City of Woodland

Meeting Agenda

Planning Commission

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

September 17, 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 September 17, 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 Planning Commission meeting live on Woodland TV Channel 20 and also by going to the City of Woodland web site at www.cityofwoodland.org/meetings.

If you wish to make a comment during general Public Comment or on a specific agenda item, there are three (3) ways to do that. 1) Join the Zoom Planning Commission meeting remotely by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and meter the Meeting ID or by calling a listed number and enter the Meeting ID; 2) Leave a voice mail message at (530) 661-5900, press Option 1. All voice mail messages received by 6:30 p.m. will be played during the Planning Commission meeting and read into the record at the appropriate time; 3) If you are watching the live stream and wish to make a comment on an item as it is being heard, you may submit an email to the Planning Commission at the following link planningcommissionmeetings@cityofwoodland.org prior to Public Comment on that item. Email comments submitted to be read into the record shall be no more than three (3) minutes when read aloud. Please include the agenda item in the subject line.

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 August 20, 2020

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

I. PUBLIC HEARING

2. SUBJECT: Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation.

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission:

   1. Receive a staff report;
   2. Conduct a Public Hearing;
   3. Adopt Resolution No. PC# 20-12, recommending that the City Council:
   a) confirm the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act;
   b) approve a Planned Development Overlay and Conditional Use Permit;
   c) approve Tentative Subdivision Maps #5196 and #5197 Beeghly Ranch Lot D and Lot G;
   d) approve Site Plan and Architectural Design Review, and
   (e) approve the Development Agreement between the City of Woodland and TL Partners X, L.P., to use and develop the two Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area with Conditions of Approval.

3. SUBJECT: Tentative Parcel Map No. 5203 for 1546 and 1556 Hutchison Valley Drive

   RECOMMENDATION FOR ACTION: Staff recommends that the Planning Commission (1) receive the staff report; (2) conduct the public hearing; and (3) adopt resolution No.20-13 approving the 3-lot, Tentative Parcel Map No. 5203 and confirming that the project is exempt from environmental review consistent with California Environmental Quality Act Class 15 Minor Land Division Exemption.

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 - Via Teleconference
DATE: September 17, 2020
ITEM #: H.1
SUBJECT: Planning Commission Meeting Minutes of August 20, 2020

Recommendation for Action: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission Meeting of August 20, 2020.

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

Reviewed by: Cindy Norris, Principal Planner

Attachments:

1. 8.20.2020 PC Minutes DRAFT

City of Woodland

City Hall
Council Chambers
300 First Street
Woodland, CA 95695

Planning Commission Meeting - Via Teleconference –

Thursday, August 20, 2020

6:30 PM

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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Or Telephone: Dial 669-900-6833

Webinar ID: 921 7009 5836

B. CALL TO ORDER

Meeting called to order at 6:30 P.M.
Staff Present: Brent Meyer, Acting CDD Director and Cindy Norris, CDD Principal Planner

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 Planning 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

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.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Chris Holt and carried unanimously, Planning Commission Meeting Minutes of March 5, 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, Planning Commission Member Steven Wong

Noes: None
Absent: None

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Fred Lopez and carried unanimously, Planning Commission Meeting Minutes of April 16, 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, Planning Commission Member Steven Wong

Noes: None
Absent: None

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Valerie Hurst and carried unanimously, Planning Commission Meeting Minutes of May 7, 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, Planning Commission Member Steven Wong

Noes: None
Absent: None

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Steve Harris and carried unanimously, Planning Commission Meeting Minutes of June 18, 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, Planning Commission Member Steven Wong

Noes: None
Absent: None

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.

On a motion by Planning Commission Vice-Chairperson Marco Lizarraga, seconded by Planning Commission Member Steve Harris to recommend approval of the Parkside 3 Project to the City Council based on the identified Findings of Fact and subject to the Conditions of approval by taking the following actions:

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.

The motion was carried by a vote of 6-1.

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 Steven Wong

Noes: Planning Commission Member Valerie Hurst
Absent: No

J. BUSINESS ITEMS

None

K. STAFF OR COMMISSIONER COMMENTS

Verbal updates provided by Planning Commission Members/Staff.

L. ADJOURNMENT

Meeting adjourned at 8:30 P.M.

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting - Via Teleconference
DATE: September 17, 2020
ITEM #: I.2
SUBJECT: Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and an Amended and Restated Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 Spring Lake Specific Plan designation.

Recommendation for Action: Staff recommends that the Planning Commission:

1. Receive a staff report;
2. Conduct a Public Hearing;
3. Adopt Resolution No. PC# 20-12, recommending that the City Council:
a) confirm the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act;
b) approve a Planned Development Overlay and Conditional Use Permit;
c) approve Tentative Subdivision Maps #5196 and #5197 Beeghly Ranch Lot D and Lot G;
d) approve Site Plan and Architectural Design Review, and
(e) approve the Development Agreement between the City of Woodland and TL Partners X, L.P., to use and develop the two Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area with Conditions of Approval.

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

Background:
The entire SLSP area was prezoned under Ordinance No. 1346, adopted on July 2, 2002. The 5.0 acres of Lot D and 0.9 acres on Lot G were pre-zoned R-15/Multi-Family Residential with an allowed density between 10 and 15 units per acre.

The subject properties were historically part of the Beeghly Vesting Tentative Subdivision Map No 4669 and Development Agreement approved January 13, 2004. Lot D was approved with the assumption that it would be developed with 75 units (15 units/acre) and Lot G was approved as an affordable cluster with 10 units (11 units/acre).

On December 20, 2019, the project applicant, Fieldstone Consulting, submitted an application to the City requesting development approvals for the two Beeghly Ranch Spring Lake remainder residential development areas, “Lot D” and “Lot G.” The two project areas are not contiguous, but owned by the same corporate entity. The project proposes similar development and product type on both properties and a combined HOA.

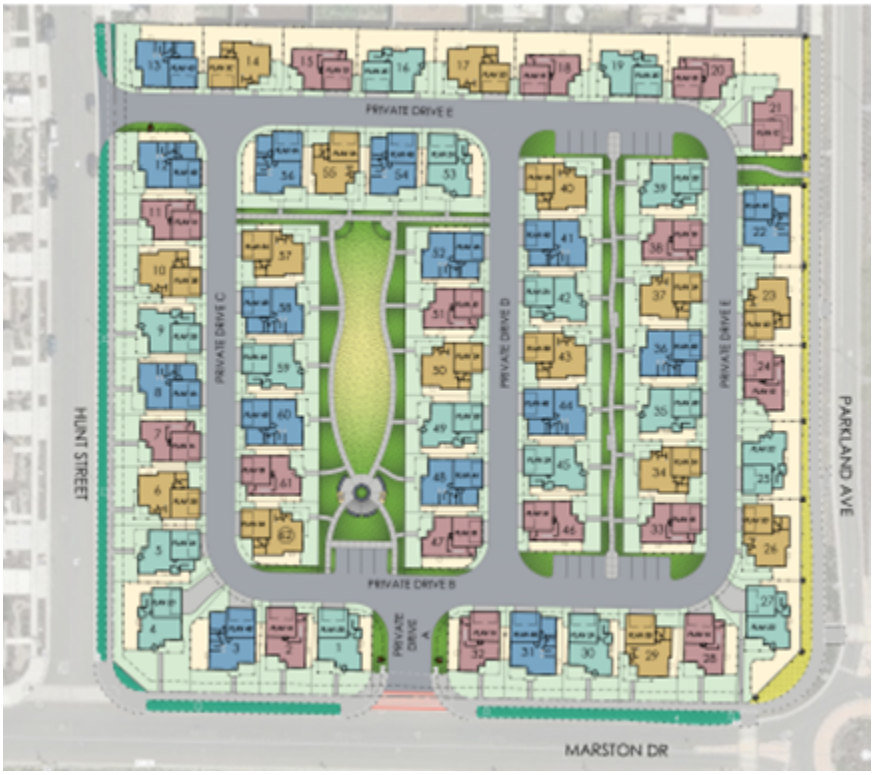
Development will include lot configuration, site layout, landscape, and architectural plans.

Discussion:

Project Site Description

The project is composed of two remainder parcels in the Original Beeghly Ranch vesting tentative map 4669 approved January 13 2004. Lot D; (APN 042-574-001-000, 5.01 acres) is located at the northwest corner of Marston Drive and Parkland Avenue, and Hunt Street on the West. Lot G; (APN 042-561-015-000, 0¬.9 Acres) is located on the northwest corner of Stewart Circle and is at the southeast corner of Heritage Parkway and Parkland Avenue. Both sites are vacant.

Lot D is bordered to the north with existing homes that back up to the property and existing single-family homes that front Hunt Street and the project site to the west. To the south is Marston Avenue, a 40-foot greenbelt, and single family homes that back up to the greenbelt. Parkland Avenue, a 10-foot path, masonry wall, and existing DR Horton homes are east of the subject property.



Lot G is located southeast of the intersection of Parkland Avenue and Heritage Parkway and is bounded by an existing masonry wall and landscaping in the public right of way along both streets. The site has access from Steward Circle. Existing single-family homes side-on to the south and east of the subject parcel. To the northwest is the Rochdale Grange R-15 multi-family 42-unit development, and to the northeast are the existing DR Horton single-family homes.



Project Proposal
The applicant proposes two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), Planned Development standards, a Conditional Use Permit, and a Development Agreement for two parcels of land located within the Beeghly Ranch Development in the Spring Lake Specific Plan. The project proposes 72 single-family lots, with 62 lots on Lot D and 10 lots on Lot G, consistent with the Medium density General Plan land use and multi-family R-15 Spring Lake Specific Plan designations. The original TSM 4669 provided for 75 units on Lot D and 10 units on Lot G.

The applicant is proposing a small-lot single-family detached home product, with units ranging in size from 1,450 square feet to 1,908 square feet. The proposed project includes lot and site layout, conceptual landscaping as well as architectural home designs. The project proposes private drive circulation for both sites.

Lot D includes interior paseos, walkways, and a common open space feature. The architectural plans feature rear-entry and side-entry garage orientations off the private driveways. On both project sites, home fronts are generally oriented toward public streets or common areas.

Typically, the design and layout of a multi-family apartment project is only subject to Site Plan and Design Review approval by the Planning Commission. However, the applicant is requesting to subdivide the property into individual lots and is requesting modification from standards for individual lot coverage and setbacks to facilitate the product type, which results in updated conditions of approval and a Development Agreement amendment, which requires City Council approval.

The residential neighborhood pattern in the Spring Lake Specific Plan is designed to allow for a diversity of housing choices within neighborhoods and multi-family sites were intentionally located on perimeters and arterials in the Plan area to allow greater access to transit and amenities. Working with city staff, the applicant has proposed a moderate density single-family concept, approximately 12.2 units/acre for both sites (12.4 units/acre Lot D and 11 units/acre Lot G), including enhancements within both project areas to preserve the traditional neighborhood feel, create a desirable community, and provide potential housing opportunities for moderate-income households. Added pedestrian paseos provide bicycle and pedestrian connections to collector roads and “short-cuts” to future and existing Spring Lake park sites and greenbelts.

Tentative Subdivision Map Request
Tentative Subdivision Maps #5196 and 5197 will provide 72 single-family residential lots as follows:
1. TSM # 5196 (Lot D) 5.01 acres of R-15, Multi Family – 62 single family lots
2. TSM # 5197 (Lot G), 0.9 acres of R-15 Multi Family – 10 single family lots

The developer will construct all internal private streets and utilities and any project components including open space access paths and privacy walls. New internal fencing located adjacent to existing fences will be located 2 inches from the existing fence and employ an L style footing and retaining wall to ensure that there is both a full 6-foot high privacy fence on either side and that there be minimal nuisance concerns due to adjacent fencing.

A single homeowners association will cover both properties and will require fees in addition to other Spring Lake fees and taxes. The Association will assist in the management of landscaping, utilities, as well as use restrictions in each development on parking along interior driveways and that garage space be maintained for parking not storage.

Planned Development and 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 PD overlay is to encourage creative and more efficient approach to the use of land and to provide greater flexibility in the design of integrated developments not otherwise possible through the strict application of zoning standards.

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 Plan Design Standards (SLSPDS) as approved May 20, 2003 and subsequently amended.

Lot D is designed with homes that front on to Marston Drive and Hunt Street, in a pattern similar to existing homes in the area. Homes will back on the Parkland Avenue or interior private drives, while interior lots face on to either a central common open space area or landscaped paseo. Homes will have a minimum of 3.5-foot wide side yard, which is less than the minimum 5-foot side yard standard. A reciprocal use easement between homes will allow one home an access rights to the adjacent property side yard providing in effect a total 7-foot side yard space on one side for each lot. All homes will feature a two-car garage and there will be on site guest parking provided in addition to on-street parking. A central common open space, Lot A, is provided for residents and is approximately 55 by 250 feet and will include amenities such as seating and a gazebo. The project provides an interior paseo, lot B, at 13 feet in width. Each home has a 4 foot setback from the paseo providing a 21 foot open area between home fronts. The project will construct a minimum 6-foot privacy wall on Parkland Avenue consistent with existing wall design.

Lot G, bounded by existing privacy walls and public landscaping on Heritage Parkway and Parkland Avenue,

provides a common private driveway and orients home fronts to Stewart Circle with remaining homes backing on to the major arterials. All homes will have a two-car garage and most lots have a minimum 18-foot long driveway to allow additional on-site parking. The homes are set a minimum of 7-feet from any adjacent existing property, which exceeds the standard minimum 5-foot side setback.

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. The proposed project include an amended and restated Development Agreement to be approved by the City Council between the project developer (T L Partners X L.P.) and the City of Woodland. 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 requires the applicant to pay a SLIF/General Purpose fee in the amount of $3,000 per lot, which results in an overall payment of $216,000. In addition, the project shall comply with Homeowners Association restrictions.

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 the Spring Lake Planning Area and within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since September 11, 2020.

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.

Technical Studies

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 Beeghly Ranch Tentative Subdivision analysis, and there have been no new conditions that would require submittal of new studies:

- Biological Resources Analysis, SLSP TOC 403 acres, Foothill and Associates, April 28, 2003
- Memorandum Traffic Impact Study for Beeghly and Heidrick Tentative Maps, Grandy and Associates, November 7, 2003
- Noise Assessment, Bollard and Brennan, Inc, April 15, 2003

• Cultural Resources Survey and Assessments, TOC Development, Cultural Resources Unlimited, March 2003
• Phase I Environmental Site Assessment, TOC 160 Acres and Beeghly Parcel, Geocon Consultants, April 2003

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.

Agricultural and Swainson Hawk Mitigation Easements
In 2006 the property secured mitigation easements via participation in the Merritt Property conservation easement. The project shall comply with the Swainson Hawk and Ground Nesting Raptor survey Requirements of the SL TOC EIR Mitigation Plan.

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 First Amendment to the Development Agreement and conditions of approval, and provides the following analysis:

General Plan Consistency

The City Council initially determined that the Spring Lake Specific Plan is consistent with the General Plan. This consistency is maintained at the project level via a determination of consistency with the SLSP. The project is consistent with the medium density General Plan land use that allows density from 8.1 to 19.9 dwelling units per acre. The project is a small-lot single-family development at a proposed density of 12.4 dwelling units per acre on Lot D and 11.1 dwelling units per acre on Lot G. 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.

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. Each home shall include installation of photovoltaic panels, be prewired for electric vehicle charging, provide high efficiency HVAC, high efficiency windows, upgraded insulation, and each garage will provide bike storage. The subdivision design encourages pedestrian use by including internal paseos and walkways that connect the project both internally but to Spring Lake as a whole. Lot D includes a 0.4-acre park allowing both active and passive recreation uses. Paseos, the park 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 recently adopted 2019 Building, Residential, Building Energy Efficiency Standards, and California Green Building Codes.

Zoning Ordinance Consistency

Lot Coverage - The maximum allowable lot coverage is 50 percent. Each project map as a whole meets coverage requirements. However, a few of the individual subdivided lots exceed the 50 percent coverage. Individual lot coverages vary from 28.2% to 63.2% in Lot D whereas all homes in Lot G are under 50% coverage. Lot D also provides 0.53 acres of common open space in the 50 x 250 foot common open space.

Lot D: The houses, driveways, and porches cover 37% (1.84 acres) of the site. Common area accounts for 11% (0.53 acres) and private yard space (front/side/rear) accounts for 34% (1.73 acres) coverage.

Lot G: The houses, driveways, and porches cover 35% (0.31 acres) of the site and private yard space (front/side/rear) accounts for 51% (0.46 acres) coverage.

Off Street Parking - Pursuant to Section 25-23-10A of the Zoning Ordinance, the applicable parking ratio is two (2) parking spaces per unit. The project provides a minimum of two covered parking spaces in a garage for each unit. Additional parking, either on a driveway or as guest parking shall be available for each unit. Lot D provides 24 interior guest parking spaces and on-street parking is available on the north and south side of Marston Drive and along the east side of Hunt Street. Units on the south of Marston back on to the street and therefore will not utilize the street for parking. Lot G provides a driveway for each unit to allow additional on-site parking. The applicant has requested that driveways of 18-feet or greater be counted as additional parking. The majority of the lots provide 2 additional on-site parking spaces. Recreational vehicle parking is not permitted. Parking diagrams are provided on Sheet TM07 of the Tentative map package for each project.

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 Marston Road and Hunt Drive.

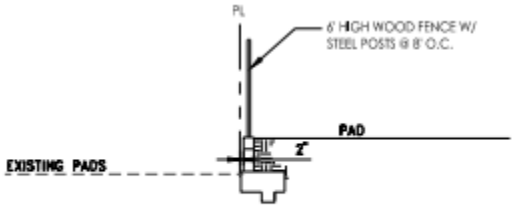
Pedestrian Circulation – the SL Design Standards require pedestrian access points that are separated from auto circulation routes. Standard 3.3 (d) states that "Pedestrian pathways shall include amenities such as trellises, trees, or other landscaping". The project provides a central north to south pedestrian paseo on Lot D with a significant common open space with fronting units.

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 and open space green are provided on Lot D. The paseo is 13 feet wide A total of 11 percent of the project site is in common open space on Lot D and 34 percent of Lot D and 52 percent of Lot G 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 that now requires that all home 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. Any potential double fence conditions will be minimized by placement of the new fence adjacent, but approximately 2 inches apart from any existing fence.

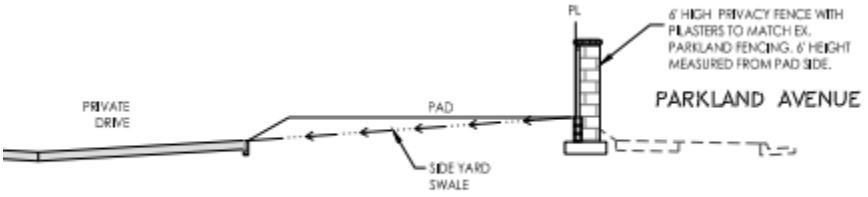
North Property Perimeter Fencing. (LOT D) The existing fencing along the north boundary of the project shall be six-feet in height as measured from the pad grade elevation from the highest side.



C PROPOSED PAD HIGHER THAN EXISTING ADJACENT

East and South Property Perimeter Fencing. (LOT G) The existing fencing along the south and east boundaries of the project shall be six-feet in height as measured from the pad grade elevation from the highest side.

Continuation of the privacy wall is required along Parkland Avenue. The wall design shall be coordinated for consistency of design with the existing walls located directly north of this project site.



PARKLAND AVENUE FRONTAGE

Affordable Housing

The project applicant is proposing to meet the remaining affordable housing obligation on both properties by constructing the required 17 low-income housing units on site.

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 Beeghly Ranch tentative subdivision map and Development Agreement. As part of the original approval, the very low-income obligation was transferred to the high-density multi-family site at the Southwest corner of Farmers Central Road and Meikle Avenue. The remaining low-income obligation from the original R-4 and R-5 portions of the original Beeghly Vesting Map were transferred to the 0.9 acre cluster (Lot G) resulting in 10 affordable units on this site. Lot D will satisfy the remaining low-income affordability requirement by providing an additional 7 affordable units.

Spring Lake Infrastructure Financing (SLIF) and General Purpose Fee

In order to maintain the fiscal and financial feasibility of the SLSP, it is the City's goal in implementing the SLSP that the number of constructed units be as close as possible to the number of planned units. The proposed development results in a decrease in the total number of multi- family units on Lot D by 13 units. A per unit fee of $3,000 is required in the Development Agreement, which includes both the SLIF make up and general purpose fee resulting in a total payment of $216,000.

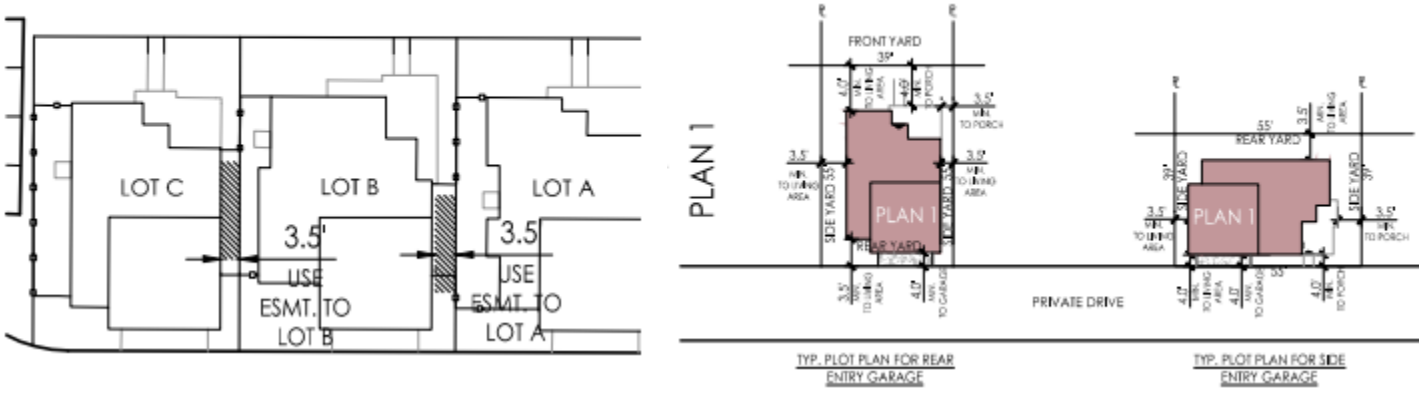
Planned Development Overlay and Conditional Use Permit

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 interior setbacks in order to allow a small lot development with private drives. Setbacks along the project perimeter are generally consistent with Spring Lake standards. The Planned Development standards and pre-plot exhibits are found on SheetTM03 in Attachme**nts 3 & 4.**

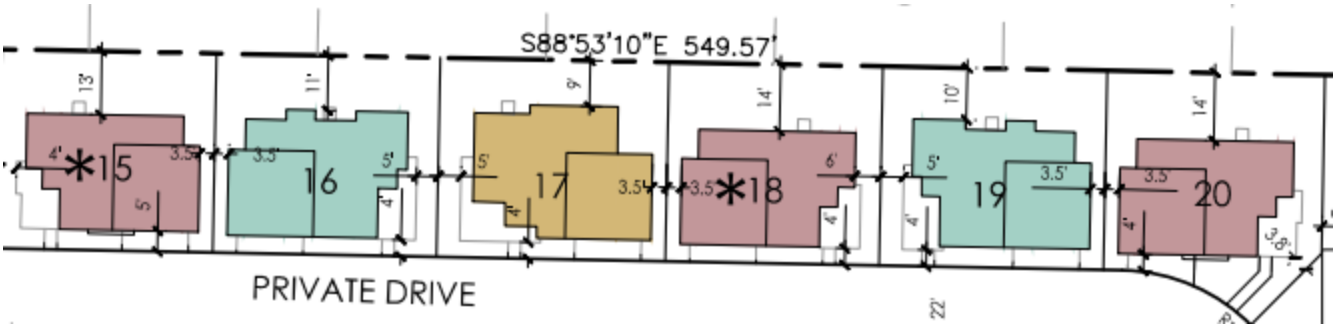
Minimum Yard Requirements	Proposed Standards (PD)	Spring Lake Standards	Comment
Front Yard	4' minimum to Garage 4' minimum to Porch 4' minimum to Living Area	20' minimum to Garage 10' minimum to Porch 10' minimum to Living Area	Spring Lake Setbacks are maintained along Hunt, Marston, and Stewart Circle
Rear Yard	4' minimum to Garage 3.5 minimum to Living Area 10' to rear at project boundary	10' minimum to Living Area	7' minimum is provided on Lot 3 of Lot G; 9' are provided on Lots 13, 14 & 17 of Lot D. Rear setbacks along Parkside vary from 4' to 10'
Side Yard	3.5' minimum to Garage 3.5' minimum to Porch 3.5' minimum to Living Area	5' minimum from Interior 10' minimum from Street	5' minimum maintained on Lot G adjacent to existing homes;
Private Yard Area	185 sq. ft. minimum	n/a	Private space accounts for 34% of Lot D and 51% of lot G.
Common Open Space	n/a	n/a	Common open space accounts for 11% of lot D
Individual lot coverage	65%	50%	
Project lot coverage	The overall lot coverage for Lot D is 37% and Lot G 35%		

Homes in Lot D utilize an interior 3.5-foot side yard. A reciprocal use easement will allow one home the right to access to a portion of the adjacent side yard providing in effect, a minimum 7-foot side yard space for each lot. Yard areas are larger for Lot G and reciprocal use easements are not proposed. In addition, lot widths and floor plans along the north and east boundaries have been modified to allow for a side entry garage in order to provide greater setbacks along the perimeters. Setbacks along the north boundary vary from 9 feet to 14 feet as shown on Sheet TM03 of the Tentative Map exhibit.

RECIPROCAL USE ESMT. FOR TYPICAL PLOT PLAN (REAR ENTRY GARAGE)



Staff has provided a recommended condition that the minimum setback be 10-feet from the north boundary on Lot D. The setbacks provided on the Final Planned Development Site Plan identify the allowed setbacks for each lot.



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 is a 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 – Table 2.4 of the Spring Lake Specific Plan (as amended) provides minimum requirements for lot development. A minimum lot width of 35-feet required for R-15 development. The Plan does not have a minimum lot depth requirement.

Lot D:

The subject property is comprised of one (1) parcel totaling 5.01 gross acres. The proposed 62 R-15 lots range in size from 2,039 to 4,525 square feet. The lot widths range from 16 to 61 feet. Lot widths along Hunt Street vary from 36 to 54 feet and from 36 to 48 feet along Marston Drive. Lot depths range from 43 to 62 feet. Lot depths along the north project boundary are generally 46 feet and lot widths along the north boundary are between 52 and 61 feet, which is consistent with lot widths of the existing homes to the north. Some of the interior lot widths on the private drives are below the minimum requirement but meet the standard along the public streets. The minimum requirements of Spring Lake Design Standards Table 2.4, requires a 35-foot minimum.

Lot G:

The subject property is comprised of one (1) parcel totaling 0.9 gross acres. The proposed ten (10) R-15 lots range in size from 2,811 to 3,892 square feet. Lot depths are varied and range from 34 to 78 feet. The lot widths range from 25 to 77 feet as measured at the closest point. The minimum requirements of Spring Lake Design Standards Table 2.4, requires a 35-foot minimum lot width. Lot width" means the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear property lines. All lots meet or exceed this 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. Due to the unit design, variation is required to accommodate many conditions, lots are varied significantly within each development site.

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. The goal is to not exceed 10 homes on one side of the block. The proposed blocks along the boundaries of the subdivision map for Lot D comply with this requirement. The

perimeter blocks are broken up by the private drive entries on Hunt Street and Marston Drive and by a 20-foot pedestrian path/paseo on Parkland Avenue. Therefore, staff finds that the proposed tentative map is in substantial conformance with the block length requirements.

Bicycle / Pedestrian Access – Development Regulation 2.24 requires access connections for bicycles and pedestrians to open space, parks, and subdivision trails. Lot D provides one (1), 20-foot pedestrian/bike paseo connecting the interior of the subdivision to Parkland Avenue. Additionally, entry drives on Marston Drive and Hunt Street lead to the immediately adjacent greenbelt on Marston Drive south of the subdivision, however, the proposed streets align with the streets to the north and east, which lead to neighborhood parks.

Open Space
Lot D provides a central common open space, Lot A, with lots fronting, for residents and is approximately 55 by 250 feet and will include amenities such as seating and a gazebo. An interior paseo, lot B, is 13 feet in width and each home has an additional 4 foot setback on each side allowing for a 21 foot open area between home fronts. Each lot will have a private usable yard space that is at minimum 185 square feet.

Lot G does not provide for a central common area, however, lots are slightly larger and each lot has a generous private open space area. Lot G will be in the same HOA as Lot D and will be able to access the common green in that development.

Alley Access Garages – Development Regulation 2.2.3 requires a minimum of 24 feet of back up space. The project drive aisle is 22 feet wide, and each unit is setback a minimum of 4-feet from the alley providing adequate back up space. Backup space for the guest parking spaces is provided at 22-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

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
(Lot D)The project has access on to Marston Drive and Hunt Street which Lot G has access to Stewart Circle., Sports Park Drive and 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 both subdivisions will have a two-car garage accessed from the private internal driveways. On Lot G all garages area accessed from the interior drive aisle and each unit has a driveway space that can potentially accommodate 1 to 2 cars.

On Lot D public engagement to surrounding roadways will be provided with front-on units to Marston Drive and Hunt Street and each fronting unit will have direct pedestrian access to either the existing separated sidewalks, or internal paseos. On Lot G three units, lots 1, 2, and 10) will face on to Stewart Circle and have direct pedestrian access.

Water:
At Lot D, water is available to the site through existing 8" and 12" mains bordering the project on Hunt Street, Marston Drive, and Parkland Avenue. As a result of previous backbone infrastructure development, 8-inch stubs were provided to the site from Marston Drive and Parkland Avenue. The applicant will connect to the

existing stubs and make another connection to the 8-inch main in Hunt Street. At Lot G, a new 8-inch main will connect to the existing stub from Stewart Circle to supply domestic and irrigation water to the proposed 10 lots. 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 both Lots D & G through existing 8-inch sewer stubs installed by previous phases of backbone infrastructure development. Lot D will utilized an 8" stub from Marston Drive and Lot G will utilize an 8" stub from Stewart Circle. 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 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).

Storm Drain
Storm drainage collection infrastructure is available to the site through existing reinforced concrete mains from Marston Drive & Parkland Avenue at Lot D, and from Stewart Circle at Lot F. The applicant is proposing on-site conveyance through a system of concrete valley gutters and drainage inlets centered on the alley roads. Storm drainage shall be privately owned and maintained through the HOA.

Homeowners Association
The project development will include initiation of a Homeowners Association (HOA). Both Lots D and G will be part of the same 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 RV parking.

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.

<u>Architecture/ Elevations</u>
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 three (3) floor plans and twelve (12) elevations, four (4 per plan) for a subdivision of 51-75 units. The Beeghly Ranch project proposes four floor plans each with four elevation styles for a total of sixteen (16) elevations. A detailed pre-plot exhibit

has been provided along with details concerning materials and colors for each Lot D and Lot G. Landscaping and fencing is included in the Design Package.

The proposed living area of each floor plan varies in square footage from 1,450 square feet to 1,908 square feet. These homes offer 3 to 4-bedroom configurations. The smaller plan, a three bedroom and 3-bathroom unit, is located on 16 (26%) 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 Planned Development Site Plan in order to ensure a balanced mix of units.

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 between plans. The plan includes both Craftsman and Farmhouse home plans differentiated by provide front facing and side facing floor plans. The following image illustrates the street scene along Hunt Street showing the existing home with the proposed new units.



Hunt Street View at Interface with Existing Homes



Stewart Circle Illustrated Street View

The following statement is provided by the applicant regarding the architectural detailing:

Each of the homes elevate uniquely with Farmhouse and Craftsman styles. Farmhouse style homes use board and batten siding in an accent color at key elevation locations. A wood picket railing defines the porches supported by wood posts. Horizontal lap siding and stucco wainscot are unique to the Craftsman style homes. Wood cut-out detail railing spanning between stucco porch columns define the Craftsman porches. All of the homes include concrete tile flat roofing. Window trim detailing is elevation style specific and is carried around all 4 sides of the homes. The above detailing and variety when combined with 4 color schemes per style create a street scene with wonderful variety.

Each floor plan has two entry locations, one in a more typical location, located off the front side of the home and the other location as a 'side entry' location. The entry door location varies based on how the home is sited on the site plan. Homes may 'front' onto an internal paseo, a street exterior to the project or onto a street internal to the project and their entry door location as well as garage door location will vary based on that orientation. The proposed floor plans vary in square footage from 1450 square feet to just over 1900 square feet. These homes offer 3 to 4-bedroom configurations. All homes have a usable front porch and private fenced area for outdoor recreation

Landscaping

The project proposes to landscape both sites, including all public spaces. The homeowners will landscape the private yard space. 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. 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.

Conclusion:

Staff recommends the Planning Commission recommend to the City Council approval of the project by making an affirmative motion as follows: I move that the Planning Commission recommend approval of the Beeghly Ranch Lot D and Lot G project to the City Council based on the identified Findings of Fact and subject to the identified Conditions of Approval, by taking the following actions:

Adopt Resolution No. PC# 20-____ (Attachment 1), recommending that the City Council:
a) confirm the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act;
b) approve a Planned Development Overlay and Conditional Use Permit to allow the single family small lot configuration and;
c) approve Tentative Subdivision Maps #5196 and #5197 Beeghly Ranch Lot D and Lot G (Attachment 3 & 4);
d) approve Site Plan, Conceptual Landscape Plan, and Architectural Design Review, and
(e) approve the Amended and Restated Development Agreement between the City of Woodland and TL Partners X, L.P., to use and develop the two Beeghly Ranch R-15 project areas located within the Spring Lake Specific Plan Area consistent with Conditions of Approval.

Attachments:

1. Resolution
2. Exhibit 1 - Project Information Summary Beeghly
3. Exhibit 2 Application and CAP Checklist Beeghly Ranch. pdf

4. Exhibit 3A TSM SET_LOT D
5. Exhibit 3B TSM SET_LOT G
6. Exhibit 4B Beeghly Lot G Design Booklet
7. Exhibit 4A Beeghly Lot D Design Booklet (2)
8. Exhibit 5 Beeghly Amended and Restated DA 9.17.20
9. Exhibit 5A Beeghly Conditions of Approval (Exhibit D to the DA)
10. Neighbor Letter_8-31-20

RESOLUTION NO. PC 20-12

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND RECOMMENDING THE CITY COUNCIL APPROVE A ZONING AMENDMENT TO ALLOW PLANNED DEVELOPMENT STANDARDS, CONDITIONAL USE PERMIT, SITE PLAN AND DESIGN REVIEW, AND TENTATIVE SUBDIVISION MAP NOS. 5196 (LOT D) 5197 (LOT G) FOR THE BEEGHLY RANCH PROJECT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL, AND APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND TL PARTNERS X, LP FOR THE BEEGHLY RANCH PROJECT IN SPRING LAKE

WHEREAS, the applicant, Fieldstone Consulting, filed Planning Application # PLNG 20-00001 to request approval of a Tentative Subdivision Map (TSM No. 5196 Lot D and TSM No. 5197 Lot G), a Zoning Amendment to allow Planned Development standards, a Conditional Use Permit, Site Plan/ Design Review, and a Development Agreement Amendment for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D, and 10 on Lot G, consistent with the Medium Density General Plan land use designation and multi-family R-15 specific plan designation.

WHEREAS, the applicant prepared tentative subdivision map No. 5196 and 5197, as attached to this Resolution as **Exhibits "3A and 3B";** and

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on September 17, 2020, to review and consider recommending to the City Council approval of the proposed Beeghly Ranch Lot D and Lot G Project in Spring Lake ("Project") including, Tentative Subdivision Map No. 5196 and 5197, a Planned Development, and a Development Agreement Amendment; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within a three-hundred-foot radius of the subject property, 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 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. The proposed project is below the maximum allowed density on the properties and consistent with the Beeghly Vesting Tentative Subdivision Map No 4669 and Development Agreement approved January 13, 2004. A Swainson Hawk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006, for the original Beeghly Ranch subdivision, SM 4793, which included Lots D and G.

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 for a Planned Development Overlay to amend the Spring Lake Specific Plan Development Standards contained in Table 2.4 as last amended June 5, 2014 for this project in **Exhibit "3A and 3B";** and

WHEREAS, the Planning Commission has considered the site plan, conceptual landscape plan and architecture for the proposed development; and

WHEREAS, the Planning Commission has determined that the proposal is in conformance with the goals and intent of the Spring Lake Specific Plan and in conformance with the Woodland General Plan; 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 Zoning Amendment to allow a Planned Development Overlay, a Conditional Use Permit, Tentative Subdivision Map 5196 (Lot D) 5197 (Lot G), and Development Agreement Amendment for the Project:

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

1. General Plan Consistency Findings:

a. The project is consistent with the Medium Density land use designation which allows density between 8.1- 19.9 dwelling units per acre.

b. Overall The Project is consistent with the goals and policies of the General Plan in providing infill development.

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.

2. Spring Lake Specific Plan Consistency Findings:

a. 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.

b. The Project is consistent with the land use summary and other relevant plan text throughout the SLSP in that the project is multi-family and comprised of single family lots, which is consistent with the Plan goal of providing for mix and variety of housing types in the Plan area.

c. The Project as conditioned is consistent with the SLSP design standards and SLSP Affordable Housing Plan.

3. Planned Development and Conditional Use Permit Findings:

a. The proposed rezoning to allow a Planned Development Overlay (PD) is consistent with the General Plan Medium Density Land use and SLSP R-15 zoning district and will allow flexibility in development standards in order to allow a small lot single family product type by providing minor exceptions from individual lot coverages and setbacks;

b. The area is physically suited to the proposed development authorized in the PD overlay;

c. The proposed rezoning is compatible with the land uses existing and permitted on the properties in the vicinity;

d. The project will further the goals and policies of the Spring Lake Specific Plan and General Plan to provide for variety of housing types and encouraging infill development

4. Tentative Subdivision Map Findings concerning Tentative Subdivision Map No. 5196 and 5197:

a. The two proposed Tentative Subdivision Maps are consistent with the City's General Plan, including the Housing Element, and the Spring Lake Specific Plan. The proposed Tentative Subdivision Maps will implement the General Plan by providing the opportunity for development of small lot single family homes. The Tentative Subdivision Map is also consistent with the Spring Lake Specific Plan Design Standards and the City's Community Design Guidelines.

b. The two Tentative Subdivision Maps depict sites that are 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 is able to accommodate the future development of residential units given the shape and topography of the Project site. The Project is also consistent with the land use designations specified in the Spring Lake Specific Plan.

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. Consistent with SLSP Mitigation Measures, prior to site disturbance appropriate nesting surveys will be conducted consistent with Turn of the Century Mitigation.

e. The design of the proposed subdivision will not cause public health problems and is not anticipated to have any negative impacts on Project residents or occupants of the surrounding area.

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.

5. The Planning Commission does hereby recommend that the City Council:
   a. confirm the previously certified Turn of the Century EIR as the appropriate environmental review document in accordance with the California Environmental Quality Act;
   b. approve a Planned Development Overlay and Conditional Use Permit to allow the single family small lot configuration and;
   c. approve Tentative Subdivision Maps #5196 and #5197 Beeghly Ranch Lot D and Lot G (Attachment 3 & 4);
   d. approve Site Plan and Architectural Design Review, and

e. approve the Development Agreement between the City of Woodland and TL Partners X, L.P., to use and develop the two Beeghly Ranch R-15 project areas 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 17th day of September, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Kirby Wells, Chairperson

ATTEST:

_____
Cindy Norris, Planning Commission Secretary

Exhibit 1 – Project Information Sheet

Exhibit 2 – Project Application and Justification Statement

Exhibit "3-A" – Tentative Subdivision Map, Site Plan, TSM No. 5196 (Lot D)

Exhibit "3-B" – Tentative Subdivision Map, Site Plan, TSM No 5197 (Lot G)

Exhibit 4-A – Design Review Package (Lot D)

Exhibit 4-B – Design Review Package (Lot G)

Exhibit 5 – Draft Development Agreement

Exhibit 5A Conditions of Approval

Project Information Summary Sheet
Beeghly Ranch R-15 Lots D and G

Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot G (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow a Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D (12.4 dwelling units per acre), and 10 on Lot G (11.1 dwelling units per acre), consistent with the Medium Density General Plan land use designation and Multi-Family R-15 Spring Lake Specific Plan designation.

Location: The subject properties are located within the original Beeghly Tentative Subdivision Map No 4669. The first property, (Lot D; APN 042-574-001-000, 5.01 acres) is bounded by Marston Drive on the South, Parkland Avenue on the East, and Hunt Street on the West. The second property (Lot G; APN 042-561-015-000, 0.9 Acres) is located on the Northwest Corner of Stewart Circle south of Heritage Parkway and East of Parkland Avenue

Applicant/Owner:
Applicant: Fieldstone Consulting, 601 University Avenue, Suite 213, Roseville CA, 95661
Owner: TL Partners X, LP, (Tim Lewis Consulting), 3500 Douglas Boulevard, Suite 270, 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. The proposed project is below the maximum allowed density on the properties and consistent with the Beeghly Vesting Tentative Subdivision Map No 4669 and Development Agreement approved January 13, 2004. A Swainson Hawk and Agricultural mitigation agreement with the Merritt Ranch Conservation Easement was recorded November 27, 2006, for the original Beeghly Ranch subdivision, SM 4793, which included Lots D and G.

APN: 042-574-001-000 and 042-561-015-000

Project Planner: Cindy Norris, Principal Planner

Staff Recommendation: Recommend City Council Approval with Conditions

General Plan Designation: Medium Density Residential (8.1 – 19.9 DU/Gross Acre)

Current Zoning: Spring Lake Specific Plan Multi-Family R-15 (10-15 DU/Acre)

Specific Plan Designation: Spring Lake Specific Plan

Existing Land Uses: Vacant/Undeveloped

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: Lot D: Marston and Hunt; Lot G Heritage Parkway and Pioneer/Parkland

Adjacent Land Uses & Zoning:

Lot D

DIRECTION	LAND USE	ZONING
North	DR Horton Solara Ranch single family homes	R-5
South	Oyang South Phase I single family homes	R-4
East	Beeghly Ranch Centex single family homes	R-5
West	DR Horton Solara Ranch single family homes	R-5

Lot G

DIRECTION	LAND USE	ZONING
North	Spring Lake Central, DR Horton single-family east of Parkland, Rochdale Grange multi-family development, and vacant land west of Parkland	R-8/R-15/R-25
South	Beeghly Ranch Centex single family homes	R-5
East	Beeghly Ranch Centex single family homes	R-5
West	DR Horton Solara Ranch 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)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

Project Information Summary Sheet
Beeghly Ranch R-15 Lots D and G

Spring Lake Specific Plan, Beeghly Ranch Lot D and Lot **G** (PLNG 20-0001) – Request to approve two Tentative Subdivision Maps (TSM #5196 Lot D and #5197 Lot G), to allow a Planned Development Overlay, a Conditional Use Permit, Site Plan and Design Review, and a Development Agreement for two parcels of land located within the Spring Lake Specific Plan Area to develop 72 single-family lots; 62 on Lot D (12.4 dwelling units per acre), and 10 on Lot G (11.1 dwelling units per acre), consistent with the Medium Density General Plan land use designation and Multi-Family R-15 Spring Lake Specific Plan designation.

Location: The subject properties are located within the original Beeghly Tentative Subdivision Map No 4669. The first property, (Lot D; APN 042-574-001-000, 5.01 acres) is bounded by Marston Drive on the South, Parkland Avenue on the East, and Hunt Street on the West. The second property (Lot G; APN 042-561-015-000, 0.9 Acres) is located on the Northwest Corner of Stewart Circle south of Heritage Parkway and East of Parkland Avenue

Applicant/Owner:
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Owner: TL Partners X, LP, (Tim Lewis Consulting), 3500 Douglas Boulevard, Suite 270, Roseville CA , 95661

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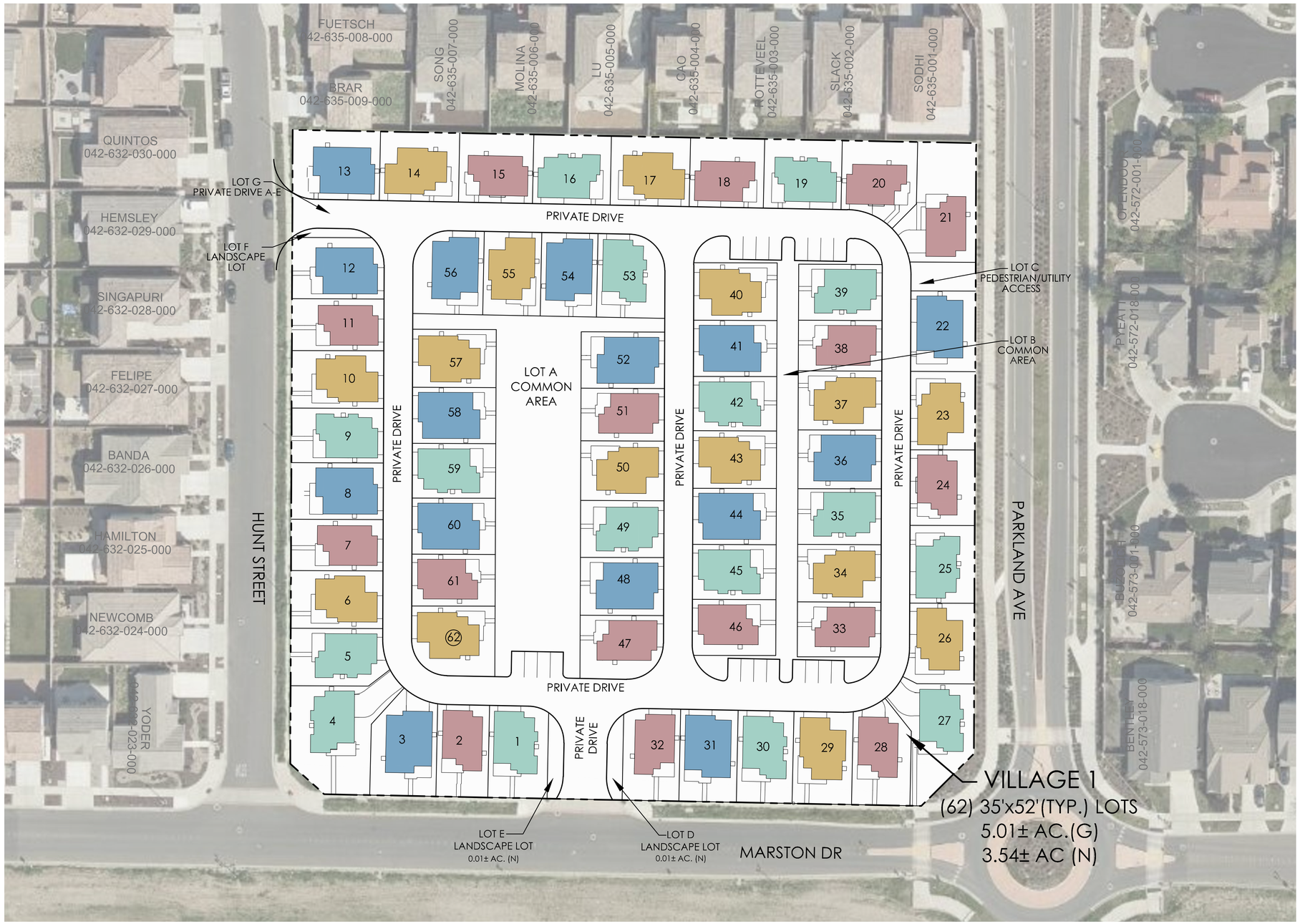
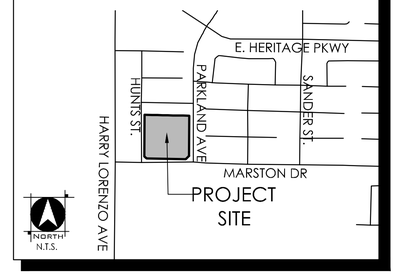


LOCATION MAP



SHEET INDEX

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TM01	EXISTING CONDITIONS
TM02	TENTATIVE MAP
TM03	PLANNED DEVELOPMENT SITE PLAN
TM04	PRELIMINARY GRADING/DRAINAGE PLAN
TM05	PRELIMINARY UTILITY PLAN
TM06	EMERGENCY ACCESS PLAN
TM07	PARKING PLAN
TM08	TOTER EXHIBIT
TM09	REZONE EXHIBIT

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TIM LEWIS CONSULTING
3500 DOUGLAS BLVD, SUITE 270,
ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

LANDSCAPE ARCHITECT
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3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MARCY MILLETT
PHONE: (916) 440-8150

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601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
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BRENTWOOD, CA 94513
CONTACT: RALPH STRAUSS
PHONE: (925) 634-7000

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SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

TENTATIVE SUBDIVISION MAP & CIVIL PLAN SET

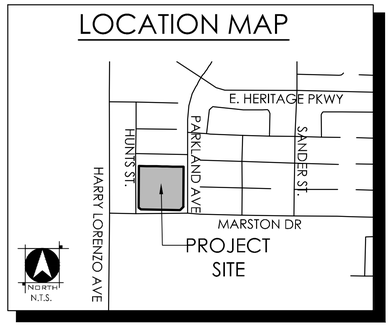
BEEGHLY- LOT D
Woodland, CA
March 4, 2020

COVER SHEET
TM00

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



LOCATION MAP



BEEGHLY- LOT D

Woodland, CA

March 4, 2020

EXISTING CONDITIONS
TM01

NORTH

0 40 80 160

SCALE: 1" = 40'

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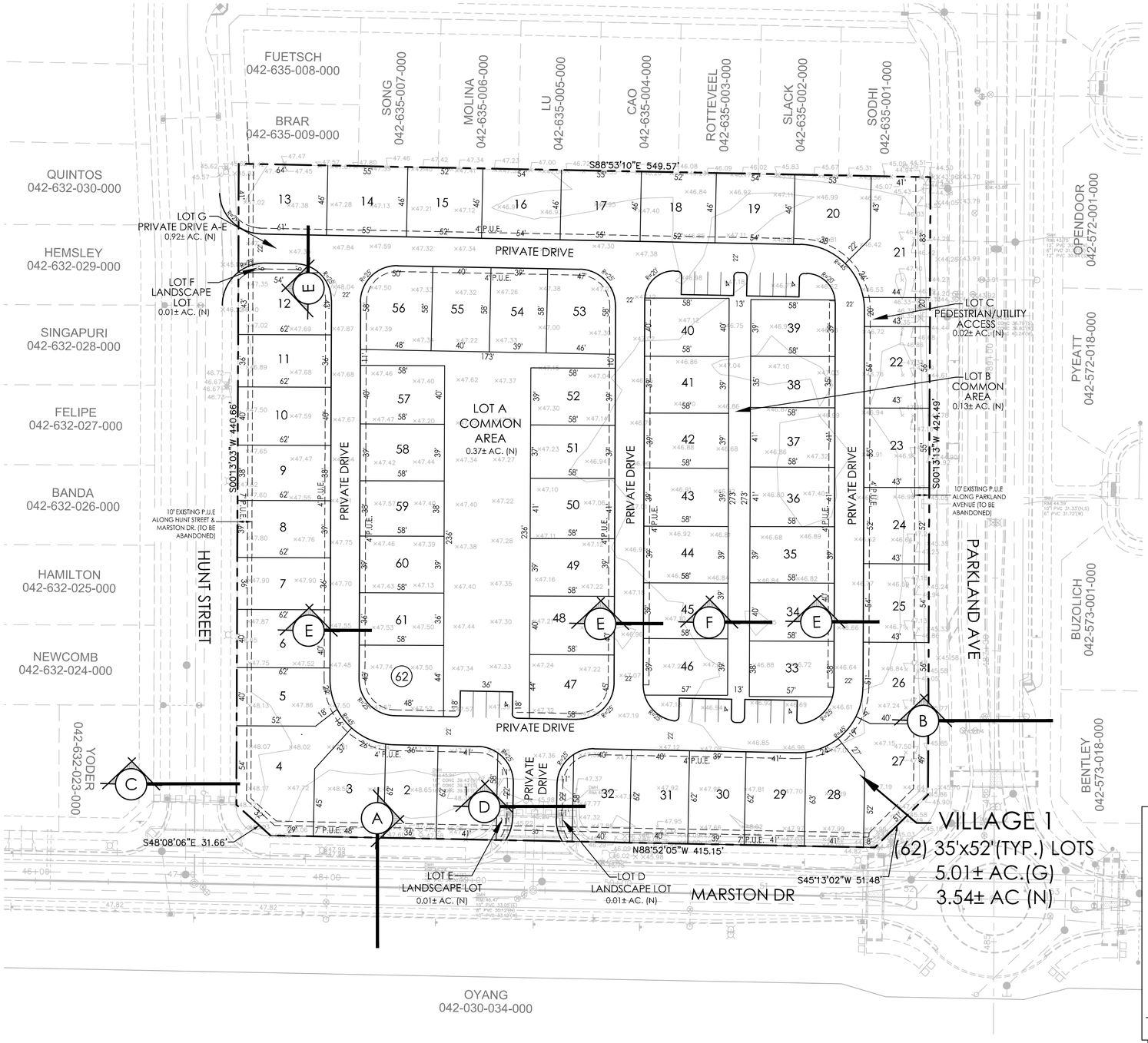
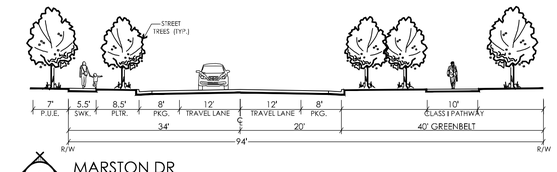
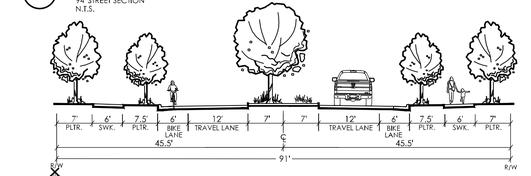
Fax 916.341.7767

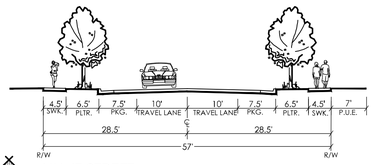




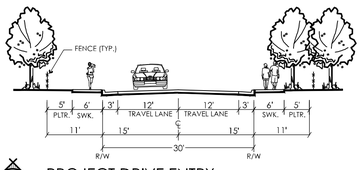
A MARSTON DR
94' STREET SECTION
N.T.S.



