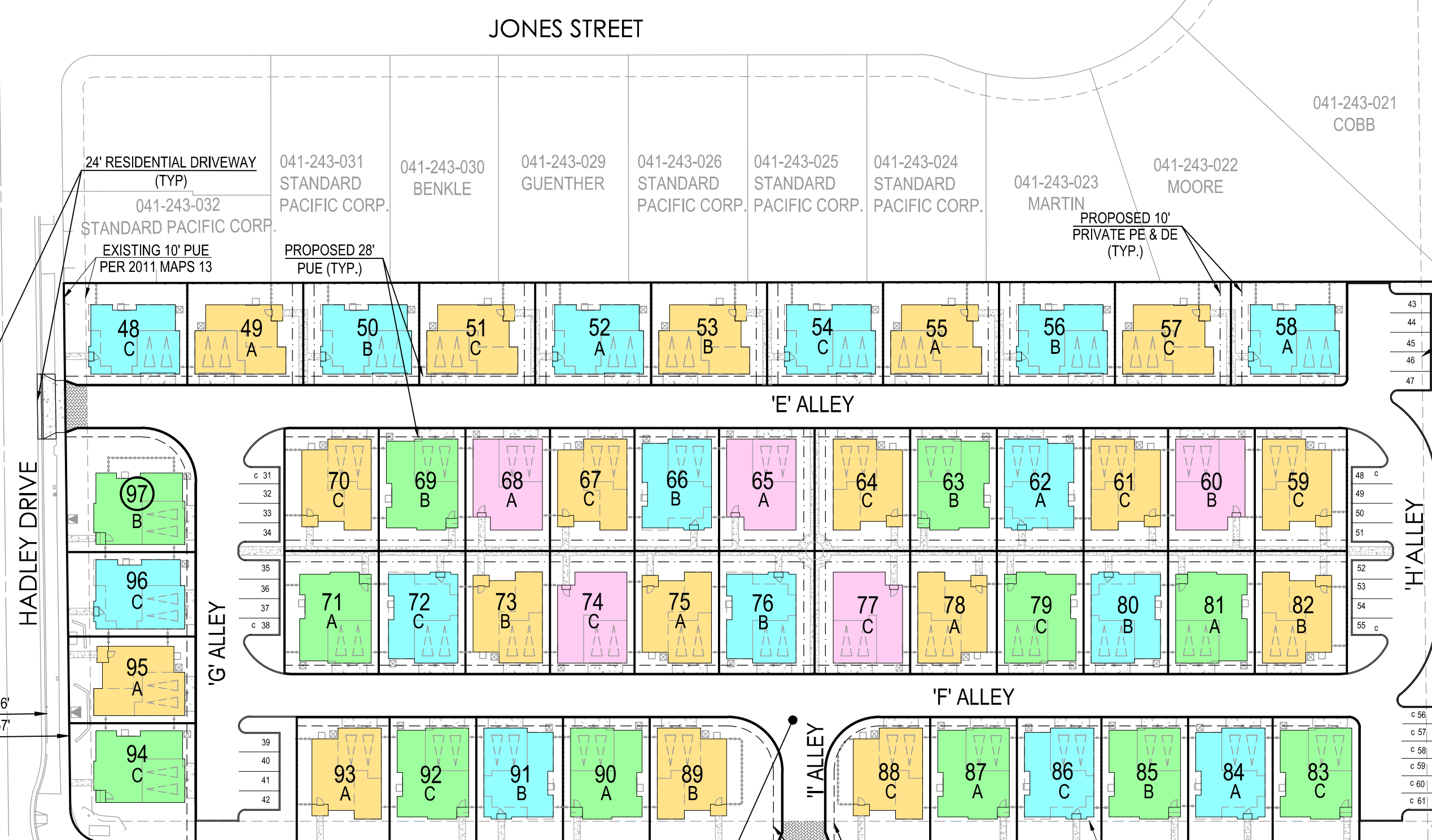
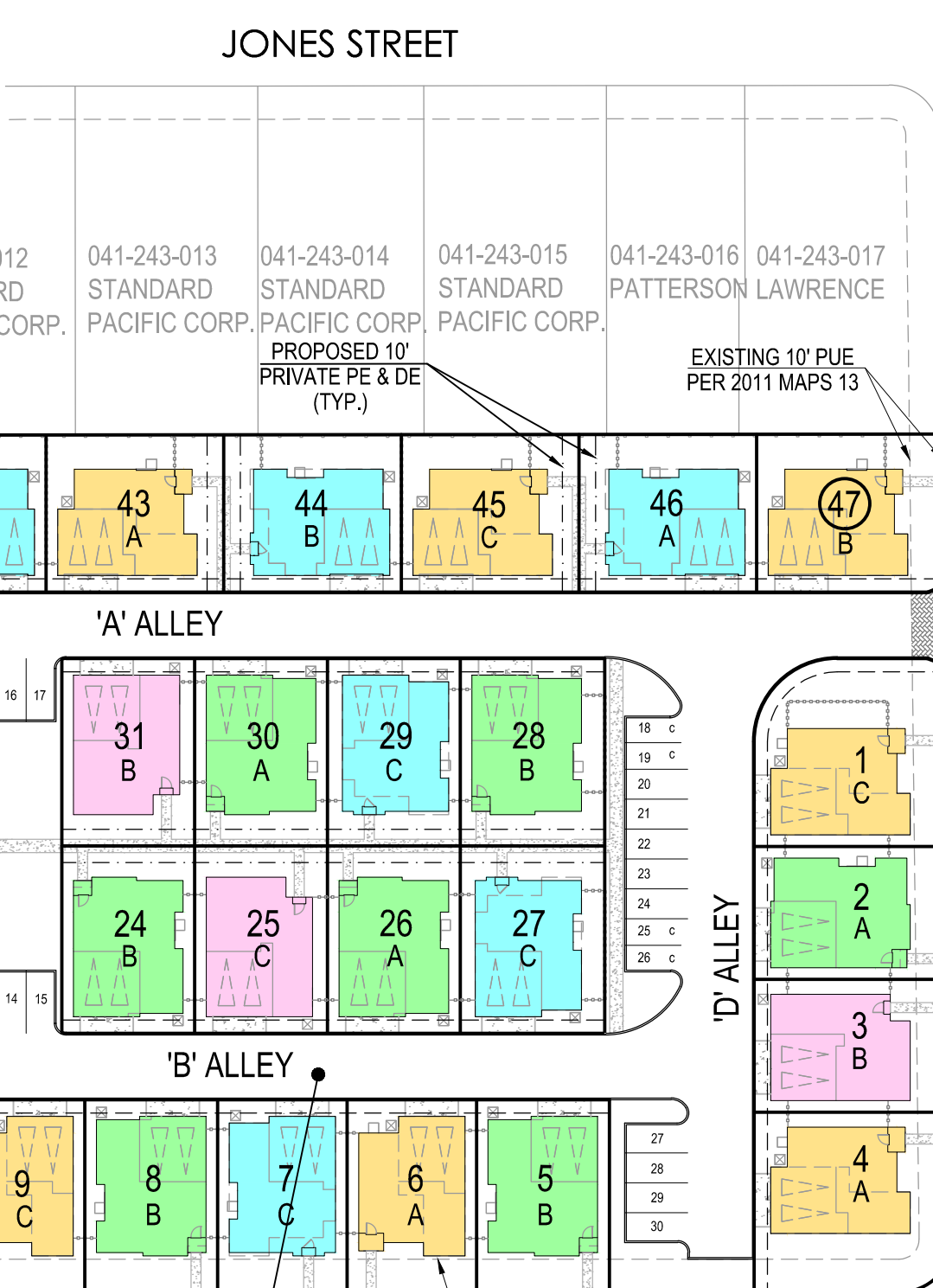


VICINITY MAP

TYPICAL LOT LAYOUT LEGEND



TYPICAL LOT LAYOUT



Parkside - 3 Elevation Key

Lot #	Elevation	Lot #	Elevation	Lot #	Elevation	Lot #	Elevation	Lot #	Elevation	Lot #	Elevation
1	C	18	B	35	C	52	A	69	B	86	C
2	A	19	A	36	A	53	B	70	C	87	A
3	B	20	C	37	A	54	C	71	A	88	C
4	A	21	B	38	B	55	A	72	C	89	B
5	B	22	A	39	C	56	B	73	B	90	A
6	A	23	C	40	A	57	C	74	C	91	B
7	C	24	B	41	B	58	A	75	A	92	C
8	B	25	C	42	C	59	C	76	B	93	A
9	C	26	A	43	A	60	B	77	C	94	C
10	B	27	C	44	B	61	C	78	A	95	A
11	A	28	B	45	C	62	A	79	C	96	C
12	C	29	C	46	A	63	B	80	B	97	B
13	B	30	A	47	B	64	C	81	A		
14	A	31	B	48	C	65	A	82	B		
15	B	32	C	49	A	66	B	83	C		
16	A	33	A	50	B	67	C	84	A		
17	C	34	R	51	C	68	A	85	R		

LOT 'A' - 40,038 SQ.FT.
0.92 ACRES - (HOA)

EXISTING 10' PUE
PER 2011 MAPS 13

LOT 'B' - 43,398 SQ.FT.
0.99 ACRES - (HOA)

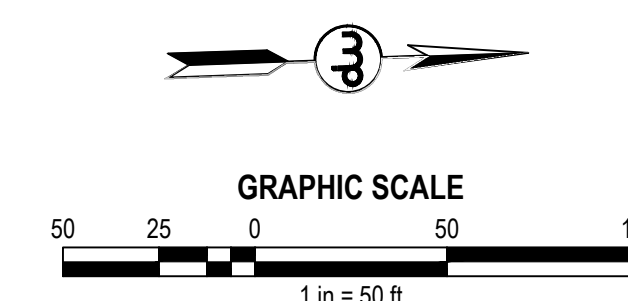
PROPOSED 28

PARKSIDE - 3

SITE DEVELOPMENT PLAN - ALT A

SHEET 2 of 4

AUGUST 11, 2020



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Exhibit "A "	
Development Standards for Parkside 3	
Single Family	
Lot Size (minimum)	
Area	2,000 sq. ft.
Width	39ft.
Permitted Density (maximum per lot)	
Residential Density	1 dwelling
Setbacks (minimum) ¹	
Front (Paseo)	8ft. min. from PL
Front (Public Road)	10ft. min. from PL and/or back-of-walk
Side:	3.5 ft. min. from PL
Rear (Perimeter)	10ft. min. from PL
Rear (Garage Door)	5 ft. min. driveway depth
Coverage (maximum)	
Lot Coverage	65%
Height (maximum)	
Height	32'
Parking (Minimum)	2 per Dwelling
Supplemental Design Standards	
1. Front Yard Stagger	None required
3. Two-story unit mix	No limit
4. Separation Between Second Story Elements	A minimum of 7 feet shall be provided between second story elements of adjacent two-story dwellings ²
5. Building Exterior	Architectural treatment shall be applied to all elevations of buildings as identified in Design Review booklet.

Notes:

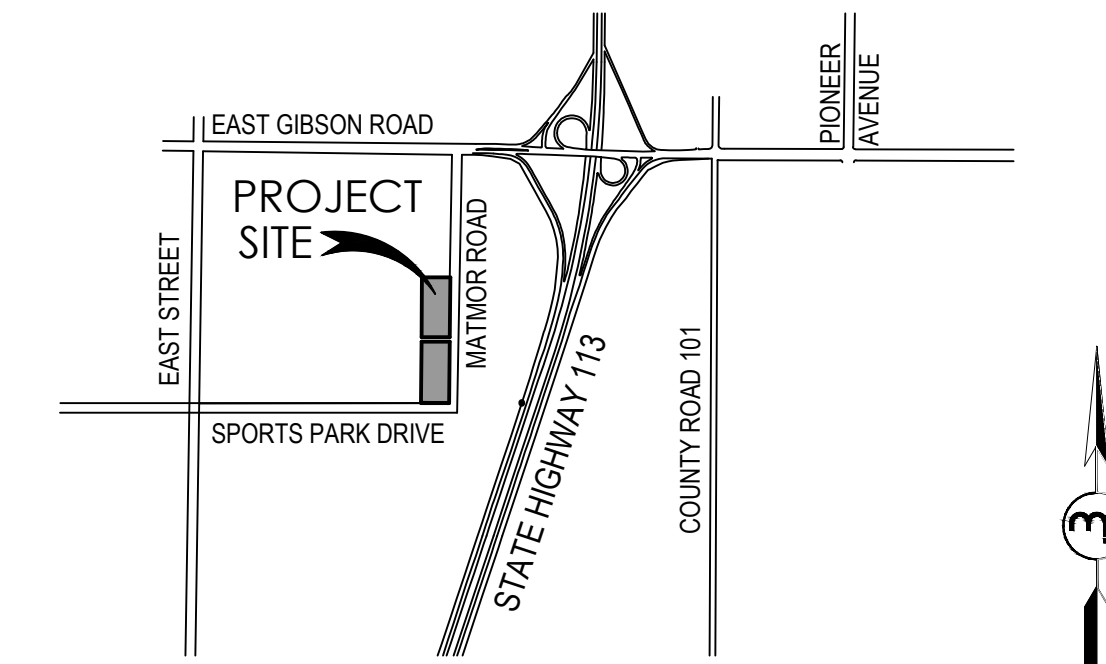
(1) Steps may encroach into setback

(2) Second Story Elements such as but not limited to eaves and cornices may encroach up to 1' into a required setback provided adequate access/emergency egress paths are maintained.

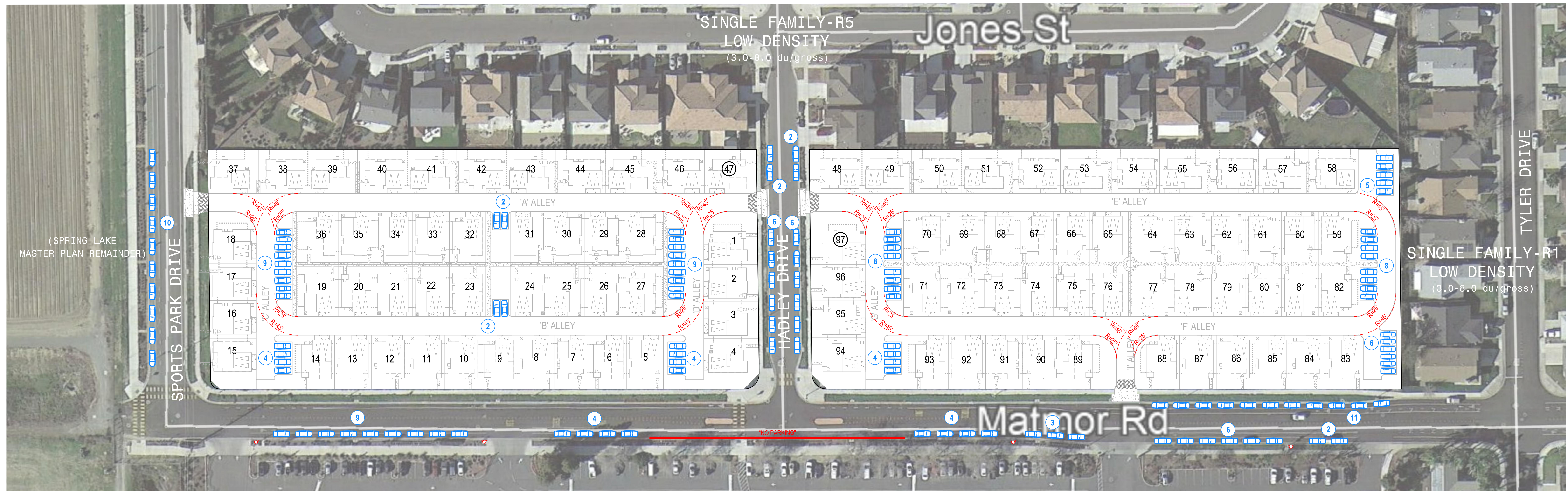
The diagram illustrates a fire lane with several key features and labels:

- FIRE TURNING RADIUS:** Indicated by two red dashed arcs on the left side of the lane, labeled R_{25} and R_{45} .
- "NO PARKING" FIRE LANE STRIPING:** A solid red line running horizontally across the middle of the lane.
- VEHICLE PARKING:** Represented by a blue rectangle with white horizontal bars, located below the red line.
- PARKING COUNT:** Represented by a blue circle containing a white hash symbol (#), located below the vehicle parking symbol.

MATMOR ROAD	39
HADLEY DRIVE	16
SPORTS PARK DRIVE	10
ON-STREET PARKING (PUBLIC)	65
DESIGNATED PARKING AREAS (18 COMPACT - 29%)	61
GARAGE SPACES (2 SPACES PER GARAGE)	194
OFF-STREET PARKING (PRIVATE)	255
TOTAL PARKING AVAILABLE:	320
TOTAL PARKING REQUIRED: (2 PER UNIT)	194



VICINITY MAP

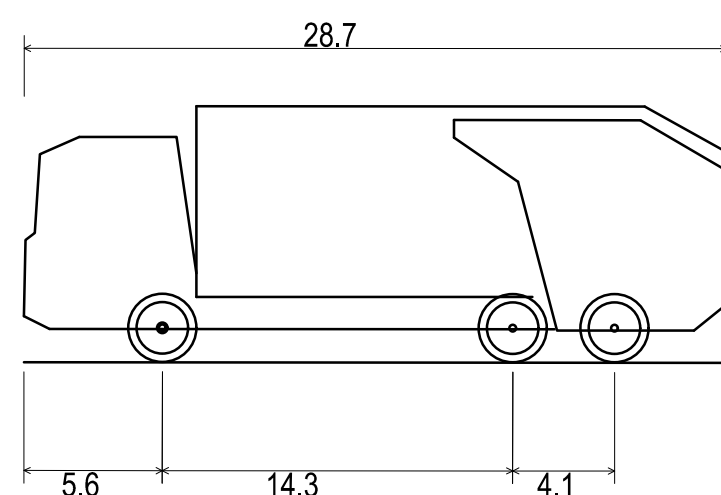


CIRCULATION AND PARKING PLAN - ALT A
SHEET 1 of 1
AUGUST 11, 2020



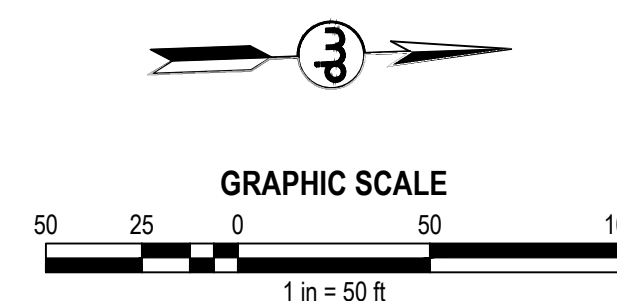
LEGEND

3' x 3' TOLER WITH 3' CLEARANCE ON EACH SIDE

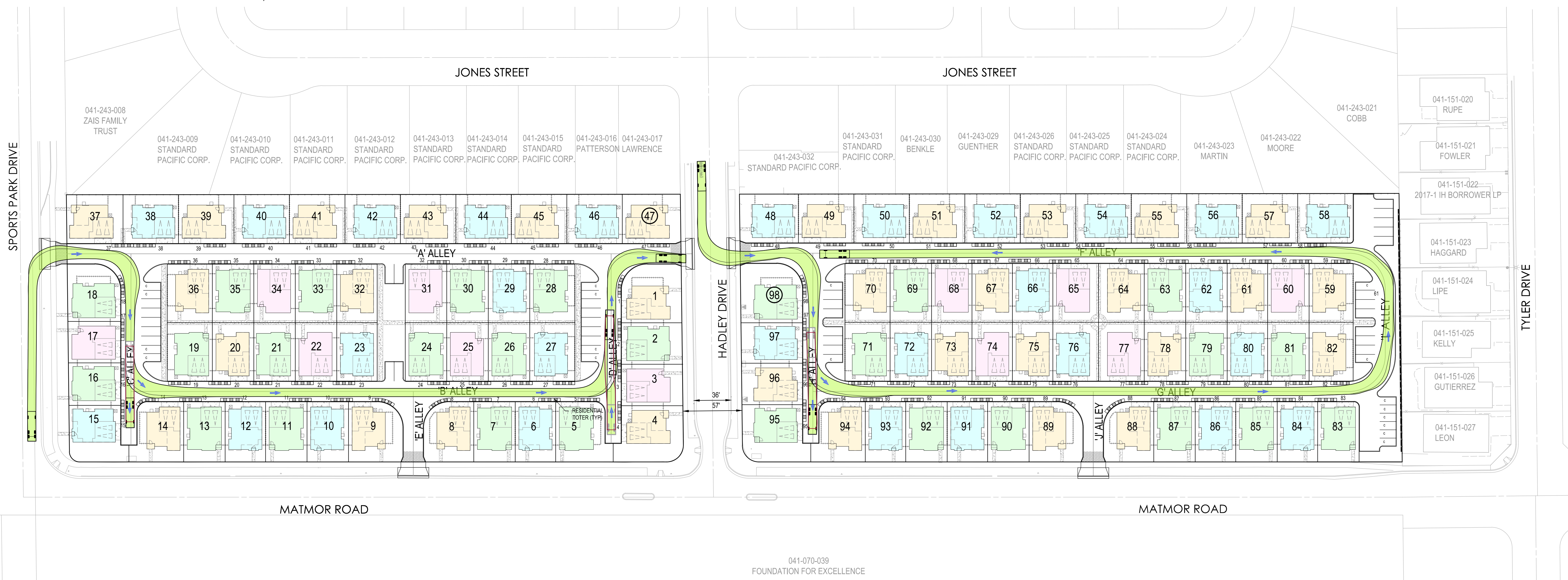
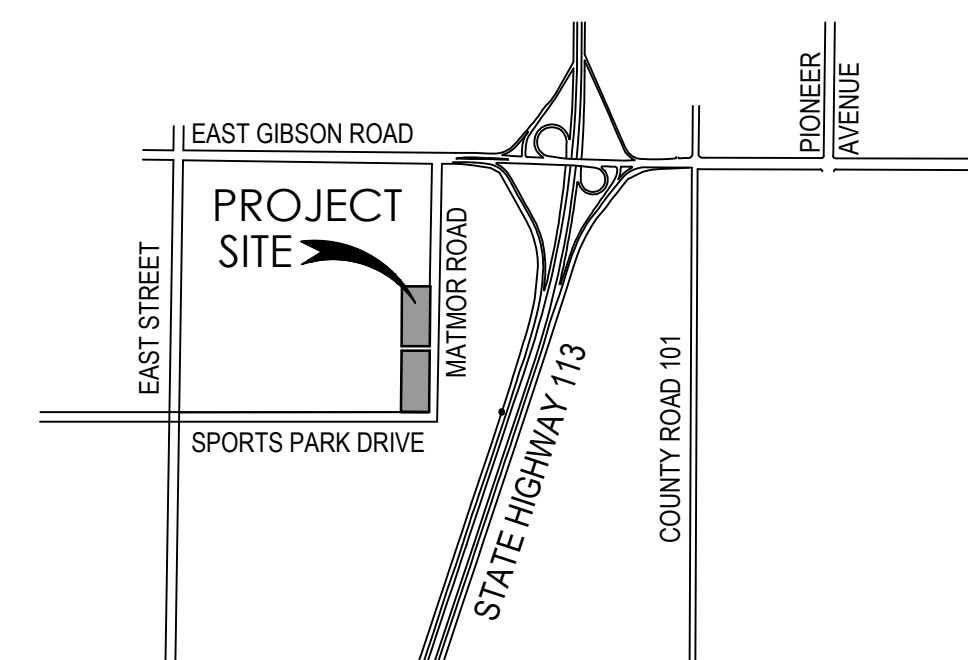


Trash Truck (TYP)
Overall Length 28.7 ft
Overall Width 8.0 ft
Overall Body Height 10.5 ft
Min Body Ground Clearance 1.3 ft
Track Width 8.0 ft

VEHICLE PATH OF TRAVEL (DIRECTION REVERSED TO PICK UP THE OPPOSITE SIDE OF THE ALLEY / NOT ALL VEHICLE MOVEMENTS SHOWN)



VICINITY MAP



PARKSIDE - 3

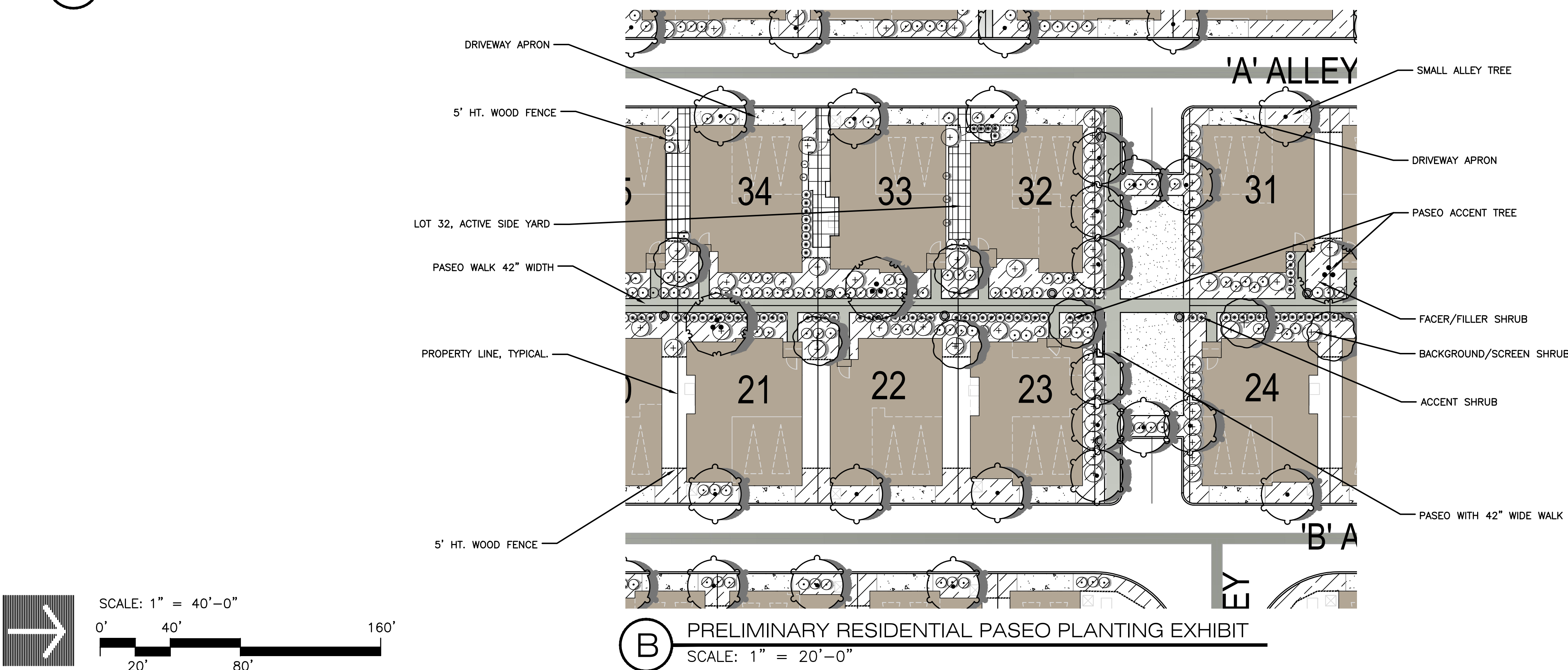
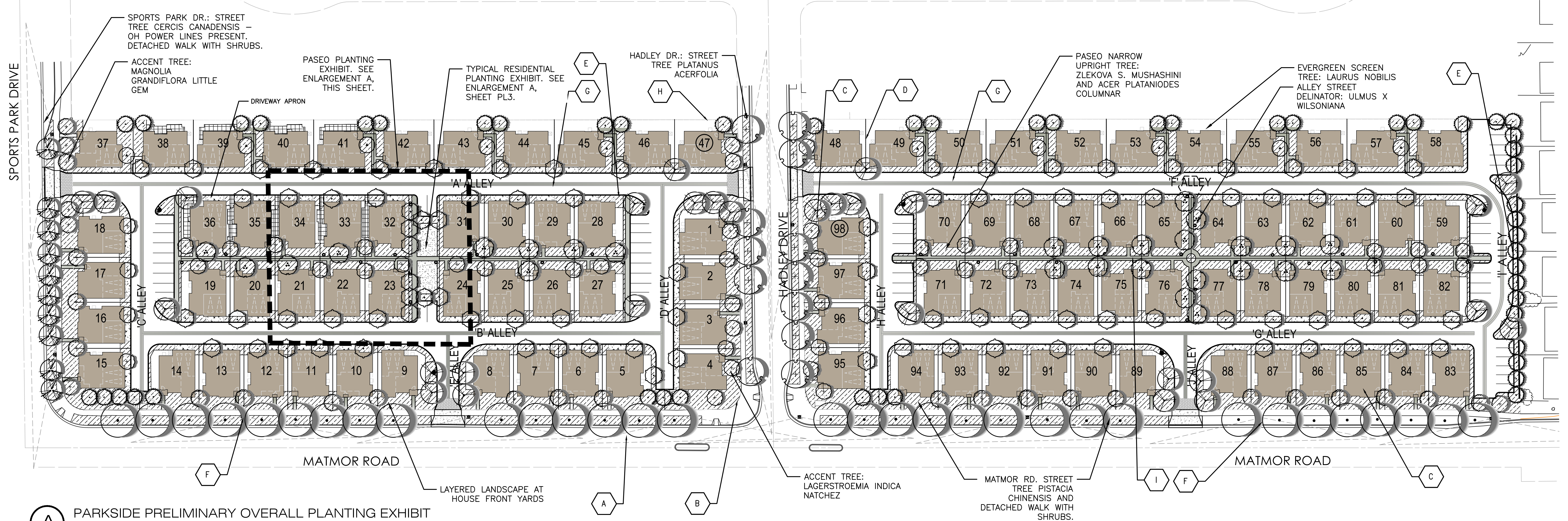
TRASH TRUCK ROUTING & TOLER EXHIBIT

SHEET 1 of 1

JUNE 17, 2020



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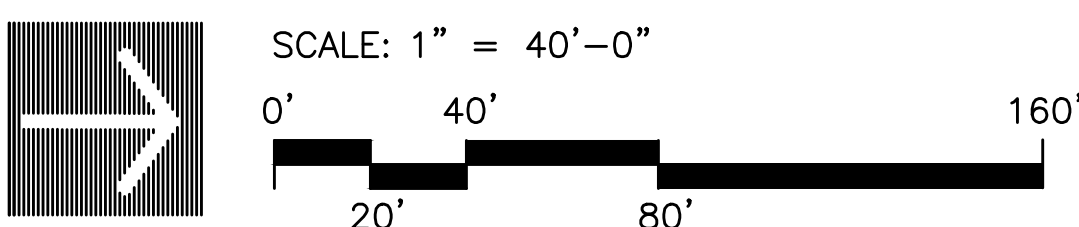


SITE KEYNOTES

- PRIVATE STREETSCAPE DESIGN INTENT – STREETSCAPE WILL BE CONSISTENT WITH OTHER PROJECTS WITHIN THE AREA. STREET TREES IN PARKWAY STRIPS WITH MASSSED PLANTED UNDER STORY OF FACER SHRUBS AND GROUND COVER. SIDEWALKS ARE EXISTING.
- PROJECT INTERSECTION WILL BE HIGHLIGHTED BY FLOWERING ACCENT TREE USE OF COLORFUL PLANT MATERIALS WILL FURTHER ENHANCE AND DEFINE THE ENTRY, ALONG WITH DROUGHT TOLERANT SPECIES WHERE APPROPRIATE.
- RESIDENTIAL UNITS – COURTYARD HOMES WITH FORWARD PLACEMENT ON STREET. LIGHTED ADDRESS SIGNS ON UNIT AND INDIRECT LIGHTING UNDER SOFFIT OF GARAGES. A VARIETY OF PATIO TREES AND OTHER SMALL SCALE TREES WITH LOW CONTRASTING SHRUB FORMS WILL BE USED TO ADD INTEREST, COLOR, AND TEXTURE.
- FENCE – VERTICAL BOARD WOOD DECORATIVE FENCE @ UNIT SIDE AND BACK YARDS AND BETWEEN UNITS.
- MAIL – CLUSTER MAIL BOXES. LOCATIONS BY POSTMASTER
- EXISTING STREET LIGHT – POST LAMP FIXTURE WITH CUTOFF SHIELD.
- ALLEY
- EXISTING FENCE – WOOD FENCE TO REMAIN.
- PASEO SIDEWALK 42" WIDTH.

NOTES:

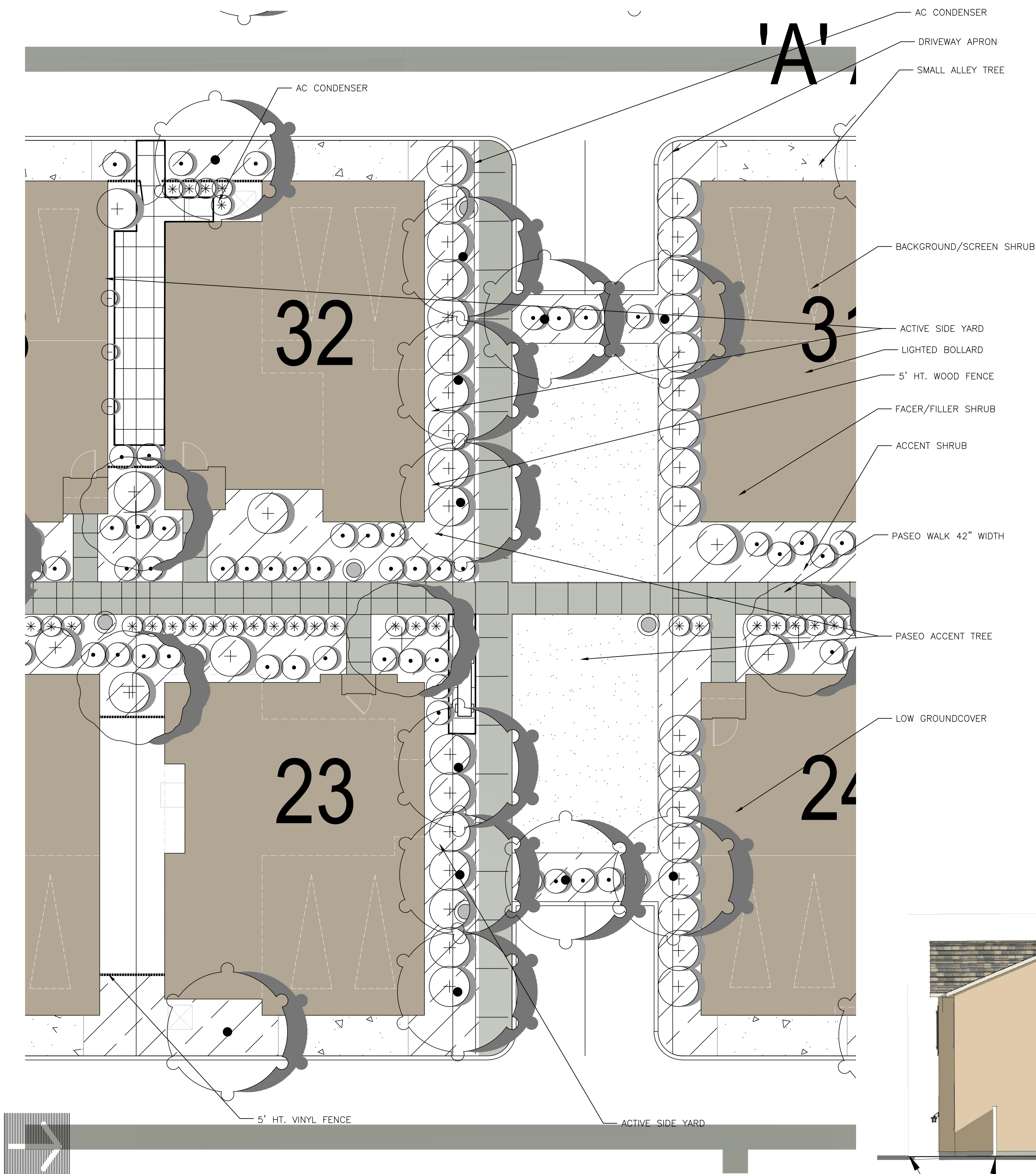
- LANDSCAPE COVERAGE IS 1.86 ACRES OR 26% OF THE 7.28 AC PROJECT SITE, NOT INCLUDING THE PUBLIC SIDEWALK AND PARKWAY STRIPS.
- LANDSCAPED AREAS SHALL BE PROVIDED IN CONFORMANCE WITH CITY OF WOODLAND WATER CONSERVATION ORDINANCE
- CONFORM TO THE CITY AND STATE'S WATER CONSERVATION ORDINANCE.
- SEE SHEET PL2 FOR CROSS SECTION OF THE PROPOSED PEDESTRIAN PASEO.
- SEE A ENLARGEMENT SHEET PL2 FOR THE LOCATION OF, AND DETAILS FOR THE PRIVATE PATIOS FOR A TYPICAL CLUSTER OF LOTS. PRIVATE USE AREAS ARE TO BE PROVIDED BY HOMEOWNER.
- UTILITIES SUCH AS , AC CONDENSERS, ARE LOCATED WITHIN PRIVATE FENCED AREAS OF EACH UNIT
- ALL ADJACENT STREETS CONTAIN STREET LIGHTS. PASEOS ARE LIGHTED USING BUILDING MOUNTED LIGHTS @ EACH DOORWAY. ALLEYS ARE LIGHTED WITH WALL MOUNTED FIXTURES @ EACH GARAGE.



PARKSIDE
WOODLAND, CA

PRELIMINARY LANDSCAPE PLAN

PL1



A PRELIMINARY TYPICAL PASEO RESIDENTIAL PLANTING EXHIBIT
SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

0' 10' 40'

5' 20'

42" HGT. FAIRWEATHER LIGHTED BOLLARD

60" PAINTED WOOD FENCING

B FENCING AND BOLLARD (LIGHTED)
SCALE: 1" = 10'-0"



C TYPICAL PASEO SECTION
SCALE: 1/8" = 1' - 0"

PRELIMINARY PLANT LIST AND LEGEND - Parkside Woodland

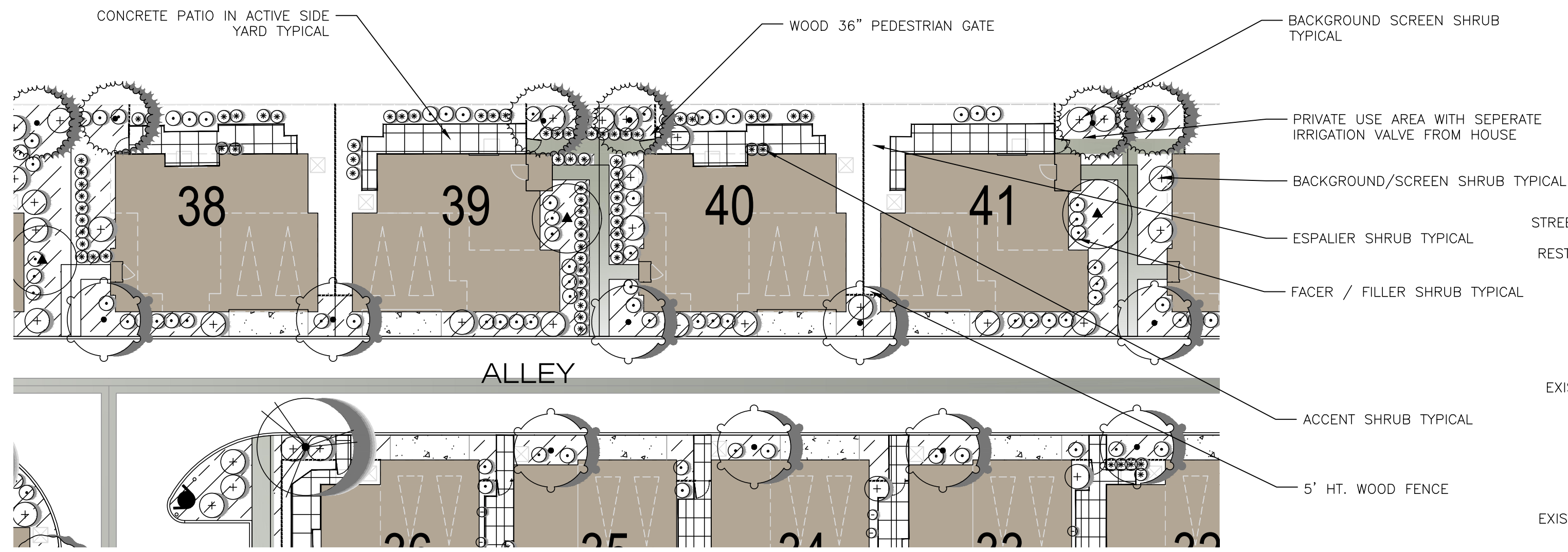
SYMBOL	BOTANICAL NAME COMMON NAME	HEIGHT X WIDTH	MIN. SIZE	WATER USE
STREET TREES				
	TILIA TOMENTOSA 'STERLING' SILVER LINDEN	40' X 25'	15 GAL	MOD
	PISTACIA CHINENSIS CHINESE PISTACH	40' X 40'	15 GAL	LOW
	CERCIS CANADENSIS EASTERN REDBUD	20' X 20'	15 GAL	MOD
	ULMUS X WILSONIANA PROSPECTOR PROSPECTOR ELM	35' X 25'	15 GAL	LOW
SCREENING TREES				
	LAURUS NOBILIS LAUREL	25' X 25'	15 G	LOW
	RHAMPHILEPIS INDICA MAJESTIC BEAUTY INDIAN HAWTHORN	15' X 15'	15 G	MOD
SUBORDINATE TREES				
	ACER PLATANOIDES COLUMNAR COLUMNAR NORWAY MAPLE	35' X 15'	15 G	MOD
ACCENT TREES				
	LAGERSTROEMIA INDICA X FAURIEI ZUNI CRAPE MYRTLE	20' X 15'	15 G	LOW
	MAGNOLIA GRANDIFLORA LITTLE GEM LITTLE GEM MAGNOLIA	15' X 15'	15 G	MOD
	ZELKOVA S. MUSHASHINO WIRELESS ZELKOVA	30' X 15'	15 G	MOD

SYMBOL	BOTANICAL NAME COMMON NAME	HEIGHT X WIDTH	SIZE	WATER USE
SHRUBS				
	BACKGROUND/SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	BERBERIS X GLADWYNENSIS WILLIAM PENN WILLIAM PENN BARBERRY	4' X 6'	# 5	MOD
	MYRTUS COMMUNIS COMPACTA DWARF MYRTLE	4' X 4'	# 5	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	8' X 2'	# 5	MOD
	PRUNUS CAROLINIANA COMPACTA COMPACT CAROLINA CHERRY	6' X 6'	# 5	LOW
	EVERGREEN ESPALIER OR VINES TO 5'-0". USED IN NARROW SPACES FOR SOFTENING FENCES AND WALLS.			
	LOROPETALUM RUBRUM ESPALIER FRINGE FLOWER	ESPALIER 6'	# 5	MOD
	CAMELLIA SASANQUA HANA JIMAN ESPALIER CAMELLIA	ESPALIER 6'	# 5	MOD
	EUONYMUS JAPONICA GREEN SPIRE GREENSPIRE EUONYMUS	6' X 2'	# 5	MOD
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	POLYSTICUM MUNITUM SWORD FERN	3' X 3'	# 5	MOD
	NANDINA DOMESTICA 'LEMON LIME' HEAVENLY BAMBOO	3' X 3'	# 5	LOW
	VIBURNUM DAVIDI DAVID'S VIBURNUM	3' X 3'	# 5	MOD
	WESTRINGIA R. 'MORNING LIGHT' VARIEGATED COAST ROSEMARY	3' X 4'	# 5	LOW
	ACCENT SHRUBS EVERGREEN SHRUBS OR PERENNIALS USED FOR COLOR AND TEXTURAL ACCENT AT ENTRIES AND WALKS.			
	ACACIA X COGNATA COUSIN JITT	3' X 3'	# 1	LOW
	DIETES BICOLOR FORTNIGHT LILY	3' X 2'	# 1	LOW
	DIANELLA TASMANICA CASSA BLUE CASSA BLUE FLAX LILY	2' X 2'	# 1	LOW
	LIRIOPE GIGANTEA BIG BLUE LILY TURF	3' X 3'	# 1	MOD
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE. EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. URSI MANZANITA		# 1	LOW
	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE		# 1	MOD
	NANDINA DOMESTICA HARBOR DWARF DWARF HEAVENLY BAMBOO		# 1	LOW
	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER		# 1	LOW
	VERBENA CANADENSIS 'HOMESTEAD PURPLE' HOMESTEAD PURPLE VERBENA		# 1	LOW
	VINES/ESPALIER MATERIAL - EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARBORS AND ACCENT STONE WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	MACFADAYANA UNGIS CATI CATS CLAW VINE		# 1	LOW
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY		# 1	MOD
	DECOMPOSED GRANITE			
	DG - YELLOW IN COLOR			

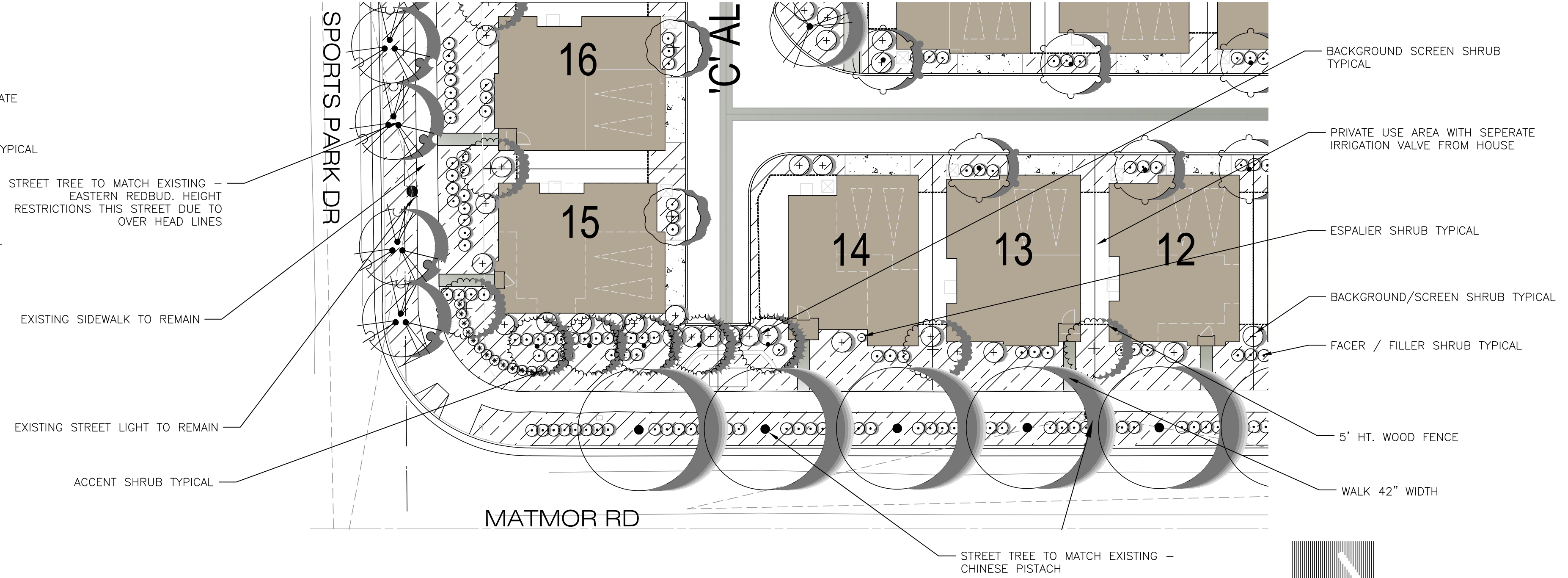
PARKSIDE
WOODLAND, CA

PRELIMINARY LANDSCAPE PLAN

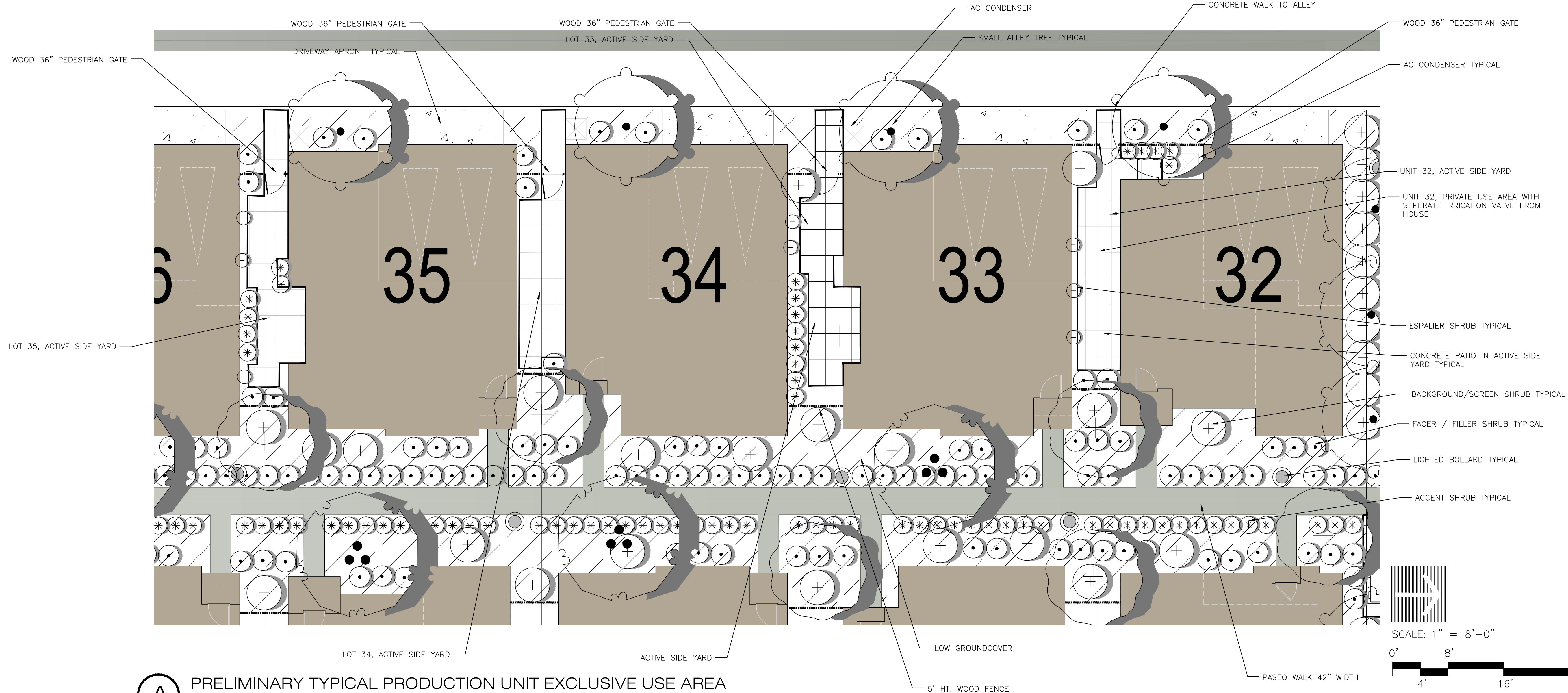
PL2



C WEST BOUNDARY ENLARGEMENT
SCALE: 1" = 20'-0"



B STREETScape ENLARGEMENT
SCALE: 1" = 20'-0"



A PRELIMINARY TYPICAL PRODUCTION UNIT EXCLUSIVE USE AREA
SCALE: 1" = 8'-0"

PARKSIDE
WOODLAND, CA

PRELIMINARY LANDSCAPE PLAN

PL3

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllandgroup.com

DATE: 3/11/19
PROJECT: LCD_18088

PARKSIDE 3

City of Woodland, California

June 15, 2020

DESIGN REVIEW SUBMITTAL

Prepared by Jeffrey DeMure + Associates Architects Planners, Inc.

LENNAR®



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STREETSCAPE - MATMOR ROAD

MANOR

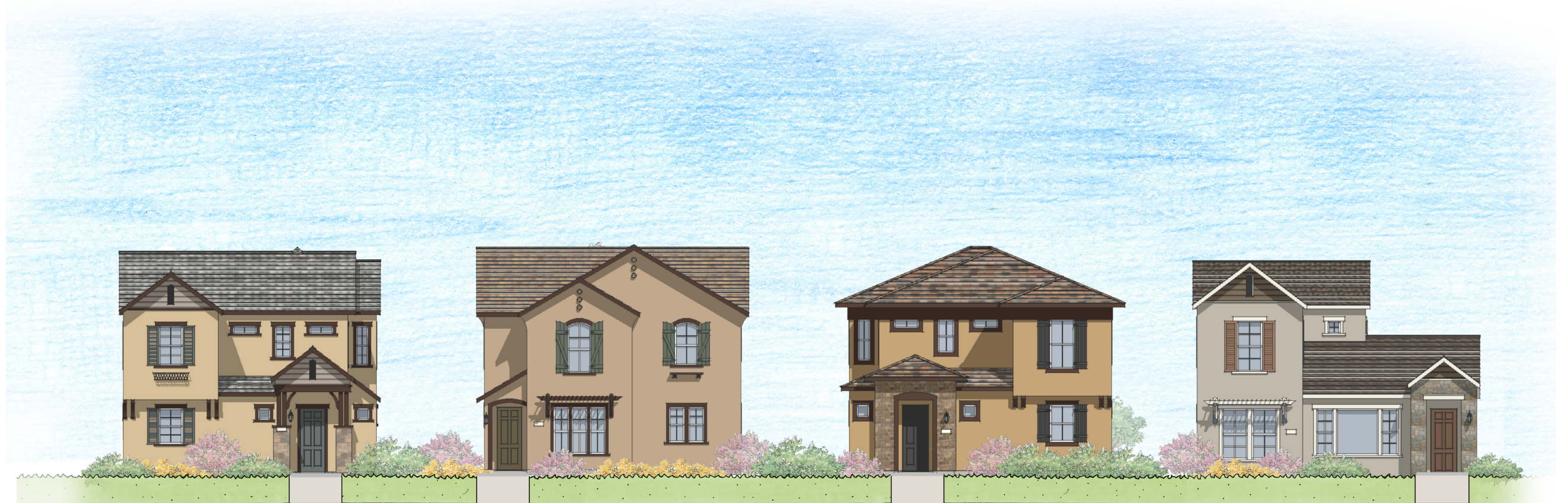
Inspired by the French Manor House, this architectural style is a bit more formal with its hipped roof and straight lines. Other identifying features are focal elements embellished with stone, plank shutters painted an accent color to match the front dorm, and decorative iron details to further enhance the elevation.

COTTAGE

A timeless combination of materials, colors, and details makes this architectural style both charming and attractive. Inspired by the French cottages found in town and in the country, this enchanting elevation is very appealing. Arched entry portals and arched windows along with curved corbels at the feature gables enhanced with a row of canales are some of the identifying features of this style. The home is further enhanced with plank shelves supported with decorative brackets and plank shutters with 'Z' braces painted an accent color to match the front door.

FRENCH ECLECTIC

Inspired by the French country home, this architectural style is a bit more casual and would typically be found in the countryside or more rural areas. This elevation features stone at focal areas such as the entry, or as a base to help anchor the home visually. Curved wooden brackets and braces support trellis elements and cantilevers. The roof features gables with horizontal siding punctuated with a decorative vent. Additional features of this style are windows embellished with trellis work and louvered shutters painted an accent color to match the front door.



'FRENCH ECLECTIC'

PLAN 2

2,013 SF

'COTTAGE'

PLAN 4

2,185 SF

'MANOR'

PLAN 2

2,013 SF

'FRENCH ECLECTIC'

PLAN 1

1,438 SF

STREETSCAPE - SPORTS PARK DRIVE



'COTTAGE'

PLAN 1
1,438 SF

'MANOR'

PLAN 4
2,185 SF

'FRENCH ECLECTIC'

PLAN 3
2,031 SF

'COTTAGE'

PLAN 4
2,185 SF

'MANOR'

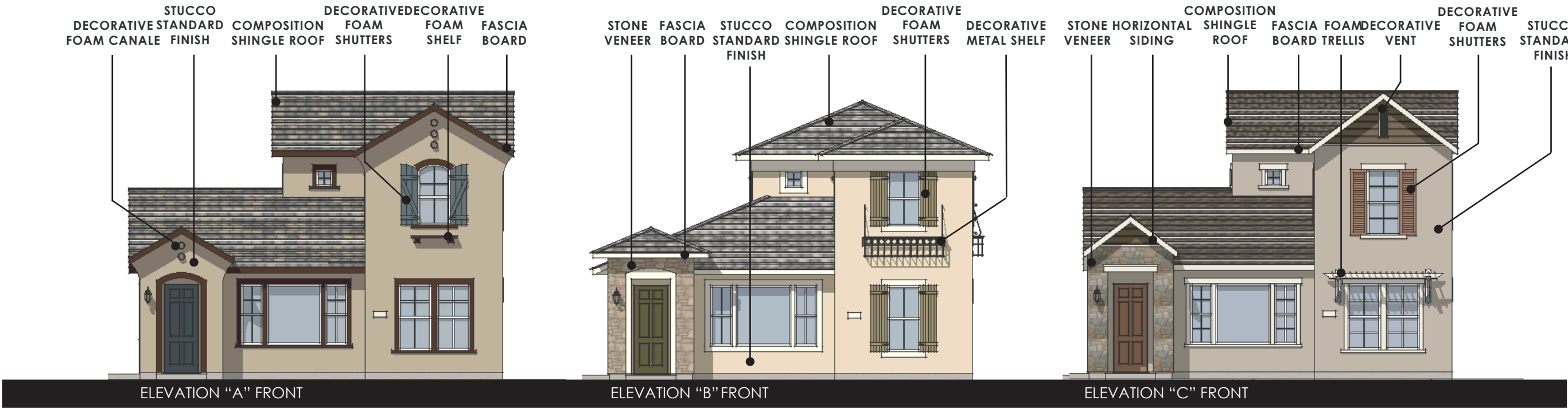
PLAN 2
2,013 SF

PARKSIDE 3
City of Woodland, California

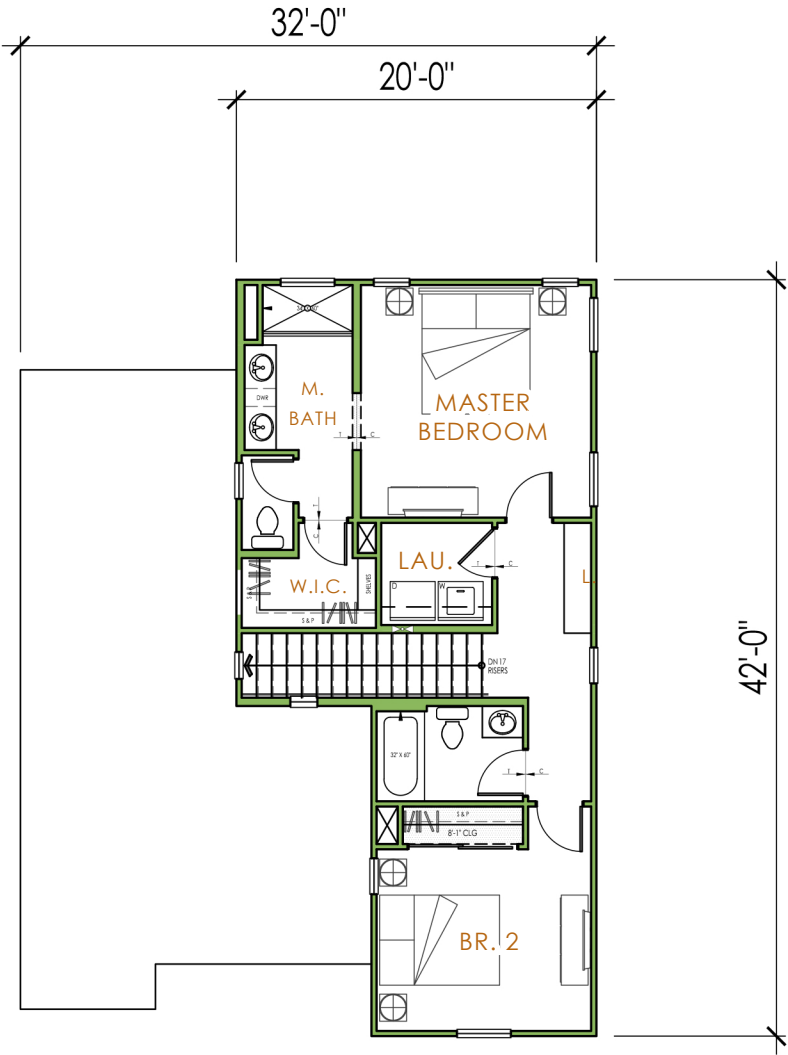
LENNAR®

PLAN 1 - ALL ELEVATION STYLES

* REFER TO COLOR PALETTE SHEETS STANDARD FINISHES AND MATERIALS

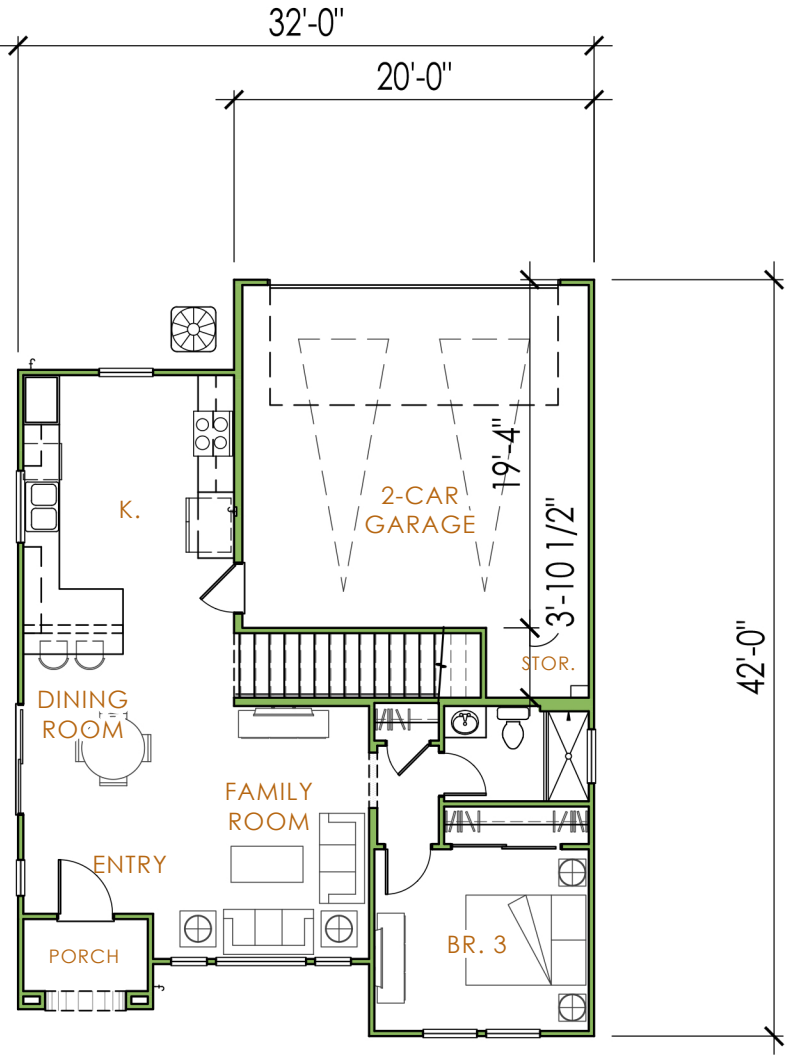


PLAN 1 - FLOOR PLAN 1,438 SF



UPPER FLOOR

ELEVATION "A" SHOWN SCALE: 3/32"=1'-0"



MAIN FLOOR

ELEVATION "A" SHOWN SCALE: 3/32"=1'-0"

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	784.6 SQ. FT.
SECOND FLOOR LIVING:	653.4 SQ. FT.
TOTAL LIVING AREA:	1438 SQ. FT.
OTHER AREAS:	
GARAGE:	403 SQ. FT.
COVERED PORCH:	37 SQ. FT.

PARKSIDE 3

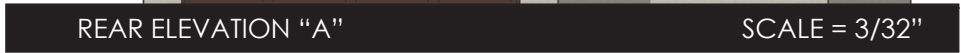
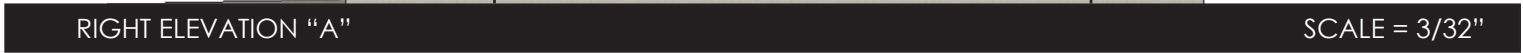
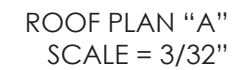
City of Woodland, California

PLAN 1 - ELEVATION 'A' COTTAGE



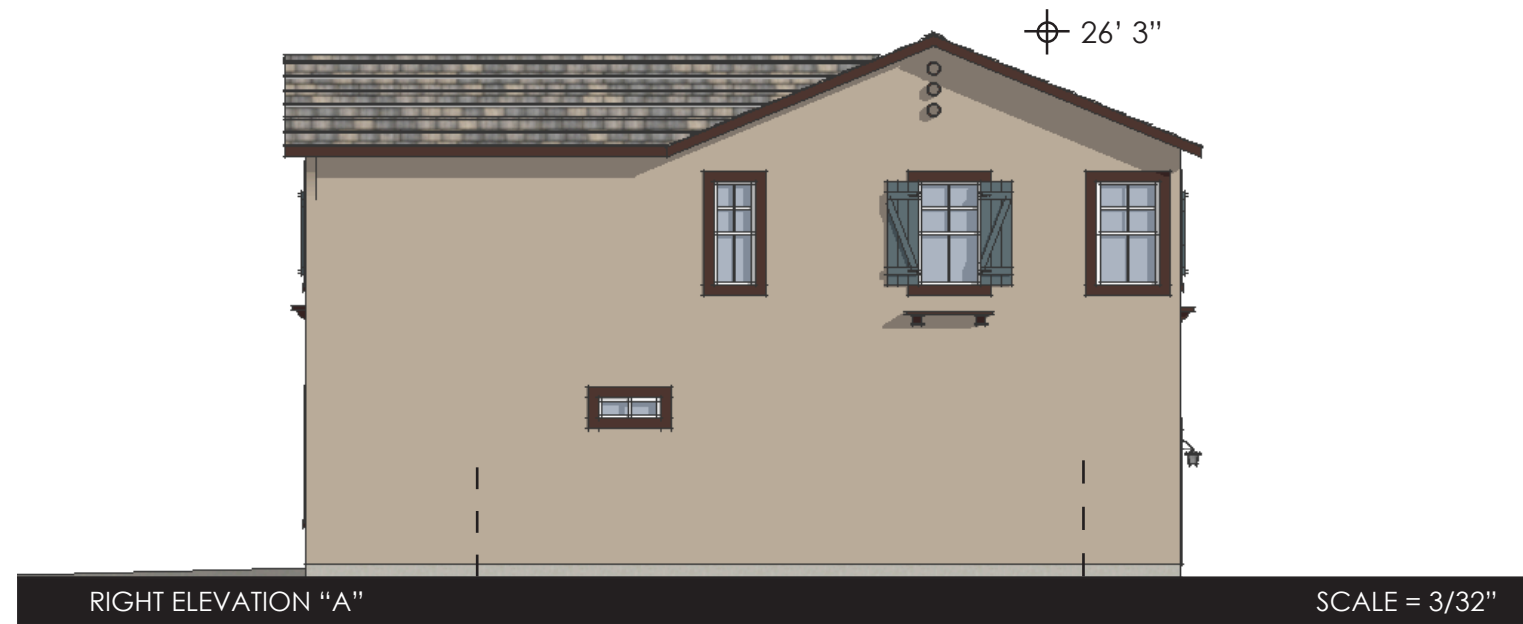
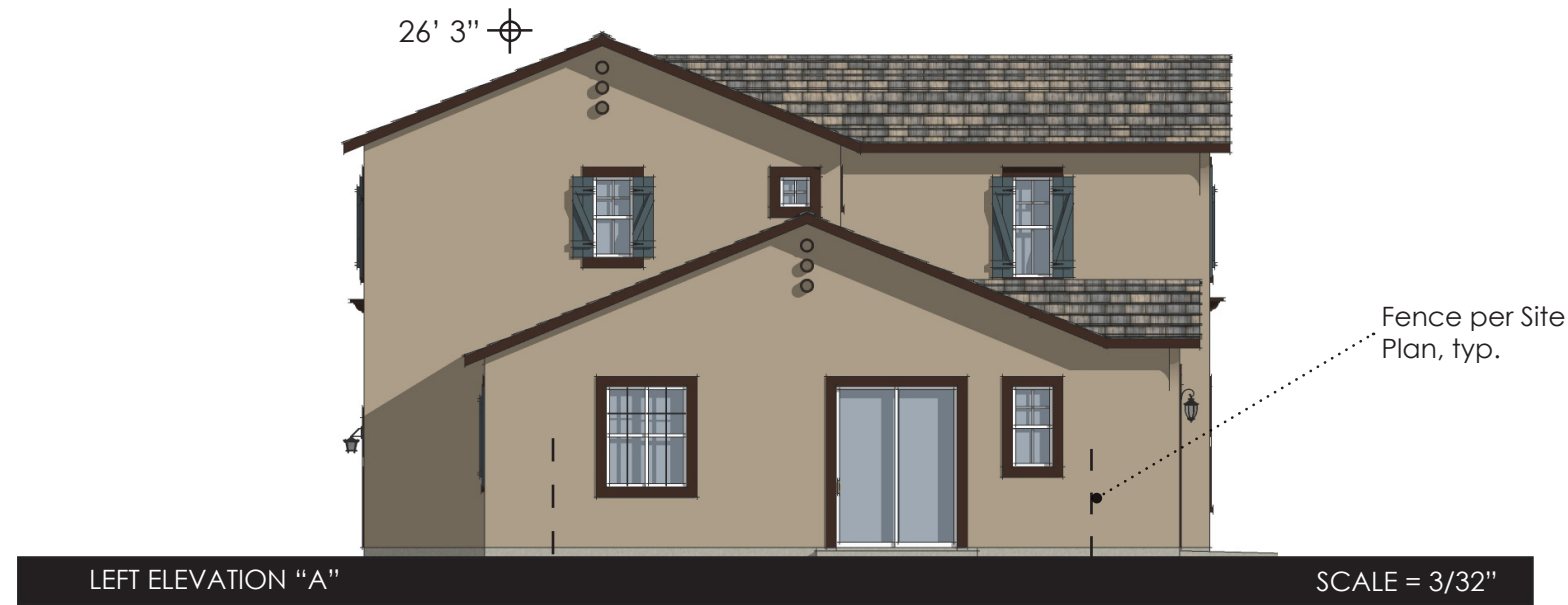
Cottage - Color Scheme 3

PLAN 1 - ELEVATION 'A' SIDES & REAR



PLAN 1 - ELEVATION 'A' ENHANCEMENTS

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



PLAN 1 - ELEVATION 'A' SIDE LOAD GARAGE OPTION

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR

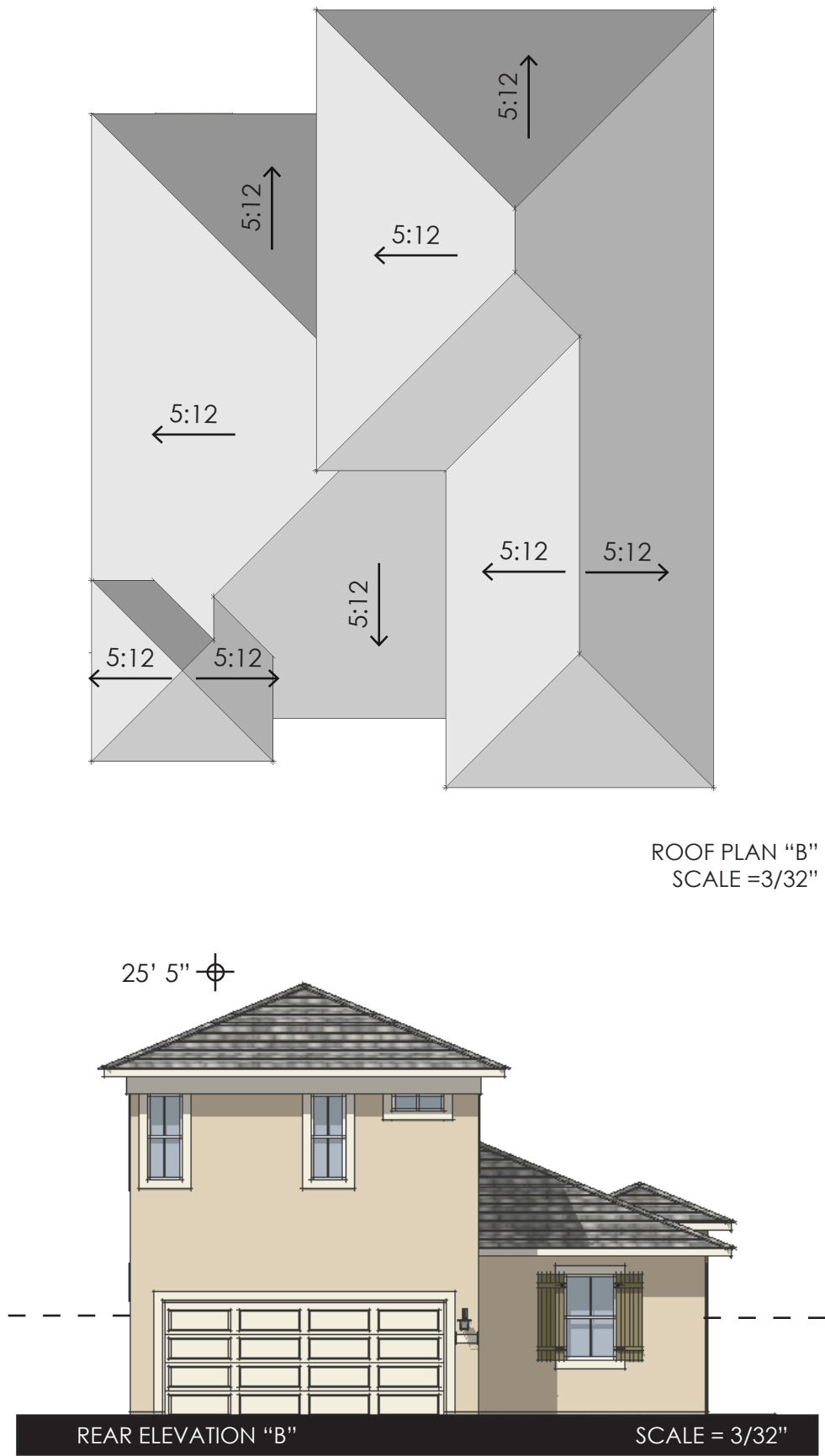
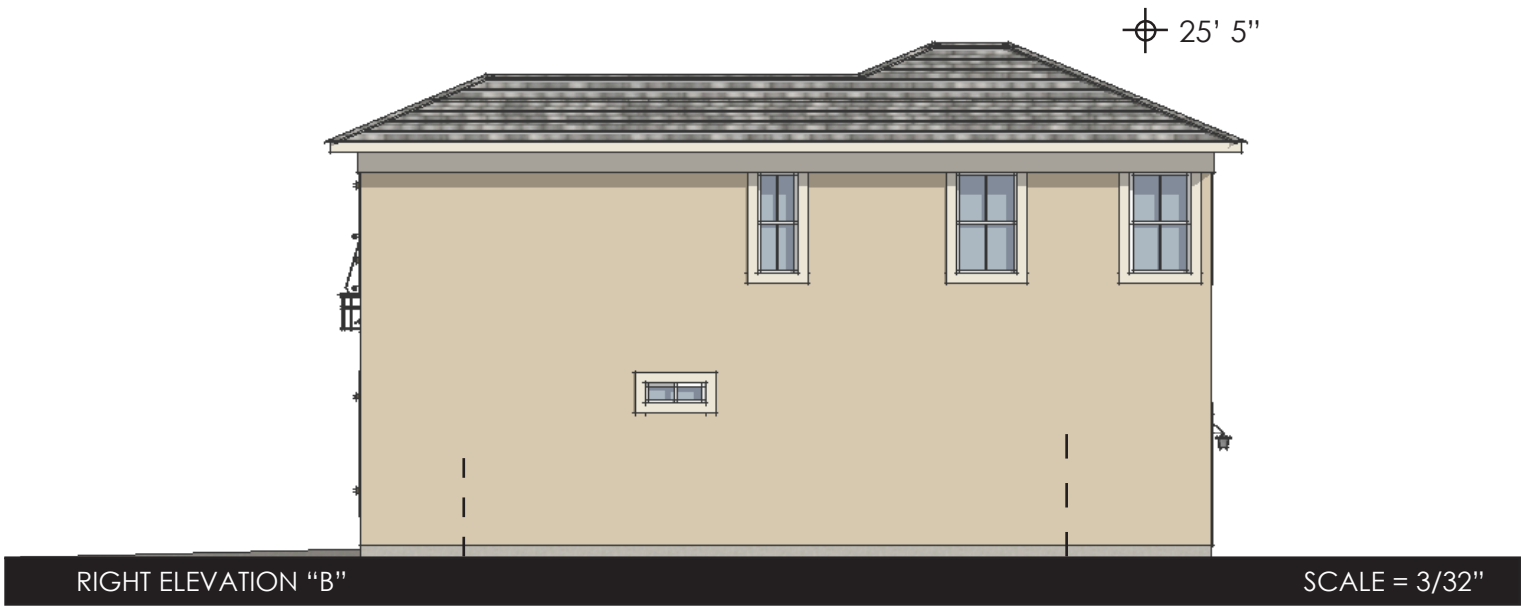
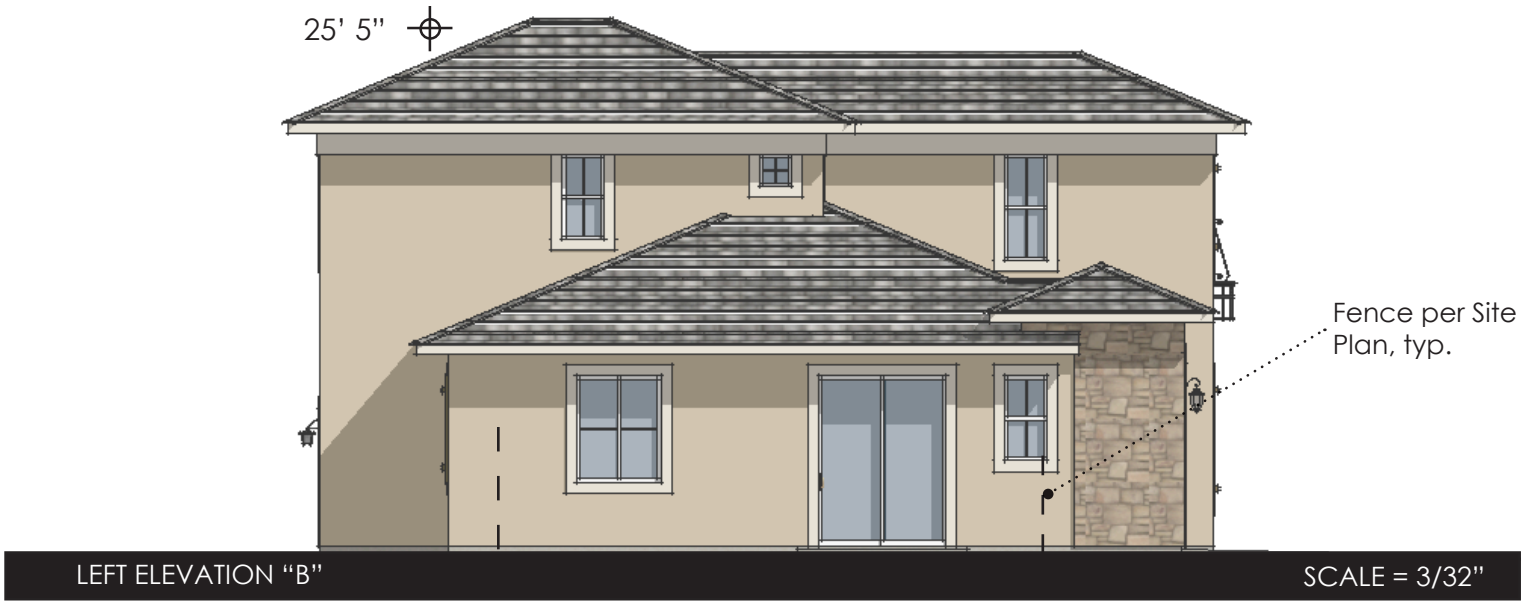


PLAN 1 - ELEVATION 'B' MANOR



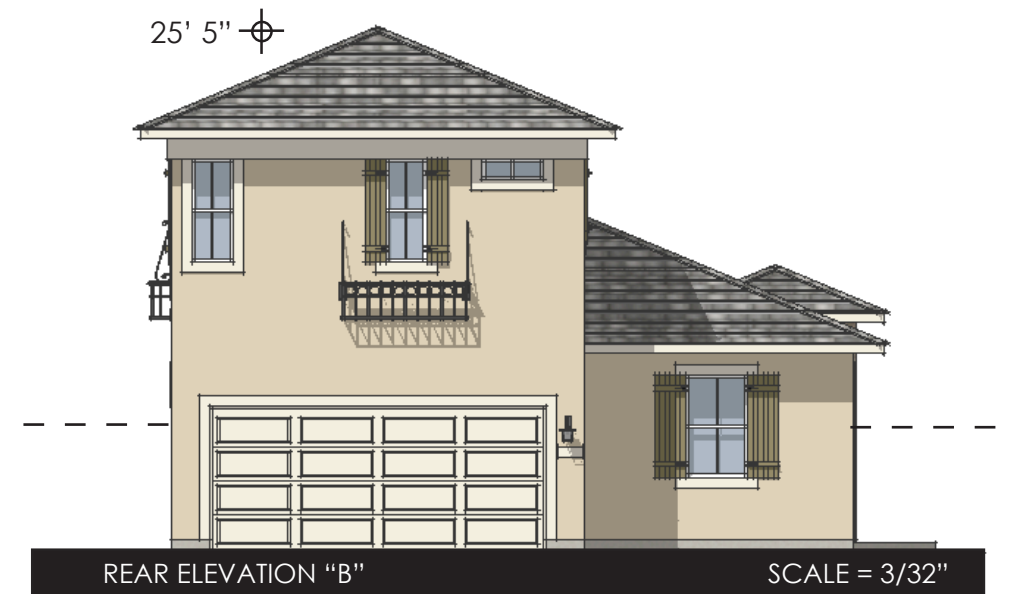
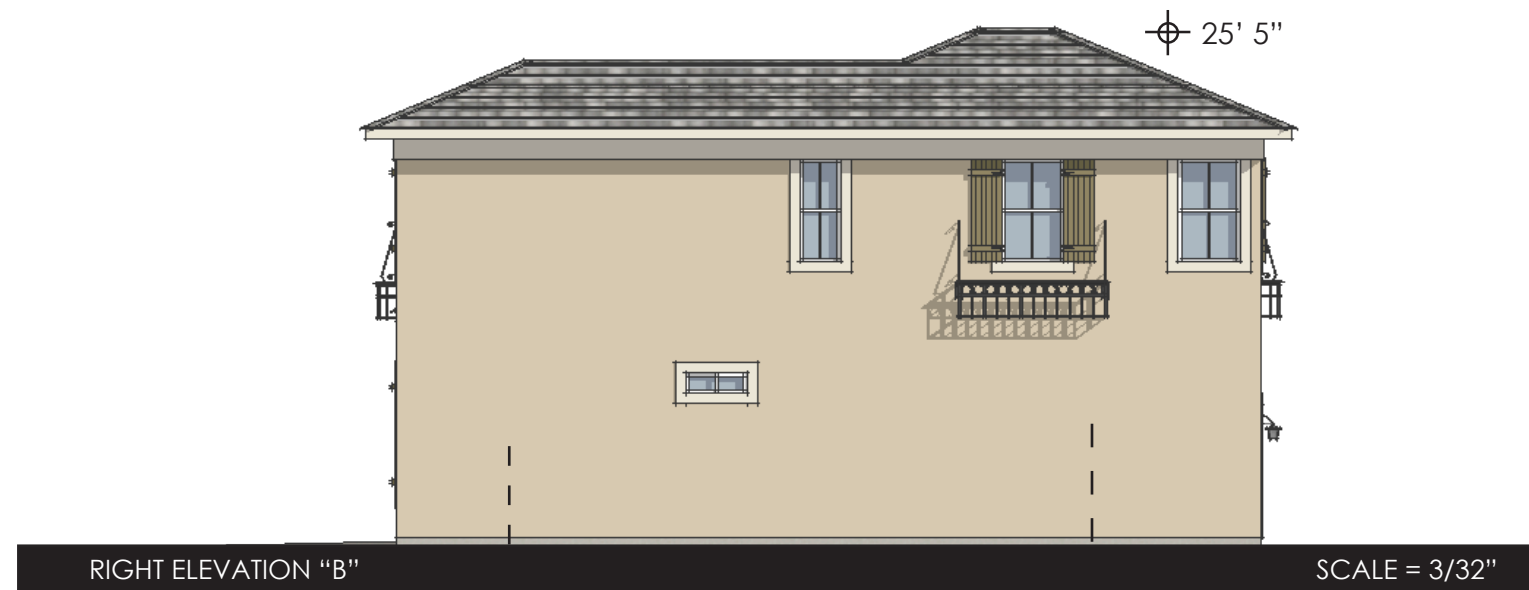
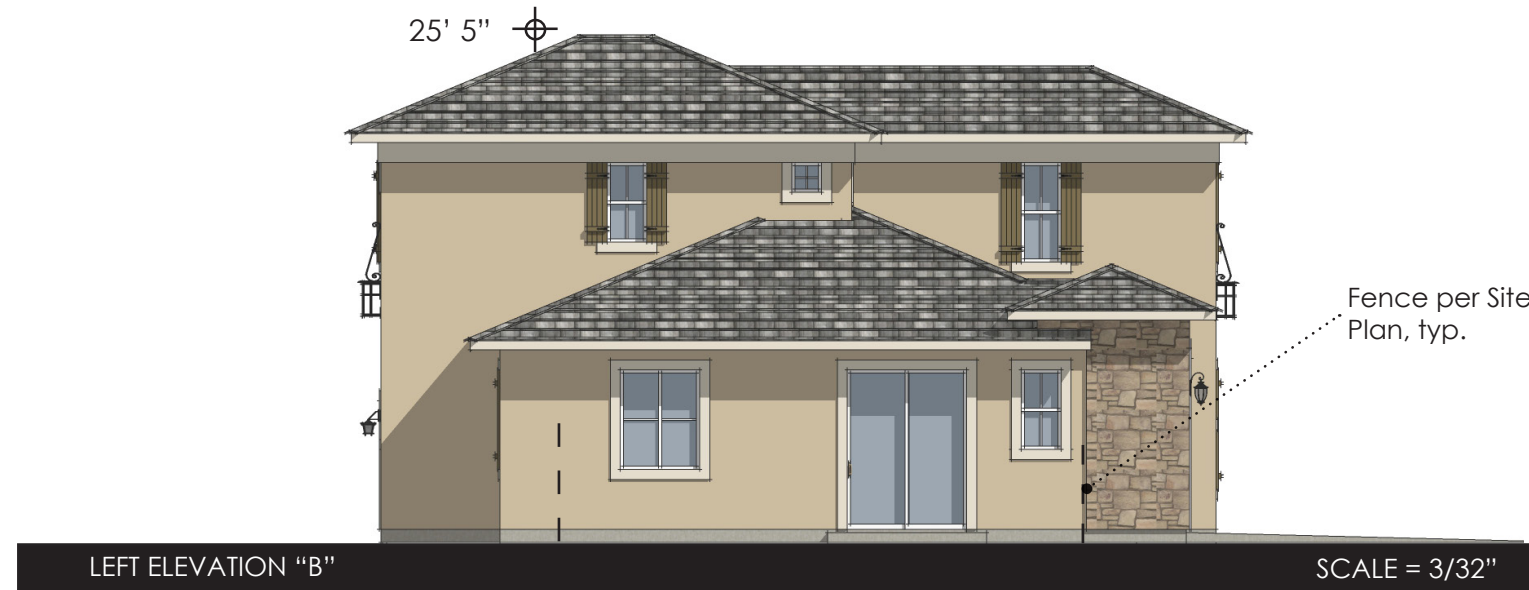
Manor - Color Scheme 1

PLAN 1 - ELEVATION 'B' SIDES & REAR



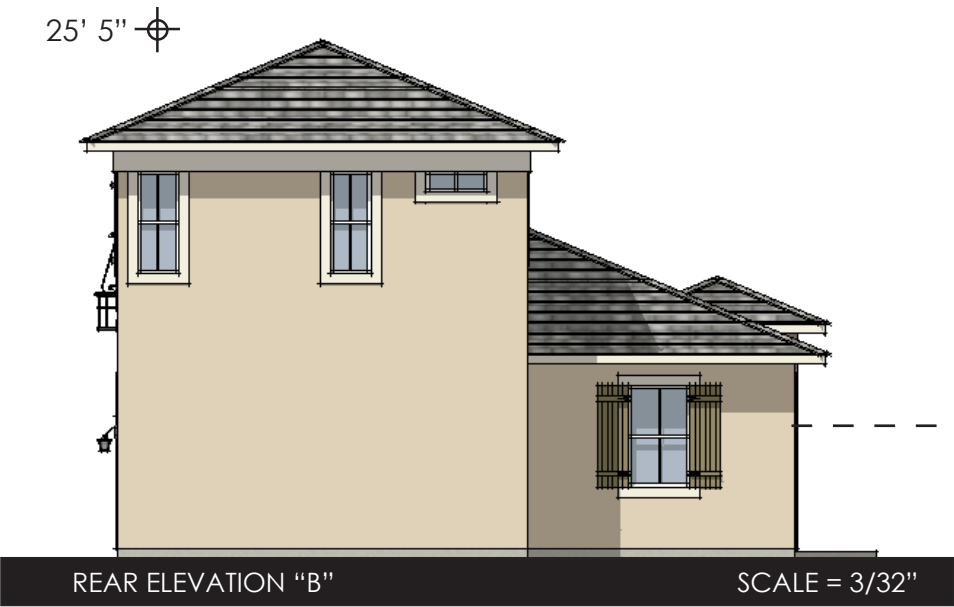
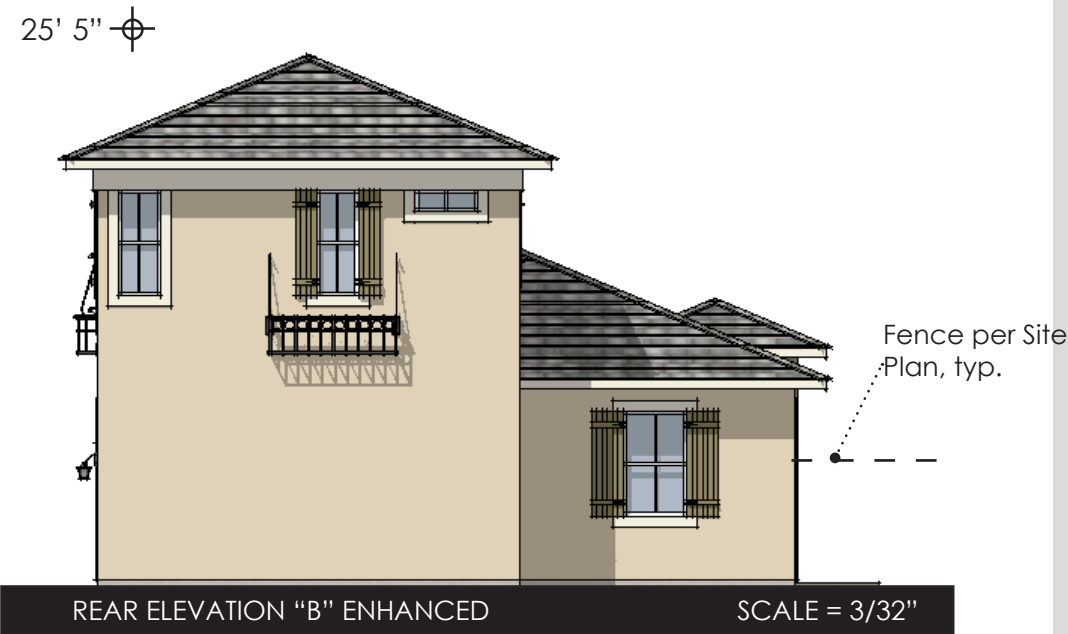
PLAN 1 - ELEVATION 'B' ENHANCEMENTS