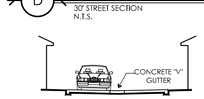
B PARKLAND AVENUE
91' STREET SECTION
N.T.S.



C HUNT STREET
57' STREET SECTION
N.T.S.



D PROJECT DRIVE ENTRY
30' STREET SECTION
N.T.S.



E PRIVATE DRIVE
22' STREET SECTION
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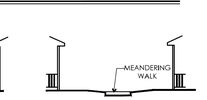
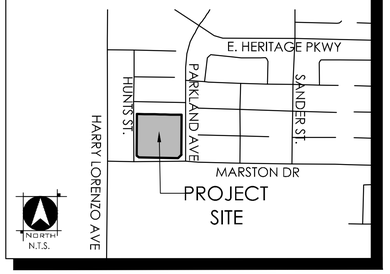


F LOT B
13' SECTION
N.T.S.

LOCATION MAP



PROJECT NOTES

APPLICANT
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PHONE: (925) 766-5163

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SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

ASSESSOR'S PARCEL NO.
042-574-001-000

AREA
5.01± ACRES GROSS

DENSITY
12.4 DU/AC.

NUMBER OF LOTS / UNITS
62 SINGLE FAMILY LOTS
2 COMMON AREA LOTS
4 LANDSCAPE LOTS
1 PEDESTRIAN/UTILITY ACCESS LOT
69 LOTS TOTAL

EXISTING USE
VACANT

PROPOSED USE
SEE LAND USE TABLE

EXISTING/PROPOSED GENERAL PLAN
MEDIUM DENSITY RESIDENTIAL

EXISTING/PROPOSED ZONING
R-15 MULTI FAMILY RESIDENTIAL (SPRING LAKE SPECIFIC PLAN)

PARK DISTRICT
WOODLAND COMMUNITY SERVICES DEPARTMENT

FIRE PROTECTION
WOODLAND FIRE DEPARTMENT

SCHOOL DISTRICT
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SEWER
CITY OF WOODLAND

STORM DRAIN
CITY OF WOODLAND

WATER
CITY OF WOODLAND

ELECTRICITY & GAS
PG&E

FLOOD ZONE
ZONE 'X' - AREA OF MINIMUM FLOOD HAZARD
MAP NUMBER: 06113C0465H
EFFECTIVE DATE: MAY 16, 2012

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE LOTS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED TO THE FINAL MAP.
3. MAP CONFORMS TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

LAND USE SUMMARY

LOT NO./ VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATIONS/ SLSP-DESIGNATION	USE	LOT SIZE	ACRES (N)	ACRES (G)	UNITS	DU/AC (G)
VILLAGE 1	MEDIUM DENSITY/SLSP/R-15	SINGLE FAMILY RES.	35' X 52'	3.54	5.01	62	12.4
LOT A - B	MEDIUM DENSITY/SLSP/R-15	COMMON AREA	-	0.50	-	-	-
LOT C	MEDIUM DENSITY/SLSP/R-15	PEDESTRIAN ACCESS	-	0.02	-	-	-
LOT D - F	MEDIUM DENSITY/SLSP/R-15	LANDSCAPE LOT	-	0.03	-	-	-
LOT G	MEDIUM DENSITY/SLSP/R-15	PRIVATE DRIVE	-	0.92	-	-	-
TOTAL					5.01 ACRES	62	12.4

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

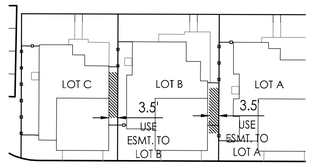
SUBDIVISION NO. 5196
TENTATIVE MAP
TM02

NORTH
0 80
SCALE: 1" = 40'
40 160

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

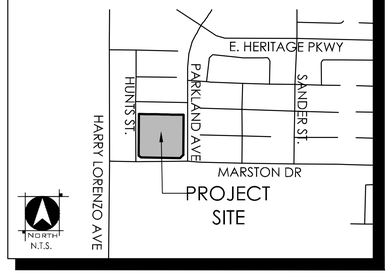


RECIPROCAL USE ESMT. FOR TYPICAL PLOT PLAN (REAR ENTRY GARAGE)



NOTE: RECIPROCAL USE EASEMENT SUBJECT TO CHANGE BASED ON THE FINAL MAP

LOCATION MAP



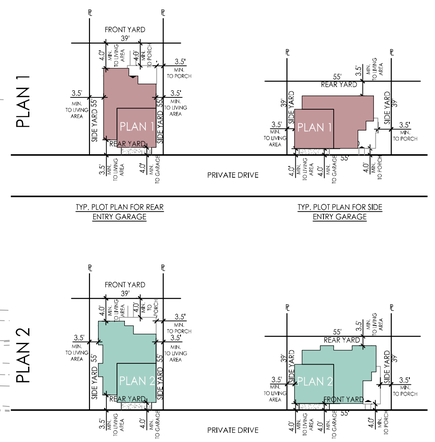
PLANNED DEVELOPMENT SETBACKS

MIN. YARD REQUIREMENTS	PROPOSED SETBACKS	SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' MIN. TO GARAGE 4' MIN. TO PORCH 4' MIN. TO LIVING AREA	20' MIN. TO GARAGE 10' MIN. TO PORCH 10' MIN. TO LIVING AREA
REAR YARD	4' MIN. TO GARAGE 3.5' MIN. TO LIVING AREA	10' MIN. TO LIVING AREA
SIDE YARD	3.5' MIN. TO GARAGE 3.5' MIN. TO PORCH 3.5' MIN. TO LIVING AREA	5' MIN. FROM INTERIOR 10' MIN. FROM STREET
PRIVATE YARD AREA	185 sq.ft. MIN.	
LOT COVERAGE	65% MAX.	

UNIT MIX

PLAN TYPE	COUNT (%)
PLAN 1	16 (26%)
PLAN 2	16 (26%)
PLAN 3	15 (24%)
PLAN 4	15 (24%)
TOTAL	62 (100%)

* AFFORDABLE HOME LOCATION (14 UNITS)



TYP. PLOT PLAN FOR REAR ENTRY GARAGE

TYP. PLOT PLAN FOR SIDE ENTRY GARAGE

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

PLANNED DEVELOPMENT SITE PLAN
TM03

NORTH

0 40 80 160

SCALE: 1" = 40'

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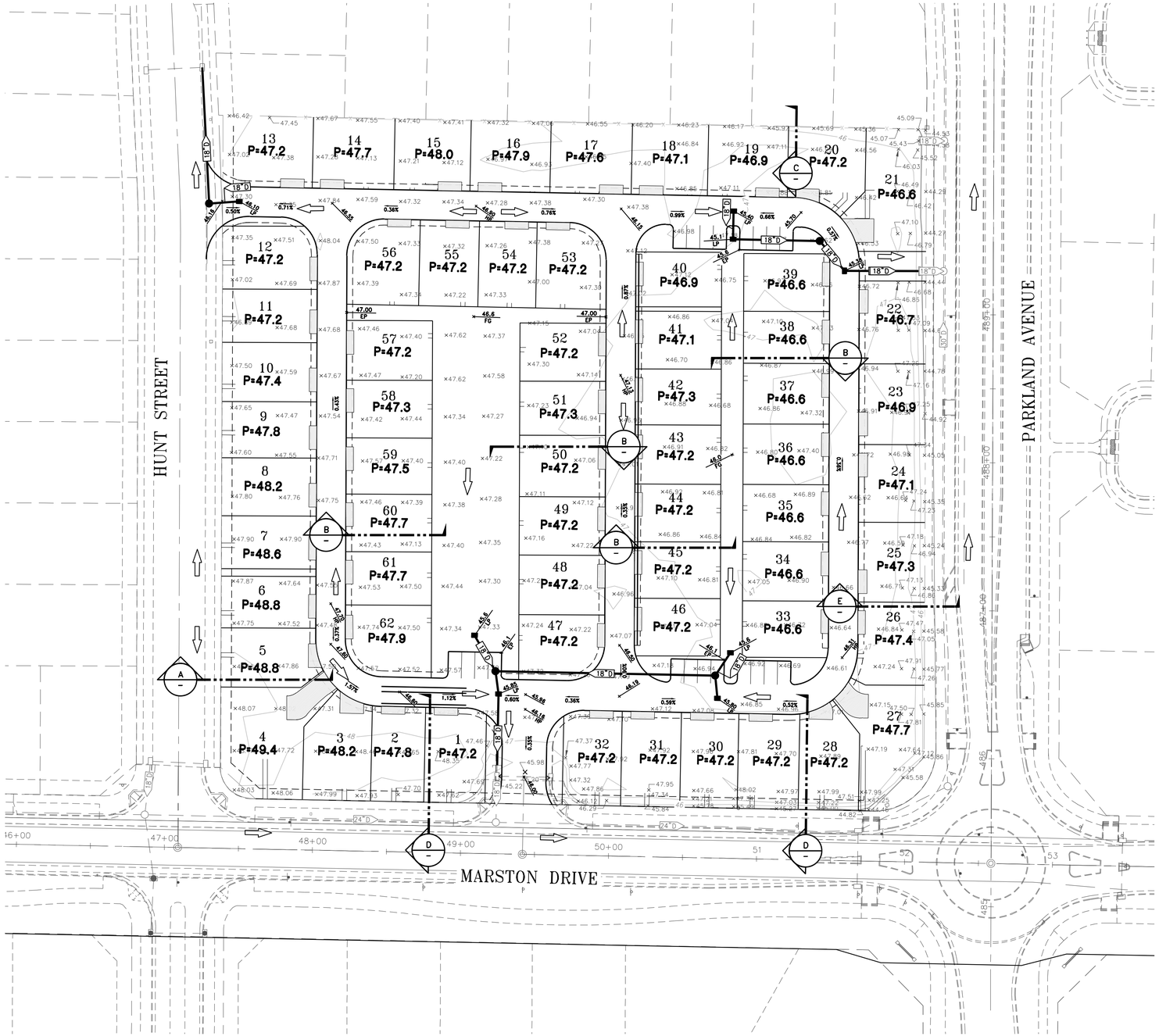
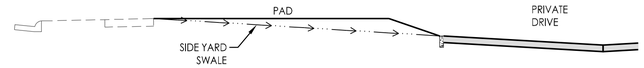
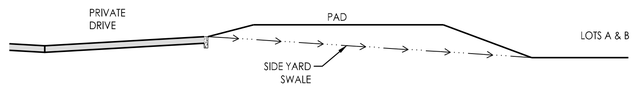


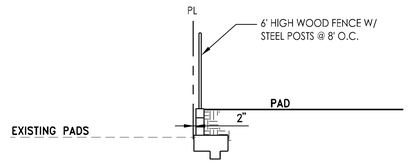
HUNT STREET



A HUNT STREET FRONTAGE

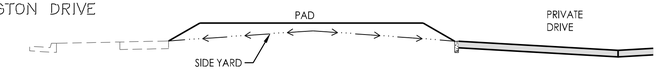


B REAR YARD DRAINING

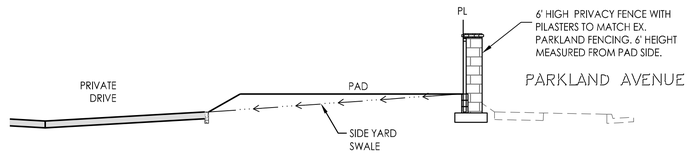


C PROPOSED PAD HIGHER THAN EXISTING ADJACENT

MARSTON DRIVE



D MARSTON DRIVE FRONTAGE



E PARKLAND AVENUE FRONTAGE

LEGEND

×46.28	EXISTING GROUND SPOT SHOT
P=47.2	PROPOSED PAD GRADE
	OVERLAND RELEASE DIRECTION
5%	PROPOSED FINISH GRADE

STORM WATER QUALITY NOTE:

WATER QUALITY REQUIREMENTS FOR THE SITE ARE MET THROUGH THE ULTIMATE TREATMENT AT THE EAST REGIONAL POND. ON-SITE TREE PLANTING WILL OCCUR PER THE LANDSCAPE CONCEPTS.

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

PRELIMINARY GRADING AND DRAINAGE PLAN
TM05

NORTH

0 40 80 160
SCALE: 1" = 40'

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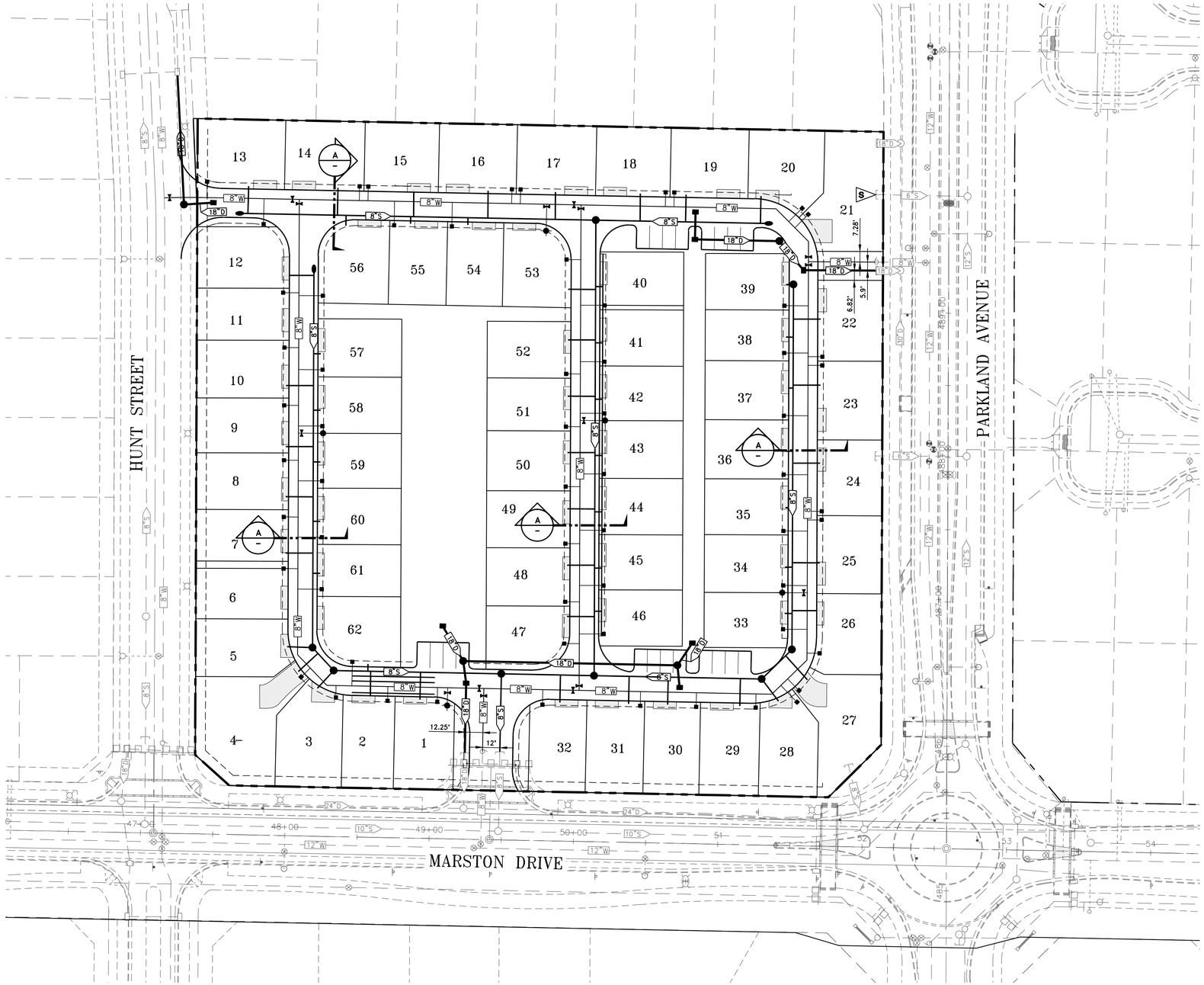

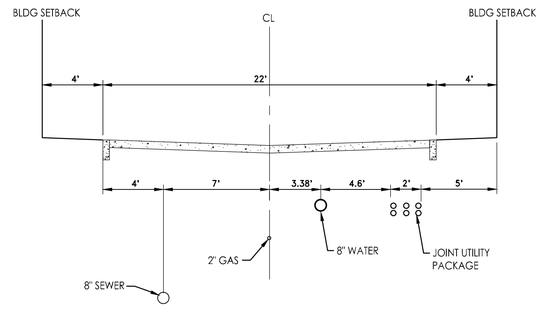

A

TYPICAL UTILITY CROSS SECTION

LEGEND

- 18" D — PROPOSED STORM DRAIN
- 8" S — PROPOSED SEWER
- 8" W — PROPOSED WATER MAIN
- 8" W — EXISTING UTILITY PIPE
- PROPOSED MANHOLE
- S — DIRECTION OF SEWER SERVICE
- PROPOSED FIRE HYDRANT

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

PRELIMINARY UTILITY PLAN
TM05

NORTH

0 80
SCALE: 1" = 40'
40 160

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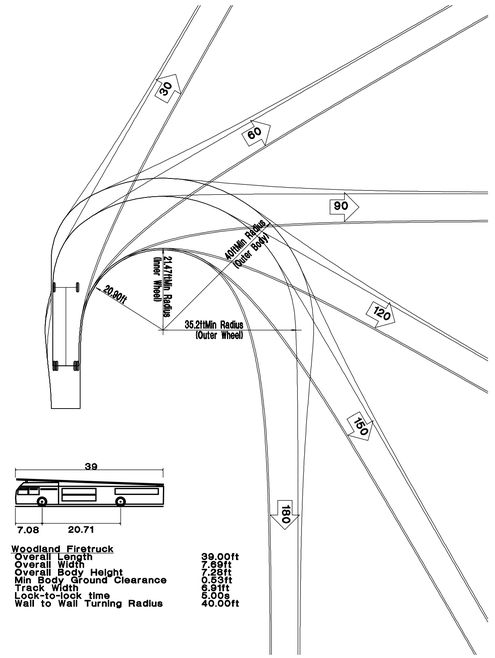

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

EMERGENCY ACCESS PLAN
TM06

NORTH

0 80
SCALE: 1" = 40'
40 160

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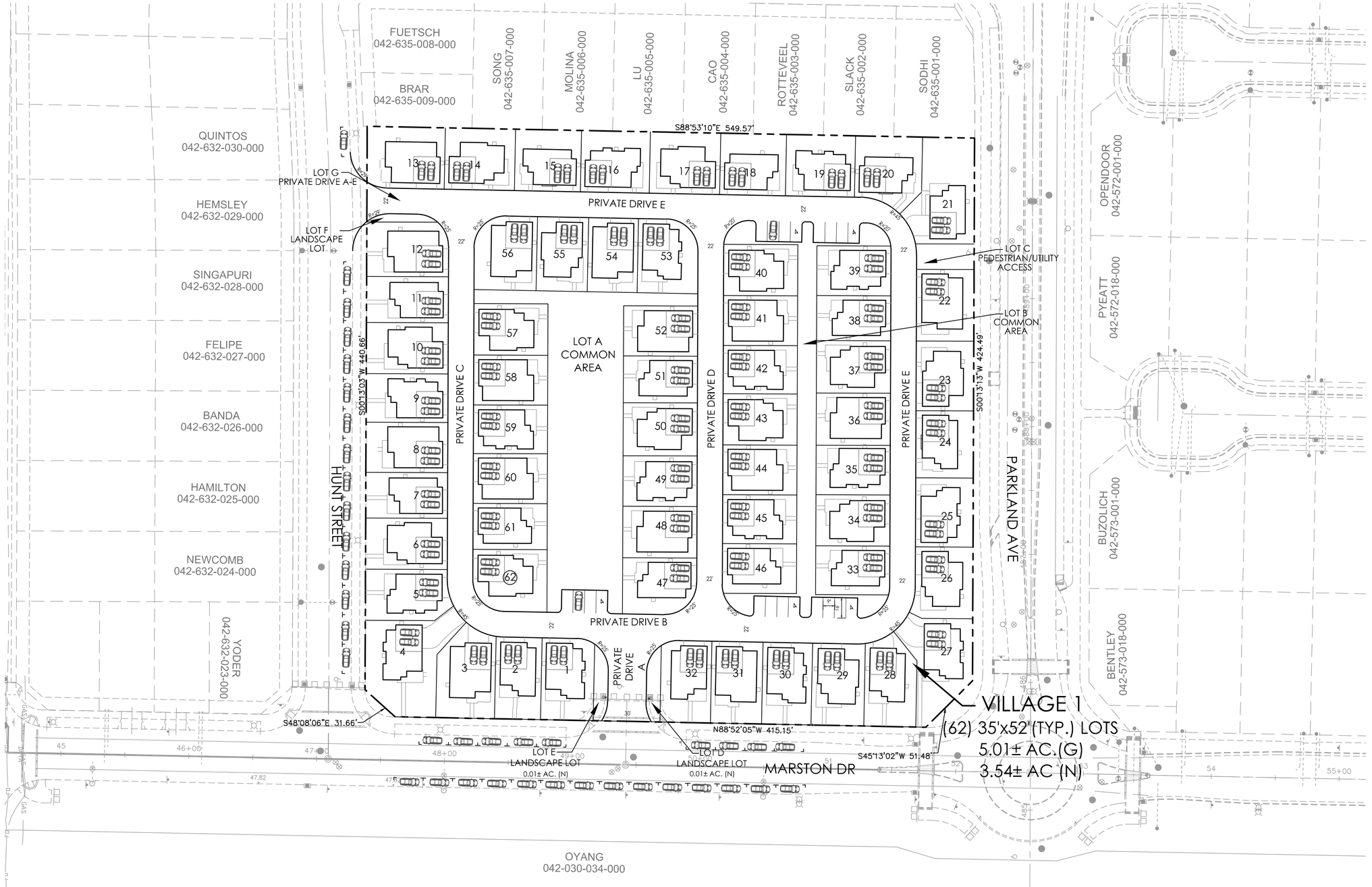
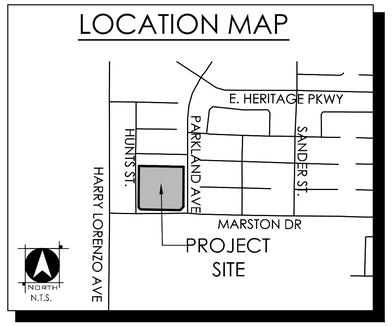


LOCATION MAP



PARKING SUMMARY

UNITS	62
GARAGE SPACES	124
GUEST SPACES	20
STREET PARKING	38
TOTAL	182

NOTE:
A COMBINATION OF PAINTED CURB AND SIGNING WILL BE USED TO PREVENT PARKING ALONG THE PRIVATE DRIVES

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

PARKING PLAN
TM07

NORTH

0 80
SCALE: 1" = 40'
40 160

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
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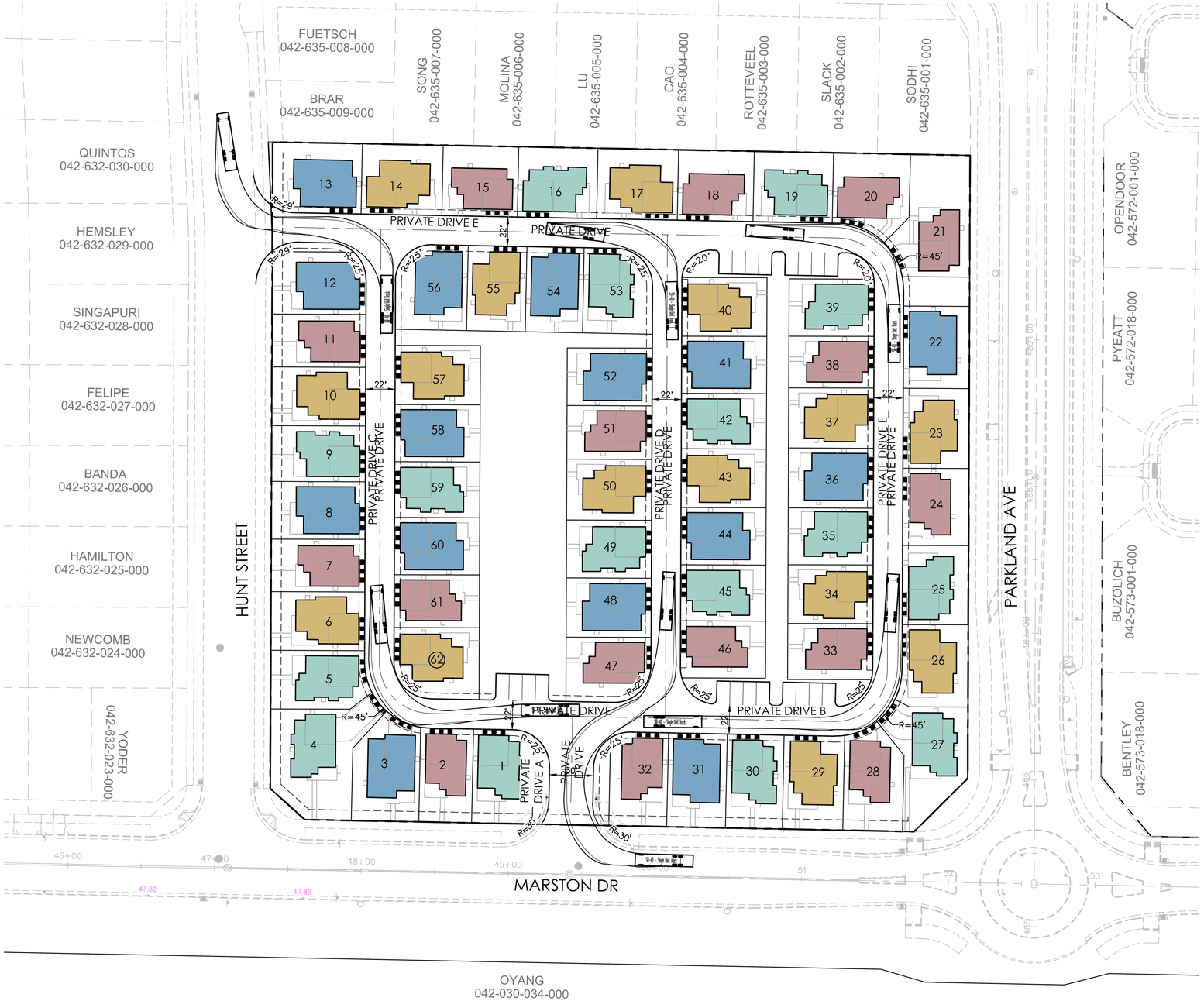
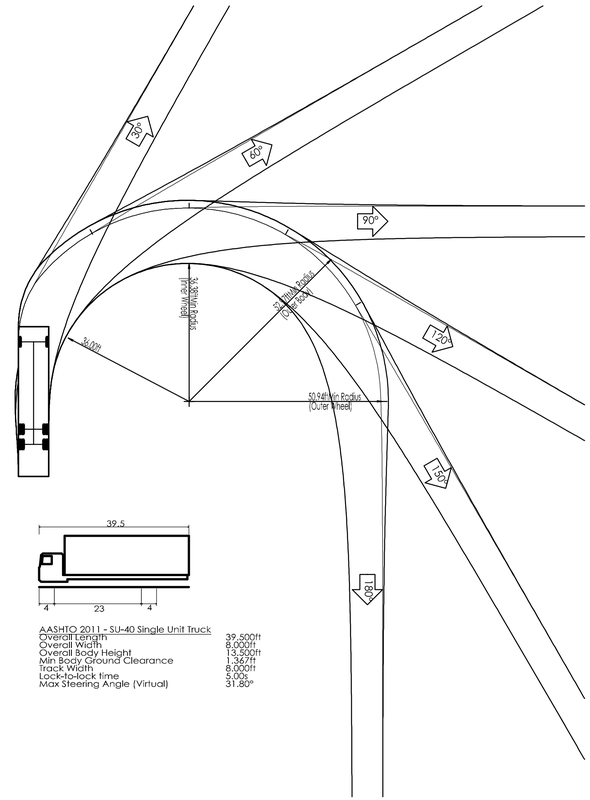
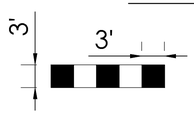
Tel 916.341.7760
Fax 916.341.7767





LEGEND



3'X3' TOTER WITH 3' CLEARANCE ON EACH SIDE

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

TOTER EXHIBIT
TM08

NORTH

0 80
SCALE: 1" = 40'
40 160

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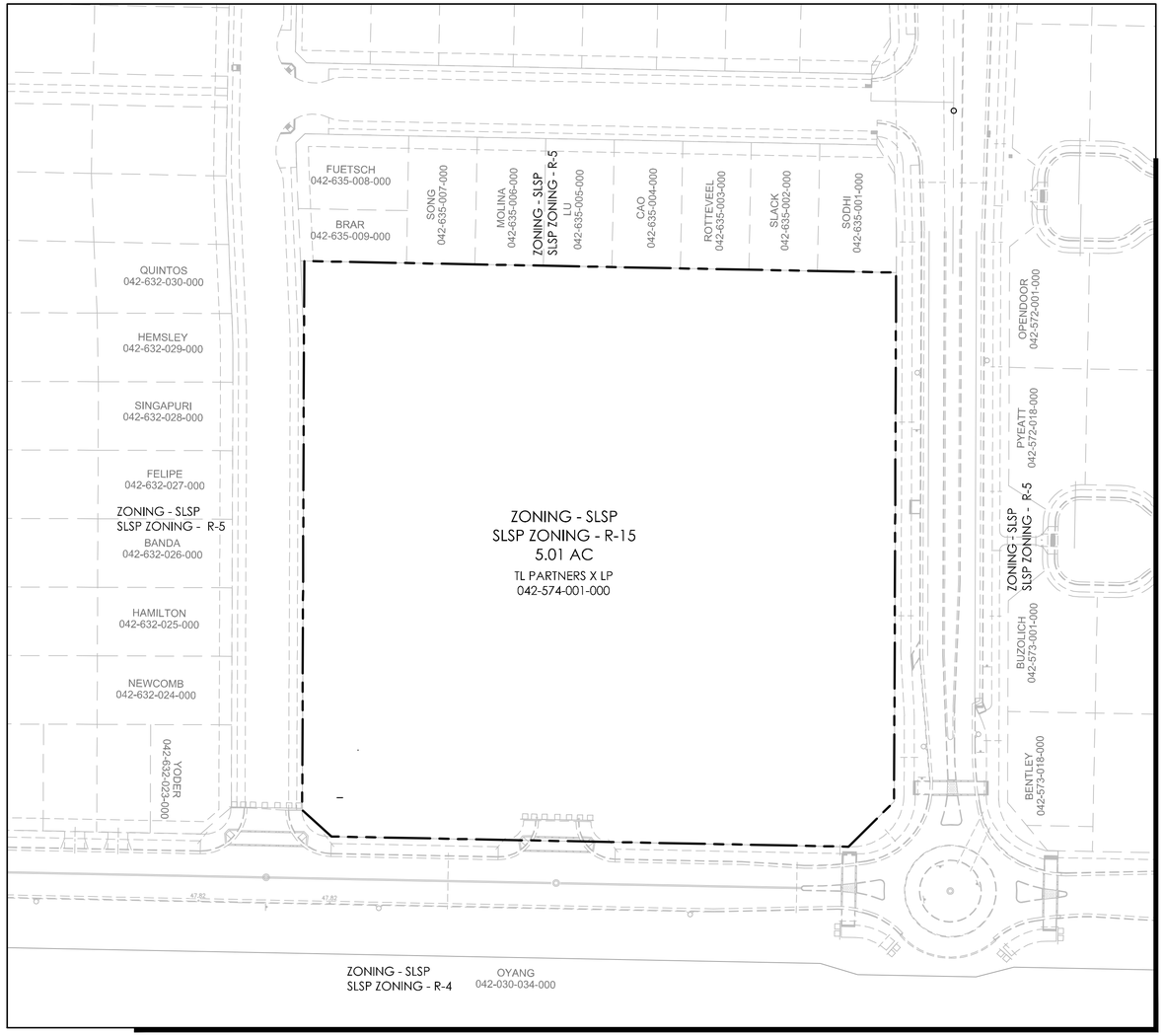
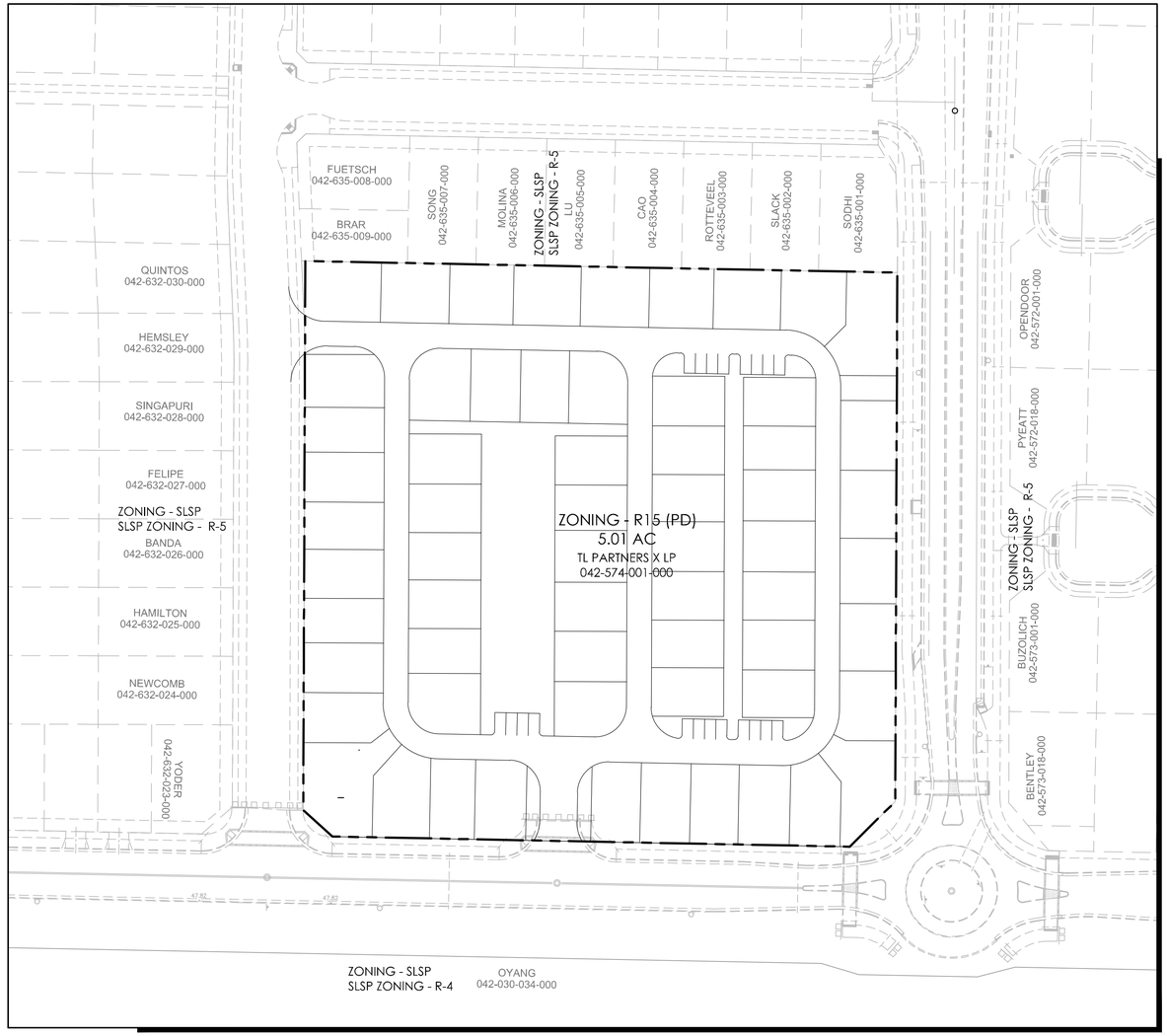


EXISTING ZONING



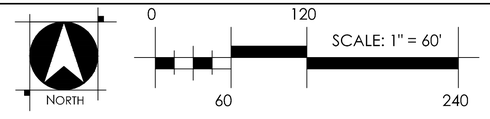
PROPOSED ZONING

REZONE SUMMARY TABLE

ZONING DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
SLSP (R-15)	5.01	-	-5.01
R-15 (PD)	-	5.01	+5.01
	5.01	5.01	

BEEGHLY- LOT D
Woodland, CA
March 4, 2020

REZONE EXHIBIT
TM09



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Sacramento, CA 95816
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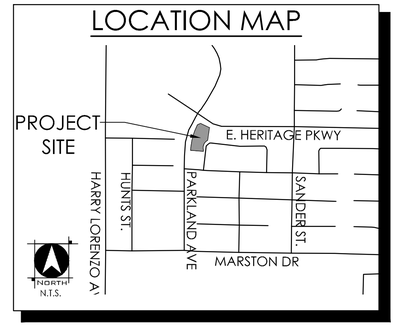
TENTATIVE SUBDIVISION MAP & CIVIL PLAN SET

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

LOCATION MAP



SHEET INDEX

TM00	COVER SHEET
TM01	EXISTING CONDITIONS
TM02	TENTATIVE MAP
TM03	PLANNED DEVELOPMENT SITE PLAN
TM04	PRELIMINARY GRADING/DRAINAGE PLAN
TM05	PRELIMINARY UTILITY PLAN
TM06	EMERGENCY ACCESS PLAN
TM07	PARKING PLAN
TM08	TOTER EXHIBIT
TM09	REZONE EXHIBIT

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TIM LEWIS CONSULTING
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BRENTWOOD, CA 94513
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3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

COVER SHEET
TM00

WOOD RODGERS
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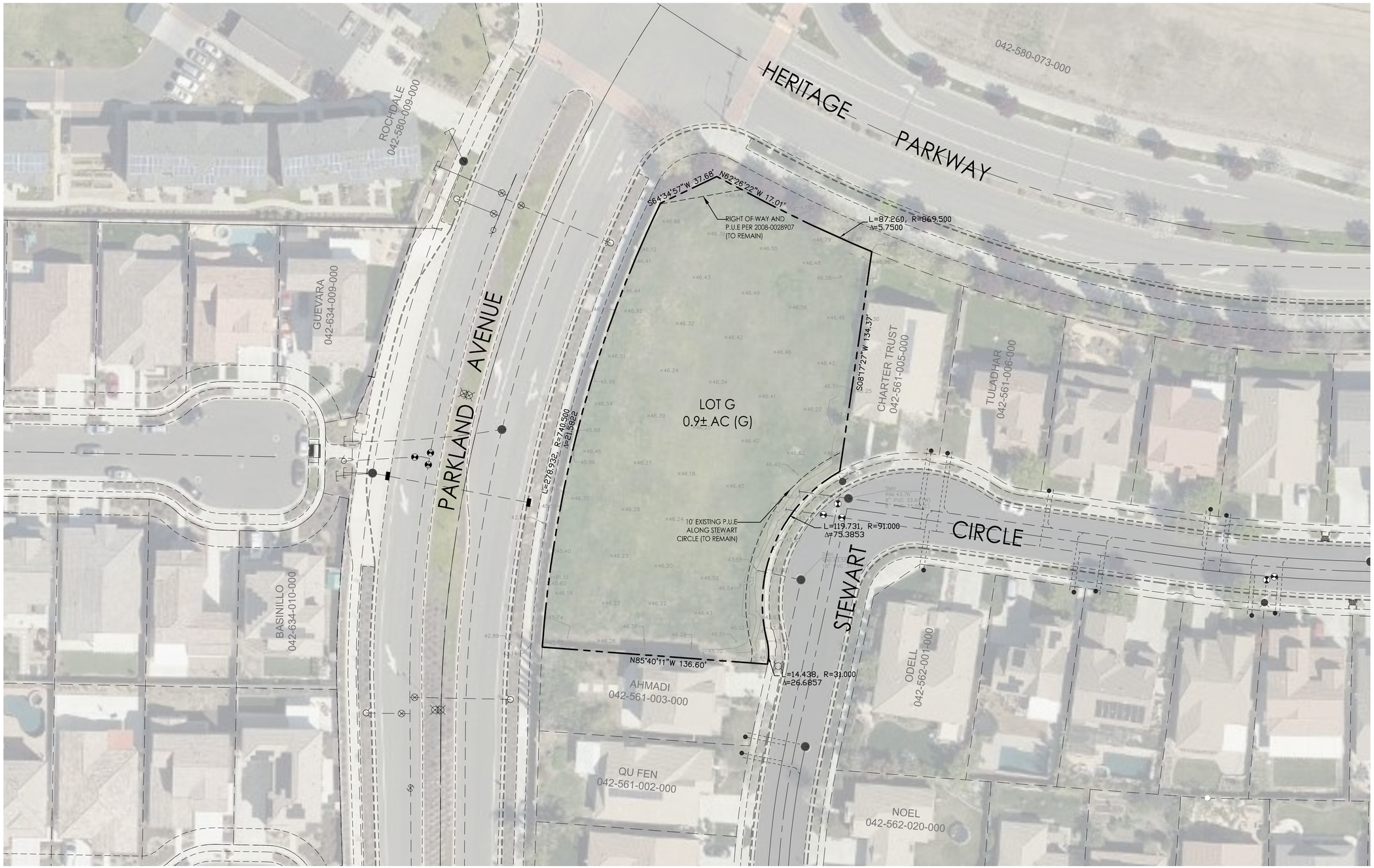
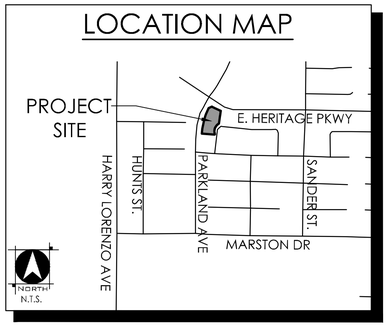


LOCATION MAP



BEEGHLY- LOT G
Woodland, CA
March 4, 2020

EXISTING CONDITIONS
TM01

NORTH

0 60
SCALE: 1" = 30'
30 120

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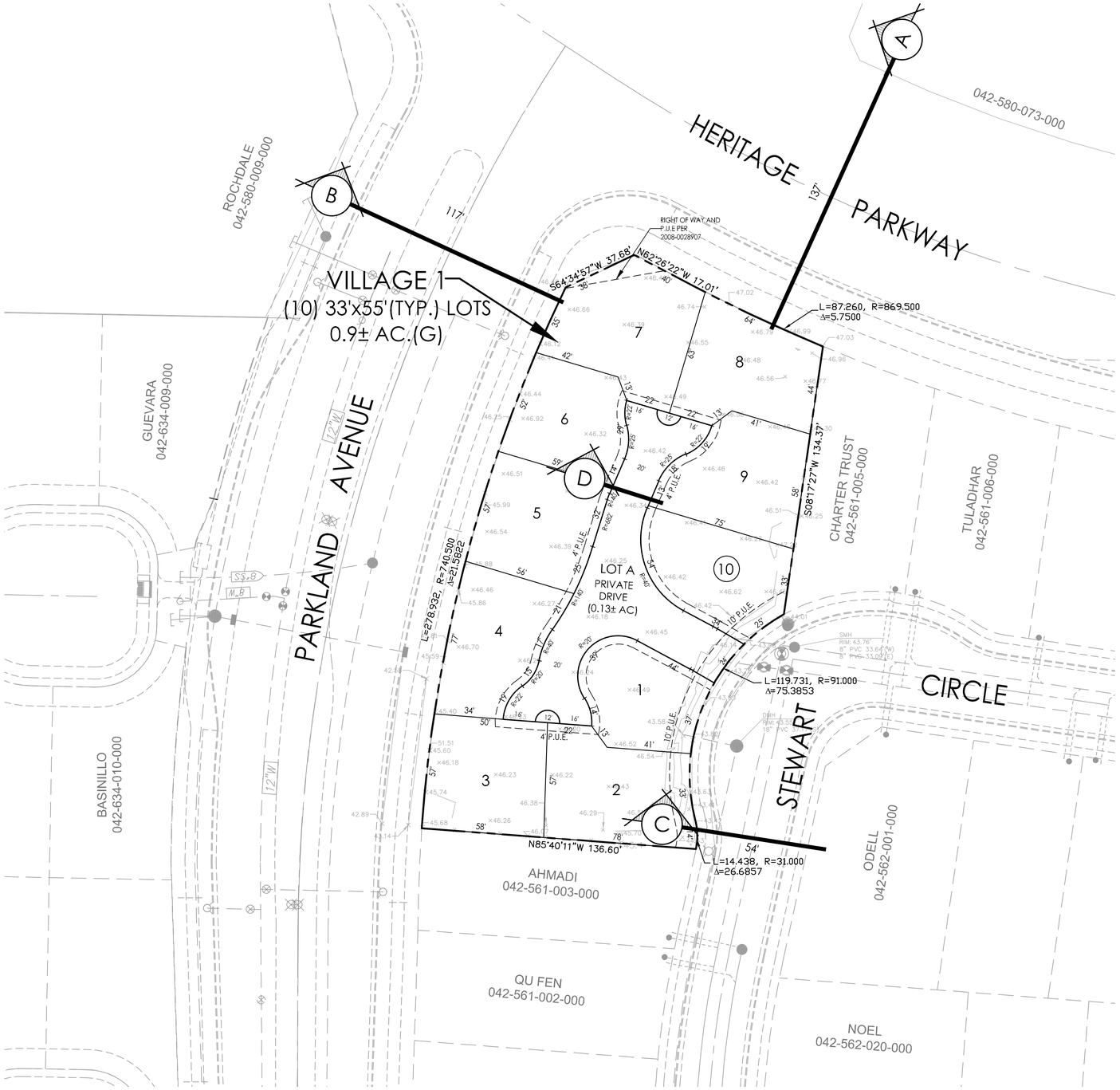
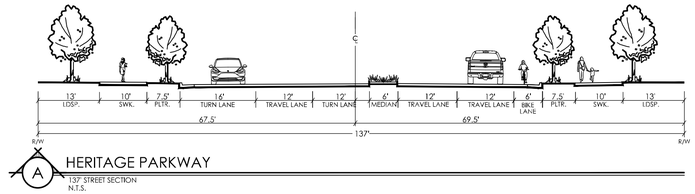
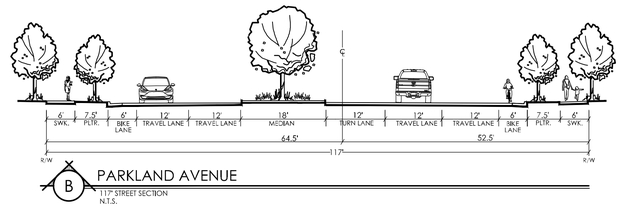
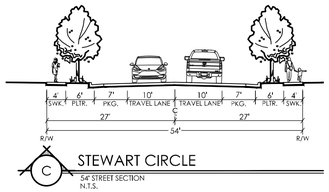
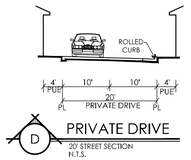


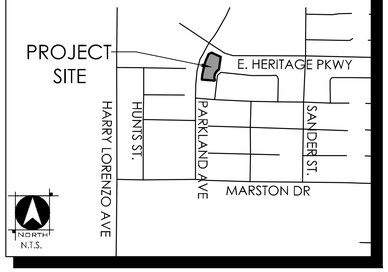








LOCATION MAP



PROJECT NOTES

APPLICANT
FIELDSTONE CONSULTING
601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
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PHONE: (925) 766-5163

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TL PARTNERS X LP
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SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

ASSESSOR'S PARCEL NO.
042-561-015-000

AREA
0.90± ACRES GROSS

DENSITY
11.1 ± DU/AC.

NUMBER OF LOTS / UNITS
10 SINGLE FAMILY LOTS
1 PRIVATE DRIVE LOT
11 LOTS TOTAL

EXISTING USE
VACANT

PROPOSED USE
SEE LAND USE TABLE

EXISTING/PROPOSED GENERAL PLAN
MEDIUM DENSITY RESIDENTIAL

EXISTING/PROPOSED ZONING
R-1.5 MULTI FAMILY RESIDENTIAL (SPRING LAKE SPECIFIC PLAN)

PARK DISTRICT
WOODLAND COMMUNITY SERVICES DEPARTMENT

FIRE PROTECTION
WOODLAND FIRE DEPARTMENT

SCHOOL DISTRICT
WOODLAND JOINT UNIFIED SCHOOL DISTRICT

SEWER
CITY OF WOODLAND

STORM DRAIN
CITY OF WOODLAND

WATER
CITY OF WOODLAND

ELECTRICITY & GAS
PG&E

FLOOD ZONE
ZONE "X" - AREA OF MINIMUM FLOOD HAZARD
MAP NUMBER: 06113C0465H
EFFECTIVE DATE: MAY 16, 2012

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. ADDITIONAL EASEMENTS MAY BE NECESSARY ON PRIVATE LOTS, SUCH AS PUBLIC SERVICE EASEMENTS FOR JOINT TRENCH FACILITIES. ADDITIONAL EASEMENTS WILL BE ADDED TO THE FINAL MAP.
3. MAP CONFORMS TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

LAND USE SUMMARY

LOT NO./ VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATIONS/ SLSP-DESIGNATION	USE	LOT SIZE	ACRES (N)	ACRES (G)	UNITS	DU/AC (G)
VILLAGE 1	MEDIUM DENSITY/SLSP/R-1.5	SINGLE FAMILY RES.	33' X 55'	0.77	0.9	10	11.1
LOT A	MEDIUM DENSITY/SLSP/R-1.5	PRIVATE DRIVE		0.13	-	-	-
TOTAL					0.9 ACRE	10	11.1

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

SUBDIVISION NO. 5197
TENTATIVE MAP
TM02

NORTH
0 60
SCALE: 1" = 30'
30 120

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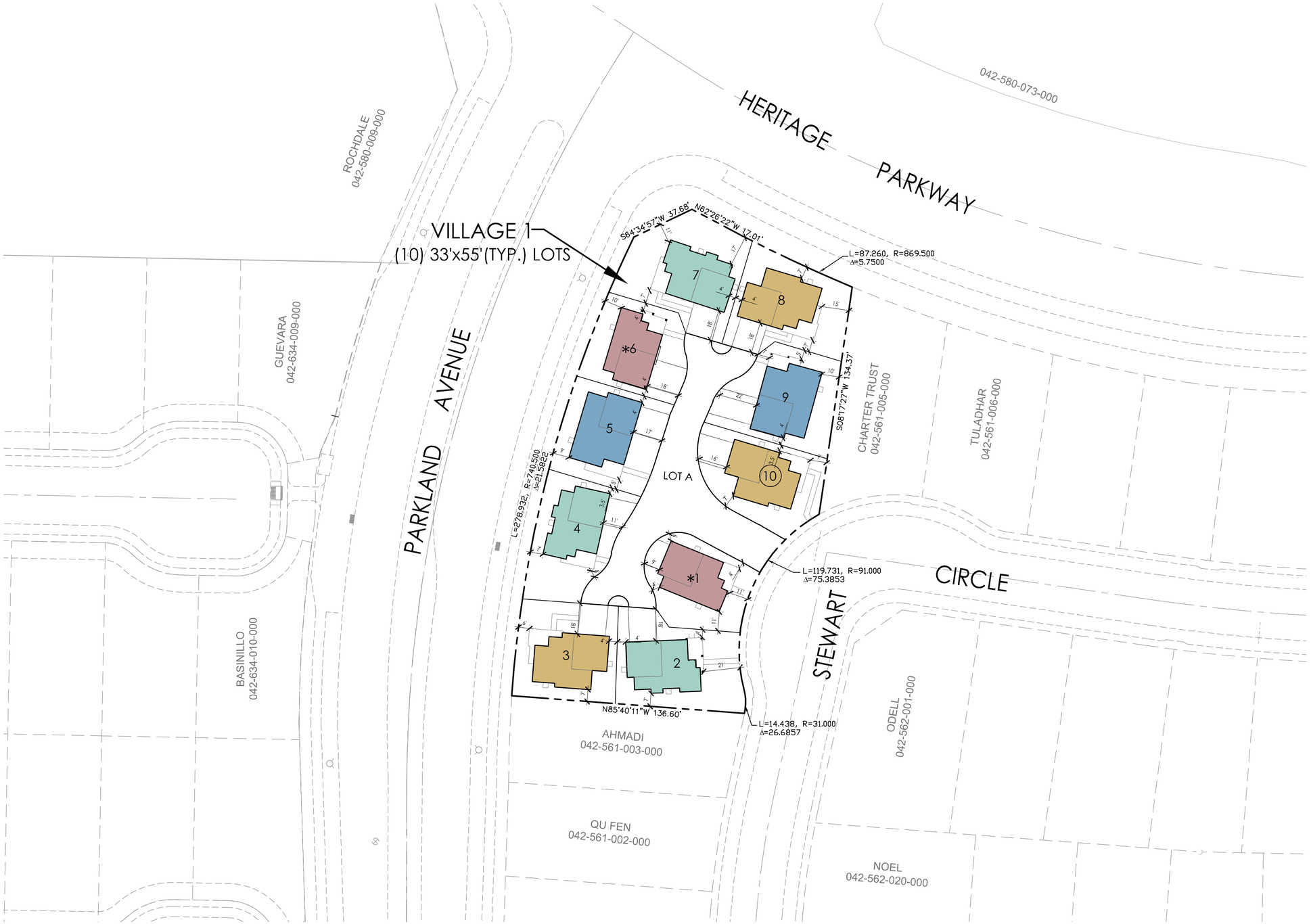
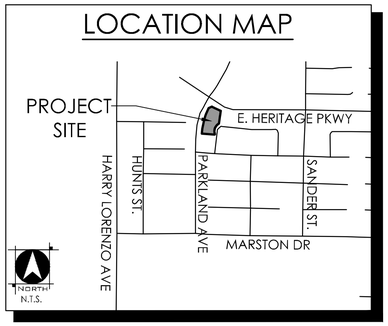


LOCATION MAP



UNIT MIX

PLAN TYPE	COUNT (%)
PLAN 1	2 (20%)
PLAN 2	3 (30%)
PLAN 3	3 (30%)
PLAN 4	2 (20%)
TOTAL	10 (100%)

* AFFORDABLE HOME LOCATION (2 UNITS)

PLANNED DEVELOPMENT SETBACKS

MIN. YARD REQUIREMENTS	PROPOSED SETBACKS	SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' MIN. TO GARAGE 4' MIN. TO PORCH 4' MIN. TO LIVING AREA	20' MIN. TO GARAGE 10' MIN. TO PORCH 10' MIN. TO LIVING AREA
REAR YARD	4' MIN. TO GARAGE 3.5' MIN. TO LIVING AREA	10' MIN. TO LIVING AREA
SIDE YARD	3.5' MIN. TO GARAGE 3.5' MIN. TO PORCH 3.5' MIN. TO LIVING AREA	5' MIN. FROM INTERIOR 10' MIN. FROM STREET
PRIVATE YARD AREA	185 sq.ft. MIN.	
LOT COVERAGE	65% MAX.	