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



PLAN 1 - ELEVATION 'B' SIDE LOAD GARAGE OPTION

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR

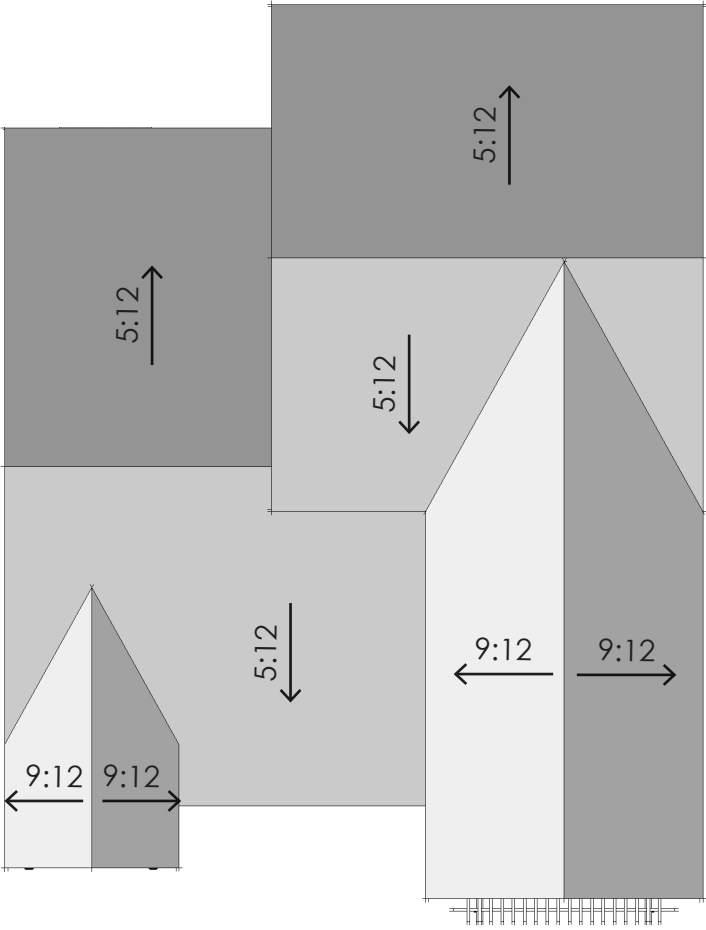
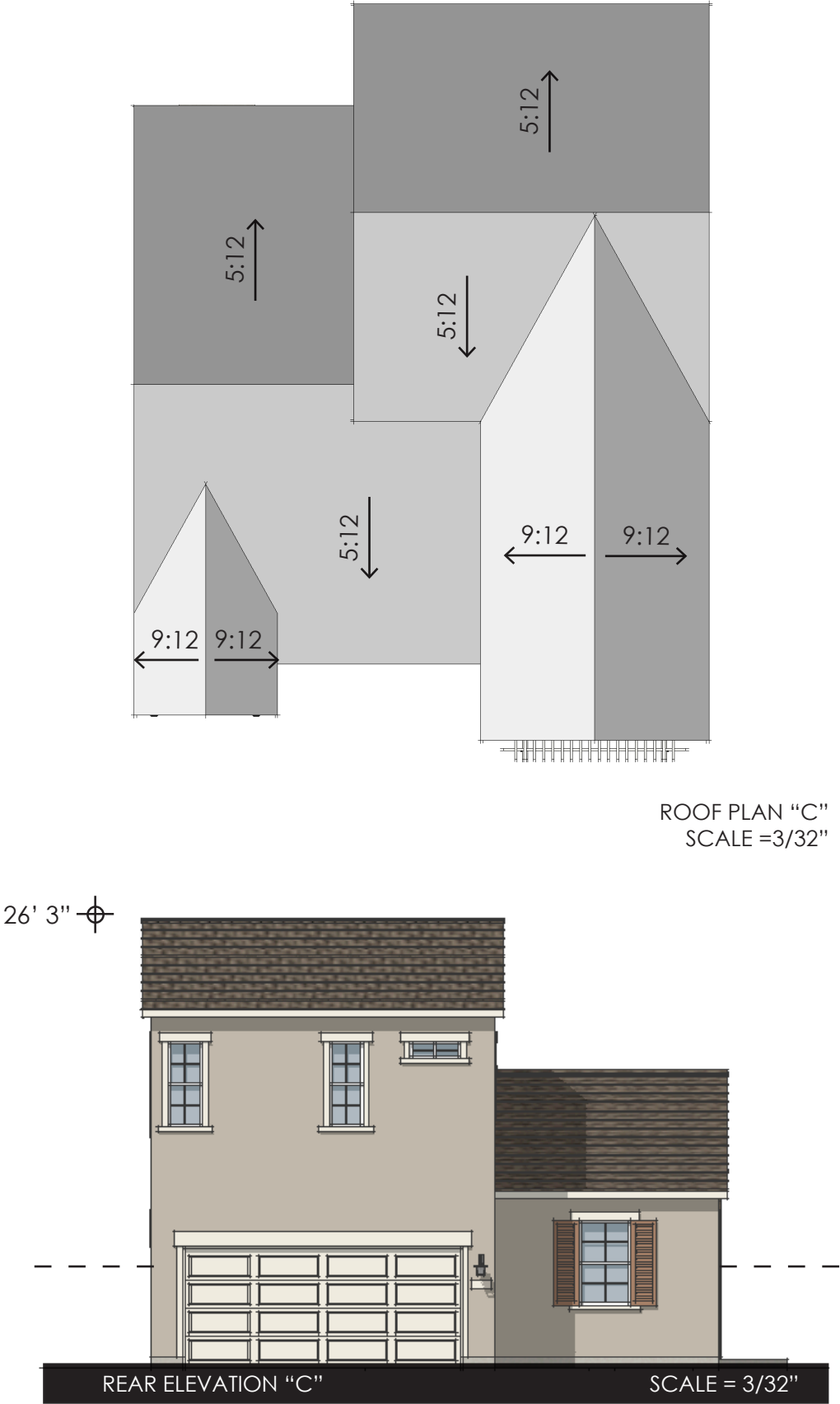
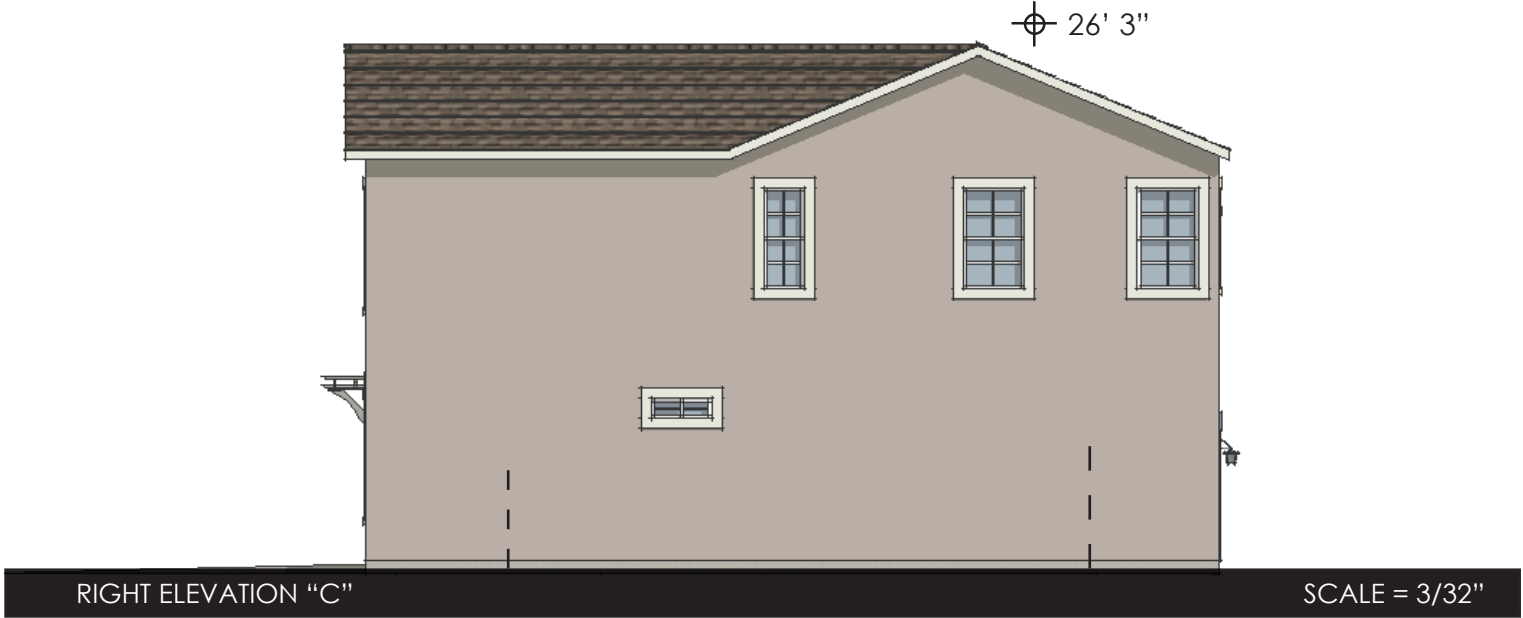
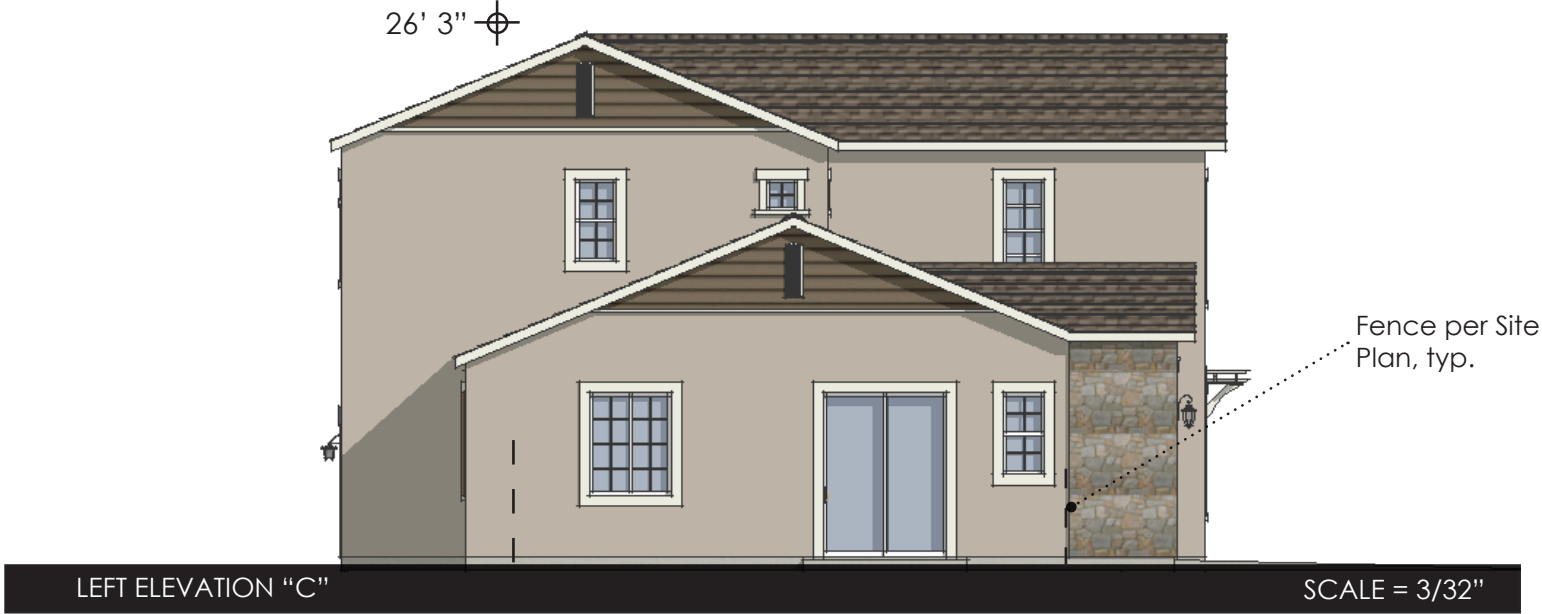


PLAN 1 - ELEVATION 'C' FRENCH ECLECTIC



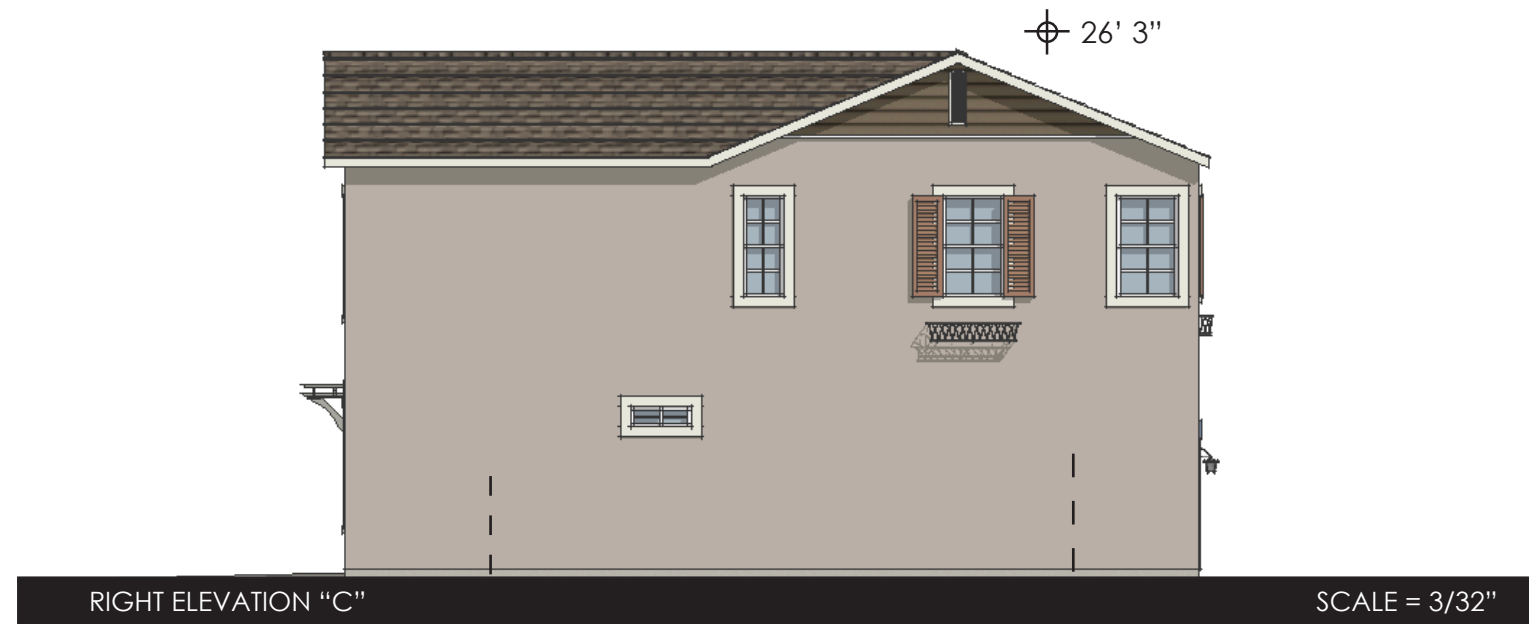
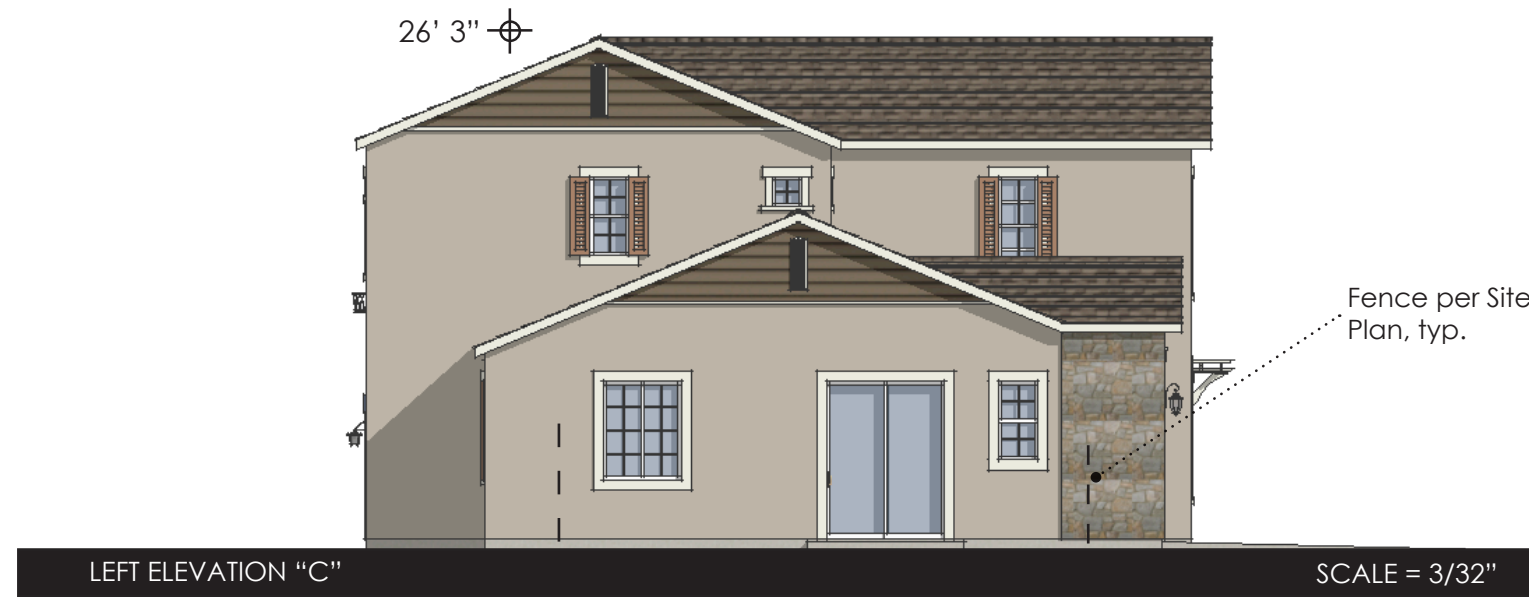
French Eclectic - Color Scheme 2

PLAN 1 - ELEVATION 'C' SIDES & REAR



PLAN 1 - ELEVATION 'C' ENHANCEMENTS

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



PLAN 1 - ELEVATION 'C' SIDE LOAD GARAGE OPTION

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



RIGHT ELEVATION "C"

SCALE = 3/32"



REAR ELEVATION "C" ENHANCED

SCALE = 3/32"

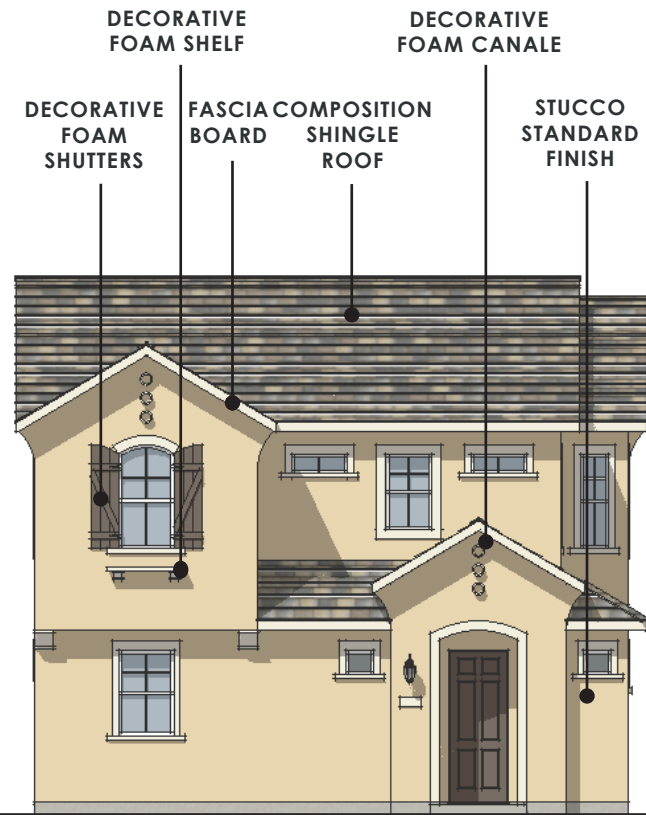


REAR ELEVATION "C"

SCALE = 3/32"

PLAN 2 - ALL ELEVATION STYLES

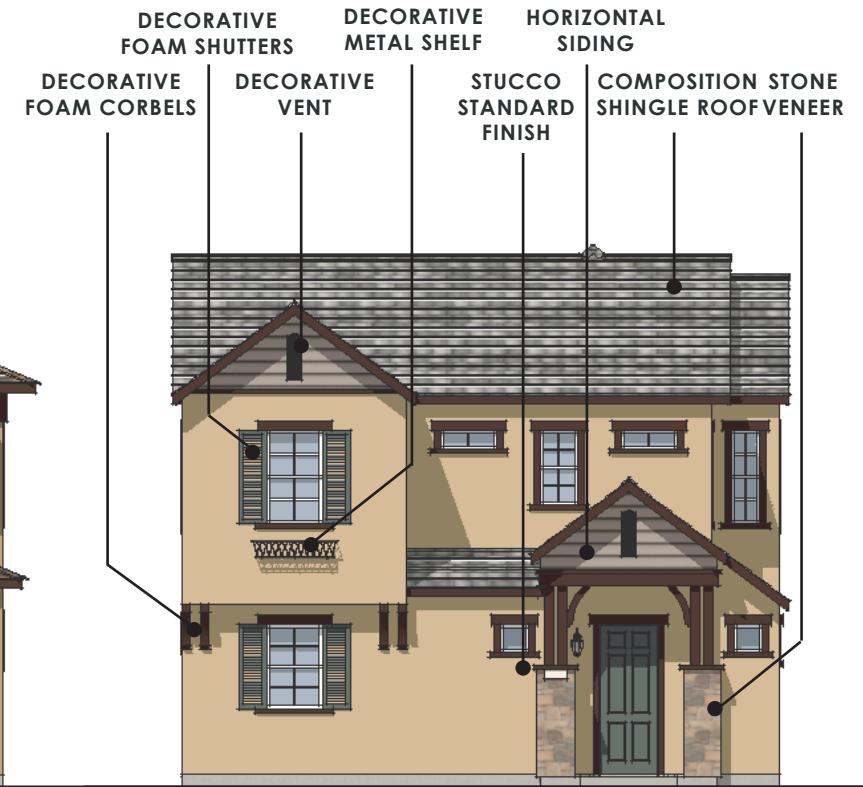
* REFER TO COLOR PALETTE SHEETS STANDARD FINISHES AND MATERIALS



ELEVATION "A" FRONT

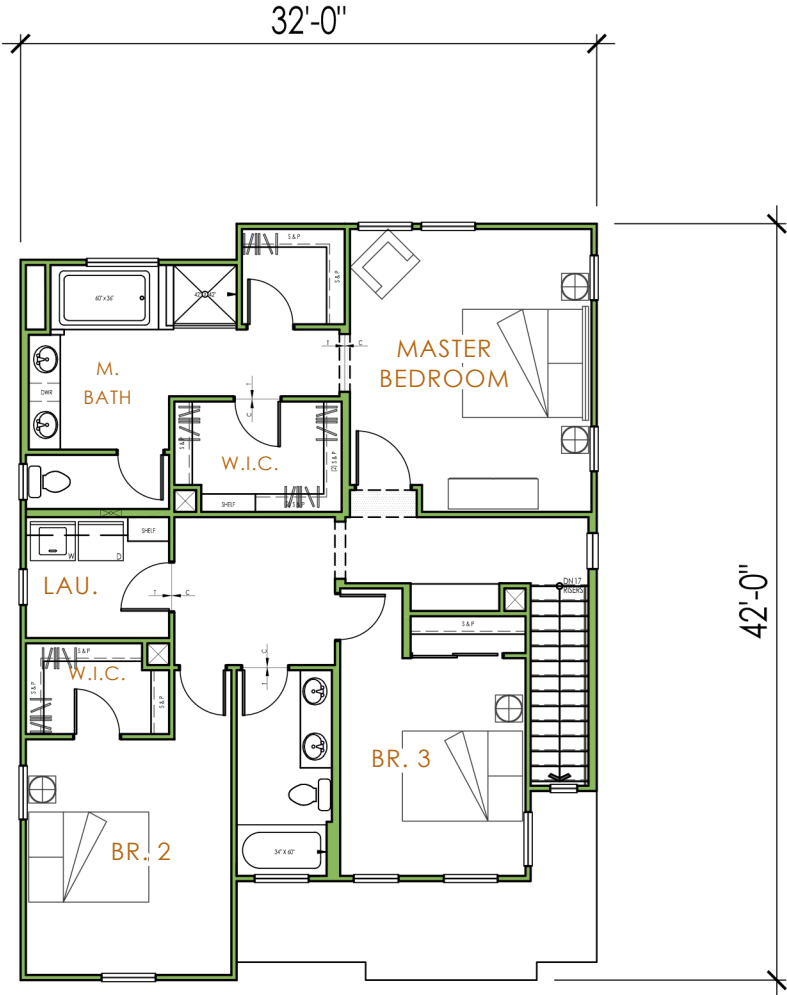


ELEVATION "B" FRONT



ELEVATION "C" FRONT

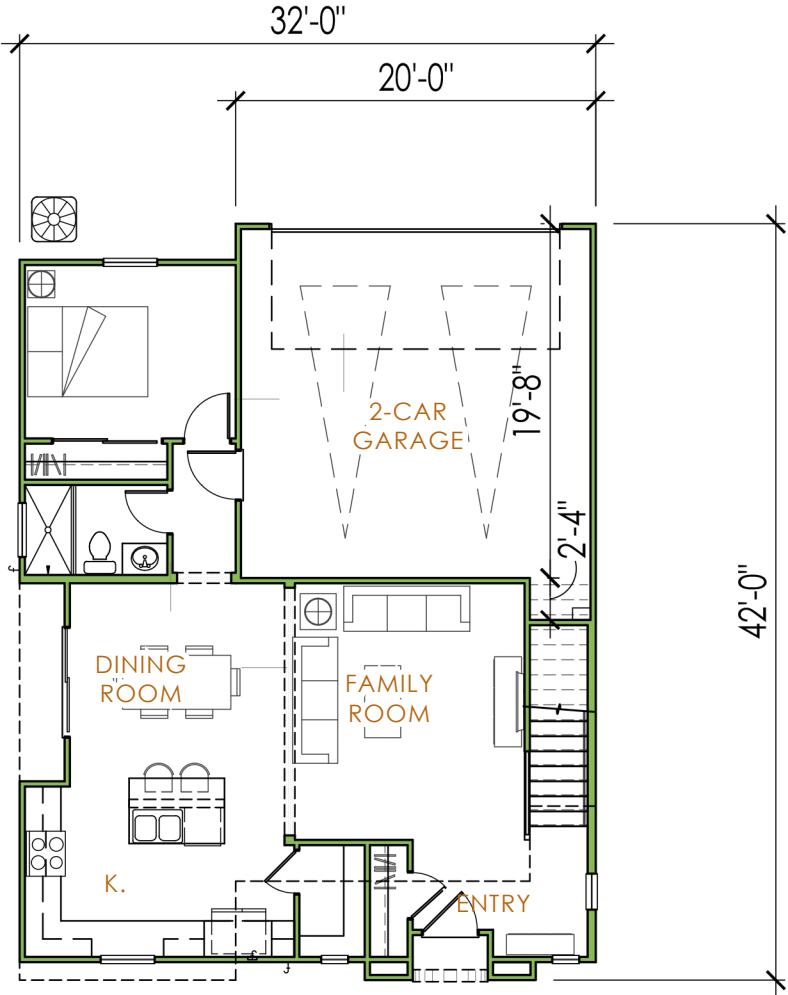
PLAN 2 - FLOOR PLAN 2,013 SF



UPPER FLOOR

ELEVATION "A" SHOWN

SCALE: 3/32"=1'-0"



MAIN FLOOR

ELEVATION "A" SHOWN

SCALE: 3/32"=1'-0"

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	863 SQ. FT.
SECOND FLOOR LIVING:	1149.7 SQ. FT.
TOTAL LIVING AREA:	2013 SQ. FT.
OTHER AREAS:	
GARAGE:	397 SQ. FT.
COVERED ENTRY PORCH:	10 SQ. FT.
COVERED SIDE PATIO:	28 SQ. FT.

PARKSIDE 3

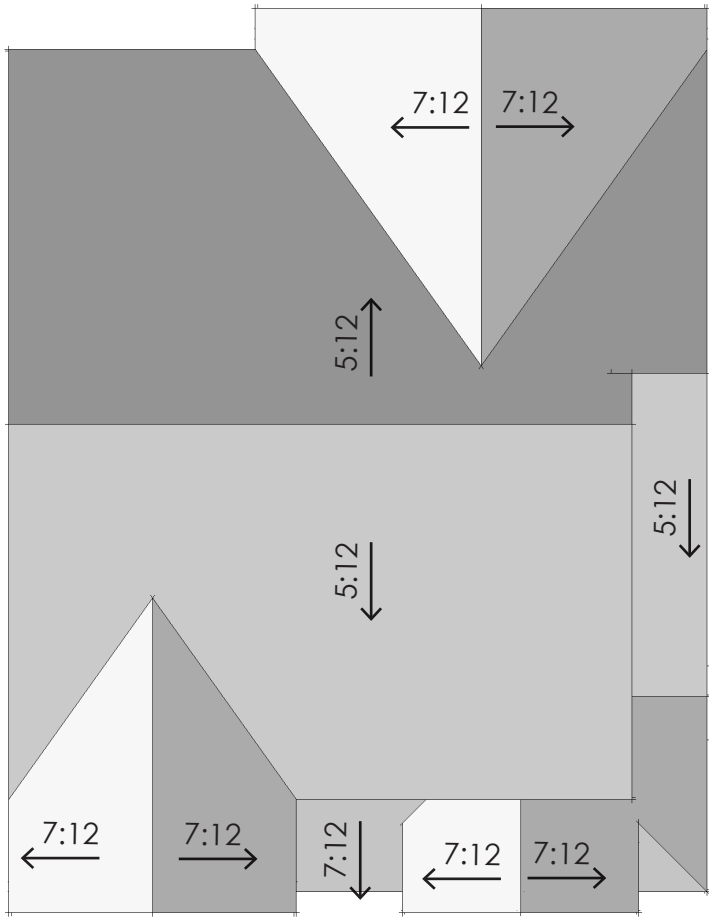
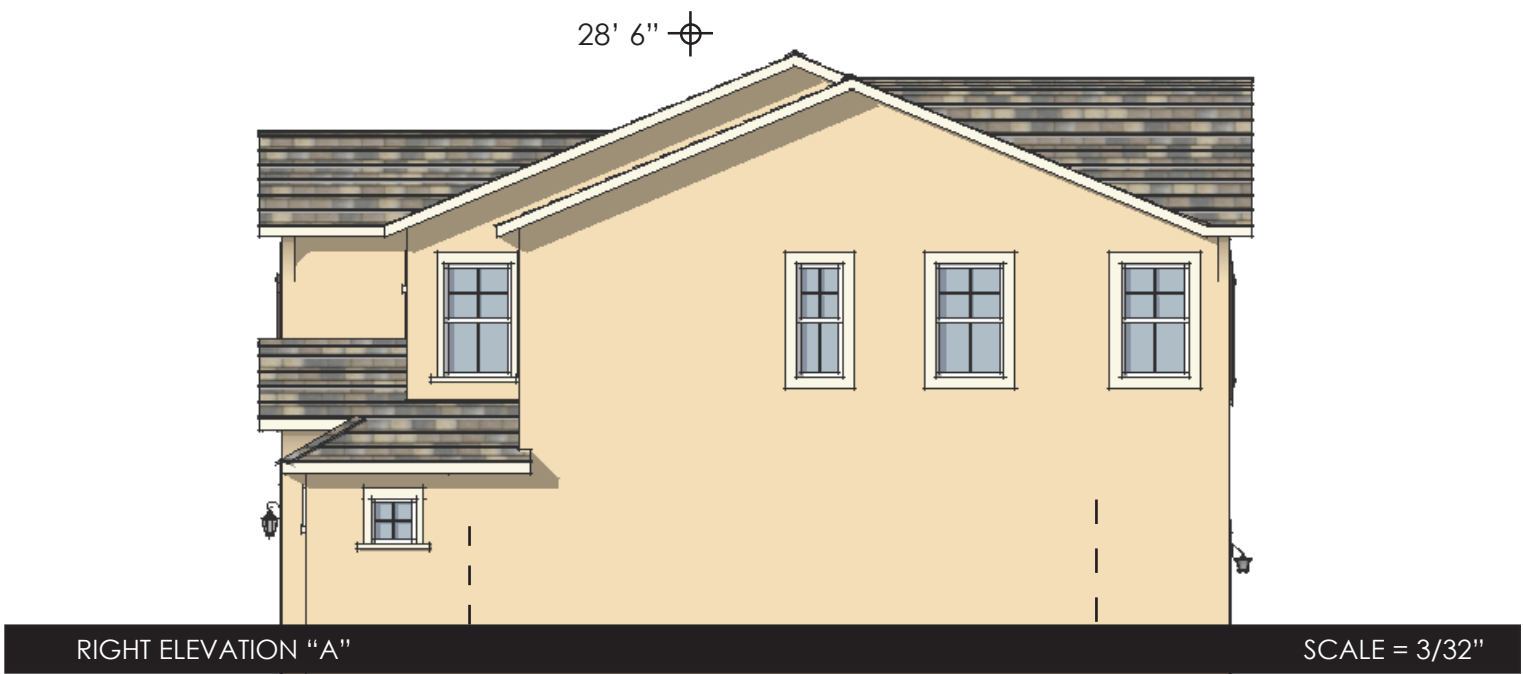
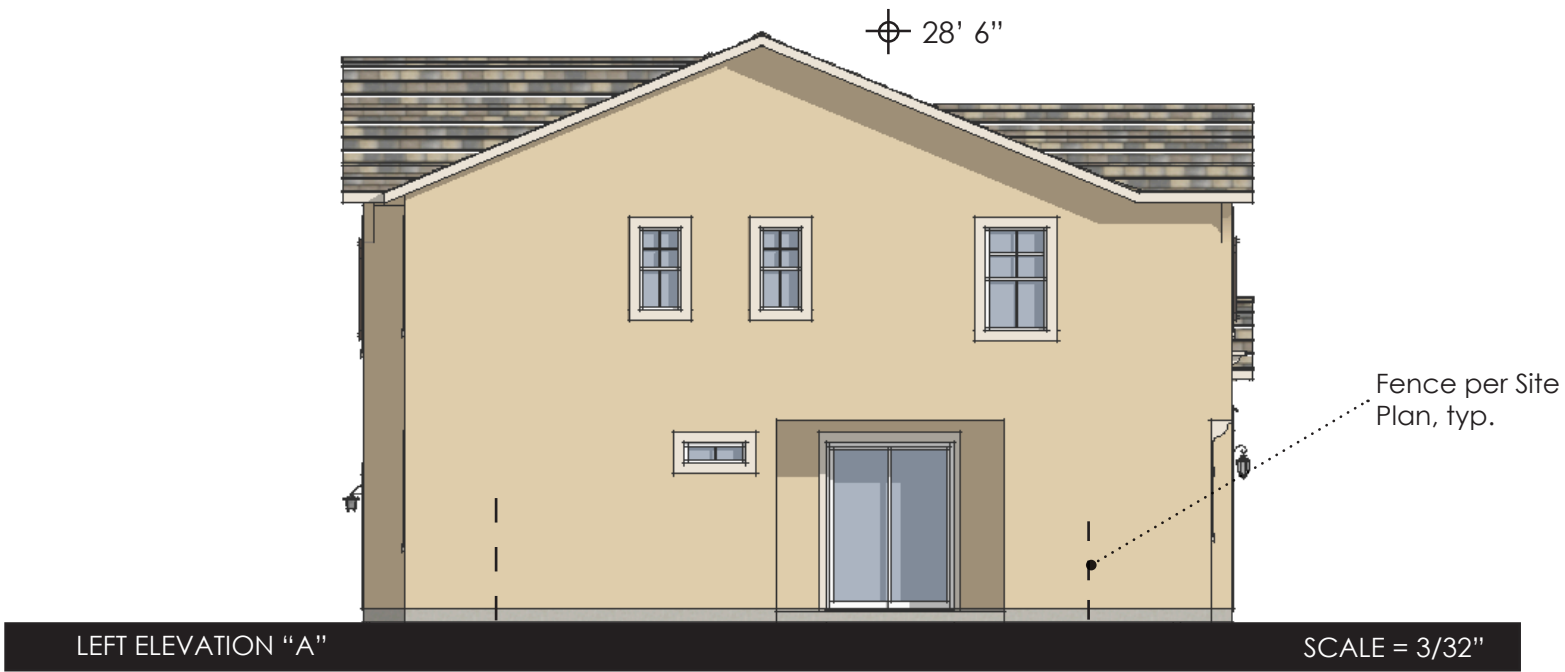
City of Woodland, California

PLAN 2 - ELEVATION 'A' COTTAGE

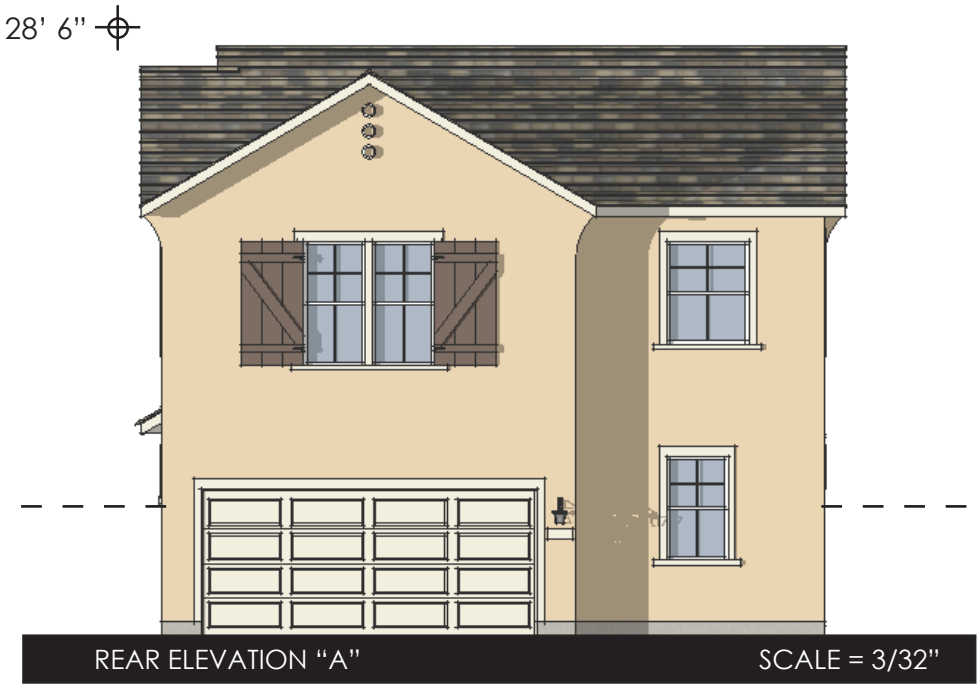


Cottage - Color Scheme 5

PLAN 2 - ELEVATION 'A' SIDES & REAR

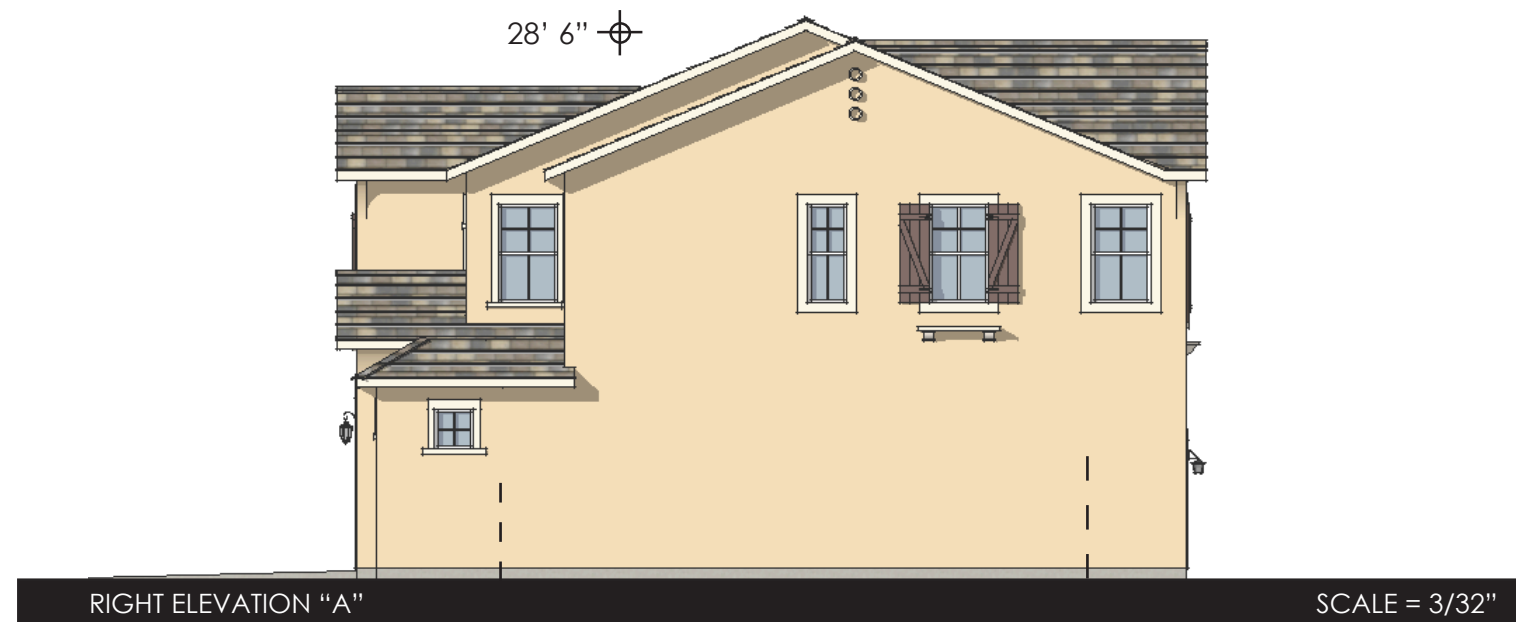
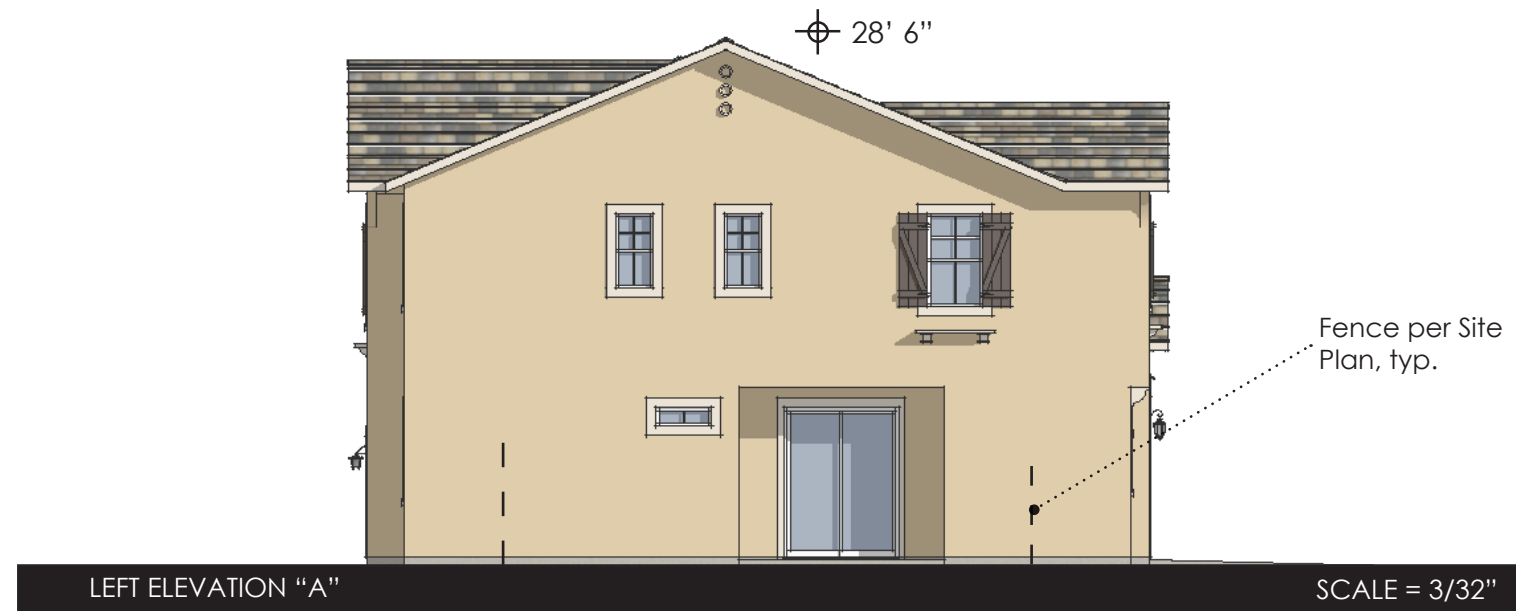


ROOF PLAN "A"
SCALE = 3/32"



PLAN 2 - ELEVATION 'A' ENHANCEMENTS

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



PLAN 2 - ELEVATION 'A' SIDE LOAD GARAGE OPTION

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR

28' 6" 

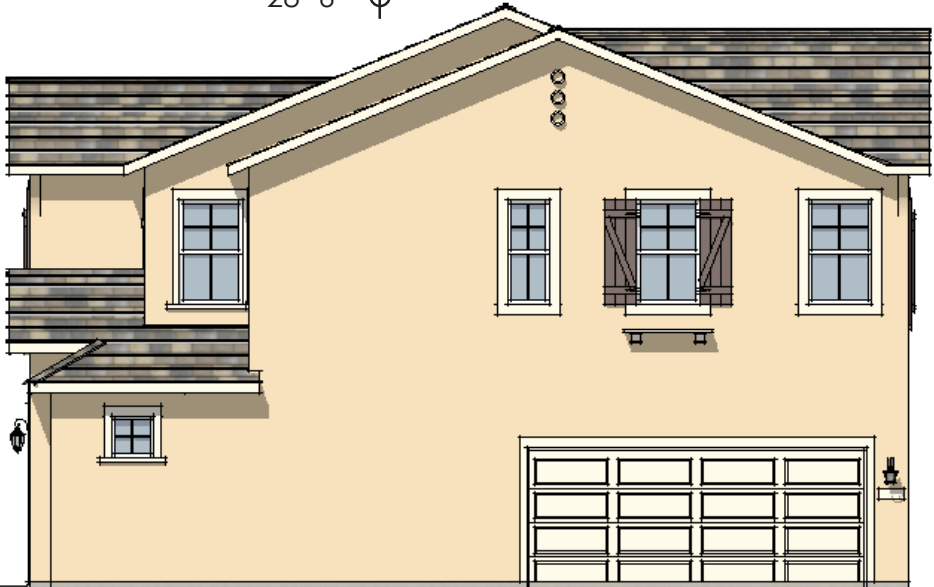


Fence per Site Plan, typ.

REAR ELEVATION "A" ENHANCED

SCALE = 3/32"

28' 6" 



RIGHT ELEVATION "A"

SCALE = 3/32"

28' 6" 



REAR ELEVATION "A"

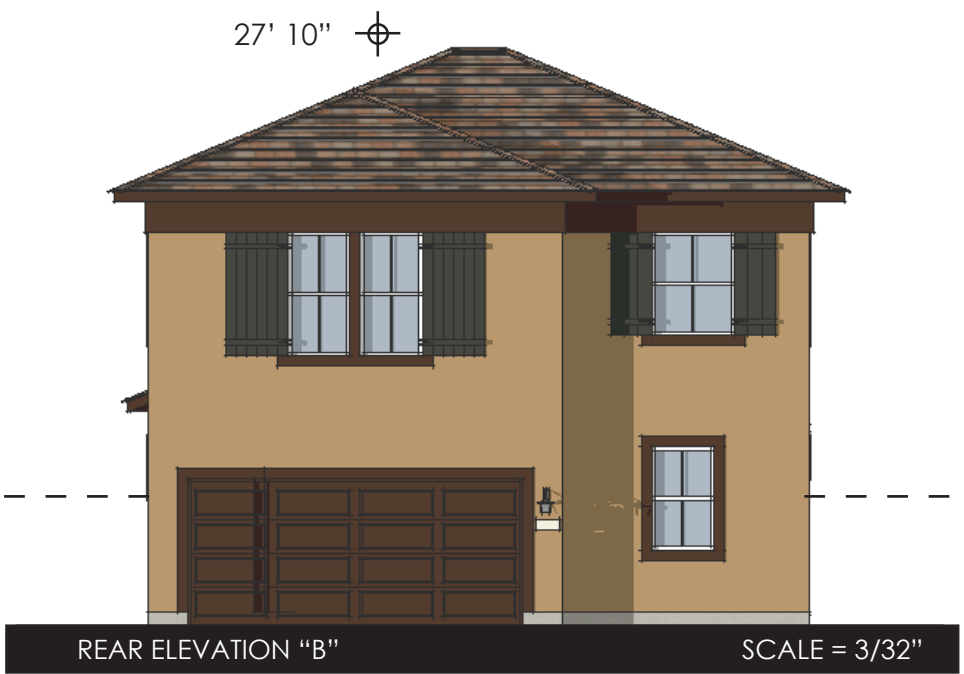
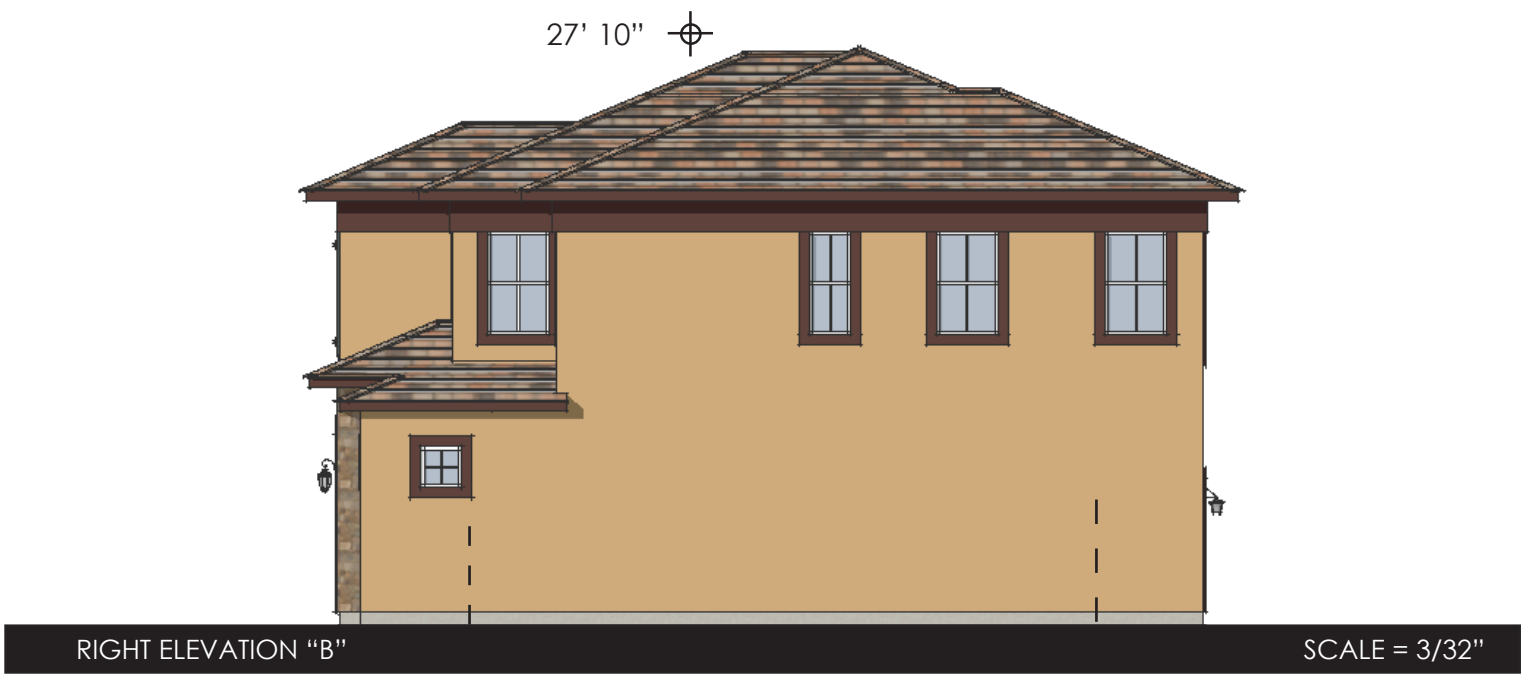
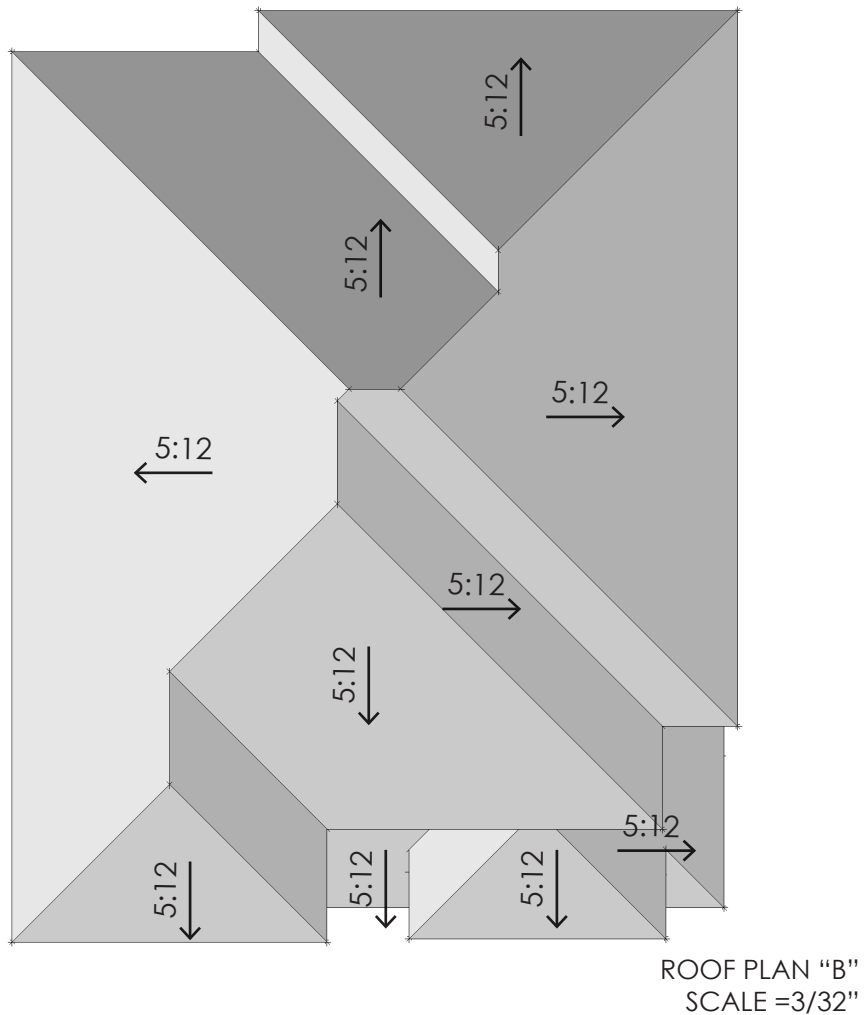
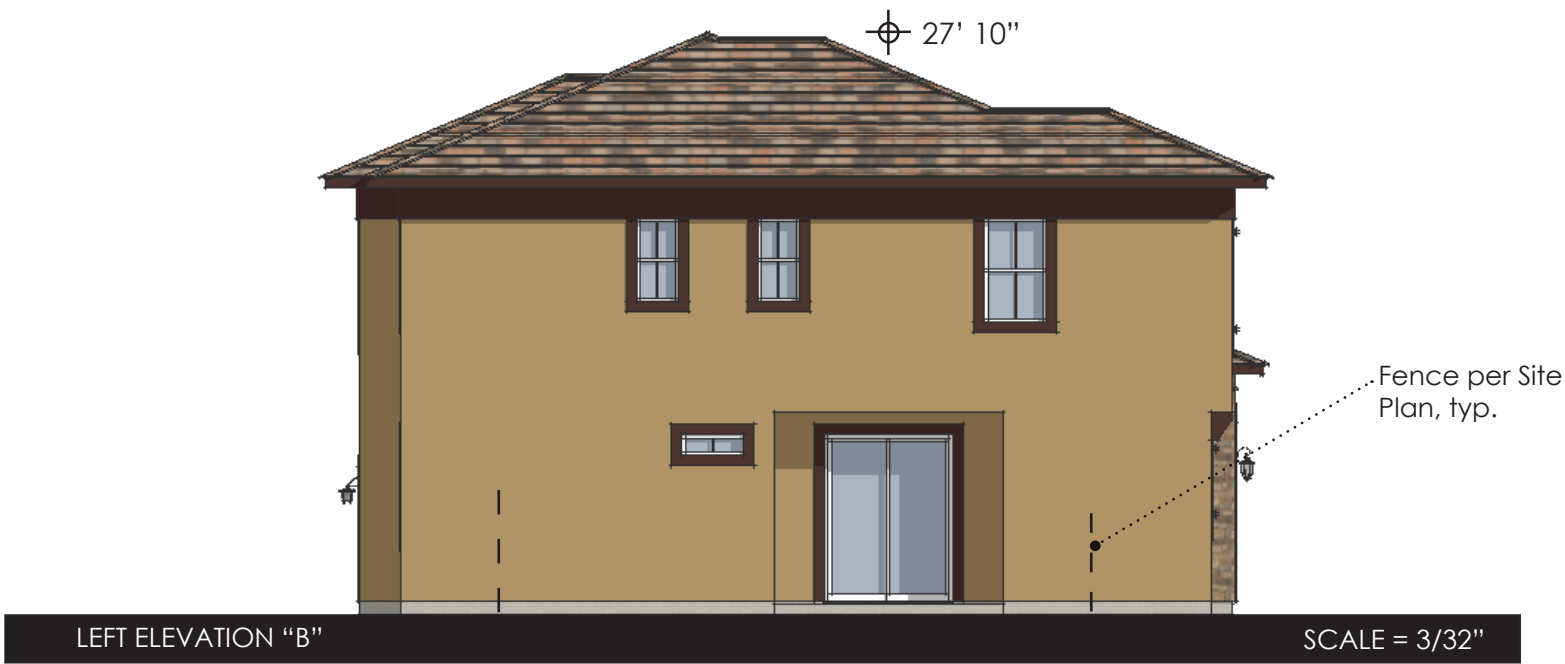
SCALE = 3/32"

PLAN 2 - ELEVATION 'B' MANOR



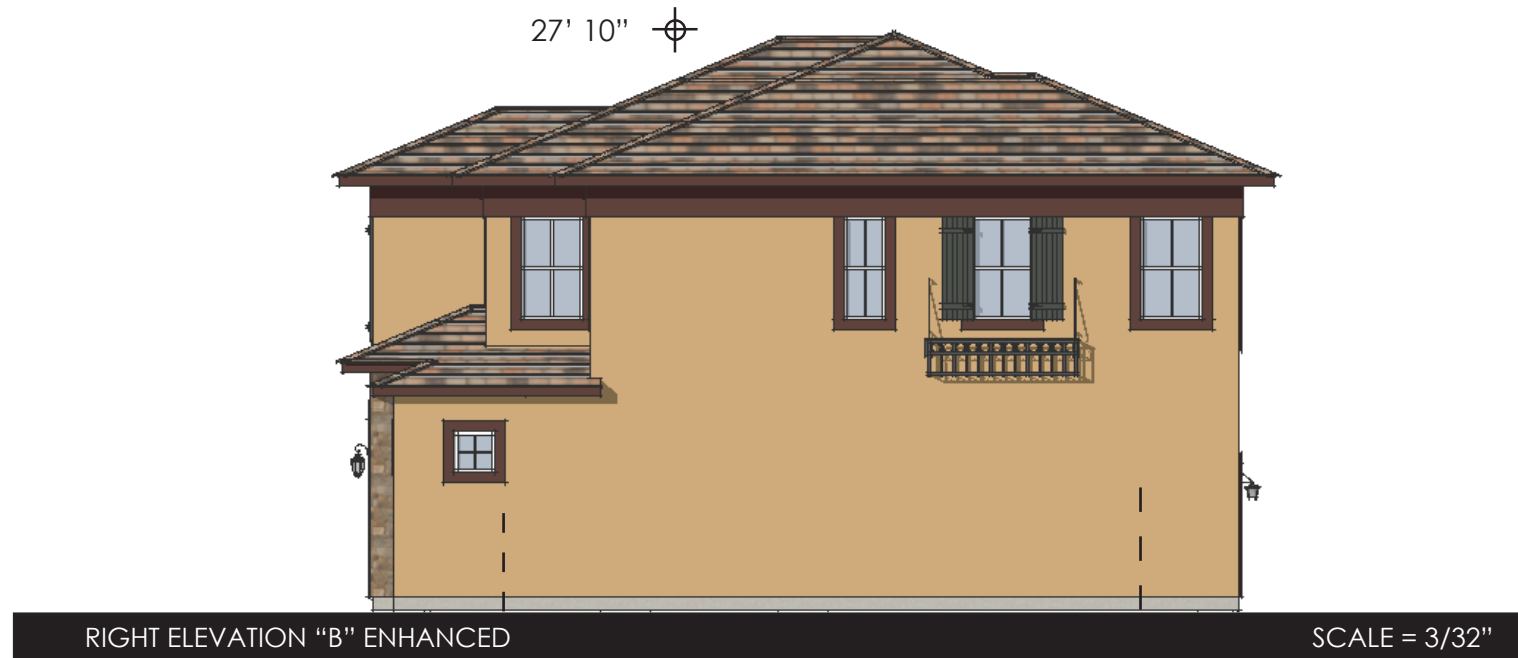
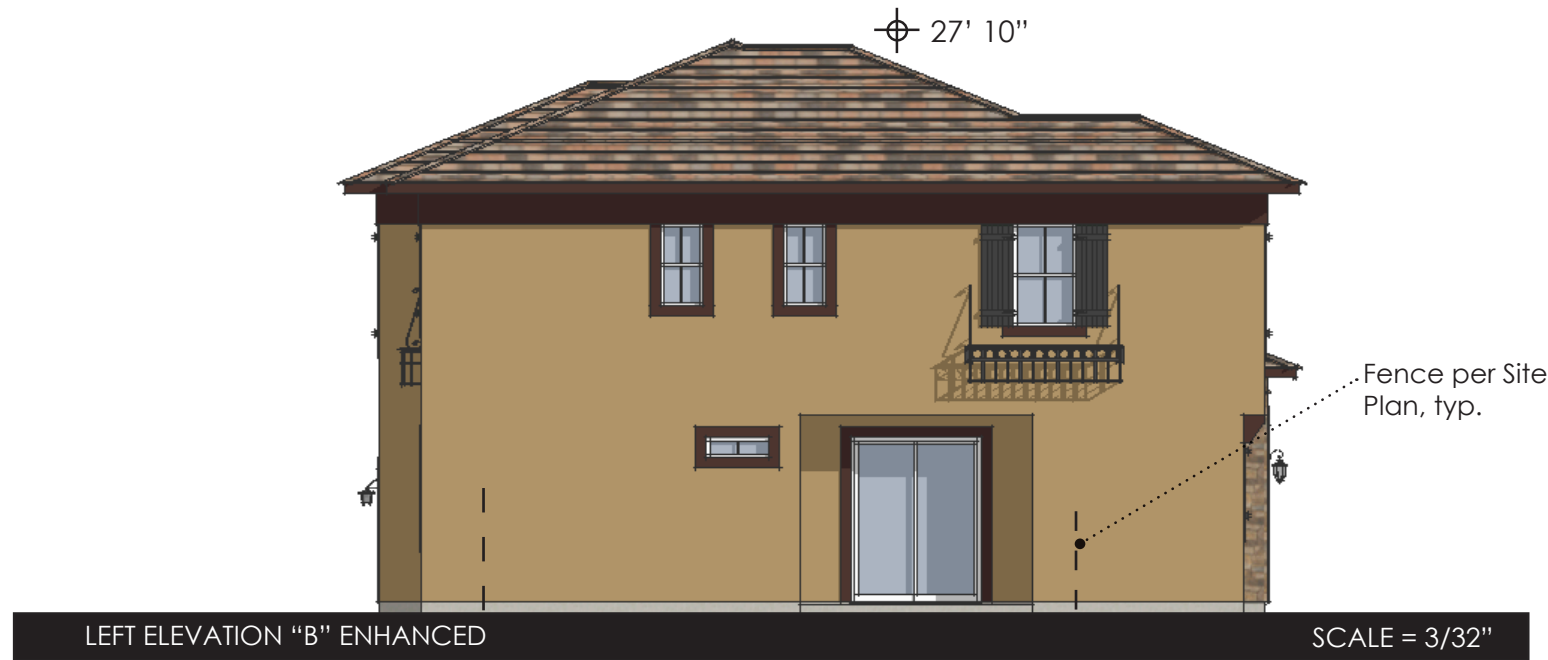
Manor - Color Scheme 6

PLAN 2 - ELEVATION 'B' SIDES & REAR



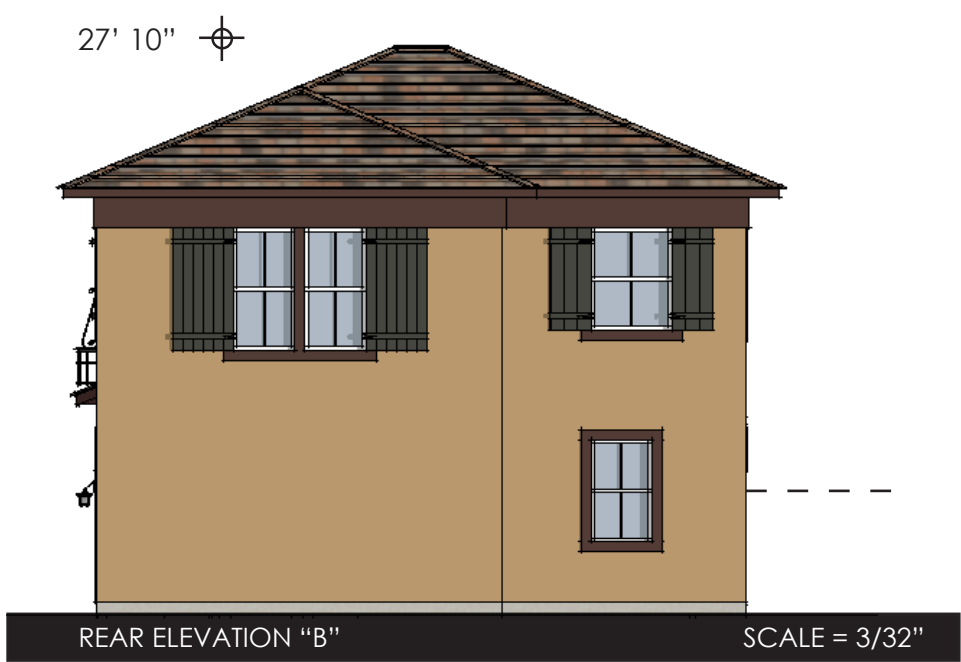
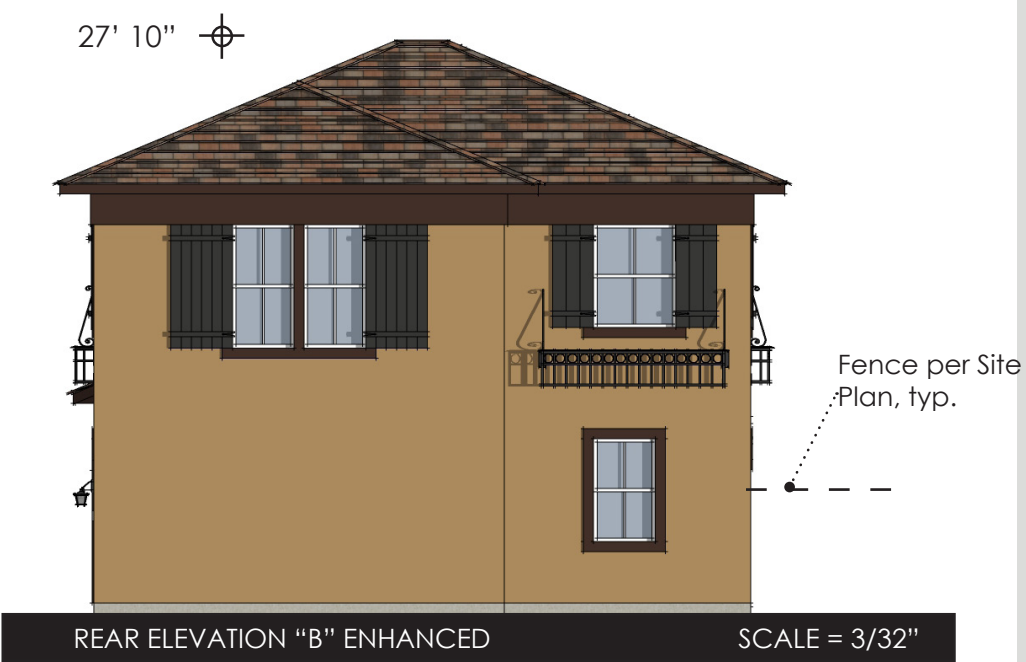
PLAN 2 - ELEVATION 'B' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



PLAN 2 - ELEVATION 'B' SIDE LOAD GARAGE OPTION

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR

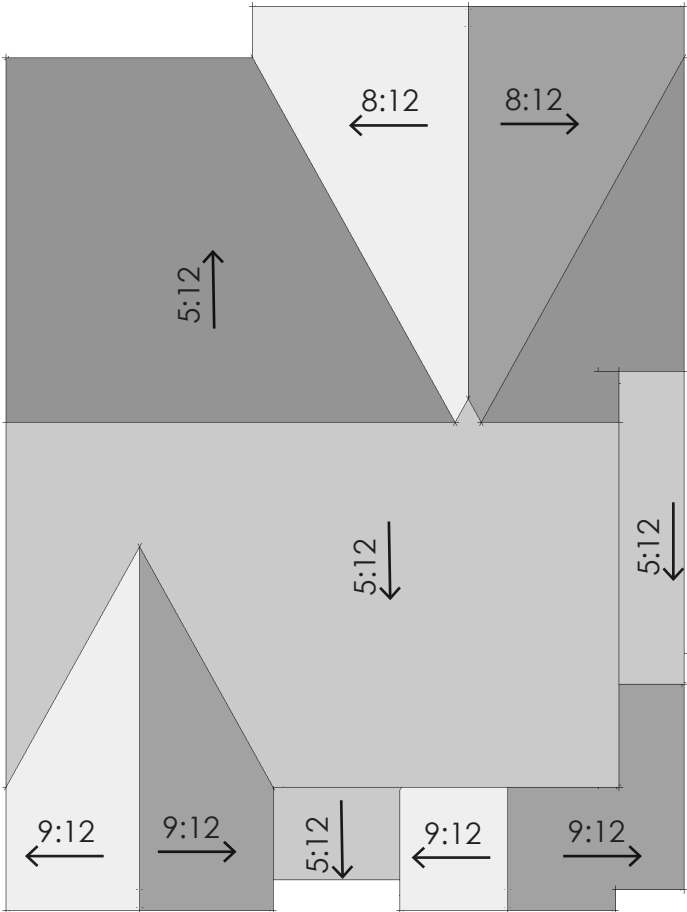
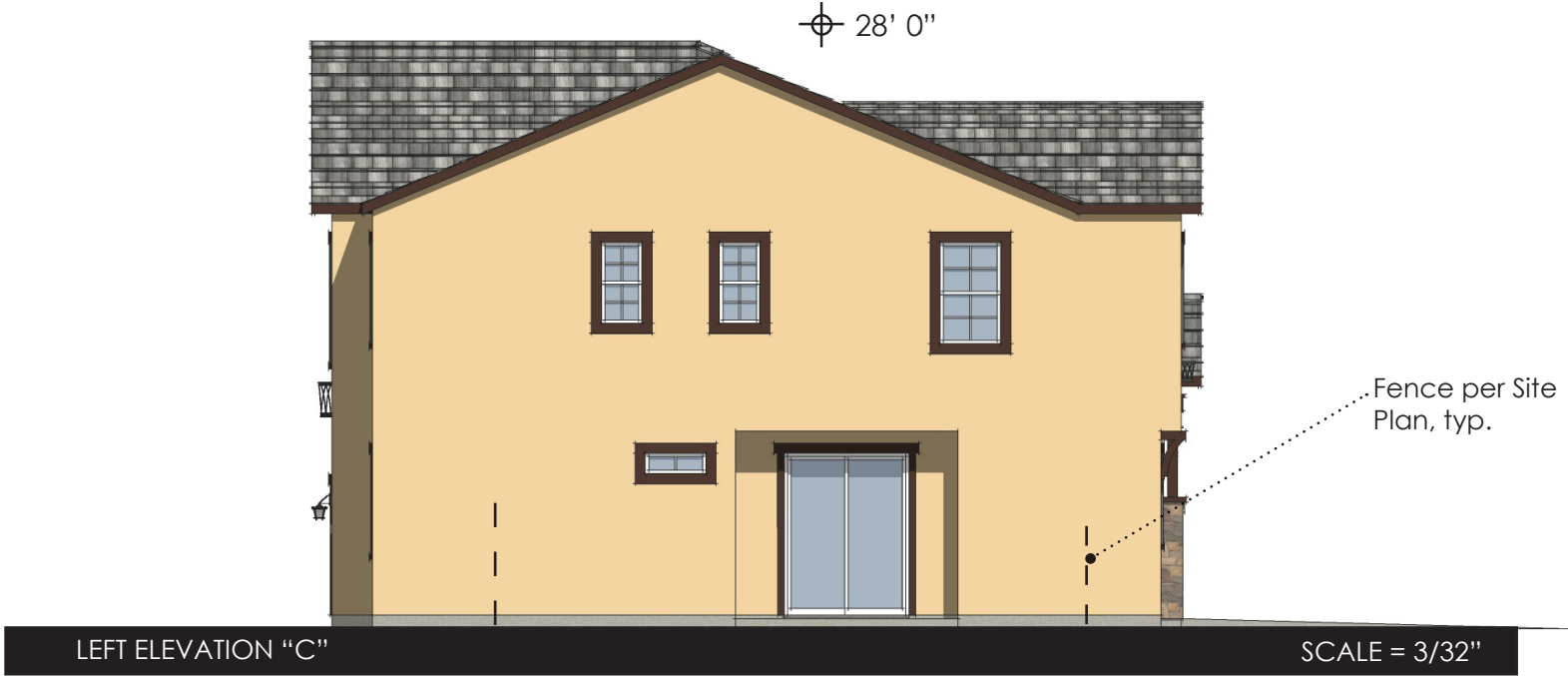


PLAN 2 - ELEVATION 'C' FRENCH ECLECTIC

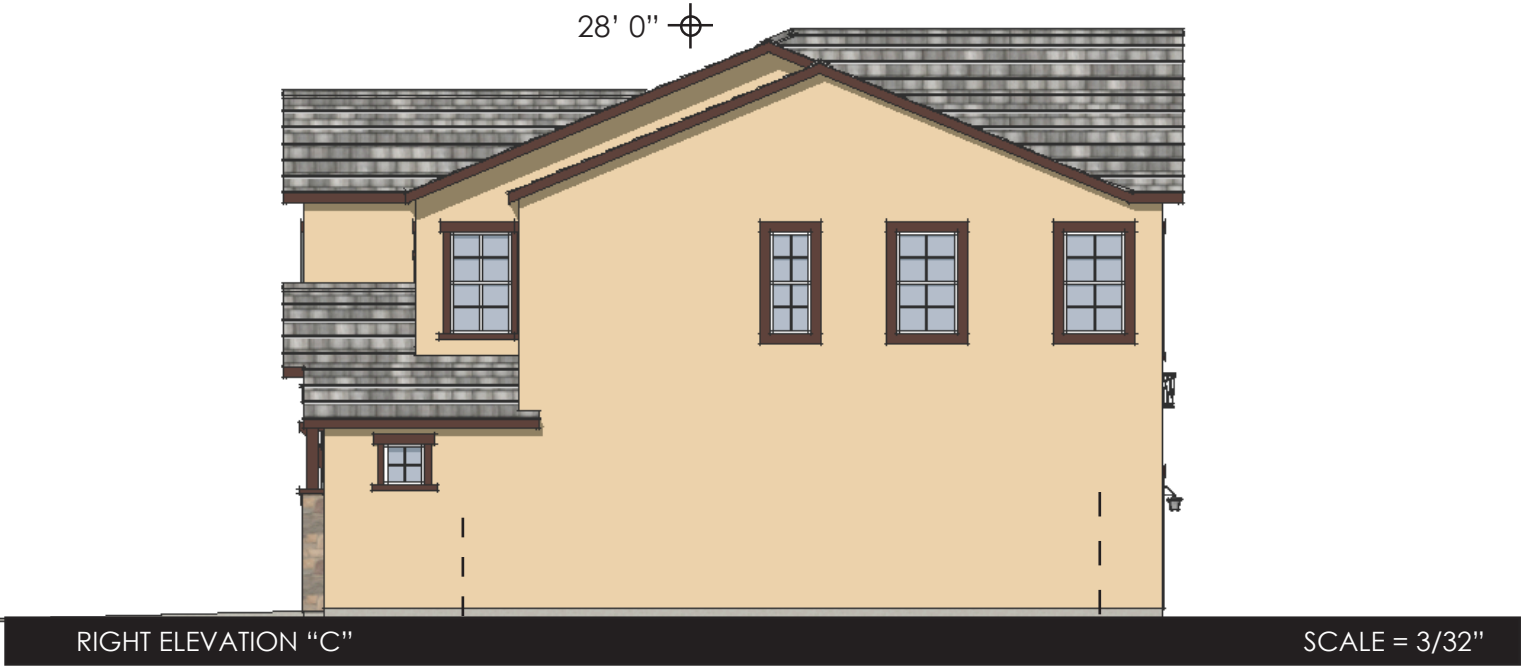


French Eclectic - Color Scheme 7

PLAN 2 - ELEVATION 'C' SIDES & REAR

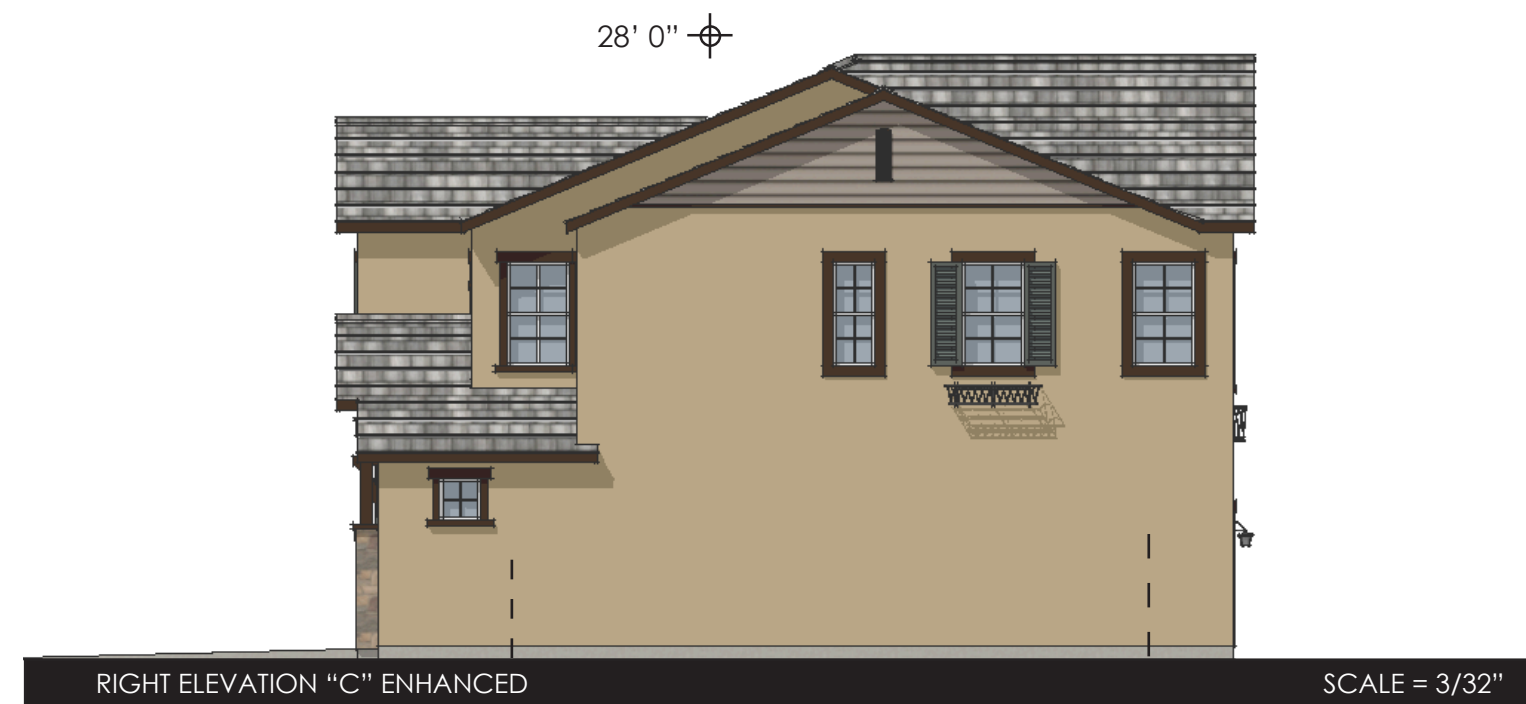
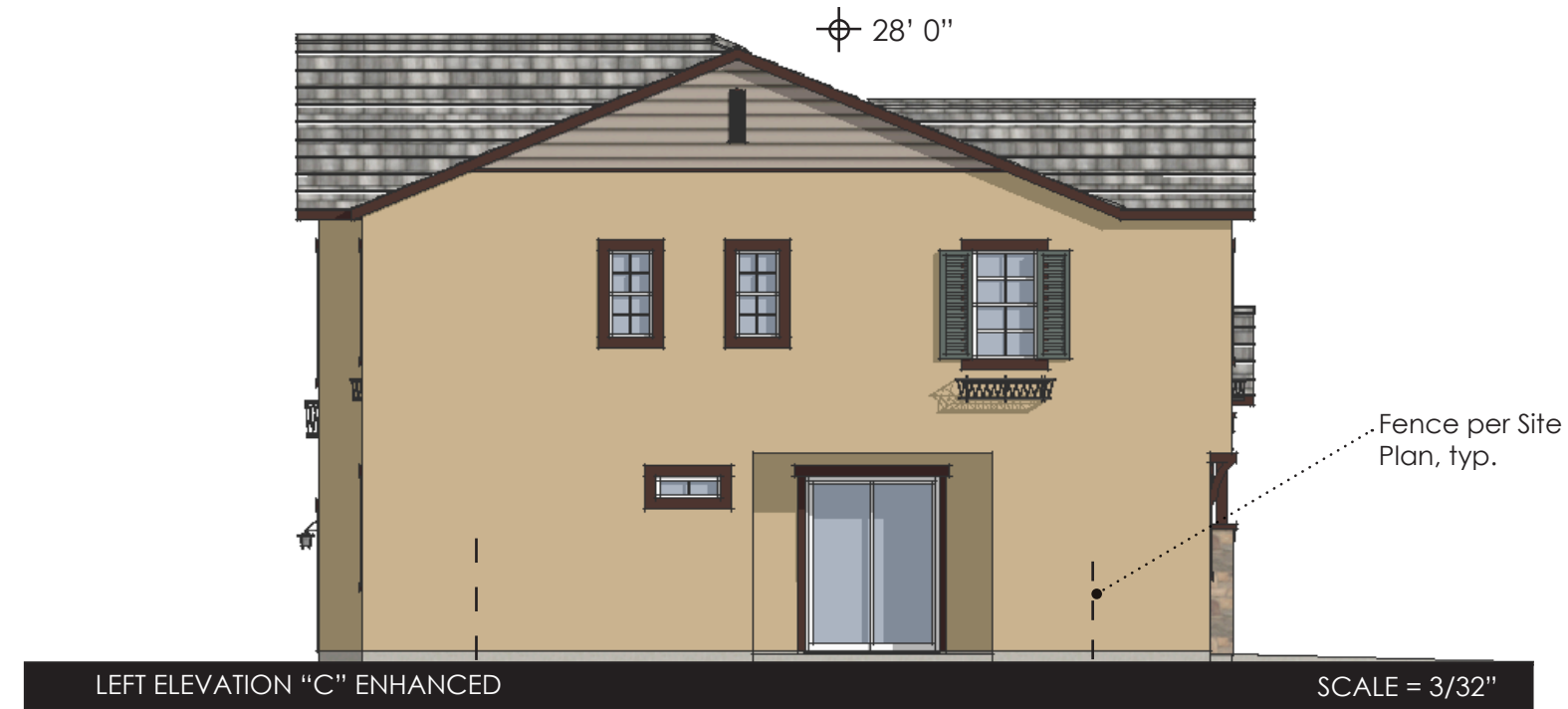


ROOF PLAN "C"
SCALE = 3/32"



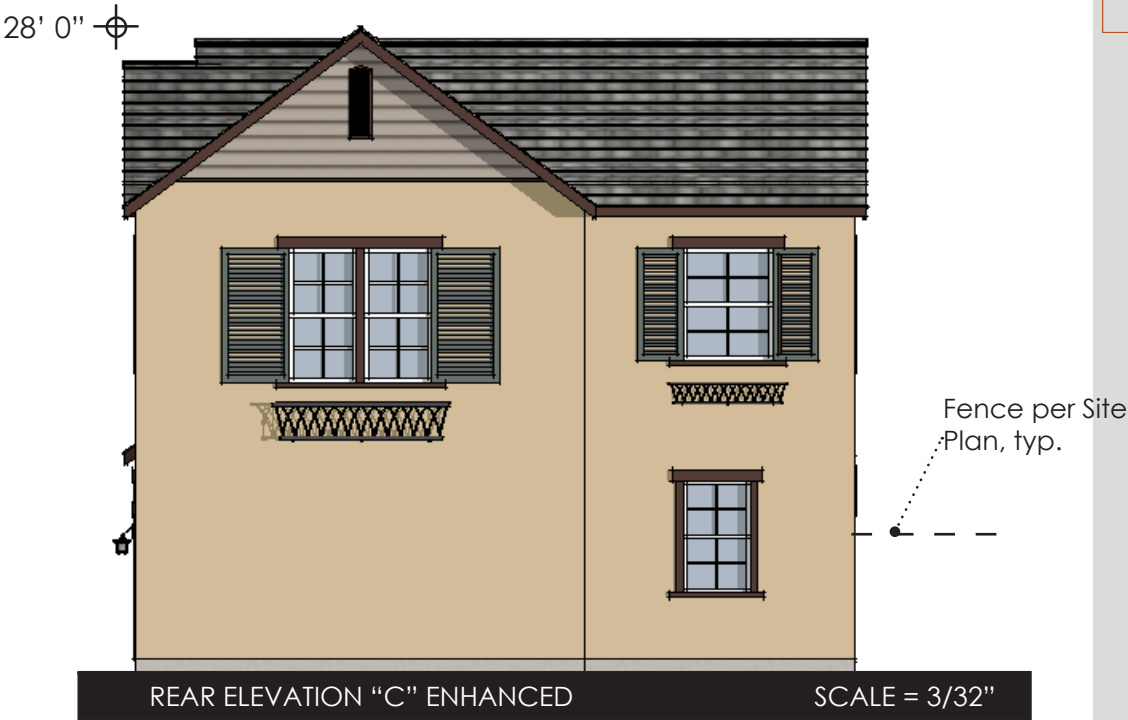
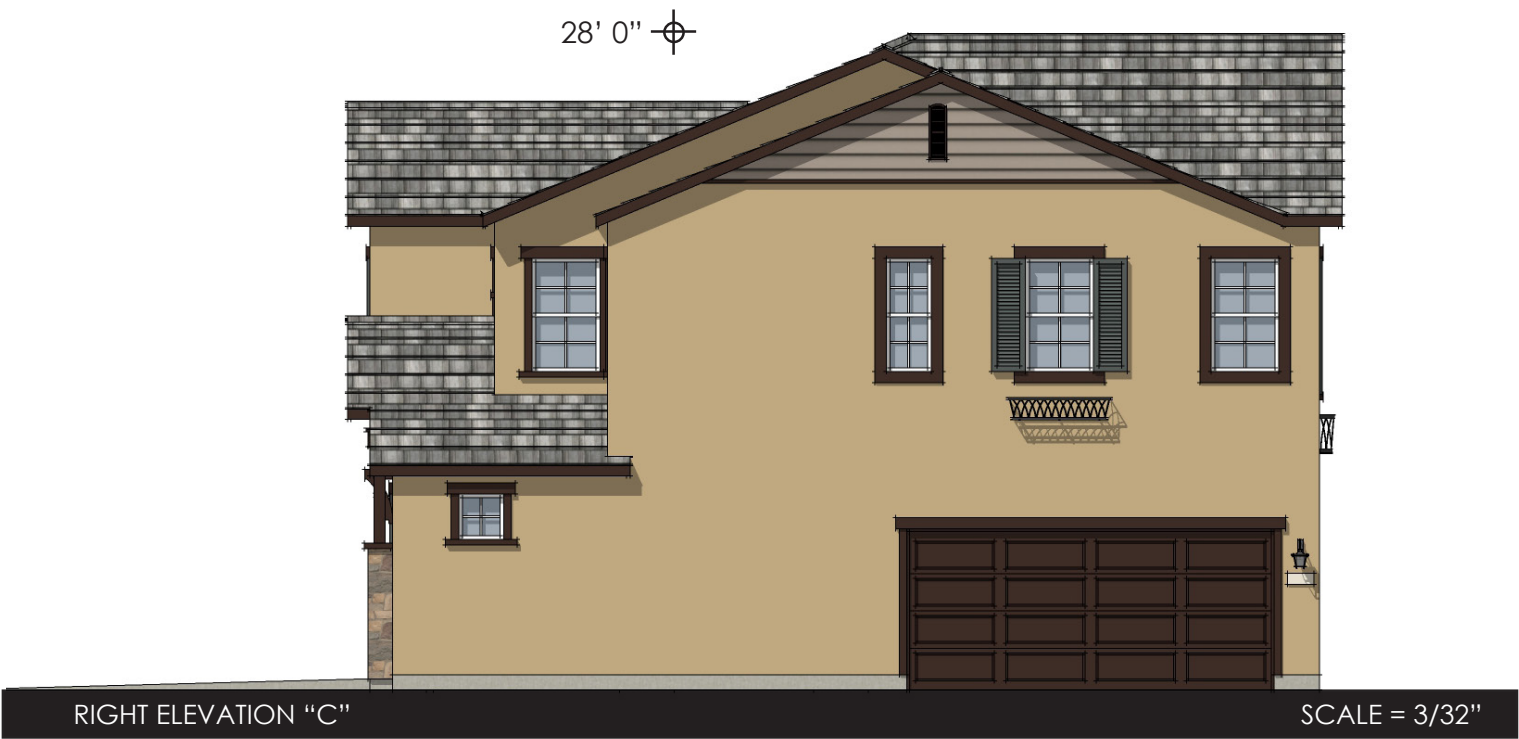
PLAN 2 - ELEVATION 'C' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



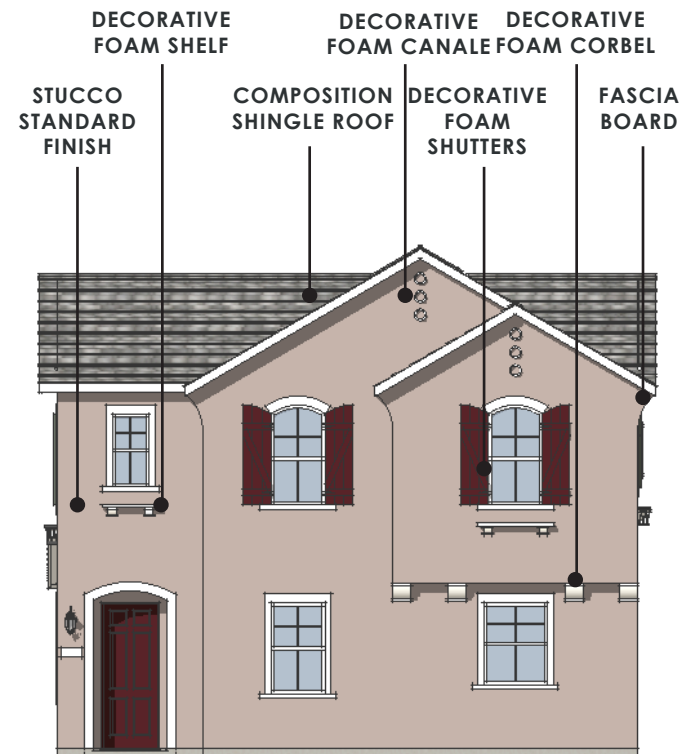
PLAN 2 - ELEVATION 'C' SIDE LOAD GARAGE OPTION

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR

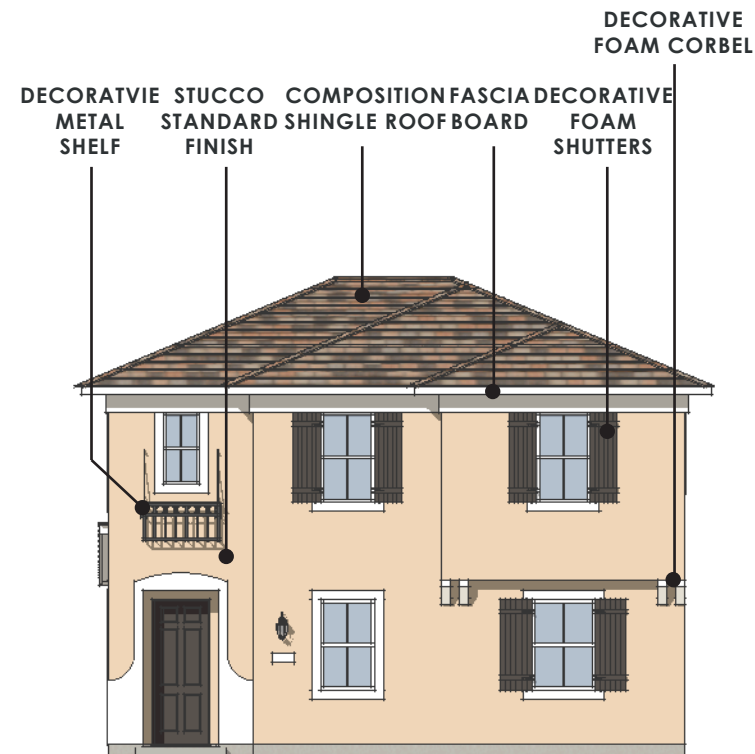


PLAN 3 - ALL ELEVATION STYLES

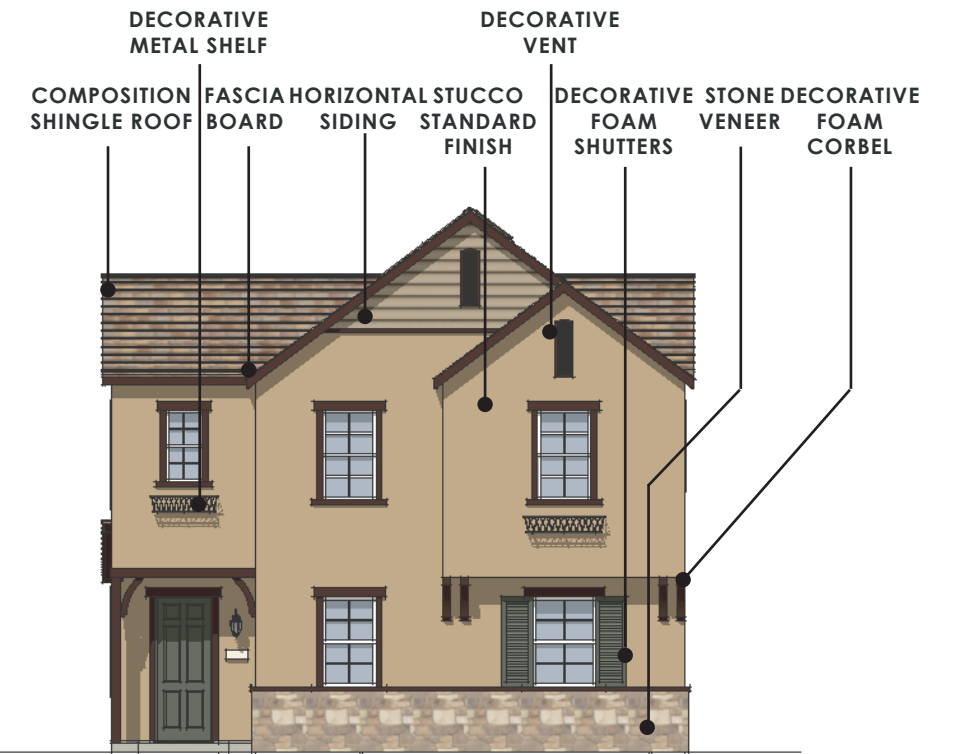
* REFER TO COLOR PALETTE SHEETS STANDARD FINISHES AND MATERIALS



ELEVATION "A" FRONT

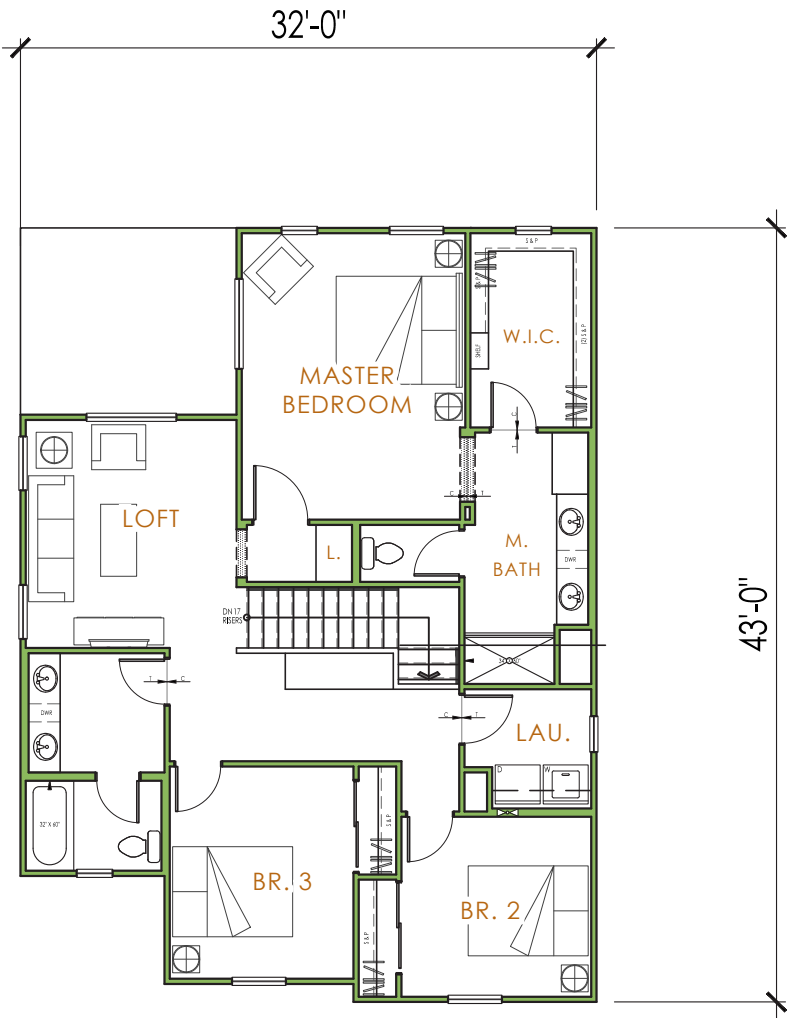


ELEVATION "B" FRONT



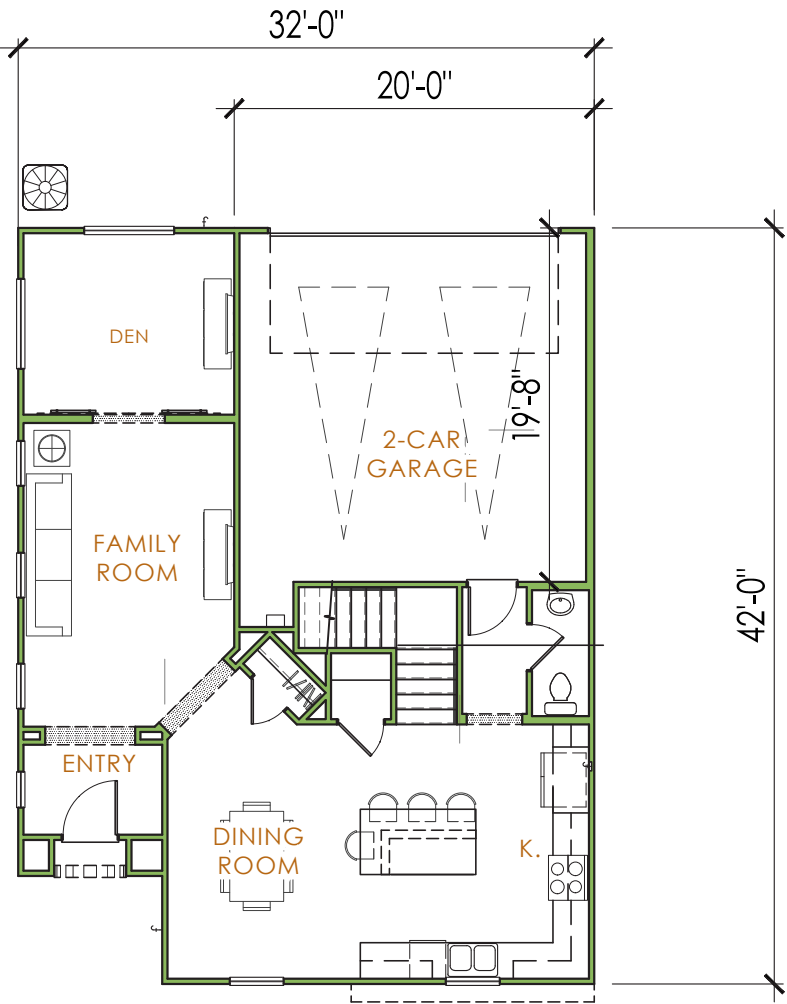
ELEVATION "C" FRONT

PLAN 3 - FLOOR PLAN 2,031 SF



UPPER FLOOR

ELEVATION "A" SHOWN SCALE: 3/32"=1'-0"