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

PLANNED DEVELOPMENT SITE PLAN
TM03

NORTH
0 60
SCALE: 1" = 30'
30 120

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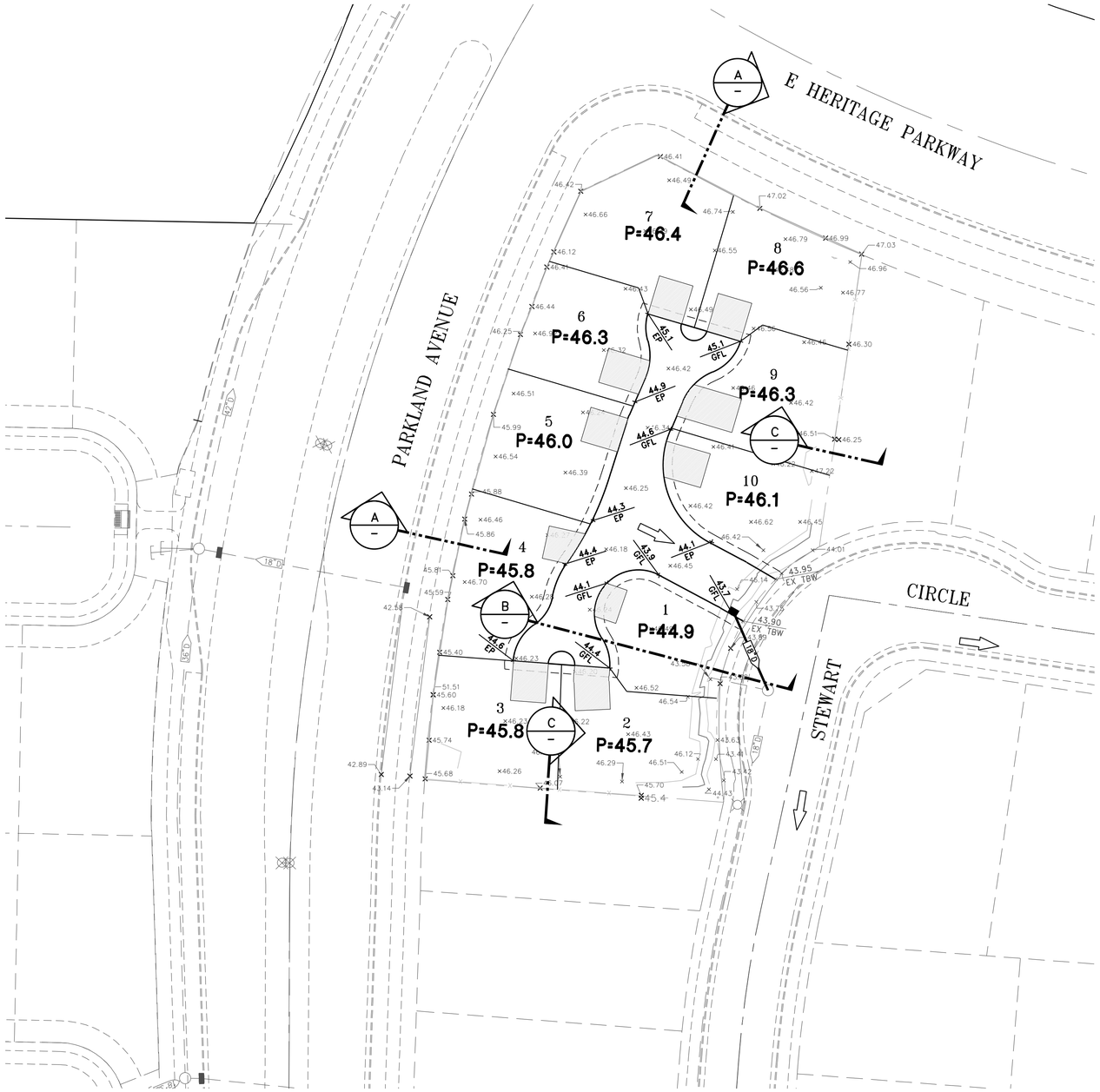
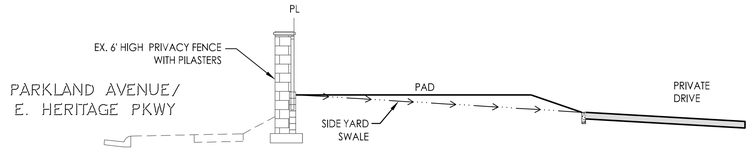
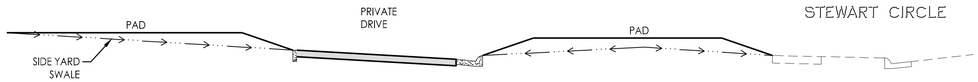
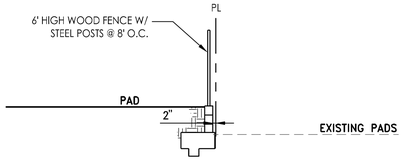




A PARKLAND AVENUE/ E. HERITAGE PKWY FRONTAGE



B PRIVATE DRIVE



C PROPOSED PAD HIGHER THAN EXISTING ADJACENT

LEGEND

×46.28	EXISTING GROUND SPOT SHOT
P=47.2	PROPOSED PAD GRADE
	OVERLAND RELEASE DIRECTION
	PROPOSED FINISH GRADE

STORM WATER QUALITY NOTE:

WATER QUALITY REQUIREMENTS FOR THE SITE ARE MET THROUGH THE ULTIMATE TREATMENT AT THE EAST REGIONAL POND. ON-SITE TREE PLANTING WILL OCCUR PER THE LANDSCAPE CONCEPTS.

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

PRELIMINARY GRADING/DRAINAGE PLAN
TM04

NORTH

0 60
SCALE: 1" = 30'
30 120

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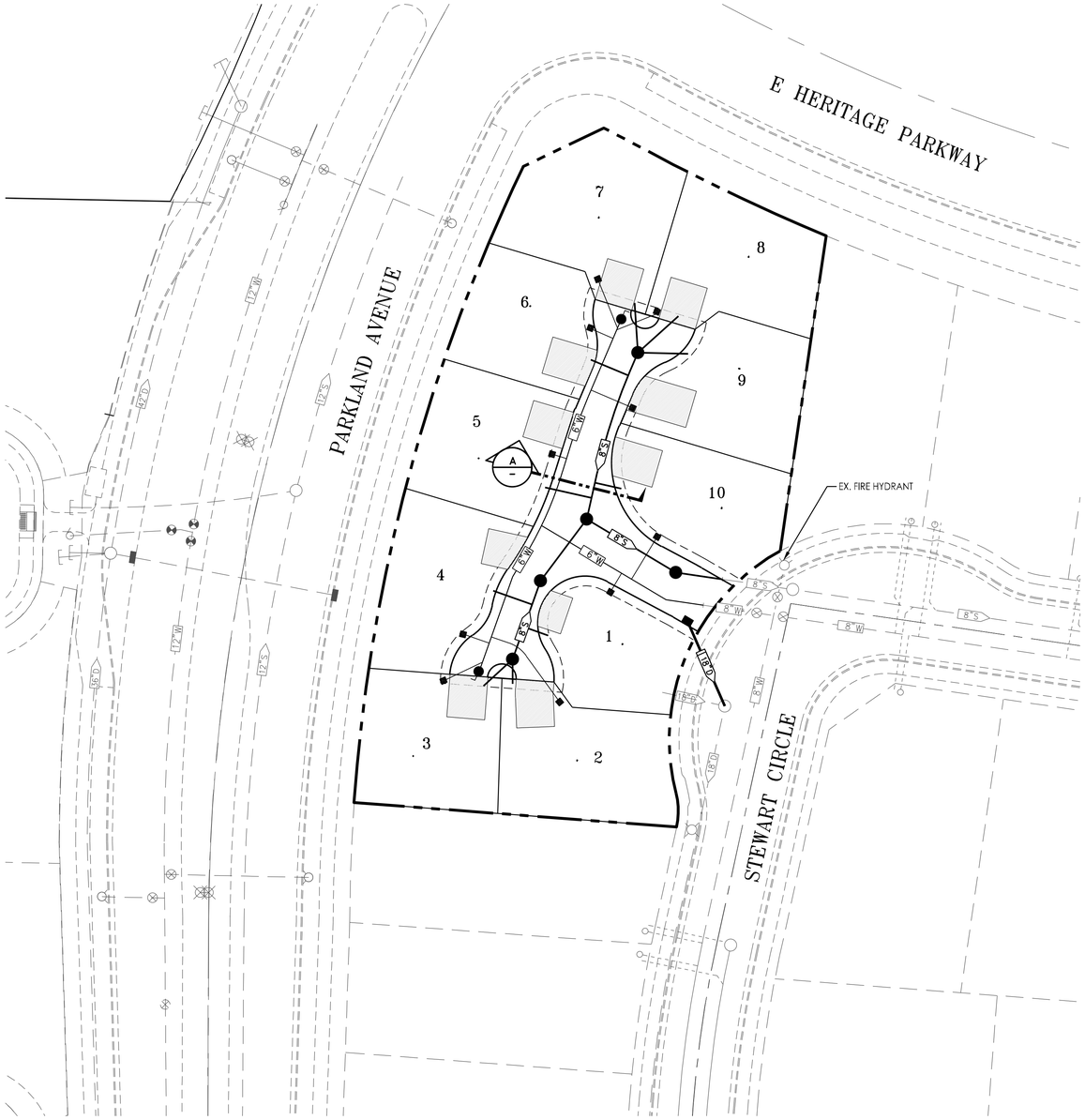

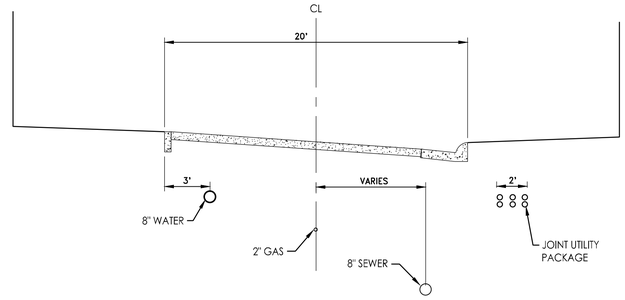

A

TYPICAL UTILITY CROSS SECTION

LEGEND

- 18"D — PROPOSED STORM DRAIN
- 8"S — PROPOSED SEWER
- 8"W — PROPOSED WATER MAIN
- 8"W — EXISTING UTILITY PIPE
- PROPOSED MANHOLE

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

PRELIMINARY UTILITY PLAN
TM05

NORTH

0 60
SCALE: 1" = 30'
30 120

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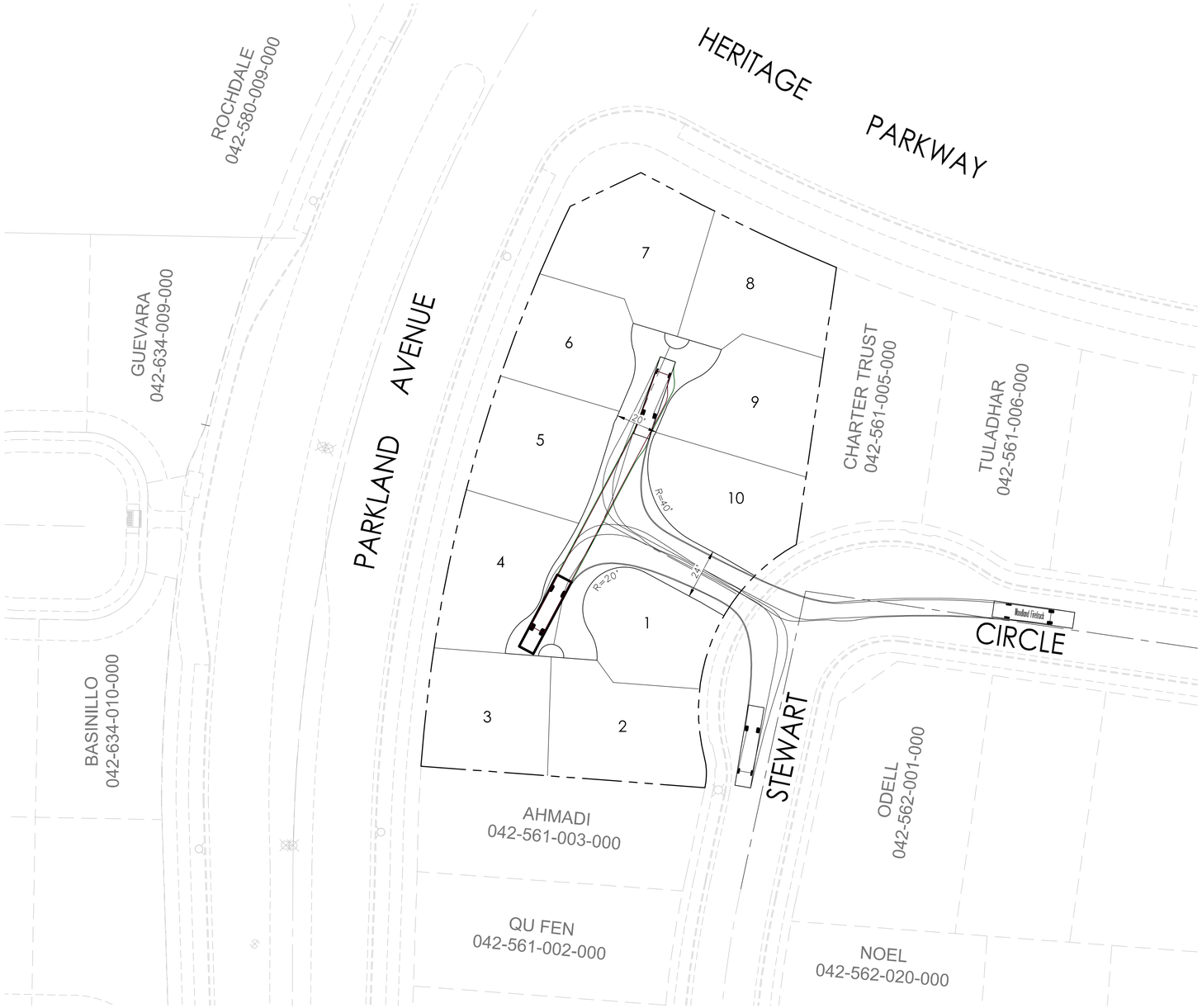

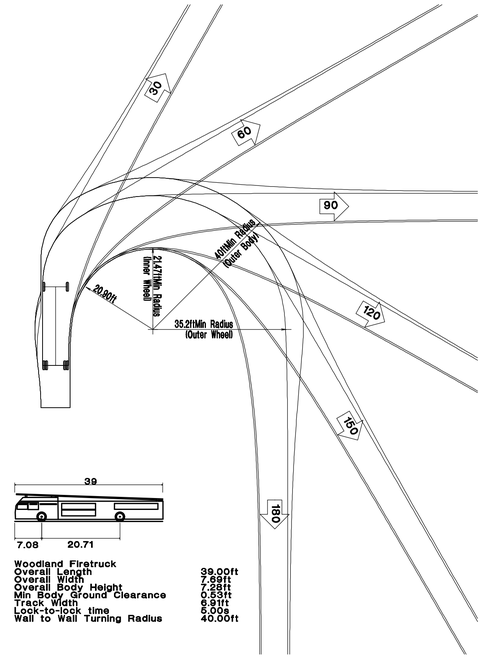

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

EMERGENCY ACCESS PLAN
TM06

NORTH

0 60
30 120
SCALE: 1" = 30'

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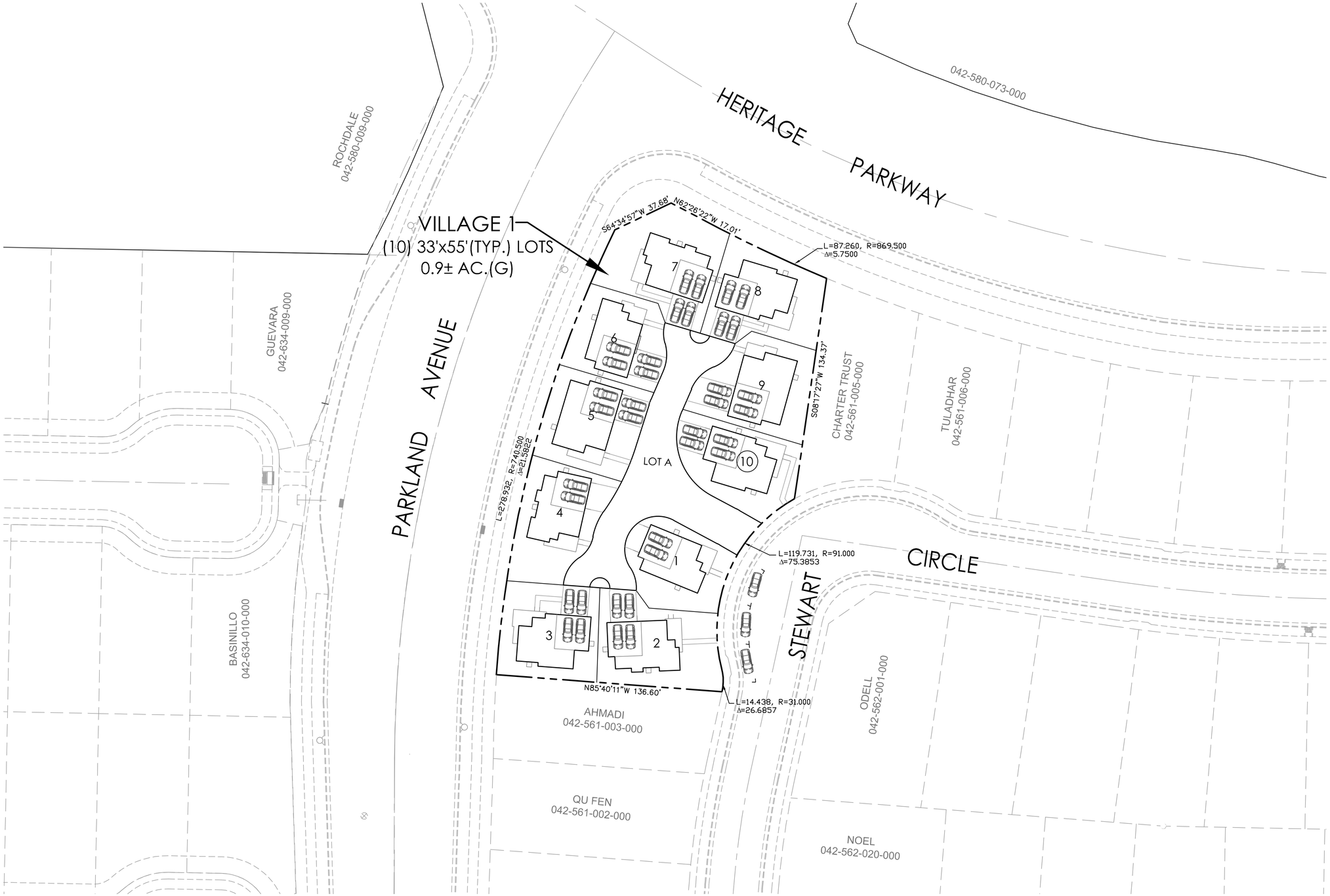
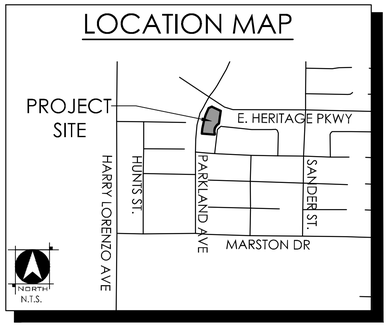


LOCATION MAP



PARKING SUMMARY

UNITS	10
GARAGE SPACES	20
DRIVEWAY SPACES	16
STREET PARKING	3
TOTAL	36

NOTE:
A COMBINATION OF PAINTED CURB AND SIGNING WILL BE USED TO PREVENT PARKING ALONG THE PRIVATE DRIVES

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

PARKING PLAN
TM07

NORTH
0 60
SCALE: 1" = 30'
30 120

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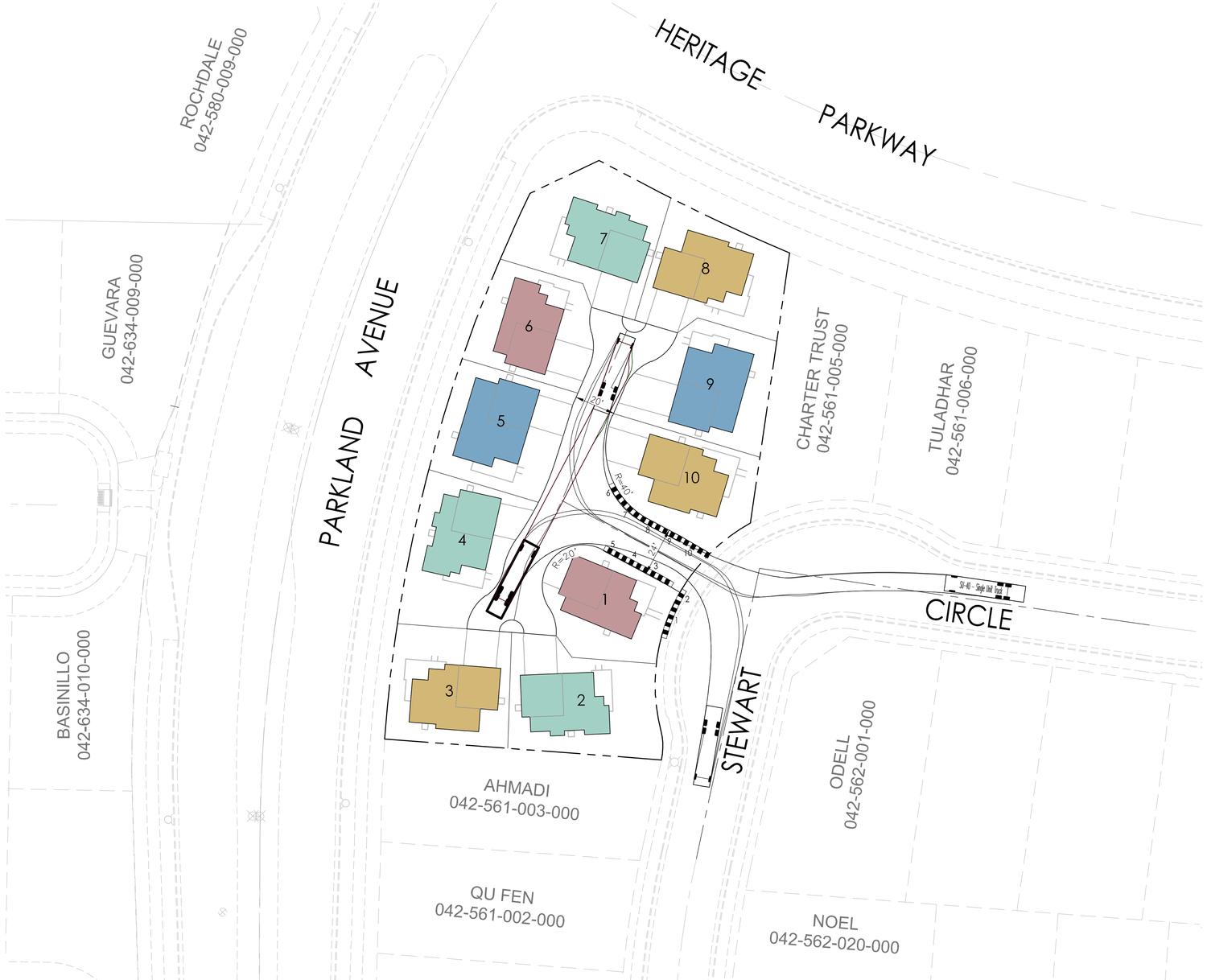

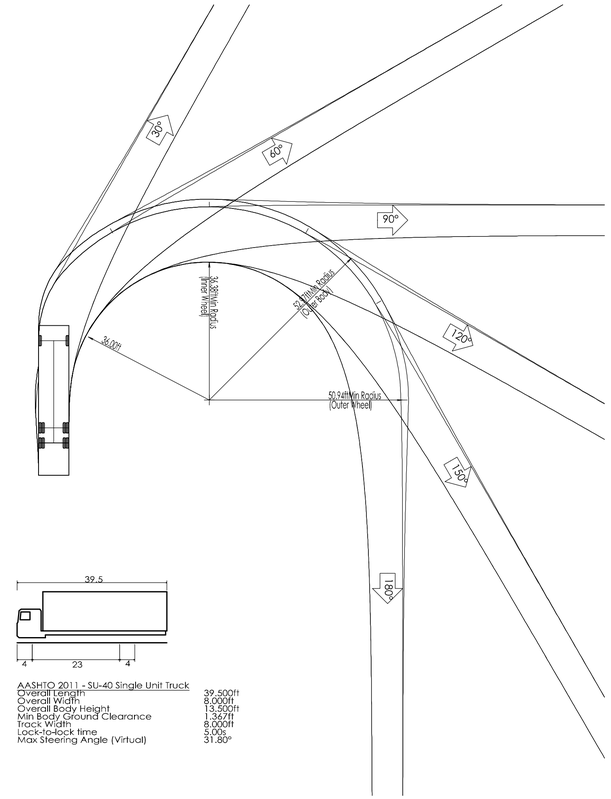

AASHTO 2011 - SU-40 Single Unit Truck

Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

LEGEND



24"X32" TOTER WITH 24" CLEARANCE ON EACH SIDE

NOTE: NO PARKING SIGNS WILL BE PLACED ALONG STEWART CIRCLE FOR GARBAGE PICK UP DAYS

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

TOTER EXHIBIT
TM08

NORTH

0 30 60 120
SCALE: 1" = 30'

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Tel 916.341.7760
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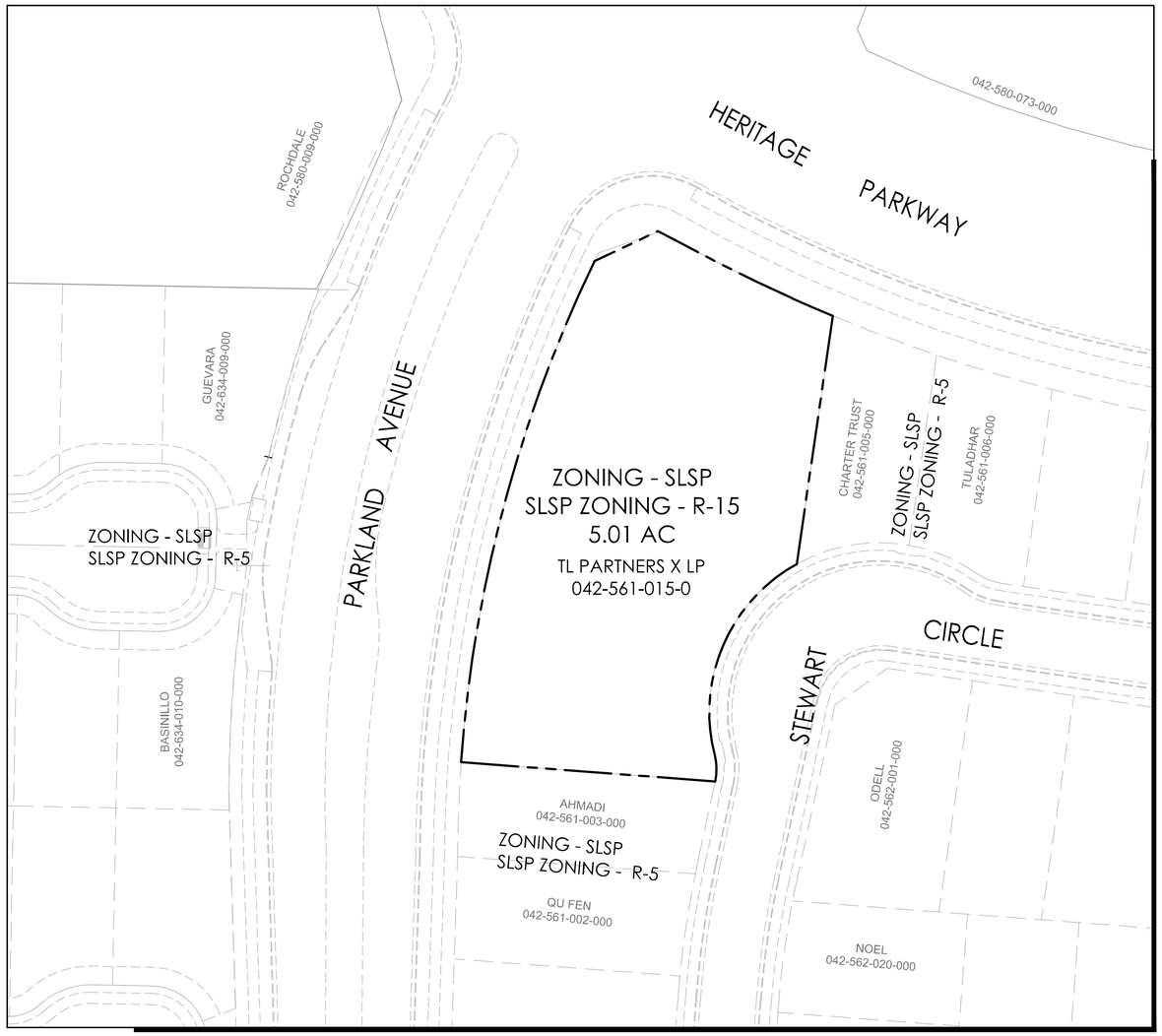
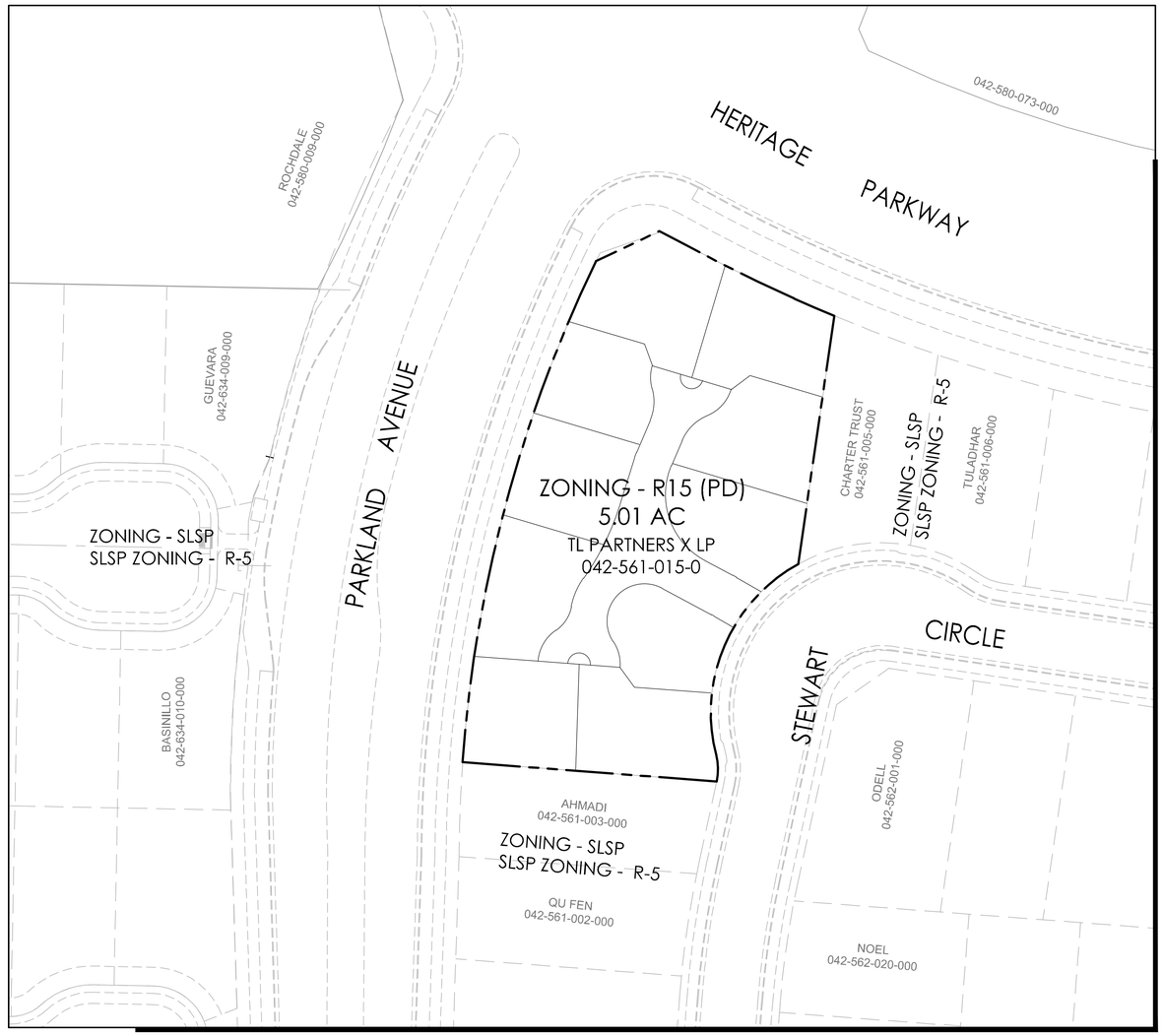


EXISTING ZONING



PROPOSED ZONING

REZONE SUMMARY TABLE

ZONING DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
SLSP (R-15)	0.90	-	-0.90
R-15 (PD)	-	0.90	+0.90
	0.90	0.90	

BEEGHLY- LOT G
Woodland, CA
March 4, 2020

REZONE EXHIBIT
TM09

NORTH

0 80
SCALE: 1" = 40'
40 160

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816
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BEEGHLY RANCH - LOT G
DESIGN REVIEW

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TIM LEWIS COMMUNITIES
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ROSEVILLE, CA 95661
CONTACT: RICH BALESTRERI
PHONE: (916) 787-3420

ENGINEER/PLANNER
WOOD RODGERS, INC.
3301 C STREET, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: MIKE TOWNE/PAUL MEUSER
PHONE: (916) 341-7710/(925) 847-1549

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SDG ARCHITECTS, INC.
3361 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94513
CONTACT: RALPH STRAUSS
PHONE: (925) 634-7000

APPLICANT
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601 UNIVERSITY AVENUE, SUITE 213
SACRAMENTO, CA 95825
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PHONE: (925) 766-5163

LANDSCAPE ARCHITECT
WOOD RODGERS, INC.
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SACRAMENTO, CA 95816
CONTACT: COREY KAZINEC
PHONE: (916) 440-8125

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

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CMA	FARMHOUSE COLORS & MATERIALS
CMB	CRAFTSMAN COLORS & MATERIALS
L01	PRELIMINARY LANDSCAPE PLAN
L02	PRODUCTION TYPICAL LANDSCAPE PLAN
L03	OVERALL FENCING PLAN

COVER SHEET



LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

ELEVATION STYLES

A - FARMHOUSE FRONT ENTRY
B - CRAFTSMAN FRONT ENTRY
C - FARMHOUSE SIDE ENTRY
D - CRAFTSMAN SIDE ENTRY

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

ARCHITECTURAL SITE PLAN
A0-1

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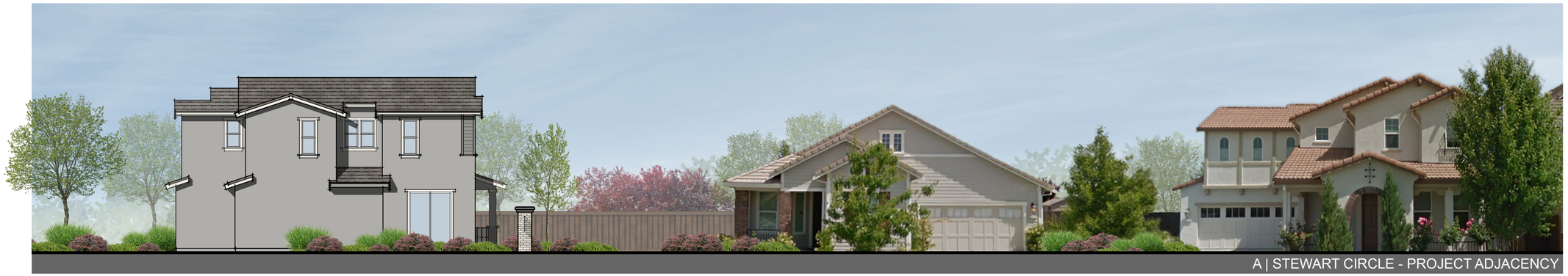
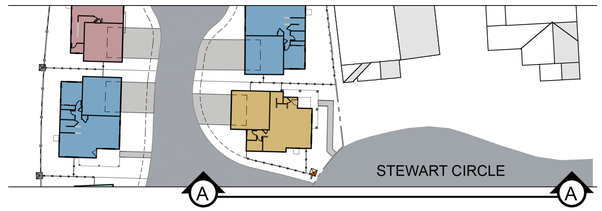


PLAN 3 - CRAFTSMAN
SCHEME 8





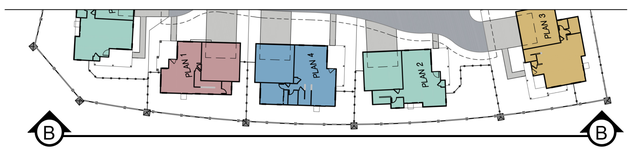
PLAN 2 - FARMHOUSE
SCHEME 3

PLAN 1 - CRAFTSMAN
SCHEME 5

PLAN 4 - FARMHOUSE
SCHEME 4

PLAN 2 - FARMHOUSE
SCHEME 2

PLAN 3 - FARMHOUSE
SCHEME 1



BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

STREET SCENES
A0-2

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SDG architects



BEEGHLY RANCH - LOT G
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ILLUSTRATIVE ENTRY
A0-3

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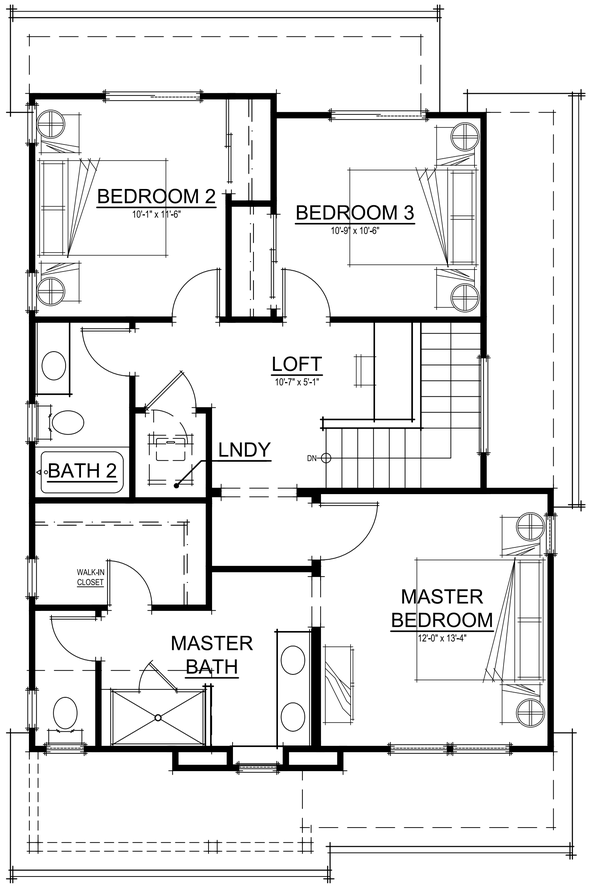
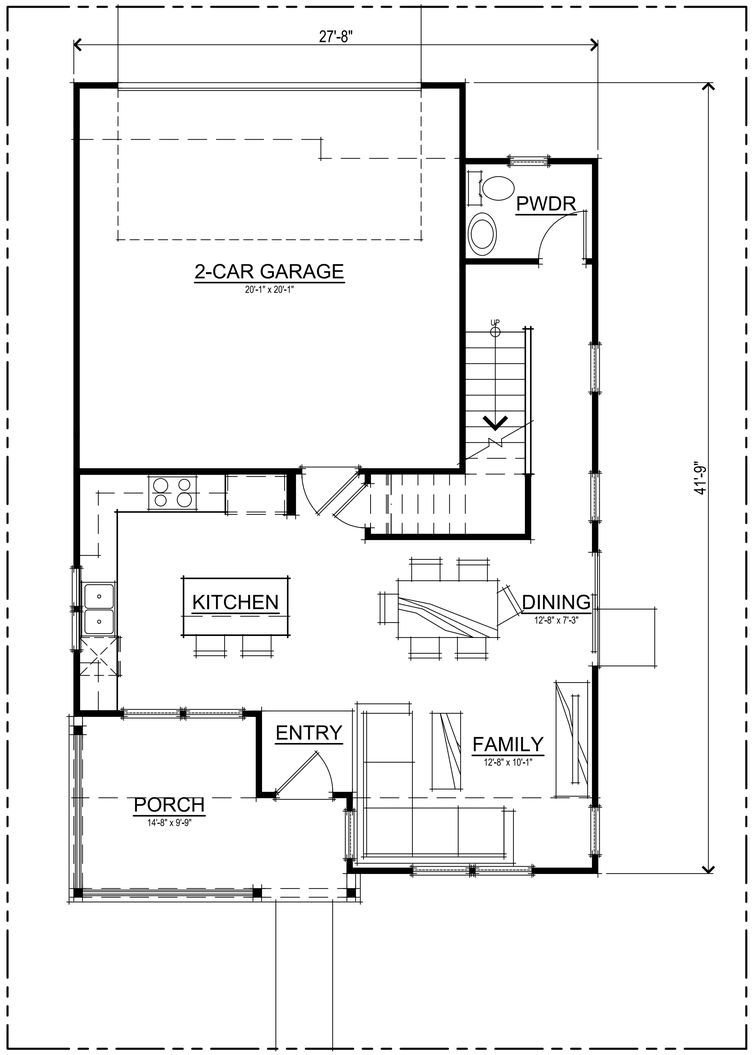


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 1 FRONT ENTRY FARMHOUSE FLOOR PLANS
A1-1A

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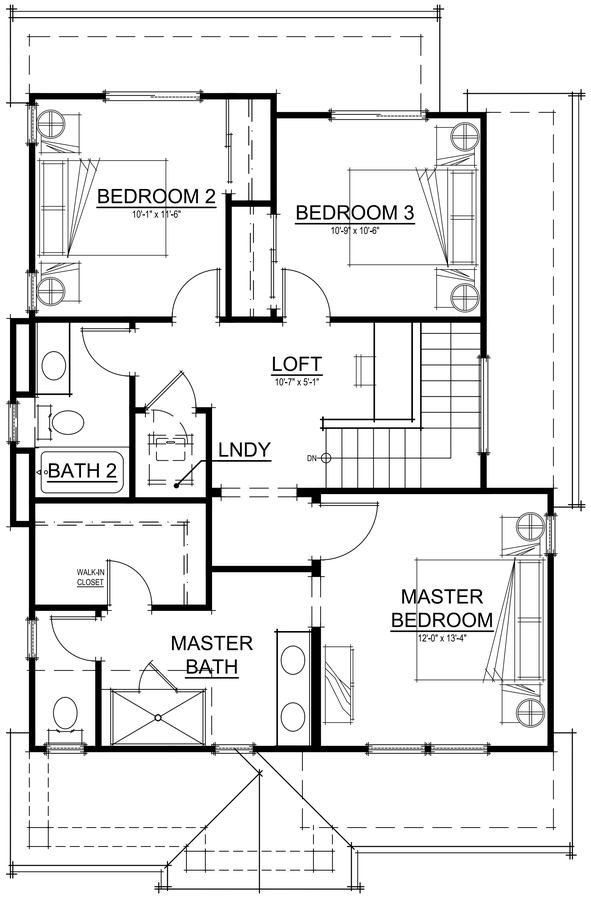
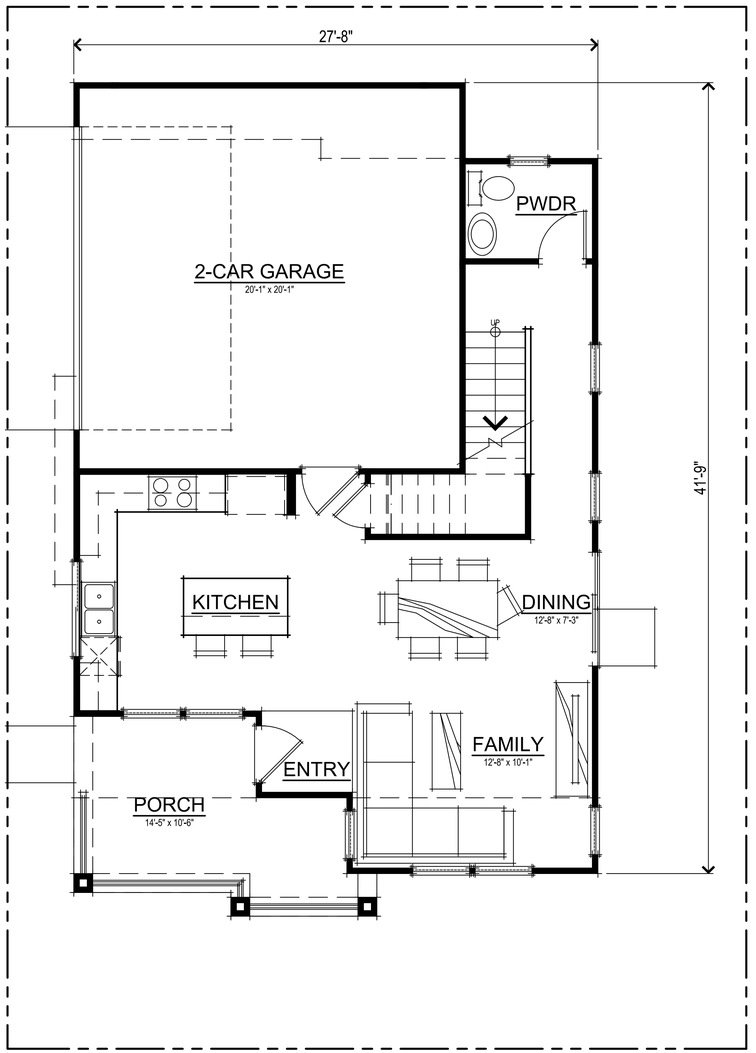


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	125 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 1 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A1-1D

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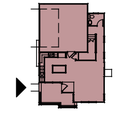
CRAFTSMAN
SIDE ENTRY

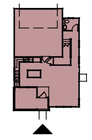


EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
FRONT ENTRY

EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING





PLAN 1 ENTRY ELEVATIONS
A1-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

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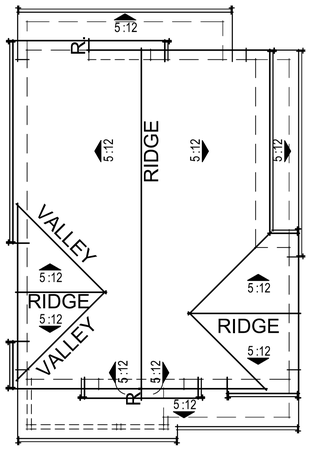
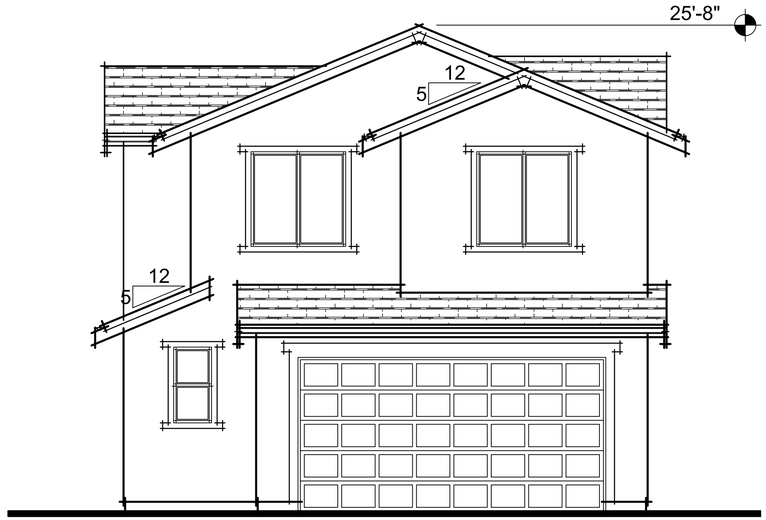
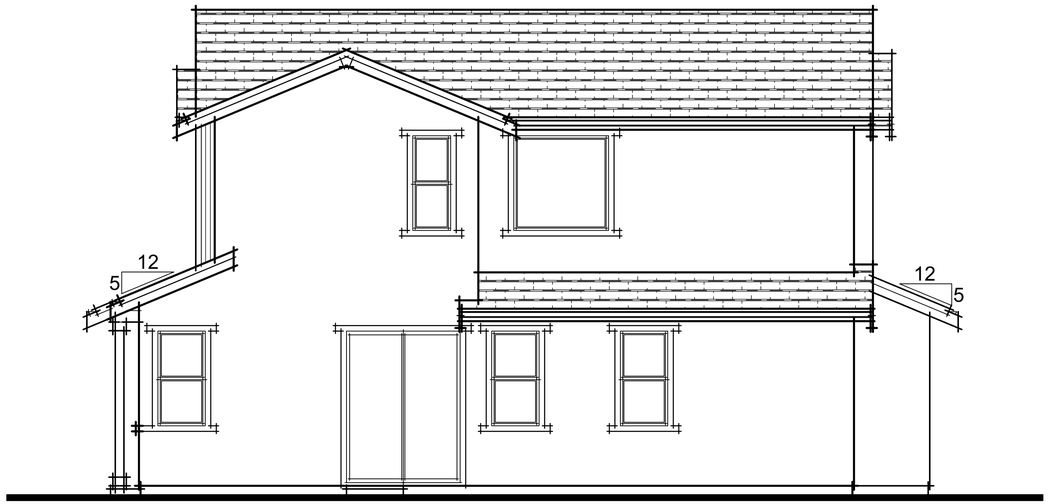


ROOF PLAN

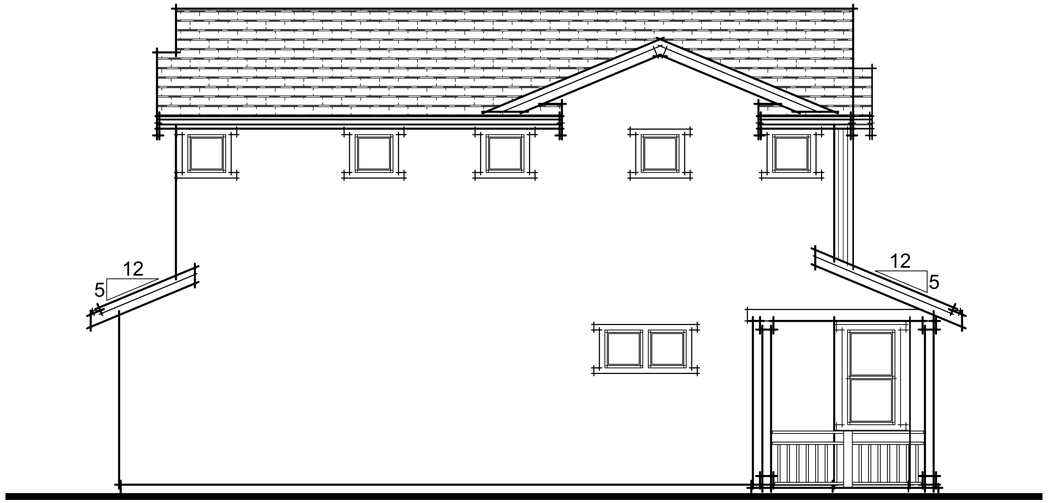
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 1 FRONT ENTRY FARMHOUSE ELEVATIONS
A1-3A