MAIN FLOOR

ELEVATION "A" SHOWN SCALE: 3/32"=1'-0"

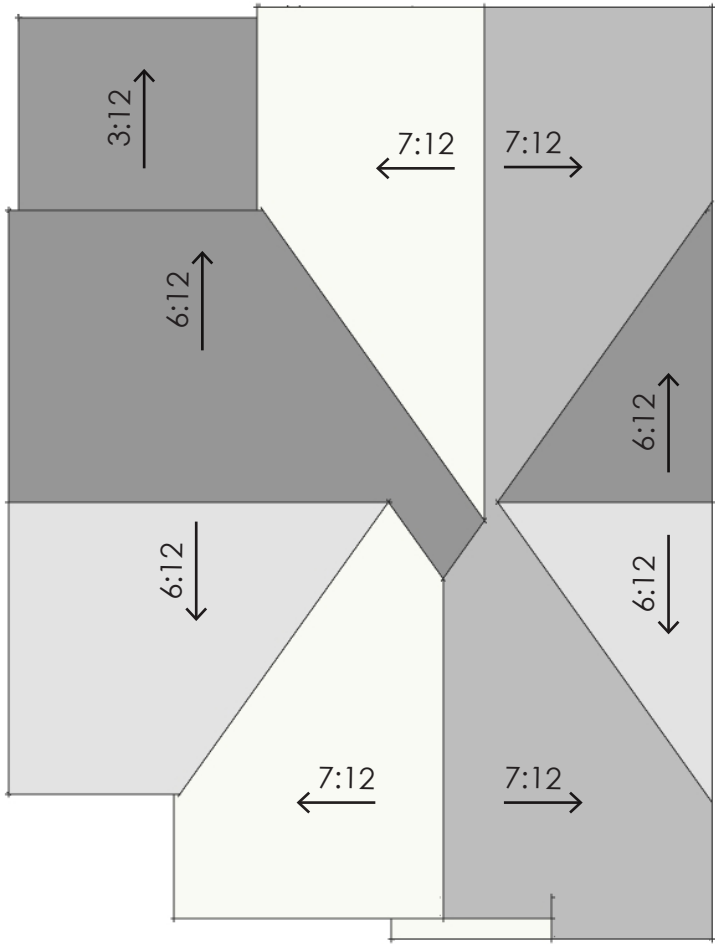
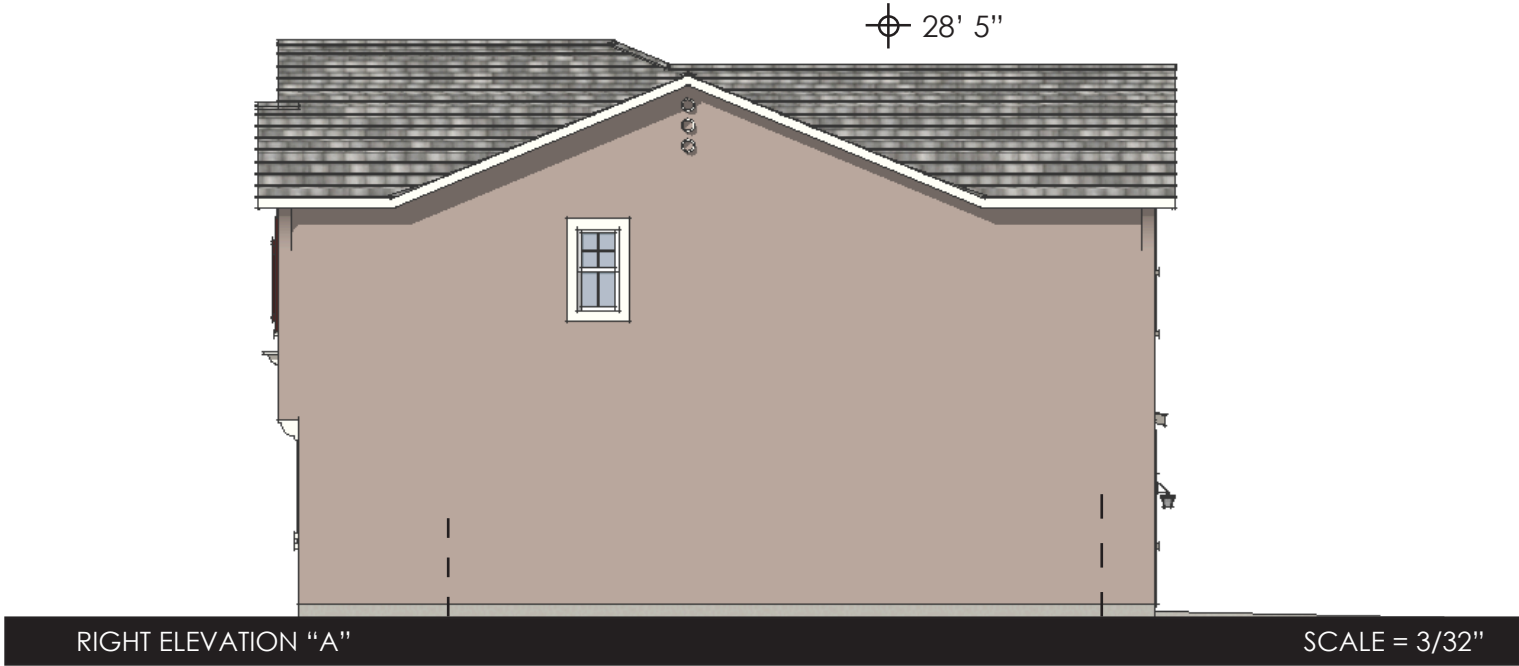
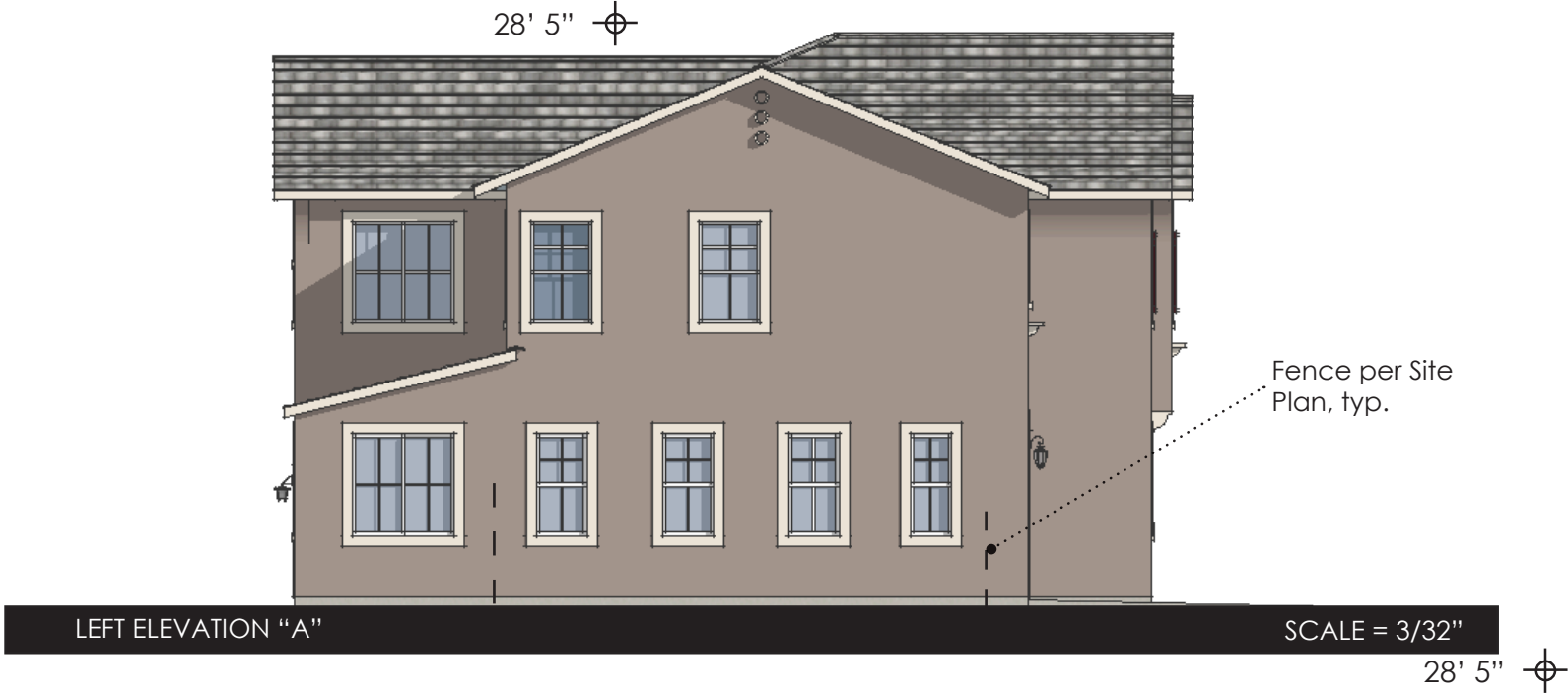
Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	892.9 SQ. FT.
SECOND FLOOR LIVING:	1138.5 SQ. FT.
TOTAL LIVING AREA:	2031 SQ. FT.
OTHER AREAS:	
GARAGE:	395 SQ. FT.
COVERED PORCH:	8 SQ. FT.

PLAN 3 - ELEVATION 'A' COTTAGE



Cottage - Color Scheme 9

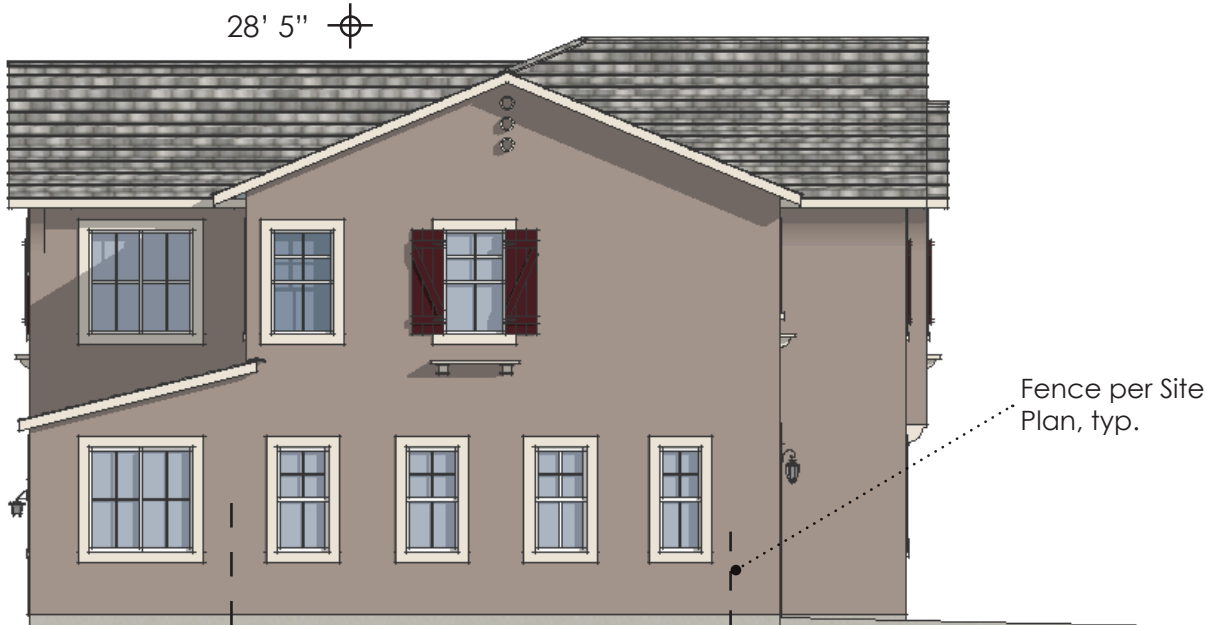
PLAN 3 - ELEVATION 'A' SIDES & REAR



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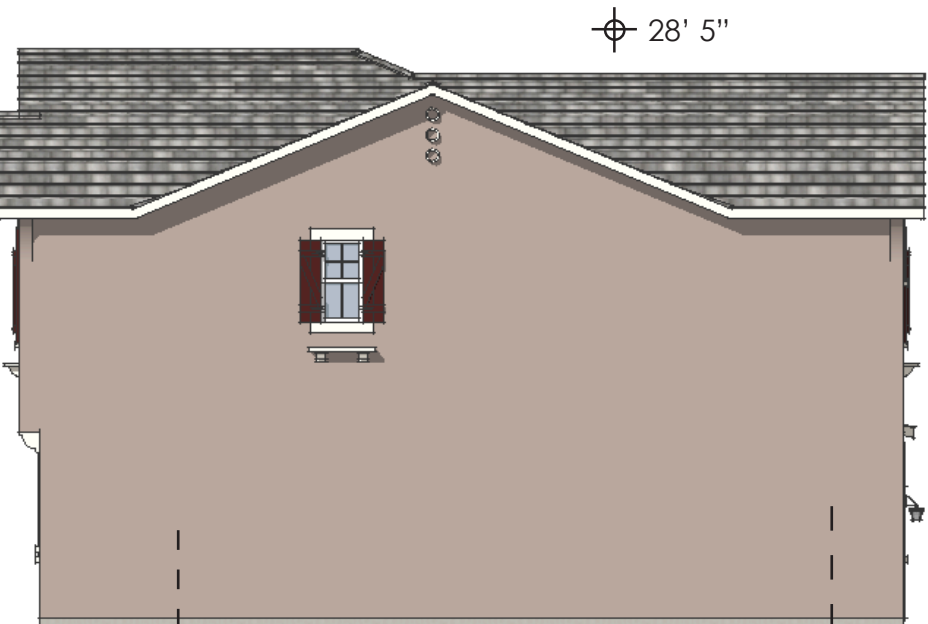
PLAN 3 - ELEVATION 'A' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS



LEFT ELEVATION "A" ENHANCED

SCALE = 3/32"



RIGHT ELEVATION "A" ENHANCED

SCALE = 3/32"



REAR ELEVATION "A" ENHANCED

SCALE = 3/32"

PARKSIDE 3

City of Woodland, California

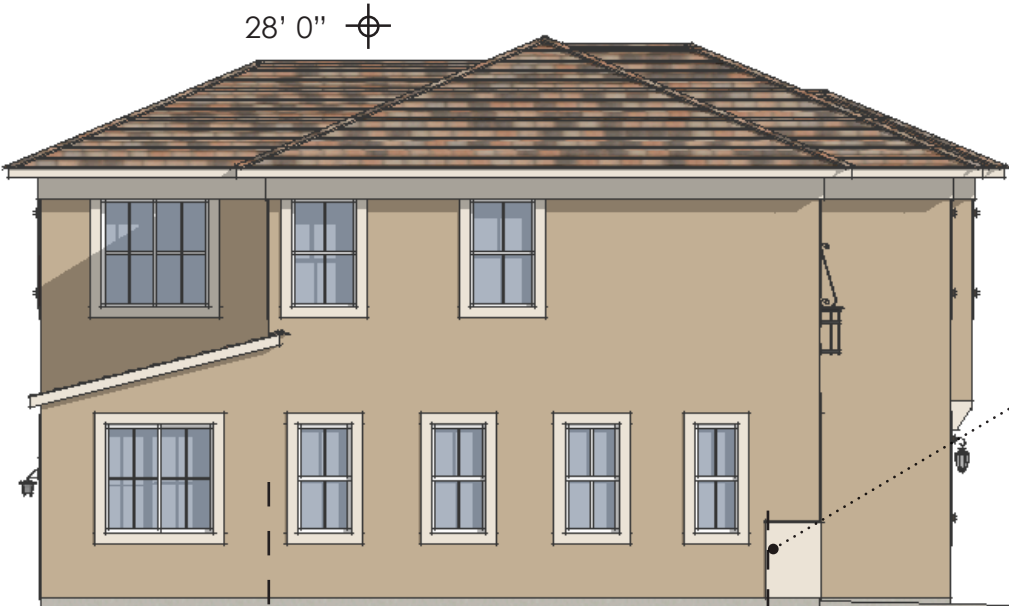
LENNAR®

PLAN 3 - ELEVATION 'B' MANOR



Manor - Color Scheme 8

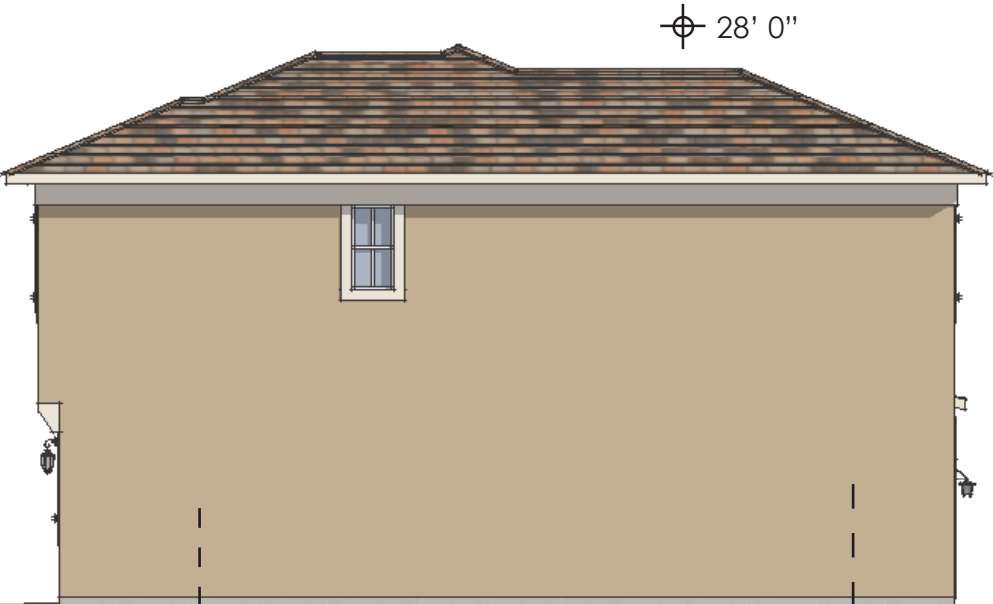
PLAN 3 - ELEVATION 'B' SIDES & REAR



LEFT ELEVATION "B"

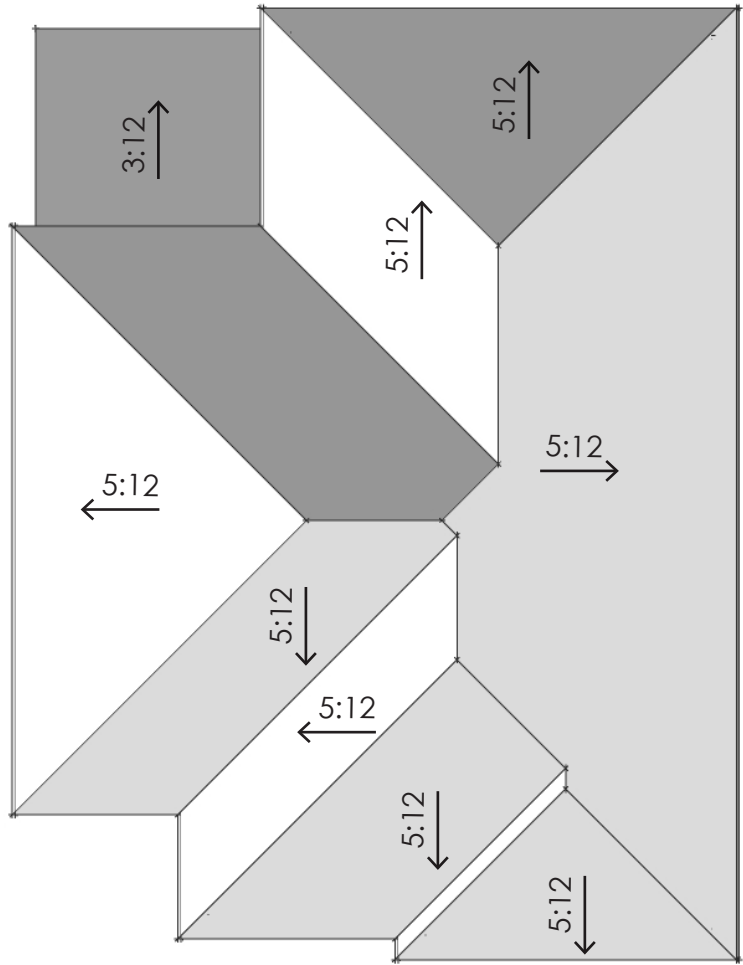
SCALE = 3/32"

Fence per Site Plan, typ.

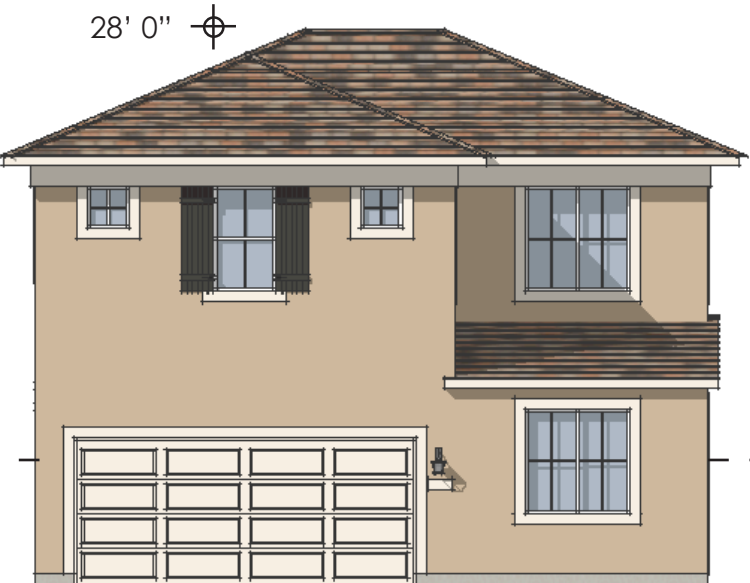


RIGHT ELEVATION "B"

SCALE = 3/32"



ROOF PLAN "B"
SCALE = 3/32"



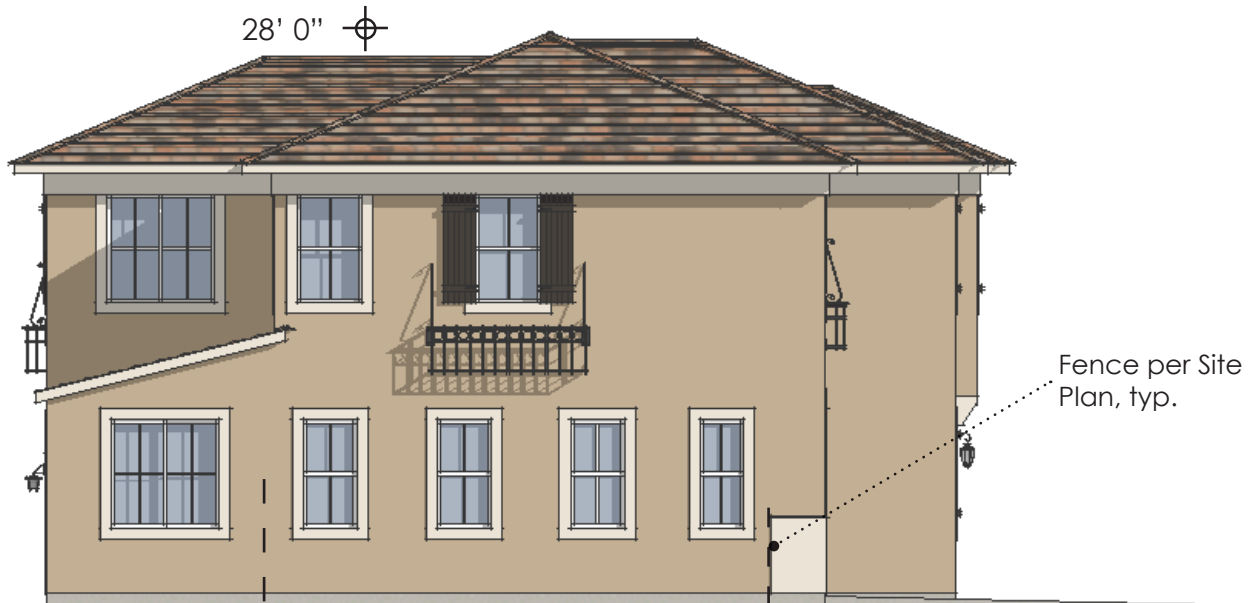
REAR ELEVATION "B"

SCALE = 3/32"

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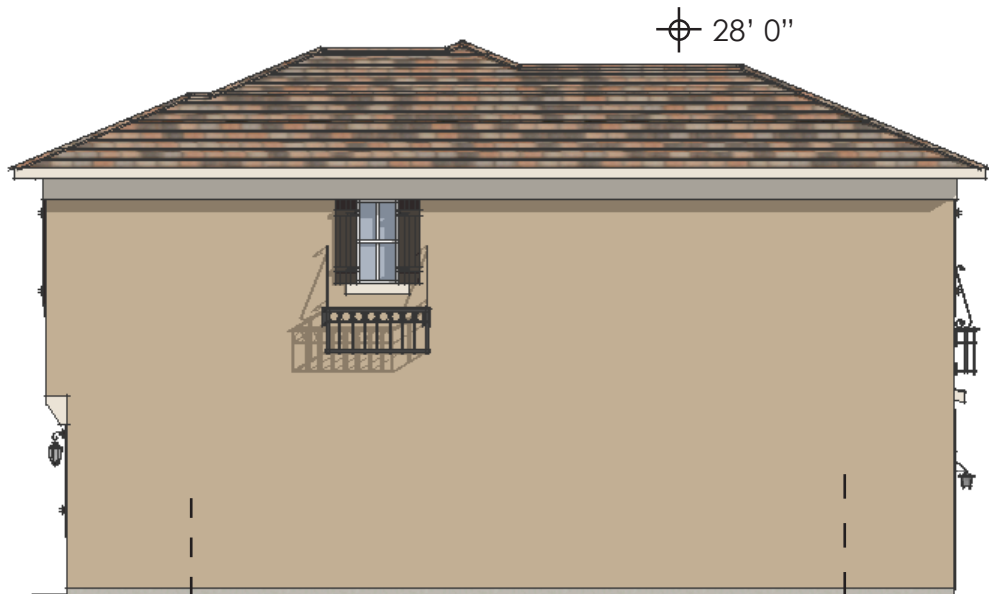
PLAN 3 - ELEVATION 'B' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



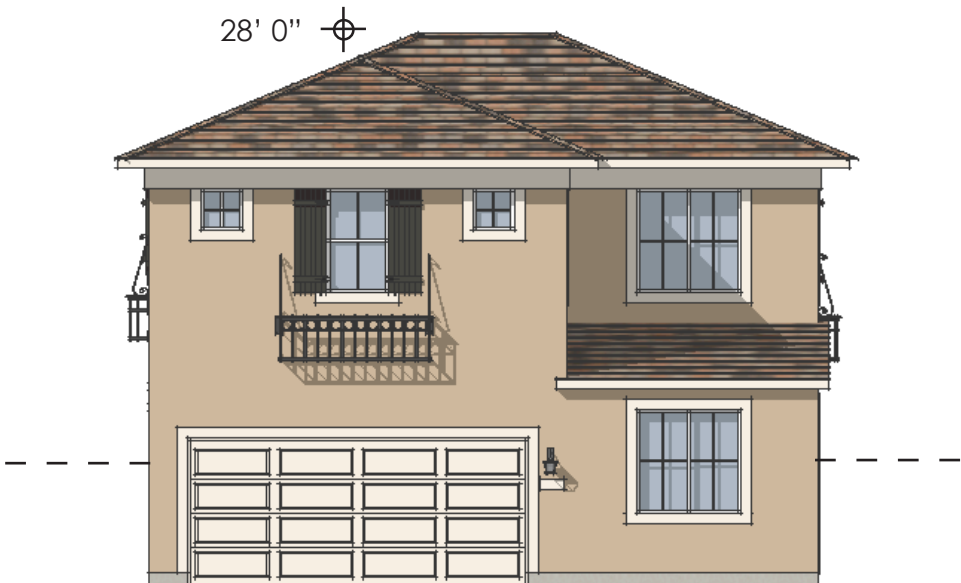
LEFT ELEVATION "B" ENHANCED

SCALE = 3/32"



RIGHT ELEVATION "B" ENHANCED

SCALE = 3/32"



REAR ELEVATION "B" ENHANCED

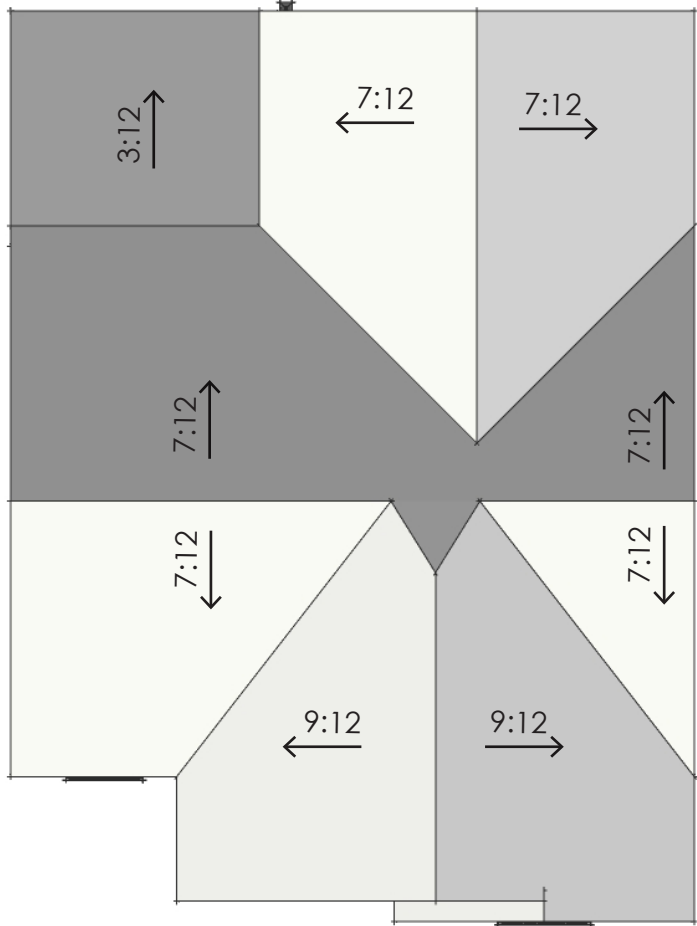
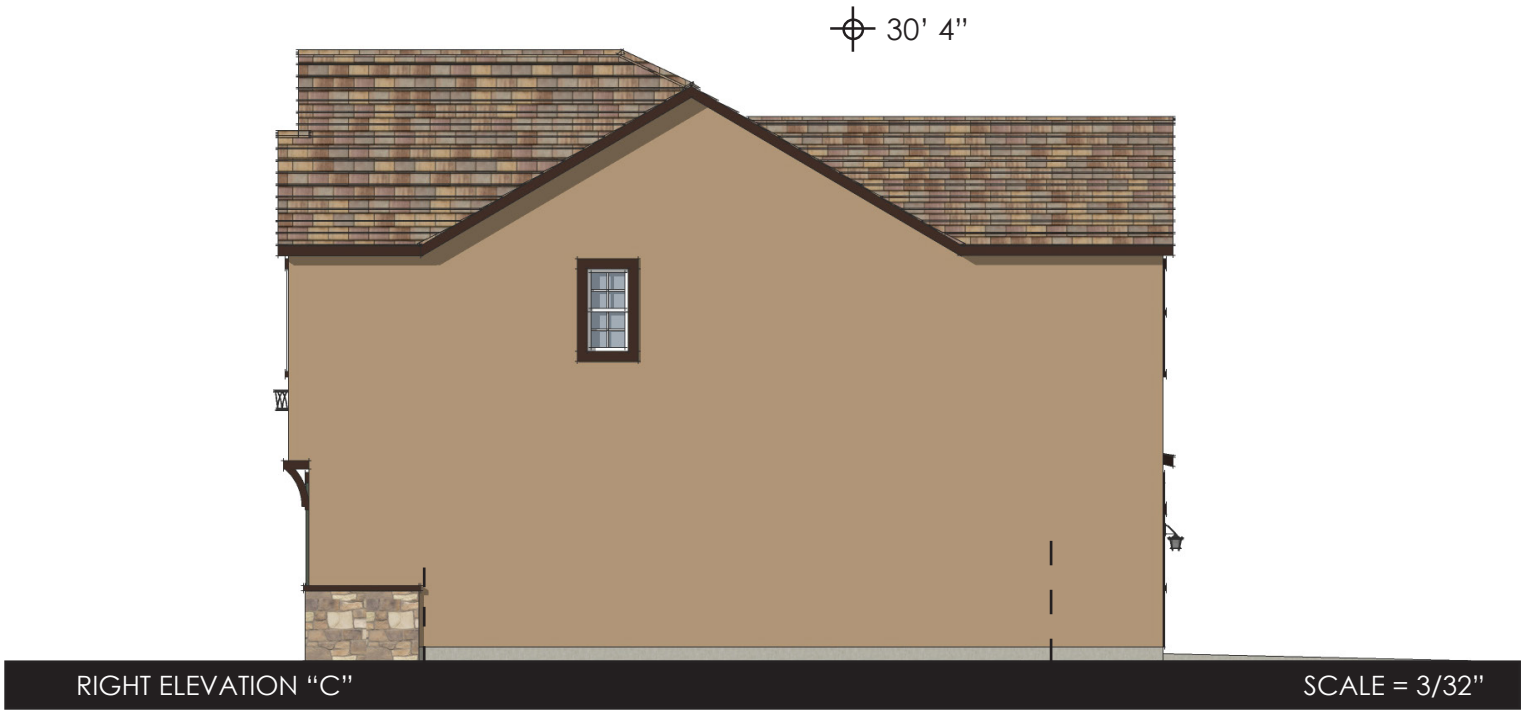
SCALE = 3/32"

PLAN 3 - ELEVATION 'C' FRENCH ECLECTIC



French Eclectic - Color Scheme 4

PLAN 3 - ELEVATION 'C' SIDES & REAR



ROOF PLAN "C"
SCALE = 3/32"



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PLAN 3 - ELEVATION 'C' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



LEFT ELEVATION "C"

SCALE = 3/32"



RIGHT ELEVATION "C"

SCALE = 3/32"



REAR ELEVATION "C"

SCALE = 3/32"

PARKSIDE 3

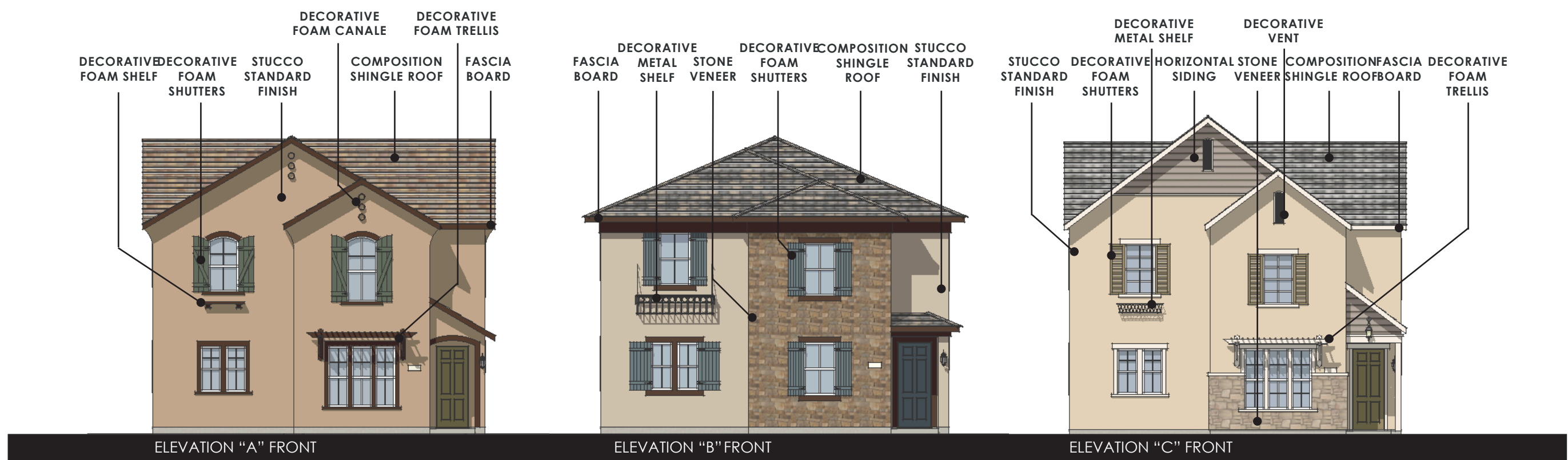
City of Woodland, California

JDA
JEFFREY DEMURE + ASSOCIATES
ARCHITECTS • PLANNERS
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GRANITE BAY, CALIFORNIA 95746
P: 916.783.3700
WWW.JDAARCH.COM

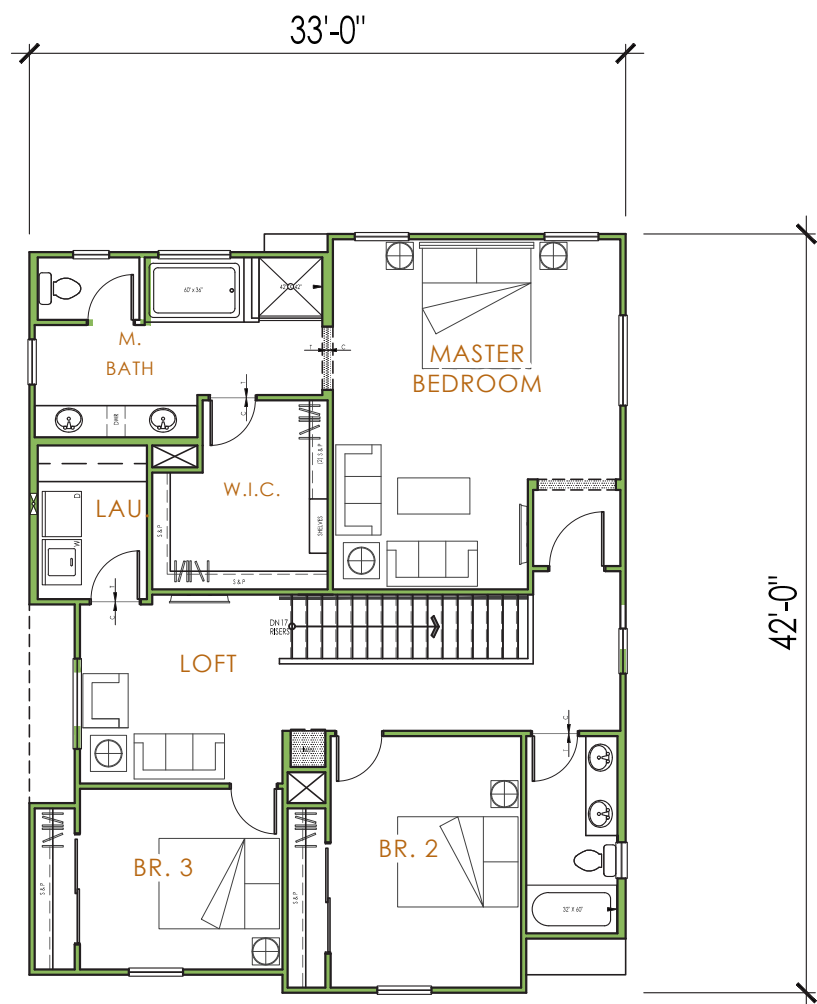
LENNAR®

PLAN 4 - ALL ELEVATION STYLES

* REFER TO COLOR PALETTE SHEETS STANDARD FINISHES AND MATERIALS



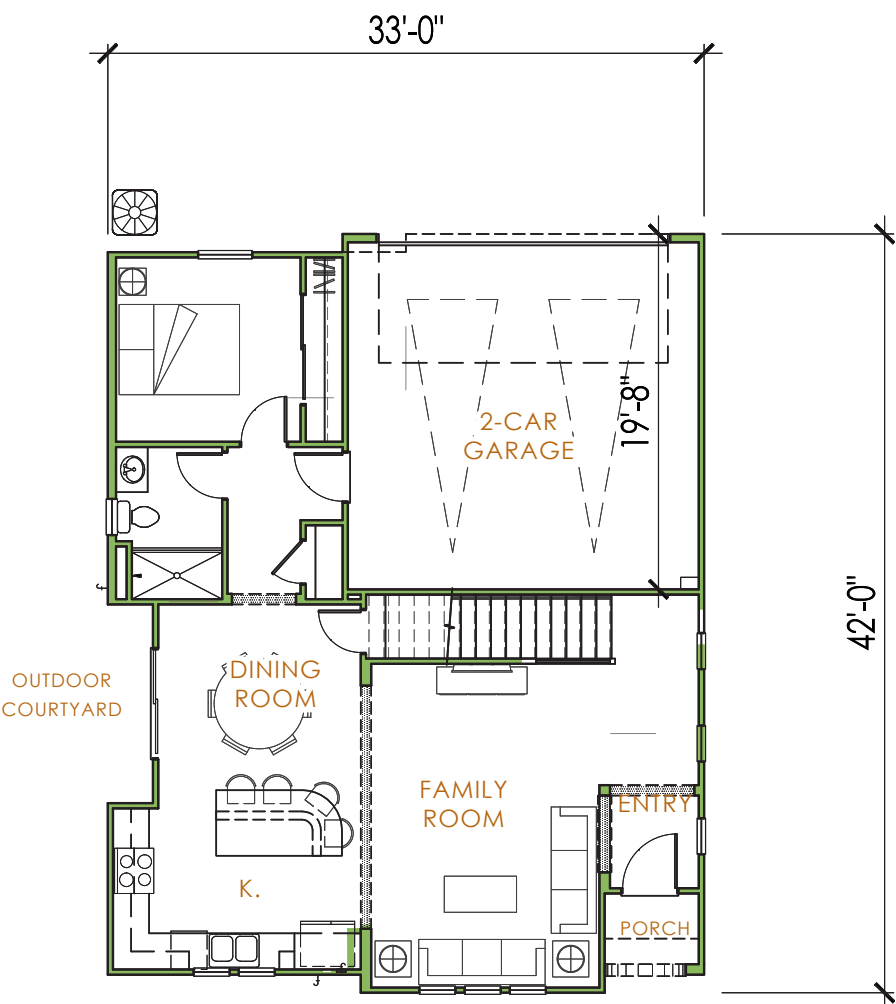
PLAN 4 - FLOOR PLAN 2,185 SF



UPPER FLOOR

ELEVATION "A" SHOWN

SCALE: 3/32"=1'-0"



MAIN FLOOR

ELEVATION "A" SHOWN

SCALE: 3/32"=1'-0"

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	913.4 SQ. FT.
SECOND FLOOR LIVING:	1272.1 SQ. FT.
TOTAL LIVING AREA:	2185 SQ. FT.
OTHER AREAS:	
GARAGE:	388 SQ. FT.
COVERED PORCH:	25 SQ. FT.

PARKSIDE 3

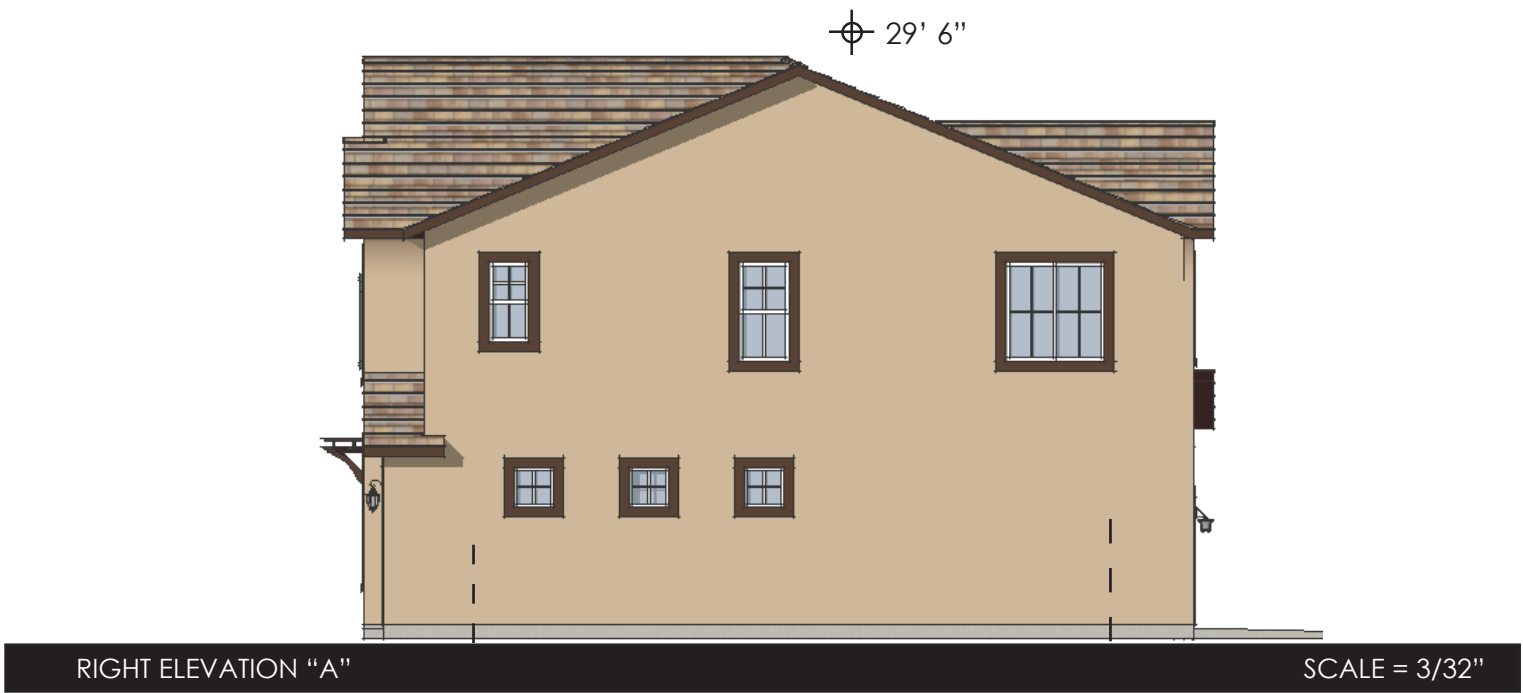
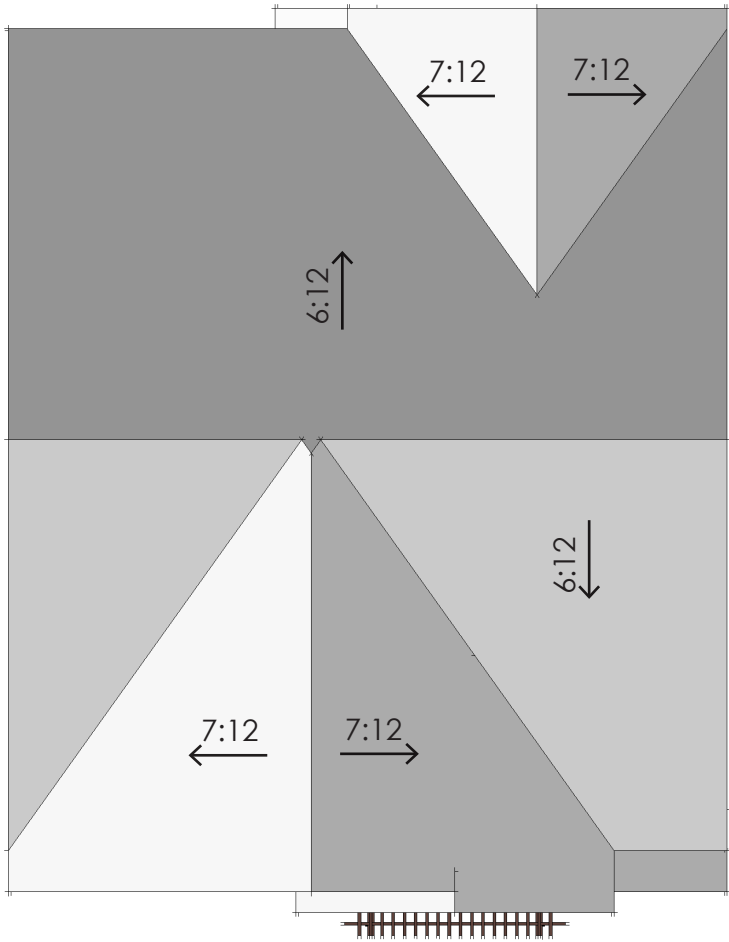
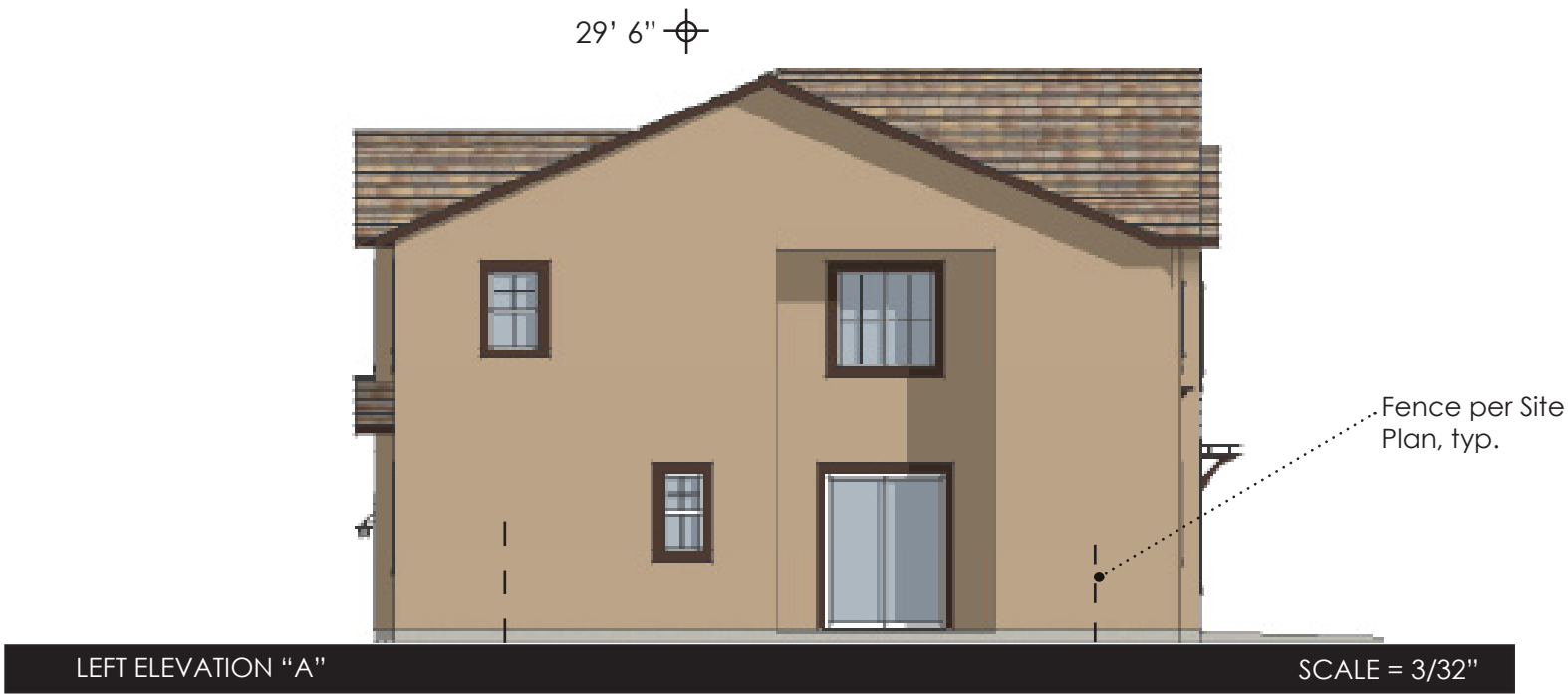
City of Woodland, California

LENNAR®

PLAN 4 - ELEVATION 'A' COTTAGE



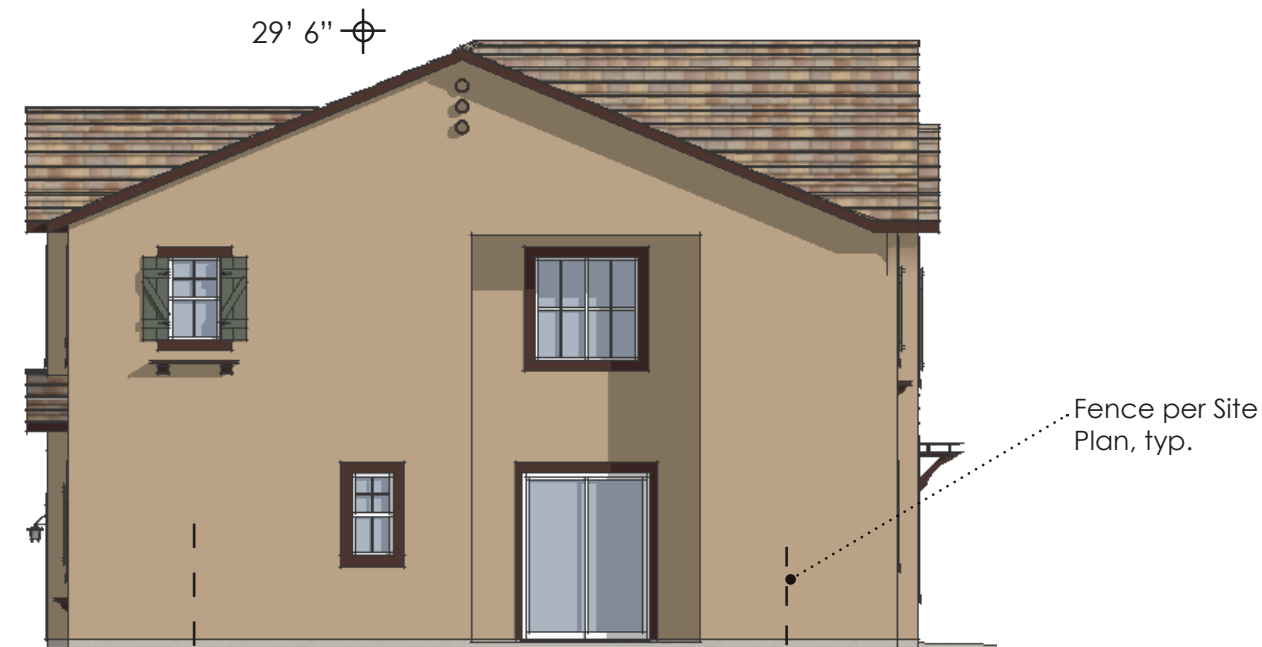
PLAN 4 - ELEVATION 'A' SIDES & REAR



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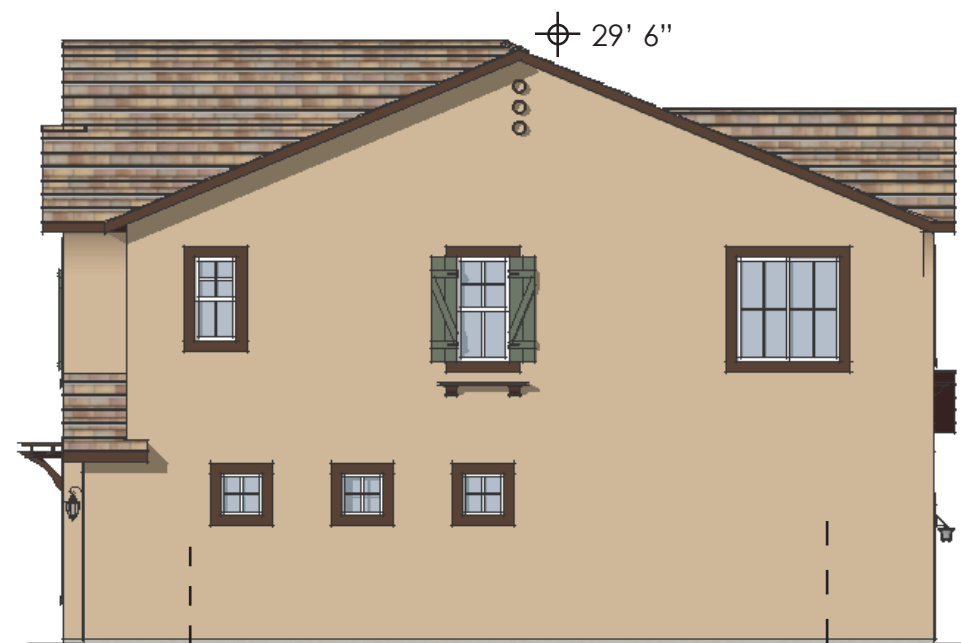
PLAN 4 - ELEVATION 'A' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



LEFT ELEVATION "A" ENHANCED

SCALE = 3/32"



RIGHT ELEVATION "A" ENHANCED

SCALE = 3/32"



REAR ELEVATION "A" ENHANCED

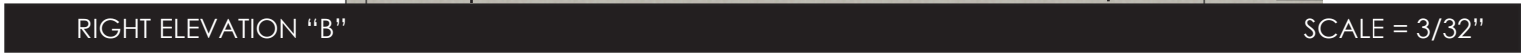
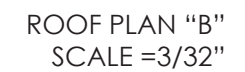
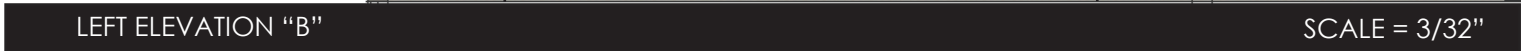
SCALE = 3/32"

PLAN 4 - ELEVATION 'B' MANOR



Manor - Color Scheme 3

PLAN 4 - ELEVATION 'B' SIDES & REAR



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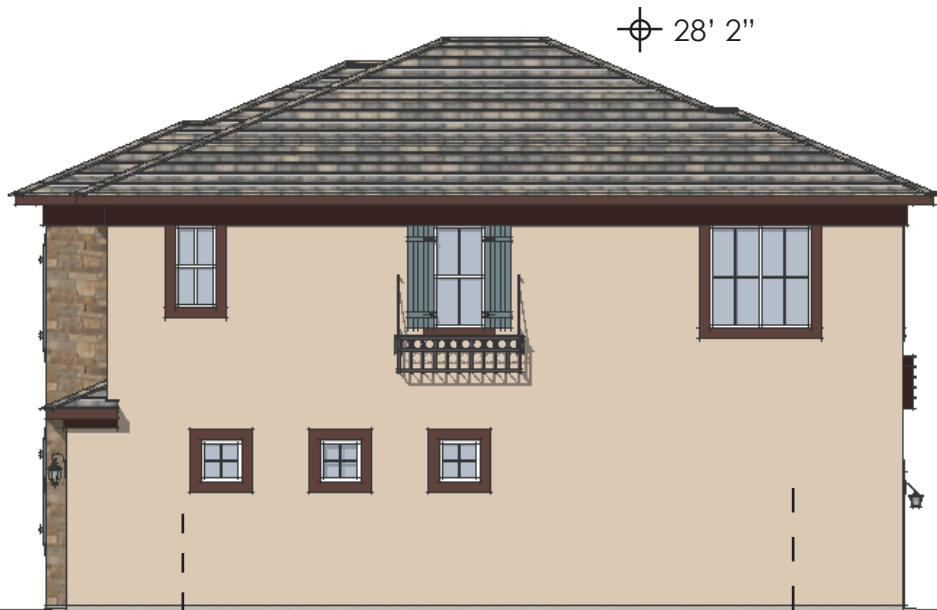
PLAN 4 - ELEVATION 'B' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



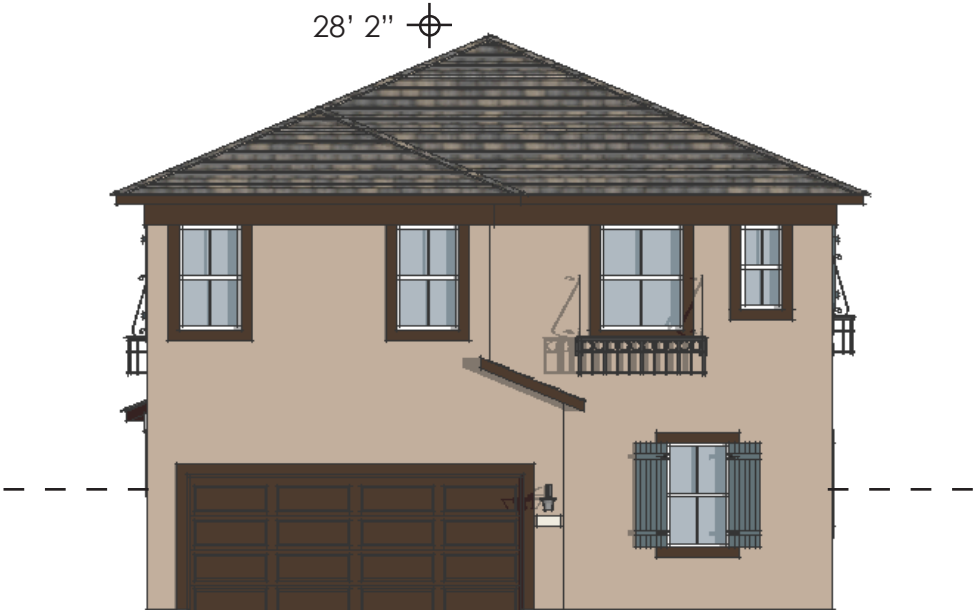
LEFT ELEVATION "B" ENHANCED

SCALE = 3/32"



RIGHT ELEVATION "B" ENHANCED

SCALE = 3/32"



REAR ELEVATION "B" ENHANCED

SCALE = 3/32"

PARKSIDE 3

City of Woodland, California

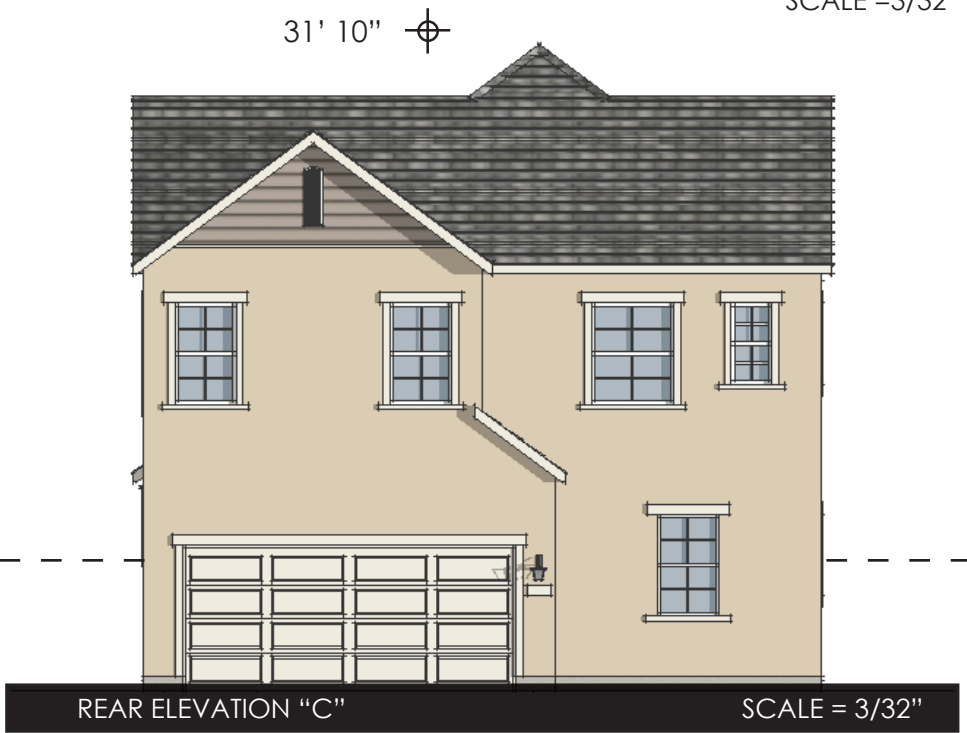
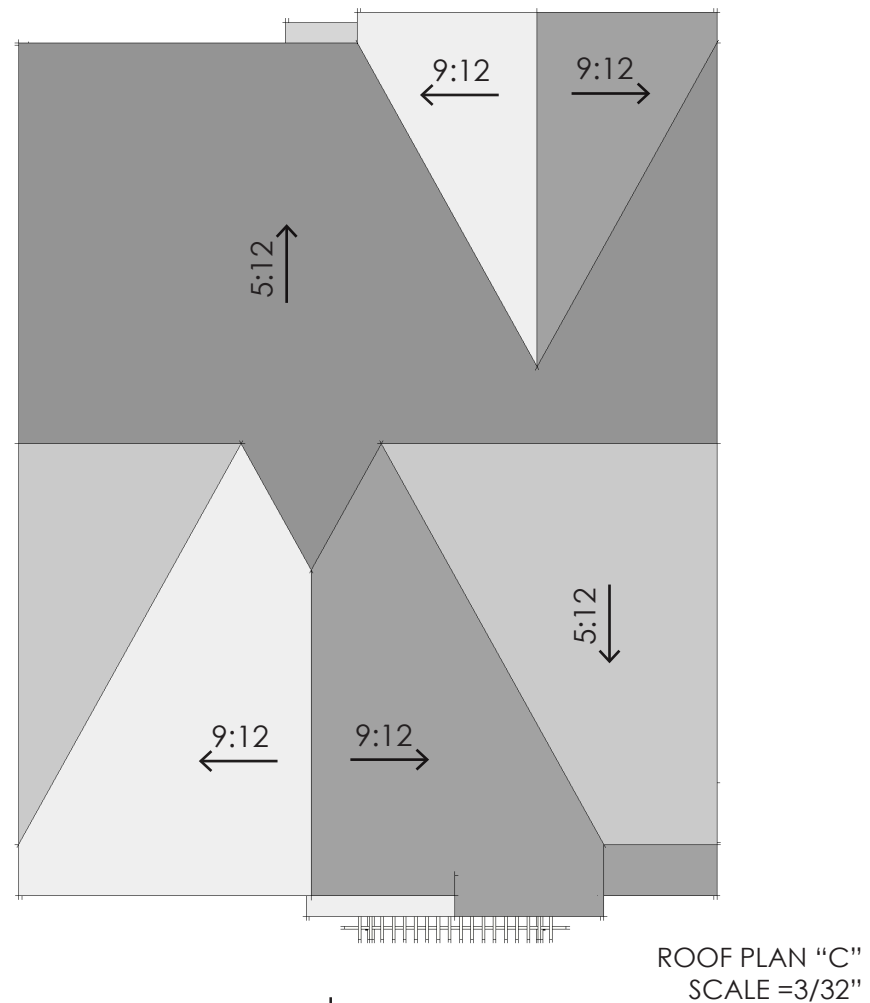
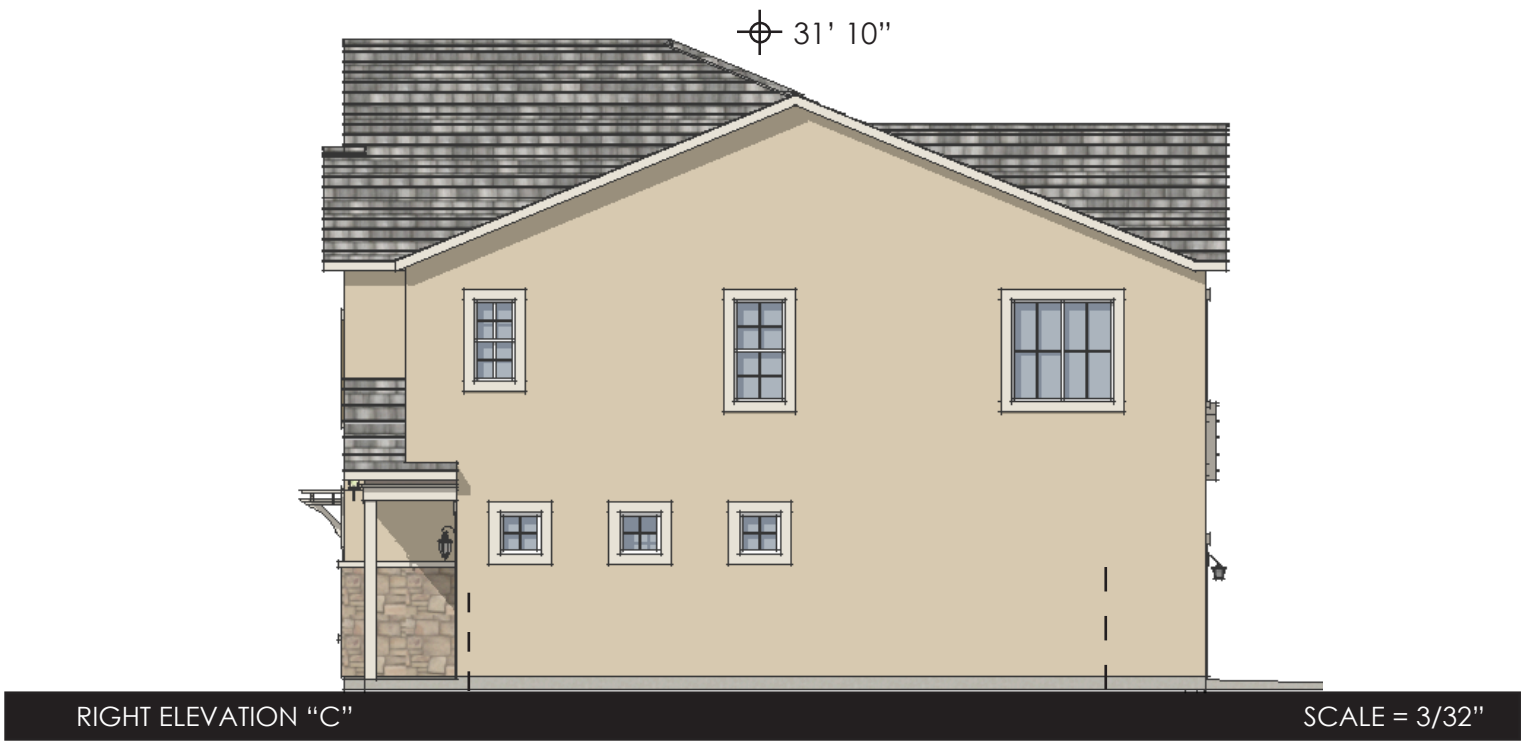
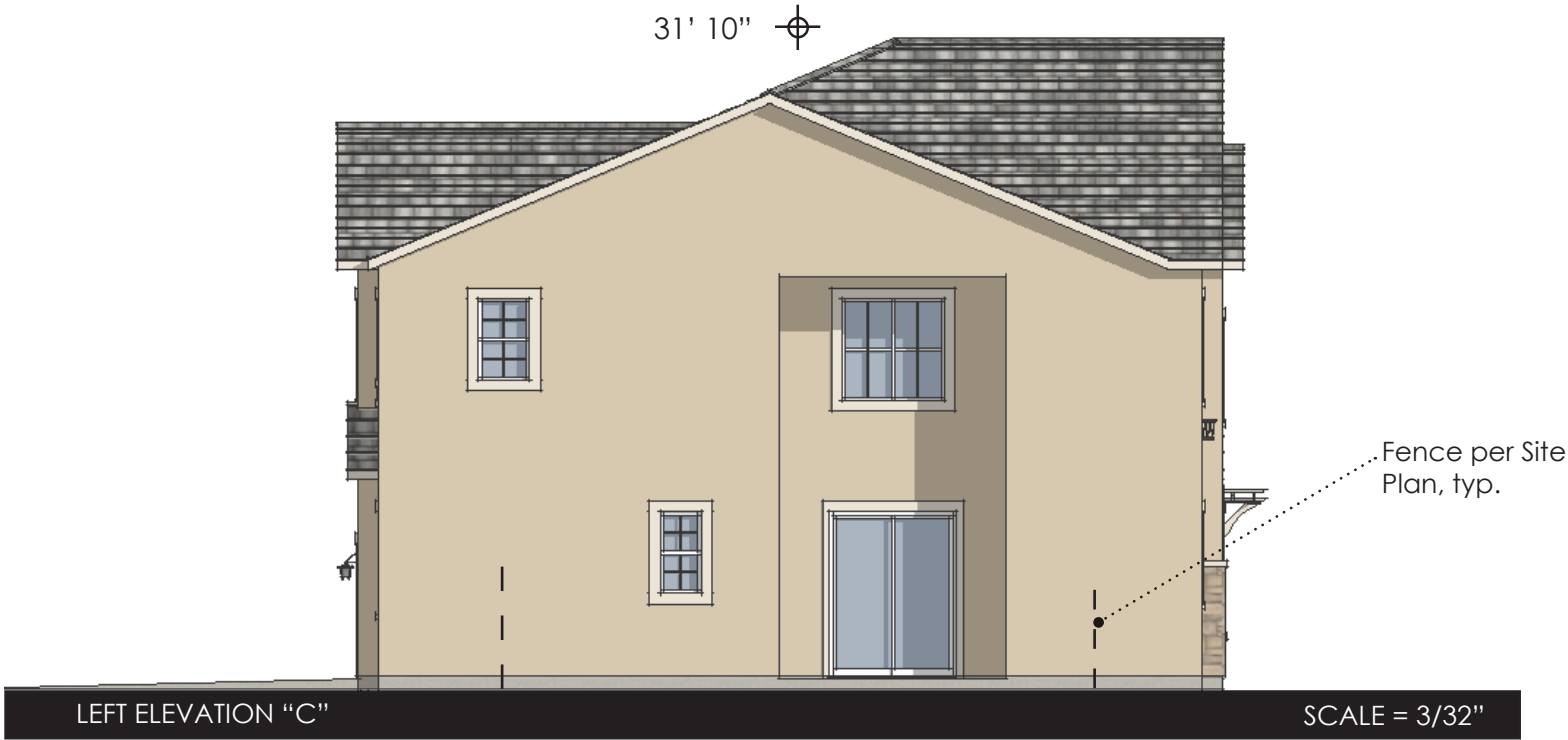
LENNAR®

PLAN 4 - ELEVATION 'C' FRENCH ECLECTIC



French Eclectic - Color Scheme 1

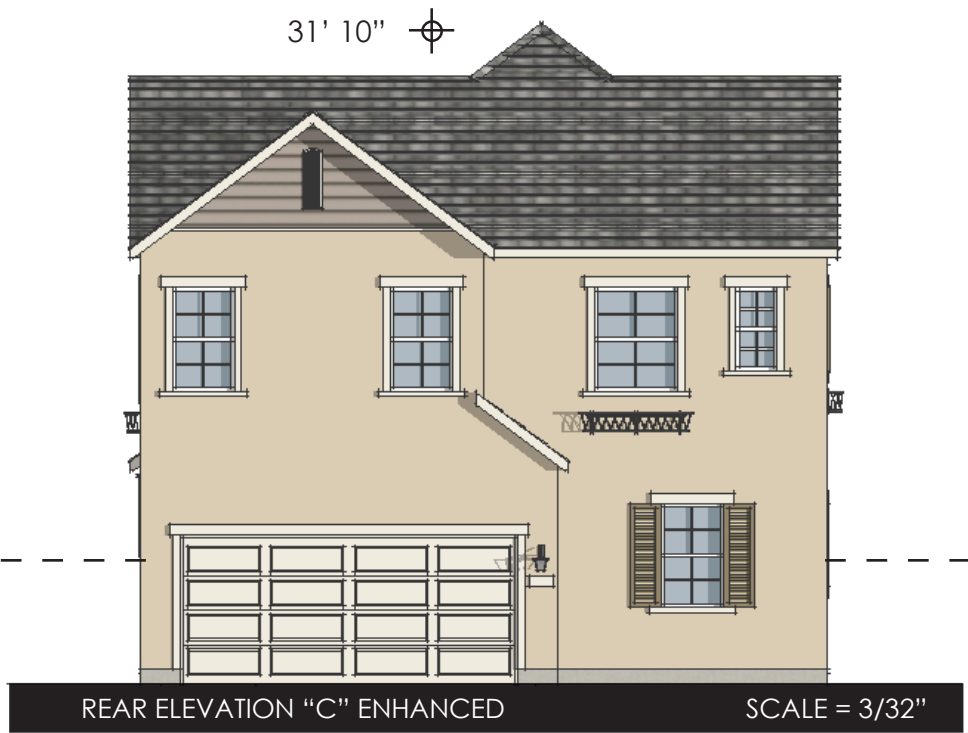
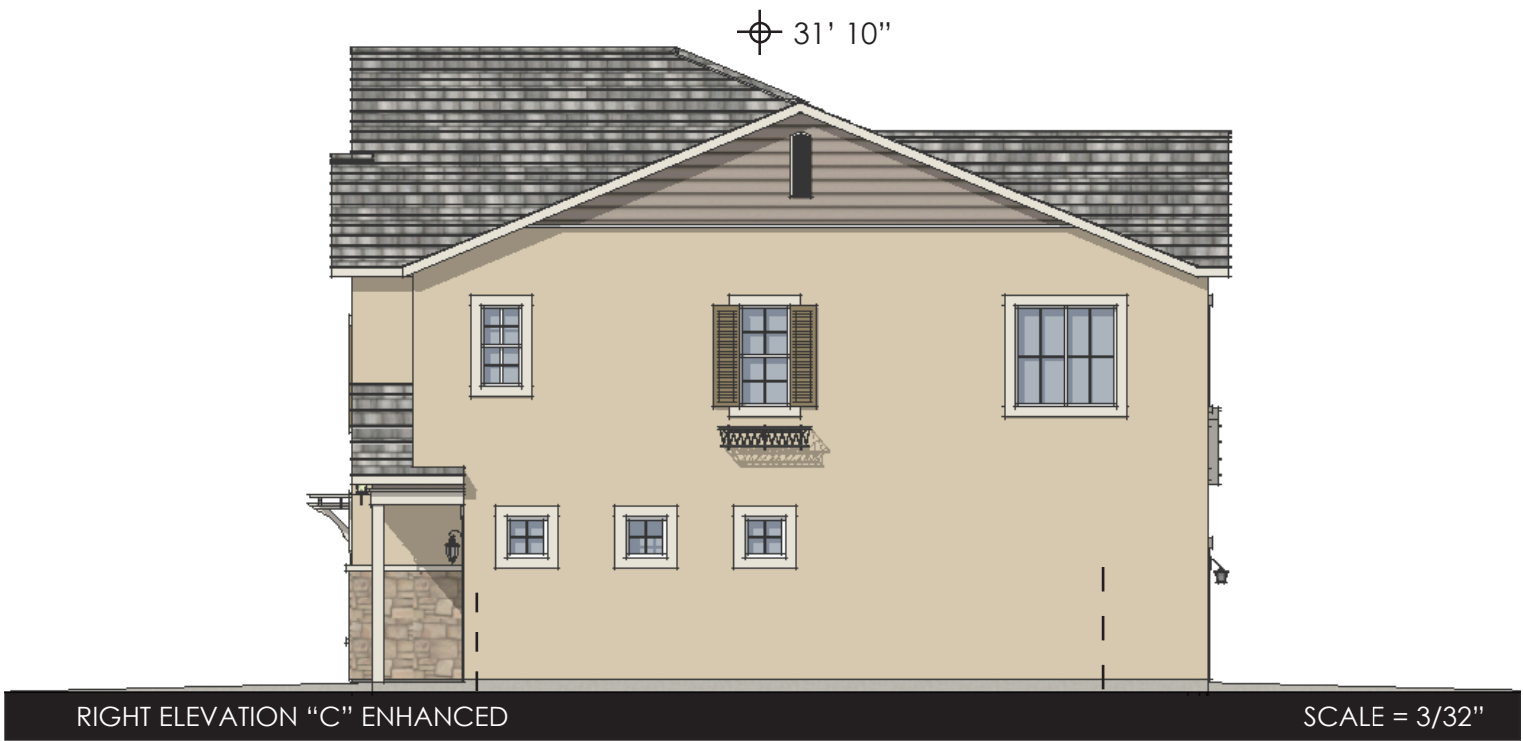
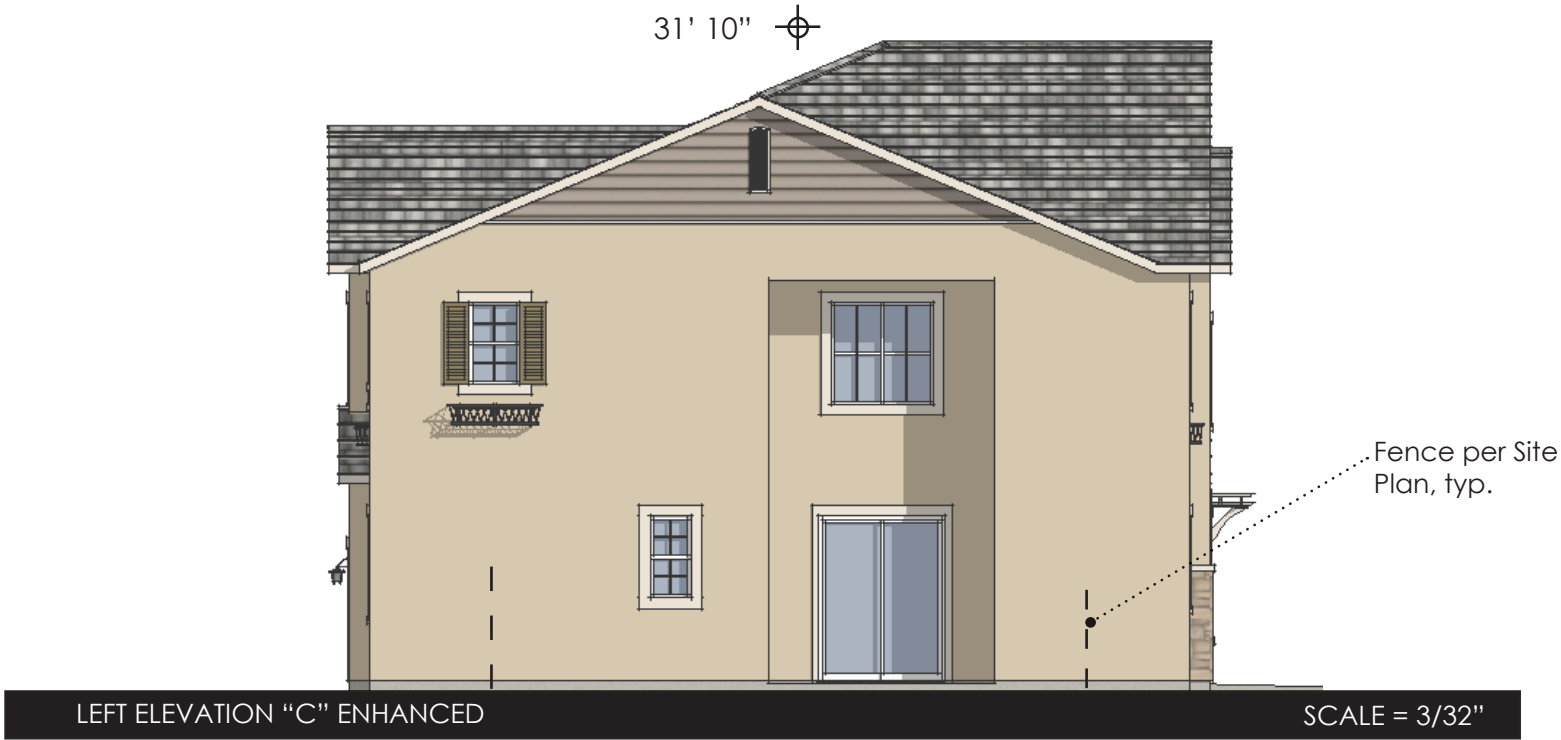
PLAN 4 - ELEVATION 'C' SIDES & REAR



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PLAN 4 - ELEVATION 'C' ENHANCED SIDES & REAR

* ENHANCEMENTS OCCUR WHEN VISIBLE FROM PUBLIC VIEW **FENCES OCCUR PER SITE PLAN LOCATIONS *** PLEASE REFER TO PHYSICAL PAINT SAMPLES FOR ACCURATE PAINT COLOR



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COLOR PALETTES

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral
Stucco: Light Sand Finish

Scheme 1

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Softer Tan	SW 6141	Stucco Body
Siding	Garret Gray	SW 6075	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Renwick Olive	SW 2815	Shutters, Front Door
Masonry	Chianti	Ancient Villa Ledgestone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

Scheme 2

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Perfect Greige	SW 6073	Stucco Body
Siding	Otter	SW 6041	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Wheat Penny	SW 7705	Shutters, Front Door
Masonry	Toscana	Ancient Villa Ledgestone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

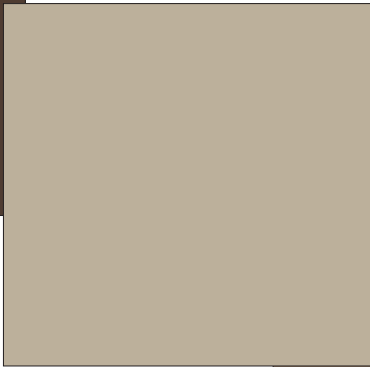
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral
Stucco: Light Sand Finish

Scheme 3



Trim



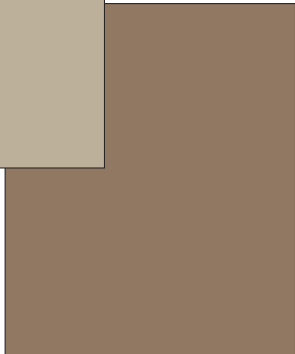
Main Body



Roofing



Stone



Siding



Accent 1

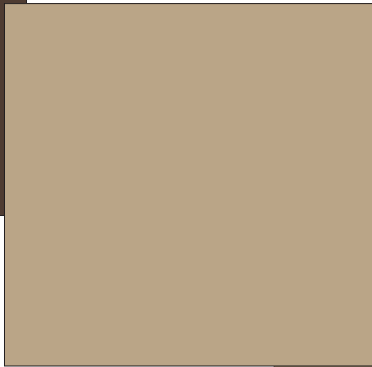
LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Avenue Tan	SW 7543	Stucco Body
Siding	Nuthatch	SW 6088	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Outerspace	SW 6251	Shutters, Front Door
Masonry	Sevilla	Ancient Villa LedgeStone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

Scheme 4



Trim



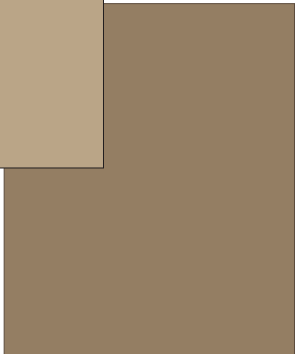
Main Body



Roofing



Stone



Siding



Accent 1

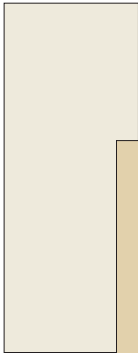
LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Latte	SW 6108	Stucco Body
Siding	Portabello	SW 6102	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Rosemary	SW 6187	Shutters, Front Door
Masonry	Sienna	Ancient Villa LedgeStone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

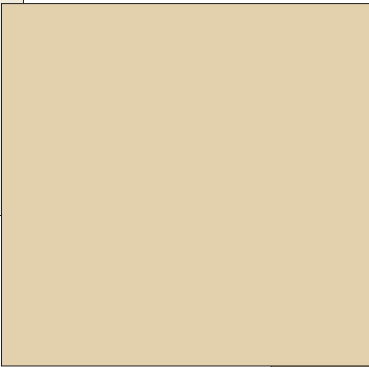
COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral
Stucco: Light Sand Finish

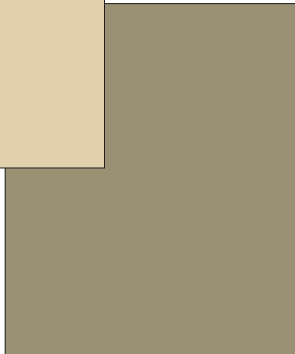
Scheme 5



Trim



Main Body



Siding



Accent 1



Stone



Roofing

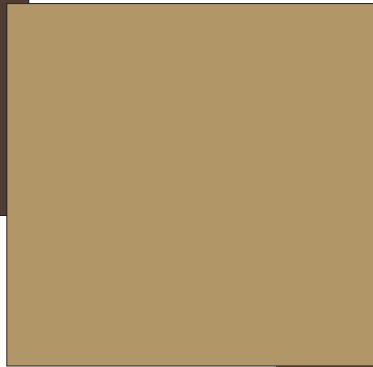
LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Ivoire	SW 6127	Stucco Body
Siding	Sawdust	SW 6158	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Less Brown	SW 6040	Shutters, Front Door
Masonry	Sienna	Ancient Villa Ledgestone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

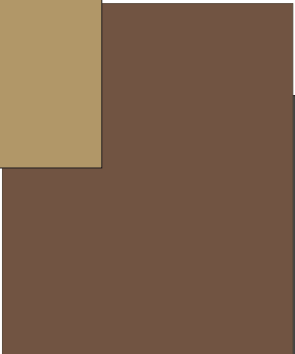
Scheme 6



Trim



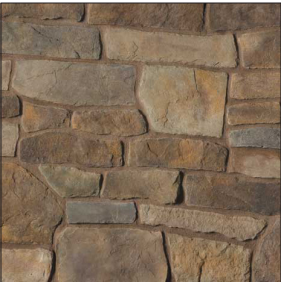
Main Body



Siding



Accent 1



Stone



Roofing

LEGEND			
Roofing	Heather Blend	Landmark Pro	
Main Body	Baguette	SW 6123	Stucco Body
Siding	Brevity Brown	SW 6068	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Iron Ore	SW 7069	Shutters, Front Door
Masonry	Sevilla	Ancient Villa Ledgestone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

COLOR PALETTES

Roofing: CertainTeed Landmark Pro
Paint: Sherwin-Williams
Masonry: Cultured Stone by Boral
Stucco: Light Sand Finish

Scheme 7

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Whole Wheat	SW 6121	Stucco Body
Siding	Library Pewter	SW 0038	Siding (when present)
Trim	Turkish Coffee	SW 6076	Fascia, window & door trim
Accent 1	Homburg Gray	SW 7622	Shutters, Front Door
Masonry	Toscana	Ancient Villa LedgeStone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

Scheme 8

Trim

Main Body

Siding

Accent 1

Stone

Roofing

LEGEND			
Roofing	Weathered Wood	Landmark Pro	
Main Body	Nomadic Desert	SW 6107	Stucco Body
Siding	Yearling	SW 7725	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Sealskin	SW 7675	Shutters, Front Door
Masonry	Sienna	Ancient Villa LedgeStone	Stone (when present)

* Window and door trim to be painted smooth stucco.
* Shutters to be painted wood grain foam.

COLOR PALETTES

- Roofing: CertainTeed Landmark Pro
- Paint: Sherwin-Williams
- Masonry: Cultured Stone by Boral
- Stucco: Light Sand Finish

Scheme 9

Trim

Main Body

Roofing

Stone

Siding

Accent 1

LEGEND			
Roofing	Moire Black	Landmark Pro	
Main Body	Sticks & Stones	SW 7503	Stucco Body
Siding	Manor House	SW 7505	Siding (when present)
Trim	Creamy	SW 7012	Fascia, window & door trim
Accent 1	Rookwood Dark Red	SW 2801	Shutters, Front Door
Masonry	Toscana	Ancient Villa LedgeStone	Stone (when present)

* Window and door trim to be painted smooth stucco.

* Shutters to be painted wood grain foam.

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LENNAR®





March 10, 2019

Mr. Pierre Martinez, AICP
Forward Planning Manager
Lennar Corporation - Sacramento
1420 Rocky Ridge Drive, Suite 320
Roseville, California 95661

RE: ***Parkside 3 Matmor Road Woodland, California – Pad Grading & Retaining Wall Conflict Evaluation & Preservation Plan***

Dear Mr. Martinez:

As you are aware, on March 6, 2019 you contacted me regarding the Lennar project in Woodland, California known as Parkside 3. The reason for the contact was to engage a consulting arborist to evaluate potential impacts from proposed pad grading & retaining wall construction to existing off – site trees adjacent to the north property line of the project and to provide an opinion regarding any impacts and mitigation measures as necessary to prevent any significant damage to the trees. Subsequent to that contact I visited the project site on March 8, 2019 and reviewed the site and adjacent trees. The following observations and opinions are based on the site visit, field review and review of the documents provided for this assessment.

Parkside 3 is located on Matmor Road and Sports Park Drive in Woodland, California. The site is partially developed with incomplete building pads and existing single family residential on 2 sides and public streets on 2 sides. The area of study for this task was focused on the north property boundary, specifically 5.5 existing single family residential lots with landscape plants. These 5.5 properties are located on Tyler Drive and share the common north boundary line with Parkside 3. The Tyler Drive lots are adjacent to Parkside 3 lot's 60 and 83 with a section of G Alley directly adjacent to the center 3 existing lots on Tyler Drive.

The concern for off – site trees stems from the proposed pad grading for Parkside 3 and that interface with the existing homes on Tyler Drive. Proposed pad grades are 2' to 3.5' higher than the existing backyard grades of the Tyler Drive properties. Plans indicate that a retaining wall is proposed to retain the fill soil adjacent to the north property boundary.

An inspection of the backyards of the 5.5 properties on Tyler Dr. from the project site results in the identification of 3 areas where root loss with the current design is probable. The 3 areas identified are associated with 1374, 1376 & 1386 Tyler Drive. There is a Raywood Ash approximately 20" in diameter with a dripline radius of approximately 25' and two yards with Italian Cypress ranging from 6" to 10" in diameter. There are 14 Cypress observed at 1376 Tyler

Mr. Pierre Martinez – Lennar
Parkside 3, Woodland
March 10, 2019
Page 2

that are in the 6" diameter range and 18' tall +/- 1374 Tyler has 3 Cypress which are 8" – 10" in diameter and 25' tall and a Mulberry which has been Pollarded. The Ash tree is at 1386 Tyler.

The ash tree is estimated to be 20" in diameter and is situated 2' from the fence/property line. Significant root loss on the south side of the property fence, will have a high probability to either de-stabilize the tree or starting a decline which could result in death. The roots should be found in the top 12" of soil in the location of the proposed retaining wall. The Cypress trees are within 2' of the fence and will experience root loss from construction of the retaining wall. Moderate to significant root loss to any of the Cypress may result in a blow over or decline and possible death. The Mulberry will experience root damage from the activities but due to the type of pruning the tree has had the potential for a blow over is low.

The 3 locations identified should be excavated using non – invasive excavation techniques preserving any roots encountered in the footing trench. At that time a determination regarding the extent of root damage/loss can be made considering a conventional footing. Should the root damage be considered significant then an alternative wall designs that employs' "root friendly" footings will be necessary. An example would be a masonry wall with a grade beam type footing.