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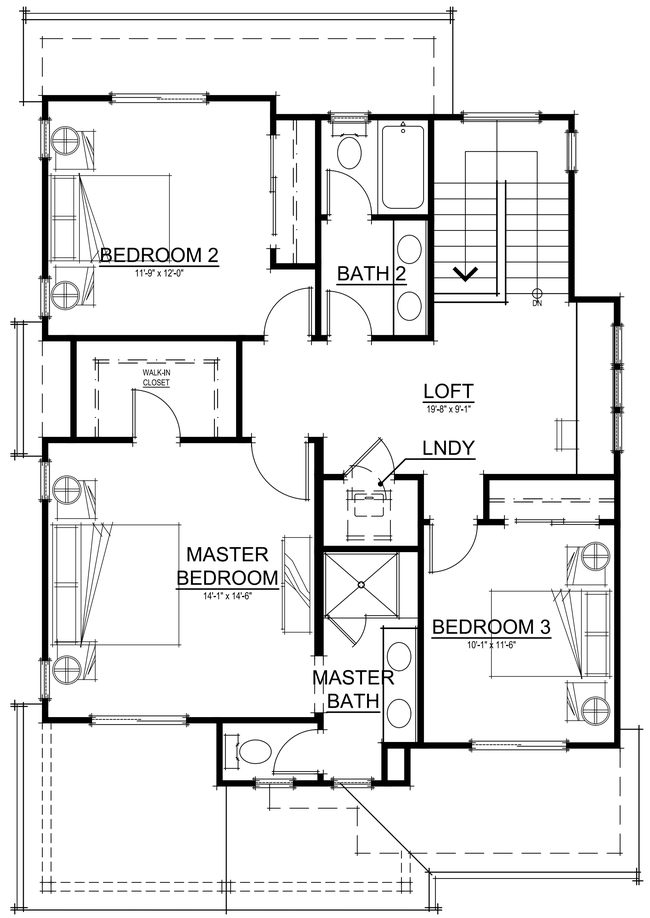
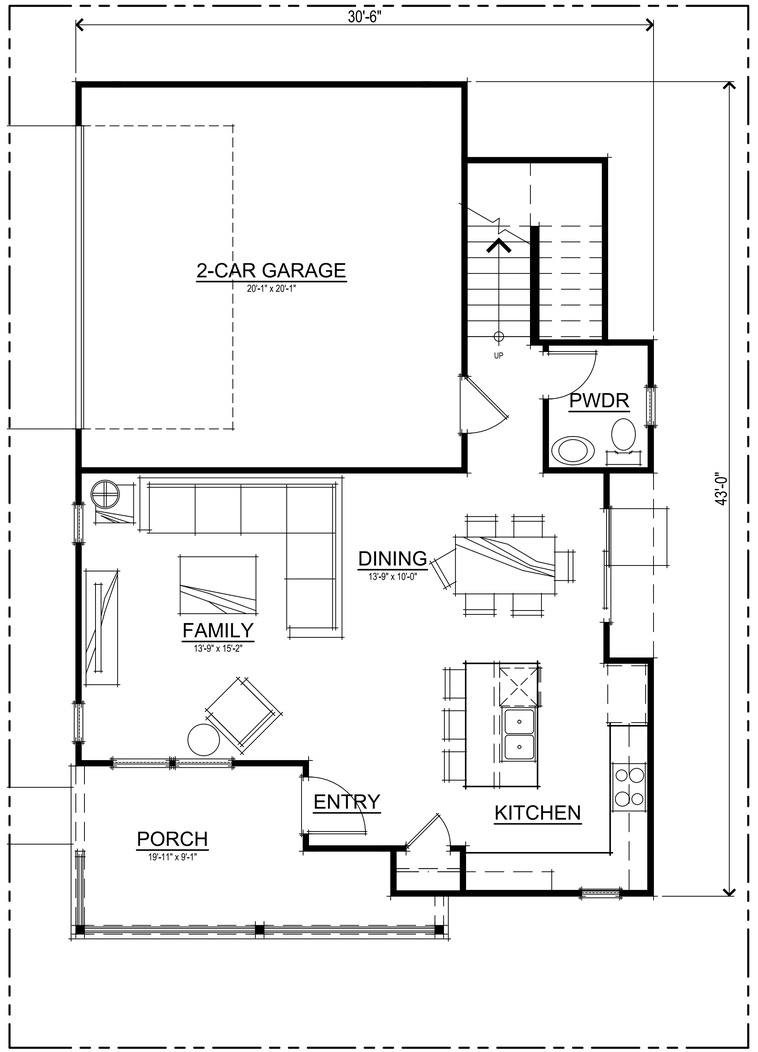


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	140 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 2 SIDE ENTRY FARMHOUSE FLOOR PLANS
A2-1C

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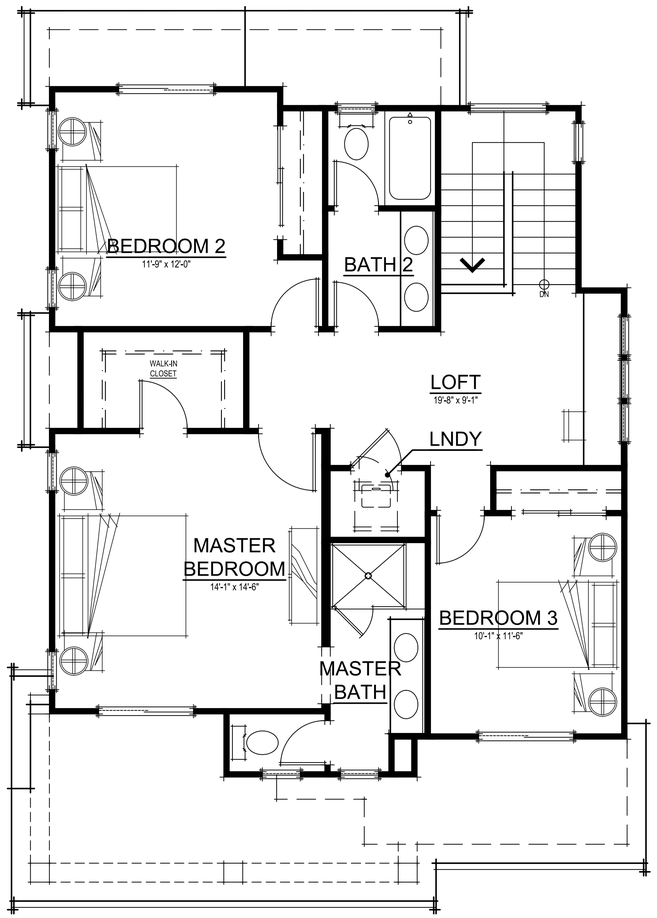
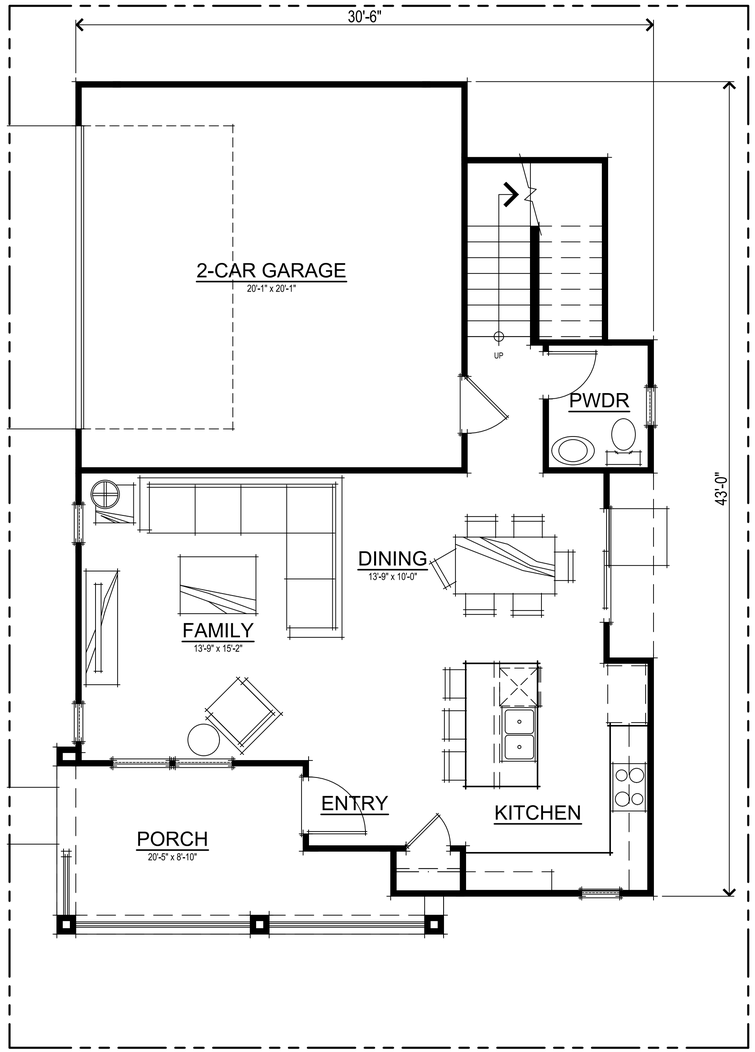


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	141 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 2 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A2-1D

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CRAFTSMAN
SIDE ENTRY

EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY

EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

0 1' 2' 3' 4' 8'

PLAN 2 ENTRY ELEVATIONS
A2-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

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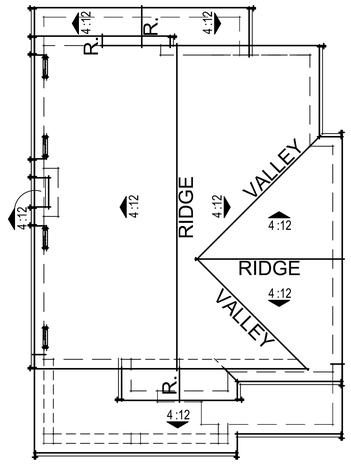

ROOF PLAN

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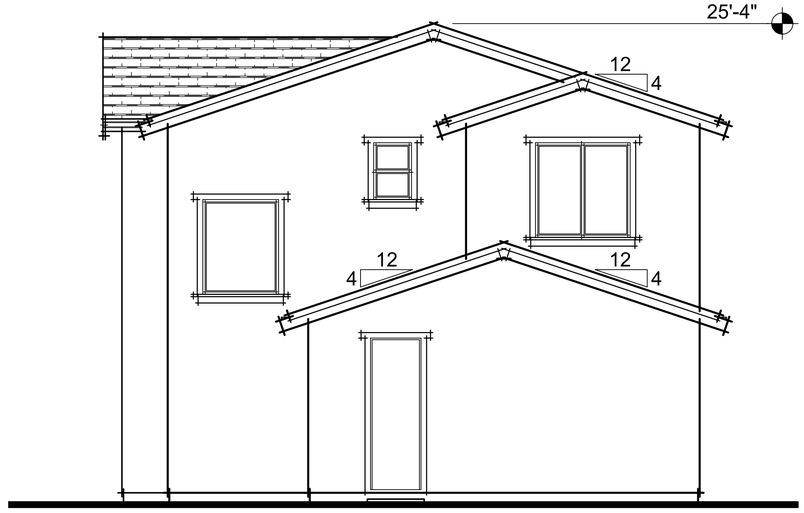
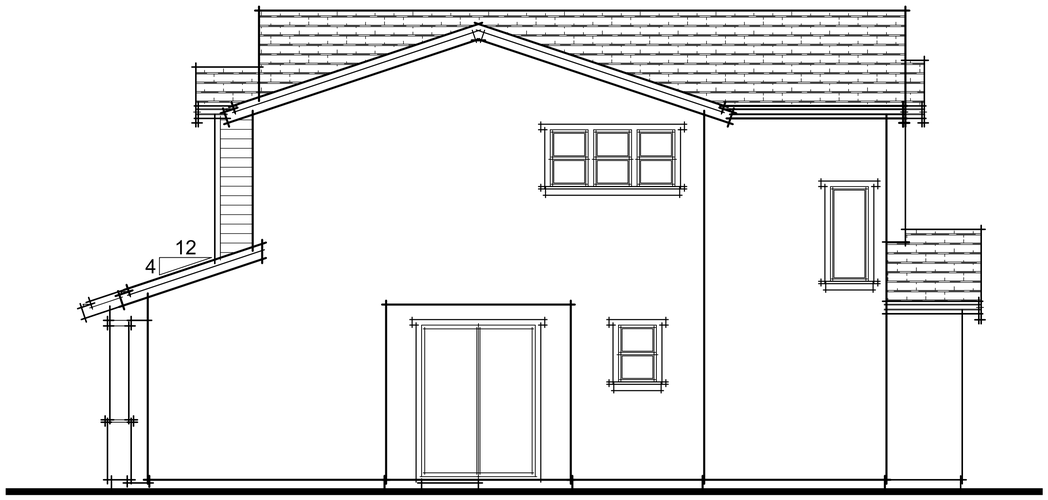
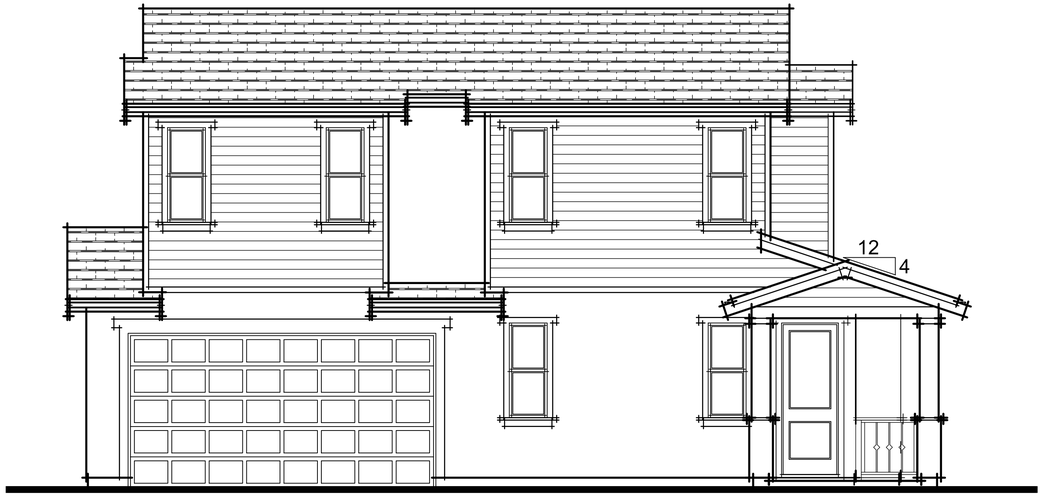


REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 2 SIDE ENTRY CRAFTSMAN ELEVATIONS
A2-3D

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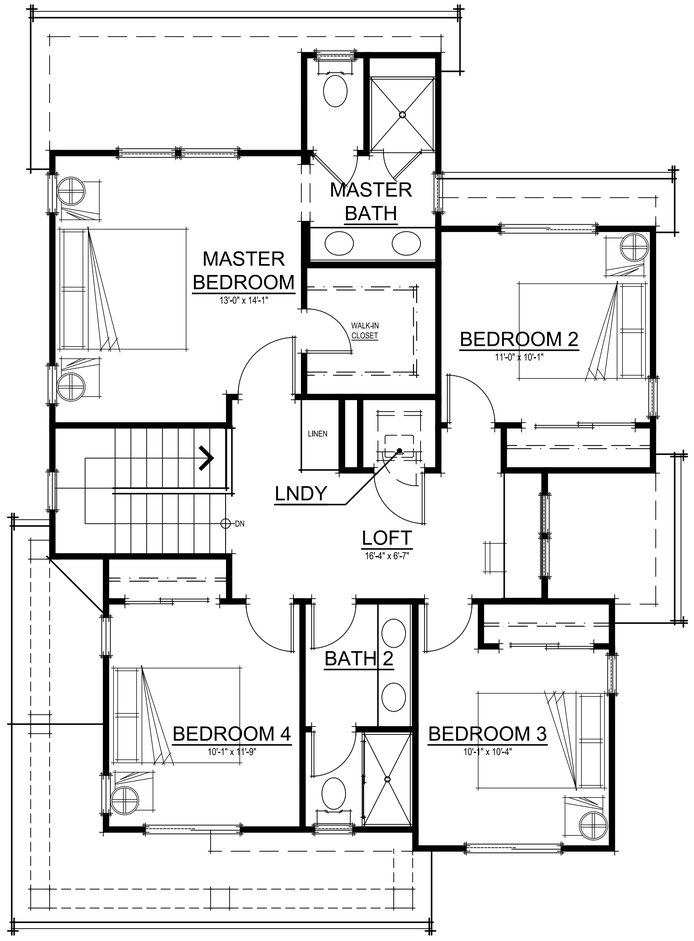
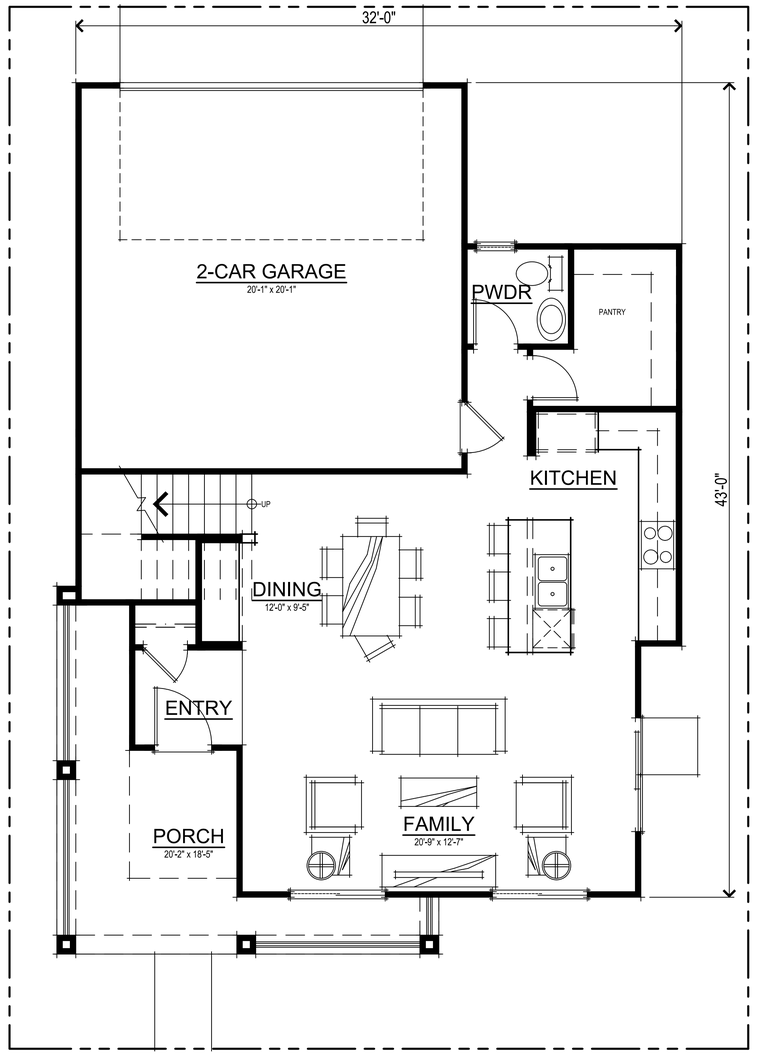


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	165 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 3 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A3-1B

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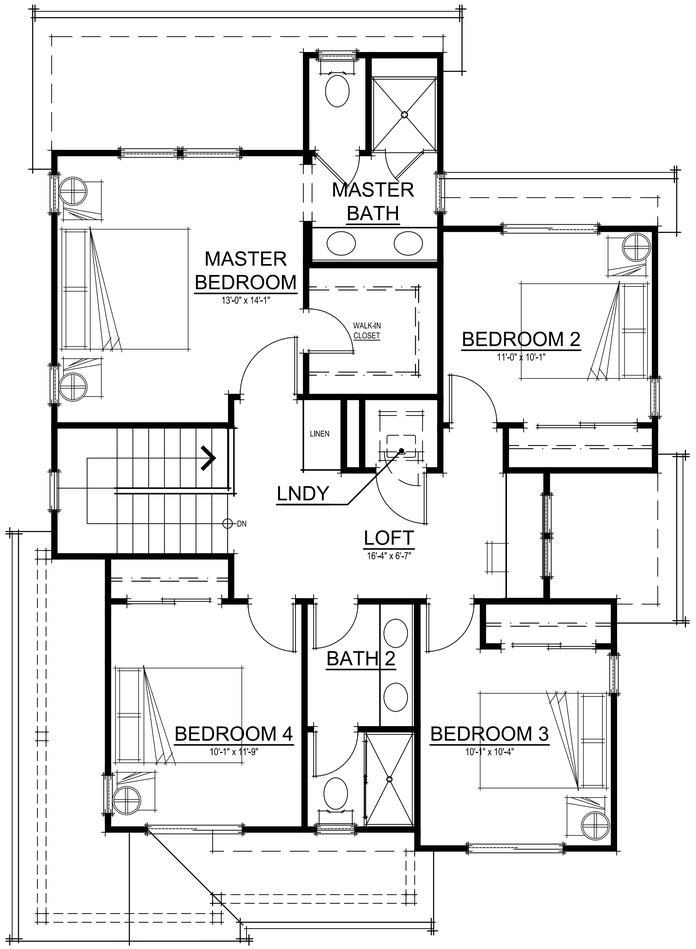
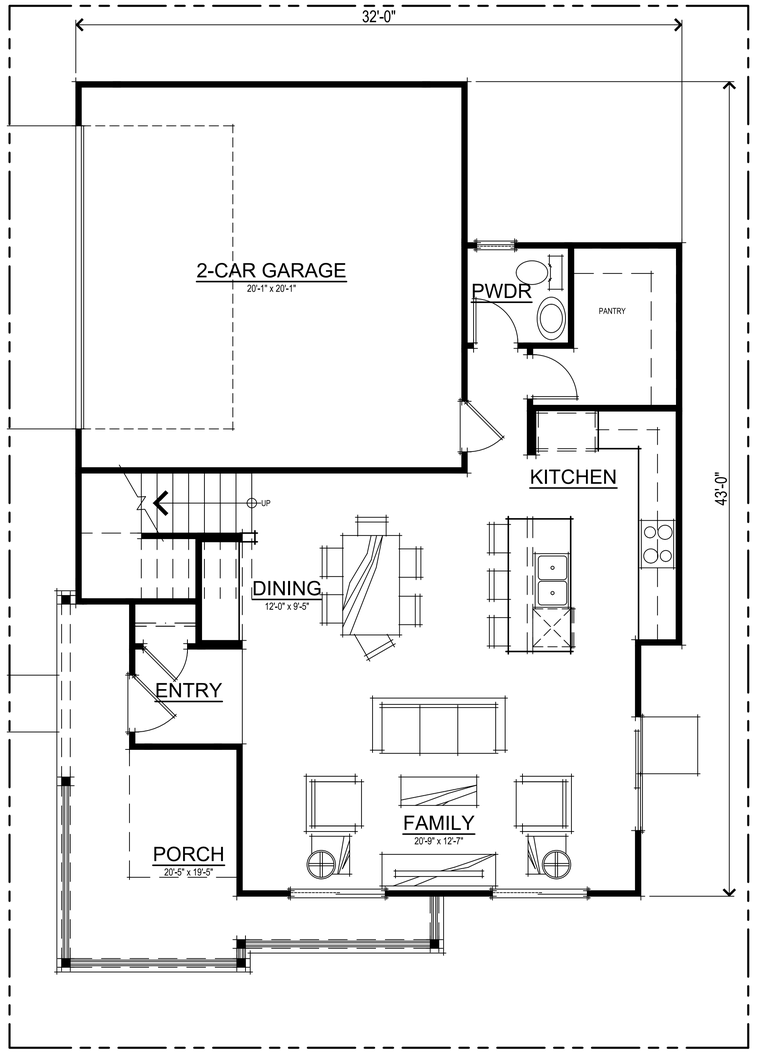


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	175 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 3 SIDE ENTRY FARMHOUSE FLOOR PLANS
A3-1C

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SDG architects



CRAFTSMAN
FRONT ENTRY

EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY

EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

0 1' 2' 3' 4' 8'

PLAN 3 ENTRY ELEVATIONS
A3-2

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

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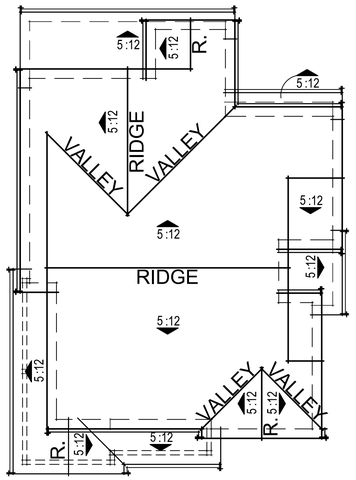
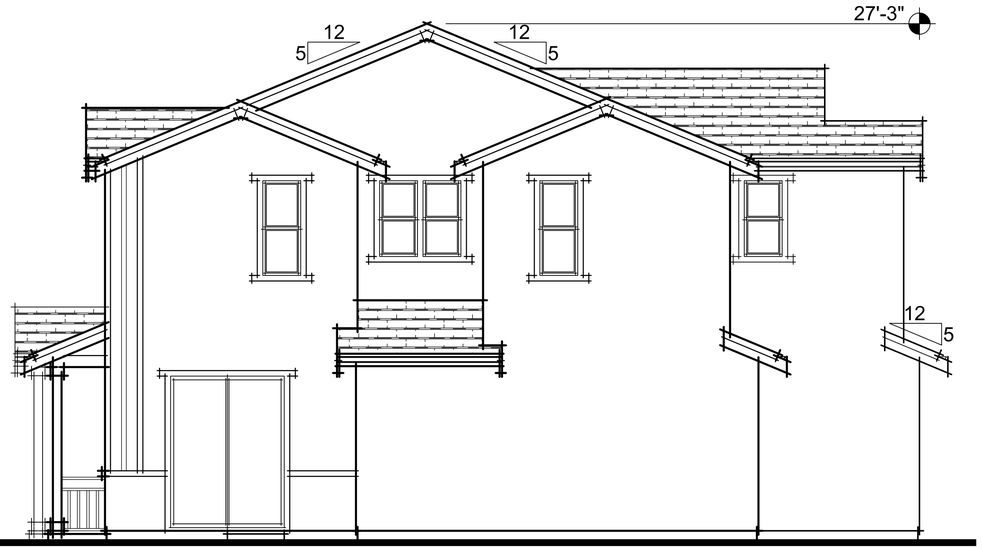


ROOF PLAN

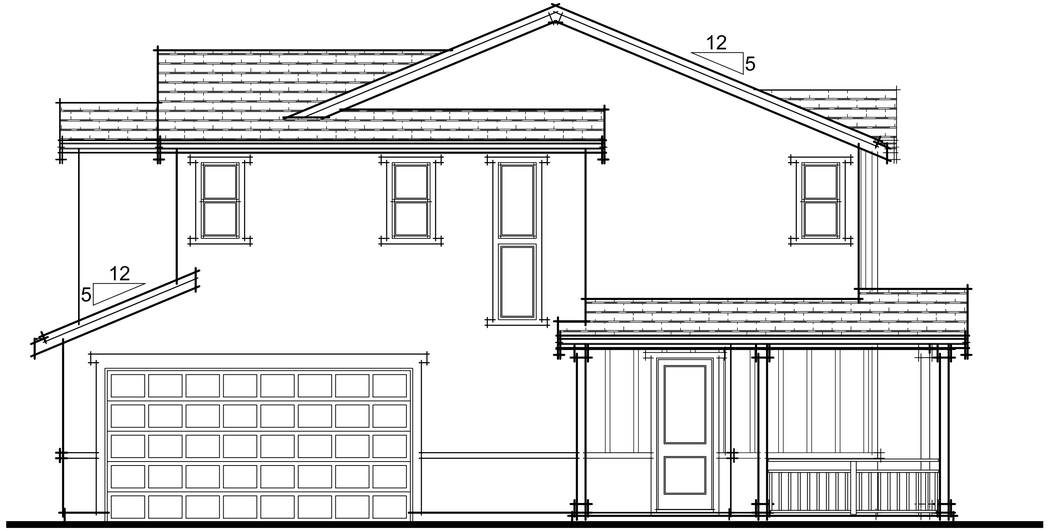
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 3 SIDE ENTRY FARMHOUSE ELEVATIONS
A3-3C

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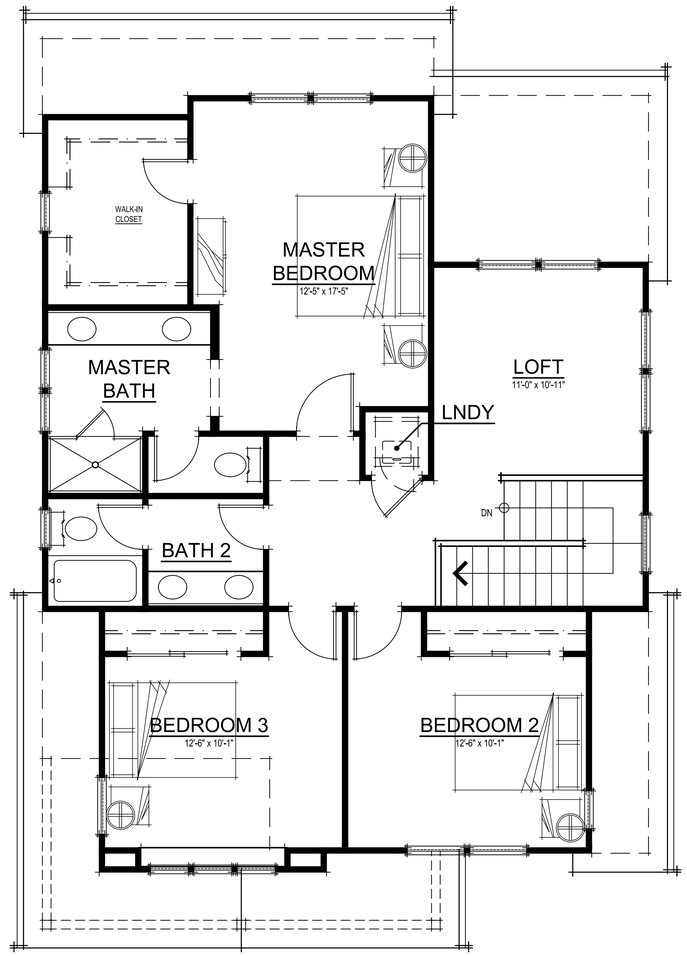
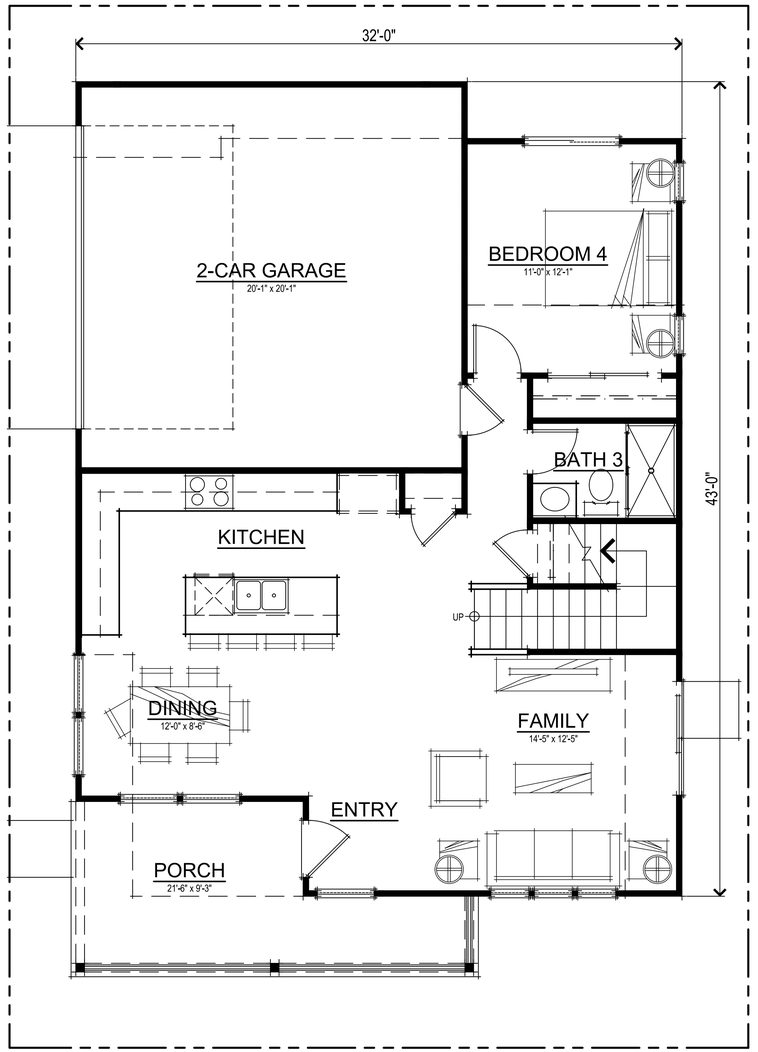


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	153 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY FARMHOUSE FLOOR PLANS
A4-1C

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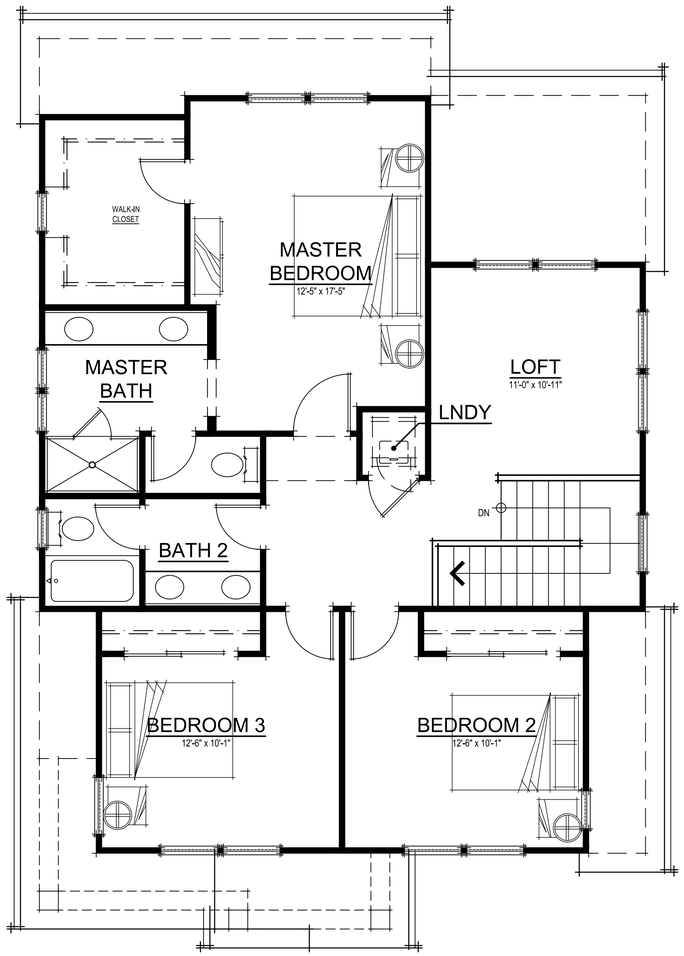
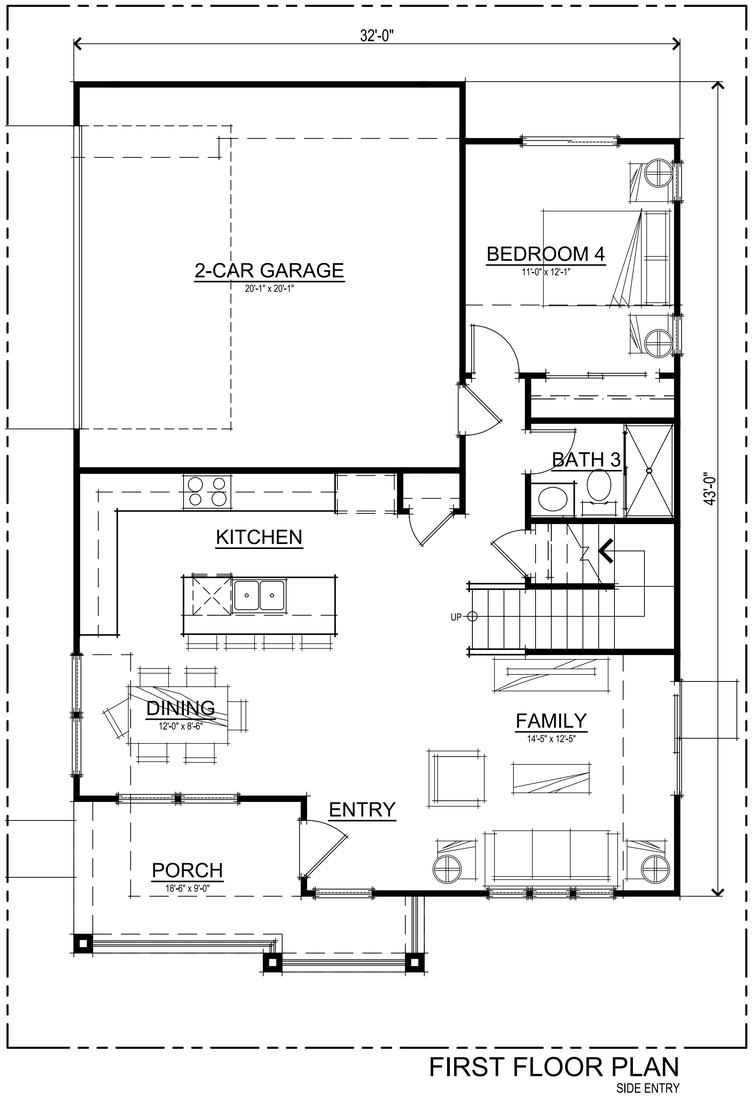


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
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PLAN 4 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A4-1D

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CRAFTSMAN
SIDE ENTRY

EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY

EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

0 1' 2' 3' 4' 8'

PLAN 4 ENTRY ELEVATIONS
A4-2

BEEGHLY RANCH - LOT G
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March 4, 2020

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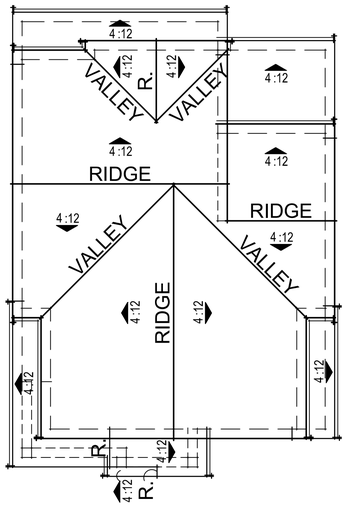
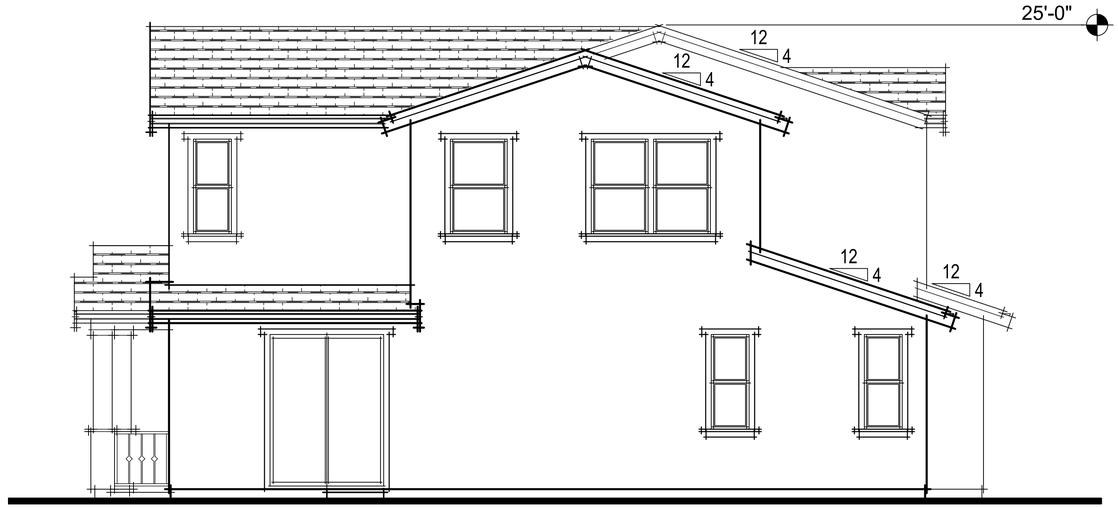


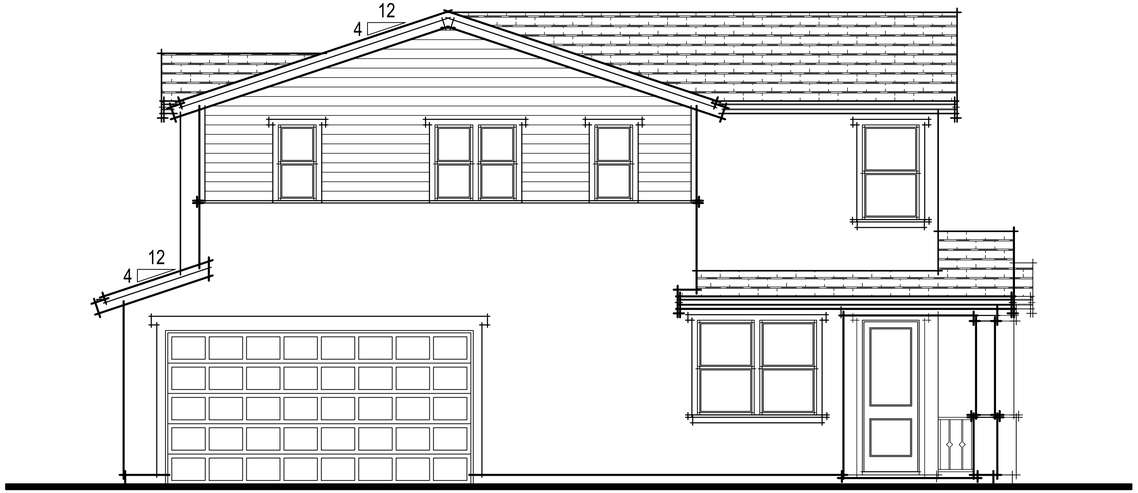
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY CRAFTSMAN ELEVATIONS
A4-3D

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Scheme 1 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4571 Cobblestone Street

Accent
KM 178 Plymouth Gray

Body 2
KM 4449 Wine Cellar

Trim
KMW 49 Great White

Scheme 2 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 14 Frost

Accent
KM 4944 Viking Castle

Body 2
KM 202 Doeskin

Trim
KMW 23 Swiss Coffee

Scheme 3 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4569 Clear Sand

Accent
KM 407 Carbon

Body 2
KM 4569 Clear Sand

Trim
KMW 4569 Clear Sand

Scheme 4 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - SCB 8805 Seattle Blend



Body 1
KM 4899 Gray Spell

Accent
KM 5826 Volcanic Rocck

Body 2
KM 5811 Big Daddy Blue

Trim
KM 23 Swiss Coffee

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

FARMHOUSE COLORS & MATERIALS
CMA

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Scheme 5 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4935 Sequoia Fog

Accent
KM 4491 Aged Teak

Body 2
KM 4937 Paw Print

Trim
KMW 4932 Rub Elbows

Scheme 6 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4634 Kings Canyon Blend



Body 1
KM 5787 Parisian Cashmere

Accent
KMA88 Japanesse Sable

Body 2
HLS 4276 Clippership Twill

Trim
KM 4582 Beaver Pelt

Scheme 7 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4602 Concord Blend



Body 1
HLS 4264 Melmac Silver

Accent
KM 417 Oxford Brown

Body 2
HLS 4263 Hammered Pewter

Trim
KMW 31 Frankly Earnest

Scheme 8 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 4908 Bashful Emu

Accent
KM 4903 Zinc Dust

Body 2
KM 5824 Winter's Park

Trim
23 Swiss Coffee

BEEGHLY RANCH - LOT G
Woodland, CA
March 4, 2020

CRAFTSMAN COLORS & MATERIALS
CMB

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CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	REAR YARD / PRIVATE SPACE	
	PRODUCTION TYPICAL LANDSCAPE	

BEEGHLY RANCH - LOT G
Woodland, CA
March 04, 2020

PRELIMINARY LANDSCAPE PLAN
L01

NORTH

0 20
SCALE: 1" = 10'
10 40

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BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SMALL FOUNDATION SHRUB	
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW
	MEDIUM FOUNDAION SHRUB	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW
	LARGE FUNDATION SHRUB	
	ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW
	FOLIAGE ACCENT SHRUB	
	BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
	PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW
	FLOWERING ACCENT SHRUB	
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW
	'GC'	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT G
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L02

NORTH

0 20
SCALE: 1" = 10'
10 40

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Tel 916.341.7760
Fax 916.341.7767



CONCEPT FENCING SCHEDULE

- PRIVACY WALL *(EXISTING)*
- GOOD NEIGHBOR WOOD FENCE WITH CAP
- PRIVACY WALL BRICK PILASTER
- ENTRY SIGNAGE

NOTE

1. THE DESIGN LOCATION OF THE GOOD NEIGHBOR FENCE MAY BE SUBJECT TO CHANG AND ADJUST DURING CONSTRUCTION DOCUMENTS.

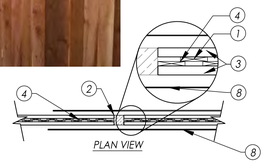


ENTRY SIGNAGE



EXISTING PRIVACY WALL





KEY

1. 1"x6" FENCE BOARD PANELS.
2. 6"x6" GALVANIZED METAL POST.
3. TWO 2"x4" RAILS.
4. 1" OVERLAP
5. 12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT PANELS AROUND FOOTING.
6. FINISH GRADE.
7. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.
8. 2"x8" CAP.
9. 2"x6" SUPPORT BASE

NOTES

1. ALL WOOD SHALL BE CONSTRUCTION HRT.RO.REDWOOD OR CEDAR #2 OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS. 16D GALVANIZED FRAME NAILS.
5. STAIN ALL WOOD SHERWIN WILLIAMS COLOR SW-3532 SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

1 GOOD NEIGHBOR WOOD FENCE WITH CAP

P-GBI-15

BEEGHLY RANCH - LOT G
Woodland, CA
March 04, 2020

OVERALL FENCING PLAN
L03

NORTH

0 20 40 80
SCALE: 1" = 20'

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BEEGHLY RANCH - LOT D
DESIGN REVIEW

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ROSEVILLE, CA 95661
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ENGINEER/PLANNER
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APPLICANT
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SACRAMENTO, CA 95825
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LANDSCAPE ARCHITECT
WOOD RODGERS, INC.
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SACRAMENTO, CA 95816
CONTACT: COREY KAZINEC
PHONE: (916) 440-8125

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CMA	FARMHOUSE COLORS & MATERIALS
CMB	CRAFTSMAN COLORS & MATERIALS
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L03	PRODUCTION TYPICAL LANDSCAPE PLAN
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L05	PRODUCTION TYPICAL LANDSCAPE PLAN
L06	OVERALL FENCING PLAN

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

COVER SHEET

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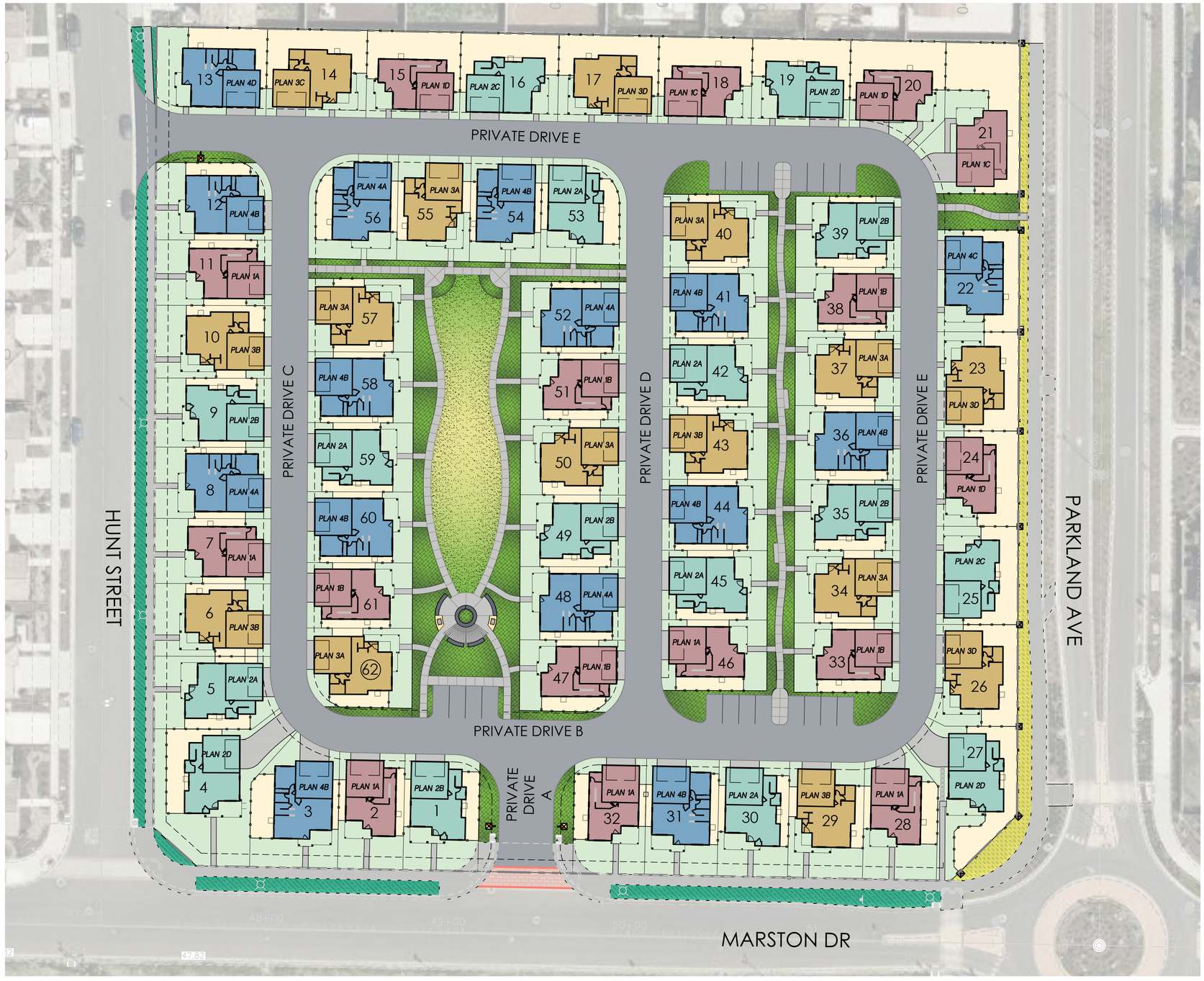

LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

ELEVATION STYLES

A - FARMHOUSE FRONT ENTRY
B - CRAFTSMAN FRONT ENTRY
C - FARMHOUSE SIDE ENTRY
D - CRAFTSMAN SIDE ENTRY

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

ARCHITECTURAL SITE PLAN
A0-1

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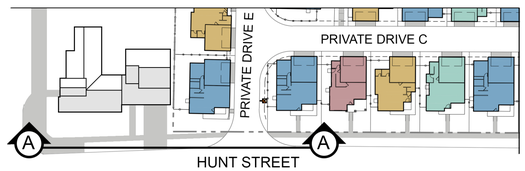
A | HUNT STREET - PROJECT ADJACENCY





B | PARKLAND AVENUE STREET SCENE

PLAN 1 - FARMHOUSE
SCHEME 4

PLAN 2 - CRAFTSMAN
SCHEME 6

PLAN 3 - CRAFTSMAN
SCHEME 7

PLAN 2 - FARMHOUSE
SCHEME 3

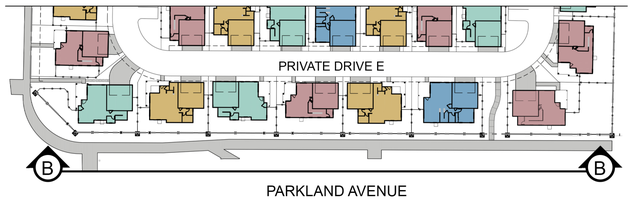
PLAN 1 - CRAFTSMAN
SCHEME 5

PLAN 3 - CRAFTSMAN
SCHEME 8

PLAN 4 - FARMHOUSE
SCHEME 1

PLAN 1 - FARMHOUSE
SCHEME 4

PLAN 1 - CRAFTSMAN
SCHEME 5



BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

STREET SCENES
A0-2

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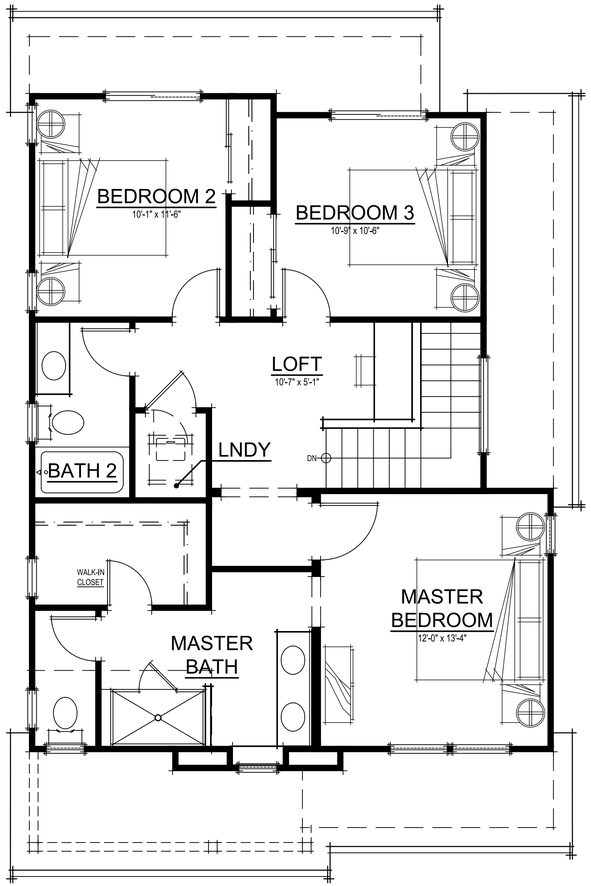
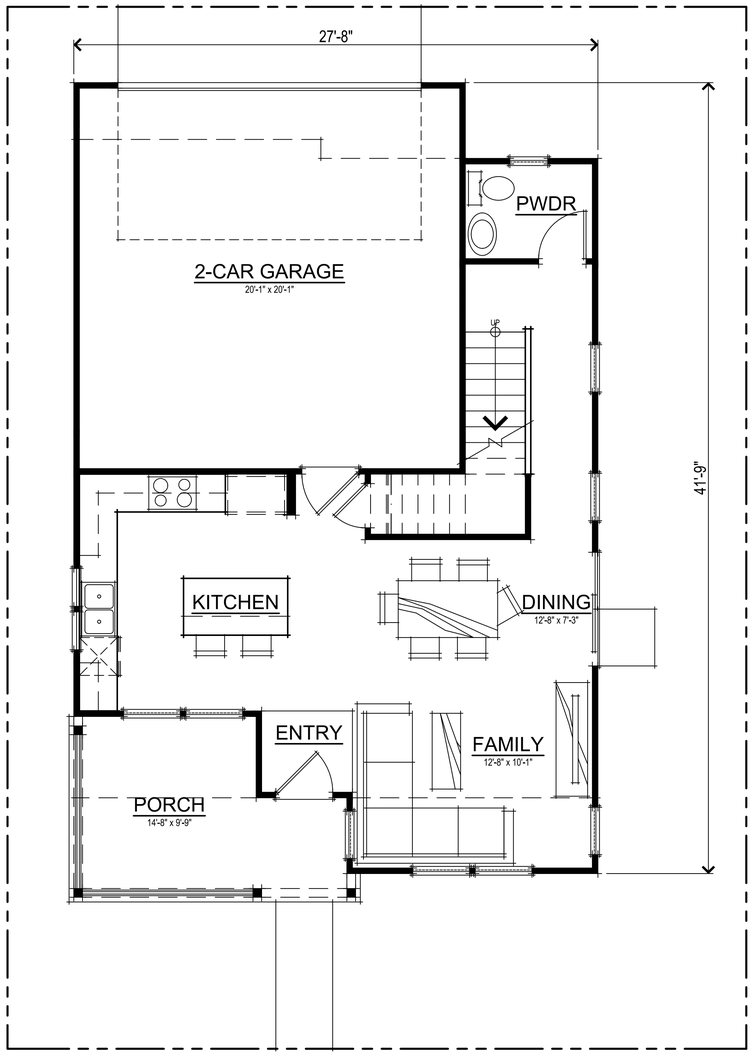


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.



BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 1 FRONT ENTRY FARMHOUSE FLOOR PLANS
A1-1A

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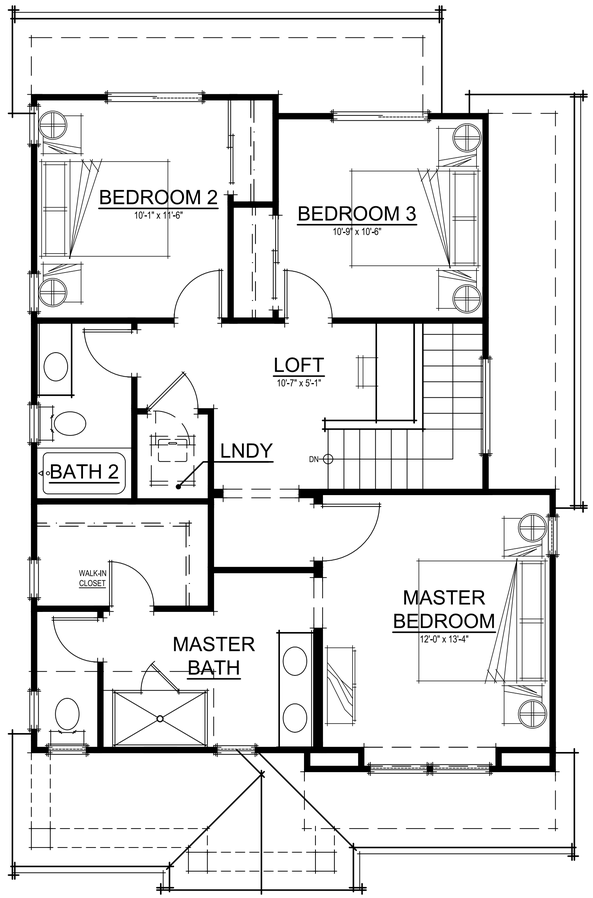
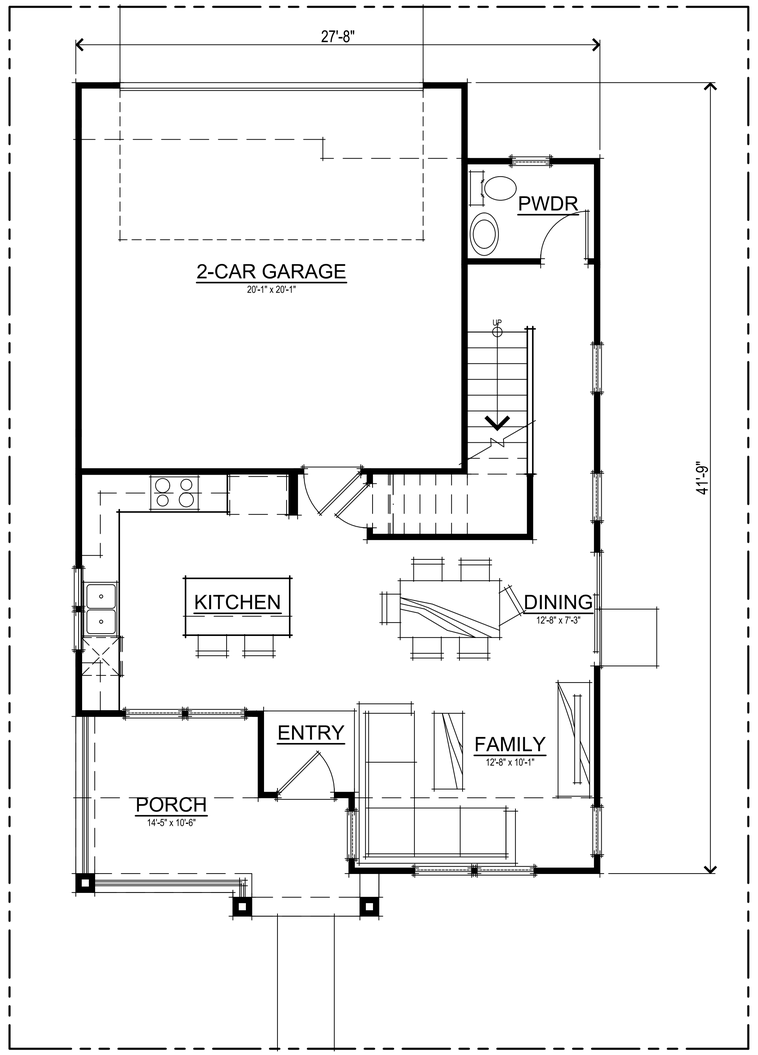


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	125 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 1 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A1-1B

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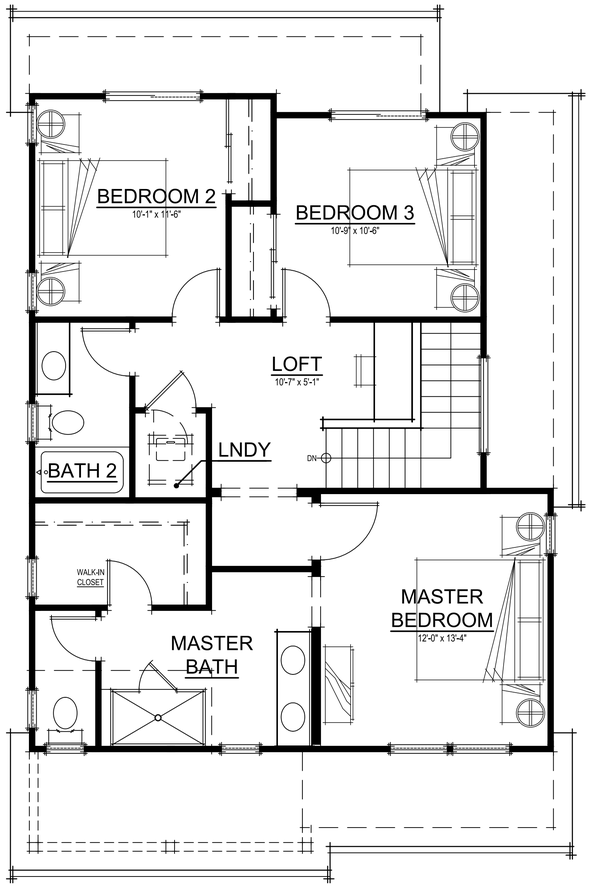
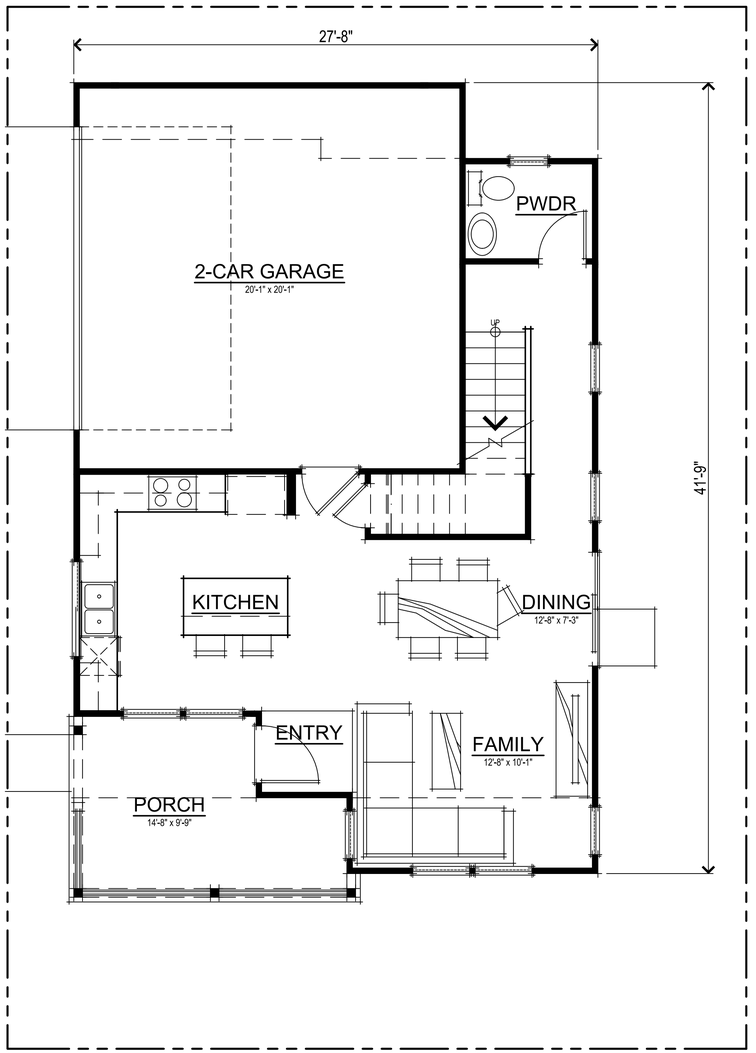


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS
SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 1 SIDE ENTRY FARMHOUSE FLOOR PLANS
A1-1C

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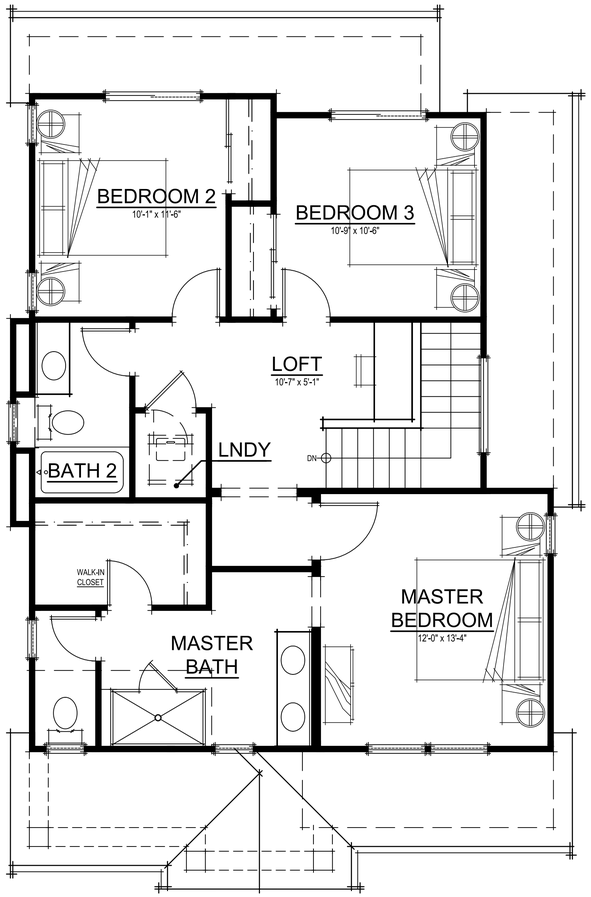
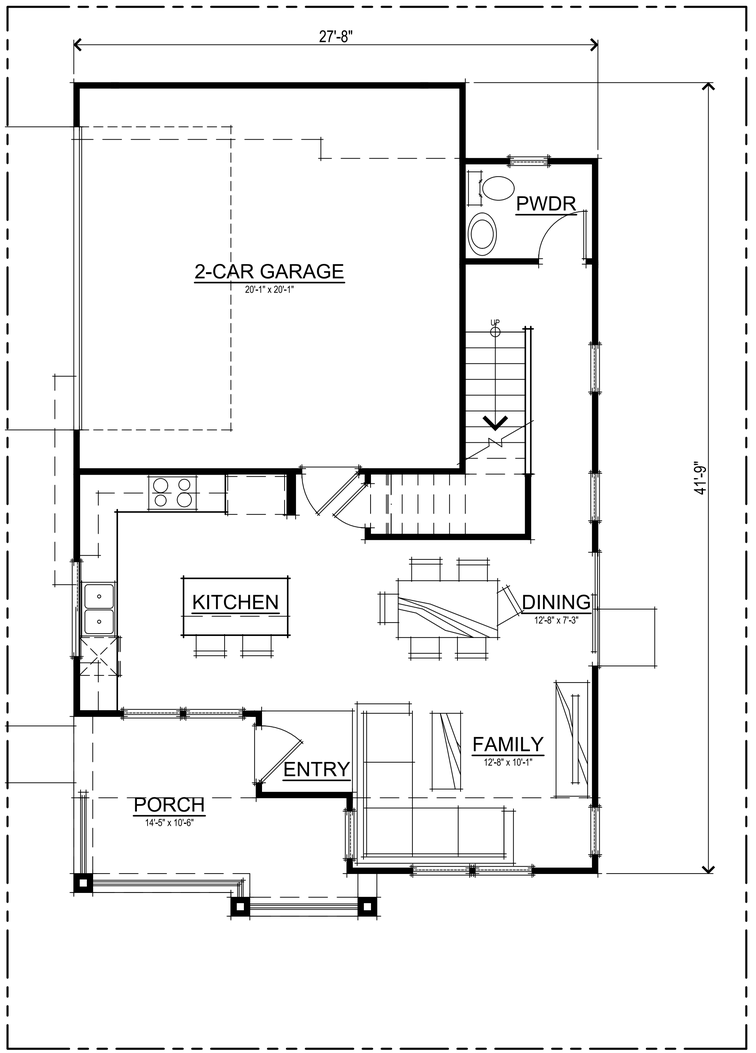


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	612 SQ. FT.
SECOND FLOOR	838 SQ. FT.
TOTAL LIVING	1450 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	125 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 1 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A1-1D

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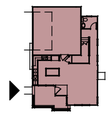
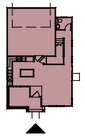
CRAFTSMAN
SIDE ENTRY



EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN
FRONT ENTRY



EXTERIOR MATERIALS
- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE
SIDE ENTRY



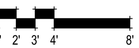
EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE
FRONT ENTRY



EXTERIOR MATERIALS
- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



PLAN 1 ENTRY ELEVATIONS
A1-2

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

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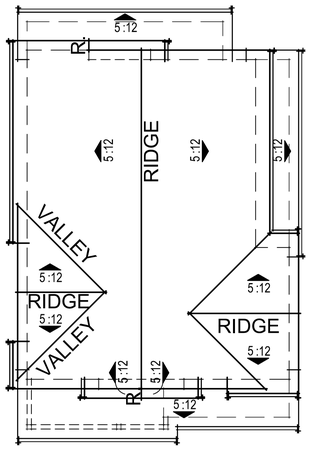
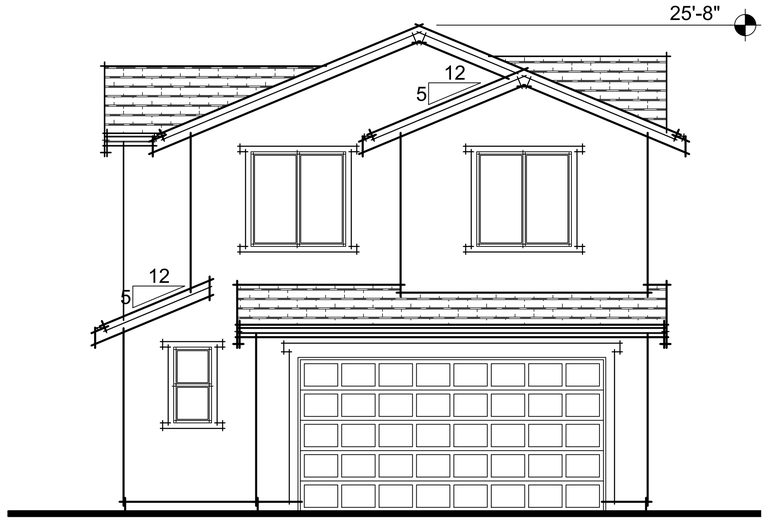
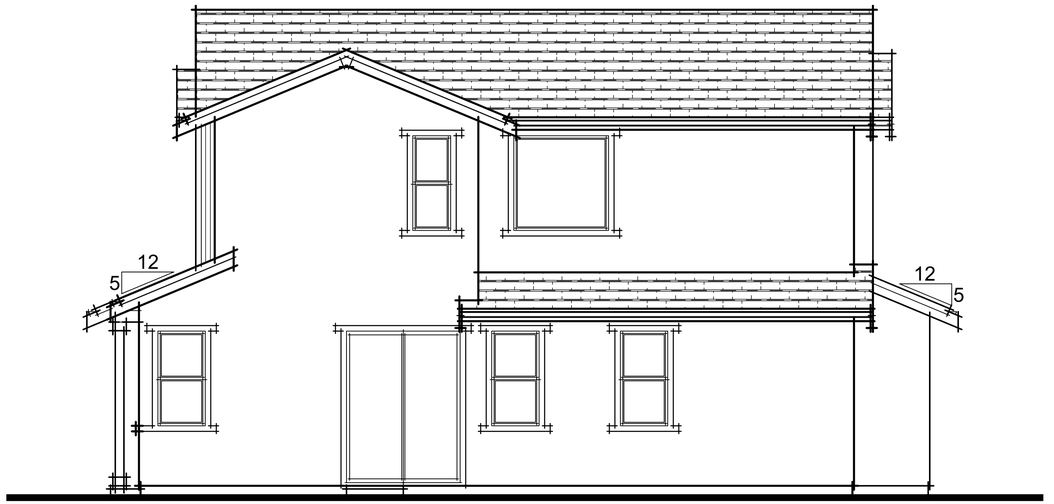


ROOF PLAN

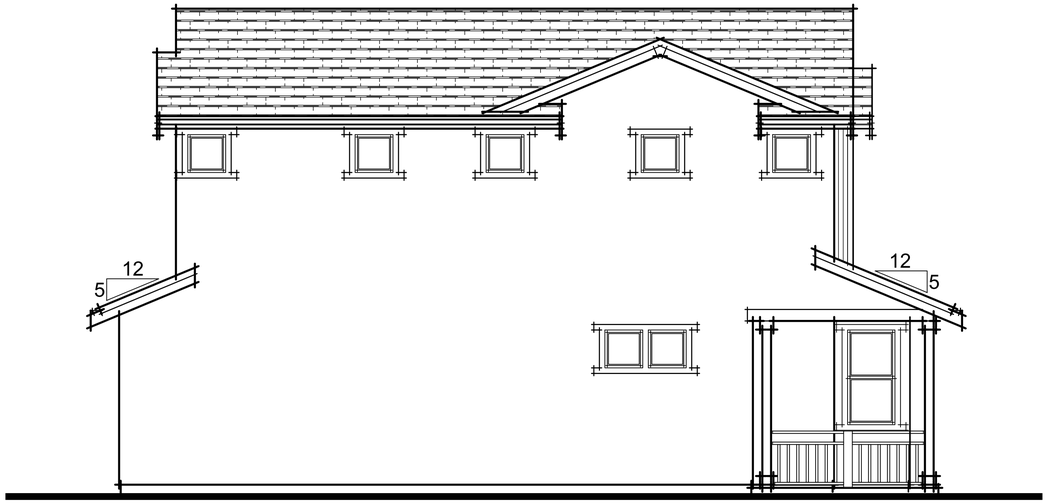
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
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March 4, 2020

PLAN 1 FRONT ENTRY FARMHOUSE ELEVATIONS
A1-3A

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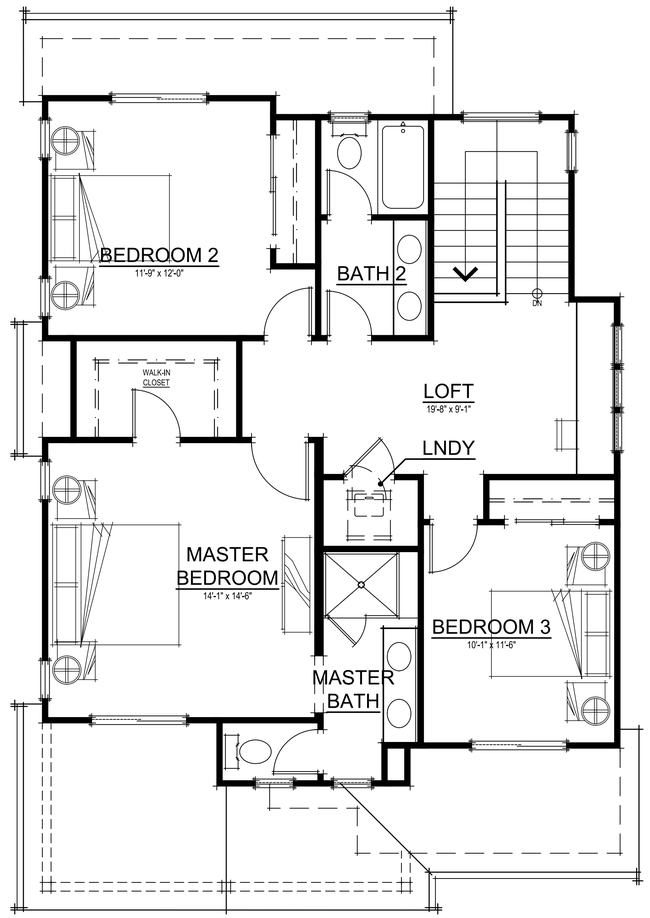
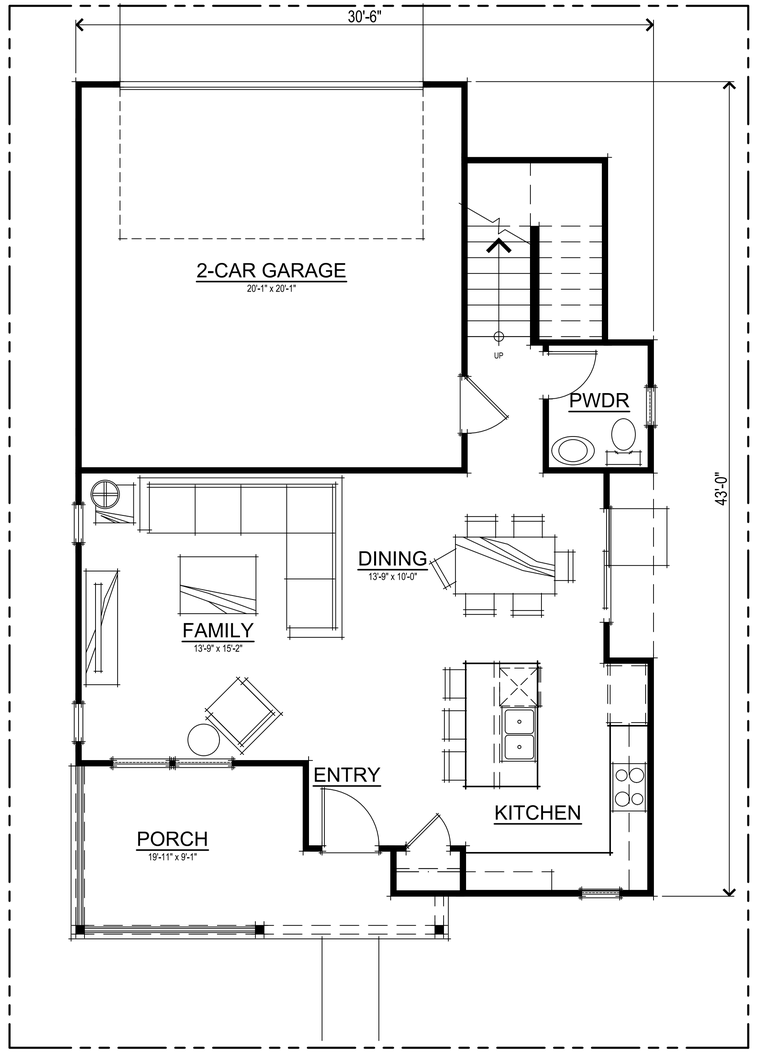


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	140 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 2 FRONT ENTRY FARMHOUSE FLOOR PLANS
A2-1A

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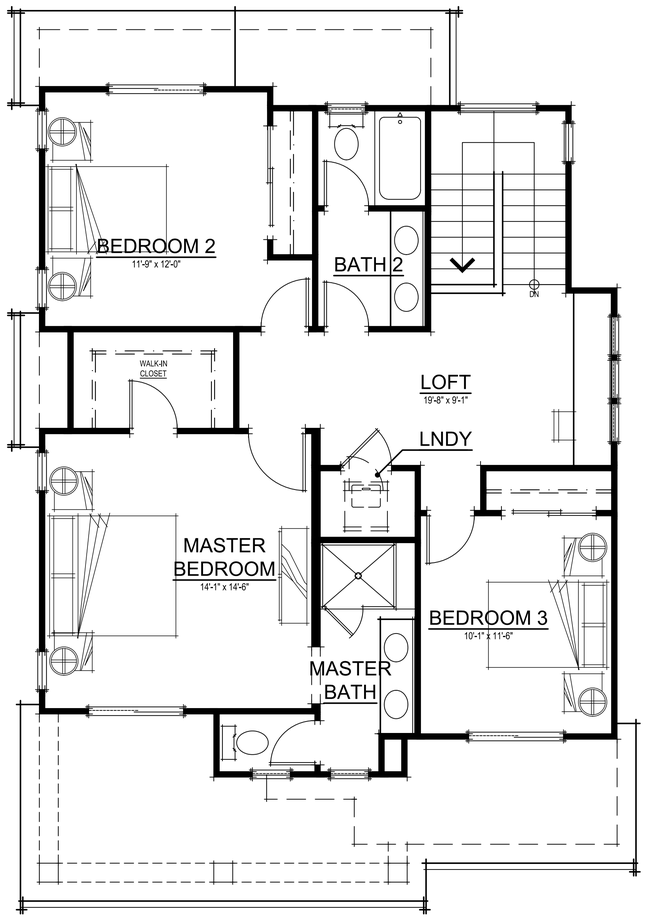
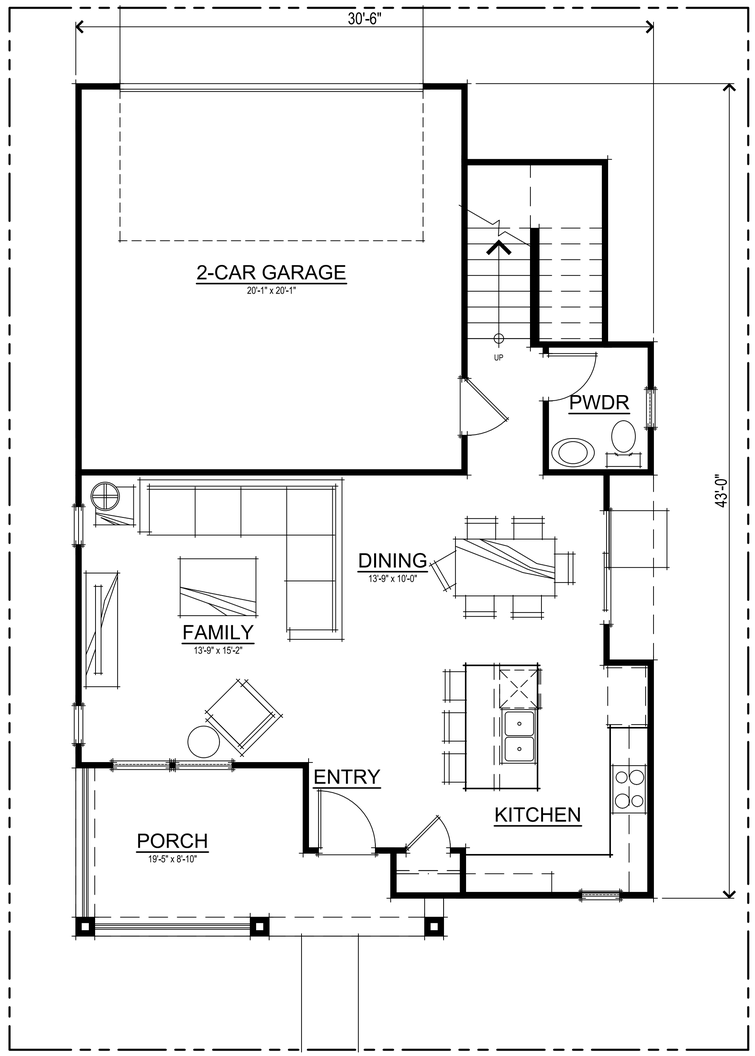


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	132 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 2 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A2-1B

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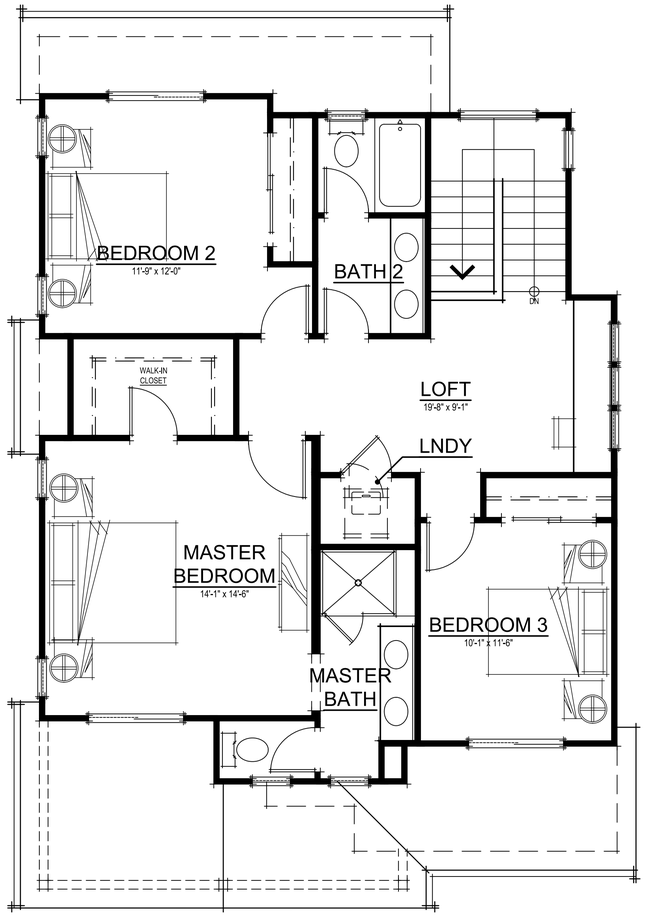
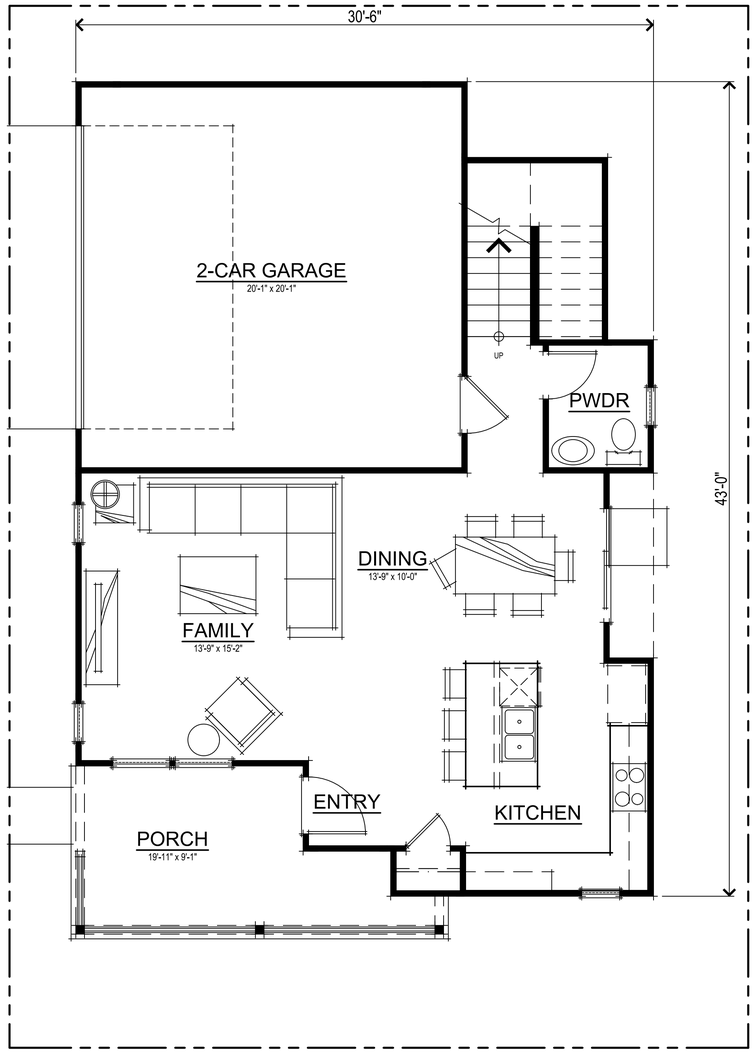


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	140 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 2 SIDE ENTRY FARMHOUSE FLOOR PLANS
A2-1C

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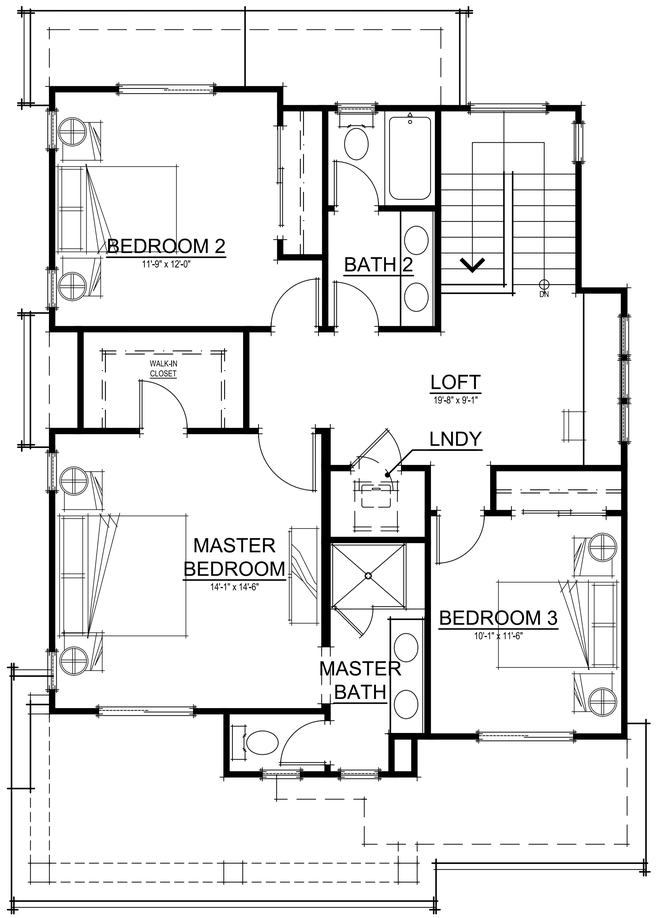
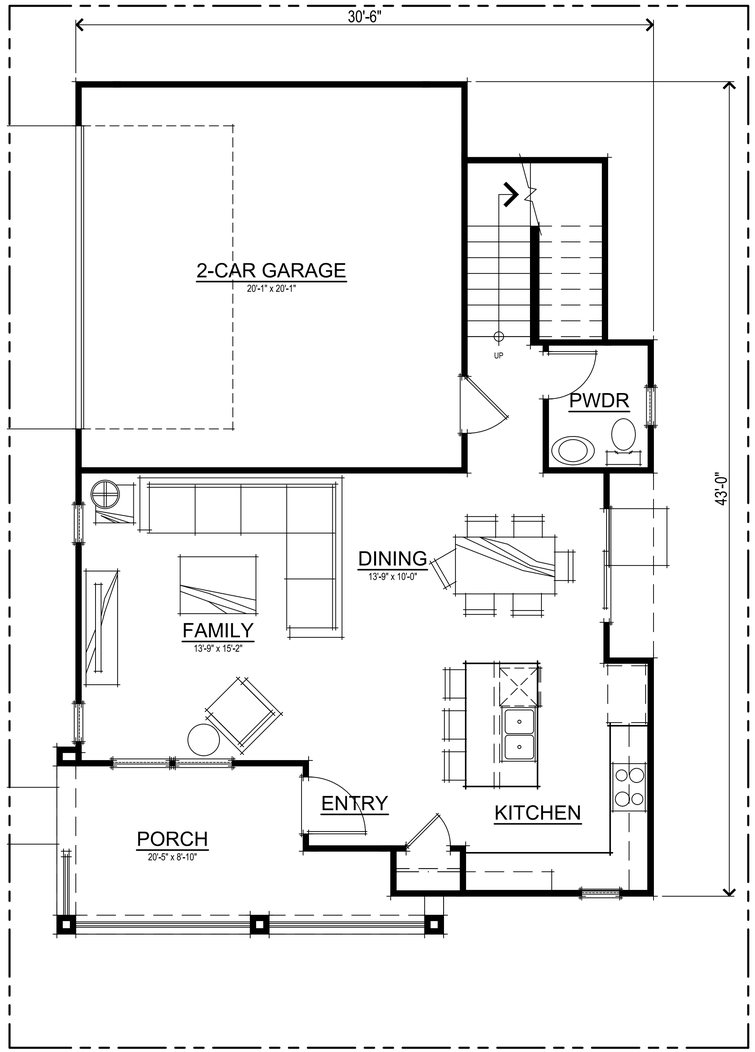


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
3 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	716 SQ. FT.
SECOND FLOOR	940 SQ. FT.
TOTAL LIVING	1656 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	141 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 2 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A2-1D

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CRAFTSMAN

SIDE ENTRY



EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN

FRONT ENTRY



EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE

SIDE ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE

FRONT ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING

0 1' 2' 3' 4' 8'

PLAN 2 ENTRY ELEVATIONS

A2-2

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

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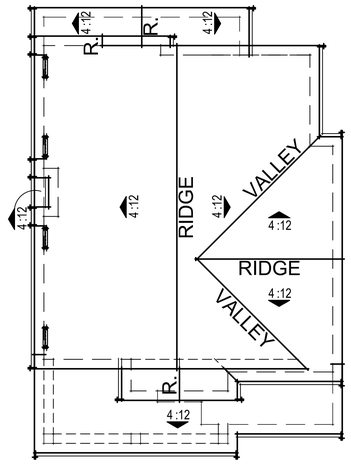
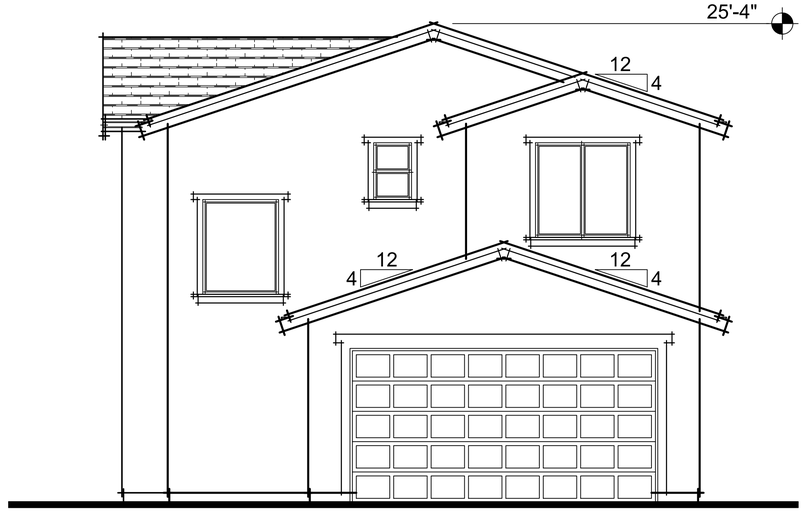
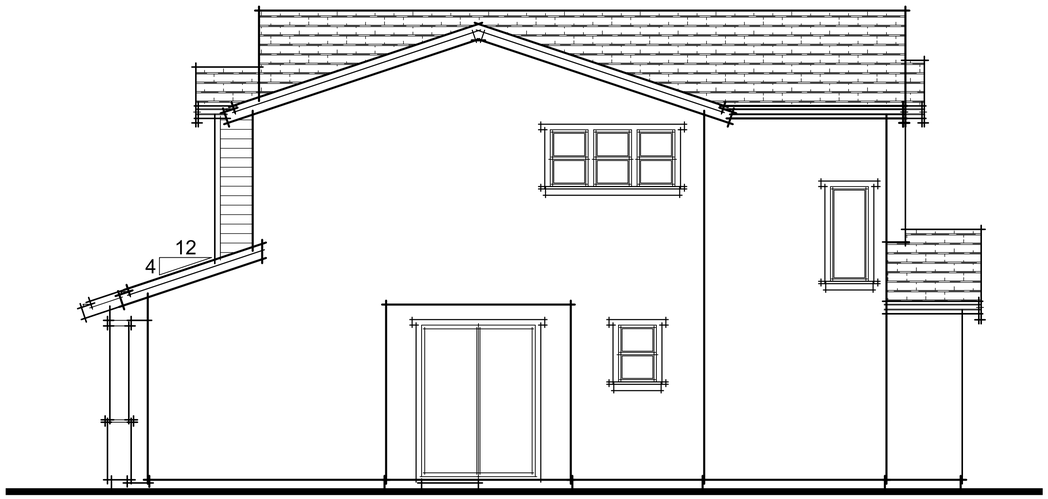


ROOF PLAN

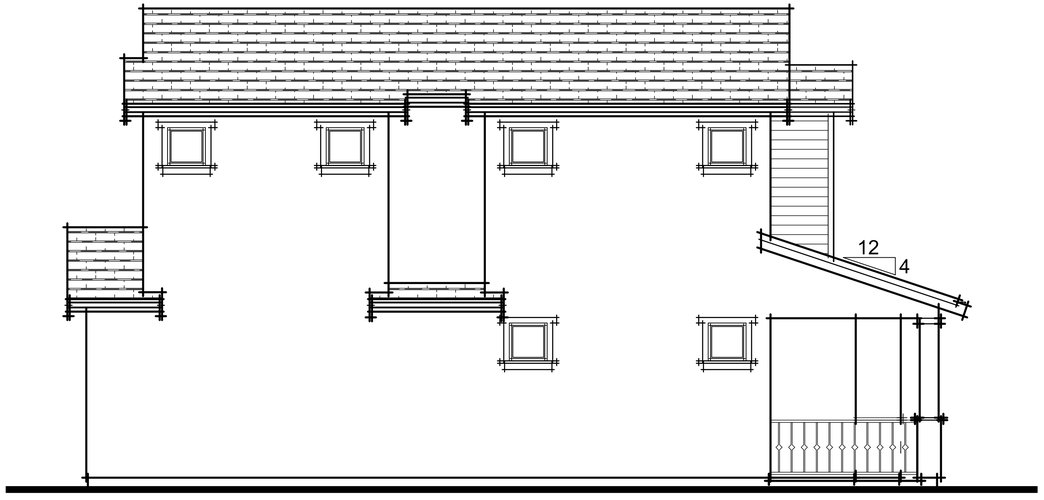
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 2 FRONT ENTRY CRAFTSMAN ELEVATIONS
A2-3B

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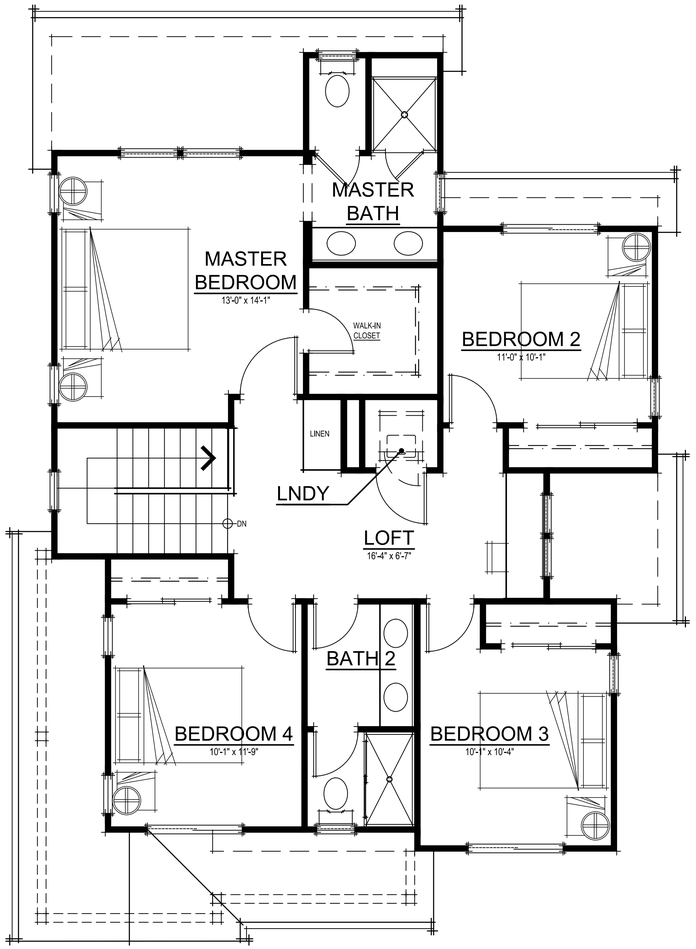
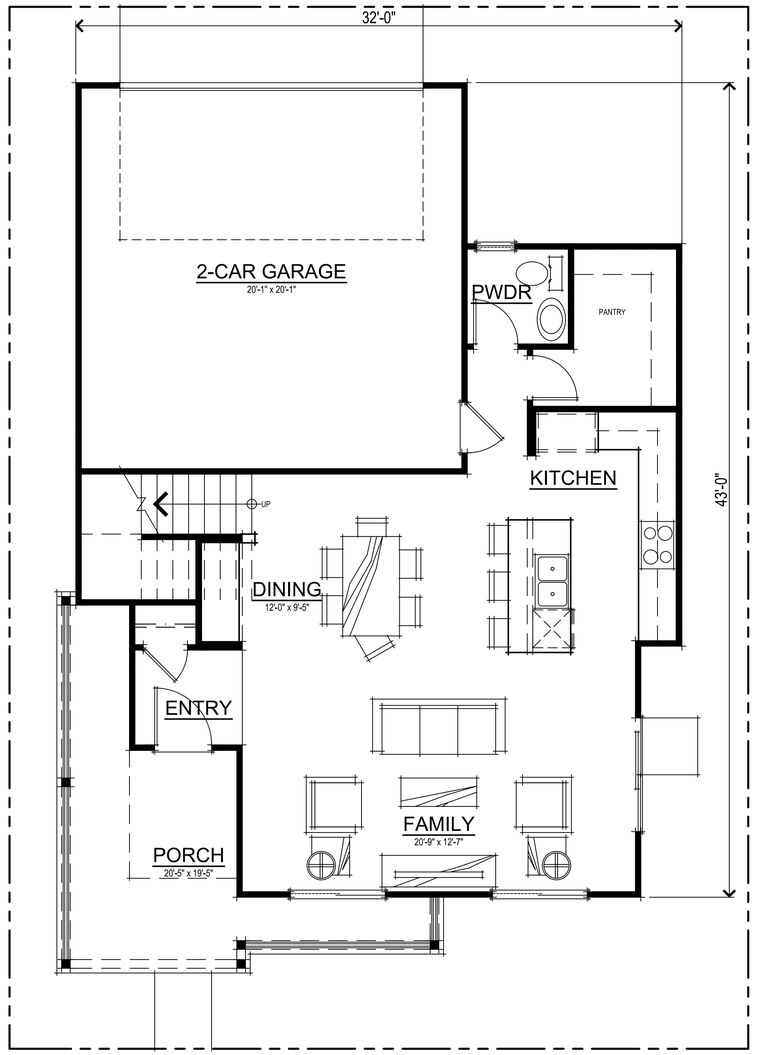


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	175 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 3 FRONT ENTRY FARMHOUSE FLOOR PLANS
A3-1A

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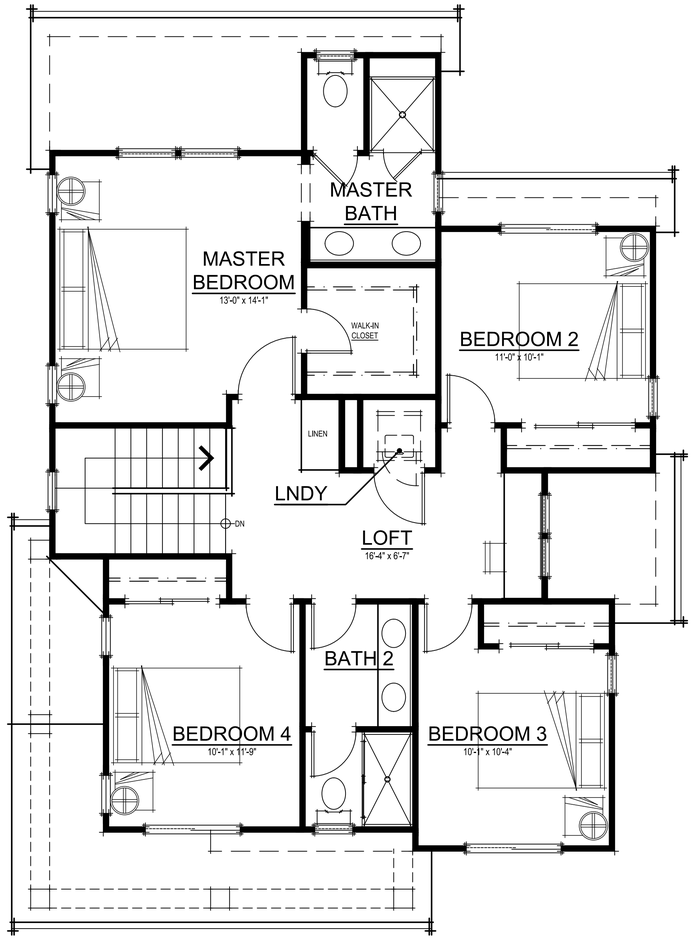
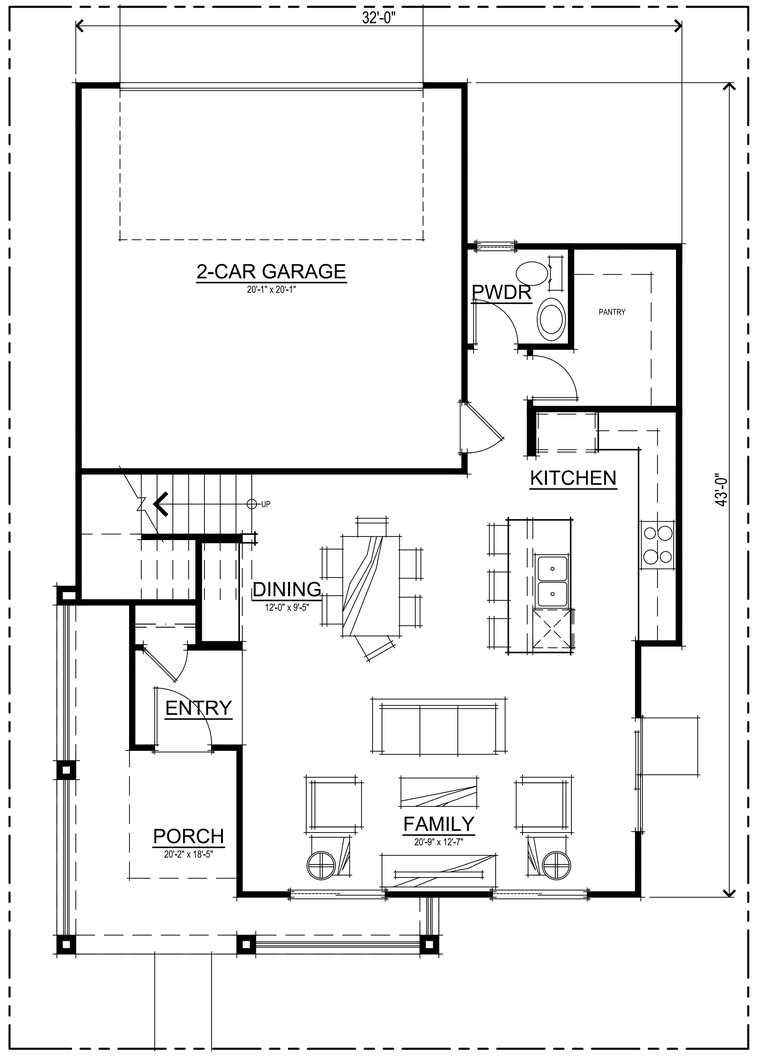