Regards,



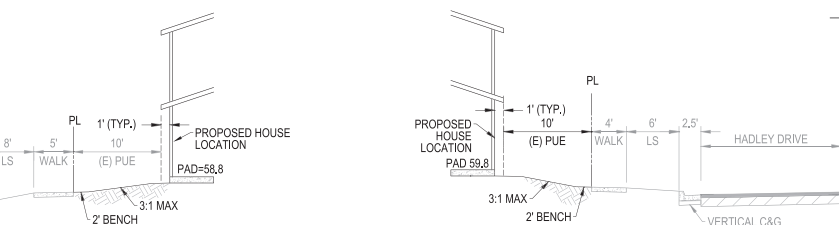
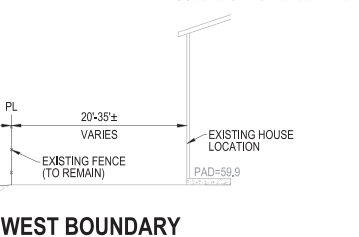
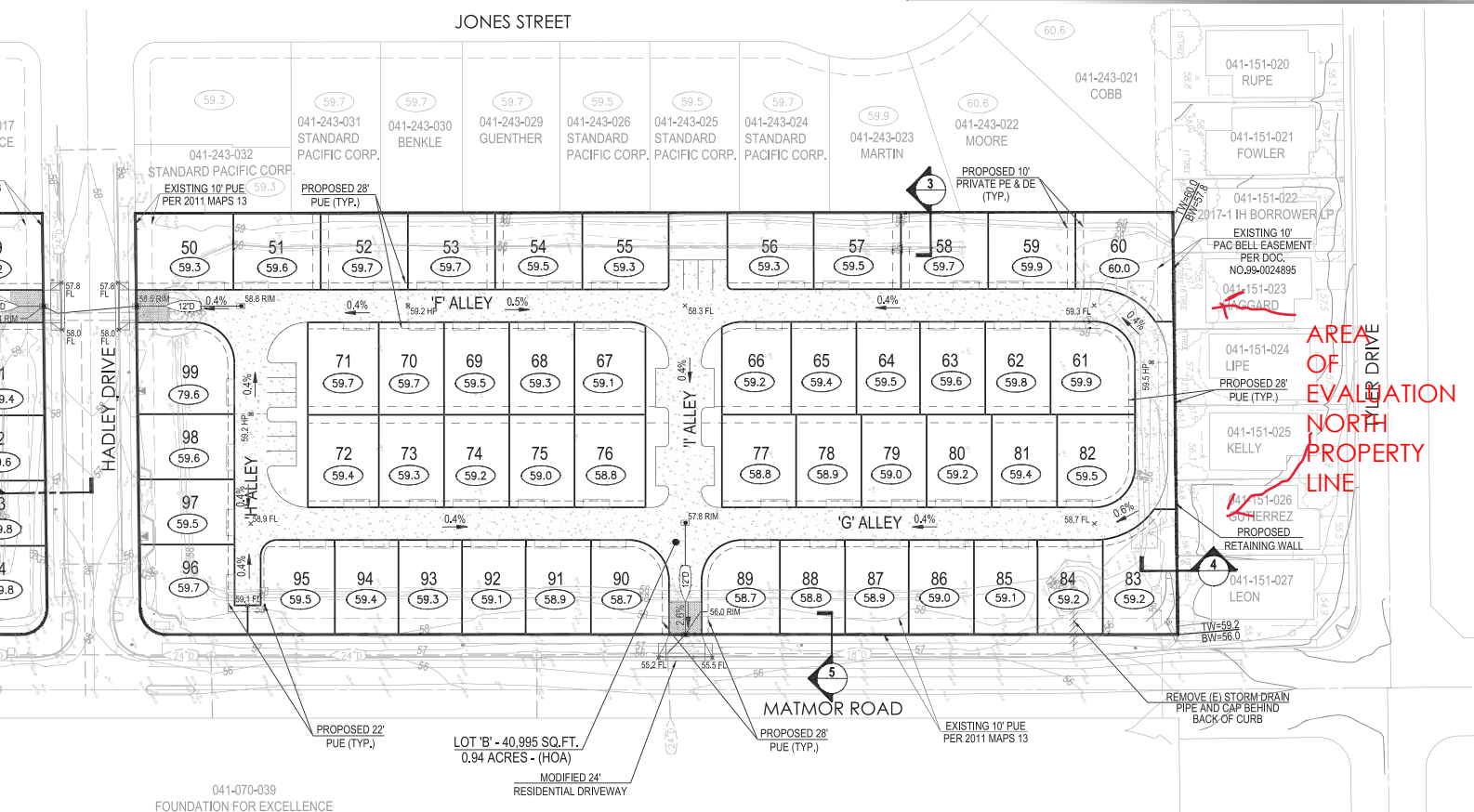
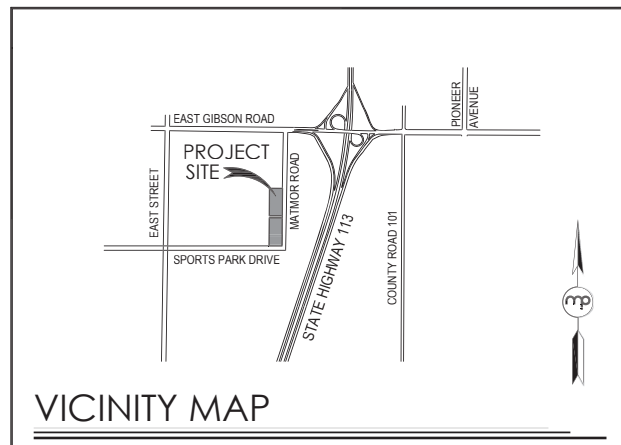
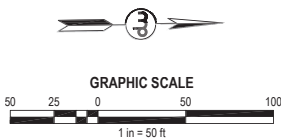
Edwin E. Stirtz
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

EES/mmt

EXISTING	PROPOSED	DESCRIPTION
XX.X	XX.X	PAD GRADE

LEGEND

PAD GRADING - RETAINING WALL TREE CONFLICT EVALUATION



PARKSIDE - 3

PRELIMINARY GRADING PLAN

SHEET 3 of 4

NOVEMBER 21, 2018

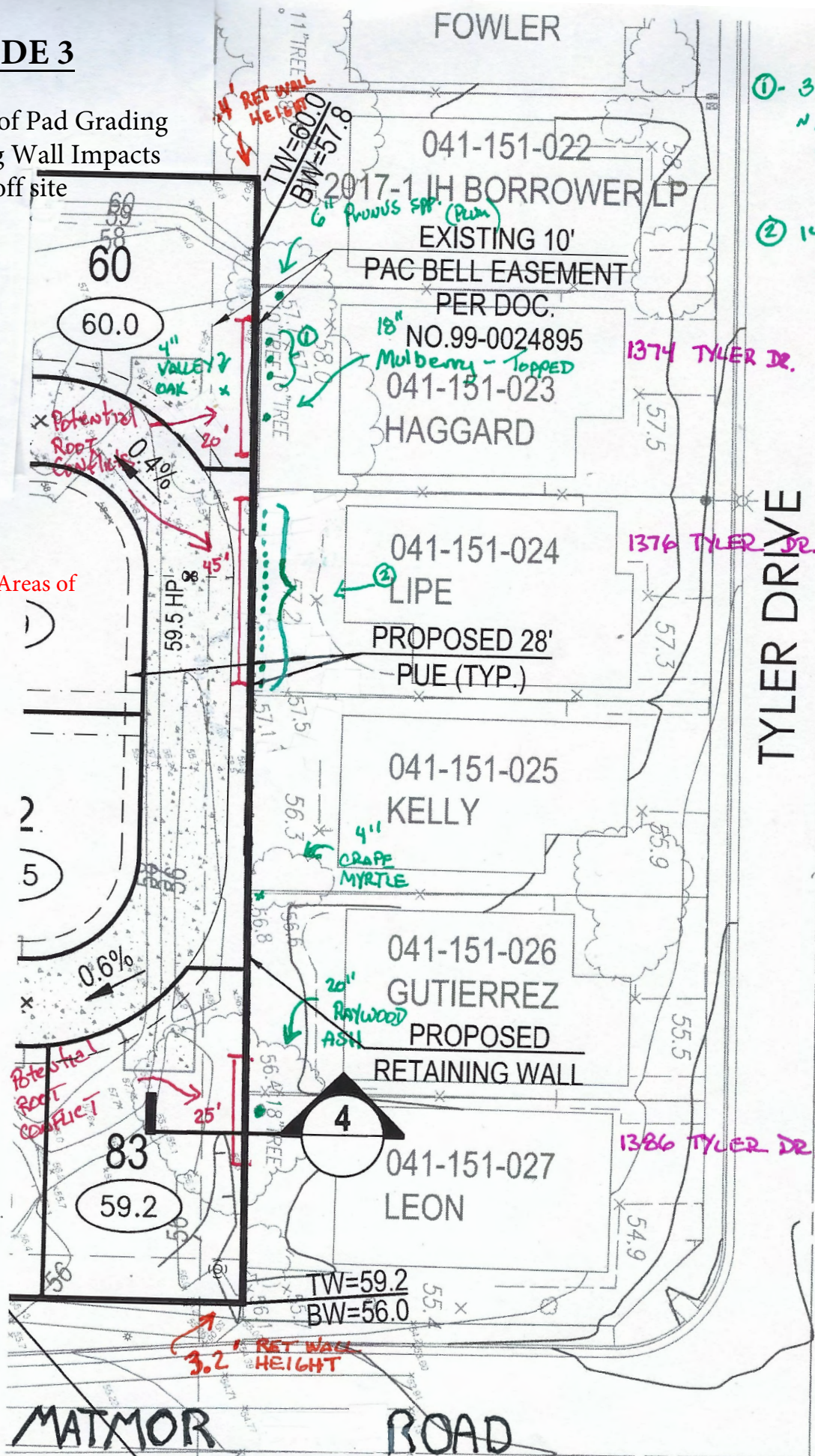


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Sacramento, CA 95833
phone: (916) 927-2400
web: www.mpengr.com

PARKSIDE 3

Evaluation of Pad Grading
& Retaining Wall Impacts
to existing off site
trees.

3 Primary Areas of
Concern



- ① 3 ITALIAN CYPRESS -
N 8"-10" DSH
25-30' TALL
- ② 14 ITALIAN CYPRESS -
5" DSH
18' TALL

TYLER DRIVE

1374 TYLER DR.

1376 TYLER DR.

1386 TYLER DR.

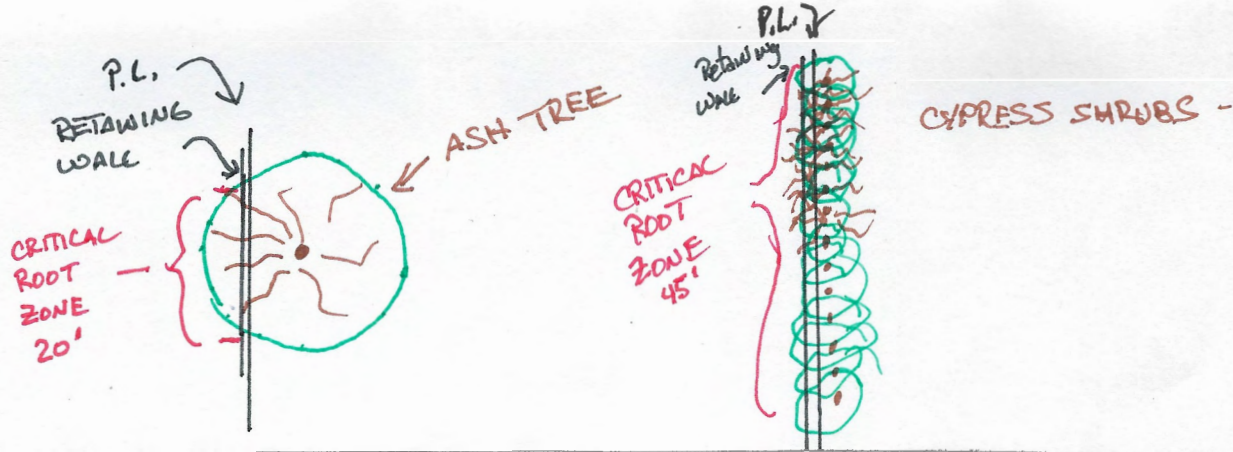
MATMOR ROAD

SIERRA NEVADA ARBORISTS

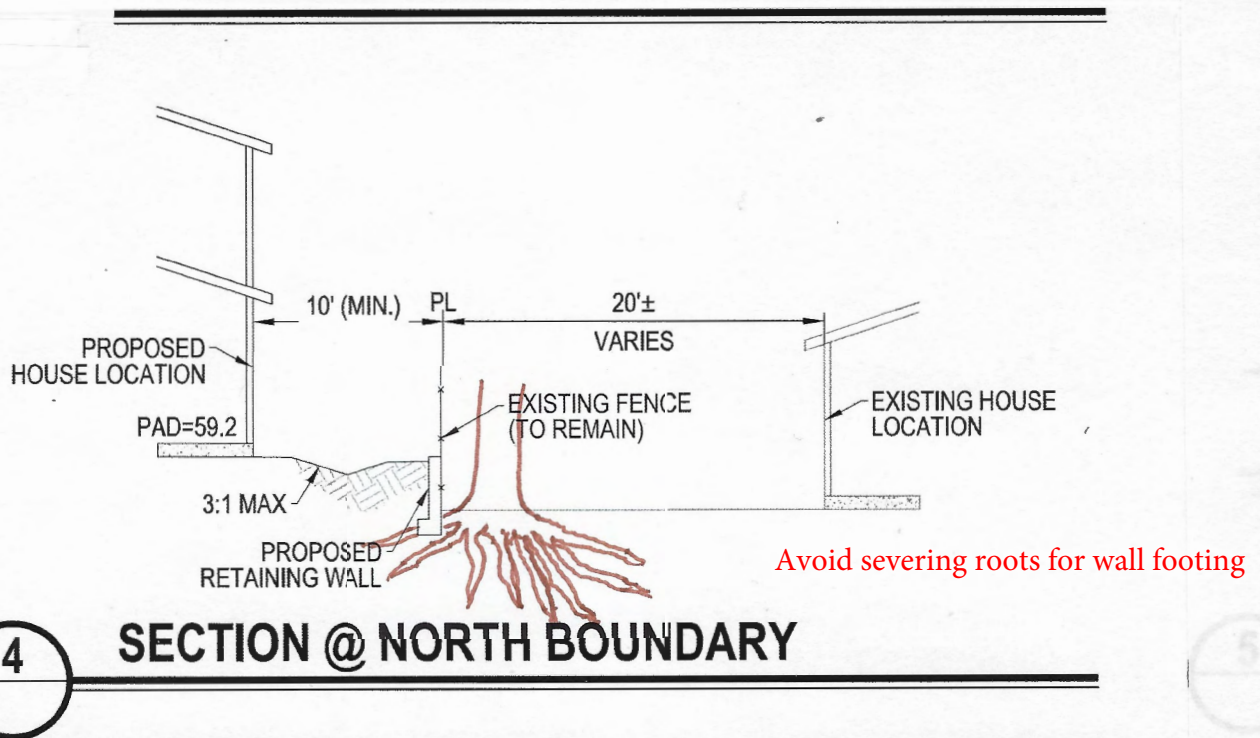
MARCH 10 2019

REMOVE (E) STORM DRAIN
PIPE AND CAP BEHIND
BACK OF CURB





Critical Root Zone = Area to Avoid Root Damage
Use non - invasive Footing design (Grade Beam)
or Employ non - invasive excavation to limit root damage. (Pneumatic or Hydraulic excavation)



PARKSIDE 3

Pad Grading - Ret Wall and Tree Conflicts

Use non - invasive footings or excavation techniques to minimize root damage for retaining wall construction.

3 Primary areas of concern are delineated on attached excerpt from grading plan. Root loss in these areas may adversely effect the Italian Cypress and/or Raywood Ash tree.



1386 TYLER

Ash Tree

PARKSIDE 3 OFF-SITE TREES

PREPARED BY SIERRA NEVADA ARBORISTS
MARCH 10, 2019

PARKSIDE 3 OFF-SITE TREES

1376 TYLER

CYPRESS TREES

1374 TYLER

CYPRESS TREES

MULBERRY

PREPARED BY SIERRA NEVADA ARBORISTS
MARCH 10, 2019

CEQA ADDENDUM

TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

CERTIFIED AUGUST 15, 2000
(SCH# 1999022069)

FOR THE PARKSIDE 3 PROJECT

PREPARED FOR
THE CITY OF WOODLAND



JULY 2020

PREPARED BY



RANEY

PLANNING & MANAGEMENT, INC.

1501 SPORTS DRIVE, SUITE A, SACRAMENTO, CA 95834

ADDENDUM TO THE TURN OF THE CENTURY SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR THE PARKSIDE 3 PROJECT

CEQA Requirements

This document has been prepared as an Addendum to the Turn of the Century Specific Plan Environmental Impact Report (TOCSP EIR) (SCH# 1999022069) in accordance with the California Environmental Quality Act (CEQA) Guidelines, Section 15164. CEQA Guidelines Section 15164(a) states “The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15164(e) a brief explanation is provided herein documenting the City’s decision that preparation of a subsequent EIR is not required. Furthermore, a detailed discussion of the criteria set forward in Section 15162 is provided within this document to further substantiate the finding that a subsequent EIR is not required.

The CEQA Guidelines Sections 15164(c) and (d) state that an addendum need not be circulated for public review, but can be included or attached to the Final EIR or adopted negative declaration and the decision-making body shall consider the addendum with the Final EIR or adopted negative declaration prior to making a decision on the project.

Section 15164 was created in response to Public Resources Code Section 21166, which provides that subsequent or supplemental EIR shall not be required unless “substantial changes” in the project or the circumstances under which the project is being undertaken will necessitate, “major revisions” of the EIR, or “new information” which was not known and could have not been known at the time the EIR was certified, becomes available.

The requirements of the CEQA Guidelines are described in more detail in the matrix below.

This addendum demonstrates that the circumstances, impacts, and mitigation measures identified in the TOCSP EIR remain substantively unchanged by the project described herein, and supports the finding that the proposed modification does not raise any new environmental issues and does not cause the level of impacts identified in the previous EIR to be exceeded.

Background

The City of Woodland is seeking to appropriately document the changes that have been proposed for the Spring Lake Specific Plan (SLSP) and General Plan for the Parkside 3 Project (proposed project) as the proposed project relates to the TOCSP EIR. The SLSP, which was originally titled the TOCSP, combines elements of the General Plan and Zoning Ordinance into a single document tailored to the SLSP area and establishes specific development policies, land use designations, development regulations, and design standards for development of the SLSP area. The TOCSP EIR

included the evaluation of buildout of the SLSP, which would consist of 1,097 acres located primarily south of Gibson Road and east of State Route (SR) 113. Buildout of the SLSP as approved would include approximately 4,037 dwelling units on 665 acres, 11 acres of neighborhood commercial uses, over 280 acres of public and quasi-public land uses, 34 acres of parkland, and over 100 acres of major streets and roads.

The SLSP sets forth specific goals, policies and objectives for achieving, to the best extent possible, a balance between the market demand for residential growth and the need for corresponding commercial development, and the ability of the City of Woodland to absorb residential and commercial development over a 15-year planning horizon. The SLSP has been amended multiple times to accommodate specific changes in proposed developments. Examples of such amendments include changes to land use designations and reducing the number of school sites required for the SLSP area.

Project Description

The project site consists of two parcels totaling 7.3 acres located east of Matmor Road, generally between Tyler Drive to the north and Sports Park Drive to the south. The proposed project includes a General Plan Amendment for the southern parcel from Low Density Residential (LD) to Medium Density Residential (MD). In addition, the applicant is requesting a SLSP Amendment to change the southern parcel from Multi-Family Residential R-8 to Multi-Family Residential R-15. The proposed project includes a tentative map that subdivides the site into 98 lots that would be developed with 98 small-lot detached residential units for an overall gross density of 13.4 dwelling units per acre (du/ac).

The project site is located within Neighborhood E of the SLSP area. Neighborhood E includes 251 acres for residential development at an average density of 6.1 du/ac for a total of 1,533 anticipated residential units.

For the proposed project, the northern parcel, identified as APN 041-231-028, is designated MD by the City's General Plan and R-15 in the SLSP. The MD General Plan designation allows for a density of 8.1-19.9 du/ac and the R-15 SLSP designation allows for a maximum density of 15 du/ac. The proposed subdivision of the 3.71-acre northern parcel into 50 lots would result in a density of 13.5 du/ac, which is consistent with the General Plan and SLSP designations.

The southern parcel, identified by APN 041-243-002, is designated LD by the City's General Plan and R-8 in the SLSP. The LD General Plan designation allows for a density of 1.0-8.0 du/ac and the R-8 SLSP designation allows for a maximum density of 8 du/ac. The proposed subdivision of the 3.51-acre southern parcel into 48 lots would result in a density of 13.7 du/ac, which is inconsistent with the density of development allowed for the site under the current General Plan and SLSP designations. As such, a General Plan Amendment and SLSP Amendment would be required to change the designation of the southern parcel from LD to MD and from R-8 to R-15, respectively.

The proposed project would result in development of 98 units within the project site, which would be 21 more units than the 77 units that were previously anticipated for the site under past tentative

mapping for the project site. As discussed throughout this addendum, the increase of 21 units within the project site would not be expected to lead to a significant increase in any environmental impacts.

It should be noted that although the proposed project includes re-designation of a portion of the project site, the proposed project would not include new types of land uses, such as commercial or industrial uses, which could result in more severe impacts than the various residential densities anticipated in the SLSP or analyzed in the TOCSP EIR. Therefore, although the project would slightly change the density of housing anticipated for the project site, the type of land uses would remain consistent with the land uses anticipated by the SLSP.

In addition, the proposed project includes the request for approval of a Tentative Subdivision Map, Design Review, and a Development Agreement for the proposed residential development. The Development Agreement would be between the City and the Developer, Lennar Homes.

Site Design

The proposed tentative map includes 98 residential lots within the two-parcel project site (see Figure 1). The proposed project would provide for pedestrian access to all surrounding roadways by way of connections to existing sidewalks along Matmor Road, Hadley Drive, and Sports Park Drive in addition to sidewalks along the proposed internal circulation throughout the project site (see Figure 2). Notably, the project design focuses on a 19-foot central north/south pathway that runs the entire length of the project site. The central pathway would include common area landscaping, internal sidewalks for pedestrian connectivity, and access to alleyways with guest parking stalls at both ends of the northern and southern project parcels. Additional “cross” pathways would be included between the eastern and western alleyways of the project to provide visual and pedestrian relief to the central pathway, as well as provide enhanced east/west project pedestrian connectivity.

In response to public comment, the project has been designed to include on-site guest parking in excess of City standards. Overall, the project would include 49 guest parking spaces equaling approximately 0.5 guest space per unit, which are in addition to the two parking spaces included in each unit, for a sitewide parking ratio of 2.5 spaces per unit. A total of five vehicle access points are proposed, two from Matmor Road, two from Hadley Drive, and one from Sports Park Drive.

Utilities

Water service to the proposed residences would be provided through connections to existing 12-inch water mains bordering the project site along Sports Park Drive to the south and Matmor Road to the east, as well as an existing eight-inch water main within Hadley Drive. New water mains, water laterals, and water meters would be required to connect the proposed residences with the aforementioned existing infrastructure. In addition, sanitary sewer connection is available through existing eight-inch sewer stubs in Hadley Drive and a ten-inch sewer main in Sports Park Drive. The project would include connection to the existing stubs within Hadley Drive.

Figure 1
Tentative Subdivision Map

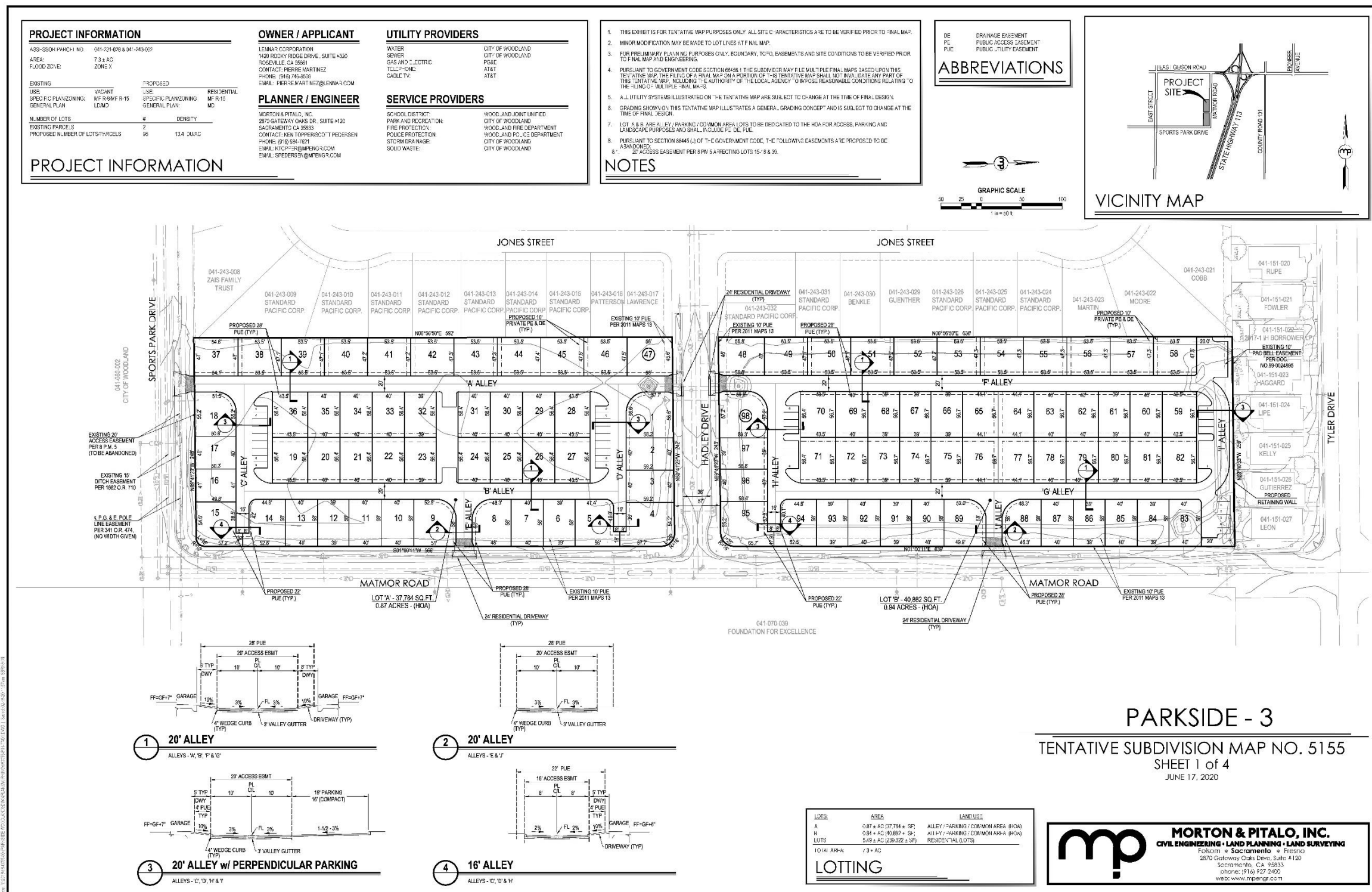


Figure 2
Preliminary Landscape Plan

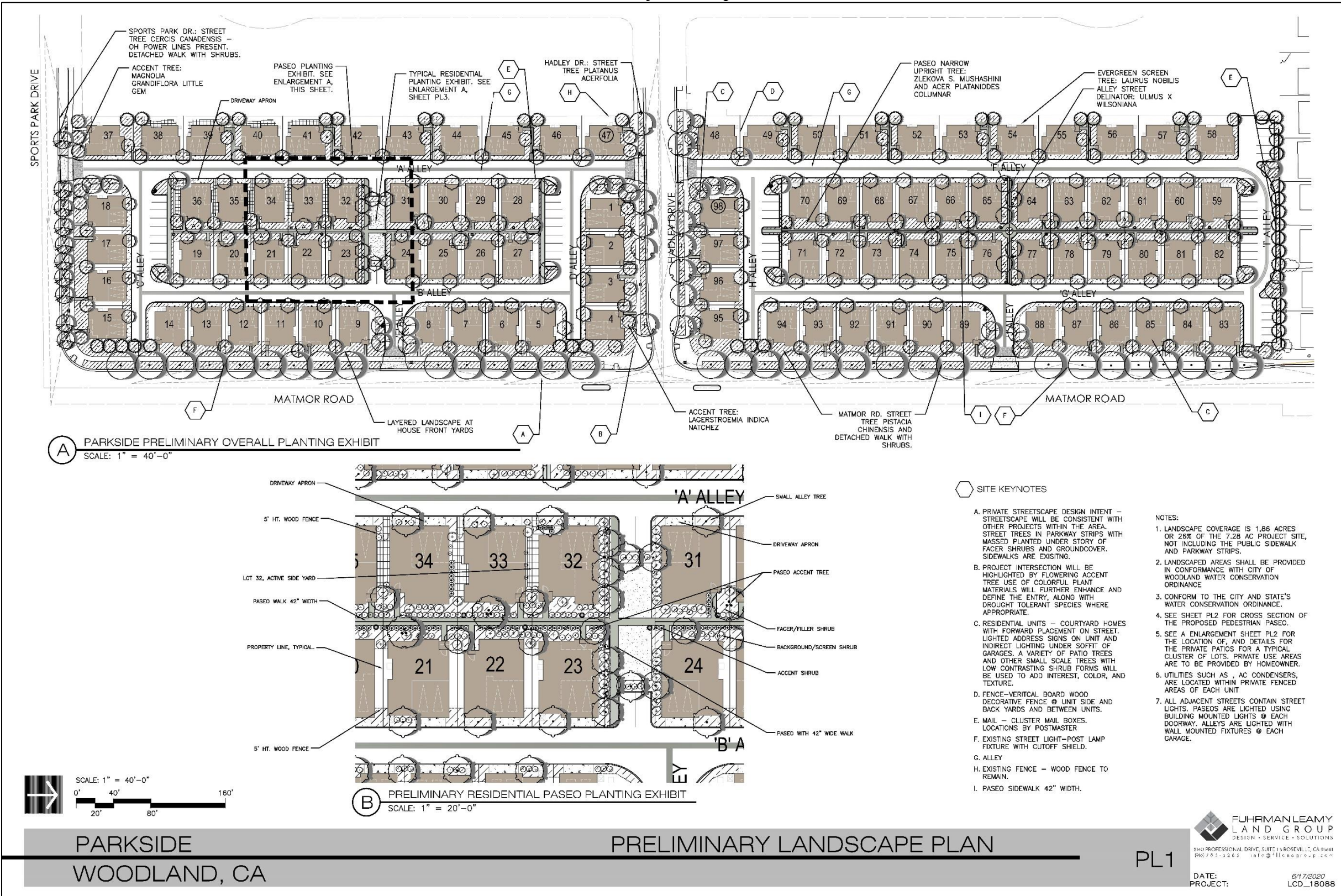
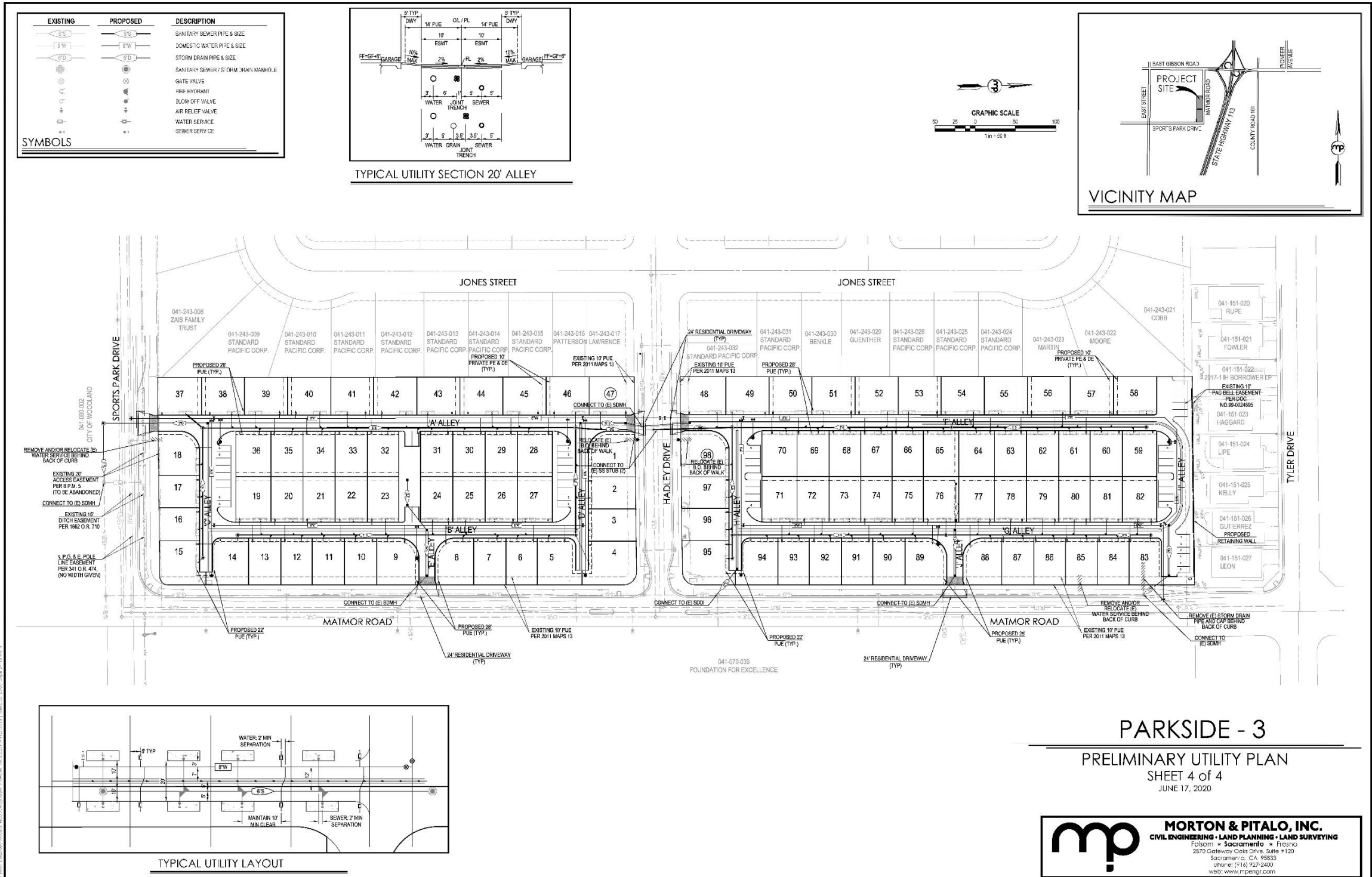


Figure 3
Preliminary Utility Plan



Stormwater runoff from the proposed impervious surfaces would be collected by a new system of concrete valley gutters and drainage inlets that would be centered on alley roads within the project site. Collected stormwater would be directed to existing 24-inch reinforced concrete mains in Matmor Road, Hadley Drive, and Sports Park Drive. Other storm drain improvements would include the conversion of the ditch located east of Sports Park Drive, between Matmor Road and SR 113, to a piped system. Stormwater treatment would be provided by the existing Spring Lake storm drainage system.

The proposed project requires consideration for approval of the following discretionary actions by the City:

- General Plan Amendment;
- Spring Lake Specific Plan Amendment;
- Approval of a Tentative Subdivision Map;
- Planned Development Overlay
- Approval of a Development Agreement; and
- Design Review.

Determination

According to the SLSP, and the TOCSP EIR, implementation of the SLSP is anticipated to result in significant impacts in the areas of land use, agricultural resources, hydrology, biological resources, traffic and circulation, air quality, noise, visual resources, cultural resources, affordable housing, public health, public services, and community services. The EIR concluded that SLSP impacts can likely be fully mitigated except in the following areas:

- Loss of farmland;
- Cumulative loss of farmland;
- Impacts to groundwater;
- Loss of Swainson's Hawk foraging habitat;
- Cumulative impacts to wildlife habitat;
- Project air quality emissions;
- Increased ambient noise;
- Cumulative traffic noise;
- Project nuisance impact from black gnats; and;
- Cumulative nuisance impacts from black gnats.

In order to assess whether additional CEQA review is required for the proposed project, an analysis of CEQA Guidelines Section 15162 has been prepared. The matrix below provides verbatim wording from the CEQA Guidelines Section 15162 and a corresponding analysis of the applicability of each section to the proposed project.

In review of the proposed project, staff has concluded that the project does not represent a substantive change in the approval of the SLSP as analyzed under the TOCSP EIR. Similarly, all impacts and standards of significance described in the TOCSP EIR are applicable to the proposed

project. Mitigation measures adopted with the TOCSP EIR would likewise apply. None of the significant environmental impacts identified above and in the TOCSP EIR are worsened due to the land use changes which would increase residential development by 21 units as part of the proposed project.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:	In conjunction with the approval of requested entitlements, the proposed project includes a request for adoption of an Addendum to the TOCSP EIR. The TOCSP EIR evaluated buildout of the project site with a maximum of 81 residential units. Although, the project includes re-designation of the southern site parcel to allow for higher densities and would result in the development of 98 residential dwelling units, the increase of 17 total units would not result in substantial changes or new information requiring a subsequent EIR. The information below summarizes the substantial evidence in support of the City's determination that the preparation of a Subsequent EIR is not required.
(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;	The proposed land use changes to the SLSP would include changes to the residential density of a single parcel within the SLSP area. Proposed changes would include re-designation of the southern 3.51 acre project parcel from R-8 to R-15 and from LD to MD. The result of the proposed re-designation would be an overall reduction in the amount of area designated as R-8 in the SLSP and an increase in the number of units developed on the site from a previously allowed maximum of 77 units to a proposed 98 units. The TOCSP EIR, assumed 81 units for the two parcels, based on estimated acreages. Consequently, the project includes approximately 17 more units more units than anticipated by the SLSP and previously analyzed in the TOCSP EIR in this area. It is noted that during the recession several R-15 parcels of land in the greater SLSP area were down zoned from R-15 and R-20 to R-8. As previously evaluated, project analysis evaluates possible impacts to the following: air quality; biological resources; cultural resources; water, sewage, and drainage facilities; schools; parks; and transportation. Such potential impacts are analyzed in the following sections. Air Quality The City of Woodland is located within the Sacramento Valley Air Basin (SVAB) and under the jurisdiction of the Yolo-Solano Air Quality Management District (YSAQMD). The federal Clean Air Act (CAA) and the California Clean Air Act (CCAA) require that federal and State ambient air quality standards (AAQS) be established, respectively, for six common air

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
	pollutants, known as criteria pollutants. The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM_{2.5}) and the State particulate matter 10 microns in diameter (PM₁₀) standards, as well as for both the federal and State ozone standards. The CAA requires each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The SIPs are modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins, as reported by their jurisdictional agencies. Due to the nonattainment designations, YSAQMD, along with the other air districts in the SVAB region, periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal AAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies. General conformity requirements of the SIP include whether a project would cause or contribute to new violations of any federal AAQS, increase the frequency or severity of an existing violation of any federal AAQS, or delay timely attainment of any federal AAQS. In addition, a project would be considered to conflict with, or obstruct implementation of, an applicable air quality plan if the project would be inconsistent with the emissions inventories contained in the air quality plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on General Plans and zoning designations for the region. Due to the nonattainment designations of the area, YSAQMD has developed plans to attain the State and Federal standards for ozone and particulate matter. The plans include the 2013 Ozone Attainment Plan, the PM_{2.5} Implementation/Maintenance Plan, and the 2012 Triennial Assessment and Plan Update. Adopted YSAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. Thus, by exceeding the YSAQMD's mass emission thresholds for operational or construction emissions of ROG, NO_x, or PM₁₀, a project would be considered to conflict with or obstruct implementation of the YSAQMD's air quality planning efforts. The YSAQMD mass emission thresholds for operational and construction emissions are shown in Table 1 below.

Comparison of 15162 CEQA Requirements and Project																				
CEQA Requirement (Section 15162)	Relationship to Request																			
	<table><tr><th colspan="3">Table 1 YSAQMD Thresholds of Significance</th></tr><tr><th>Pollutant</th><th>Construction Thresholds</th><th>Operational Thresholds</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>10 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>10 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>80 lbs/day</td></tr><tr><td colspan="3"><i>Source: YSAQMD. Handbook for Assessing and Mitigating Air Quality Impacts. July 11, 2007.</i></td></tr></table> To assess the proposed project’s potential impacts related to construction and operational emissions of the pollutants presented in Table 1 relative to the impacts of what has been previously approved for the project site, construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) for the proposed project and what has been previously approved for the site in the TOCSP EIR and SLSP. It should be noted that, historically, electricity and natural gas supplies to the City of Woodland have been supplied by PG&E. However, on April 18, 2017, the Woodland CCE Technical Advisory Committee approved the Joint Exercise of Powers Agreement with Yolo County to form the Valley Clean Energy Alliance, now referred to as Valley Clean Energy (VCE). The resolution led to the formation of the VCE Joint Powers Authority. Beginning in June 2018, the VCE began serving the electricity needs of the cities of Woodland and Davis, as well as unincorporated areas of Yolo County. Customers within the participating areas have the opportunity to continue receiving service from PG&E or to receive energy from VCE. VCE plans to provide energy with a higher renewable content and lower associated GHG emissions than PG&E. While VCE supplies the energy for customers enrolled in the VCE program, VCE electricity is transmitted through PG&E owned and operated distribution and power lines. PG&E will continue to provide natural gas supplies to the City. As such, the project emissions modeling for this Addendum relies on RPS calculations from PG&E to calculate total project emissions. The previously approved project (2005) would have resulted in construction of a maximum of 77 residences within the 7.3-acre project site. Although the construction schedule modeled for		Table 1 YSAQMD Thresholds of Significance			Pollutant	Construction Thresholds	Operational Thresholds	ROG	10 tons/yr	10 tons/yr	NO _x	10 tons/yr	10 tons/yr	PM ₁₀	80 lbs/day	80 lbs/day	<i>Source: YSAQMD. Handbook for Assessing and Mitigating Air Quality Impacts. July 11, 2007.</i>		
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ROG	10 tons/yr	10 tons/yr																		
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Comparison of 15162 CEQA Requirements and Project

CEQA Requirement (Section 15162)	Relationship to Request																																																												
	the previously approved project is speculative, because the approved project would result in the same disturbance area as the proposed project, the same construction schedule was used to model both projects. The previously approved project’s estimated construction and operational emissions are presented in Table 2 below. As shown in the table, the previously approved project would result in construction and operational emissions of TOG, NO_x and PM₁₀ below the applicable YSAQMD thresholds of significance. <table><tr><th colspan="5">Table 2 Maximum Project Construction and Operational Emissions – Previously Approved Project</th></tr><tr><th>Pollutant</th><th>Construction Thresholds</th><th>Construction Emissions</th><th>Operational Thresholds</th><th>Operational Emissions</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>0.58 tons/yr</td><td>10 tons/yr</td><td>4.93 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>2.33 tons/yr</td><td>10 tons/yr</td><td>1.54 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>20.39 lbs/day</td><td>80 lbs/day</td><td>21.73 lbs/day</td></tr><tr><td colspan="5">Source: YSAQMD. CalEEMod, July 2020 (See Appendix)</td></tr></table> The proposed project would include the construction of 98 small-lot detached residences within the 7.3-acre project site. Table 3 below presents the proposed project’s estimated construction and operational emissions. As shown in the table, the proposed project would result in construction and operational emissions of ROG, NO_x, and PM₁₀ below the applicable YSAQMD thresholds of significance. <table><tr><th colspan="5">Table 3 Maximum Project Construction and Operational Emissions – Proposed Project</th></tr><tr><th>Pollutant</th><th>Construction Thresholds</th><th>Construction Emissions</th><th>Operational Thresholds</th><th>Operational Emissions</th></tr><tr><td>ROG</td><td>10 tons/yr</td><td>0.83 tons/yr</td><td>10 tons/yr</td><td>2.00 tons/yr</td></tr><tr><td>NO_x</td><td>10 tons/yr</td><td>2.35 tons/yr</td><td>10 tons/yr</td><td>1.66 tons/yr</td></tr><tr><td>PM₁₀</td><td>80 lbs/day</td><td>20.46 lbs/day</td><td>80 lbs/day</td><td>38.16 lbs/day</td></tr><tr><td colspan="5">Source: YSAQMD. CalEEMod, July 2020 (See Appendix)</td></tr></table> Based on the information presented above, the proposed project would result in similar construction and operational emissions as what has been previously approved for the project	Table 2 Maximum Project Construction and Operational Emissions – Previously Approved Project					Pollutant	Construction Thresholds	Construction Emissions	Operational Thresholds	Operational Emissions	ROG	10 tons/yr	0.58 tons/yr	10 tons/yr	4.93 tons/yr	NO _x	10 tons/yr	2.33 tons/yr	10 tons/yr	1.54 tons/yr	PM ₁₀	80 lbs/day	20.39 lbs/day	80 lbs/day	21.73 lbs/day	Source: YSAQMD. CalEEMod, July 2020 (See Appendix)					Table 3 Maximum Project Construction and Operational Emissions – Proposed Project					Pollutant	Construction Thresholds	Construction Emissions	Operational Thresholds	Operational Emissions	ROG	10 tons/yr	0.83 tons/yr	10 tons/yr	2.00 tons/yr	NO _x	10 tons/yr	2.35 tons/yr	10 tons/yr	1.66 tons/yr	PM ₁₀	80 lbs/day	20.46 lbs/day	80 lbs/day	38.16 lbs/day	Source: YSAQMD. CalEEMod, July 2020 (See Appendix)				
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	site by the SLSP. In addition, the proposed project's construction and operational emissions would remain below all applicable YSAQMD thresholds, and the mitigation applied by the TOCSP EIR would still apply to the proposed project. As a result, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts. Biological Resources A Jurisdictional Delineation and Special-Status Species Evaluation for the project site was prepared for the City of Woodland by Gibson & Skordal, LLC in December 2003.¹ In order to delineate potential waters and wetlands within the project site as well as conduct an evaluation of special-status species and their habitats, field studies were conducted on November 5, 2003. At the time when the evaluation was prepared, the project site was surrounded by residential development to the north, a school site and access road to the east, and disked cropland to the south and west. The site evaluation performed by Gibson & Skordall determined that waters or wetlands subject to regulation by the United States Army Corps of Engineers (USACE) did not occur within the project site. In addition, an on-site drainage ditch was determined not to have any current or historical connection with a surface tributary system. A total of 22 special-status animal species were evaluated for their potential to occur on site; however, only eight species, including Swainson's hawk, western snowy plover, giant garter snake, valley elderberry longhorn beetle, Conservancy fairy shrimp, vernal pool fairy shrimp, vernal pool tadpole shrimp, and palmate-bracted bird's beak were listed as Feder and/or State listed threatened and/or endangered species. The evaluation performed by Gibson & Skordal determined that the project site could provide suitable foraging habitat for a variety of special-status raptors including Swainson's hawk, white-tailed kite, Cooper's hawk, sharp-skinned hawk, northern harrier, and burrowing owl. In addition, marginal nesting habitat for burrowing owls was determined that be present on-site although evidence was not observed of nesting activity at the time, and the on-site drainage ditch was determined to provide marginal nesting habitat for tricolored blackbird.

¹ Gibson & Skordall, LLC. *Jurisdictional Delineation and Special Status Species Evaluation*. December 2003.

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	Special-status plant species identified on the California Natural Diversity Database (CNDDDB) as occurring in the Grays Bend and/or Woodland quadrangles included alkali milk-vetch (<i>Astragalus tener</i> var. <i>tener</i>), brittlescale (<i>Atriplex depressa</i>), San Joaquin saltbrush (<i>Atriplex joaquiniana</i>), palmate-bracted bird's beak (<i>Cordylanthus palmatus</i>), and Heckard's pepper-grass (<i>Lepidium latipes</i> var. <i>heckardii</i>). The evaluation performed by Gibson & Skordall determined that the absence of suitable wetlands or other aquatic habitats precluded the potential for the all of above plant species to occur on the site with the exception of Heckard's pepper-grass, which has a low suitability to occur along the southern boundary of the project site in the disturbed grassland. For the proposed project, an updated CNDDDB query for the Grays Bend and Woodland quadrangles was conducted to determine the presence of special-status plant and wildlife species on the project site since the 2003 Gibson & Skordall evaluation. Based on the results of the updated CNDDDB query, a total of 25 special-status plant and animal species were identified as occurring within the Grays bend and/or Woodland quadrangles. Since the 2003 evaluation by Gibson & Skordall, the project site has been graded and is currently vacant. As such, of the eight special-status plant species identified in the updated CNDDDB query, were dismissed from further consideration as the project site lacks suitable habitat. The project site could still provide suitable foraging habitat for Swainson's hawk, white-tailed kite, Cooper's hawk, sharp-skinned hawk, northern harrier, and burrowing owl. Swainson's hawks have been reported within a one-mile radius of the project site; however, incidences of Swainson's hawk within the project site have not been reported in CNDDDB. Based on the above, potential impacts to the aforementioned special-status bird and raptor species were anticipated by the TOCSP EIR and the mitigations applied by the TOCSP EIR would still apply to the proposed project. The proposed project would not result in any new impacts to special-status plant or wildlife species relative to what was analyzed in the TOCSP EIR. Because the project site was included in the SLSP and the TOCSP EIR, and the proposed project would result in same area of disturbance through development of the project site as anticipated in the SLSP, any impacts to Biological Resources resulting from the proposed project would have been included in the TOCSP EIR. Further, the project site previously mitigated in accordance with the SLSP TOC EIR though purchase of Agricultural and

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	Swainson Hawk mitigation credits. A Swinson Hwk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006 for the original Siervers/Prudler subdivision, TSM 4793, for which the project site in question was included. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Biological Resources. Cultural Resources A 2004 Cultural Resources Assessment for the project site area prepared by Peak & Associates, Inc. included searches of the California Historical Resources Information System's (CHRIS) Northwest Information Center (NWIC), the Native American Heritage Commission's (NAHC) Sacred Lands File, and historic maps of the area in order to determine whether any previous historic sites or Native American resources existed within the project site. The results of the CHRIS search indicated that historic or prehistoric cultural resources had not been recorded within the project area; however, an adjacent residence was recorded by the City of Woodland in 1982. The results of the Sacred Lands File search similarly indicated that prehistoric or Native American resources were not reported to exist in the project site. Review of historic maps further indicated that previous structures had not existed on the project site. In addition to the above records searches and review of historic maps, a field survey of the project area was conducted by Robert Gerry on December 20, 2003. During the field survey, the entire project site was walked over on parallel transects no more than 25 feet apart. The results of the field survey did not show any evidence of prehistoric or historic cultural resources. It should be noted that grading of the project site has been conducted since the original field surveys, and the original conclusions of the field survey are anticipated to remain accurate. Nonetheless, new searches of the CHRIS and NAHC Sacred Lands File were conducted in order to determine if new historic, cultural, or tribal cultural resources had been reported within the project site since the previous searches and site survey. The results of the updated CHRIS search indicated that the project area does not contain any recorded archeological resources. The results of the updated Sacred Lands File search similarly indicated that the project site does not contain any known cultural or tribal cultural resources.