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	165 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 3 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A3-1B

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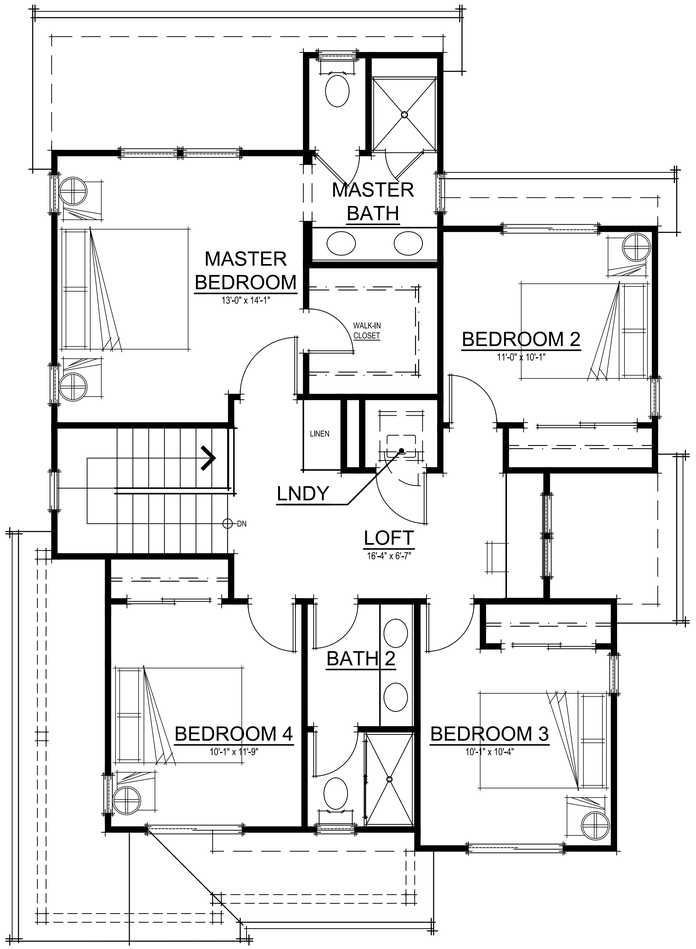
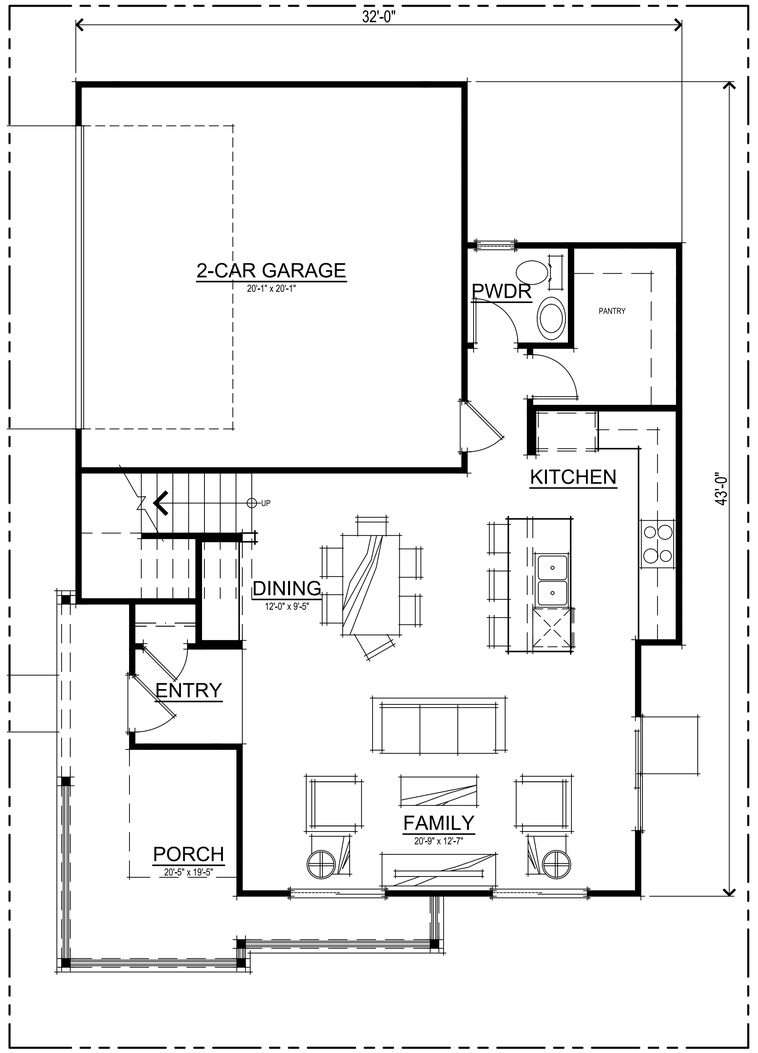


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	175 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 3 SIDE ENTRY FARMHOUSE FLOOR PLANS
A3-1C

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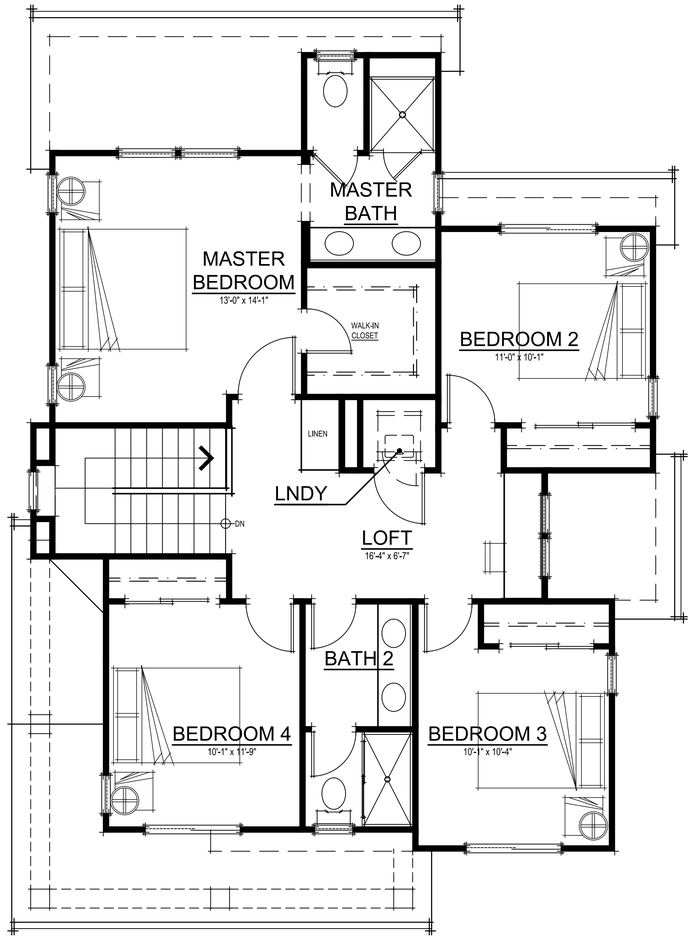
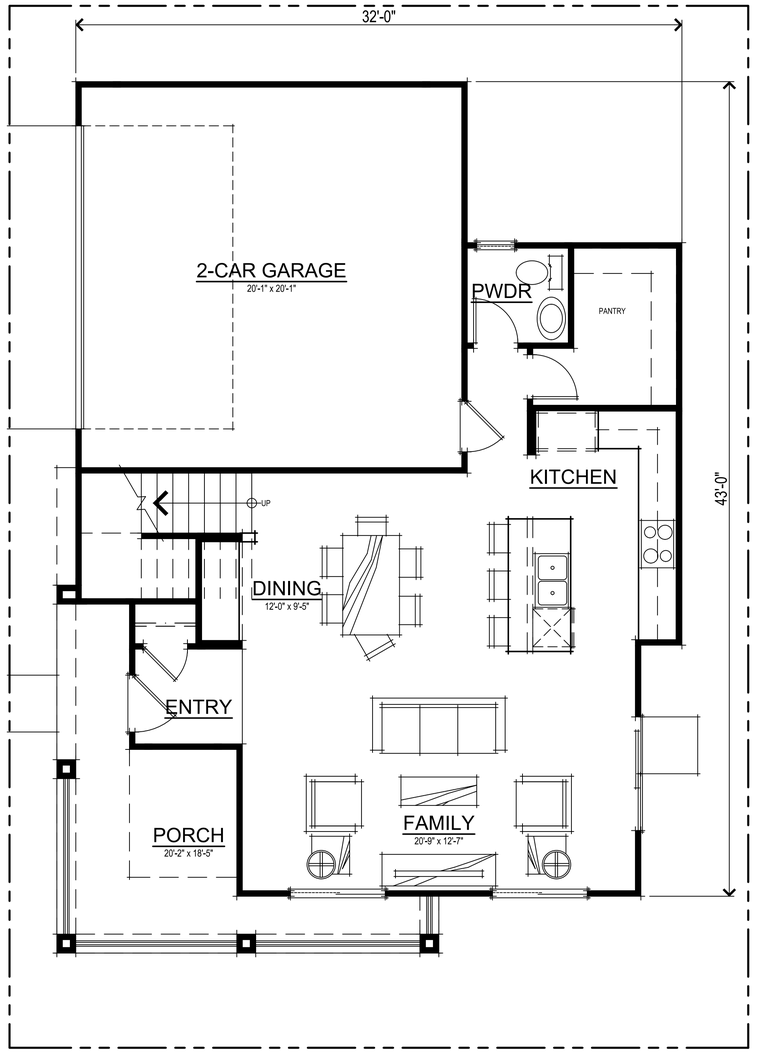


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	2.5 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	746 SQ. FT.
SECOND FLOOR	987 SQ. FT.
TOTAL LIVING	1733 SQ. FT.
2-CAR GARAGE	418 SQ. FT.
PORCH	165 SQ. FT.

0 1' 2' 3' 4' 8'

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PLAN 3 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A3-1D

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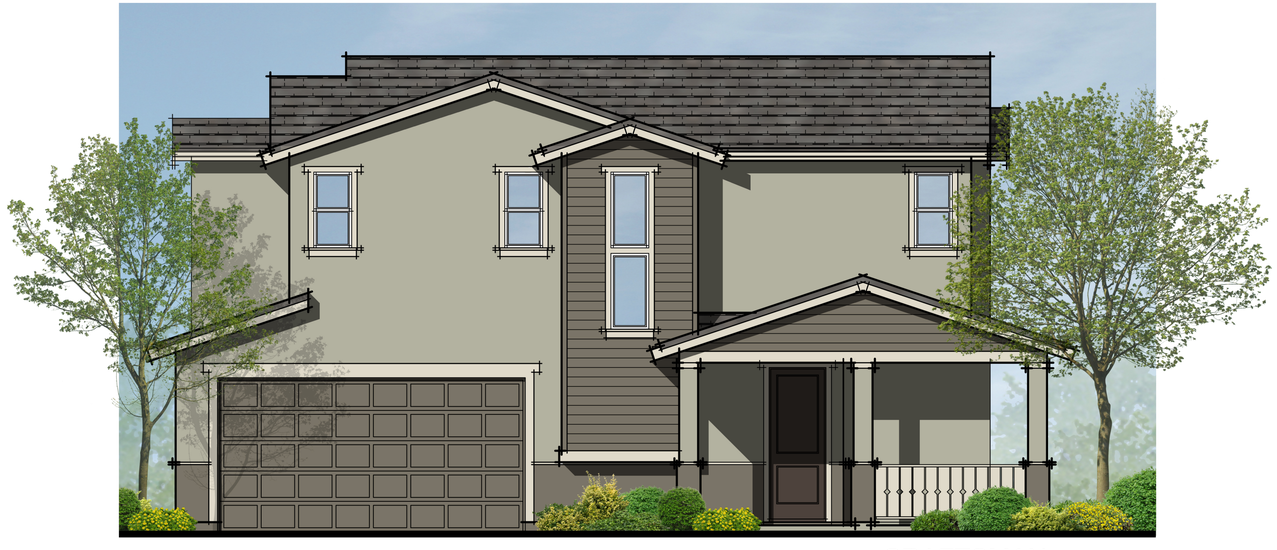
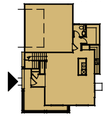


CRAFTSMAN

SIDE ENTRY



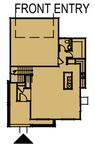
EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN

FRONT ENTRY



EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE

SIDE ENTRY



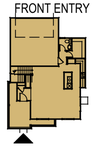
EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE

FRONT ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



PLAN 3 ENTRY ELEVATIONS

A3-2

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

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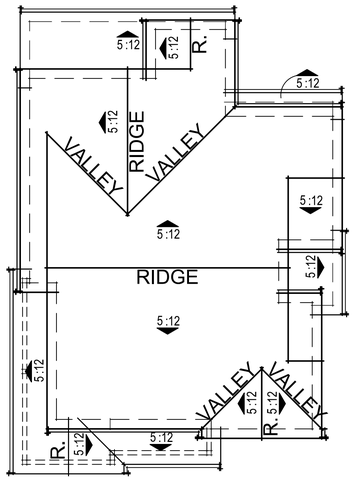
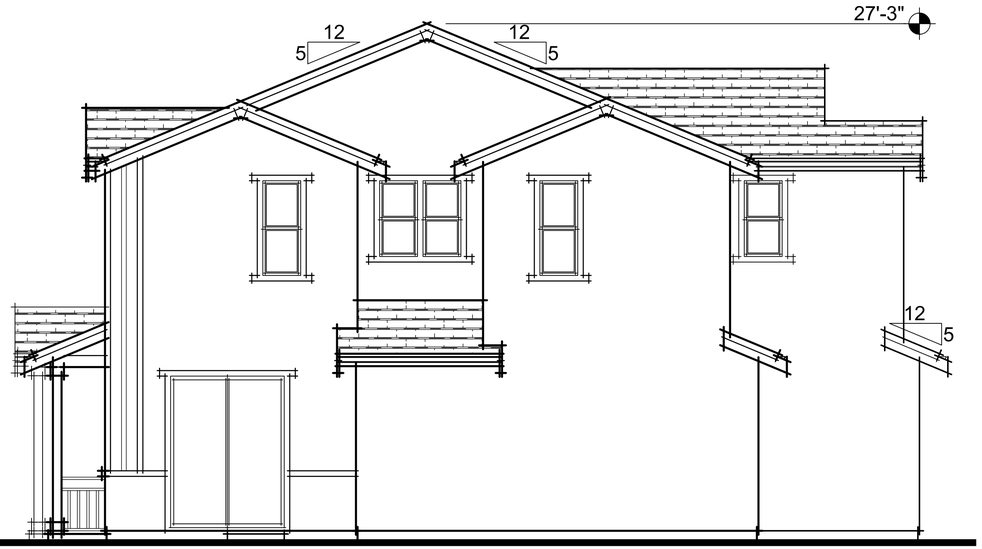


ROOF PLAN

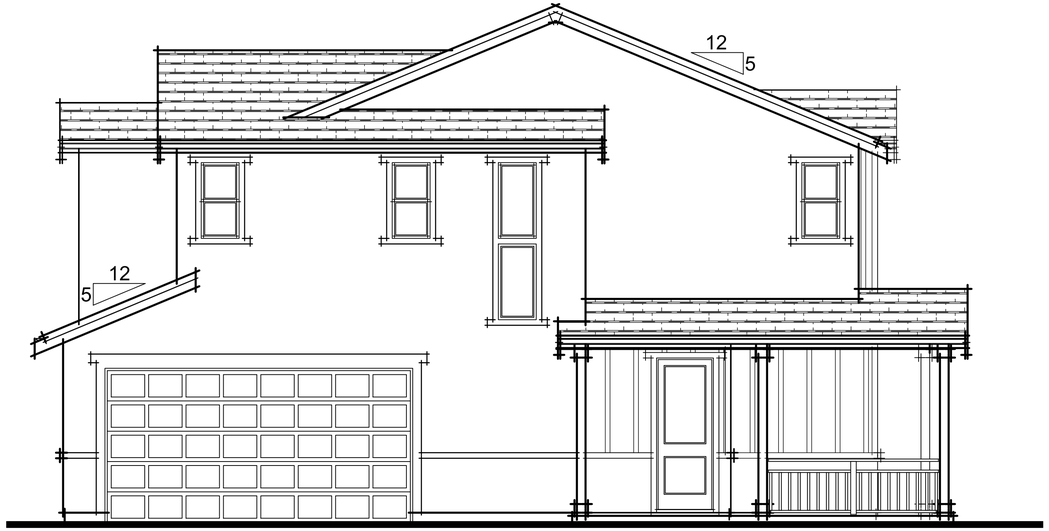
0 2' 4' 6' 8' 16'



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 3 SIDE ENTRY FARMHOUSE ELEVATIONS
A3-3C

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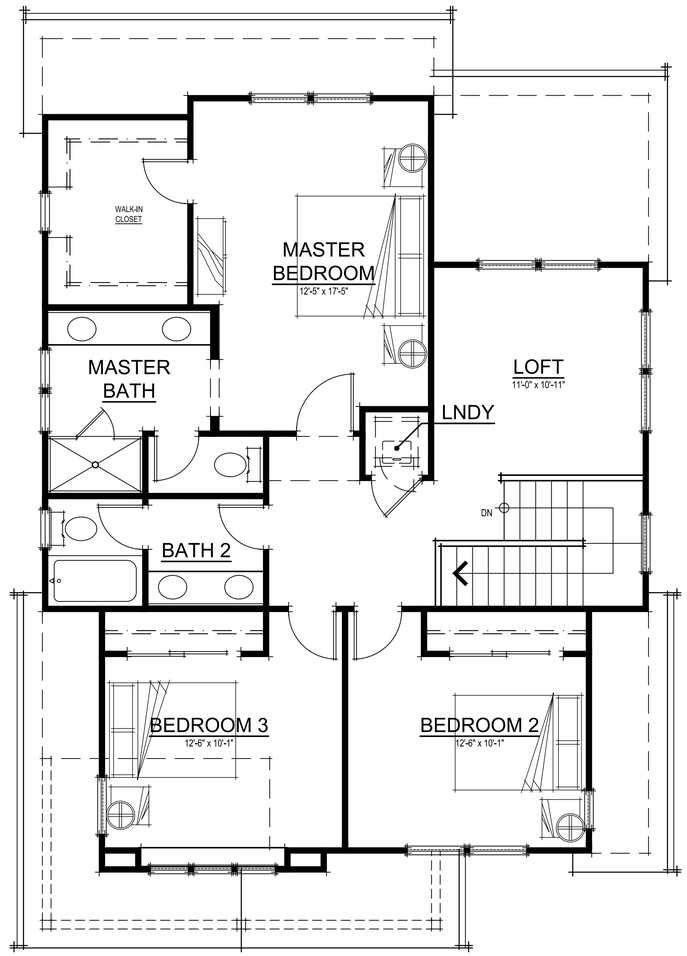
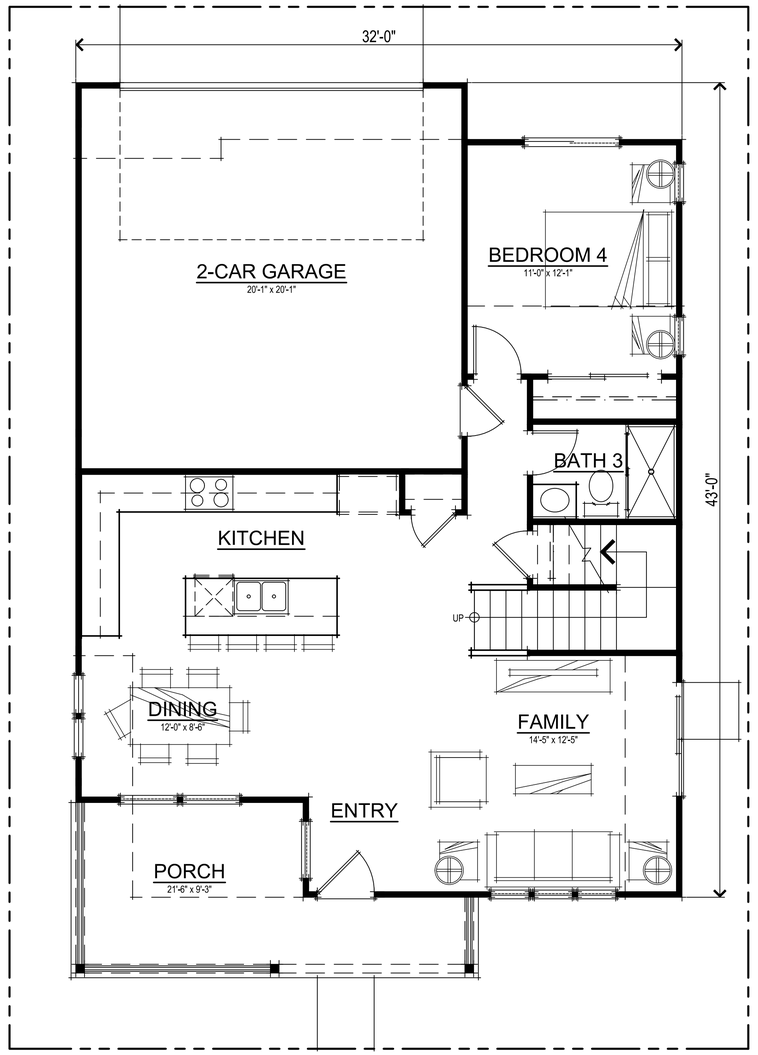


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	153 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 4 FRONT ENTRY FARMHOUSE FLOOR PLANS
A4-1A

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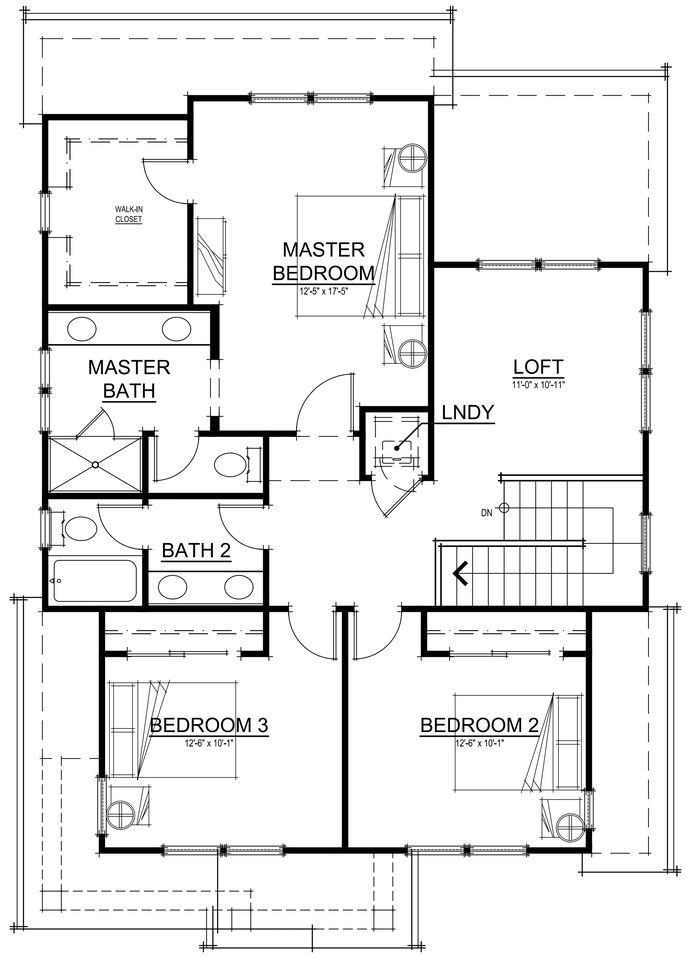
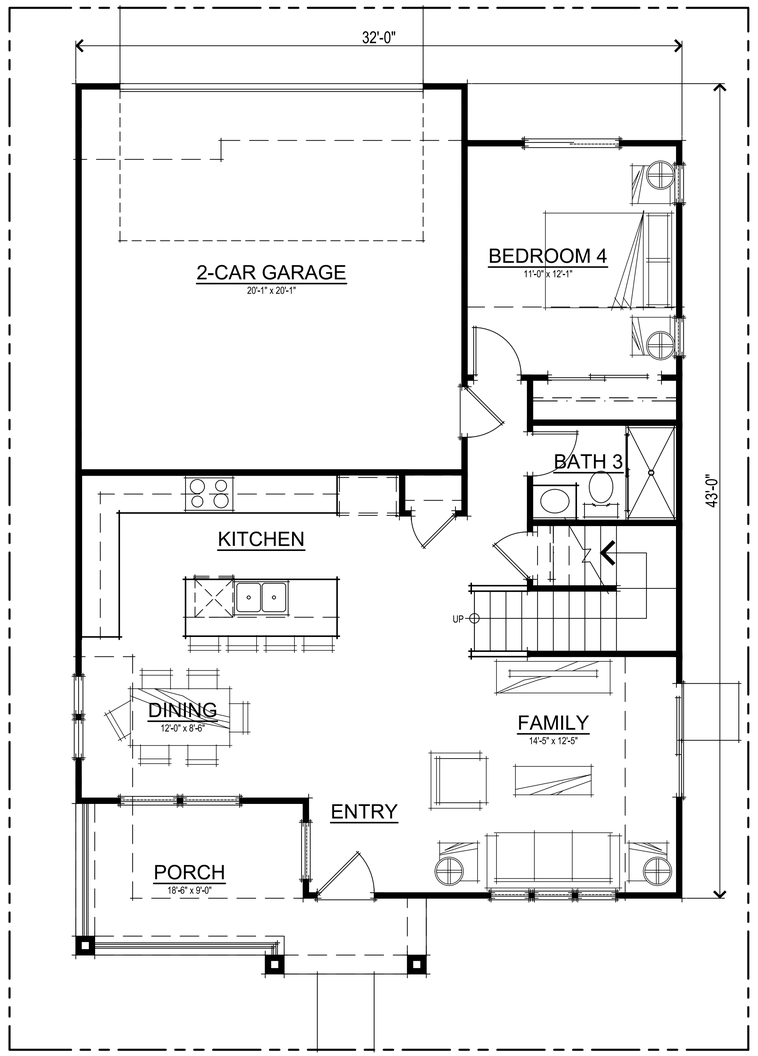


SECOND FLOOR PLAN



FIRST FLOOR PLAN
FRONT ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 4 FRONT ENTRY CRAFTSMAN FLOOR PLANS
A4-1B

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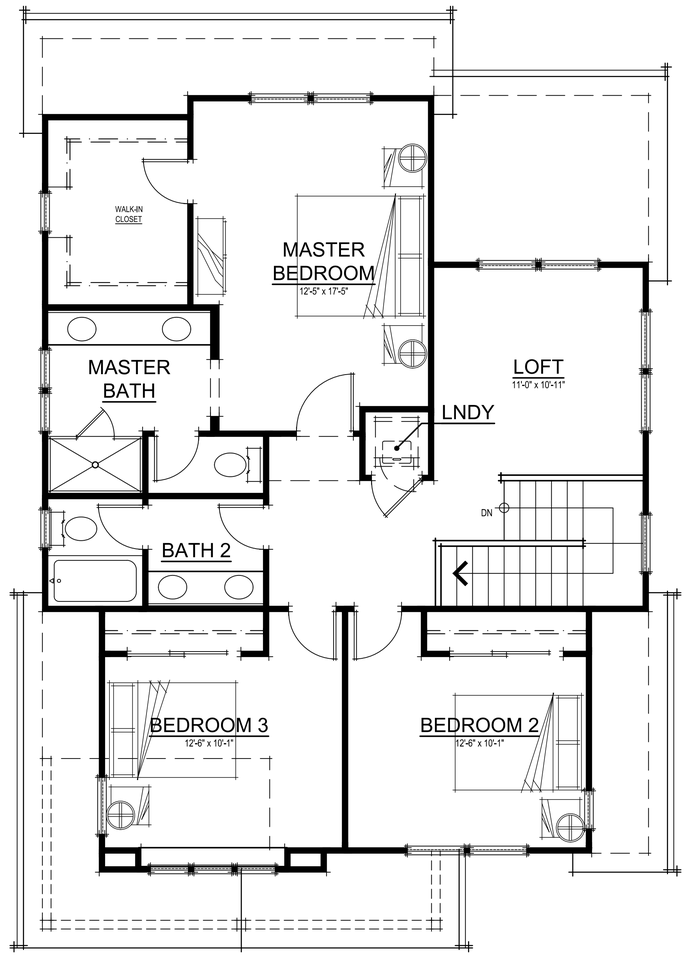
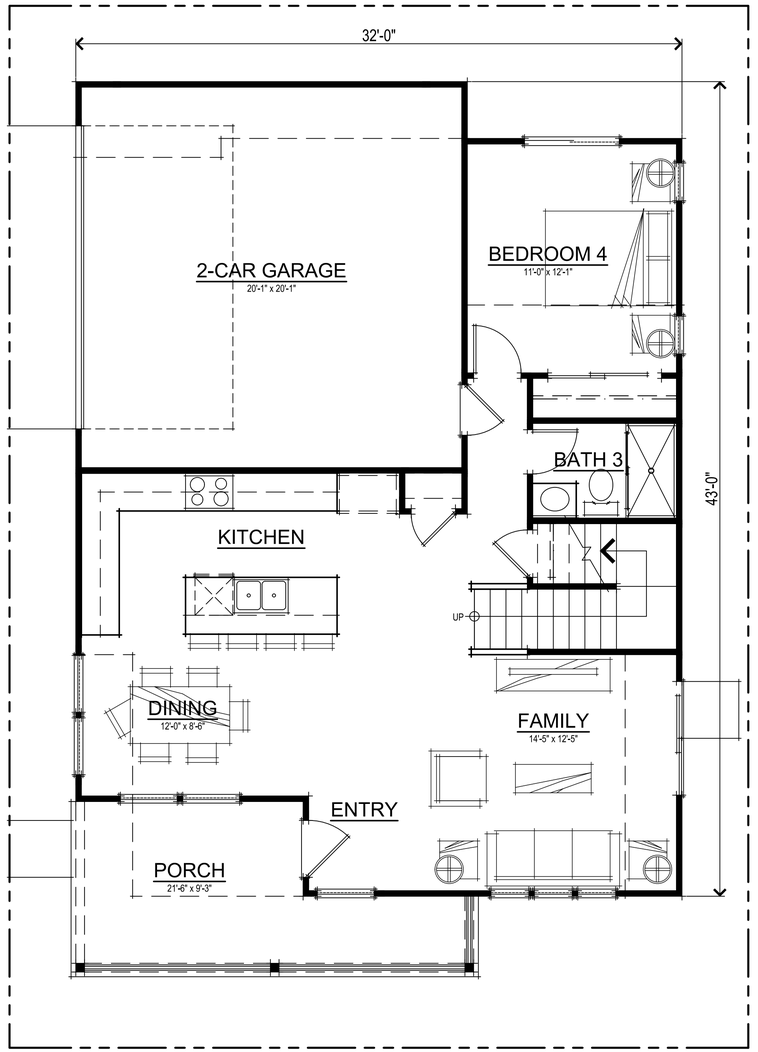


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
SECOND FLOOR	1042 SQ. FT.
TOTAL LIVING	1908 SQ. FT.
2-CAR GARAGE	416 SQ. FT.
PORCH	153 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY FARMHOUSE FLOOR PLANS
A4-1C

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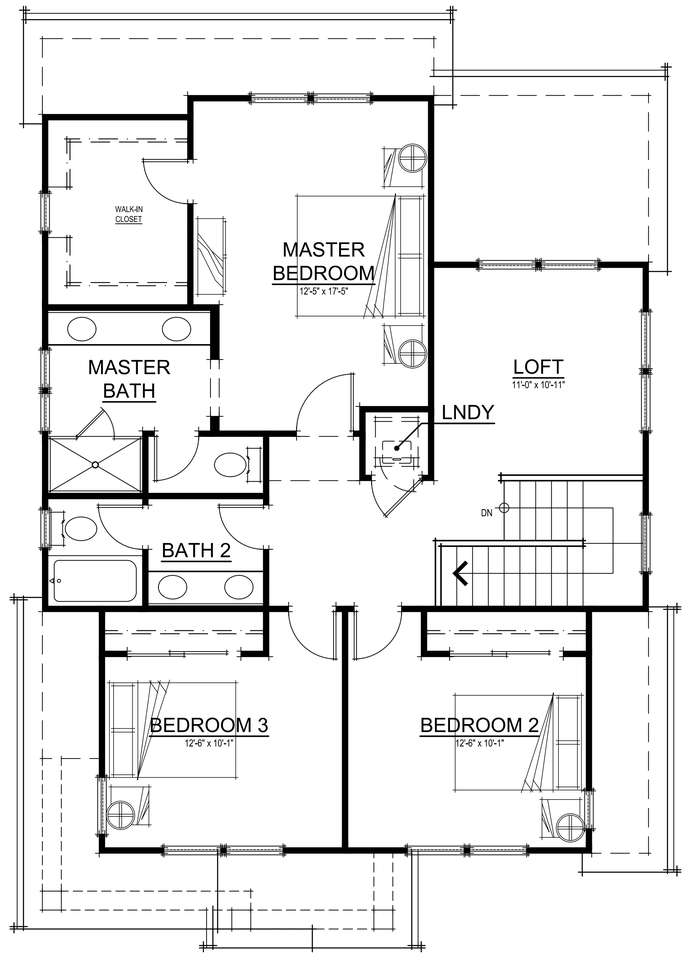
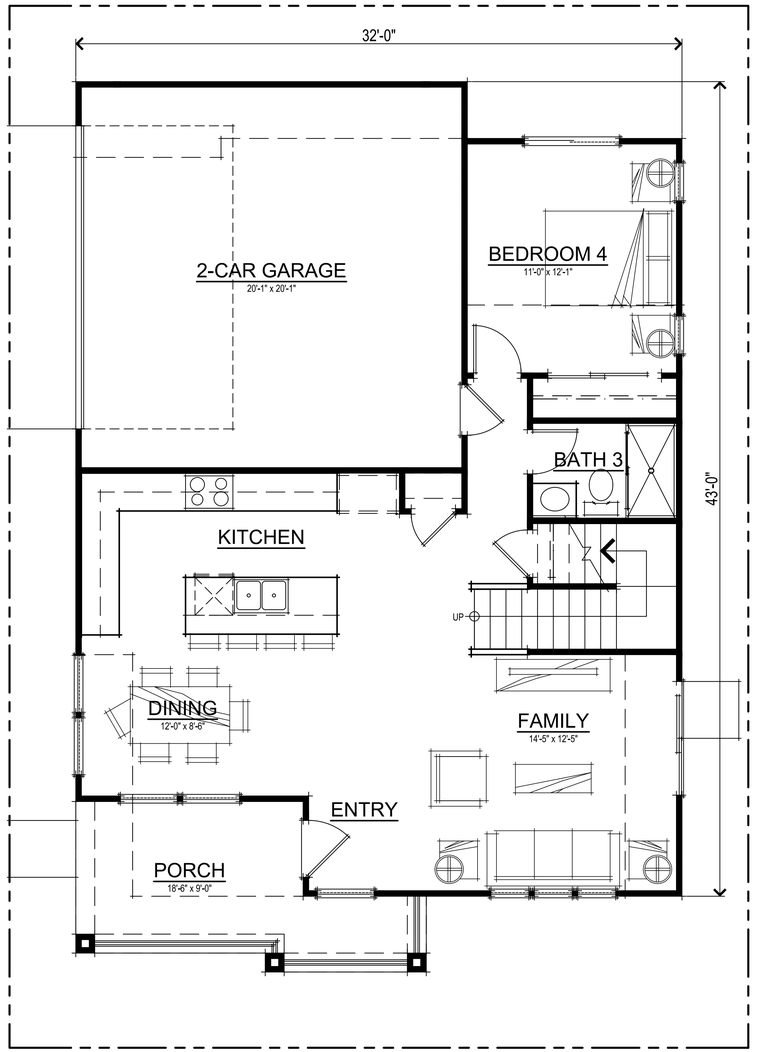


SECOND FLOOR PLAN



FIRST FLOOR PLAN
SIDE ENTRY

BED & BATH COUNT	
4 BEDROOMS	3 BATHS

SQUARE FOOTAGES	
FIRST FLOOR	866 SQ. FT.
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TOTAL LIVING	1908 SQ. FT.
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PORCH	124 SQ. FT.

0 1' 2' 3' 4' 8'

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

PLAN 4 SIDE ENTRY CRAFTSMAN FLOOR PLANS
A4-1D

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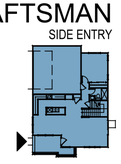
CRAFTSMAN

SIDE ENTRY



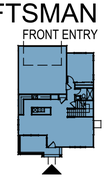
EXTERIOR MATERIALS

- HORIZONTAL LAP SIDING ACCENT
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



CRAFTSMAN

FRONT ENTRY



EXTERIOR MATERIALS

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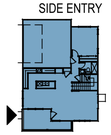
- FOAM & WOOD WINDOW TRIM
- STUCCO WAINSCOT COLUMN
- WOOD PORCH RAILING



FARMHOUSE

SIDE ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



FARMHOUSE

FRONT ENTRY



EXTERIOR MATERIALS

- BOARD & BATTEN SIDING ACCENTS
- CONCRETE "FLAT" TILE ROOFING
- STUCCO WALL FINISH
- FOAM & WOOD WINDOW TRIM
- WOOD PORCH POSTS
- WOOD PORCH RAILING



PLAN 4 ENTRY ELEVATIONS

A4-2

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

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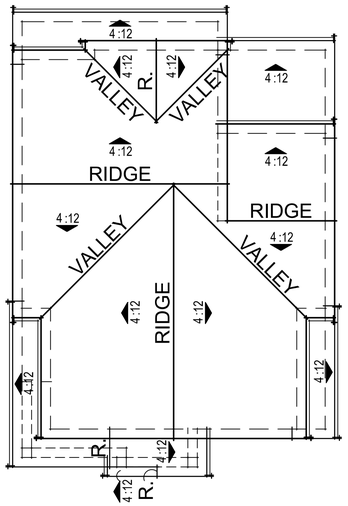
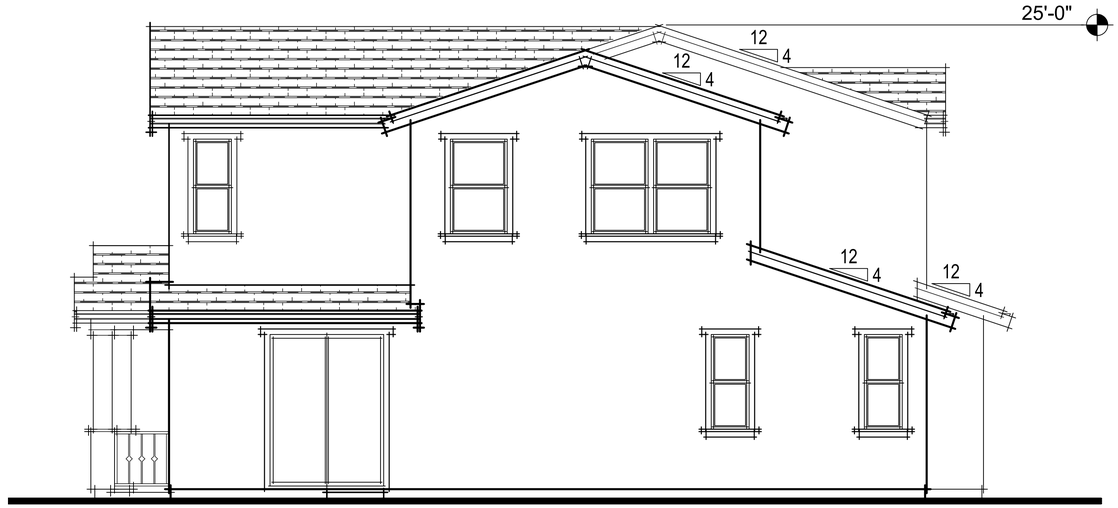


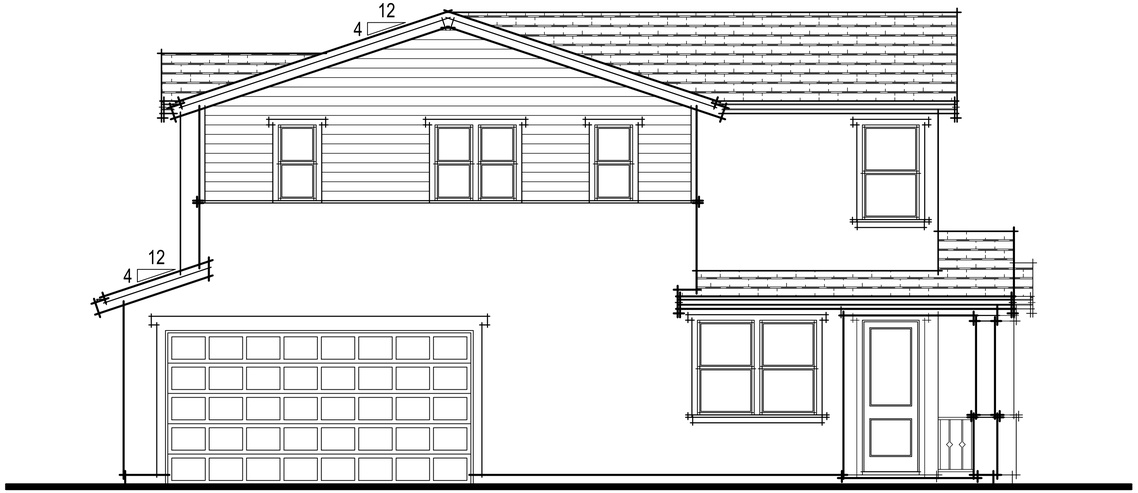
ROOF PLAN



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 1' 2' 3' 4' 8'

PLAN 4 SIDE ENTRY CRAFTSMAN ELEVATIONS
A4-3D

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

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Scheme 1 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4571 Cobblestone Street

Accent
KM 178 Plymouth Gray

Body 2
KM 4449 Wine Cellar

Trim
KMW 49 Great White

Scheme 2 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 14 Frost

Accent
KM 4944 Viking Castle

Body 2
KM 202 Doeskin

Trim
KMW 23 Swiss Coffee

Scheme 3 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4569 Clear Sand

Accent
KM 407 Carbon

Body 2
KM 4569 Clear Sand

Trim
KMW 4569 Clear Sand

Scheme 4 - Farmhouse

Roofing
EAGLE Roofing
Bel Air - SCB 8805 Seattle Blend



Body 1
KM 4899 Gray Spell

Accent
KM 5826 Volcanic Rocck

Body 2
KM 5811 Big Daddy Blue

Trim
KM 23 Swiss Coffee

BEEGHLY RANCH - LOT D
Woodland, CA
March 4, 2020

FARMHOUSE COLORS & MATERIALS
CMA

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Scheme 5 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4697 Slate Range



Body 1
KM 4935 Sequoia Fog

Accent
KM 4491 Aged Teak

Body 2
KM 4937 Paw Print

Trim
KMW 4932 Rub Elbows

Scheme 6 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4634 Kings Canyon Blend



Body 1
KM 5787 Parisian Cashmere

Accent
KMA88 Japanesse Sable

Body 2
HLS 4276 Clippership Twill

Trim
KM 4582 Beaver Pelt

Scheme 7 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4602 Concord Blend



Body 1
HLS 4264 Melmac Silver

Accent
KM 417 Oxford Brown

Body 2
HLS 4263 Hammered Pewter

Trim
KMW 31 Frankly Earnest

Scheme 8 - Craftsman

Roofing
EAGLE Roofing
Bel Air - 4591 Dark Gray Range



Body 1
KM 4908 Bashful Emu

Accent
KM 4903 Zinc Dust

Body 2
KM 5824 Winter's Park

Trim
23 Swiss Coffee

BEEGHLY RANCH - LOT D
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March 4, 2020

CRAFTSMAN COLORS & MATERIALS
CMB

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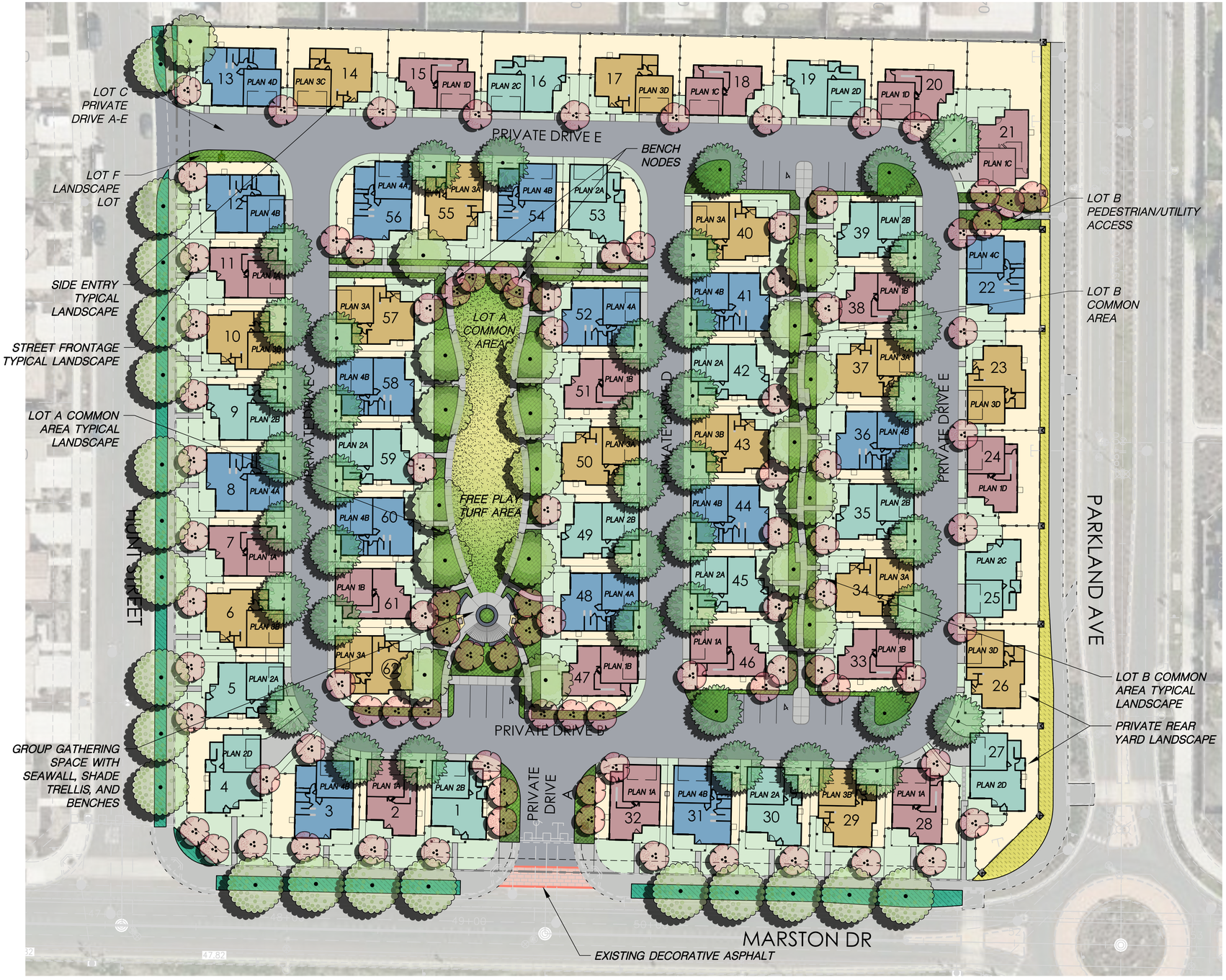


CONCEPT TREE SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUM
	FRONTAGE TREE	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SHADE TREE	
	QUARCUS RUBRA / RED OAK	15 GAL, MEDIUM
	ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUM

CONCEPT PLANT SCHEDULE

	SHRUB & GROUNDCOVER MIX	
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL, LOW
	BACCHARIS PILULARIS 'TWIN PEAKS' / DWARF COYOTE BRUSH	1 GAL, LOW
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	CLEMATIS LASIANTHA / PIPESTEM CLEMATIS	5 GAL, MEDIUM
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 GAL, LOW
	GREVILLEA X 'NOELLII' / GREVILLEA	5 GAL, LOW
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	1 GAL, LOW
	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL, LOW
	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	1 GAL, LOW
	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	5 GAL, LOW
	NANDINA DOMESTICA 'GULF STREAM' TM / HEAVENLY BAMBOO	5 GAL, LOW
	RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	1 GAL, LOW
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	1 GAL, LOW
	EXISTING FRONTAGE LANDSCAPE TO REMAIN	
	-	
	PROPOSED FRONTAGE LANDSCAPE TO MATCH EXISTING	
	-	
	TURF	
	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD, HIGH
	REAR YARD / PRIVATE SPACE	
	PRODUCTION TYPICAL LANDSCAPE	

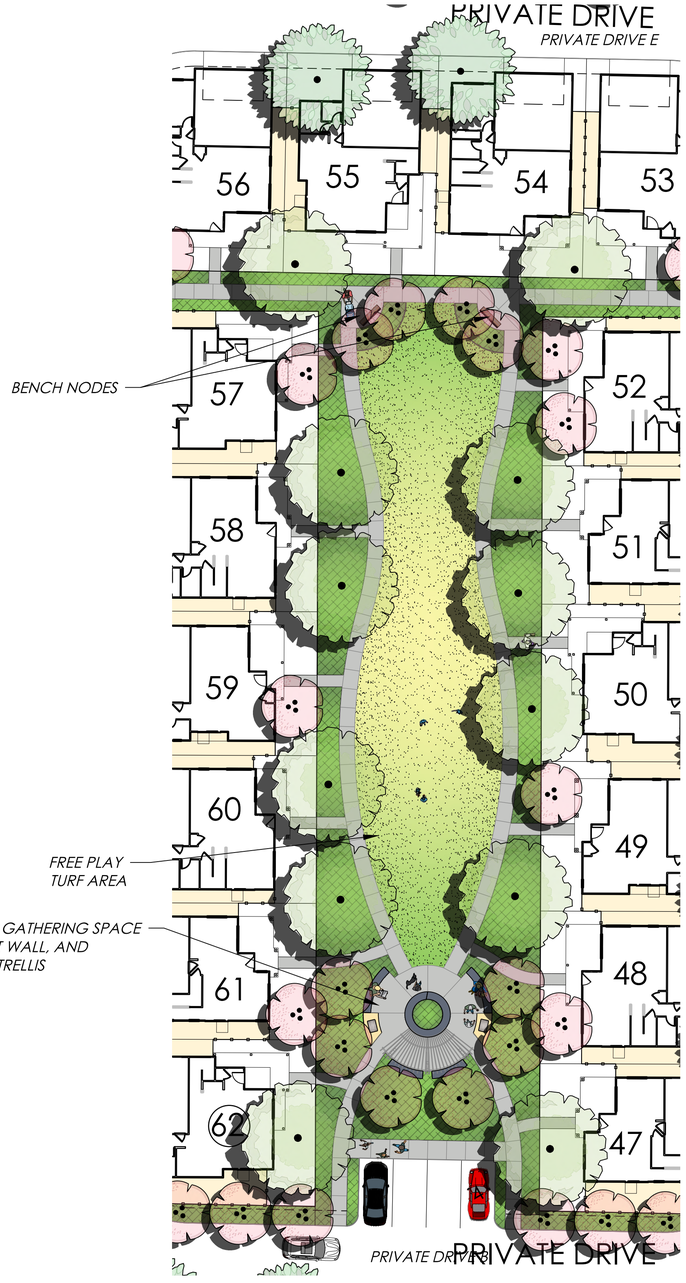
BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRELIMINARY LANDSCAPE PLAN
L01

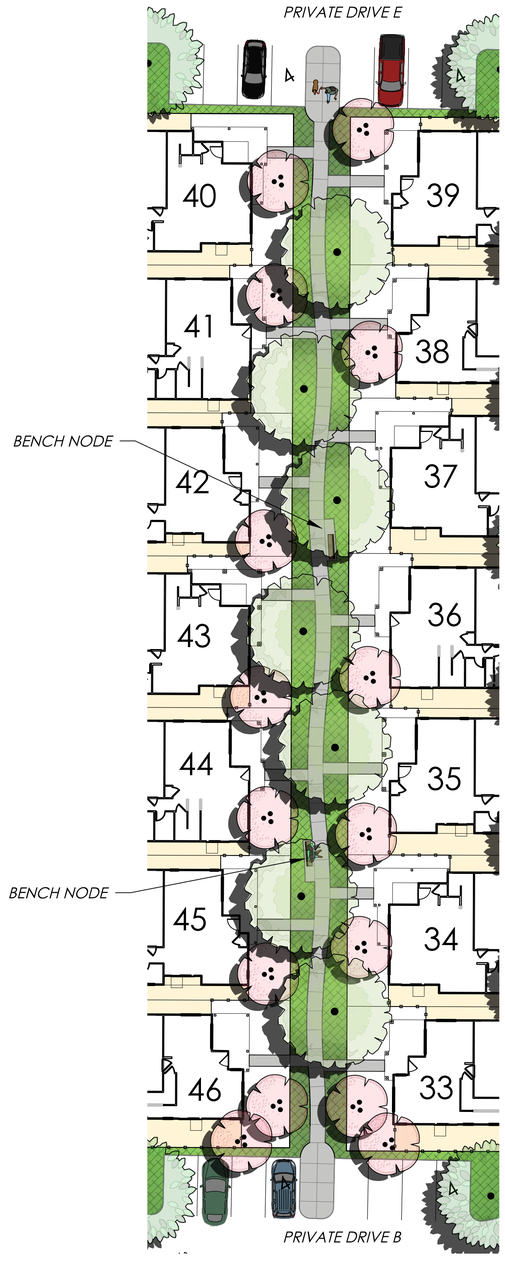
NORTH

0 60
SCALE: 1" = 30'
30 120

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



LOT A COMMON AREA

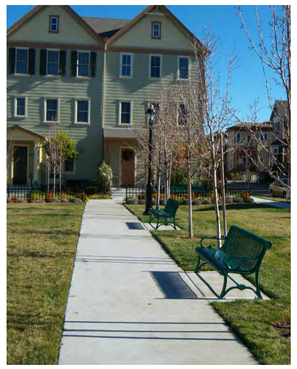


LOT B COMMON AREA









SITE AMENITIES

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

COMMON AREA / OPEN SPACE ENLARGEMENT PLAN
L02

NORTH

0 40
SCALE: 1" = 20'
20 80

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Sacramento, CA 95816
Tel 916.341.7760
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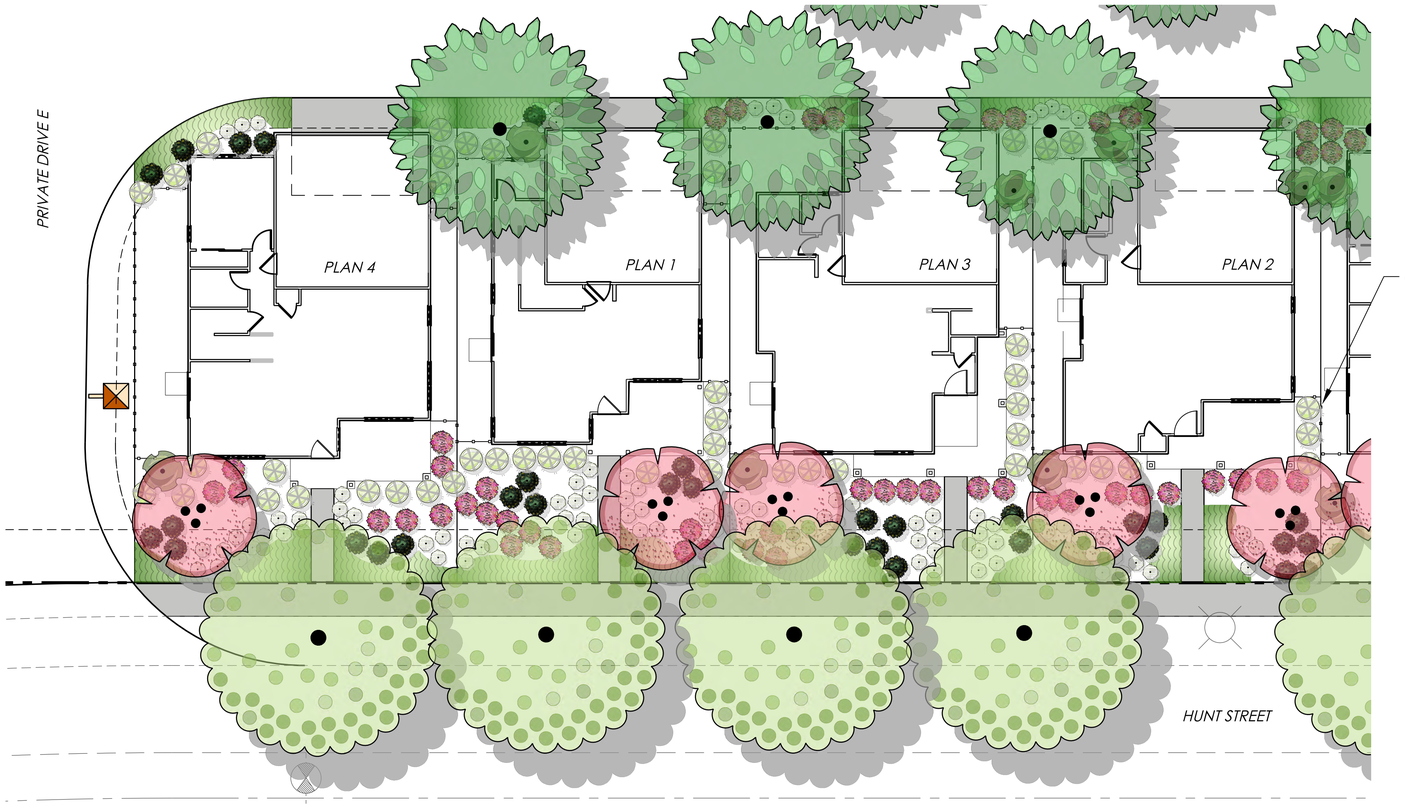

STREET FRONTAGE TYPICAL LANDSCAPE

CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	FRONTAGE TREE	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUIM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SHADE TREE	
	QUARCUS RUBRA / RED OAK	15 GAL, MEDIUIM
	ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUIM
	SMALL FOUNDATION SHRUB	
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW
	MEDIUM FOUNDAION SHRUB	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW
	LARGE FUNDATION SHRUB	
	ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW
	FOLIAGE ACCENT SHRUB	
	BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
	PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW
	FLOWERING ACCENT SHRUB	
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW
	'GC'	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L03

NORTH

0 20
SCALE: 1" = 10'
10 40

WOOD RODGERS
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3301 C St, Bldg. 100-B
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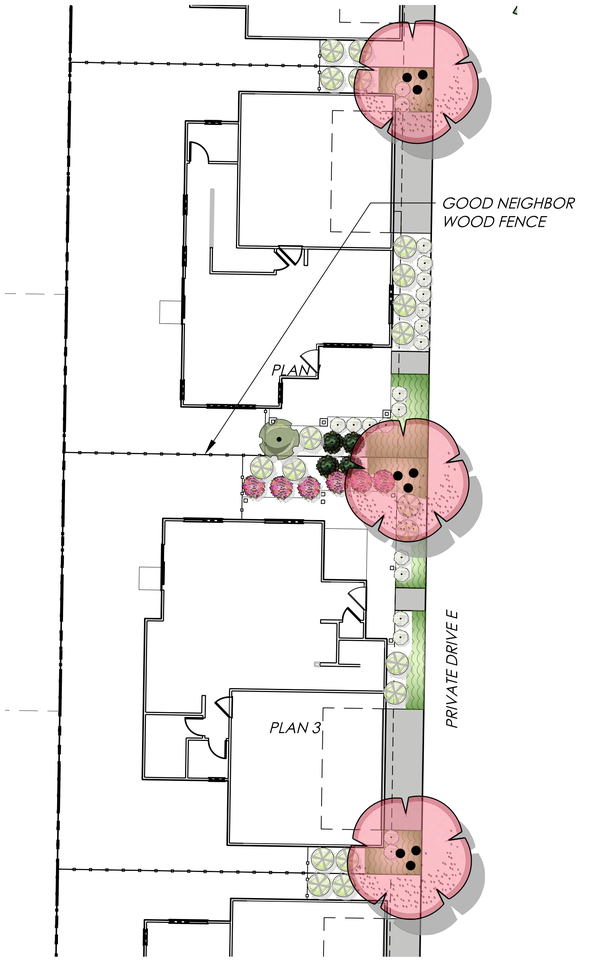
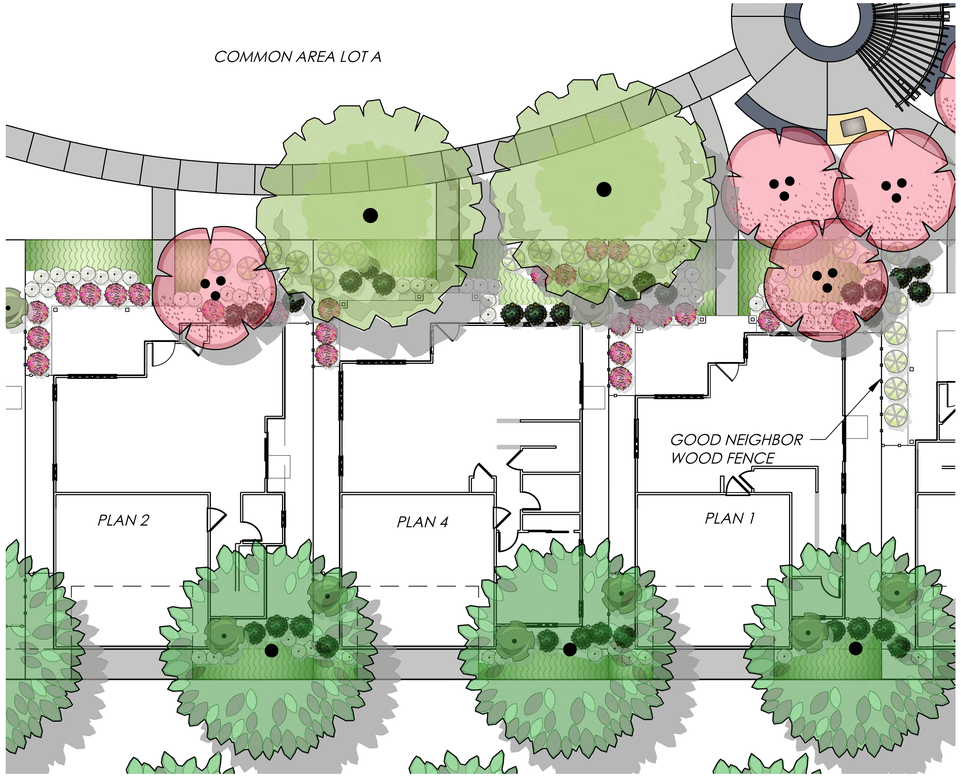


SIDE ENTRY TYPICAL LANDSCAPE



LOT A COMMON AREA - TYPICAL LANDSCAPE

CONCEPT PLANT SCHEDULE

	ACCENT TREE	
	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
	LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
	OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM
	FRONTAGE TREE	
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUIM
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUIM
	STREET TREE	
	LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
	QUERCUS ILEX / HOLLY OAK	15 GAL, LOW
	SHADE TREE	
	QUARCUS RUBRA / RED OAK	15 GAL, MEDIUIM
	ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUIM
	SMALL FOUNDATION SHRUB	
	EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
	NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
	SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW
	MEDIUM FOUNDAION SHRUB	
	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
	PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
	PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
	RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW
	LARGE FUNDATION SHRUB	
	ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
	LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
	PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
	XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW
	FOLIAGE ACCENT SHRUB	
	BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
	PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW
	FLOWERING ACCENT SHRUB	
	HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
	NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
	SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW
	'GC'	
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
	COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
	MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L04

NORTH

0 20
SCALE: 1" = 10'
10 40

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767



LOT B COMMON AREA - TYPICAL LANDSCAPE

CONCEPT PLANT SCHEDULE

ACCENT TREE

ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK	24"BOX, LOW
LAGERSTROEMIA X 'MUSKOGEE' / CRAPE MYRTLE LIGHT LAVENDER	24"BOX, LOW
OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE	24"BOX, LOW
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24"BOX, LOW
PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF PLUM	15 GAL, MEDIUIM

FRONTAGE TREE

TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL, MEDIUIM
ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL, MEDIUIM

STREET TREE

LIRIODENDRON TULIPIFERA / TULIP TREE	15 GAL, MEDIUIM
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL, LOW
QUERCUS ILEX / HOLLY OAK	15 GAL, LOW

SHADE TREE

QUARCUS RUBRA / RED OAK	15 GAL, MEDIUIM
ULMUS X 'FRONTIER' / AMERICAN ELM	15 GAL, MEDIUIM

SMALL FOUNDATION SHRUB

EUONYMUS JAPONICUS 'MICROPHYLLA' / BOXLEAF EUONYMUS	1 GAL, LOW
FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL, LOW
NANDINA DOMESTICA 'HARBOUR DWARF' / DWARF HEAVENLY BAMBOO	5 GAL, MEDIUM
SCAEVOLA AEMULA 'MAUVE CLUSTERS' / FAN FLOWER	1 GAL, LOW

MEDIUM FOUNDAION SHRUB

CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL, LOW
PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL, MEDIUM
PITTOSPORUM TOBIRA 'WHEELERS DWARF' / WHEELER'S DWARF MOCK ORANGE	5 GAL, MEDIUM
RHAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	5 GAL, LOW

LARGE FUNDATION SHRUB

ESCALLONIA FRADESII / ESCALLONIA	5 GAL, LOW
LOROPETALUM CHINENSE RUBRUM 'RUBY' / DWARF RUBY FRINGE FLOWER	5 GAL, MEDIUM
PHORMIUM TENAX 'ATROPURPUREUM' / PURPLE NEW ZEALAND FLAX	5 GAL, LOW
XYLOSMA CONGESTUM / SHINY XYLOSMA	5 GAL, LOW

FOLIAGE ACCENT SHRUB

BERBERIS THUNBERGII 'MONLERS' TM / GOLD NUGGET JAPANESE BARBERRY	5 GAL, LOW
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL, LOW
DIETES BICOLOR / FORTNIGHT LILY	1 GAL, LOW
PHORMIUM TENAX 'MAORI SUNRISE' / NEW ZEALAND FLAX	5 GAL, LOW

FLOWERING ACCENT SHRUB

HEMEROCALLIS X 'MONOLD' TM / STARBURST DOUBLE GOLD EVERGREEN DAYLILY	1 GAL, MEDIUM
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL, LOW
NEPETA X FAASSENII 'SIX HILLS GIANT' / GIANT CATMINT	1 GAL, LOW
SALVIA GREGGII 'HEATWAVE BLAZE' / HEATWAVE BLAZE SAGE	5 GAL, LOW

'GC'

ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL, LOW
COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	1 GAL, LOW
MYOPORUM PARVIFOLIUM 'PROSTRATUM' / MYOPORUM	1 GAL, LOW

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

PRODUCTION TYPICAL LANDSCAPE PLAN
L05

NORTH

0 20
SCALE: 1" = 10'
10 40

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

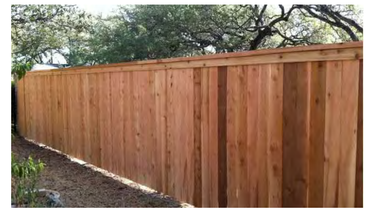


CONCEPT FENCING SCHEDULE

- PRIVACY WALL
- GOOD NEIGHBOR WOOD FENCE WITH CAP
- PRIVACY WALL BRICK PILASTER
- ENTRY SIGNAGE

NOTE

1 THE DESIGN LOCATION OF THE GOOD NEIGHBOR FENCE MAY BE SUBJECT TO CHANG AND ADJUST DURING CONSTRUCTION DOCUMENTS.

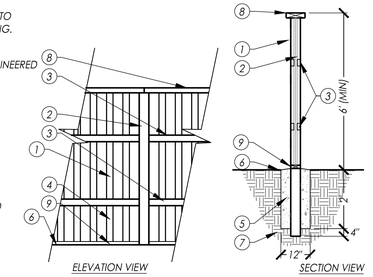




ENTRY SIGNAGE

KEY
1. 1"x6" FENCE BOARD PANELS.
2. 6"x6" GALVANIZED METAL POST.
3. TWO 2"x4" RAILS.
4. 1" OVERLAP
5. 12"x24" CONCRETE FOOTING SLOPED TO DRAIN. CUT PANELS AROUND FOOTING.
6. FINISH GRADE.
7. UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.
8. 2"x8" CAP.
9. 2"x6" SUPPORT BASE

NOTES
1. ALL WOOD SHALL BE CONSTRUCTION HRT,RO,REDWOOD OR CEDAR #2 OR BETTER.
3. AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS.
5. STAIN ALL WOOD SHERWIN WILLIAMS COLOR SW-3532 SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.

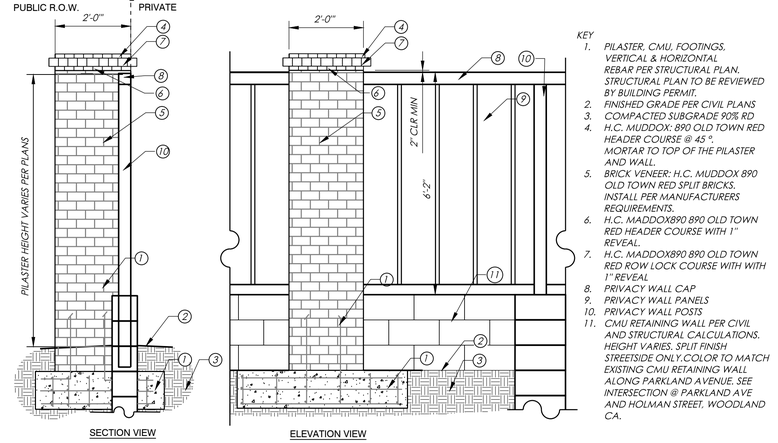


ELEVATION VIEW SECTION VIEW

1 GOOD NEIGHBOR WOOD FENCE WITH CAP

P-GBI-15





SECTION VIEW ELEVATION VIEW

KEY
1. PILASTER, CMU, FOOTINGS, VERTICAL & HORIZONTAL REBAR PER STRUCTURAL PLAN. STRUCTURAL PLAN TO BE REVIEWED BY BUILDING PERMIT.
2. FINISHED GRADE PER CIVIL PLANS
3. COMPACTED SUBGRADE 90% RD
4. H.C. MUDDOX: 890 OLD TOWN RED HEADER COURSE @ 45°, MORTAR TO TOP OF THE PILASTER AND WALL.
5. BRICK VENEER: H.C. MUDDOX 890 OLD TOWN RED SPLIT BRICKS. INSTALL PER MANUFACTURERS REQUIREMENTS.
6. H.C. MADDOX890 890 OLD TOWN RED HEADER COURSE WITH 1" REVEAL.
7. H.C. MADDOX890 890 OLD TOWN RED ROW LOCK COURSE WITH WITH 1" REVEAL
8. PRIVACY WALL CAP
9. PRIVACY WALL PANELS
10. PRIVACY WALL POSTS
11. CMU RETAINING WALL PER CIVIL AND STRUCTURAL CALCULATIONS. HEIGHT VARIES. SPLIT FINISH STREETSIDE ONLY.COLOR TO MATCH EXISTING CMU RETAINING WALL ALONG PARKLAND AVENUE. SEE INTERSECTION @ PARKLAND AVE AND HOLMAN STREET. WOODLAND CA.

NOTES:
1. PRIVACY WALL AVAILABLE THROUGH SUPERIOR CONCRETE PRODUCTS. COLOR: PUEBLO. INSTALL PER MANUFACTURE'S SPECIFICATIONS.
2. CONTRACTOR SHALL SUBMIT ALL PRODUCT CUT SHEETS,PRODUCT MATERIAL AND COLOR SAMPLES TOO CITY PLANNING AND LANDSCAPE ARCHITECT PRIOR TO ORDERING AND CONSTRUCTION
3. SEE CIVIL PLANS FOR ALL GRADING INFORMATION
4. PILASTERS TO RECEIVE APPLICATION OF BRICK VENEER ON ALL EXPOSED SIDES

2 PRIVACY WALL & 2' PILASTER

NTS P-OY1-01

BEEGHLY RANCH - LOT D
Woodland, CA
March 04, 2020

OVERALL FENCING PLAN
L06

NORTH

0 60
SCALE: 1" = 30'
30 120

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

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. [_____]

BEEGHLY R-15

AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

TL Partners X L.P.

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. [_____]
BEEGHLY RANCH LOT D AND LOT G
Tentative Map Nos 5196 and 5197

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, a California municipal corporation ("CITY"), and TL Partners X L.P., a California limited partnership ("OWNER"), each of whom shall be referred to as a "party" and together as the "parties."

RECITALS

WHEREAS, CITY and Turn of the Century, LLC ("TOC") previously entered into that certain Development Agreement ("Original Development Agreement") on January 13, 2004, recorded on February 17, 2004, approved by the City Council of the City of Woodland on January 13, 2004, and recorded with the Yolo County Recorder's Office as Document No 204-0008056-00; and

WHEREAS, CITY and TOC, HTW West Ventures LLC and Russel Ranch Development, Inc., entered into an Affordable Housing Land Dedication Agreement on April 19, 2005, to accept dedication of land on the parcel at the southwest corner of Meikel Avenue and Farmers Central Road, which satisfied the very low income affordable housing requirement for the Beeghly Ranch R-15 property; and

WHEREAS, CITY and CENTEX and WPHI (each a successor in interest to TOC) entered into a First Amendment to Development Agreement, effective January 16, 2015 ("First Amendment"), which First Amendment provided that the Original Development Agreement remained in full force and effect; and

WHEREAS, Turn of the Century, LLC 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 042-574-001 and 042-561-015 (the "Property"); and

WHEREAS, this Agreement hereby replaces in its entirety the Original Development Agreement as amended by the First Amendment with respect to the Property 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 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 "2020 Development Approvals" means the Tentative Map and Planned Development rezoning and conditional use permit for the R-15 zoning and all other permits and other entitlements for use to implement the Project.

1.1.2 "Agreement" means this Amended and Restated Development Agreement.

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

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

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

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

1.1.7 "Development Approvals" means the 2020 Development Approvals.

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

1.1.9 "Development Impact Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local

agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

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

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

1.1.12 "First Amendment" means the First Amendment to the Original Development Agreement, entered into on December 16, 2014, by CITY and Centex Homes, and Western Pacific Holdings, Inc., successors in interest to Turn of the Century, LLC, and predecessors in interest to OWNER.

1.1.13 "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.

1.1.14 "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.

1.1.15 "Original Development Agreement" means the development agreement entered into between CITY and Turn of the Century, LLC, OWNER's predecessor in interest, on February 17, 2004. The Original Development Agreement vested OWNER's right to develop the Project consistent with the specified laws and regulations.

1.1.16 "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.

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

1.1.18 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.19 "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 3.4 of this Agreement.

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

Exhibit "A" – Legal Description of the Property

Exhibit "B" – Map showing Property and its location

Exhibit "C" – Development Plans, Tentative Map, Site Plan, Landscape Plan, Architectural Renderings

Exhibit "D" – Conditions of Approval

Exhibit "E" – Development Impact Fees

Exhibit "F" – Existing Land Use Regulations

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 "Term"), unless this term is modified or extended pursuant to the provisions of this Agreement. OWNER 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, due to the expiration of the Agreement, 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 in accordance with the Tentative Map.

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 Project Development Approvals and land use entitlements approved and vested 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.

2.7 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 have 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 OWNER's rights or obligations

under any of the Development Approvals applicable to the remainder of the Project at the Property.

2.8 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:
TL Partners X LP
3500 Douglas Boulevard, "Suite 270
Roseville, CA 95661
Attn: Tim Lewis
Telephone: 916-787-3420

(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.

2.9 Termination of Original Development Agreement. As related to the Property only, this Agreement replaces and supersedes the Original Development Agreement adopted on January 13, 2004 by the City Council of the City of Woodland, as it was amended by the First Amendment. As of the effective date of the ordinance adopting this Agreement, this Agreement replaces and supersedes the Original Development Agreement as subsequently amended by the First Amendment.

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 vests the right to develop Tentative Subdivision Map #5196 and 5197, which includes the 5.01 acre R-15 site and 0.9 acre R-15 site shown in Exhibit B and Exhibit C, resulting in 72 single family lots (units) contingent upon City Council approval of the final subdivision map for the Property.

3.2 Fair Share Reimbursement for Non-Participating Parties. This Project may be subject to reimbursement requirements for adjacent infrastructure improvements, outside of SLIF related fees, that were constructed through previous agreement with third party developers.

3.3 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 set forth in Section 3.4 to the extent allowed by law. 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 in furtherance of the Project Approvals.

3.4 Reservation of Rights.

3.4.1 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 this Agreement and the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with this Agreement and 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.

3.4.2 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 to the extent that they do not materially conflict with this Agreement.

3.4.3 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.

3.4.4 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.

3.5 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.

3.6 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.

3.7 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.

3.8 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.

3.9 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 that this Section 3.9 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.10 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 exceed 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").

3.11 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.

3.12 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 and 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 and 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 set forth in Exhibit "E" shall be charged to the Project. Exhibit "E" includes the updated SLIF adopted by CITY consistent with state constitutional and statutory requirements.

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 3.10

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "E," 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 any remaining portion of the Project and Property to be developed, notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "E" or any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.4 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.2 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in the TOC EIR for Spring Lake and the 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 for the Project, as set forth in the conditions of approval, 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 Inclusionary Housing Agreement. Prior to submittal of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan and this Agreement.

4.8 Affordable Housing. CITY and OWNER agree that this Project requires seventeen (17) R-15 low-income single-family units to be constructed and shall not be subject to the payment of in-lieu fees in the event that the affordable units are not sold as affordable units.

4.9 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 fair share of the costs of improvements and amenities identified in the Financing Plan and in amounts justified by an AB 1600 Nexus Study.

4.10 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, 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.

4.11 Right of Way. OWNER shall obtain all necessary rights of way for public improvements prior to final map in accordance with the 2020 Development Approvals and Section 3.9 of this Agreement.

4.12 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

4.13 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 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.

4.16 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. Onsite streets shall be privately owned and maintained by the HOA.

4.17 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. Outside onsite, parking spaces shall not be used for regular parking of household vehicles or storage of RVs or boats. First and second vehicles of a household shall park in the household's garage. HOA rules shall require the Board to cooperate with the City in addressing neighborhood traffic complaints.

5. FINANCING OF PUBLIC IMPROVEMENTS.

CITY and OWNER will 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. CITY also agrees that, 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, subject to OWNER's opportunity to cure its default as provided in Section 7.3. 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 such intention. 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 as is reasonably 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, subject only to judicial review.

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.

8.7 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

8.8 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 "E" 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
TL PARTNERS X LP

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

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____
_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

STATE OF CALIFORNIA)

) ss.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared _____
_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

_____

Notary Public

[SEAL]

EXHIBIT "A"

(Legal Description of the Property)

LEGAL DESCRIPTION

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

PARCEL 1:

LOT D AS SHOWN ON THE MAP ENTITLED "SUBDIVISION NO. 4793, BEEGHLY RANCH" FILED APRIL 5, 2007 IN BOOK 2007 OF MAPS, PAGE 45, YOLO COUNTY RECORDS.

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

PARCEL 2:

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF WOODLAND, COUNTY OF YOLO, STATE OF CALIFORNIA, BEING PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, RECORDED ON SEPTEMBER 27, 2007 AS DOCUMENT NO. 2007-0033700-00, YOLO COUNTY OFFICIAL RECORDS AND LOT G OF BEEGHLY RANCH SUBDIVISION, FILED IN BOOK 2007 OF MAPS AT PAGE 45 IN THE OFFICE OF THE YOLO COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT G

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT G, SAID POINT FALLING ON THE EASTERLY RIGHT-OF-WAY OF PARKLAND AVENUE; THENCE THE FOLLOWING NINE (9) COURSES:

1) ALONG SAID EASTERLY RIGHT-OF-WAY OF PARKLAND AVENUE, ALONG THE ARC OF A 740.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21°34'56" A DISTANCE OF 278.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 14°53'37" EAST, 277.29 FEET;
2) THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, NORTH 23°58'07" EAST, 0.51 FEET;
3) THENCE NORTH 64°34'55" EAST, 37.68 FEET;
4) THENCE SOUTH 62°27'01" EAST, 17.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF HERITAGE PARKWAY;
5) THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, ALONG THE ARC OF A 869.50 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 5°45'00" A DISTANCE OF 87.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64°29'10" EAST, 87.22 FEET;
6) THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 08°17'26" WEST, 134.38 FEET;
7) THENCE ALONG THE ARC OF A 91.00 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 75°22'55" A DISTANCE OF 119.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 23°17'26" WEST, 111.28 FEET;
8) THENCE ALONG THE ARC OF A 31.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°41'27" A
DISTANCE OF 14.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°03'17" EAST, 14.31 FEET;
9) THENCE NORTH 85°40'12" WEST, 136.58 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM LOT G, ALL INTEREST IN AND TO ALL MINERALS, MINERAL DEPOSITS AND NATURAL RESOURCES, INCLUDING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF FIVE HUNDRED (500) FEET, WITHOUT RIGHT OF SURFACE

ENTRY OR ENTRY INTO FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE LAND, AND ALL OF THE RIGHTS OF OWNERSHIP THERETO AS RESERVED IN THE GRANT DEED FROM TURN OF THE CENTURY, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 3, 2005, AS INSTRUMENT NO. 2005-0010069.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT RECORDED MAY 20, 2015 AS INSTRUMENT NO. 2015-0013659 OF OFFICIAL RECORDS.

APN: 042-574-001-000 (PARCEL 1) and 042-561-015-000 (PARCEL 2)

EXHIBIT "B"

(Map of the Property Lot D and Lot G)



Exhibit B

BN 40293537v6
82093.0018A\33171391.5

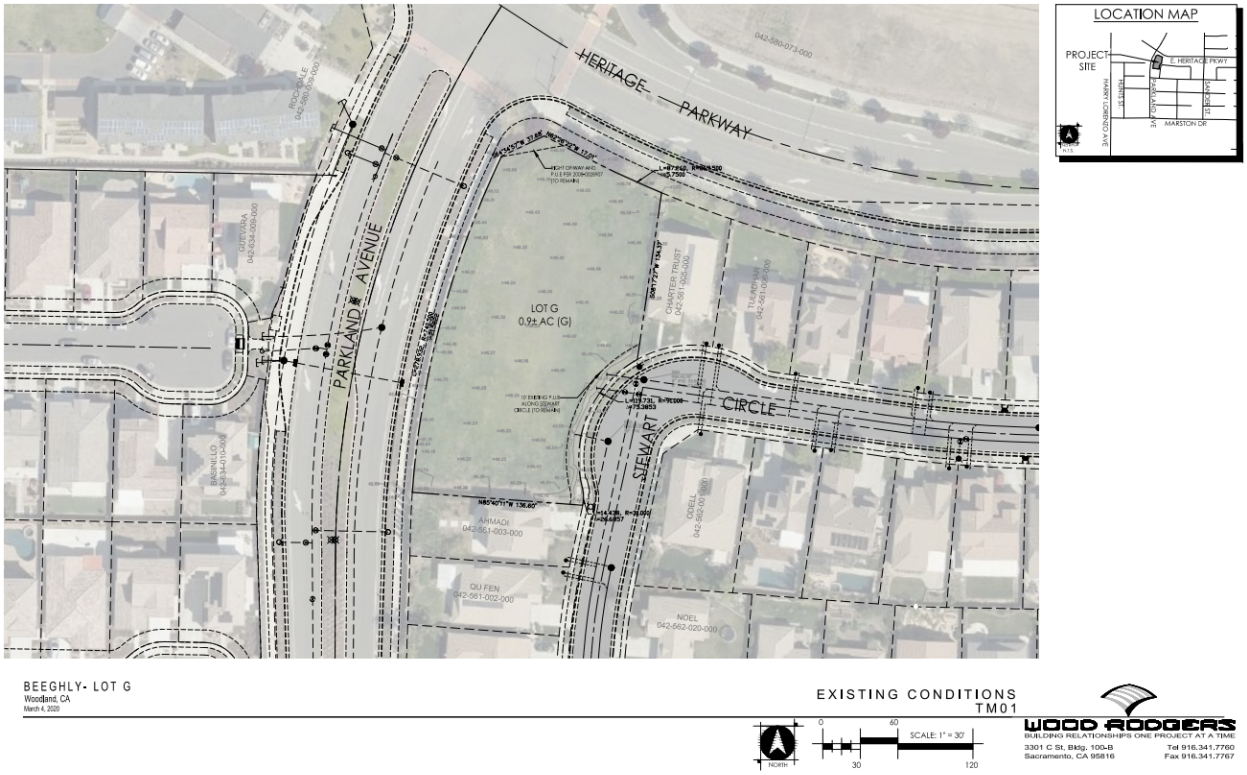

Exhibit B

BN 40293537v6
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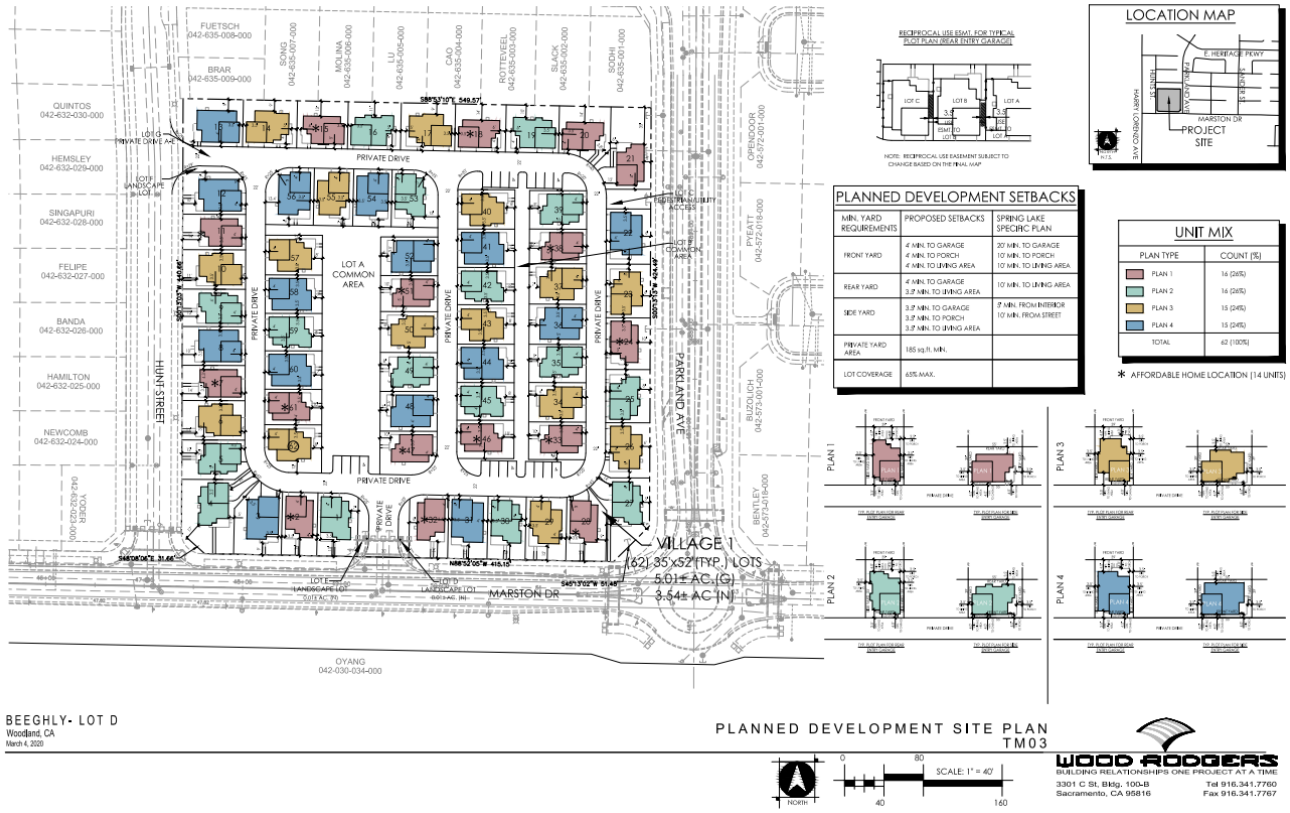
EXHIBIT "C"

(Development Plan Lot D and Lot G)



Planned Develoment Site Plan - Lot D

Exhibit C

BN 40293537v6
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Planned Development Site Plan Lot G

Exhibit C

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EXHIBIT "D"

(Conditions of Approval)

Included as Attachment 5A to the September 17, 2020 Planning Commission Staff Report.

EXHIBIT "E"

(Project Fees) *V. 8.26.20*

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	131
Storm Drainage Facilities	Included in SLIF	Included in SLIF
Subtotal	**29,699**	**18,895**

*Units under 1,450 square feet may be charged at the Spring Lake Multi-Family rate

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

- SLIF fees for SFD $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 $216/DUE for the construction of transit capital improvements;
- Public transit operations fee of $36 for MFU;
- Fiscal Deficit mitigation fees of $1,050 for MFU; and
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees, amount to be determined at final map, estimated $40 per MF unit

SLIF AND GENERAL PURPOSE FEE

The Development Impact Fees set forth in this Exhibit "E" shall be charged to the Project. Exhibit "E" includes the updated SLIF adopted by CITY consistent with state constitutional and statutory requirements. If the OWNER does not provide the required number of units, then the OWNER shall pay a SLIF Shortfall fee as defined in the SLIF fee update. OWNER shall additionally pay a General Purpose Fee. When the General Purpose Fee is added to the updated SLIF, the total amount of both the General Purpose Fee and the updated SLIF shall be three thousand dollars ($3,000.00) per Project dwelling unit. This $3,000 fee shall be subject to annual CCI increases.

Exhibit E

Exhibit "F"
(Existing Land Use Regulations)

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)
- Woodland 2035 Climate Action Plan (CAP)
- Spring Lake Specific Plan (SLSP)
- SLSP Mitigation Monitoring Plan (MMP)
- SLSP Affordable Housing Plan

EXHIBIT __
BEEGHLY RANCH
PROJECT CONDITIONS OF APPROVAL
LOT D AND LOT G
TSM NOS. 5196 AND 5197
9.10.20

DRAFT CONDITIONS:

GENERAL CONDITIONS

1. Project Approval. The Beeghly Ranch R-15 project (Lot D and Lot G) 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 Beeghly Ranch Lot D and G project as proposed by the applicant TL Partners X LP, except as modified by these conditions of approval. The Project approval includes a, Zoning Amendment, Planned Development Overlay, Conditional Use Permit, Site Plan, Design Review, Tentative Maps 5196 and 5197, and an amended and restated Development Agreement.

2. Development Agreement. The Development Agreement between the City of Woodland and TL Partners X LP, as approved by City Council on (Month) (Day), 2020, is 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 Spring Lake 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. Informing Agencies & Subcontractors. Secure approval and satisfy applicable 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.

6. 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.

7. 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 Formation documents 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.

8. 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 operating 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.

9. 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.

10. Affordable Housing. The project is responsible for providing 17 low-income affordable units. Prior to approving the final map, the applicant and City shall enter into an Inclusionary Housing Agreement as required by the Spring Lake Affordable Housing Plan consistent with the terms for providing affordable housing set forth in the project Development Agreement Section 4.8.

11. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Spring Lake Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).

12. Backbone Infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Spring Lake Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).

13. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Spring Lake Development Regulations 2.7, 6.23 and 6.37.

COMMUNITY DEVELOPMENT

14. 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.

15. Design Review. The site shall be developed and maintained in accordance with the approved plans as part of the Beeghly R-15 Project for lots D and G, 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.

16. Requirements of all Agencies. The applicant shall secure approval and satisfy requirements of all agencies with jurisdiction prior to operating.

17. 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.

18. Setbacks and Lot Standards/Planned Development Standards. Setbacks and other area requirements for all homes and related structures shall be consistent with the requirements of Table 2.4 (as amended) of the Spring Lake Specific Plan and the approved Planned Development standards as provided in the City Council Resolution approving the Tentative Subdivision Map, Conditional Use Permit and Planned Development.

19. Lot D North Boundary Setback. The applicant shall revise the plans as necessary to provide a minimum 10 foot setback for units along the north property boundary. The Planned Development Map and standards shall be modified accordingly prior to issuance of the first building permit.

20. Driveway Entrances. Textured, colored, stamped concrete design or a similar design shall be provided at the primary driveway entrances behind the sidewalk and shall be a minimum 10-feet in width

21. 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 meets all measures as outlined in the Climate Action Plan checklist. Verification will be required prior to issuance of building permits.

22. Photovoltaic Panels. The project shall \meet all State and Energy Code requirements. .

23. 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 State 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.

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

25. 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, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.

    d. Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.

    e. Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.

    f. Any additional information and specifications as required by the State's Water Efficient Landscape Ordinance for residential landscapes.

26. Compliance with City and State Water Conservation Ordinance. The project shall comply with City and State Water Conservation Ordinances, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.

27. Tree Planting. All trees shall be planted and staked with Reddy stakes (or equivalent) in accordance with city standards.

28. Shade Tree Planting. Owner shall endeavor to plant larger canopy shade trees adjacent to uncovered parking stalls.

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29. 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.

30. Tree and Utility Planting Plan. Due to the smaller lots, utilities shall be carefully located in order to allow to the extent possible 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.

31. 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).

32. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Spring Lake Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).

33. Light Pole Location. Light poles shall not conflict with planting or shade trees throughout the site. OWNER shall submit plans for review and approval prior to issuance of final map. Street lights proposed for the interior of the project will have a unique design separate from Spring Lake and will be LED with upper dark sky compliant shielding.

34. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2. The project shall install LED streetlights to meet City Standards in effect at the time improvement plans are completed.

35. 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

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provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.

36. Fencing Plan. Prior to issuance of building permits submit a final fencing plan shall be submitted 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. Fencing plan shall demonstrate adequate fencing design along property lines that abut existing homes. Fencing along property boundaries shall be six-feet in height as measured from pad grade elevation on the highest side.

37. Privacy Perimeter Walls along Pioneer/Parkland Avenue. Masonry privacy wall along Pioneer Parkland shall be consistent in design and material with existing walls on Pioneer/Parkland Avenue and the existing wall design directly north of the project site. The design, including location, height, materials, and color shall be reviewed for consistency prior to the issuance of the first building permit. Sound wall, landscaping and construction of the public improvements shall occur concurrently with adjacent development.

38. Entry Signs. One entryway sign shall be provided at adjacent to a project entry for LOT D. A design specification for these signs shall be prepared for review as part of the landscape plans with public improvements and approval by the Community Development and City Engineer prior to acceptance of the final map.

39. Stucco Texture. A light sand finish stucco texture shall be utilized on all homes and window trim (no lace texture).

MITIGATION MEASURES

40. SLSP Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as 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 survey by a qualified biologist that will include a Raptor and a Ground Nesting Raptor Survey (4.5-3).

41. 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.

42. Ground Nesting Raptor Survey 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.

43. Pre-construction Nest Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1- 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.

44. 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.

45. 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).

46. 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.

47. 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)

48. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

49. 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.

50. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)

51. 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
(LOT D)

1. The applicant shall replace all cracked and broken sidewalk along project frontages.

2. The applicant shall replace all frontage that is not ADA compliant with City Standard ADA compliant driveways, curb, gutter or sidewalk.

3. New entrances to project site shall use city standard commercial driveways, additional at-grade roadway entrances beyond the existing access off Marston will not be permitted. If onsite grades do not work because of the difference in elevation between the two driveways, the at-grade road driveway at Marston shall be removed and reinstalled with commercial standard driveway.

4. Private Roadways shall be constructed to City structural sections, with a minimum of 4" AC over 12" AB.

5. For any utility installation (including storm drainage) that requires trenching in Hunt Drive, Marston Drive, or Parkland Avenue, plans shall meet the requirements for streets moratorium and trench repair per City standards.

(LOT G)

6. The applicant shall replace all cracked and broken sidewalk.

7. The applicant shall replace all frontage that is not ADA compliant with City Standard ADA compliant driveways, curb, gutter or sidewalk.

8. Entrances to project shall use city standard commercial driveways, at-grade roadway entrances will not be allowed.

9. Private Roadways/Alleys shall be constructed to City structural sections, with a minimum of 4" AC over 12" AB.

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10. For any utility installation (including storm drainage) that requires trenching in Stewart Circle, plans shall meet the requirements for streets moratorium and trench repair per City standards.

Easements and Right of Way

11. Appropriate easements shall be required for City maintained facilities located outside of City owned property or the public right-of-way.

12. A seven (7) foot public utility easement back of separated sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.

13. 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 D and G 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

14. All public landscape areas shall connect to onsite water service, meter and irrigation system.

15. Public and private landscape shall be irrigated and maintained by the Homeowners Association for the project. Applicant shall enter a Landscape maintenance agreement with the City.

16. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrent with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed.

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17. Trees within the Public Landscape strip shall be irrigated per City of Woodland Standards via connection to onsite water service, meter, and irrigation system. City will maintain the trees within the public landscape areas.

Wastewater and Sewer Collection System

18. The applicant shall obtain a no-cost Wastewater Discharge Permit from the Public Works Department prior to the issuance of a Building Permit.

19. 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.

20. Sewer Mains shall be 8" in diameter and constructed to public/City standards.

21. 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.

22. The Tentative Map Utility 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.

23. Abandon all unused stubs to the property per city standards.

24. Applicant shall obtain a discharge permit from the State Board of Reclamation prior to ground dewatering.

Storm Water

25. 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 Community Development Department for review and approval. The design features proposed by the applicant shall be consistent with the most recent

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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. Note this study may show the need to increase the pad heights that are shown on the preliminary grading plan.

26. 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.).

27. 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.

28. Abandon all unused stubs to the property per city standards.

Storm Water Quality Control

29. 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.

30. 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.

31. 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

Water Infrastructure

32. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.

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33. 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.

34. 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.

35. The Tentative Map Utility 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.

36. Abandon all unused water taps to the property per city standards.

37. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.

38. The project shall have a separate metered water service that is solely for the landscape irrigation system.

39. The project shall connect to the existing recycled water main with a stub for future irrigation service for park strips on Marston and Hunt Streets. Recycled water will be available within the next 3-4 years, so current irrigation service shall be connected to the potable water main, but should be designed so that the system can be easily converted to recycled water at a time when the service is available. Recycled water service may be bored under the existing roadway.

Grading

40. 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.

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41. 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.

42. 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

43. The Owner shall pay all fees as identified in the Development Agreement for this project.

44. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

45. 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.

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

General Conditions

47. Other than on-site street width, all civil improvements for water, sewer, storm, electrical, roadway sections, markings, and appurtenances shall conform to City Standards.

48. Prior to final map the applicant shall submit and have approved, a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.

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

50. 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.

51. 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.

52. Submit proposed Street names to fire department for approval with a copy to Public Works prior to improvement plan or final map submittal.

53. Conform to any mitigation measures outlined in the Environmental Impact Report (E.I.R.) and traffic study (applicable mitigation requirements still under review by staff).

54. Public improvements in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights, and landscaping improvements.

55. Submit an application for reapportionment of assessments with the parcel map or subdivision map.

56. 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.

57. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.

58. Final map shall tie into two City control network monuments in accordance with the City's electronic submission ordinance.

59. Map shall be forwarded to YCTD and comments are to be incorporated into the final tentative map.

60. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact the Environmental Resource Analyst, at (530) 661-2063 for more information.

61. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.

62. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.

BUILDING

DRAFT

63. 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

64. Other City and County Agencies (Health, Fire, Public Works, and Planning) may be required to approve the project prior to a building permit be issued.

    i. Recycle plan is required at time of permit issuance along with a $1000 deposit.
    j. Prior to **any** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.

65. 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.

66. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

67. 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.

68. A soils investigation report shall be provided as specified in section 1803.2 of the 2016 CBC.

69. 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

DRAFT

70. Minimum turning radius for all fire apparatus access roads shall be minimum of 20’ inside, 40’ outside.
71. Fire apparatus access roads shall have an unobstructed width of 20 feet or 12 feet for divided roadways.
72. As proposed width is 20-feet, no parking shall be allowed on either side of the internal roadway.
73. Residential fire sprinklers shall be designed and installed per NFPA 13D
74. Fire hydrant fire flow and spacing shall be designed and installed per 2016 CFC

DRAFT

Tim Lewis
COMMUNITIES
Bringing five-star quality home

HOME BUILDING
LAND DEVELOPMENT

3500 Douglas Boulevard
Suite 270
Roseville, CA 95661
916.783.2300
916.783.2303 fax

August 31, 2020

Re: **Proposed Project – Beeghly Ranch**

Dear Neighbor:

On behalf of Tim Lewis Communities, I wanted to reach out to inform you about Beeghly Ranch, an upcoming residential project within your Woodland community. The project is being proposed by Tim Lewis Communities, a Northern California home builder that has been constructing homes for nearly forty years.

Beeghly Ranch is made up of two separate parcels (referred to as Lot D and Lot G) totaling six acres and proposing 72-single family detached homes, situated on lots ranging from 2,300 to 3,300 square feet. Enclosed in this letter are maps depicting the community layout. The community will be comprised of all two-story homes that will range in size from 1,450 to 1,908 square feet. Each home will have a traditional two-car garage, a private yard, and environmentally friencly features such as solar panels, energy efficient fixtures and appliances.

Beeghly Ranch will provide its residents with a landscaped private park furnished with shade structures and seating areas, providing passive recreation area for residents. Paseoes & walk-thrus safely link the neighborhood to the outside community, encouraging walking and biking as means for alternative transportation. A Home Owners Associtaion (HOA) will be established to maintain the park, interior roads & passeos, and landscaping. The HOA will also be responsible for enforcing the CC&R's, which is helpful to enforce architectural standards, parking regulations, and other important community matters.

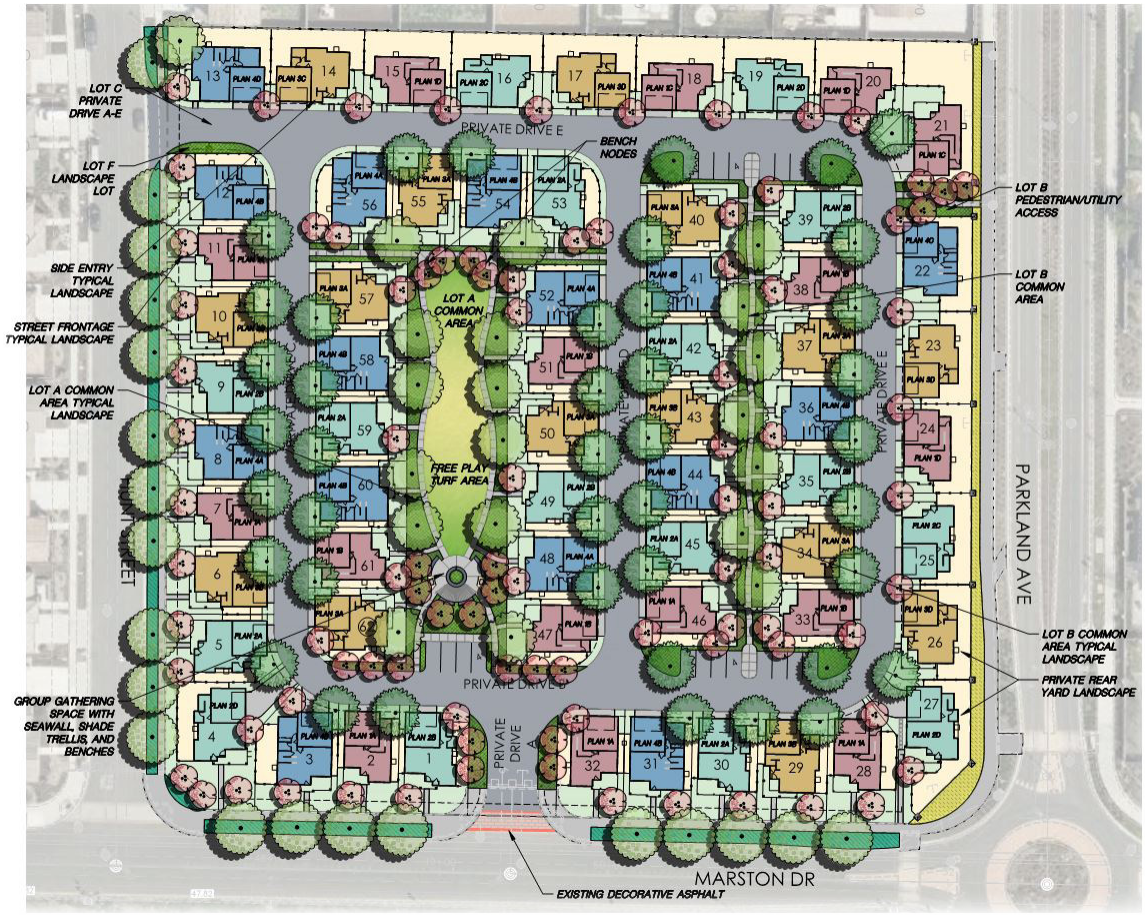
The project will be seeking its legislative approvals during September and October of this year. If successful, the tentative schedule for Beeghly Ranch anticipates breaking ground during fall 2020, with model home construction starting Spring 2021, and new families moving in summer 2021. Completion of the community is anticipated in Spring 2024. This schedule is subject to change.

Beeghly Ranch is a good project for the Woodland community because it furthers the City's vision of the Spring Lake Specific Plan, providing housing that blends with the surrounding neighborhood. This much-needed housing will appeal to range of homebuyers, and will eliminate the unisighlty vacant parcels that have been overtaken by weeds and debris. More information on Beeghly Ranch can be found at the City of Woodland Planning Department (300 First Street, Woodland CA), or you can contact me, Aaron Ross-Swain by email at Aaron@Fieldstoneconsult.com.