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	Because the project site was included in the SLSP and the TOCSP EIR, and the proposed project would result in similar anticipated site disturbance through development of the project site as anticipated in the SLSP, any impacts to Cultural Resources resulting from the proposed project would have been included in the TOCSP EIR and mitigation included in the TOCSP EIR would still apply to the proposed project. In addition, a comparison of search results from the NWIC and the NAHC Sacred Lands File indicated that the project site does not contain any recorded historic or prehistoric cultural or tribal cultural resources. As a result, the proposed project would not be considered a substantial change to the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to Cultural Resources. Water, Sewer, and Drainage City of Woodland is a partner in the Woodland Davis Clean Water Agency. Water service to the proposed residences would be provided through connections to existing 12-inch water mains bordering the project site along Sports Park Drive to the south and Matmor Road to the east, as well as an existing eight-inch water main within Hadley Drive. Major connections to the eight-inch water main in Hadley Road would be made within Alley 'A' and Alley 'F,' as depicted in Figure 3. Infrastructure within Alley 'A' in the southern parcel would provide water connections to the 12-inch water main in Sports Park Drive, while access to the 12-inch water main in Matmor Road would be made within Alley 'F' in the southern parcel and within Alleys 'H,' 'J,' and 'I' in the northern parcel. Development of the project site with 77 residential units, and the resultant increase in water demand, was included as part of estimated demand for the area. Although the proposed project would include 21 more units (98 units total), the increase in water demand would likely be equal to or less than what was anticipated for the project site by the TOCSP EIR because higher density residential land uses typically consume less water per dwelling unit than lower density residential units, and modern building codes require more stringent water efficiency standards to be met in new residences. While the project would require the development of additional water supply connections, the proposed infrastructure would only serve to replace existing water main bisects provided by previous phases of Parkside development and would not exceed water infrastructure demands previously anticipated by the TOCSP EIR. As a result, the proposed project would not be considered a

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	substantial change to the SLSP or the TOCSP EIR, and would not create new or significantly more severe environmental impacts related to water supplies. Sewer collection for the project area is planned to include connection to an eight-inch sewer line in Hadley Drive. Additional eight-inch sewer lines exist along Sports Park Drive. Buildout of the project site was anticipated to include 77 residences and the TOCSP EIR determined that implementation of Mitigation Measure 4.13-9, which requires applicants to demonstrate that WWTP treatment capacity is adequate to serve the flows generated by new development covered by the tentative map prior to approval of each tentative map would ensure that wastewater treatment capacity is adequate. Thus, the proposed project would be required to implement all mitigation measures from the TOCSP EIR and the increase of 21 units associated with the proposed project would not exceed the capacity of the existing sewer infrastructure. The proposed project would not require upsizing of any sewer pipes or sewer treatment facilities beyond those anticipated in the SLSP and TOCSP EIR, and would not create new or significantly more severe environmental impacts. The proposed project would involve construction of connections to storm drain infrastructure in Hadley Road between the two project site parcels and existing reinforced concrete mains in Matmor Road and Sports Park Drive. A new system of concrete valley gutters and drainage inlets centered on the alley roads would channel collected stormwater to new water infrastructure, including new 12-inch storm drains connecting to the existing 24-inch storm drain in Hadley Road. The proposed project involves development within the SLSP area with similar residential land uses as analyzed in the TOCSP EIR. Therefore, the proposed project would include development of impervious surfaces over a similar area as approved in the SLSP, which would result in amounts of runoff equal to what was anticipated by the TOCSP EIR. The proposed project would include connection to the existing Spring Lake drainage infrastructure and pay fair share of fees for the installation of the Spring Lake storm drainage system would be paid by the project proponent, consistent with Section 4.4-1 of the TOCSP EIR. Because the proposed project would generate similar amounts of runoff as anticipated by the TOCSP EIR, and the proposed project would not be expected create new or significantly more severe environmental impacts related to drainage. Schools

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	As noted above, the project would introduce 98 residential units to the project area. The 98 new residential units would also introduce new students into the area. Public facility needs, including schools, were addressed in the SLSP through the designation of land for elementary schools, one middle school and one high school. School facilities needs were estimated using buildout projections for the entire project area, which includes the proposed project. Although the proposed project would contribute to a 21-unit increase in the number of units anticipated for the project site, the proposed project would not be considered a substantial change to the SLSP or the TOCSP EIR, and payment of the required school impact fees would reduce potential impacts on educational facilities. Therefore, the proposed project would not create new or significantly more severe environmental impacts. Parks The SLSP included public parks as an integral component of the plan. Parks were provided on a ratio of 5 acres per 1,000 population, and were meant to be the focus of the community. Although the proposed project would include 21 additional housing units, the population of the additional units would not be large enough to substantially alter the park to population ratio for the SLSP area or the City as a whole. Included in the Park Development Regulations is Regulation 5.6 which requires individual projects to pay the appropriate park development fee, and, as such, the proposed project would be required to pay such fees. The project site does not currently contain any lands designated for future park uses, and the proposed project does not include the re-designation of any parkland for non-park uses. Given the payment of park development fees and the relatively small increase in the anticipated number of units on-site, the proposed project would not result in any new or significantly more severe impacts to public parks. Transportation The TOCSP EIR included an analysis of the potential traffic impacts resulting from the SLSP. The TOCSP EIR's analysis used level of service (LOS) standards to assess the significance of potential impacts. LOS allows for studied intersections to be graded on how efficiently traffic moves through the intersection, primarily during the busiest times of day known as the Peak Hours. Because the TOCSP EIR relied on LOS standards, the proposed project would result in

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	an impact if the project degraded the LOS of nearby intersections in a new or significantly more severe way than anticipated in the TOCSP EIR. To investigate the proposed project's potential traffic impacts, a Traffic Impact Study prepared for the City of Woodland by Grandy and Associates in 2004, was used as the basis of comparison for estimating the difference in vehicle trips between what has been previously analyzed for the project site in the TOCSP EIR and the proposed project. The proposed project would result in development of the project site with 98 small-lot detached multi-family residential units, which is 21 more residential units than what was previously anticipated for the project site and 17 more than and analyzed in the TOCSP EIR. Using the Institute of Traffic Engineers (ITE) <i>Trip Generation Handbook – 10th Edition</i>, the estimated daily trip rate for multi-family low-rise housing is considered to be lower than that of single-family residences. Multi-family low-rise residential units generate approximately 7.32 vehicle trips per unit per day, while the average daily trip rate for single-family residences is approximately 9.44 vehicle trips per unit per day. Therefore, the proposed residences at the project site would produce fewer trips per unit on average. It should be noted that an additional 21 residential units beyond what was anticipated in the project traffic memo and 17 more units than anticipated in the TOCSP EIR, for a total of 98 units, would generate a project-wide vehicle trip rate of approximately 717 daily vehicle trips from the project site as a whole, as compared to the 638 daily vehicle trips that would be anticipated with development of the site with 77 units. The standard for the industry for peak hour trips is 10% of daily trips. Therefore the project will generate only 8 additional peak hour trips. The City's standard for preparing a new traffic study is if there is an increase of 50 peak hour trips. Although the proposed project would result in a net increase in vehicle trips from the site of 79 trips, the increased number of vehicle trips would be distributed throughout the day and results in minimal potential for the increased number of vehicle trips to result in impacts to the circulation network, such as increased delay at nearby intersections. Thus, an increase of approximately 79 vehicle trips per day and 8 peak hour trips would not be considered a substantial increase and would not be considered a substantial change to the SLSP or the TOCSP EIR, and mitigation included in the TOSCP EIR would still apply to the

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	proposed project. Therefore, the proposed project would not create new or significantly more severe environmental impacts relating to traffic. However, the project will incorporate traffic calming measures to reduce cut-through traffic on adjacent residential streets. The City envisions traffic calming measures such as speed humps (a total of 5 between the Washington/Tyler and Reno/Cox/Jones/Hadley corridors) and a traffic circle at the intersection of Matmor Road and Tyler Drive. Remaining CEQA Sections In addition to the impacts discussed above, the TOCSP EIR also included analyses of impacts related to Land Use and Planning; Agricultural Resources; Visual Resources and Aesthetics; and Population, Employment and Housing. The TOCSP EIR also included further analysis of impacts related to Public Health and Safety; Public Services and Facilities; and Geology and Soils. Due to the proposed project's similarity to what was anticipated for the project site by the SLSP, and the TOCSP EIR, impacts related to the listed resources are not considered to be substantially different from what was previously analyzed for development of the project site and the proposed project would not create any new or significantly more severe environmental impacts in any such resource areas. Conclusion The proposed project would develop the project site for residential uses, similar to what was anticipated by the SLSP, and analyzed in the TOCSP EIR. However, the proposed project includes a request to re-designate the project site, and would eliminate the R-8 and LD designations for the southern project parcel, while re-designating the southern project parcel to R-15 and MD. Under the proposed re-designation the project would include construction of an additional 21 units as compared to what was approved in the SLSP. The general similarity of land uses and the relatively limited number of new units proposed as part of the project would ensure that any potential impacts created by the proposed project are less than or equal to the impacts identified in the TOCSP EIR. Therefore, the proposed project does not include any changes which would create new or significantly more severe impacts than what was anticipated by the SLSP and analyzed in the TOCSP EIR. As a result, major revisions to the TOCSP EIR would not be necessary.

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(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or	Because the proposed land uses are of a similar residential nature to the existing SLSP, and significant changes to the SLSP have not occurred, the circumstances under which the project is undertaken have not changed substantially, and would not require major revisions to the TOCSP EIR. Indeed, the most substantial change which has occurred in the project area is the continuing development activity associated with implementation of the SLSP. Because grading activities have been the only recent changes to the project site, development is expected to result in fewer environmental impacts due to the decrease in habitat value and a low likelihood of discovering cultural resources. Thus, the likelihood of new environmental impacts is not anticipated. Furthermore, as described above, the proposed changes would not create new or significant environmental effects beyond those analyzed in the TOCSP EIR.
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:	All previously identified impacts in the TOCSP EIR would occur with implementation of the proposed project. The SLSP and the TOCSP EIR requires that each development application include project-level and property-specific technical analysis to demonstrate consistency with the performance thresholds in the SLSP and SLSP Mitigation and Monitoring Plan. The studies above do not contain any new information of substantial importance, which could have affected the determination of impacts in the TOCSP EIR. GHG Emissions GHG emissions were not directly addressed in the SLSP, or the TOCSP EIR. However, potential impacts related to GHG emissions do not constitute “new information” as defined by CEQA, as GHG emissions were known as potential environmental issues before 1999.² The overall area of disturbance anticipated for buildout of the project site by the SLSP would not be modified by the proposed project. Therefore, construction related GHG emissions would be consistent with emissions anticipated in the SLSP. Since the SLSP was approved, a number of regulations with the purpose of, or with an underlying goal of, reducing GHG emissions have been enacted, such as the California Green Building Standards Code (CALGreen Code) and the California Building Energy Efficiency Standards Code. For instance, according to the California Energy Commission, the 2019 Building Energy Efficiency Standards are anticipated

² As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal. App. 4th 1301. Also see, *Citizens of Responsible Equitable Development v. City of San Diego* (2011) 196 Cal.App.4th 515.

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	to result in seven percent less energy consumption for residential buildings over the previous 2016 energy standards.³ Such regulations have become increasingly stringent since the SLSP was adopted and would result in less intense GHG emissions related to energy use as compared to an identical project built under the building codes in place at the time of approval of the SLSP. The proposed project would be required to comply with all currently applicable regulations associated with GHG emissions, including the CALGreen Code and California Building Energy Efficiency Standards Code. In addition, the proposed project is consistent with the City's Climate Action Plan (CAP), adopted in 2017, and is generally consistent with the requirements included in the CAP Checklist (see Appendix A). For instance, CAP Strategy T/LU-4 promotes alternative transportation methods to reduce citywide VMT; CAP Strategy T/LU-2 supports Infill Development projects by encouraging residential uses in proximity to existing development; and CAP Strategy E-6 encourages the use of renewable energy in all new residential developments. The proposed project would comply with all three measures by providing on-site sidewalks and bicycle paths to connect with nearby schools, recreational spaces, and nearby commercial development. In addition, the project would be required to provide 100 percent on-site renewable energy by way of solar panels on all proposed residences, per the 2019 CALGreen building standards. Compliance with the aforementioned local and statewide renewable energy regulations would ensure that the proposed project results in no new or more severe impacts related to greenhouse gasses than previously analyzed in the TOCSP EIR. Energy Energy-related impacts were not directly addressed in the TOCSP EIR as Appendix G of the CEQA Guidelines did not require such analysis at the time of adoption of the TOCSP EIR. As mentioned previously, the proposed project would be required to comply with all energy efficiency standards set forth by the 2019 CALGreen code, the California Building Standards Code, and the City of Woodland CAP, including the installation of solar panels on all new residences to meet 100 percent of future residents' electricity needs. The proposed project

³ California Energy Commission. *2019 Building Energy Efficiency Standards*. March 2018.

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	would also include buildings with operable windows placed for cross-ventilation and energy-efficient HVAC systems to decrease energy use and increase reliance on natural heating, cooling, and ventilation, as is described in the CAP Checklist completed for the proposed project (see Appendix A). The proposed project would also be held to the standards set forth by the City of Woodland General Plan, which provides a number of energy-reducing policies required of new developments. Notably, Policy 2.C.4 of the General Plan encourages and incentivizes new buildings to be constructed in a way such that "...[buildings] consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; reduce stormwater runoff; and facilitate the use of clean energy whenever possible." As the proposed project would be required to comply with local and statewide renewable energy regulations, including the aforementioned use of solar panels to meet 100 percent of future electricity needs on-site, the proposed project would not result in wasteful or inefficient use of energy nor would the proposed project conflict with any plans for renewable energy generation. Wildfire Wildfire-related impacts were not directly addressed in the TOCSP EIR as Appendix G of the CEQA Guidelines did not require such analysis at the time of adoption of the TOCSP EIR. The proposed project would be considered infill development because the project site is bordered by existing development on its northern, western, and eastern borders. Land used primarily for managed agriculture is located along the southern border of the project site, opposite the project site across Sports Pak Drive. The potential for wildfires to occur on developed land and land used for agricultural purposes is low. Thus, the proposed project would not result in substantial risk or hazards related to wildfires. Vehicle Miles Travelled (VMT) Appendix G of the CEQA Guidelines have recently been amended to require that all new development projects include an analysis of potential impacts related to VMT. Therefore, VMT-related impacts were not directly addressed in the TOCSP EIR. Policy 2.A.6 of the City of Woodland General Plan encourages the construction of infill developments to "enhance community character, promote pedestrian- and bicycle-friendly

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	neighborhoods... and support increased transit use.” The project site is considered to be infill development because the site is located near other existing uses such as a school, recreational areas, and commercial developments. The proposed project would be connected to such uses by way of sidewalks and bicycle lanes, thus encouraging the use of alternative transportation and reducing VMT. In addition, the proposed project would be consistent with Policy 2.C.1 of the General Plan, which encourages new projects to be built in compact development patterns or at higher-development intensities for the purpose of conserving land resources, reducing vehicle trips, improving air quality, and facilitating walking, bicycling, and transit use. Because the proposed project would consist of small-lot detached multi-family residential units, the proposed project is anticipated to produce a lower relative per unit vehicle trip rate than what would occur with buildout of a portion of the site at a lower density, as was originally planned in the SLSP. As mentioned previously, multi-family low-rise residential units generate approximately 7.32 vehicle trips per unit per day, while the average daily trip rate for single-family residences is approximately 9.44 vehicle trips per unit per day. Fewer per unit vehicle trips likely also results in less per unit VMT. Therefore, the proposed residences at the project site would produce fewer trips per unit and VMT on average as compared to the residential uses envisioned for the site by the TOCSP EIR. It should be noted that because the proposed project includes development of 17 additional units (98 total) than what was originally envisioned for the project site in the TOCSP EIR, the proposed project is anticipated to generate 717 daily vehicle trips as compared to the 638 daily vehicle trips associated with original site plans. However, an increase of approximately 79 vehicle trips per day would not be considered a substantial increase. The proposed residences would generate fewer per unit vehicle trips, therefore, citywide VMT would not be anticipated to increase. Because the proposed project would not substantially increase citywide VMT and is consistent with City plans for infill development and higher-density residential uses, the proposed project would not result in any new or more severe impacts related to citywide VMT. As a result, new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time that the previous EIR was certified is not currently known, and the proposed project would result in no new or more severe impacts than previously analyzed in the TOCSP EIR.
(A) The project will have one or more significant effects not discussed in	See response under (1) above. New significant effects would not occur.

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the previous EIR or negative declaration;	
(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;	See response under (1) above. Significant effects will not be more severe than identified in the TOCSP EIR.
(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or	The status of mitigation measures in the SLSP, and the TOCSP EIR would not change as a result of the proposed land uses changes. The Biological Assessment of the project site identified the potential of special status species, specifically Swainson's hawks, white-tailed kites, northern harriers, and burrowing owls, to use the site as foraging and nesting habitat. Impacts to raptors was considered in the TOCSP EIR, and determined to be potentially significant. Because special-status raptor species have the potential to use the site as foraging and nesting habitat mitigation measure 4.5-3 from the TOCSP EIR would still apply to the proposed project and would reduce any potential impacts to a less than significant level. Considering that all relevant mitigation measures would be applied to the proposed project, and no new mitigation measures are now feasible that would substantially reduce any previously identified significant impacts, the proposed project would not be considered a substantial change to the previously approved TOCSP EIR
(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	Mitigation measures analyzed in the TOCSP EIR would remain unchanged, and would substantially reduce significant effects on the environment. New mitigation that would substantially reduce impacts more than the TOCSP EIR are not available, because the proposed changes are not substantial.
(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, and addendum, or no further documentation.	The City of Woodland, as the lead agency, determined the project would not result in substantial changes or circumstances after adoption of the TOCSP EIR that would require the preparation of a subsequent EIR. As a result, the City of Woodland, as the lead agency, has determined that an Addendum to the TOCSP EIR is the appropriate documentation prepared for the project.

Comparison of 15162 CEQA Requirements and Project	
CEQA Requirement (Section 15162)	Relationship to Request
(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.	The SLSP was approved December 18, 2001. As discussed previously in this document the proposed project would not require a major revision of the previous EIR due to new or substantially more severe impacts. Additionally, changes in circumstances which would cause substantially more severe or new significant impacts have not occurred and new information which would change the severity of previously identified impacts is not known. As such, a new EIR would not be required.
(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.	A subsequent EIR or Negative Declaration is not required and therefore, an additional public review period pursuant to CEQA Guidelines sections 15087 and 15072 would not be necessary.

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. [_____]

PARKSIDE 3

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

CALATLANTIC GROUP, INC.

v. 8/14/20

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. [_____]

This Amended and Restated Development Agreement (hereinafter “Agreement”) is entered into as of this ____ day of _____, 2020 by and between the City of Woodland, California (“CITY”), and CalAtlantic Group, Inc., a Delaware Corporation formerly Standard Pacific Corp., Inc, a Delaware Corporation (“OWNER”), each of whom shall be referred to as a “party” and together as the “parties.”

RECITALS

WHEREAS, CITY and HTW II Ventures previously entered into that certain Development Agreement (“Original Development Agreement”) on October 4, 2005, approved by the City Council of the City of Woodland by Ordinance No. 1447 on October 4, 2005; and

WHEREAS, HTW II subsequently transferred its property interests, and associated agreements, to various developers, and OWNER now owns that certain real property with Yolo County Assessor’s Parcel Numbers 041-231-028 and 041-243-002 (the “Property”); and

WHEREAS, this Agreement hereby replaces in its entirety the Original Development Agreement with respect to the Property (as defined below) only; and

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 this Development Agreement pursuant to the Plan, allowing for the construction of a project as described herein (“Project”); and

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

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

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

WHEREAS, the City Council hereby finds and determines that this Agreement is of major

significance because it will enable CITY to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on CITY; and

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

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

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

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

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

COVENANTS

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

1. DEFINITIONS AND EXHIBITS.

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

1.1.1 "Agreement" means this Development Agreement.

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

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

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 “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.

1.1.6 “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 (i) specific plans and specific plan amendments, (ii) tentative and final subdivision and parcel maps, (iii) conditional use permits, public use permits and plot plans, (iv) zoning and planned development, and (v) grading and building permits.

1.1.7 “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.

1.1.8 “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).

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

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

1.1.11 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and

specifications applicable to the development of the Property. “Land Use Regulations” does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

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

1.1.12 “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.

1.1.13 “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.

1.1.14 “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.

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

1.1.16 “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 3.3 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” - Tentative Map, Site Plan, Landscape Plan,
Architectural Renderings (from the _____, City Council Hearing)

Exhibit “D” - Development Standards for Parkside 3

Exhibit “E” - Conditions of Approval

Exhibit “F” - Fees

2. GENERAL PROVISIONS.

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

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

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

2.4 Assignment.

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

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

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

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

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

- (a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.
- (b) OWNER is not then in default under this Agreement.
- (c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.
- (d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations hereunder.

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

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

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

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

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

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

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

- (a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.
- (b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.
- (c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.
- (d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

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

Automatic Termination as to Residential Lots/Notice of Termination as to Other Parcels. This Agreement shall automatically be terminated, without any further action by any party or need to record any additional document, with respect to any single family residential lot with a parcel designated by the Development Approvals for residential use, upon completion of construction and issuance by CITY of a final occupancy permit for a dwelling unit upon such single family residential lot and the conveyance of such improved residential lot and dwelling unit to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for the single family residential lot and dwelling unit, CITY shall confirm that all improvements that are required to serve the residential lot, as determined by CITY, have (1) been accepted by CITY, or (2) in CITY's discretion, adequate security for certain improvements has been provided, and that the dwelling is ready for occupancy by the homebuyer. Termination of this Agreement for any single

family residential lot as provided for in this Section shall not in any way be construed to terminate or modify any assessment district, fee district, public financing district, special tax district, tax and / or any Mello Roos Community Facilities District lien affecting such lot at the time of termination. Termination of this Agreement as to an individual parcel or lot with a building constructed upon it shall not affect Developer's rights or obligations under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.7 Notices.

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

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

If to CITY:

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

Copy to:

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

If to OWNER:

CalAtlantic Group, Inc.
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678
Attn: Larry Gualco

Telephone: 916-746-8501

(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.

2.8 Termination of Previous Agreement. As related to the Property only, this Agreement replaces and supersedes the Original Development Agreement approved by Ordinance No 1447, adopted on October 4, 2005 by the City Council of the City of Woodland. As of the effective date of the ordinance adopting this Development Agreement, the Original Development Agreement shall terminate and shall have no further force or effect with respect to the Property.

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 #5155, Planned Development Overlay, and Site Plan and Design Review which includes the 7.3 acre R-15 (R-15PD) project site resulting in 97 single family lots.

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

3.3 Reservation of Rights.

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

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

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

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

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

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

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

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

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

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

3.3.2 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.

3.3.3 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.

3.3.4 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.

3.4 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.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 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.

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

3.7 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.

3.8 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.

3.9 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. If OWNER's costs for the improvements exceeds the amount(s) shown in the Spring Lake Capital Improvement Program for such improvement(s), OWNER agrees that the CITY may defer a portion of OWNER's reimbursement for constructed improvements until the CITY completes a reconciliation update for the Spring Lake Infrastructure Fee ("SLIF").

3.10 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.

3.11 City Plan Check & Inspection of Public & Private Civil Improvements. Developer shall, at its sole cost, expense, and liability, pay all fees, charges, and taxes arising out of construction of the Public & Private Improvements, including, but not limited to fees for the checking, filing, and processing of improvement plans and specifications and for inspecting the construction of the onsite & offsite civil improvements. These fees must be paid in full prior to approval of the final map and improvement plans.

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 and other fees set forth in Exhibit “F” 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 “F”, 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 “F”, 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. With respect to the Property, the City's agricultural conservation easement requirement has been satisfied.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER's obligation for Swainson's Hawk Mitigation has been satisfied.

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 Affordable Housing In Lieu Fee. CITY and OWNER agree that OWNER shall pay an affordable housing in-lieu fee to meet the affordability requirement applied to this Project. The Project is responsible for providing 10 very low income and 10 low income units. In lieu of constructing the affordable housing units, OWNER agrees to pay to CITY, or non-profit organization of CITY's choice for the purpose of constructing housing in Woodland for extremely low income households, a total of Six Thousand Dollars and No Cents (\$6,000) per unit for each of the 97 mapped units for a total of Five Hundred and Eighty-two Thousand Dollars and No Cents (\$582,000). The affordable housing in lieu fee shall be paid in one lump sum amount no later than 45-days after the second reading of the Development Agreement Ordinance. The affordable housing fee shall be subject to annual CCI increases.

4.9 General Purpose Fee. CITY and OWNER agree that owner shall pay to CITY a total of Two Thousand Dollars and No Cents (\$2,000.00) per unit for each of the 97 mapped units for a total of One Hundred and Ninety-Four Thousand Dollars and No Cents (\$194,000) as a general purpose fee. City shall use this general purpose fee to improve bicycle and pedestrian connectivity, including but not limited to construction of the planned Highway 113 bike/pedestrian overcrossing, and complete other neighborhood enhancements within the Plan Area. The general purpose fee shall be paid in one lump sum amount upon issuance of the first building permit (excluding model homes) for the Property. The general purpose fee shall be subject to annual CCI increases.

4.10 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.

4.11 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.

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

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

OWNER understands and agrees that it will proceed to build its Project at its own risk and unconditionally releases and discharges CITY and its officers and employees from any and all claims, demands, liabilities, damages, obligations, actions, or causes of action of any kind, known or unknown, past or present, arising out of, relating to, or in connection with the insufficient storm drain capacity ("Claims"). OWNER agrees to refrain from instituting, initiating, maintaining, or participating in any lawsuit, claim, or other proceeding in any jurisdiction or forum relating in any way to the Claims and understands that this release may be pled as a full and complete defense to, and may be used as the basis for an injunction against, any lawsuit, suit, or other proceeding that may be instituted, prosecuted, or attempted in breach of this release. The release in this section is intended to be complete and final and to cover claims, demands, liabilities, damages, actions, and causes of action that are known, but also claims, demands, liabilities, damages, actions, and causes of action that are unknown or that the OWNER does not suspect to exist in their favor that, if known at the time of signing this Agreement, might have affected their actions, and therefore the parties expressly waive the benefit of the provision of section 1542 of the California Civil Code, which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE

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

By initialing below, 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.

Owner's Initials

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 a claim from, or has a lawsuit filed against it by, a downstream property owner(s), OWNER agrees to participate in the defense and contribute its proportionate share of the damages its Project caused to CITY.

4.14 Meter Fees. Prior to any final map, OWNER shall pay AMR (Automated Meter Reading) fees for public meters in accordance with the current fee schedule. For reference, the 2019 AMR fee is \$216 per meter.

4.15 Conversion of Drainage Ditch. OWNER shall construct a storm drainpipe system to replace the ditch between SR 113 and Matmor Road to a piped system.

4.16 SR113 and 25A Interchange. OWNER acknowledges that the interim upgrade of the State Route 113 ("SR 113") and County Road 25A interchange in accordance with the Spring Lake EIR is a Spring Lake responsibility. OWNER accepts and supports the use of Spring Lake Infrastructure Bond proceeds for the upgrade of the SR 113 and 25A interchange. OWNER further accepts and supports that there may be changes to the SLIF and the per unit set aside amount for the payment of Spring Lake Infrastructure Fees due to the SR 113 and 25A interchange project.

4.17 Homeowners Association. Prior to approval of the first final map, OWNER agrees to form a Home Owners Association (HOA). OWNER agrees that the HOA's governing documents shall include requirements addressing, among other things, ownership, operation, and maintenance of onsite streets, lighting, landscaping, and storm drain. On site streets shall be privately owned and maintained by the HOA.

4.18 Garage Parking Requirement. The HOA's governing documents shall also include rules requiring garages to be free of clutter and accessible for the parking of two vehicles as well as the use and allocation of on-site outside parking spaces. First and second vehicles of a household shall park in the household's garage. Outside onsite parking spaces shall not be used for regular parking of household vehicles except when two (2) household vehicles are already parked in a

garage. Storage of RVs or boats shall be prohibited in outside onsite parking spaces. HOA rules shall require the Board to cooperate with the City in addressing neighborhood traffic complaints.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

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

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

6.3 Procedure.

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

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

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

(d) If the Planning Commission finds and determines on the basis of substantial

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

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

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

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

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

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

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

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

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

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

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

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

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

Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

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

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

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

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its

officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

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

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

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

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

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS
WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO
EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING

THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

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

Owner's Initials

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

9. MORTGAGEE PROTECTION.

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

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

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

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

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any

other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

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

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

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

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

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

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

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

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

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

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

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

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

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

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

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

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

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

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

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her

name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

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

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

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

OWNER

CALATLANTIC GROUP, INC., a Delaware Corporation formerly Standard Pacific Corp., Inc, a Delaware Corporation

By: _____

Its: _____

Dated: _____

CITY

CITY OF WOODLAND, a California municipal corporation

By: _____

Ken Hiatt
City Manager

Dated: _____

ATTEST:

By: _____

Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

City Attorney

EXHIBIT “A”

(Legal Description of the Property)

DRAFT

EXHIBIT “B”

(Map of the Property)

DRAFT

EXHIBIT “C”

(Tentative Map, Site Plan, Landscape Plan, Architectural Plans)

DRAFT

EXHIBIT “D”

(Parkside 3 Development Regulations)

DRAFT

EXHIBIT “E”

(Conditions of Approval)

See attached As Exhibit O to the Staff Report

DRAFT

EXHIBIT “F”
(Project Fees) v. 8.14.20

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. This project is considered multi-family for purpose of calculating Spring Lake fees and single family for the purpose of calculating citywide Development Impact Fees, except as noted (*) below.

Development Impact Fees for the following categories and amounts are shown as of January 1, 2020 but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER. All fees are subject to annual CCI.

Development Impact Fee	SL SFD (Single Family Dwelling)	SL MFU (Multi-family Unit)*
General City	868	652
Fire	2,941	1,764
Library	543	406
Police	710	532
Wastewater	6,498	4,873
Water	4,949	3,712
Parks & Recreational Facilities	4,408	3,306
Roads	8,562	3,509
MPFP Admin Fee (.75%)	220	113
Storm Drainage Facilities	Included in SLIF	Included in SLIF
Subtotal	29,699	18,867

*Units under 1,450 square feet shall be charged at the Multi-Family (MFU) rate

The other fees include all applicable 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 \$48,687 and MF \$32,133 for the fair share of backbone infrastructure to the Spring Lake Specific Plan area;
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$540 for MFU
- Public transit capital fee of \$247 for the construction of transit capital improvements
- Public transit operations fee of \$36 for MFU
- Fiscal Deficit mitigation fees of \$1050 for MFU
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees \$40
- Offsite Affordable fee – no charge as a MF project

General purpose fee (see Development Agreement Section 4.9) of \$2,000 per building permit, for 97 units, for a total obligation of \$194,000 payable in one lump sum amount at first building permit (excluding model homes).

Affordable housing in-lieu fee (see Development Agreement Section 4.8) of \$6,000 per unit, for 97 units, for a total obligation of \$582,000 that will be due and payable in one lump sum amount no later than 45-days after the second reading of the Development Agreement Ordinance.

DRAFT

**EXHIBIT E TO THE DEVELOPMENT AGREEMENT
PROJECT CONDITIONS OF APPROVAL
v. 8.14.2020**

DRAFT CONDITIONS:

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 ____ (Month) (Day) ____, 2020 City Council staff report, as approved by City Council, for the Parkside 3 project as proposed by the applicant Cal Atlantic Group, Inc/Lennar Homes, except as modified by these conditions of approval. The Project approval includes a General Plan and Specific Plan Amendment, Planned Development Plan for the small lot product, Tentative Map, and Development Agreement.
2. Development Agreement. The Development Agreement between the City of Woodland and Lennar Homes of California, Inc, a California corporation, as approved by City Council on (Month) (Day), 2020, are fully enforceable.
3. 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.
4. 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.
5. School Disclosure. The applicant shall include a disclosure statement on deeds for final lots the existence of the existing school facility located east of the project site and range of activities that occur at the facility.
6. Informing Agencies & Subcontractors. Secure approval and satisfy requirements of all agencies of jurisdiction. 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.

7. 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.
8. Home Owners Association (HOA) Formation Documents and Conditions, Covenants and Restrictions (CC & Rs). Prior to approval of the first final map submit, three (3) copies of the Homeowners Association CC&Rs to the Community Development Department for review and approval prior to recordation of the CC&Rs, to include:
 - a. Recreational vehicle parking is prohibited.
 - b. 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.
 - c. Garages shall not be converted for storage use only. Garages shall be kept clear for residential vehicle parking.
 - d. The color of residential structures shall not be restricted. This provision shall be enforced through mechanisms established in the CC&Rs.
 - e. Maintenance of privately owned streets, street lights, and storm drainage.
9. Landscape Maintenance Agreement. The applicant/HOA shall enter into a recorded landscape maintenance agreement with the City of Woodland. The landscape maintenance agreement shall run with the property. The landscape maintenance agreement shall provide for the continual maintenance of the property in a neat and tidy manner, landscape maintenance and replenishment of plants. A copy of the recorded landscape maintenance agreement shall be provided to the Planning Division to be kept on file prior to Certificate of Occupancy.
10. 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.

11. Affordable Housing. The project is responsible for providing 10 very low-income and 10 low-income units. The applicant will pay fees in lieu of constructing the on-site affordable housing consistent with Development Agreement Section 4.8.
12. 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).
13. 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).
14. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
15. Building Unit Allocations (BUA) s. With the exception of affordable housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.

FINANCE DEPARTMENT

16. SLIF Shortfall No shortfall fee will be required if at least 96 units are built.

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. OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.

COMMUNITY DEVELOPMENT

19. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency throughout site plan, landscaping plans, and improvement plans, prior to submittal for review.
20. Design Review. The site shall be developed and maintained in accordance with the approved plans, which include architectural elevations, exterior materials and colors, conceptual landscape, site and floor plans. Should there be a change in the plans, the change shall be described and provided in writing to be evaluated by the Community Development Director to determine general consistency with the Spring Lake Specific Plan Design Standards and Planned Development Standards. All exterior changes beyond those stated in the original approval will require staff level design review.
21. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.
22. Final Plan Set. Prior to the issuance of building permits, the applicant shall include a Final Plan Set, with all conditions of approval incorporated or clearly listed on the plans. The conditions shall be printed on a full-size plan sheet(s). All plans, including site, grading, civil, mechanical, street improvement, landscaping, and architectural elevations shall be coordinated for consistency prior to issuance of permits.
23. Setbacks and Lot Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 of the Spring Lake Specific Plan and the approved Planned Development Overlay standards as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.
24. Driveway Entrances. Textured, colored, stamped concrete design or a similar design shall be provided at the primary driveway entrances as generally depicted in the Design Review plans.

25. Energy Efficiency and Climate Action Plan. The land plan for the project has been designed to maximize energy efficiency to the extent possible. All buildings shall be designed to meet, and are recommended to exceed, energy efficiency requirements provided in the Spring Lake Specific Plan, including solar requirements. In addition, the project shall be designed to address strategies identified in the City of Woodland's Climate Action Plan (CAP). The project will meet all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.
26. Photovoltaic Panels. At minimum, 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.
27. 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.
28. Trash and Recycling Container Storage. Areas shall be provided for designated storage of trash and recycling containers in compliance with Spring Lake Design Standard 2.8. Such areas shall be located adjacent to the house and screened from view of the streets. Information shall be verified prior to issuance of building permits.
29. 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:
 - a. Locations, size and quantity of all plant materials.
 - b. A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
 - c. Location of all pavements, fencing, wheel stops or curbs, buildings, structures, light poles, property lines and other pertinent site plan features.
 - d. Location of utilities in relation to on site planting and street trees.
 - e. 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.

- f. Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, and the methodology to preserve existing adjacent trees during construction of new footings shall be provided on plans consistent with the Arborist report prepared by Sierra Nevada Arborists.
 - g. Any trees for removal and identified as heritage, specimen, or landmark under City code shall be mitigated for per City requirement.
 - h. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
30. 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 Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
31. Shade Tree Planting. Shade trees shall be planted such that 40 percent of the uncovered stalls will be in shade at noon at landscape maturity. Planters containing trees shall not be less than four feet in width and shall be protected by wheel stops or curbs.
32. Arborist Report Compliance. An arborist shall be on site to observe grading activities along the north property boundary to ensure minimal impact to trees/root systems. The applicant shall work with adjacent property owners to the north of the project site with regard to protection, preservation of the existing trees identified in the arborist report prepared on March 10, 2019 by Sierra Nevada Arborists. All measures shall be identified on the grading plan (Municipal Code Section 12.48.090).
33. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.
34. Street Tree Master Plan. A Final 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 Approved Street Tree list 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. Trees shall be a minimum of 15-gallons in size. A minimum of two alternate species shall be provided per street. It is recommended that the Chinese Fringe Tree be incorporated into the plan along Sports Park Drive.
35. Tree and Utility Planting Plan. Due to the smaller lots, utilities shall be carefully located in order to ensure that each lot can maintain one street tree without conflict. Coordination in the placement of all utilities in relation to street trees shall be required. A Plan set illustrating tree and utility placement will be required prior to issuance of building permits and shall be coordinated with the Street Tree Master Plan

36. 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). Due to the unique nature of the housing product and site conditions, minor modification may be permitted subject to review and approval of the Community Development Department
37. 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).
38. 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.
39. 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 semi-transparent or opaque 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.
40. Fencing Plan. Prior to issuance of building permits submit a final fencing plan for review and approval which identifies the material, location and design of all fencing on the project, including perimeter, good neighbor, interconnecting walkways and paths and accent fencing.
41. North Property Wall. The existing fencing along the north boundary of the project shall be replaced with a combined retaining and wood fence that will be a minimum of six-feet in height, on either side as measured from the finished pad elevation. The location and design of the fence shall be shown on the Improvement Plans for the project. The design shall be approved by the Community Development Department prior to approval of Improvement Plans. OWNER shall work with the adjacent property owners to obtain necessary permission to remove the existing fencing and install the new fencing.
42. Double Wall Treatment. Should OWNER be unable to obtain necessary rights of entry from property owners to remove the existing fencing and construct new fences in condition 41 above, OWNER shall propose new construction design for the City's approval that does

not need adjacent property owners' approval and minimizes a nuisance or hazard double wall condition.

43. **On-Site Parking.** Prior to approval of final map the applicant shall work with staff to reduce the number of compact guest parking spaces, particularly at the internal curve radius and increase the number of standard (9 x 19) size guest spaces. In no case shall the number parking spaces be reduced.
44. A light sand finish stucco texture shall be utilized on all homes and window trim (no lace texture).

MITIGATION MEASURES

45. **SLSP Mitigation Requirements.** The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program including provided as Attachment A to the SLSP, as well as adherence to the Yolo HCP/NCCP, any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations. This includes a pre-construction and/or tree removal survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).
46. **Pursuant to Mitigation Measure 4.5-3(a),** 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. norther 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 are valid only for the season when construction activity occurs.
47. 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-September 15). The 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.
48. **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
49. **Geotechnical.** The design and construction of improvements shall be in accordance with recommendations contained in the Conclusions and Recommendations Section of the Preliminary Geotechnical Engineering Report.
50. **Air Quality Directives.** Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-

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

51. Mosquito Vector Control. Prior to each construction season, each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
52. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
53. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)
54. Off-site Improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
55. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)
56. CEQA Filing Fees. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee **of \$50** (or latest fee in effect at time of payment) for County Clerk processing, made payable to Yolo County Clerk and submitted to the Woodland Community Development Department. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

DEVELOPMENT ENGINEERING

Roadways

57. The applicant shall replace all cracked and broken sidewalk.
58. The applicant shall replace all frontage that is not ADA compliant with City Standard ADA compliant driveways, curb, gutter or sidewalk.
59. The applicant shall replace/install City Standard ADA compliant curb ramps.
60. Entrances to project shall use city standard commercial driveways, at-grade roadway entrances will not be allowed.

61. Private Roadways/Alleys shall be constructed to City standard structural sections, with a minimum of 4" AC over 12" AB or as otherwise recommended by a certified soils report. Should there be a need for the City to maintain/repair public utilities requiring trenching through private alleys, such repair shall include surface restoration consistent with City standards.
62. If houses' water and sewer services (laterals) cause multiple trenches into existing public streets owner shall overlay the street with 1.5" of AC and restripe.

Other Transportation Conditions

63. Prior to submittal of the first improvement plans for the tentative map area, the OWNER shall submit, for approval of the City Engineer, a traffic-calming plan to address cut-through traffic on residential streets. The City envisions traffic calming measures such as speed humps (a total of 5 between the Washington/Tyler and Reno/Cox/Jones/Hadley corridors) and a traffic circle at the intersection of Marston and Tyler. Traffic circles shall not require landscaping or water service.

Easements and Right of Way

64. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.
65. A ten (10) 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.
66. Final map shall dedicate easements to allow connection of sewer, water, storm drain facilities across parcels and vehicular and pedestrian access, so that each parcel may attach to the public system. Easements may be dedicated through one of the following mechanisms:
 - a. A legally binding CC&R document, reviewed and approved by the City and recorded on the title of the land;
 - b. Prior to approval of the final map the applicant shall enter into an Agreement for Conveyance of Easements and record it against the property. The map shall reference the agreement; or
 - c. A statement on the map as follows "We hereby reserve easements for reciprocal private access, drainage, utilities, and maintenance, on, over, and across Parcels ____ and ____ these easements shall bind and insure to the benefit of the heirs, administrators, executors, and successors of the grantors and are for the benefit of each of Parcels so described."

Landscaping

67. Public landscape areas shall be defined as all parkstrips (between back of curb and sidewalk) along the public streets (Sports Park Drive, Matmor Road, and Hadley Drive. Public landscape areas are included in the Spring Lake Lighting and Landscape District for irrigation and maintenance. Onsite landscaping (behind back of public sidewalk) shall be privately owned, irrigated, and maintained by the HOA.
68. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed per City standard specifications. Design of publicly owned irrigation facilities shall minimize the required metered connections to public mains. 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.

Wastewater and Sewer Collection System

69. The applicant shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.
70. Sewer facilities throughout the project shall be publicly owned and maintained up to and including the service cleanouts. All publicly owned and maintained sewer facilities shall be within a public utility easement. Privately owned sewers shall be designed to City standards.
71. Sewer Mains shall be 8" in diameter and constructed to public/City standards.
72. The property shall be connected to the City of Woodland sewer system, with a separate sewer lateral and clean out required for each parcel, in accordance with City of Woodland standards.
73. 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.
74. Abandon all unused stubs to the property per city standards.
75. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.

Storm Water

76. A drainage plan shall be prepared and shall identify specific storm drainage design features to control increased runoff from the project site. This may be achieved through one or more of the following: onsite detention or retention facilities, channel modifications, and/or equally effective measures to control the rate and volume of runoff. 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 Public Works Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and Standard Specifications and Details.

- a. The Drainage study shall use most current rainfall data at the time of preparation of grading plans.
 - b. The drainage study shall assume that the “Prudler” project is developed.
 - c. Note this study may show the need to increase the pad heights on that are shown on the preliminary grading plan.
77. The Applicant is required to construct a storm drain pipe system to replace the ditch between SR 113 and Matmor Road within the City’s drainage easement, including connecting all private drainage connections for the Property. This improvement shall be included in the project improvement plans and shall be constructed with project improvements. This improvement shall be included in the public improvement bonds at final map. These improvements are SLIF covered improvements and eligible for SLIF reimbursement.
78. Storm drain systems shall be private and the responsibility of the HOA. Private ownership and maintenance responsibilities shall terminate at the first connection point (manhole or inlet) to the City’s system within a public street. Privately owned lines shall be constructed to City standards. (Note connection day lighting at the driveway is not possible or permitted, connections will need to be at a manhole in the street.).
79. Prepare, and submit for approval, a utility site plan prior to preparation of full improvement plans. The proposed utility plan is considered conceptual only, final plans shall be subject to the approval of the City Engineer and shall be based on City standards and final storm drain, water and sewer studies.
80. Abandon all unused stubs to the property per city standards.

Storm Water Quality Control

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

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

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

Water Infrastructure

85. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.
86. Water meters shall be owned and maintained by the City. Water meters shall not be located in driveways; unless specifically and individually approved by the City Engineer.
87. . Water mains, water laterals, and water meters throughout the project shall be publicly owned and maintained up to and including the meter. All publicly owned and maintained water facilities shall be within a public utility easement. Water laterals beyond the meter are considered private. Private water facilities shall be constructed in accordance with City Standards.
88. City approved backflow devices shall be installed by owner between the public water mains and the onsite private system. Backflow devices shall be installed by Owner at or near the property lines.
89. 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.
90. 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.
91. Abandon all unused stubs to the property per city standards.
92. Connect ends of onsite water mains through to Matmor Road and Sports Park Drive water mains.
93. The project shall have a separate metered water service that is solely for the landscape irrigation system.

Grading

94. 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.

95. The Tentative map Preliminary Grading plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations, 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.
96. 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.

Fees

97. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
98. 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. If contract inspection is necessary for the project Owner shall prefund a liability account and sign an advanced funding agreement.
99. Owner shall pay applicable Development Impact Fees, all fees identified in the Development Agreement, or connection fees in effect at the time of building permit issuance.

General Conditions

100. Other than on-site street width, all civil improvements for water, sewer, storm, electrical, roadway sections, markings, and appurtenances shall conform to City Standards.
101. Prior to final map the applicant shall submit and have approved, a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the Community Development Department.
102. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map
103. 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.
104. Prepare improvement plans for any work within the public right-of-way and submit them to the Public Works department for review and approval. The improvement plan

sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

105. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.
106. Public improvements (within public right-of-way) in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, and landscaping.
107. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
108. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.
109. 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 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.
110. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance
111. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact the City's Environmental Resource Analyst, at (530) 661-2063 for more information.
112. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
113. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.

BUILDING

114. This project must meet all criteria and mandates for these City Adopted codes or the most current code:
 - a. 2019 California Residential Code
 - b. 2019 California Building Code
 - c. 2019 California Plumbing Code
 - d. 2019 California Mechanical Code
 - e. 2019 California Electrical Code

- f. 2019 Building Energy Efficiency Standards
 - g. 2019 California Green Building Code
 - h. The Code of the City of Woodland
115. 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.
- a. Recycle plan is required at time of permit issuance along with a deposit.
 - b. Prior to any demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.
116. 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.\
117. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.
118. A licensed architect or licensed engineer shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.
119. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.
120. Because this project is located in an area known to contain expansive soils and per Woodland General Plan Policy document, Part II, Policy 8.A.9, **“The City shall require the use of special bending-resistant designs where foundations must be slab-on-grade in areas with expansive soil.”** And per CBC 1808.6, footings or foundations for buildings founded on expansive soils shall be designed in accordance with CBC 1808.6.1 and for concrete slab-on ground foundations the design shall be in accord with CBC 1808.6.2 and PTI Standard Requirement for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils or WR/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 register Civil or Structural Engineer or Architect** showing compliance. Woodland General Plan Policy Document, Part II, Policy 8.A.9, CBC 1803.5.3 and CBC 1808.6.

FIRE PREVENTION

121. Minimum turning radius for all fire apparatus access roads shall be minimum of 20’ inside, 40’ outside.
122. Fire apparatus access roads shall have an unobstructed width of 20 feet or 12 feet for divided roadways
123. Residential fire sprinklers shall be designed and installed per NFPA 13D
124. Fire hydrant fire flow and spacing shall be designed and installed per 2016 CFC

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