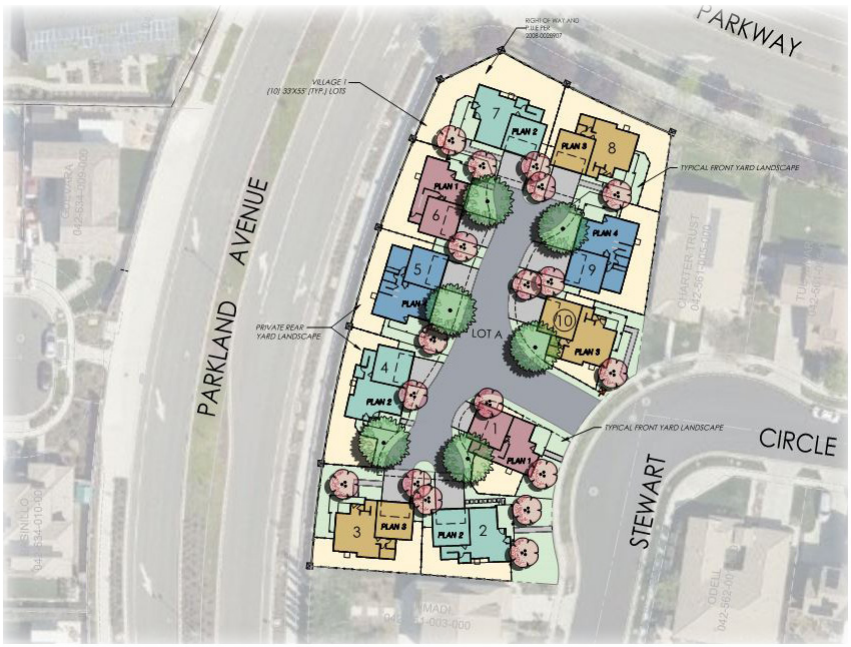
Sincerely,

Aaron Ross-Swain
Tim Lewis Communities

Beeghly Ranch Site Plans



LOT D SITE PLAN



LOT G SITE PLAN

Tim Lewis COMMUNITIES
Bringing five-star quality home

TO: THE MEMBERS OF THE PLANNING COMMISSION
AGENDA: Planning Commission Meeting - Via Teleconference
DATE: September 17, 2020
ITEM #: I.3
SUBJECT: SUBJECT: Tentative Parcel Map No. 5203 for 1546 and 1556 Hutchison Valley Drive

Recommendation for Action:
Staff recommends that the Planning Commission take action on the following:

1. Receive the staff report;
2. Conduct the public hearing;
3. Adopt Planning Commission Resolution No. 20-13 approving the three-lot, Tentative Parcel Map No. 5203 and confirming that the project is exempt from environmental review consistent with California Environmental Quality Act Class 15 Minor Land Division Exemption.

Staff Contact:
Anna Canales (530) 661-5819, anna.canales@cityofwoodland.org

Background:
On December 14, 2004 The City Council approved Tentative Subdivision Map 4577 and a Planned Development Overlay from R-1 to R-1/PD. The rezone request included parcels along the south side of Hutchison Valley Drive, including the two subject parcels at 1546 and 1556 Hutchison Valley Drive. The Planned Development (PD) overlay allowed parcels on the south side of Hutchison Valley Drive to have a minimum lot size of 4,000 square feet.

On July 10, 2020, project applicant, Steven Killmer, submitted Planning Application PLNG-20-00027 for a proposed three-lot Residential Parcel Map located on south side of Hutchison Valley Drive. The property is located within the Single Family Residential Zone (R-1) and designated Low Density Residential (LD) under the City General Plan. Though the applicant anticipates future development, an application for design review of the buildings has not yet been submitted and the Planning Commission is asked to review and approve only the proposed Tentative Parcel Map at this time.

Site Location: 1546 -1556 Hutchison Valley Drive

Applicant/Owner: Tres Damas LLC

APN(s): 066-302-031 & 066-302-032

Adjacent Land Uses and Zoning:
The project site is surrounded by Single Family Residential Zoning (R-1) and single family homes to the north, south, east, and west.

Flood Zone: 06113C0465H (FEMA Flood Map) Not in a flood zone

Street Access: Hutchison Valley Drive

Project Site Description:
The project site is located on the south side of Hutchinson Valley Drive and consists of two existing parcels of a cumulative 0.34 acres (14,810 square feet) in size and is located in the City Single Family Residential Zone (R-1). The lots are currently vacant with complete curb, sidewalk and gutter.

Project Description:
The project includes a request for a three-lot tentative parcel map to allow for future development of three new single family dwellings. The existing 0.34 acre (14,810 square feet) project site would be divided resulting in two lots of 0.12 acre (5,375 square feet) and one lot of 0.11 acre (5,000 square feet). All utilities are existing and available to serve the proposed residential development. The applicant anticipates a future submittal for architectural Site Plan and Design Review.

Environmental Assessment Status:
Pursuant to the California Environmental Quality Act ("CEQA"), the proposed project is exempt from CEQA review per CEQA regulation (Class 15 Minor Land Division Exemption). A Class 15 Minor Land Division Exemption (Section 15315) applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.

The project is consistent with both the 2035 General Plan and City Zoning Code. The parcel map will enable residential development within the development density and intensity envisioned in the General Plan and permitted by the Zoning Code. The site is less than one acre in size and is surrounded on all sides by development of similar scale and intensity.

Parking will be provided both on-site for each lot and on-street parking is available immediately adjacent to the project site and in the immediate area along Hutchison Valley Drive. Construction related noise will be of limited duration and restricted to the hours of 7am to 6pm Monday through Saturday and 9am to 6pm Sundays. Future use shall be subject to applicable noise standards.

The project is further deemed "developed," and subject only to applicable Habitat Conservation Plan (HCP), Avoidance and Minimization Measures.

Prior to taking an action to approve the project as recommended, the Planning Commission is required to confirm the environmental determination in conjunction with action on the project. If this project is approved, staff will file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5, Section 15062(a) of the CEQA guidelines.

Discussion:

City of Woodland Subdivision Ordinance:
The Tentative Parcel Map, as conditioned, complies with the City of Woodland's Subdivision Ordinance.

General Plan Consistency: The project is consistent with General Plan Land Use Policies as follows:

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.D.I Jobs/Housing Relationship**.** Promote and support the development of a balance of residential, commercial, and industrial development within the city. Encourage a variety of job and housing types to provide a range of employment and housing opportunities for all city residents. Maintain a jobs to housing ratio citywide of at least 1:1 to optimize the supply and demand for both, reduce commute trips and overall vehicle miles traveled (VMT), and make communities less dependent on single occupancy vehicle trips.

Policy 2.E.4 Bike and Pedestrian-Orientation. Create walkable, pedestrian-scaled blocks that feature sidewalks and bikeways that are safe, comfortable, and inviting.

The proposed three-lot residential parcel map meets these policy objectives by redeveloping underutilized parcels within the Single Family Residential Zone. The Low Density Residential land use designation within the City General Plan allows for a density of 1.0 to 8.0 dwelling units per gross acre.

Zoning Consistency
There are no proposed changes to the existing zoning of Single Family Residential Zone.

Land Use
Proposed three-lot residential parcel map is consistent with allowed uses under the City Zoning Ordinance. The zoning land use designation for the site is Single Family Residential. Future residential development of the site is a permitted, "by-right" use, subject to staff level Site Plan and Design Review. Tentative Parcel Maps require Planning Commission review and approval.

Off-Street Parking:
Future residential development is required to provide two on-site parking spaces per single family residential unit. There is additional on-street parking available along Hutchison Valley Drive in immediate proximity to the project.

Future Residential Development
Future development of the site shall be subject to staff level Site Plan and Design Review approval. Future development shall meet development standards and regulations as outlined in the City's General Plan and Zoning Code and as part of the previously approved Planned Development Overlay (PD).

Tentative Parcel Map
The project includes a request for a 3-lot tentative parcel map. The proposed parcels A and B will be 5,375 square feet (.12 acre) in size and Parcel C will have an area of 5,000 square feet (.11 acre). Lots range from 63.50 feet to 55 feet in width and all three proposed lots are 90 feet in length/depth. The minimum lot size in the City Single Family Residential Zone is 5,000 square feet. The project site is part of a Planned Development

overlay allowing for the project area to have a minimum lot size of 4,000 square feet. The proposed building envelopes meet all applicable setback requirements.

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 300 feet of the project site

Applicable Laws, Codes and Ordinances:
The project is subject to several laws, codes and ordinances:

- The California Environmental Quality Act (CEQA)
- City of Woodland General Plan
- City of Woodland Zoning Ordinance
- City of Woodland Subdivision Ordinance

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

Entitlements:
The Planning Commission shall base its decision on the conformity of the tentative map. With the requirements of the Subdivision Ordinance, the Zoning Ordinance, the General Plan, any applicable specific plans and any other applicable ordinance, resolutions or provisions of law. If the tentative map complies with all of the requirements of the Chapter and the Subdivision Map Act, the Planning Commission may approve or conditionally approve the map.

Appeal:
The subdivider, or any party adversely affected by the decision, the City Planning Commission, an individual City Planning Commissioner, or the City Manager or Community Development Director, may appeal any action of the Planning Commission with respect to a tentative map to the Planning Commission within (10) days after the action of the Planning Commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Planning Commission, an individual City Planning Commissioner, the City Manager, or Community Development Director. Any such appeal shall be filed with the City Clerk and, except an appeal by the City Planning Commission, a City Planning Commissioner, or the City Manager, shall be accompanied by a filing fee as prescribed by Planning Commission resolution. Upon the filing of an appeal, the City Clerk shall set the matter for hearing. Such hearing shall be held within thirty days after the date of filing the appeal. Within ten days or at its next regular meeting following the conclusion of the hearing; the City Planning Commission shall render its decision on the appeal.

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

Motion: Move that the Planning Commission recommend approval of the Tentative Parcel Map 5203 based on Findings of Fact and subject to Conditions of Approval by taking the following action:
- Adopt Planning Commission Resolution No. 20-13 approving the 3-lot, Tentative Parcel Map No. 5203 and confirming that the project is exempt from environmental review consistent with California Environmental Quality Act Class 15 Minor Land Division Exemption.

Prepared By: Anna Canales, Assistant Planner

Reviewed By: Cindy Norris, Principal Planner

Attachments:
1. Attachment One - Resolution
2. Project Information Summary Sheet
3. Exhibit A - TPM
4. Exhibit B - Conditions of Approval
5. Planned Development (12.14.04)
6. General Application

RESOLUTION NO. PC 20 - _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WOODLAND APPROVING TENTATIVE PARCEL MAP NO. 5203 LOCATED AT 1546-1556 Hutchison Valley Drive

(APN(s) 066-302-031 & 066-302-032)

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on September 17, 2019 to review and consider a request for Tentative Parcel Map No. 5203, to divide two existing parcels with a cumulative size of .34 acres into 3 parcels A and B of 5,375 square feet, and C of 5,000 square feet as shown in **Exhibit A**. The property is located at 1546-1556 Hutchison Valley Drive (APN(s) 066-302-031 & 066-302-032); and

WHEREAS, the proposed project, as conditioned, is consistent with the provisions that have been outlined by the General Plan and meets all regulatory requirements of the Zoning Ordinance, and Subdivision Map Act; and

WHEREAS, pursuant to California state law and the Woodland Municipal Code, public hearing notices were mailed to all property owners within an area of a three hundred foot radius of the subject property, and a public hearing notice was published for a minimum of ten days prior to the public hearing in the Woodland Daily Democrat; and

WHEREAS, the site for the intended use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use and required provisions of the Zoning Code and satisfies all minimum physical standards required under the City's Zoning Code for a residential development; and

WHEREAS, the proposed use will be organized, designed, constructed, operated, and maintained so as to be compatible with the character of the area as intended in the General Plan; and

WHEREAS, the proposed use will not constitute a nuisance or be detrimental to the public welfare of the community, the use would be consistent with existing and permitted uses in the area and all conditions and requirements deemed necessary and in the public interest have been or will be met as they have been imposed on the application approval to reduce the impact of the use and/or future use on adjacent properties and vicinity; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the proposed parcel map is exempt from CEQA review per CEQA regulation (Class 32 Infill Exemption) § 15315 which applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, and all services and access to the proposed parcels to local standards are available.; 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 and determinations with respect to the proposed Tentative Parcel Map No. 5203 at 1546-1556 Hutchison Valley Drive:

Section 1. The proposed Tentative Parcel Map is consistent with the City's General Plan. The proposed Tentative Map will implement the General Plan by providing the opportunity for infill, residential development within the community.

Section 2. The Tentative Parcel Map depicts a site that is physically suitable for development. There are no conditions that would render the property unsuitable for residential development.

Section 3. The site is physically suitable for the proposed density of development. The site is of sufficient size and shape to allow the proposed density, and the parcel will be able to accommodate future development of residential uses given the shape and topography of the Project site.

Section 4. The design of the parcel or the proposed improvements will not create substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Section 5. The design of the proposed parcel will not cause serious public health problems and is not anticipated to have substantial negative impacts on Project residents or occupants of the surrounding area.

The Planning Commission does hereby approve Application No. PLNG-20-00027 for Tentative Parcel Map No.5203 (**Exhibit A)**, subject to the recommended conditions of approval as provided in **Exhibit B**.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the **17th day of September, 2020**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Kirby Wells, Chairperson

ATTEST:

_____

Cindy Norris, Principal Planner

Exhibit A – Tentative Parcel Map No. 5203
Exhibit B – Conditions of Approval

Exhibit A

[Insert Site Plan, Elevations, Landscape Plan]

Exhibit B

[Conditions of Approval]

PROJECT INFORMATION SUMMARY SHEET

Tentative Parcel Map No. 5203 – 1546 -1556 Hutchison Valley Drive: The applicant is requesting approval for the proposed Tentative Parcel Map No. 5203. The request is to subdivide two parcels of a cumulative size of .34 acres into three parcels A and B of 5,375 square feet, and C of 5,000 square feet. The requested land division will allow for the future development of three new single family homes; however, there is no current application for development.

Location: 1546 – 1556 Hutchison Valley Drive

Applicant/Owner: Tres Damas LLC

Environmental Report: Categorical Exemption

APN: 066-302-031 & 066-302-032

Project Planner: Anna Canales, Assistant Planner

Staff Recommendation: Conditional Approval

Report For: Planning Commission Public Hearing – September 17, 2020

General Plan Designation: Low Density Residential

Existing Land Uses & Zoning:

DIRECTION	LAND USE	ZONING
North	Single Family Homes	R-1
South	Single Family Homes	R-1
East	Single Family Homes	R-1
West	Single Family Homes	R-1

Flood Zone: N/A

Street Access: Hutchison Valley Drive

TENTATIVE PARCEL MAP #5203

1546-1556 HUTCHISON VALLEY DRIVE
APN(S): 066-302-031 & 032
WOODLAND, YOLO COUNTY, CALIFORNIA
AUGUST 2020 SCALE: 1"=10'
RFE ENGINEERING, INC.

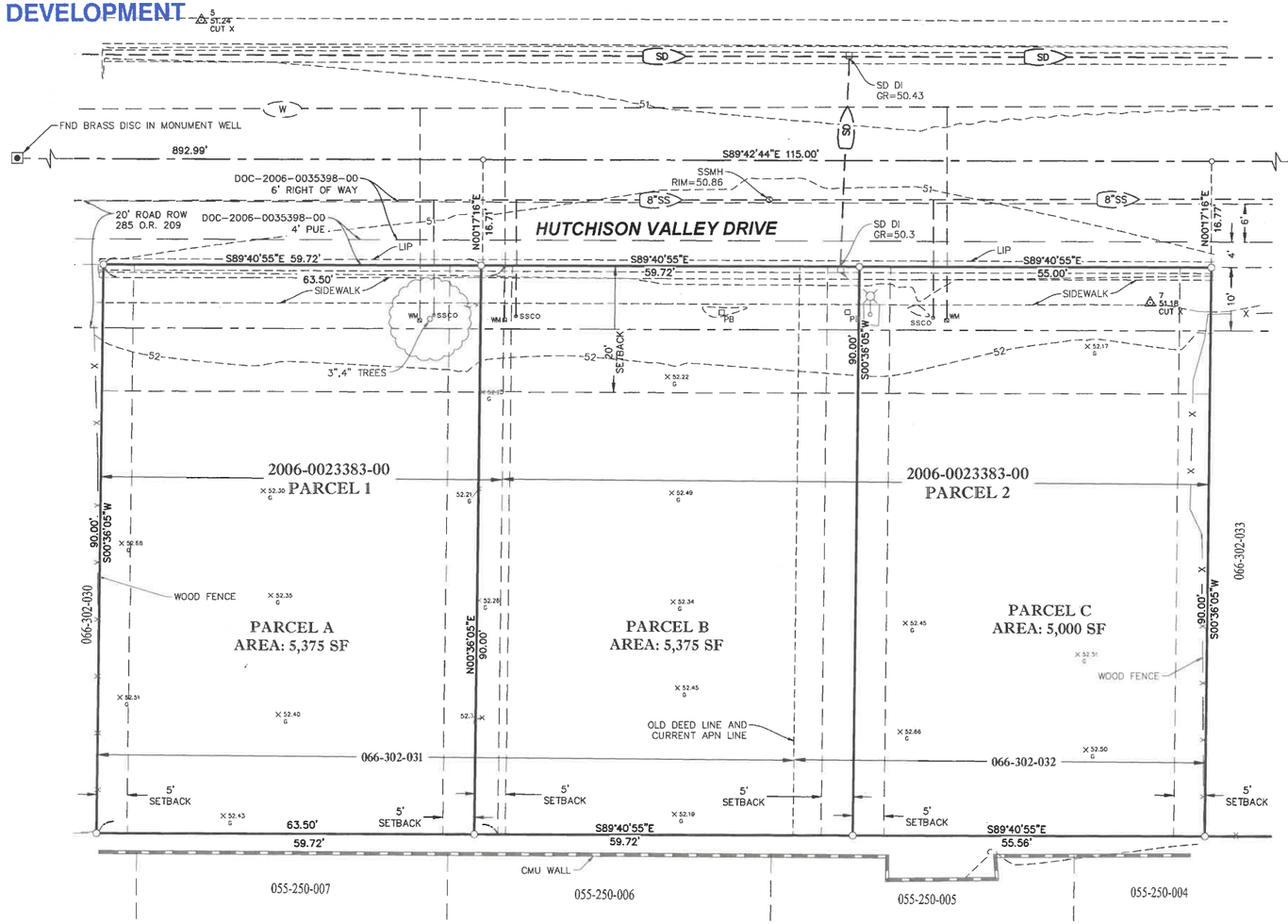
RECEIVED
City of Woodland
AUG 31 2020
COMMUNITY DEVELOPMENT

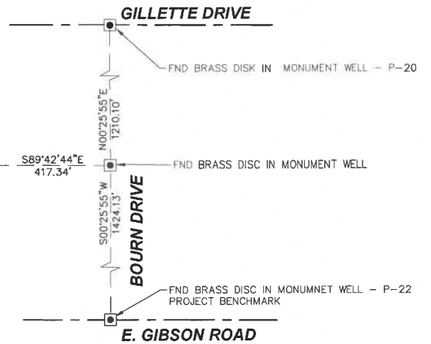
LEGEND:

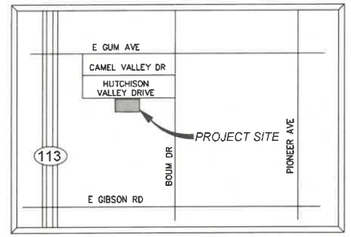
- MONUMENT LINE
- BOUNDARY
- RIGHT OF WAY
- PARCEL LINES
- EASEMENT
- FENCE
- RETAINING WALL
- SEWER MANHOLE
- WV WATER VALVE
- STREET LIGHT
- PB ELECTRICAL PULL BOX
- TREE
- 1440 INDEX CONTOUR
- INTERMEDIATE CONTOURS
- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER
- SURVEYED POINTS
- 100 100.00 PK SURVEY CONTROL POINT
- FOUND MONUMENT IN WELL
- DIMENSION POINT - NOTHING FOUND OR SET
- ( )(1) RECORD INFORMATION PER 2010 MAPS 82-83

ABBREVIATIONS

DI	DRAIN / DROP INLET
(E)	EXISTING
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	PROPOSED FINISHED FLOOR
FG	FINISHED GROUND
G	GROUND
LIP	LIP OF GUTTER
MH	MAINTENANCE HOLE
PB	PULL BOX
℄	PROPERTY LINE
POC	POINT OF CONNECTION
PUE	PUBLIC UTILITY EASEMENT
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK OR SOUTHWEST
W	WATER
WV	WATER VALVE
WM	WATER METER







VICINITY MAP
NOT TO SCALE

10 0 10 20
1 INCH = 10 FEET

EROSION CONTROL STATEMENT:

IT IS ANTICIPATED THAT ALL UNDEVELOPED AREAS (SOFT SCAPE) WILL BE PROVIDED TURF, BARK MULCH, GRAVEL, OR A COMBINATION THEREOF TO HELP RESIST EROSION AND SEDIMENT TRANSPORT. OVERALL SITE IS RELATIVELY FLAT AND THERE IS MINIMAL CONCERN OF STORMWATER RUNOFF CREATING EROSION IMPACTS ON THE SITE.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT THIS IS A CORRECT REPRESENTATION OF A TOPOGRAPHIC SURVEY MADE UNDER MY DIRECTION IN APRIL 30, 2020.

LICENSED LAND SURVEYOR STEPHEN B. KILMER 07-09-2020 Exp. 03-31-22 LS 8097 STATE OF CALIFORNIA

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06113C0465H DATED: 05/16/2012

TOPOGRAPHIC SURVEY:

BY: RFE ENGINEERING, INC.
DATE OF FIELD SURVEY: APRIL 30, 2020

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF WOODLAND BENCHMARK NO. P-22, WHICH IS A1.5" BRASS DISC IN MONUMNET WELL AT THE INTERSECTION OF EAST GIBSON ROAD AND BOURN DRIVE.

ELEVATION = 48.715 NAVD 88 DATUM

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 33, SHOWN AS N00°25'55"E ON THAT MAP FILED IN BOOK 2010 OF MAPS AT PAGES 82-83, YOLO COUNTY RECORDS AND WAS ESTABLISHED FROM FOUND RECORD MONUMENTS SHOWN ON SAID MAP.

SETBACKS:

FRONT YARD REQUIREMENT - 20' MIN
STREET SIDE-YARD REQUIREMENT - 15' MIN
SITE YARD REQUIREMENT - 5' MIN

EXISTING USE:

VACANT

PROPOSED USE:

SINGLE FAMILY DWELLINGS

OWNER/DEVELOPER:

TRES DAMAS LLC
FABIAN AND VERONICA BOLIVAR
1296 E. GIBSON ROAD
WOODLAND, CA 95776
530-681-5235

ENGINEER & SURVEYOR

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

WATER SUPPLY:

CITY OF WOODLAND

SEWER:

CITY OF WOODLAND

DRAINAGE:

CITY OF WOODLAND

FIRE PROTECTION:

WOODLAND FIRE DEPARTMENT

ASSESSOR'S PARCEL NUMBER:

066-302-031 & 032

LEGAL DESCRIPTION:

PARCELS 1 AND 2 AS DESCRIBED IN DOCUMENT NO. 2006-0023383-00, YOLO COUNTY RECORDS.

TITLE REPORT:

THE TITLE REPORT USED FOR THIS TENTATIVE MAP WAS FURNISHED BY CHICAGO TITLE COMPANY, AND IS NUMBERED PSJP-6062000727-LL AND DATED JANUARY 24, 2020.

NOTES:

1) MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

2) MAP CONFORMS WITH ALL REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

PRELIMINARY PLAN DRAFT - NOT FOR CONSTRUCTION

NO.	BY	CHECK
	SBK	RFE
	DD	RFE

DESIGN
DRAWN
QUANT.

0 1 2 ORIGINAL SCALE IS IN INCHES

RFE ENGINEERING, INC
Civil Engineers - Planners - Surveyors
2260 Douglas Blvd., Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

TRES DAMAS LLC
FABIAN AND VERONICA BOLIVAR
1296 E. GIBSON ROAD
WOODLAND, CA 95776
530-681-5235

1546-1556 HUTCHISON VALLEY DR
WOODLAND, CA

TENTATIVE PARCEL MAP #5203

Drawing of Total
Sheet 1 of 1

8/31/2020

RFE PROJECT #20055 – 1546 HUTCHISON DR, WOODLAND, CA

Z:\2020 Projects\20055 1546 Hutchison Valley Dr Woodland\Survey\MAPPING\Tentative Map\20055 TENTATIVE PARCEL MAP.dwg Aug 31, 2020–02:39 pm

Exhibit B

Conditions of Approval

GENERAL

1. The project is as described in the staff report prepared for the September 17, 2020 Planning Commission meeting to approve Parcel Map No. 5203 to divide the property located at 1546 & 1556 Hutchison Valley Drive into three separate parcels, Parcel A of 5,375 square feet, Parcel B of 5,375 square feet, and Parcel C of 5,000 square feet. The project shall be carried out in substantial compliance as depicted on the submitted Tentative Parcel Map No. 5203 dated August 31, 2020, included in Exhibit A, except as modified in these conditions of approval and with any changes necessary to meet city codes and specifications.

2. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

3. Secure approval and satisfy requirements of all agencies of jurisdiction.

4. Upon approval, the applicant will be required to submit a final parcel map. Prior to official recordation of the legal description and revised lots, the Community Development Department must approve this map.

5. Prior to issuance of a Certificate of Occupancy for future development, all conditions of approval and required improvements shall be completed to the satisfaction of the Community Development Department.

6. The applicant will be required to file a copy of the recorded instruments with the City of Woodland Community Development and the Public Works Department upon recordation of the revised parcels.

7. Applicant shall provide the Community Development Department with a check for the sum of $50.00 made out to Yolo County to record the environmental document with Yolo County.

8. Prior to any site work and/or in conjunction with infrastructure plans a tree plan for the existing trees on site, shall be prepared and submitted to Planning per the City of Woodland Municipal Code Section 12.48.090.

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

PLANNING

10. Future Residential Development. Future development of the site shall be subject to Final Site Plan and Design Review approval. Future development shall meet development standards and regulations as outlined in the City's General Plan, Zoning Code and Community Design Standards, as applicable.

11. Any equipment, whether on the roof, the ground, or side of a structure, must be screened in a manner that is architecturally compatible in terms of materials, colors, shape and size.

12. The design of structures shall be varied along a street to create variety and interest. A significant alteration of the massing and composition (not just the exterior colors and materials) of each adjacent house must be accomplished. One model/floorplan design cannot be repeated more frequently than every third house on the same side of the street.

HABITAT CONSERVATION PLAN

The applicant/Owner shall adhere to Yolo HCP/NCCP Avoidance and Minimization Measures for any site work (grading) associated with parcels created by Map No. 5203 as follows:

13. Applicant shall secure approval and satisfy requirements of the Yolo HCP/NCCP

14. ***AMM8, Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.*** Project proponents should locate construction staging and other temporary work areas for covered activities in areas that will ultimately be a part of the permanent project development footprint. If construction staging and other temporary work areas must be located outside of permanent project footprints, they will be located either in areas that do not support habitat for covered species or are easily restored to prior or improved ecological functions (e.g., grassland and agricultural land). Construction staging and other temporary work areas located outside of project footprints will be sited in areas that avoid adverse effects on the following:

Nest sites for covered bird species and all raptors, including non-covered raptors, during the breeding season.

15. ***AMM16, Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite***. The project proponent will retain a qualified biologist to conduct planning-level surveys and identify any nesting habitat present within 1,320 feet of the project footprint. Adjacent parcels under different land ownership will be surveyed only if access is granted or if the parcels are visible from authorized areas.

If a construction project cannot avoid potential nest trees (as determined by the qualified biologist) by 1,320 feet, the project proponent will retain a qualified biologist to conduct preconstruction surveys for active nests consistent, with guidelines provided by the Swainson's Hawk Technical Advisory Committee

(2000), between March 15 and August 30, within 15 days prior to the beginning of the construction activity. The results of the survey will be submitted to the Conservancy and CDFW. If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW and USFWS. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. Up to 20 Swainson's hawk nest trees (documented nesting within the last 5 years) may be removed during the permit term, but they must be removed when not occupied by Swainson's hawks.

For covered activities that involve pruning or removal of a potential Swainson's hawk or white-tailed kite nest tree, the project proponent will conduct preconstruction surveys that are consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). If active nests are found during preconstruction surveys, no tree pruning or removal of the nest tree will occur during the period between March 1 and August 30 within 1,320 feet of an active nest, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

BUILDING

16. This project must meet all criteria and mandates for these City adopted codes or the most current code:

    A. 2019 California Building Code
    B. 2019 California Plumbing Code
    C. 2019 California Mechanical Code
    D. 2019 California Electrical Code
    E. 2019 Building Energy Efficiency Standards
    F. 2019 California Green Building Code
    G. The Code of the City of Woodland

17. 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 $1000 deposit.

    b. Prior to **<u>any</u>** demolition work being performed, clearance from Yolo Solano Air Quality Management District is required.

18. 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.

19. All plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state of California.

20. 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.

21. A soils investigation report shall be provide as specified in section 1803.2 of the 2019 CBC.

DEVELOPMENT SERVICES ENGINEERING

Fees:

22. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.

23. Owner shall pay impact fees in effect at time of building permit.

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.

Construct with building permit:

24. Owner shall upgrade utility connections to City of Woodland Standards and Specifications. If existing services are proposed to be used, they shall be inspected by the City prior to use and brought up to City Standards if the current services do not meet standards. This will include but is not limited to installation of new meter boxes and cleanout boxes, installing new meters and AMR units, and replacing valve on backside of meter according to current standards.

25. Owner shall replace and repair all cracked, broken or otherwise damaged curb, gutter, and sidewalk and/or road damaged during construction.

Site Design and Frontage Improvements:

26. Parcel C driveway shall be a minimum of 5’ away from the edge of the storm drain inlet, utilities, and street light pole. Applicant may want to consider placing driveway on opposite side of the lot.

27. Front yard setback should start at back of walk instead of the middle of the street.

Map Comments

28. Map appears to incorrectly show length of the parcel. Per document number DOC-2006-0035398, 6 feet of right of way was dedicated to align property line with back of walk. Please show right of way line at back of walk.

29. The deed 6' of ROW and 4' easement also appears to be shown incorrectly. The 6' ROW plus the 4' utility easement should line up with the south 10 feet of the road ROW/access easement per document #285 O.R. 209.

Easement Dedications, Right of Way, and map restrictions:

30. No additional right of way or easement is required unless it is determined that deed # 2006-0035398 is shown correctly. In that case, Owner shall dedicate right of way in fee up to back of walk, and a five (5) foot public utility easement at the back of sidewalk.

Storm Water Quality Control

31. 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 site design measures as listen in the City's Post Construction Standards Manual.

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

General conditions:

32. Prior to building permit issuance, owner shall obtain an encroachment permit for all work within right of way, meter boxes and cleanouts, and connections to water and sewer laterals. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.

City of Woodland

COUNCIL COMMUNICATION

AGENDA ITEM

SUBJECT: Public Hearing for Hutchison Valley Drive – A Rezone From R-1 To R-1/PD, Conditional Use Permit, and Tentative Subdivision Map #4594.

DATE: December 14, 2004

PREPARED BY: Paul L. Hanson, AICP, Associate Planner

RECOMMENDED ACTIONS: (1) That the City Council approve a rezone from R-1 to R-1/D (Plan Development) overlay zone, Conditional Use Permit and Tentative Subdivision Map No. 4577. (2) Direct staff to file a notice of exemption with the Yolo County Clerk's Office in conformance with Article 5 §15062(a) of the CEQA guidelines.

BACKGROUND INFORMATION: On October 21, 2004, the Planning Commission heard this request and recommended approval with findings and conditions. (See Enclosure 2 - Staff Report dated October 21, 2004 and video tape of the meeting).

The tentative subdivision map is coming before the City Council because of the request for a rezone from R-1 to R-1/PD requires City Council approval. The rezone request includes the parcels in Tentative Subdivision Map No. 4577 (APN's 066-280-48 & 50) and the existing nine (9) lots south of Hutchison Valley Drive (APN's 066-280-51, 52, 53, 54, 55, 56, 57, 58, 59).

The tentative subdivision map is comprised of two (2) parcels totaling 3.29 acres. The project proposes to subdivide of the property into fourteen (14) single-family lots, four (4) corner duplex lots, and four (4) mid block duplex lots.

The rezone with the PD overlay designation encourages a creative and more efficient approach to the use of land and to provide for greater flexibility in the design of integrated developments than otherwise possible through strict application of zoning regulations. A Conditional Use Permit for a planned development accompanies the rezone.

The PD overlay designation and CUP proposes that the following deviations from City regulations be applied to Tentative Subdivision Map No. 4577 and the existing nine (9) lots (066-280-51, 52, 53, 54, 55, 56, 57, 58, 59) along Hutchison Valley Drive. The original conditions of approval and deviations

APPROVED BY:

Richard Kirkwood
City Manager

to City standards were modified after hearing public input at the Planning Commission meeting.

a. Mid-block duplex on units in the R-1/PD shall be allowed only for lots 19, 20, 21, and 22 of Tentative Subdivision Map #4577.

b. 15-foot front yard setbacks for main house with garages setback 20-feet for all lots.

c. 15-foot front yard setbacks for side-turn garages for 50 foot wide lots (066-280-51, 52, 53, 54, 55, 56, 57, 58, 59) on the south side of Hutchison Valley Drive only.

d. Minimum lot size for single family dwelling shall be 4,000 square feet for lots (066-280-51, 52, 53, 54, 55, 56, 57, 58, 59) on the south side of Hutchison Valley Drive only.

e. 15-foot rear yard setback for the lots (066-280-51, 52, 53, 54, 55, 56, 57, 58, 59) on the south side of Hutchison Valley Drive only. Any patio or similar structure attached to the main house will need to meet adopted setbacks from rear property line.

f. Minimum lot width of 30 foot for providing driveway access to the public right-of-way for the rear portion of parcel APN 066-28-51 should the parcel be subdivided.

g. Reimbursement of fair share cost to extend infrastructure shall be required at lot split, lot line adjustment, construction of a new home or any expansion or additions exceeding 50% of current house value for existing lots along Hutchison Valley Drive.

ISSUES

Several issues were discussed during the Planning Commission public hearing. The neighbors to the north (See Attachment G of Enclosure 2) of the proposed tentative subdivision map requested a prohibition on the construction two-story homes in the new subdivision and not to allow a decrease in the required rear yard setbacks of twenty (20) feet. While the developer has agreed to building only one-story homes, staff needs to mention that the existing homes north of the proposed subdivision are one-story, but their owners are currently allowed to apply for a second story addition.

The request for the rezone does not include a reduction from the twenty (20) foot rear yard setback requirement for proposed parcels north of Hutchison Valley Drive (TSM #4594). Staff is recommending a fifteen (15) foot rear yard setback allowance for existing parcels south of Hutchison Valley Drive (066-280-51, 52, 53, 54, 55, 56, 57, 58, 59) only. Staff is recommending the reduction in the rear yard setback because the existing lots are narrow, typical lot depth is 100' while the existing lots are 80' in depth.

The neighbors to the north also requested that as many trees as possible be preserved. The Planning Commission's Design Review of the proposed homes, plotting master plan, landscaping, walls, fences and screening will take place at a later date along with review of a final Tree Plan which will show specific trees to be preserved and/or replaced and the specific measures to be taken for their preservation.

The issue of traffic along Bourn Drive was a concern of the public and the City's Traffic Engineer has prepared a response:

The City is currently pursuing funding to install a roundabout at the intersection of Gum Avenue and Bourn Drive due to concerns about speeding along both Gum Avenue and Bourn drive. The City's Traffic Engineer is working on a request and petition to perform a Traffic Calming Warrant analysis along Bourn Drive. The residents on Bourn Drive were the only ones thus far to submit their petition to study if traffic calming measures are warranted, as per the program guidelines that were established by City Council in 1999. The results of their petition were that "active" traffic calming measures are warranted.

The proposed roundabout is an active traffic calming measure. The City received word last spring that we were unsuccessful in our request for "Safe Route to School" Grant Program Funding. This project is not a good candidate for this grant program. Since that time the City's Traffic Engineer has been striving to marshal the funds from some other source to install this improvement. So far we have been able to raise approximately $40,000 of the estimated $120,000 needed to install the roundabout.

The other active traffic calming device proposed to alleviate some of the mid-block speeding would be the installation of a speed hump midway between Gum Avenue and Gibson Road along Bourn Drive. The speed hump would be gradual enough to hardly be noticeable by anyone traveling at safe and prudent speeds. Unlike a speed bump, which is more abrupt. The speed humps could have a pedestrian crosswalk along the top of one or both of them in order to enhance school pedestrian safety. It would logically be located on Bourn Drive at Ammons Street. Costs would be about $8,000 per pair. The Traffic Engineer recommends that the City Council add the condition to the subdivision map approval of providing the installation the speed humps on Bourn Drive.

STAFF COMMENTS

The proposed infill project will facilitate providing City water, sewer, and storm drainage to nine (9) existing lots. At this time, the Yolo County Environmental Health does not automatically require that the existing residents connect to City water and sewer, however the fees to connect to City services will be increasing substantially in next few months and the existing residents may want to consider initiating the "hookup" process in order to avoid the fee increases. A condition of approval has been added providing a "window" for paying existing fess until September 1, 2005.

CONCLUSION

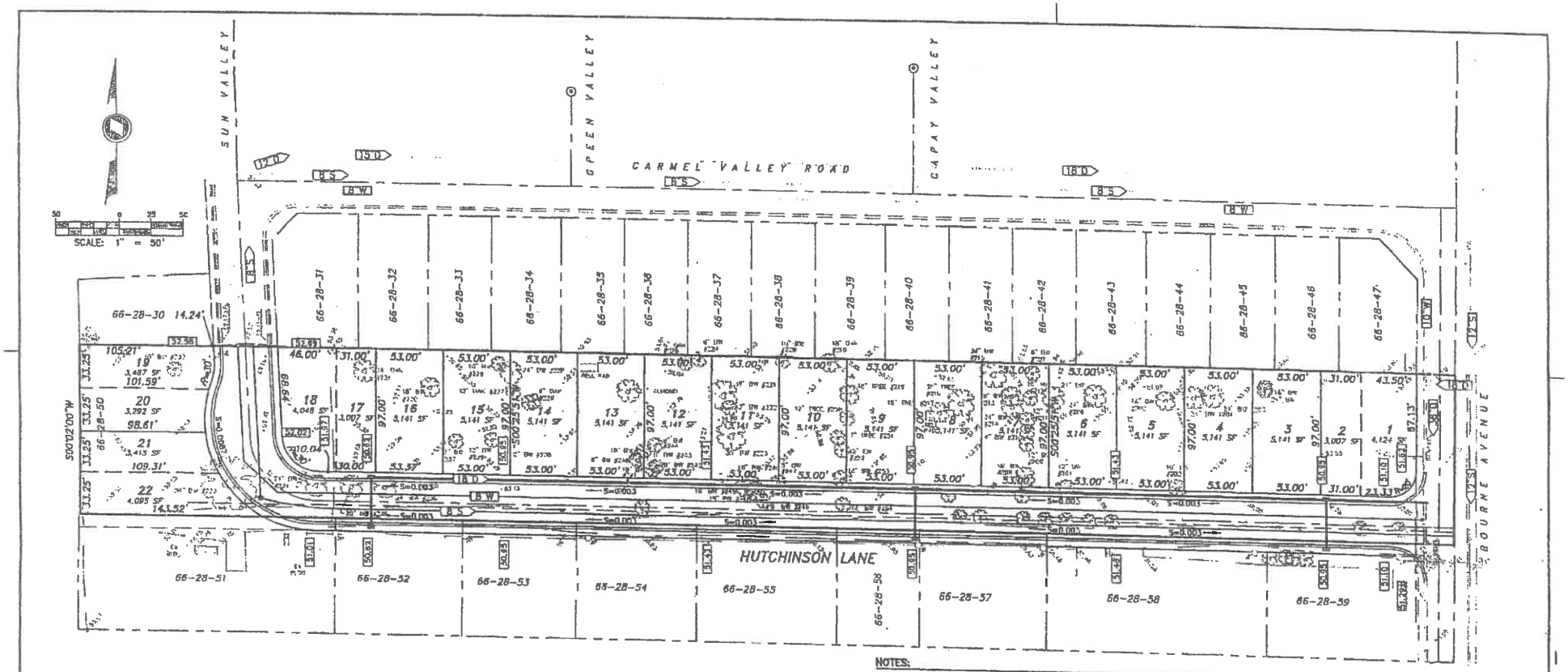
The proposed project is recommended by the Planning Commission and planning staff. The neighbors had concerns with the proposed project, but were in general support of improving the area. The proposed project will also bring resolution to an area with history of blight and code compliance problems dating back over 25 years.

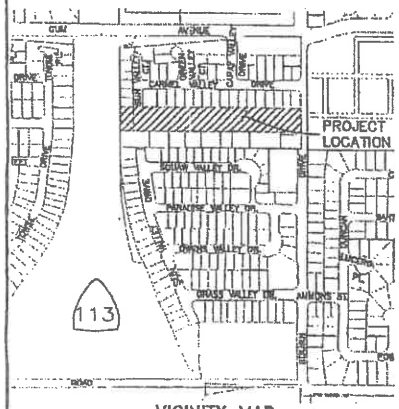
Fiscal Impact: None to the City

Respectfully submitted

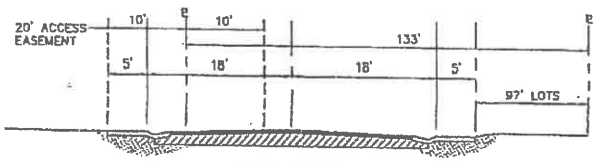
Tricia Stevens, AICP
Community Development Director

Enclosure 1 - Recommended Council Action, Findings, Tentative Map Conditions, and PD Overlay Conditions of Approval, and Tentative Subdivision Map No. 4577.
Enclosure 2 – Planning Commission Staff Report dated October 21, 2004 with attachments





VICINITY MAP
NTS



CROSS SECTION
NTS

NOTES:

OWNER/SUBDIVIDER:	YOLO DEVELOPMENT COMPANY, INC. 30 WEST MAIN STREET WOODLAND, CALIFORNIA 95695
ENGINEER/SURVEYOR:	LAUGENOUR AND MEIKLE CIVIL ENGINEERS 608 COURT STREET WOODLAND, CA. 95695 PHONE: (530) 662-1755
ASSESSOR'S NUMBER:	A.P.N.: 066-280-48, 66-28-30
EXISTING USE:	RESIDENTIAL LOT
PROPOSED USE:	22 RESIDENTIAL LOTS (16 SINGLE FAMILY & CORNER LOT & 4 MID LOT DUPLEXES)
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1 WITH PD OVERLAY
SEWER SERVICE:	CITY OF WOODLAND
DRAINAGE SERVICE:	CITY OF WOODLAND
WATER SERVICE:	CITY OF WOODLAND
GAS & ELECTRIC SERVICE:	PACIFIC GAS & ELECTRIC
TELEPHONE SERVICE:	SBC
FLOOD ZONE:	X, FIRM#06042B0440C, JULY 9, 2003
GROSS AREA:	3.28± ACRES

THIS MAP CONFORMS WITH ALL REQUIRMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT.

TENTATIVE MAP
SUBDIVISION NO. 4577
FOR
YOLO DEVELOPMENT COMPANY

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST MOUNT DIABLO MERIDIAN WOODLAND, YOLO COUNTY, CALIFORNIA

LM CIVIL ENGINEERING LAND SURVEYING PLANNING
LAUGENOUR AND MEIKLE
WOODLAND, CALIFORNIA

SHEET 1 OF 1 AUGUST 6, 2003

2128-5-TM

the first reading of the proposed Ordinance. Section 2-1-27 of the Municipal Code was cited as reference.

PRESENTATION

SUPPORT OF CONGRESSMAN MIKE THOMPSON FOR SECURING FUNDING FOR YOLO COUNTY METHAMPHETAMINE PROJECT

Chief Sullivan indicated the City will be receiving $100,000 for Fiscal Year 2004-05 for the Yolo County Methamphetamine project. This is a program in the County that Congressman Thompson supported on our behalf. He asked the Council to acknowledge these efforts. Council Member Monroe presented a letter of acknowledgement to Congressman Thompson's Representative, Ellie Fairclough.

PUBLIC HEARING

HUTCHISON VALLEY PLANNED DEVELOPMENT OVERLAY ZONE

Planner Hanson stated the Planning Commission had recommended approval of the findings and conditions regarding the rezoning of Hutchison Valley Drive from an R-1 to an R-1/PD overlay zone, the Conditional Use Permit and Tentative Subdivision Map 4577. City standards have been somewhat modified following the Public Hearing before the Commission and are outlined in the staff report. There had been concern from the neighbors to the North of the project regarding the proximity of the new homes to their property and they had requested no two-story construction at this time as a means of protecting their privacy. It should be noted that these same homeowners to the North could request and be granted the right to build a second story on their own homes while the new construction would not be allowed initial two-story construction. Another concern was the preservation of as many existing trees as possible. There will be a Tree Plan to indicate those which can and will be preserved, as well as, those which must be replaced.

There had also been a question regarding the speeding along Bourn Drive and the possible installation of speed bumps. The initial study by the Traffic Engineer indicates a possible need for traffic calming measures but the issue has not gone through the entire process as yet. Director Wegener outlined the process for construction of speed bumps.



Director Stevens said the water and sewer lines on the South of Hutchison will not be abandoned immediately unless there are health issues, but may come at a later time when major remodeling or new homes are built on that side. The property owners will be notified and a meeting will be set.

At 7:25 p.m., Mayor Rexroad opened the Public Hearing.

Bill Hall lives in the project area and is disturbed they did not know they could add a second story to their home. He is also concerned about the lack of conditions on the Hutchison Valley homes prohibiting second stories. By making the condition for Hutchison Valley, the existing home owners would be agreeable to never adding a second story on their homes as well.

Mary Ann Smith lives in the project area and does not want any two-story homes on Hutchison Valley. They would also like the trees to be kept with additional planting to be included. Because of the circle installed at Gum and Bourn, traffic now comes down Carmel Valley so there is need for speed bumps.

Joshua Johnson said 65% of the residents must approve of traffic calming devices. He has written to the City about the traffic concerns and there have been two accidents already due to people speeding along Bourn.

Edna Hutchison has been trying to get something done on Hutchison Valley for a long time and the City was not responsive. They will be saving money by being added to the City systems. About 50 trees were removed when Carmel Valley and Bourn Drive were constructed.

David Tulleys has property at the end of Hutchison Valley where he wants to construct a home. He is concerned about his access to the road and what his restrictions. His lot is 90 feet by 198 feet and he would like to access off of Hutchison. Planner Hanson said Condition F would address his concerns.

Director Wegener said in regard to the traffic calming on Bourn, the project could fund the installation but the policy is to have a petition signed before they go forward. The City seeks the support of the residents so they are agreeable prior to proceeding. Funding would have be secured and 20% approval is needed prior to conducting the study. Traffic would probably increase elsewhere if calming measures were put in place at this site.

At 7:51, Mayor Rexroad closed the Public Hearing.

Council Member Monroe asked about the two story conditions and Director Stevens said Carmel Valley does not have any restrictions on second story additions at this time. The developer has voluntarily agreed to construct only single story homes on Hutchison Valley. Council could also add that as a condition. In any neighborhood in the City, a second story can be added unless that condition was prohibited as part of the original permitting process. Vice Mayor Flory feels the homes on Carmel Valley should have the same restrictions considered for placement on Hutchison Valley.

Council Member Pimentel is concerned about the number of homes to be constructed (22) and asked if the amount could be reduced. Director Stevens indicated this other construction in the area is consistent with the proposed numbers for this project. David Shaffer, the developer, said four of the lots are split.

Council Member Pimentel asked about a three-way stop sign at Bourn and Hutchison and Director Wegener said that option would not be for safety purposes but would slow the speeding. The drivers would then speed between stop signs or simply run them altogether.

Council Member Monroe asked Mr. Shaffer about the construction of two story homes. Mr. Shaffer clarified that with the setbacks proposed, the lots continue to shrink in size. He would like to keep the homes single story only, but with the continued setback and lot restrictions, he may not be able to do so. Council Member Pimentel asked if the lot size were smaller, would the project be single family homes, and Mr. Shaffer said if they were any smaller, they could not construct single family homes at this location.

Council Member Monroe asked if the trees are to be preserved and Director Stevens said the site design will come back and the intent is to keep as many trees as possible in place.

A motion was made by Vice Mayor Flory and seconded by Council Member Monroe to approve a rezone from R-1 to R-1/D (Planned Development) overlay zone, Conditional Use Permit and Tentative Subdivision Map 4577; directed staff to file a Notice of Exemption with the Yolo County Clerk's Office in conformance with Article 5, § 15062(a) of the CEQA guidelines, with clarification that initial construction will be one story on the North side of Hutchison Valley Drive regardless of the property owner and this is the introduction and first reading of

the Ordinance to so amend the zoning section of the Code. Motion unanimously approved.

Council Member Monroe left the meeting at 8:09 and returned at 8:10.

REPORTS OF THE CITY MANAGER

PREFERRED LAND USE ALTERNATIVE-WOODLAND PARK SPECIFIC PLAN

Planner Bishop said the purpose of the proposed Woodland Park Specific Plan (WPSP) is to provide for a high quality and attractive business park which would accommodate industrial, office, commercial and research facilities. This type of facility would attract new industry and commerce to the City. The Planning Commission recommends establishing a long term vision for the WPSP allowing a high degree of flexibility but reducing the warehouse/distribution uses and expanding the office, high-tech and research and development type of uses. The Preferred Alternative is based on the current General Plan policy, market analysis, site opportunities and constraints, input from traffic and infrastructure engineers, property owner input and Council/Commission review and input. This Preferred Alterative would increase the amount of office and research and development land use, reduce the warehouse and distribution land use by locating it away from East Main Street. It would also maintain the County Road 102 corridor for high quality land uses. A balanced mix of land uses in Phase I is recommended with elimination of big box retail. The land used for on-site storm water conveyance would be minimized. Pedestrian pathways, greenways and corporate campus overlay would be more esthetically pleasing for the area. He outlined the three phases for the land use.

Council Member Peart asked if the storm water conveyance will be made smaller as it goes into the channel. Planner Bishop said the details need to be finalized but it is consistent with the current City draft plan. The Specific Plan is making sure they will be done at some point. Vice Mayor Flory asked about the 15 acre open space and Planner Bishop said it is where the old beet pulp landfill was located and the State will not allow development at this time.

Mayor Rexroad left the meeting at 8:12 and returned at 8:13.

Director Stevens said the City use of the land will be a higher land use. Mayor Rexroad asked about the corporate campus proposal and the representative from EDAW indicated the Market Study shows the most viable uses for the area. Sixty acres is a realistic amount for that particular use. The

City of Woodland

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

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Community Development

General Application Form

1. OWNER/APPLICANT

Property Owner: Tres Damas LLC
Mailing Address: 1296 E. Gibson Road
City State Zip Code: Woodland CA 95776
Phone Number: (530) 681 5235
E-mail Address: frangali4@yahoo.com

Project Applicant: Steven Killmer - RFE Engineering, Inc
Mailing Address: 2260 Douglas Blvd Ste 160
City State Zip Code: Roseville CA 95661
Phone Number: (916) 772 7800
E-mail Address: skillmer@rfeengineering.com

2. PROJECT DESCRIPTION

Project Name: Tentative Parcel Map #5203
Total Acres or Square Feet: 15741 SF ±
General Plan Land Use Designation: Low Density Residential
Existing Zoning: Single Family Residential

Site Address or Location: 1546 & 1556 Hutchison Valley Drive
Assessor's Parcel Number(s):
Is Project in Flood Zone? ☐ Yes ☑ No
Requested Entitlement/Permit Type:

PROJECT NARRATIVE/JUSTIFICATION STATEMENT: On a separate sheet, please provide a written description of the project being proposed for development including justification. It must include a description of the project and detailed scope of work including how the project will address potential negative effects on the community. A Design Concept Narrative is also required for Site Plan and Design Review entitlement requests.

3. AUTHORITY TO FILE APPLICATION

Check one: ☐ **Property Owner** ☐ **Power of Attorney*** ☐ **Contract to Purchase*** ☐ **Other***
*Attach Evidence of Authority/Letter of Agency (see attached template)

ACKNOWLEDGEMENT: *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

7/10/20
Applicant Date

Fabiola Bolivia
Legal Owner Date

Applicant Date

Tres Damas LLC 7-10-20
Legal Owner Date

DEPARTMENT USE ONLY

Entitlement Type

☐ Zoning Administrator Permit (ZAP)	☐ Zoning Amendment	☐ Sign Plan
☐ Conditional Use Permit (CUP)	☐ Zone Interpretation	☒ Tentative Parcel Map
☐ CUP/PUD/ZAP Modification	☐ Design Review	☐ Tentative Subdivision Map
☐ Annexation Application	☐ Site Plan Review	☐ Amendment to Tentative Map
☐ Lot Line Adjustment	☐ General Plan Petition	☐ Variance
☐ Lot Merger	☐ General Plan Amendment	☐ Other:_____

Is this request related to another development? ☐ Yes ☐ No **Explain:**_____

Intake

Amount Paid: 4388.00

Amount Owed:_____

Logged by: Laura Quintana **Date:** 7/20/2020

Planner: Anna Canales **Date:**_____

Project No: PLNG-20-_____

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